



COMMUNITY DEVELOPMENT

2023 Q3 Activity Report

Updated October 2023

PRODUCTION SUBDIVISIONS												
Map	File No.	Project Name	Site Address	Developer	Acres	Total Units	Built	Under Const.	Plan Check	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	0	None	AH (existing) RE (proposed)	Under Review
North Village					880	2499	-	-	-	-	-	Approved
2	14-056	North Village Unit 7 (Avondale & Bristow)	W. of North Village Pkwy. Aster Road	Discovery Builders, Inc.	175.7	295	264	31	0	1,802 - 2,278	RLM-5.5	Under Construction
3	19-171	North Village Area Plan 2	E. of Interstate 505 S. of Midway Road	Discovery Builders, Inc.	426.7	1251	0	0	0	None	RLM-3.4 RL-5 RM & RH	Under Review
4	23-086	Little Pool House	838 Derry Circle	Steve Little	0.39	1	0	0	0	640	RL-6	Approved
DISTRICT 2												
5	16-289	Greentree	W. of Leisure Town Road	Greentree Development Group, Inc.	185.6	909	0	0	0	None	RL, RLM, RM, RMH, RH	Approved
6	17-087	The Farm at Alamo Creek	E. of Leisure Town Rd. N. of Elmira Rd.	Vacaville S2 Investors, LLC	210	768	0	0	0	None	RLM-3.6 RLM-4.5 RL-5/RL-6	Approved Expires 01-11-29
7	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	0	None	None (existing) RM (proposed)	Under Review
Roberts' Ranch					198.26	785	-	-	-	-	-	Approved
8	20-350 21-350	Roberts' Ranch Villages A & E (Wildhawk)	E. of Carroll Way N. of Fry Road	KB Homes	23.25	150	66	46	38	1,779 - 2,920	RL-6	Under Construction
9	20-227	Roberts' Ranch Village B	E. of Carroll Way N. of Fry Road	Carson Homes	11.43	51	51	0	0	1,835 - 2,215	RL-6	Complete
10	21-119	Roberts' Ranch Village C	W. of Carroll Way N. of Fry Road	Taylor Morrison	21.15	74	52	13	9	2,190 - 3,384	RL-6	Under Construction
11	23-075	Roberts' Ranch Village D	Carroll Way	Crowne Communities	17.86	46	0	0	0	1,550 - 2,300	RLM-4.5	Incomplete
12	23-096	Roberts' Ranch Village L	W. of Carroll Way N. of Fry Road	Taylor Morrison	18.58	72	0	0	0	2,315 - 3,358	RL-6	Under Review
13	15-238	Roberts' Ranch Villages F - K	E. of Leisure Town Road N. of Fry Road	Regis Homes	248	392	0	0	0	None	RLM-3.6 RLM-4.5 RL-6	Approved Expires 4-11-27
14	23-059	Raysons Development	E. of Leisure Town Road S. of Maplewood Subdivision	Rich Alexander	165.55	1,000	0	0	0	None	RL, RLM, RM, RH	Incomplete
15	23-062	Donaldson-Ramos Development	E. of Leisure Town Road N. of Hawkins Road	Lewis Management Corporation	254	2,931	0	0	0	None	RM, RMH, RH	On Hold

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DISTRICT 3												
16	23-115	Harmony Village	E. of Scoggins Court N. of E Monte Vista Avenue	Solano-Napa Habitat for Humanity	1.07	10	0	0	0	1,554	CG	Under Review
DISTRICT 4 - No active projects												
DISTRICT 5												
17	19-379	Farmstead	E. of North Orchard Avenue S. of Fruitvale Road	Taylor Morrison	20	130	112	18	0	1,731 - 2,226	RM	Under Construction
18	22-427	Montessa	1222 California Dr.	Ascenda Capital	17	58	0	0	0	1,061 - 1,294	RL-6 RL-10	Appealed Expires 8-23-26
Lower Lagoon Valley					868	1015	-	-	-	-	-	Approved
19	23-060	Lower Lagoon Valley Village A	E. of I-80 S. of Lagoon Valley Rd.	Lennar	6.32	69	0	0	0	3,362 - 4,235	RE	Under Review
20	22-360	Lower Lagoon Valley Village B1	E. of I-80 S. of Lagoon Valley Rd.		12	50	0	0	0	2,800 - 3,445	RE-1	Withdrawn
21	23-128	Lower Lagoon Valley Village K1	E. of I-80 S. of Lagoon Valley Rd.	Taylor Morrison	9.31	88	0	0	0	2,428 - 2,701	BP	Withdrawn
DISTRICT 6												
Villages at Vanden Meadows					83	463	-	-	-	-	-	Approved
22	11-014	Village G	E. of Vanden Road N. of Helmsley Drive	Nor Cal Co. LP	10.27	97	0	0	0	None	RM	Approved Expires 10-22-23
23	21-228 22-403 23-042	Village H	W. of Leisure Town Road S. of Preston Street	Meritage Homes	38.83	127	37	15	0	1,568 - 2,427	RLM-4.5	Under Construction
24	21-228 22-403	Village H (remainder)	W. of Leisure Town Road S. of Preston Street	Meritage Homes	38.83	82	0	0	0	None	RLM-4.5	Under Review
25	21-228 22-403	Village I - Unit 1A	W. of Leisure Town Road N. of Preston Street	Meritage Homes	33.95	73	49	16	16	2,054 - 3,153	RL-6	Under Construction
26	23-031	Village I - Unit 1B	W. of Leisure Town Road N. of Preston Street	BrightSky Residential	33.95	81	0	0	0	1,298 - 1,770	RL-6	Approved
27	22-261 23-064	Foxboro Knoll	E. of Nut Tree Rd. S. of Opal Way	Pulte Group	28.5	58	0	6	0	2,851 - 4,088	RE-10	Under Construction
28	19-085 21-405 22-040	Vandengate	E. of Vanden Road S. of Joyce Drive	Discovery Builders, Inc.	14	42	0	0	0	2,329 - 3,357	RL-6	Approved
29	22-004	Vanden Cove	E. of Vanden Road N. of New Alamo Creek	Discovery Builders, Inc.	26.7	114	0	0	0	2,056 - 3,357	AG	Approved

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Southtown					280	1,193 - 1,357	-	-	-	-	-	Approved
30	22-129	Southtown Phase 3	E. of Vanden Rd. S. of Redstone Parkway	KB Homes	64.1	167	0	12	8	1,557 - 2,540	RLM-3.6 RL-5	Under Construction
31	07-192	Southtown Phase 3 (remainder)	E. of Vanden Rd. S. of Redstone Parkway		64.1	75	0	0	0	None	RLM-3.6 RL-5	Final Map Recorded No house plans
32	22-293	Park Parish	E. of Vanden Rd. N. of Cogburn Cir (N)	Agape, LLC	2.39	21	0	0	0	1,591 - 2,074	RLM-3.6	Under Review



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MULTIFAMILY HOUSING										
Map	File No.	Project Name	Site Address	Developer	Acres	Total Units	Built	Under Const.	Zoning	Status
DISTRICT 1										
33	22-002	Nut Tree Apartments	Nut Tree Rd.	Nut Tree Holdings, LLC	12	216	0	0	CG (RO)	Plan Check
DISTRICT 2										
34	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
DISTRICT 3										
35	20-314	Allison Apartments	E. of Allison Drive S. of Nut Tree Parkway	CFY Development	3.65	135	0	0	CG (RO)	Approved
36	18-145	Pony Express Senior Apartments	220 Aegean Way	PEP Housing	1.82	60	60	0	CG (RO)	Complete
37	20-252	Peabody Apartments	148 Peabody Road	FPA Multi Family LLC	5	120	0	120	RH	Under Construction
38	19-319 22-169	Elizabeth Street Mixed-Use Building	413 Elizabeth Street	Individual Owners	0.15	3	0	0	DC	Plan Check
39	22-057	700 PARC on Main (Site 1)	S. of E Main Street W. of Wilson Street	Lewis Management Corp	1.37	25	0	0	DC	Plan Check
40	22-057	700 PARC on Main (Site 2)	E. of Wilson Street N. of Mason Street	Lewis Management Corp	1.06	21	0	0	DC	Plan Check
41	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
42	23-048	Always Best Care Senior Services	518 Davis Street	Jaye Construction & Design	0.15	2	0	0	DC	Under Review
DISTRICT 4										
43	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>

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DISTRICT 5										
44	20-243	Oak Grove Apartments	475 W Monte Vista Avenue	Eden Housing	2.11	60	0	0	CN (RO)	Approved
45	22-334	The Palms	S. of Butcher Road	A2R Architects	1.46	22	0	0	CG	Incomplete
DISTRICT 6										
46	22-173	Southtown Apartments	W. of Leisure Town Road N. of Redstone Parkway	Tenkin & Associates	9.91	236	0	236	RH	Under Construction

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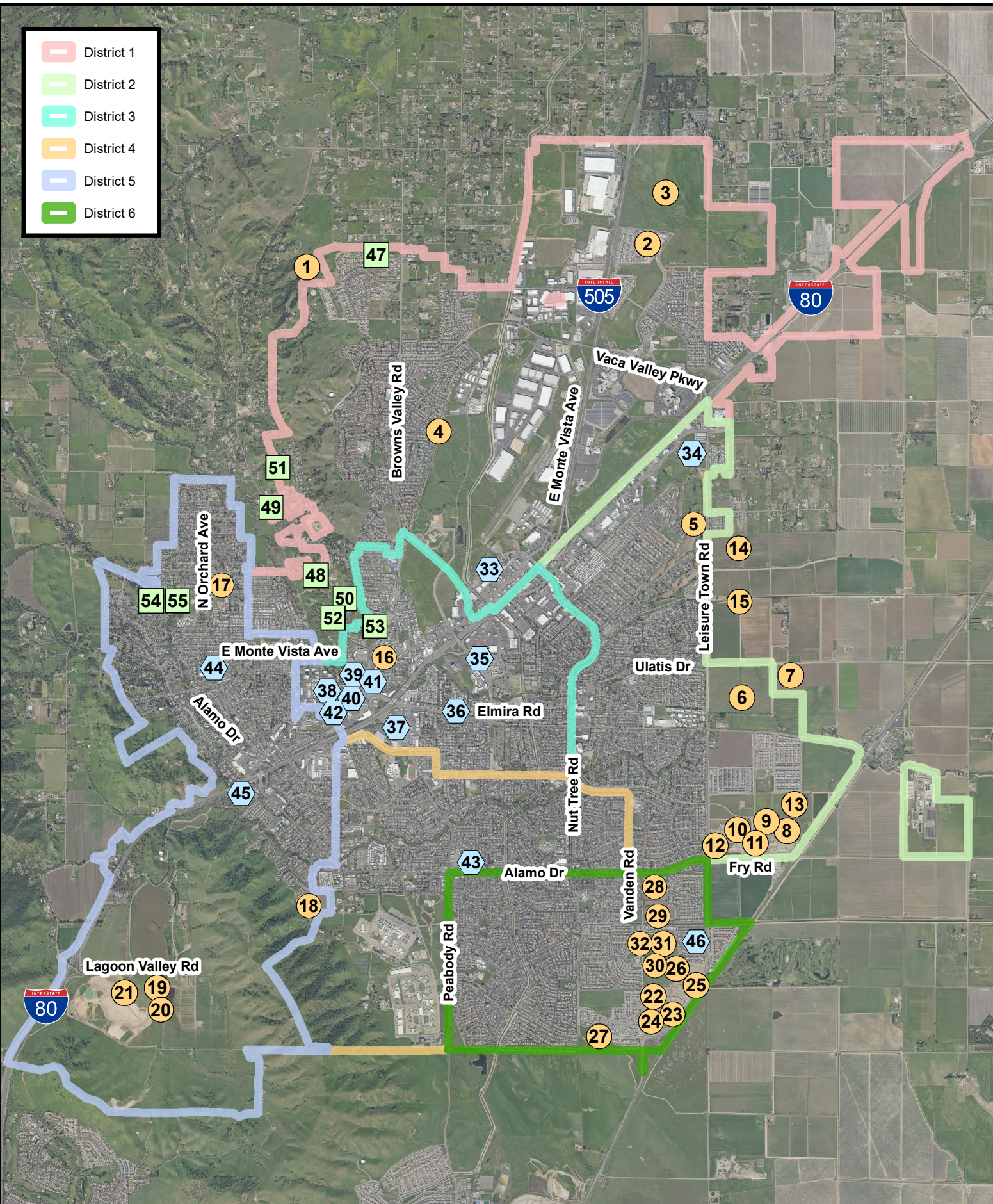
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CUSTOM HOME DEVELOPMENT												
Map	File No.	Project Name	Site Address	Developer	Acres	Total Units	Built	Under Const.	Plan Check	House Plan Size	Zoning	Status
DISTRICT 1												
47	04-115	Cheyenne Estates	Rolling Sage Circle	Individual Owners	15	15	13	0	0	-	RE-1	Partially Constructed
48	20-242	Hearn Residence	4215 Vine Court	Individual Owners	3.59	1	0	1	0	4,761	RE-1	Complete
49	21-098	Brown House	361 Gibson Canyon Road	Individual Owners	6.98	1	0	0	1	4,969	RE-20	Plan Check
50	22-389	Vine Tree Estates	E. of Vine Street W. of Gable Avenue	Phillippi Engineering, Inc.	18.9	28	0	0	0	-	RE-20 (existing) RE-12 (proposed)	Incomplete
North Vine Street Estates					60.4	57	-	-	-	-	-	Approved
51	22-395	Wilder-Garcia Residence	2030 Pinecrest Court	Individual Owners	0.55	1	0	0	0	3,038	RE-20	Approved
Villages on Vine					12.9	25	-	-	-	-	-	Approved
52	22-402	Pacheco Ko Residence	2036 Zinfandel Court	Individual Owners	0.4	1	0	0	0	2,906	RE-20	Approved
DISTRICT 2 - No active projects												
DISTRICT 3												
53	22-003	Cromwell Residence	742 Wesley Avenue	Individual Owners	0.22	1	0	0	0	3,168	RL-6	Approved
DISTRICT 4 - No active projects												
DISTRICT 5												
54	02-223	Nob Hill Estates	End of Seneca Way	Individual Owners	12.17	9	2	0	0	-	RE-15	Partially Constructed
55	05-128	Stratton Estates	607 Shady Glen Road	Individual Owners	4	10	4	0	0	-	RL-10	Partially Constructed
DISTRICT 6 - No active projects												

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CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT
 DEPARTMENT



RESIDENTIAL ACTIVITY REPORT
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- Production Subdivisions
- Multifamily Housing
- Custom Homes