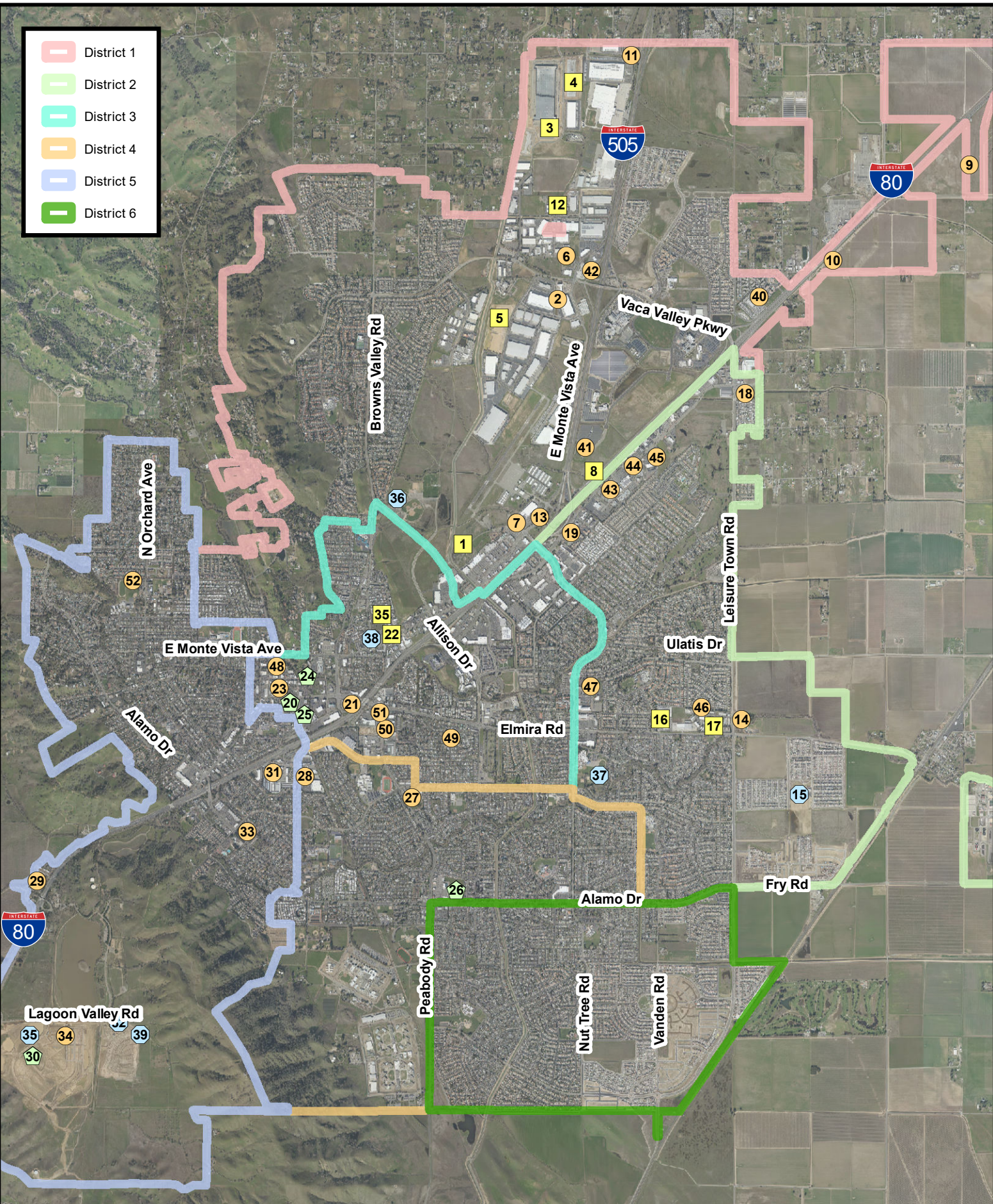


- District 1
- District 2
- District 3
- District 4
- District 5
- District 6



**CITY OF VACAVILLE**  
COMMUNITY DEVELOPMENT  
DEPARTMENT



**NONRESIDENTIAL ACTIVITY REPORT**

Q2 2024

Updated June 2024

- Commercial
- Industrial
- Mixed-Use
- Public Facilities



# COMMUNITY DEVELOPMENT

## 2024 Q2 Activity Report

Updated June 2024

NEW CONSTRUCTION											
Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description	
<b>DISTRICT 1</b>											
1	16-073 21-198 23-154	Nut Tree Business Park	Nut Tree Road N. of Nut Tree Village	0129-240-500, 510, 520 & 530	The Conco Companies	10.72 AC	169,246	Industrial	Plan Check	Request for Time Extension to extend approvals of a two-building industrial business park	
2	19-212	Home2 Suites Hotel	E. Akerly Drive N. of Horse Creek Drive	0133-120-380	ARK Studio, Inc.	2.26 AC	56,651	Commercial	Approved	Request to construct a four-story, 107-room hotel with 128 parking stalls.	
3	20-139 21-239	Midway Commerce Center	W. of Eubanks Drive, at the intersection of Eubanks Drive and Chancellor Court	0106-260-910, -920, 930; 0106- 230-900	Ridgeline Property Group	89.7 AC	1.53M	Industrial	Approved	Request to construct three new industrial buildings: Building A at 198,126 sq. ft., Building B at 104,237 sq. ft., and Building C at 1,228,982 sq. ft. Buildings A and C have already been constructed.	
4	20-334	Conco Warehouse	E. of Eubanks Drive, at the intersection of Eubanks Drive and Chancellor Court	0106-230-680, 0106-230-740, 0106-230-750 & 0106-230-760	HPA Architecture	20.88 AC	415,808	Industrial	Complete	Request to construct a 415,808 sq. ft. warehouse building with approximately 6,000 sq. ft. of office space, 421 parking spaces, and 120 truck spaces.	
5	21-057	Vaca Valley Warehouse Building	Cessna Drive, W. of Aviator Drive	0133-210-360, -370, & -570	LDK Ventures	27.39 AC	427387	Industrial	Under Construction	Request to construct two warehouse buildings: one 257,512 sq. ft. and the other 169,875 sq. ft.	
6	22-179	Granite Expo Warehouse	916 Cotting Lane	0133-020-280	Granite Expo	4.11 AC	70,514	Commercial	Approved	Request to construct a new 70,514 sq. ft. warehouse and wholehouse retail facility.	
7	22-287	Valley Strong Credit Union	N. of Nut Tree Road W. of Denny's	0129-240-280 & -390	Paul Dhanens Architects	1.64 AC	1541	Commercial	Plan Check	Request to construct a 1,541 sq. ft. credit union branch, including an 830 sq. ft. drive-up canopy for personal teller deposit and drop-off and ATM access.	
8	22-381	Transwestern Ventures Campus	End of Horse Creek Drive	0133-450-050	DGA planning   architecture   interiors	22 AC	373,000	Industrial	Plan Check	Request to construct three new industrial buildings: Building 1 at approximately 123,000 sq. ft.; Building 2 at approximately 127,000 sq. ft.; and Building 3 at approximately 123,000 sq. ft.	
9	23-020	Weber Road Construction Yard	North of Weber Road, South of I- 80	0109-270-050; 0109-220-060	Griggs Resource Group	41.2 AC	-	Industrial	Under Construction	Request to establish a temporary construction and materials yard with space for up to six tenants.	
10	23-027	Clear Channel Outdoor Digital Billboard Conversion	South of I-80, north of Kilkenny Road	0133-060-060	Clear Channel Outdoor	-	-		Incomplete	Request to convert one existing static billboard into a new digital billboard. The sign would have a maximum height of 45 ft. and would contain a digital display area of 648 sq. ft.	
11	23-078	Midway Plaza	South of Midway Road, West of I- 505	0106-240-430	Midway 1616 LLC	4.21 AC	14,500	Commercial	Under Review	Request to construct a new 4,700 sq. ft. service station and convenience store, a 4,900 sq. ft. vehicle repair/maintenance building, a 3,000 sq. ft. drive-through restaurant, and a 1,900 sq. ft. drive-through restaurant.	
12	24-005	All Weather Architectural Aluminum Expansion	777 Aldridge Road	0133-020-570	Buzz Oates Construction		89,100	Industrial	Approved	Request to construct an 89,100 sq. ft. addition to the existing facility.	
13	24-010	Beyond Market & Happy's Car Wash	S. of East Monte Vista Avenue E. of Nut Tree Road	0129-460-010, -020, -030, -050, - 060, -070, -080, & -090	Thomas Vacaville LLC	3.77	12,300	Commercial	Incomplete	Request to construct an approximately 12,300 sq. ft. commercial center consisting of a 5,250 sq. ft. drive-through convenience store, a 2,414 sq. ft. commercial building, a 12-stall service station for electric and hydrogen cell vehicles, and a 4,637 sq. ft. car wash.	



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Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
<b>DISTRICT 2</b>										
14	19-347 24-008	Jepson Center	611 Leisure Town Road	0138-010-010 & -020	Ishaq Trading Corporation	3.67 AC	14,300	Commercial	Under Construction	Request to establish a drive-through facility within the under construction commercial center. The original request was to construct a 2,751 sq. ft. gas station, a car wash, an an 11,567 sq. ft. commercial building with 71 parking spaces.
15	21-238 23-151 24-013	Kairos Charter School	Between Sunflower Street and Carroll Way	0138-020-250	Studio W Architects	11.0 AC	51,172	Public Facilities	Plan Check	Request to modify the revise the master plan layout for the approved Kairos Public Charter School Campus to introduce a new interim 4,320 sq. ft. modular building for approximately 100 high school students.
16	23-070	Elmira Road Monopine	777 Elmira Road	0135-351-500	Vertical Bridge, LLC	-	-	Commercial	Under Construction	Request to construct an 85 ft. tall telecommunications tower that architecturally imitates a pine tree.
17	23-116	Union Way Building Antenna	29 Union Way	0135-352-140	CBR Group	-	-	Commercial	Approved	Request to establish a new telecommunication facility on the rooftop of an existing industrial building.
18	24-042	Orange Drive Apartments and Retail	E. of Leisure Town Road S. of Orange Drive	0133-150-220, -240, & -250; 0133-140-290	Leisure Town Apartments LLC	3.76	9,600	Commercial	Under Review	Request to construct 73 multifamily market-rate apartments and an approximately 9,600 sq. ft. retail building.
19	24-053	New Clay Oven Restaurant	320 Orange Drive	0134-080-290	A2R Architects	3.12	7,124	Commercial	Incomplete	Request to demolish the former Black Oak restaurant and construct a new 7,124 sq. ft. building for the Clay Oven restaurant.
<b>DISTRICT 3</b>										
20	19-319 22-169	Elizabeth Street Mixed-Use	413 Elizabeth Street	0130-241-100	A2R Architects	0.15 AC	484	Mixed-Use	Plan Check	Request to (1) construct a new two-story mixed-use building with a new 484 sq. ft. commercial space on the first floor and a 540 sq. ft. one-bedroom apartment on the second floor, (2) construct a new 930 sq. ft. two-bedroom apartment, and (3) convert an existing 722 sq. ft. garage to a two-bedroom apartment.
21	20-130	Hampton Inn & Suites	1000 Mason Street	0130-250-350	A2R Architects	2.26 AC	65,000	Commercial	Expired	Request to construct a five-story, 108-room hotel.
22	21-086	Callen Street Service Building	1343 Callen Street	0129-331-060 & -070	Tony Alcala	0.37 AC	4,830	Commercial	Expired	Request to construct a new 4,830 sq. ft. service building and a new parking lot with 12 parking stalls.
23	21-146	Merchant Street Office Building	Merchant Street, S. of Dobbins Street	0130-185-160	Lenity Architecture	0.14 AC	4704	Commercial	Expired	Request to construct a new 4.04 sq. ft., one-story office building.
24	22-057	700 PARC on Main (Site One)	S. of East Main Street E. of Wilson Street	0130-203-150 & -160	Lewis Management Corp.	1.37 AC	4,000	Mixed-Use	Plan Check	Request to construct 4,000 sq. ft. of commercial space, along with 25 condominium units
25	23-048	Always Best Care Senior Services	518 Davis Street	0130-243-030	Jaye Construction and Design	0.15 AC	3,034	Mixed-Use	Approved	Request to remodel/reconstruct an existing residential structure to accommodate a commercial business
<b>DISTRICT 4</b>										
26	19-035	Alamo Mixed-Use Project	Alamo Drive N. of Raleigh Drive	0132-320-170	Gaspere Alamo 1, LLC	9.34 AC	6500	Mixed-Use	Approved	Request to construct a 6,500 sq. ft. single-story commercial building, 73 townhomes, and a 3.15-acre detention basin.
27	21-003	Fairmont Square Plaza	521 Peabody Road	0132-210-090 & -120	A2R Architects	1.42 AC	2,500	Commercial	Approved	Request to construct an approximately 2,500 sq. ft. drive-through restaurant and renovate an existing 7,953 sq. ft. commercial building.
28	22-425	Chipotlane	851 Davis Street	0131-500-100	Engstrom Properties	0.63 AC	2,325	Commercial	Under Construction	Request to construct an approximately 2,325 sq. ft. drive-through restaurant.

To learn more about a project, please go to <https://permits.cityofvacaville.com/eTRAKIT3/Search/project.aspx>

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Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
<b>DISTRICT 5</b>										
29	18-263	Lagoon Valley Self-Storage	5920 Cherry Glen Road	0127-040-140	Praxis Properties LLC	6 AC	98,000	Commerical	Under Construction	Request to construct 10 storage buildings with a 1,136 sq. ft. office building and a 1,900 sq. ft. live-in manager's unit.
30	21-144	Ascend @ Lagoon Valley	Lagoon Valley Road, E. of I-80	0128-040-320 through -380	Triad Communities LP	45 AC	700,000	Mixed-Use	Approved	Request to relocate various planned office buildings, increase the maximum floor plate area from 35,000 sq. ft. to 100,000 sq. ft. for manufacturing and manufacturing support buildings, increase the maximum building height from 57 ft. to 62 ft, decrease parking standards for Research and Development uses and Manufacturing uses, increase single-family residential from 176 to 202 units, decrease multifamily townhomes from 51 units to 25 unites, and relocate the planned Golf Clubhouse with revised programming,
31	21-419 24-016	Bella Vista Storage Addition	226 Bella Vista Road	0127-220-040	RKAA Architects	3.41 AC	6,924	Commercial	Approved	Time Extension request to extend the approval of a 6,294 sq. ft. single-story enclosed storage building within an existing self-storage facility for two years.
32	23-016	Lagoon Valley Guardhouse	Lagoon Valley Road, E. of I-80	0128-050-140	Triad Lagoon Valley, LLC	-	249	Public Facilities	Plan Check	Request to construct a 249 sq. ft. guardhouse to welcome visitors to the community.
33	23-038	Dutch Bros & Multi-Tenant Building	1251 Alamo Drive	0127-090-250	Slover Investments, LLC	1.41 AC	5,950	Commercial	Approved	Request to construct a new drive-through Dutch Bros. and a 5,000 sq. ft. multi-tenant commercial building.
34	23-073	Lagoon Valley Welcome Center	Lower Lagoon Valley	0128-040-340	Triad Lagoon Valley, LLC	-	960	Public Facilities	Plan Check	Request to construct a 960 sq. ft. welcome center and marketing center for the Lower Lagoon Valley community.
35	23-097	Lower Lagoon Valley Interim Fire Station	Conservancy Trail	0128-040-330	Triad Lagoon Valley, LLC	-	5,100	Public Facilities	Under Construction	Request to construct an interim fire station to serve the Lower Lagoon Valley area.
<b>DISTRICT 6 - No active projects</b>										



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PUBLIC PROJECTS										
Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
<b>DISTRICT 1</b>										
36	20-190	Horse Creek Soccer Field E	501 Browns Valley Parkway	0129-220-030, -040, & -050	Vacaville Youth Soccer League	1.36 AC	-	Parks & Rec	Approved	Request to establish a new soccer field in Centennial Park including a new junior soccer field, perimeter landscaping, and irrigation.
<b>DISTRICT 2</b>										
37	23-160	Eleanor Nelson Park Master Plan Modification	1800 Marshall Road	0135-050-140, -290, -310, -340; and 0135-441-060	City of Vacaville	19 AC	-	Parks & Rec	Under Review	Modification request to revise the Eleanor Nelson Park Master Plan, originally approved in 1986, to include new amenities and a revised site layout.
<b>DISTRICT 3</b>										
38	24-029	De Colores Neighborhood Park	N. of East Monte Vista Ave E. of Brown Street	0129-320-020, -150, -170, -180, -190, -200, -250, -260, & -270	City of Vacaville	3.48	-	Parks & Rec	Under Review	Minor Design Review request to construct a new public park behind the Solano County Health and Social Services building. The proposed park would be constructed in two phases and would include a playfield, multipurpose sports court, a 2,500 sq. ft. recreation center, and a 10,000 sq. ft. Housing and Community Services building.
<b>DISTRICT 4 - No active projects</b>										
<b>DISTRICT 5</b>										
39	24-017	Lower Lagoon Valley Temporary Water Modification	Lower Lagoon Valley	0128-050-070	Triad Lagoon Valley	-	-	Utilities	Approved	Modification request to allow limited vertical construction activities with the installation and operation of temporary water services for fire suppression systems through the installation of temporary water tanks.
<b>DISTRICT 6 - No active projects</b>										



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REMODELS, EXPANSIONS, MODIFICATIONS, & TENANT IMPROVEMENTS										
Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
<b>DISTRICT 1</b>										
40	22-187	Camping World Service Bay Expansion	5051 Quinn Road	0133-090-270	A2R Architects	-	6,034	Commercial	Approved	Modification request to add three new maintenance service bays to the existing building.
41	23-077	The Father's House Campus Expansion	4800 Horse Creek Drive	0133-450-010	The Father's House	22.04 AC	20,415	Commercial	Under Construction	Request to construct a 20,415 sq. ft. addition onto an existing auditorium building.
42	23-147	Chevron Fueling CNG Addition	151 Crocker Drive	0133-680-010	PM Design Group	-	2,270	Commercial	Approved	Modification request to construct a compressed natural gas (CNG) fueling station at an existing Chevron service station. The project would construct three new fueling stations and ancillary equipment.
<b>DISTRICT 2</b>										
43	22-419	Chevron Hydrogen Fueling Station	299 Orange Drive	0134-130-130	Chevron Products Company	1.60 AC	-	Commercial	Under Construction	Modification request to construct a hydrogen fueling station at the existing Chevron service station.
44	23-006	Home Depot Tool Rental Center Expansion	510 Orange Drive	0134-343-160	Kimley Horn	-	5,000	Commercial	Plan Check	Design Review request for an approximately 5,000 sq. ft. expansion of the existing outdoor rental center area for Home Depot. Plans include the conversion of 16 existing parking stalls onsite to be designated as an outdoor equipment rental storage and display area.
45	23-114	Sunset Banquet Hall Remodel	600 Orange Drive	0134-352-130	A2R Architects	-	6,750	Commercial	Plan Check	Design Review request to modify the exterior and interior of the Sunrise Banquet Hall, including the addition of an approximately 1,677 sq. ft. storage room.
46	24-064	Vaca Valley Country Club MUP	51 Commerce Place, #C/#D	0135-351-580	Patrick Mendonca	-	3,645	Commercial	Under Review	Minor Use Permit request to convert space into an indoor golf facility.
47	24-068	NorthBay Healthcare Vaca Valley Campus Planned Sign Program Modification	1000, 1006, 1010, & 1020 Nut Tree Road	0135-900-100, -110, -130, & -140	WeidnerCA	-	-	Commercial	Under Review	Minor Modification request to update the NorthBay Healthcare Master Planned Signed Program to update all signage to reflect a new theme.
<b>DISTRICT 3</b>										
48	23-107	Monte Vista Food & Liquor Expansion	390 East Monte Vista Avenue	0130-094-190	Gursewak Singh	-	1,800	Commercial	Plan Check	Request to expand an existing 1,540 sq. ft. liquor store to occupy the entire building and to modify the building exterior.
49	23-138	Happy Home Montessori MUP	235 Arrowhead Drive	0131-174-220	Alli Roerden	-	1,899	Public Facilities	Plan Check	Minor Use Permit request to convert an existing 1,899 sq. ft. single-family residence into a preschool that would serve a maximum of 30 students.
50	23-146	Peabody Autobody Perimeter Wall	70 Peabody Road	0131-060-210	Mubasher Choudhery	-	-	Commercial	Approved	Modification request to construct a 7 ft. 7 in. tall masonry wall around the perimeter of the existing Peabody Autobody parking lot.
51	24-065	Tacos Lidia Mobile Food Truck	70 Peabody Road	0131-060-210	Efren Maciel Gilberto Ruiz	-	-	Commercial	Approved	Minor Use Permit request to operate a mobile food truck for more than 30 days within a 12-month period in the parking lot at 70 Peabody Road.



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Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
DISTRICT 4 - No active projects										
DISTRICT 5										
52	23-159	Family of Faith Daycare and Preschool	350 North Orchard Avenue	0125-070-010	Jack Byers	-	4,646	Public Facilities	Plan Check	Minor Use Permit request to establish a daycare and preschool within an exiting community assembly.
DISTRICT 6 - No active projects										