



COMMUNITY DEVELOPMENT

2025 Q2 Activity Report

Updated June 2025

PRODUCTION SUBDIVISIONS											
Map	File No.	Project Name	Site Address	Developer	Acres	Total Units	Built	Under Const.	House Plan Size	Zoning	Status
DISTRICT 1											
1	21-227	McMurtry Creek Estates	N. of McMurtry Ln.	Phillippi Engineering, Inc.	35.5	24	0	0	None	AH (existing) RE (proposed)	Under Review
North Village					880	2,499	-	-	-	-	Approved
2	19-171	North Village Area Plan 2	E. of Interstate 505 S. of Midway Road	Legacy Builders	426.7	1,146	0	0	None	RLM-3.4 RL-5 RM & RH	Approved
3	23-067	North Village Lot H	W. of North Village Pkwy. N. of Vacaville Center Dr.	Legacy Builders	14.6	84	0	0	None	CG (NVSP) BP (NVSP)	Incomplete
4	23-067	North Village Lot E	E. of North Village Pkwy. SW. of Twilight St.	Legacy Builders	2.7	8	0	0	None	BP (NVSP)	Incomplete
5	23-086	Little Pool House	838 Derry Circle	Steve Little	0.39	1	0	0	640	RL-6	Under Construction
DISTRICT 2											
6	16-289	Greentree	W. of Leisure Town Road	Greentree Development Group, Inc.	185.6	909	0	0	None	RL, RLM, RM, RMH, RH	Approved
7	17-087	The Farm at Alamo Creek	E. of Leisure Town Rd. N. of Elmira Rd.	Vacaville S2 Investors, LLC	210	768	0	0	None	RLM-3.6 RLM-4.5 RL-5/RL-6	Approved Expires 01-11-29
8	20-289 22-180	The Fields at Alamo Creek	E. of Leisure Town Road S. of Hawkins Road	G & W Holdings, LLC	32	241	0	0	None	None (existing) RM (proposed)	Under Review
Roberts' Ranch					198.26	785	-	-	-	-	Approved
9	20-350 21-350	Roberts' Ranch Villages A & E (Wildhawk)	E. of Carroll Way N. of Fry Road	KB Homes	37.89	150	141	9	1,779 - 2,920	RL-6	Under Construction
10	20-227	Roberts' Ranch Village B	E. of Carroll Way N. of Fry Road	Carson Homes	11.43	51	51	0	1,835 - 2,215	RL-6	Complete
11	21-119 23-096	Roberts' Ranch Village C & L (Carmello)	W. of Carroll Way N. of Fry Road	Taylor Morrison	41.41	146	116	30	2,190 - 3,384	RL-6	Under Construction
12	23-075 25-074	Roberts' Ranch Village D (Parkway)	Carroll Way	Crowne Communities	18.17	62	2	4	1,550 - 3,344	RLM-4.5	Under Construction
13	24-077	Roberts' Ranch Village G - H (Harmony)	E. of Carroll Way N. of Marshall Road	Beazer Homes	17.94	87	0	6	1,655 - 2,545	RL-5	Under Construction
14	24-114	Roberts' Ranch Village F (Serenity)	Marshall Road E. of Carroll Way	Beazer Homes	15.32	55	0	2	2,604 - 3,623	RL-5	Under Construction

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15	15-238	Roberts' Ranch Villages I - K	E. of Leisure Town Road N. of Fry Road	Taylor Builders	56.1	250	0	0	None	RLM-3.6 RLM-4.5 RL-6	Approved Expires 4-11-27
16	23-140	Roberts' Ranch Parcel M	E. of Carroll Way South of Brighton Landing	Regis Homes & Kairos Public School	16.42	82	0	0	None	RLM	Under Review
17	24-045	Raysons-Chen Development	E. of Leisure Town Road S. of Maplewood Subdivision	Rich Alexander	165.55	969	0	0	None	RL, RLM, RM, RH	On Hold
18	24-049	Donaldson-Ramos Development	E. of Leisure Town Road N. of Hawkins Road	Lewis Management Corporation	254	2,931	0	0	None	RM, RMH, RH	On Hold
19	24-047	A&P Children	E. of Leisure Town Road S. of Fry Road	SN Management Corp.	127	1,005	0	0	None	RLM, RM, RMH	On Hold
DISTRICT 3											
20	23-115	Harmony Village	E. of Scoggins Court N. of E Monte Vista Avenue	Solano-Napa Habitat for Humanity	1.07	10	0	0	1,554	CG	Approved
DISTRICT 4 - No active projects											
DISTRICT 5											
21	22-427	Montessa	1222 California Dr.	Discovery Builders, Inc.	17	58	11	32	1,061 - 1,294	RL-6 RL-10	Under Construction
Lower Lagoon Valley					545.5	1,015	-	-	-	-	Approved
22	23-060	Lower Lagoon Valley Neighborhood A (Lilac Ridge)	E. of I-80 S. of Lagoon Valley Rd.	Lennar	6.32	108	23	33	3,362 - 4,235	RE	Under Construction
23	24-019	Lower Lagoon Valley Neighborhood B1 (Rosemary Grove)	E. of I-80 S. of Lagoon Valley Rd.	Taylor Morrison	20	97	7	27	2,996 - 3,335	RE-1	Under Construction
24	24-066	Lower Lagoon Valley Neighborhood C (Manzanita Highlands)	E. of I-80 S. of Lagoon Valley Rd.	Signature Homes	25	56	0	0	4,043 - 4,204	RE-1	Plan Check
25	23-128	Lower Lagoon Valley Neighborhood K1 (Hawthorn Hills)	E. of I-80 S. of Lagoon Valley Rd.	Lennar	9.31	88	1	23	2,428 - 2,701	BP	Under Construction
26	24-063	Lower Lagoon Valley Neighborhood K2 (Wildrose Creek)	E. of I-80 S. of Lagoon Valley Rd.	-	5.55	81	0	0	2,737 - 3,476	BP	Plan Check

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DISTRICT 6											
Villages at Vanden Meadows					83	463	-	-	-	-	Approved
27	24-039	Village G - Unit 5 (The Pointe)	E. of Vanden Road N. of Helmsley Drive	Taylor Morrison	10.87	97	0	10	1,595 - 2,096	RM	Plan Check
28	21-228 22-403 23-042 23-101	Village H - Units 2-4	W. of Leisure Town Road S. of Preston Street	Meritage Homes	39.84	212	131	6	1,568 - 2,427	RLM-4.5	Under Construction
29	21-228 22-403	Village I - Unit 1A	W. of Leisure Town Road N. of Preston Street	Meritage Homes	22.15	74	74	0	2,054 - 3,153	RL-6	Complete
30	23-031	Village I - Unit 1B (Sierra Vista)	W. of Leisure Town Road N. of Preston Street	BrightSky Residential	16.4	81	20	57	1,298 - 1,770	RL-6	Plan Check
31	22-261 23-064	Foxboro Knoll	E. of Nut Tree Rd. S. of Opal Way	Pulte Group	27.35	58	36	22	2,851 - 4,088	RE-10	Under Construction
32	19-085 21-405 22-040 24-040	Vandengate	E. of Vanden Road S. of Joyce Drive	Discovery Builders, Inc.	14	42	0	0	2,329 - 3,357	RL-6	Plan Check
33	22-004	Vanden Cove	E. of Vanden Road N. of New Alamo Creek	Discovery Builders, Inc.	26.7	114	0	0	2,056 - 3,357	AG	Plan Check
Southtown					280	1,193 - 1,357	-	-	-	-	Approved
34	22-129	Southtown Phase 3	E. of Vanden Rd. S. of Redstone Parkway	KB Homes	64.1	167	118	24	1,557 - 2,540	RLM-3.6 RL-5	Under Construction
35	07-192	Southtown Phase 3 (remainder)	E. of Vanden Rd. S. of Redstone Parkway		64.1	75	0	0	None	RLM-3.6 RL-5	Final Map Recorded No house plans
36	25-082	Potters Court North	Potters Court	Agape, LLC	0.88	18	0	0	2,250 - 2,600	RH	Under Review
37	22-293	Park Parish	E. of Vanden Rd. N. of Cogburn Cir (N)	Agape, LLC	2.39	21	0	0	1,591 - 2,074	RLM-3.6	Withdrawn

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MULTIFAMILY HOUSING										
Map	File No.	Project Name	Site Address	Developer	Acres	Total Units	Built	Under Const.	Zoning	Status
DISTRICT 1										
38	22-002	Nut Tree Apartments	Nut Tree Rd.	Nut Tree Holdings, LLC	12	216	0	0	CG (RO)	Plan Check
DISTRICT 2										
39	16-289	Greentree Apartments	W. of Leisure Town Road N. of Giley Way	Red Tail Land Development	10.7	240	0	0	RH	Plan Check
40	24-042	Orange Drive Apartments and Retail	E. of Leisure Town Road S. of Orange Drive	Leisure Town Apartments LLC	3.76	73	0	0	RH	Under Review
DISTRICT 3										
41	20-314 24-004	Allison Apartments	E. of Allison Drive S. of Nut Tree Parkway	CFY Development	3.65	135	0	0	CG (RO)	Approved
42	20-252	Peabody Apartments	148 Peabody Road	FPA Multi Family LLC	5	120	0	0	RH	Complete
43	22-057	700 PARC on Main (Site 1)	S. of E Main Street W. of Wilson Street	Lewis Management Corp	1.37	25	0	4	DC	Under Construction
44	22-057	700 PARC on Main (Site 2)	E. of Wilson Street N. of Mason Street	Lewis Management Corp	1.06	21	0	8	DC	Under Construction
45	22-057	700 PARC on Main (Site 3)	W. of Depot Street S. of Bush Street	Lewis Management Corp	2.25	35	0	0	DC	Plan Check
46	23-048	Always Best Care Senior Services	518 Davis Street	Jaye Construction & Design	0.15	2	0	0	DC	Approved
47	24-058	Creekside Mobile Home Park Addition	149 Aegean Way	Barry & Wynn Architects, Inc.	23.67	4	0	0	MHP	Approved
48	24-070	Boyd Street Duplex	406 Boyd Street	In/Scale Design	0.13	2	0	0	DC	Approved

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DISTRICT 4										
49	19-035	Alamo Mixed-Use Development	N. of Alamo Drive W. of Catalpa Lane	Gaspare Alamo 1, LLC	9.34	73	0	0	MX	Approved <i>Expires 03-10-2035</i>
50	24-137	Creekside Gardens Apartments Addition	300 Bel Air Drive	KF Properties	-	4	0	0	RH	Plan Check
DISTRICT 5										
51	20-243 24-033	Oak Grove Apartments	475 W Monte Vista Avenue	Eden Housing	2.11	60	0	0	CN (RO)	Approved
52	22-334	The Palms	S. of Butcher Road	A2R Architects	1.46	22	0	0	CG	Incomplete
53	24-131	North Orchard Oaks Apartments	N. of West Monte Vista Avenue W. of North Orchard Avenue	Anderson Hedgpeth Architecture	0.98	36	0	0	RH	Incomplete
DISTRICT 6										
54	22-173	Southtown Apartments	W. of Leisure Town Road N. of Redstone Parkway	Tenkin & Associates	9.91	236	0	0	RH	Plan Check
55	24-127	Victory Gardens	5763 Vanden Road	Mutual Housing	8.4	206	0	0	RH	Approved

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CUSTOM HOME DEVELOPMENT												
Map	File No.	Project Name	Site Address	Developer	Acres	Total Units	Built	Under Const.	Plan Check	House Plan Size	Zoning	Status
DISTRICT 1												
56	04-115	Cheyenne Estates	Rolling Sage Circle	Individual Owners	15	15	13	0	0	-	RE-1	Partially Constructed
57	22-389	Vine Tree Estates	E. of Vine Street W. of Gable Avenue	Phillippi Engineering, Inc.	18.9	28	0	0	0	-	RE-20	Incomplete
North Vine Street Estates					60.4	57	-	-	-	-	-	Approved
58	22-395	<i>Wilder-Garcia Residence</i>	<i>2030 Pinecrest Court</i>	<i>Individual Owners</i>	<i>0.55</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>3,038</i>	<i>RE-20</i>	<i>Plan Check</i>
Villages on Vine					12.9	25	-	-	-	-	-	Approved
59	22-402	<i>Pacheco Ko Residence</i>	<i>2036 Zinfandel Court</i>	<i>Individual Owners</i>	<i>0.4</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2,906</i>	<i>RE-20</i>	<i>Approved</i>
DISTRICT 2												
60	24-028	Molnar Residence	156 Adrian Court	Individual Owners	0.46	1	1	0	0	2,921	RL-6	Under Construction
DISTRICT 3 - No active projects												
DISTRICT 4 - No active projects												
DISTRICT 5												
61	02-223	Nob Hill Estates	End of Seneca Way	Individual Owners	12.17	9	2	0	0	-	RE-15	Partially Constructed
62	05-128	Stratton Estates	607 Shady Glen Road	Individual Owners	4	10	4	0	0	-	RL-10	Partially Constructed
63	24-037	Hunt Residence	179 Wykoff Drive	Individual Owners	0.58	1	0	0	0	4,275	RE-15	Approved
64	25-010	Baxter Residence	Monte Verde Drive	Individual Owners	1.15	1	0	0	0	2,816	RL-6	Incomplete
DISTRICT 6 - No active projects												