



COMMUNITY DEVELOPMENT

2025 Q2 Activity Report

Updated June 2025

NEW CONSTRUCTION											
Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description	
DISTRICT 1											
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	Under Construction	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	22-179	Granite Expo Warehouse	916 Cotting Lane	0133-020-280	Granite Expo	4.11 AC	70,514	Commercial	Plan Check	Request to construct a new 70,514 sq. ft. warehouse and wholehouse retail facility.	
5	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	Under Construction	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.	
6	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.	
7	23-020 25-015	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	Complete	Request to establish a temporary construction and materials yard with space for up to six tenants.	
8	23-027 25-050	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.	
9	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.	
10	24-005	All Weather Architectural Aluminum Expansion	777 Aldridge Road	0133-020-570	Buzz Oates Construction		89,100	Industrial	Under Construction	Request to construct an 89,100 sq. ft. addition to the existing facility.	
11	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	Under Review	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.	
12	24-091	Orion Outdoor Digital Billboard	W. of Interstate 505 600 ft. S. of Midway Road	Solano Irrigation District Fee Parcel	Orion Outdoor Media	-	-	Commercial	Under Review	Request to construct a 65 ft. tall digital billboard located within Solano Irrigation District's right-of-way. The project consists of the installation of a 672 sq. ft. double-sided V-shaped digital display mounted on a brown monopole with drought-tolerant landscaping.	



COMMUNITY DEVELOPMENT

2025 Q2 Activity Report

Updated June 2025

Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
DISTRICT 2										
13	23-070	Elmira Road Monopine	777 Elmira Road	0135-351-500	Vertical Bridge, LLC	-	-	Commercial	Complete	Request to construct an 85 ft. tall telecommunications tower that architecturally imitates a pine tree.
14	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.
15	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.
16	24-053	New Clay Oven Restaurant	320 Orange Drive	0134-080-290	A2R Architects	3.12	7,124	Commercial	Approved	Request to demolish the former Black Oak restaurant and construct a new 7,124 sq. ft. building for the Clay Oven restaurant.
17	24-138	Mango Materials	6040 Vaca Station Road	0142-110-050	Mango Materials, Inc.	2	5,000	Industrial	Incomplete	Request to construct an approximately 5,000 sq. ft. building at the Easterly Wastewater Treatment Plant. The proposed use would produce biodegradable bio-polymer-based pellets from methane gas.
DISTRICT 3										
18	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	Approved	Request to construct 4,000 sq. ft. of commercial space, along with 25 condominium units.
19	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.
20	25-079	Callen Street Service Building	1343 Callen Street	0129-331-070	Tony Alcala	0.18	2,640	Industrial	Under Review	Minor Design Review request to construct a 2,640 sq. ft. building for a new trade contractor's shop.
DISTRICT 4										
21	19-035	Alamo Mixed-Use Project	Alamo Drive N. of Raleigh Drive	0132-320-170	Gaspare 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.
22	21-003 24-098	Fairmont Square Plaza	521 Peabody Road	0132-210-090 & -120	A2R Architects	1.42 AC	2,500	Commercial	Plan Check	Request to modify the previously approved 2,500 sq. ft. drive-through restaurant building to accommodate a proposed Starbucks. The project also includes exterior changes to the existing Fairmont Square retail building to accommodate two tenant spaces.
DISTRICT 5										
23	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 units, and relocate the planned Golf Clubhouse with revised programming.
24	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.
25	23-016	Lagoon Valley Guardhouse	Lagoon Valley Road, E. of I-80	0128-050-140	Triad Lagoon Valley, LLC	-	249	Public Facilities	Under Construction	Request to construct a 249 sq. ft. guardhouse to welcome visitors to the community.



COMMUNITY DEVELOPMENT

2025 Q2 Activity Report

Updated June 2025

Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
26	23-038	Dutch Bros & Multi-Tenant Building	1251 Alamo Drive	0127-090-250	Slover Investments, LLC	1.41 AC	5,950	Commercial	Plan Check	Request to construct a new drive-through Dutch Bros. and a 5,000 sq. ft. multi-tenant commercial building.
27	23-073	Lagoon Valley Welcome Center	Lower Lagoon Valley	0128-040-340	Triad Lagoon Valley, LLC	-	960	Public Facilities	Complete	Request to construct a 960 sq. ft. welcome center and marketing center for the Lower Lagoon Valley community.
28	23-097	Lower Lagoon Valley Interim Fire Station	Conservancy Trail	0128-040-330	Triad Lagoon Valley, LLC	-	5,100	Public Facilities	Complete	Request to construct an interim fire station to serve the Lower Lagoon Valley area.
29	24-082	Lower Lagoon Valley Event Center	Conservancy Trail	0128-040-330	Triad Lagoon Valley, LLC	-	8,900	Public Facilities	Approved	Request to construct a private Event Center for the Lower Lagoon Valley development area. Amenities include a community room, office, fitness room, banquet room, café, and catering kitchen. Outdoor amenities include 6 pickleball courts, 2 tennis courts, a paseo, and a community farm.
DISTRICT 6										
30	25-068	Leisure Town Road Self-Storage & RV Mass Unit Addition	201 Leisure Town Road	0137-040-130	Valli Architectural Group	5.37	7,500	Commercial	Under Review	Minor Modification request to add 82 portable pre-manufactured mass units to the existing self-storage facility located at 201 Leisure Town Road.



COMMUNITY DEVELOPMENT

2025 Q2 Activity Report

Updated June 2025

PUBLIC PROJECTS										
Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
DISTRICT 1 - No active projects										
DISTRICT 2										
31	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	Approved	Modification request to revise the Eleanor Nelson Park Master Plan, originally approved in 1986, to include new amenities and a revised site layout.
DISTRICT 3										
32	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	Plan Check	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.
DISTRICT 4 - No active projects										
DISTRICT 5										
33	25-009	Lower Lagoon Valley Linear Park	Golden Gate Lane	0128-040-330	Triad Lagoon Valley	8	-	Parks & Rec	Approved	Minor Design Review request to construct an 8-acre linear private park nestled between Neighborhoods B, C, and D of the Lower Lagoon Valley Development Area. The private park includes various trails and pathways, decorative stone walls, shade structures and picnic shelters, two play areas, a boardwalk bridge path crossing, a faux dry creek, and pedestrian-level lighting. The private park would be maintained by the Lower Lagoon Valley Homeowners Association.
34	25-018	Fire Station No. 71 Telecommunication Facility	111 South Orchard Avenue	0126-160-170	T-Mobile West Tower LLC	1.36	-	Public Facilities	Incomplete	Minor Use Permit request to replace an existing flagpole with a Telecommunications Monopine and ground-mounted equipment at Fire Station No. 71. The existing flagpole is 47 ft. tall, and the proposal is to replace it with a 55 ft. tall Monopine with an antenna array, which would be designed as a stealth facility.
DISTRICT 6 - No active projects										



COMMUNITY DEVELOPMENT

2025 Q2 Activity Report

Updated June 2025

REMODELS, EXPANSIONS, MODIFICATIONS, & TENANT IMPROVEMENTS											
Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description	
DISTRICT 1											
35	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.	
36	23-147	Chevron Fueling CNG Addition	151 Crocker Drive	0133-680-010	PM Design Group	-	2,270	Commercial	Under Construction	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.	
DISTRICT 2											
37	22-419	Chevron Hydrogen Fueling Station	299 Orange Drive	0134-130-130	Chevron Products Company	1.60 AC	-	Commercial	Complete	Modification request to construct a hydrogen fueling station at the existing Chevron service station.	
38	23-006	Home Depot Tool Rental Center Expansion	510 Orange Drive	0134-343-160	Kimley Horn	-	5,000	Commercial	Complete	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.	
39	23-114	Sunset Banquet Hall Remodel	600 Orange Drive	0134-352-130	A2R Architects	-	6,750	Commercial	Under Construction	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.	
40	24-064	Vaca Valley Country Club MUP	51 Commerce Place, #C/#D	0135-351-580	Patrick Mendonca	-	3,645	Commercial	Plan Check	Minor Use Permit request to convert space into an indoor golf facility.	
41	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	Approved	Minor Modification request to update the NorthBay Healthcare Master Planned Signed Program to update all signage to reflect a new theme.	
42	24-080	777 Elmira Road Driveway Improvement	777 Elmira Road	0135-351-500	RMW Architecture	-	-	Industrial	Withdrawn	Minor Design Review request to remove three existing parking stalls and construct a new 30-foot-wide commercial driveway on Elmira Road. No other site or building changes are proposed with this project.	
43	25-057	Phở Lee Hòa Phát #8	70 Orange Tree Circle	0134-343-030	Johnny Lee	-	5,350	Commercial	Under Review	Minor Design Review request to establish a restaurant within an approximately 14,000 sq. ft. building, with the remaining space remaining vacant for future tenants.	
DISTRICT 3											
44	23-107	Monte Vista Food & Liquor Expansion	390 East Monte Vista Avenue	0130-094-190	Gursewak Singh	-	1,800	Commercial	Under Construction	Request to expand an existing 1,540 sq. ft. liquor store to occupy the entire building and to modify the building exterior.	
45	23-138	Happy Home Montessori MUP	235 Arrowhead Drive	0131-174-220	Alli Roerden	-	1,899	Public Facilities	Complete	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.	
46	23-146	Peabody Autobody Perimeter Wall	70 Peabody Road	0131-060-210	Mubasher Choudhery	-	-	Commercial	Plan Check	Modification request to construct a 7 ft. 7 in. tall masonry wall around the perimeter of the existing Peabody Autobody parking lot.	
47	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.	



COMMUNITY DEVELOPMENT

2025 Q2 Activity Report

Updated June 2025

Map	File No.	Project Name	Site Address	APN	Developer	Site Area	Sq. Ft.	Land Use	Status	Project Description
48	25-004	Tractory Supply Co	128 Browns Valley Parkway	0129-350-140	Engstrom Properties	-	31,838	Commercial	Plan Check	Minor Design Review to establish a Tractor Supply Company Store. The proposed project includes interior alterations to provide a general retail display area, office space, and a self-service dog wash area. The project also includes site alterations to convert 30 parking spaces to an enclosed outdoor storage and display area with a propane tank.
49	25-017	Vacaville Neighborhood Boys and Girls Club	107 Peabody Road	0131-160-120	A2R Architects	-	13,805	Public Facilities	Under Review	Minor Design Review request to establish the Vacaville Neighborhood Boys and Girls Club within an existing 13,805 sq. ft. tenant space located at 107 Peabody Road. Interior improvements include renovations to create a multipurpose room, three classrooms, a game room, lobby, kitchen, and office space. Exterior improvements include a new 4,960 sq. ft. outdoor play area behind the building, alterations to the front parking lot to create a drop-off zone and remove 10 parking spaces, and new paint and windows on the front elevation. The proposed hours of operation are 8:00 am to 6:00 pm, Mondays through Fridays, with child-focused activities operating from end-of-school time until 6:00 pm during the regular school calendar year. The project includes a request to reduce the required on-site parking spaces from 83 to 73.
50	25-062	Blue Lagoon Brewing Co	211 Peabody Road	0131-160-250	Mathew Woolums	-	1,500	Commercial	Under Review	Minor Use Permit request to establish a microbrewery and restaurant within an existing 1,500 sq. ft. tenant space.
DISTRICT 4 - No active projects										
DISTRICT 5										
51	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.
52	24-136 25-067	The Dog Stop Zoning Text Amendment	848A Alamo Drive	0126-320-050	Mark Henrikson	-	7,913	Commercial	Under Review	Zoning Text Amendment and Minor Use Permit requests to allow "Animal Shelter and Boarding" as a conditionally permitted use in the CG (General Commercial) zoning district for the purpose of establishing The Dog Stop within an existing tenant space in The Ranch shopping center.
DISTRICT 6 - No active projects										