CITY OF TRACY RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of February 2026

BUILDING PERMIT ISSUED AND UNDER CONSTRUCTION

Name	Application #	Zoning	Lot Acreage	# of Units	Location	Developer/Builder	Planner
Diaz Duplexes	D19-0028	MDR	0.3	4	4th and C St.	Javier Diaz	Kenny Lipich (209)831-6443
Tracy Hills Phase 1B	TSM18-0006 TSM18-0007 SPA19-0002 GPA19-0001	THSP	161	434	Tracy Hills Drive west of Phase 1A	Lennar	Scott Claar (209)381-6429
Tracy Hills KT Project (Hillview)	GPA19-0003 SPA19-0004 SPA20-0008 TSM20-0002	THSP	36	214	Tracy Hills Drive east of Corral Hollow Rd.	Lennar	Scott Claar (209)381-6429
Collin Avenue Duplexes	D18-0015	HDR	0.4	10	178 Collin Avenue	Abdul Chashmawala	Genevieve Federighi (209)831-6435
Tracy Village	TSM17-0003 A/P13-0002 GPA13-0005 SPA18-0001	TVSP	135	594	SEC Valpico Rd. & Corral Hollow Rd.	Toll Brothers	Christina Delgadillo (209)831-6433
Tracy Hills Phase 2	GPA21-0001 SPA21-0003 TSM20-0003	THSP	493	1,517	Tracy Hills south of I-580	Integral Communities	Scott Claar (209)381-6429
Byron Road Duplexes	D21-0035	MDR	0.89	6	3030 Byron Rd	Schack & Company, Inc.	Scott Claar (209)381-6429
Tracy Hills Phase 2A HOA Facility	D23-0009	THSP	3	2	Corner of Emery Street and White Hart Ave	Lennar Homes	Scott Claar (209)381-6429
Avenues	TSM21-0001 EXT24-0001	ESP	95.83	480	12650 W. Valpico Rd.	Surland	Kenny Lipich (209)831-6443
Total			925.22	3,261			

DEVELOPMENT APPLICATION APPROVED AND NOT YET UNDER CONSTRUCTION

Name	Application #	Zoning	Lot Acreage	# of Units	Location	Developer/Builder	Planner
East 8th Street Apartments	ZA17-0003 D16-0036	CBD	0.23	5	21, 25, & 29 E. 8th Street	Frank Aufdermaur, Jr.	Scott Claar (209)381-6429
Ellis RE Lots/Limited Use Area	TSM21-0002	ESP	41.87	9	SE area of Ellis SP	Surland	Staff (209)831-6400
SANSUB Apartments	D20-0021	MDR	0.76	9	2480 W. Byron Rd.	Panchaksha Patel	Martin Vargas (209) 831-6438
West Street Senior Housing	D22-0043 GPA22-0008 R22-0005	MDR	1.94	110	301 West St	Artifex West, Inc.	Kenny Lipich (209)831-6443
Byron Road TSM	R22-0004 TSM22-0003	MDR	5	38	2660 W Byron Rd	Schack & Company, Inc.	Kenny Lipich (209)831-6443
Mount Oso Townhomes (Formerly known as 15 Duplexes, 2 Triplexes and 1 SFD)	D22-0029 CUP23-0003 TSM23-0003	MDR	3.38	37	SWC W. Mt Diablo Ave & S. C St	Byrum Investment, LLC.	Kenny Lipich (209)831-6443
Tracy Hills Phase 2B(1) - Villages 11-14	D24-0019	THSP	N/A	326	Stanek & Sierra View Dr.	Lennar Homes of California, LLC	Christina Delgadillo (209)831-6433
Tracy Hills Phase 1C	TSM22-0001	THSP	121	293	Lammers Rd. SE of California Aqueduct	Lennar	Scott Claar (209)381-6429
The Triway Project	D24-0003 R24-0001 TSM24-0001	M-1	29	275	Valpico Rd APNs 246-130-030, 040, 060 & 270	Brookfield Bay Area Holdings, LLC	Christina Delgadillo (209)831-6433
Shea Homes Design Review - Rocking Horse	D25-0008	PUD	59.76	226	East side of Lammers Rd and north of Redbridge Rd	Calandev LLC / Shea Homes	Kellie Jones (209) 831-6432
Tracy Apartments	D22-0023	MDR	0.81	11	2450 & 2460 Byron Rd.	Tenacious AAK, Inc.	Genevieve Federighi (209)831-6435
The Junction Apartments (Revision to D22-0027)	D25-0006	CBD	20,464	46	601 Central Ave	CRP Affordable Housing and Community Development	Breanna Alamilla (209) 831-6464
Grant Line Road Condominiums	D24-0010 CUP24-0004 TSM24-0002	GHC	0.68	20	508 & 522 W Grant Line Rd.	Schack & Company, Inc.	Genevieve Federighi (209)831-6435
Total			20727.58	1,405			

UNDER CITY REVIEW (NOT YET APPROVED)

Name	Application #	Zoning	Lot Acreage	# of Units	Location	Developer/Builder	Planner
Tracy Hills Phase 5	SPA21-0007 GPA21-0005 TSM22-0002	THSP	284	1390	Lammers Rd between the Delta Mendota Canal & California Aqueduct	Integral Communities	Scott Claar (209)381-6429
Westside Ranch	TSM22-0005 GPA25-0001 R25-0001	PUD	71.6	415	SEC 11th Street and Lammers Rd	South Parcel Investors, LLC	Genevieve Federighi (209)831-6435
Tracy Hills Apartments	D23-0004 CUP23-0001	TH-Mixed Use Business Park	14.6	375	Tracy Hills Specific Plan, Phase 1A 253-380-050	Tracy BPS, LLC/ MCE Partners	Scott Claar (209)381-6429
Tracy Pavilion	D22-0028	-	129.7	751	Lammers Rd, N of Grant Line	MLC Holdings, Inc.	Victoria Lombardo (209)831-6428
Sierra Gardens Condominiums	D24-0017 TSM24-0003	MDR	0.55	8	310 W. Mt Diablo Ave	Sierra Investment LLC	Christina Delgadillo (209)831-6433
Legacy Estates	AP24-0003 GPA24-0003 TSM24-0004	-	58.4	326	12100 West Valpico Rd.	CB Empire Properties	Kenny Lipich (209)831-6443
Tracy Hills Phase 3 & 4	TSM25-0001	THSP	653	1551	East of Lammers Rd, South of I-580	Various Owners	Kenny Lipich (209)831-6443
Urban Reserve 7-Bright Development	D25-0013 TSM25-0002	PUD	49	693	Corner of W. Schulte Rd and Mabel Josephine Dr.	Pond Creek LLC / Bright Development	Breanna Alamilla (209) 831-6464
Berg Road Development - 34 SFD's	D25-0014 TSM25-0003	MDR	3	34	1381 Berg	Amberwood Duplexes LLC / Brown Tech Realty Corp.	Breanna Alamilla (209) 831-6464
Corral Hollow Subdivision	TSM25-0004 D25-0019	THSP	75	660	South Corral Hollow Rd, south of Delta Mendota Canal	Dave Sargent / Altamont Development	Genevieve Federighi (209)831-6435
Tracy 14 - 96 SFD's	D25-0020 TSM25-0005	M-1	16	129	4800 Tracy Blvd	Rurka Capital, LLC / Dave Sargent	Genevieve Federighi (209)831-6435
Tracy Hills BPS Duets	TSM25-0006	THSP	2,726	181	7103 Palmer	Tracy BPS, LLC/ Integral - John Palmer	Kenny Lipich (209)831-6443
Westside Ranch Residental Villiages	D25-0025 TSM25-0008	PUD	551	1,457		Dave Sargent / Various Owners	TBD
Total			4,630.32	7,970			

ADDITIONAL CITY & SOI (SPHERE OF INFLUENCE) PROPERTIES						
Name	**Application #**	**Zoning/GP Designation**	**Lot Acreage**	**# of Units**	**Location**	**Developer/Builder**
Bright		UR 5	170	886	11th Street & Lammers Road	Bright
Bright/Castro		PUD/UR 7	107	606	Josephine Drive & Tennis Lane	Bright
UR1		UR 1	780	2929	MacArthur Drive & Schulte Road	Various Owners
Tracy Hills (other future phases)		THSP	647	2162	Corral Hollow Road & 580	Integral Communities / Others
Gateway/Westside Specific Plan		PUD	535	857	Lammers Road & 11th Street	Various Owners
I-205 Expansion		Commercial /Res Low	172	1748	Naglee and Larch Roads	Various Owners
Larch Clover		Commercial	442	1197	Larch/Clover	Various Owners
Rocha		Res Low/ Medium	91	727	MacArthur Drive and Eastlake	Rocha
Berg/Byron remainder		MDR/GHC	56	411	Berg/Byron Roads	Various Owners
Total			3,000	11,523		