



ALAMO CREEK SUBDIVISION  
PROJECT DESCRIPTION  
FOR CONSIDERATION OF A  
GENERAL PLAN AMENDMENT FOR A  
136 UNIT SUBDIVISION ON PROPERTY CURRENTLY DESIGNATED RHD

The project proponent for Alamo Creek Subdivision would like the City Council to consider a General Plan Amendment to convert 9.9 acres located at the northwest corner of Leisure Town Road at Redstone Parkway from Residential High Density (RHD) to Residential Medium Density (RMD). The proposed project is designed to create 136 “workforce” homes that will be more affordable by design.

The proposed homes will be in the 1,500-1,600 square foot range, and the proposed lots will be nominally 35 feet wide and 60 feet deep or approximately 2,100 SF. The homes will be pushed forward close to the street so that the garages will be 5 feet from the sidewalk. There will be CC&Rs to require the residents to park their vehicles in the garage. There will also be at least one on-street parking space available for every two homes. The project proponent intends to establish a Homeowners Association (HOA) to ensure that residents use their garages for parking their vehicles. We will be working with staff to address design issues related to the parking and street design.

The project is designed to be a for-sale project and will meet a significant unmet need in Vacaville for “workforce” or entry level homes.

The proposed density is 13.74 units per acre, which is slightly below the minimum density required by the RHD designation and therefore the need for the conversion to RMD.

We have provided a site plan showing the lot configurations along with a couple of possible house floor plans. We look forward to working with the Council and staff on an exciting project that will provide some desperately needed housing.

**Thomas A. Phillippi, RCE 32067**  
**425 Merchant Street Suite 200 Vacaville, CA 95688**  
**Phone (707) 451-6556**



# ATTACHMENT 1



CITY OF VACAVILLE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

## ALAMO CREEK SUBDIVISION

APN 0137-030-160

FILE NO. 25-105



PROJECT SITE





GENERAL PLAN AMENDMENT  
AND REZONING  
FOR THE ALAMO CREEK SUBDIVISION

The proposal would change the General Plan for APN 0137-030-160 from Residential High Density to Residential Medium Density.

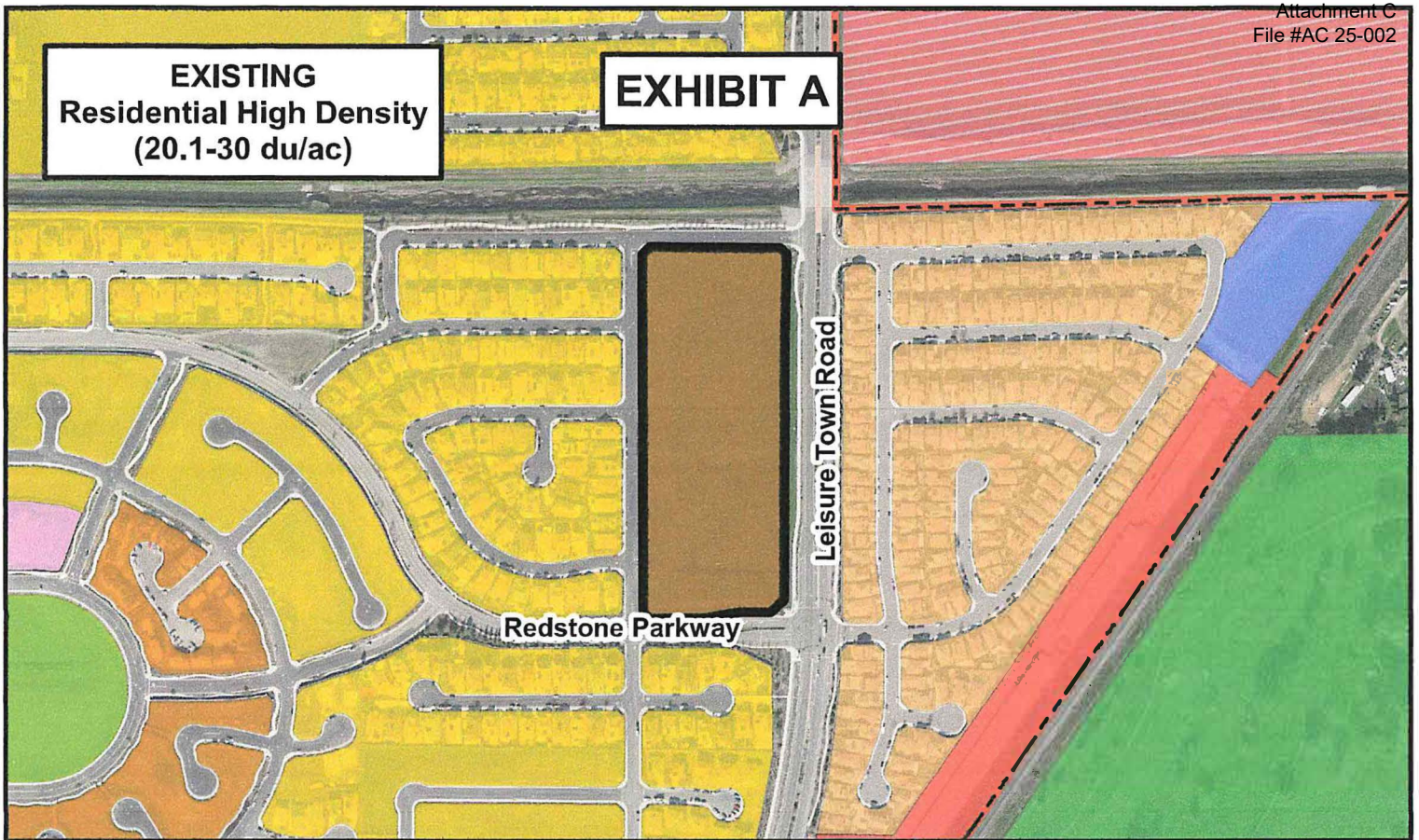
The proposal would also change the Zoning from Residential High Density to Residential Medium Density.

Attached are 2 exhibits showing the proposed changes.

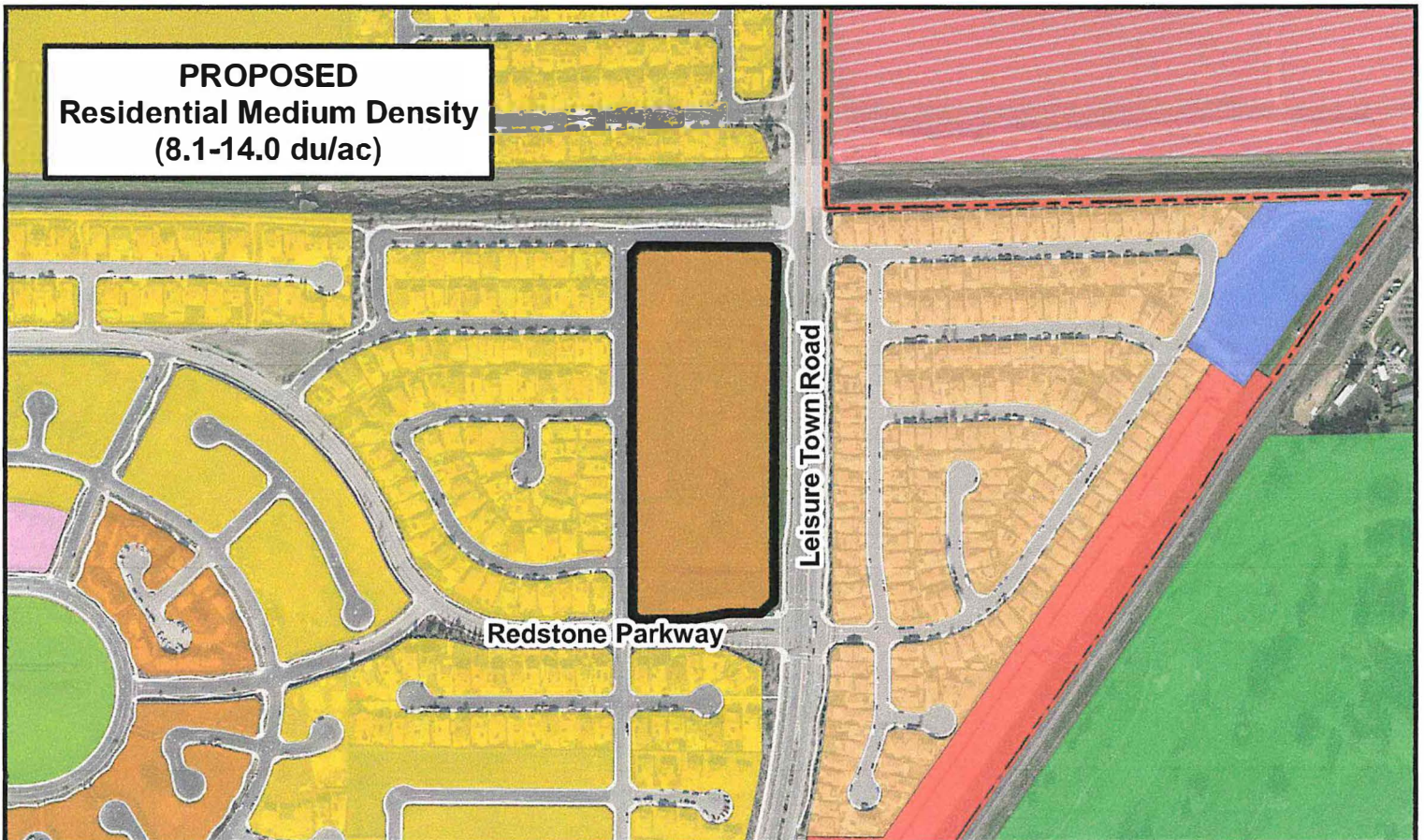


## EXHIBIT A

**EXISTING**  
Residential High Density  
(20.1-30 du/ac)



**PROPOSED**  
Residential Medium Density  
(8.1-14.0 du/ac)



**CITY OF VACAVILLE**  
COMMUNITY DEVELOPMENT  
DEPARTMENT



**GENERAL PLAN AMENDMENT INITIATION**

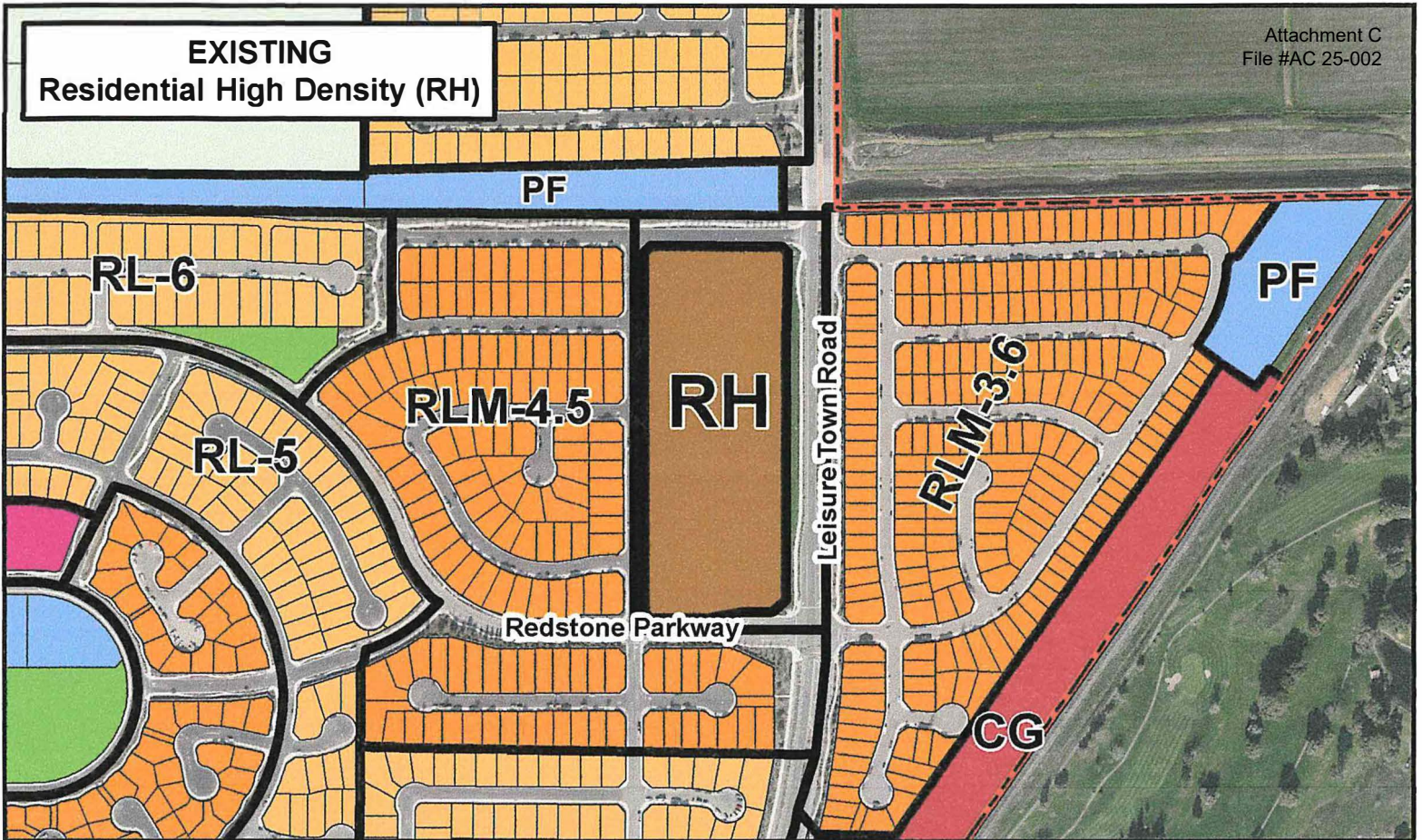
**ALAMO CREEK SUBDIVISION**

APN 0137-030-160

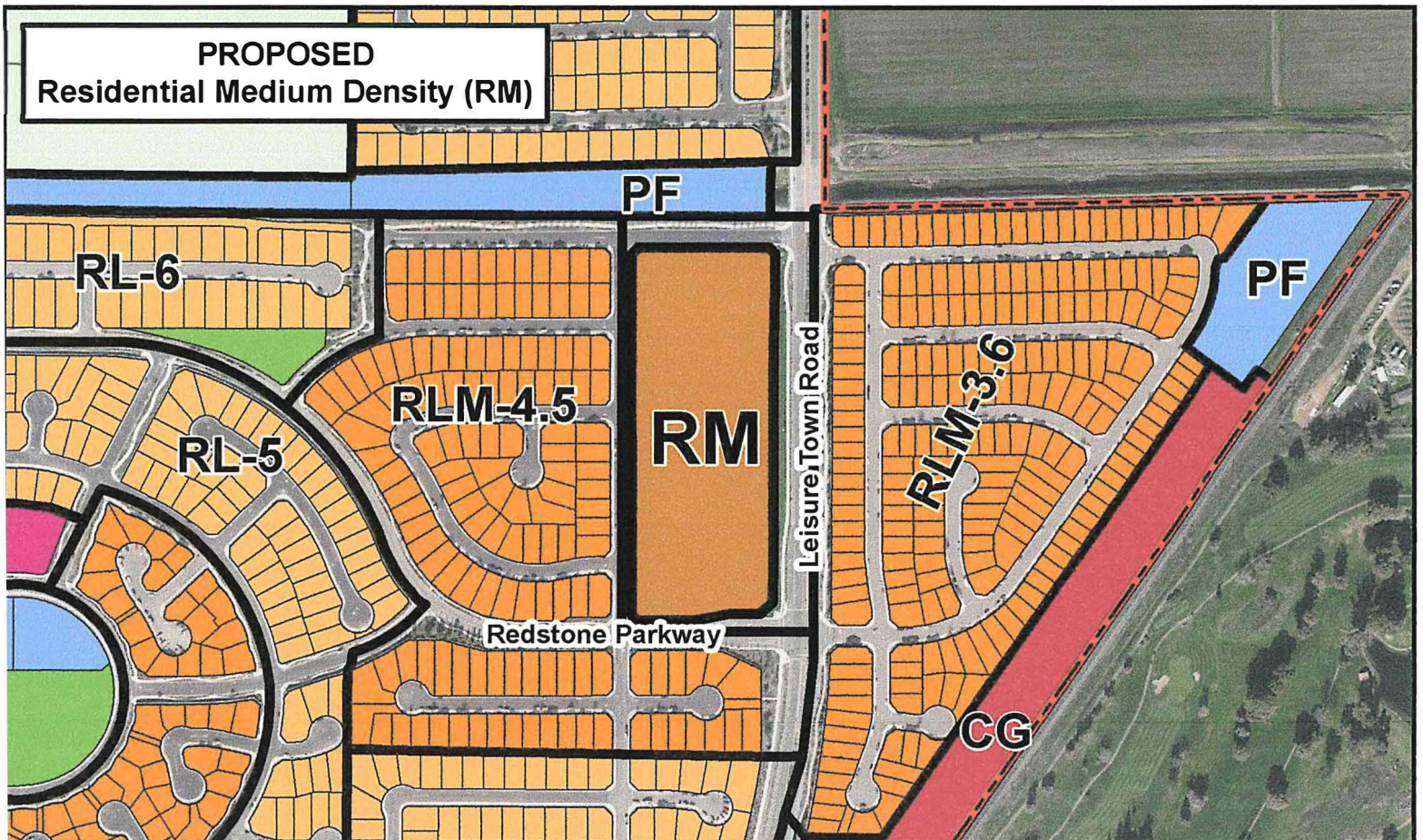
FILE NO. 25-105



**EXISTING**  
**Residential High Density (RH)**



**PROPOSED**  
**Residential Medium Density (RM)**



**CITY OF VACAVILLE**  
COMMUNITY DEVELOPMENT  
DEPARTMENT



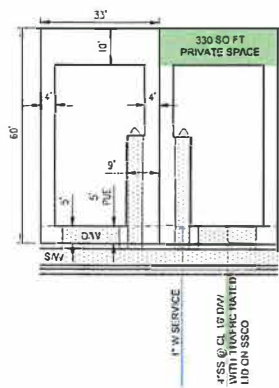
**ZONING MAP AMENDMENT**

**ALAMO CREEK SUBDIVISION**

APN 0137-030-160

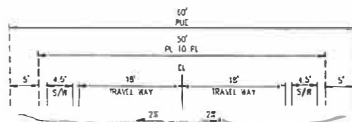
FILE NO. 25-105





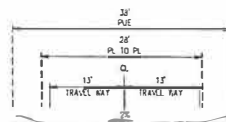
MINIMUM LOT SETBACK AND UTILITY SERVICES (TYPICAL)  
(PRIVATE)  
NOT TO SCALE

NOTE: FULL LENGTH DRIVEWAYS AS SHOWN ARE 18" MINIMUM  
LENGTH MEASURED FROM GARAGE TO BACK OF SIDEWALK



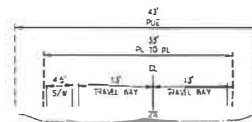
36' CURB TO CURB ROADWAY (TYPICAL)

UNDER STREET, CRIVISON CR. A ST. B ST (PRIVATE)  
NOT TO SCALE



DRIVE AISLE (TYPICAL)

ECLIFCI (PRIVATE)  
NOT TO SCALE



DRIVE AISLE (TYPICAL)

C CT, D CT (PRIVATE)  
NOT TO SCALE

### LEGEND

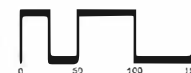


NOTE: WATER, SEWER, AND STORM DRAIN  
SHOWN SHALL BE PUBLIC (CITY OF VACAVILLE)

## PRELIMINARY SITE AND UTILITY PLAN ALAMO CREEK SUBDIVISION

CITY OF VACAVILLE SOLANO COUNTY CALIFORNIA.

SCALE: 1" = 50' DATE: OCTOBER 14, 2025

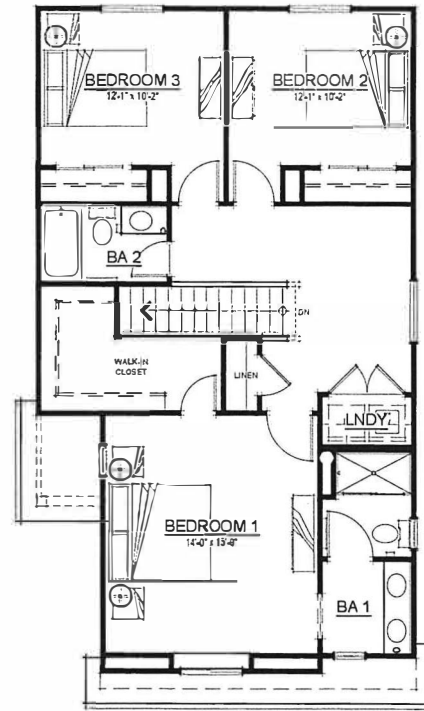


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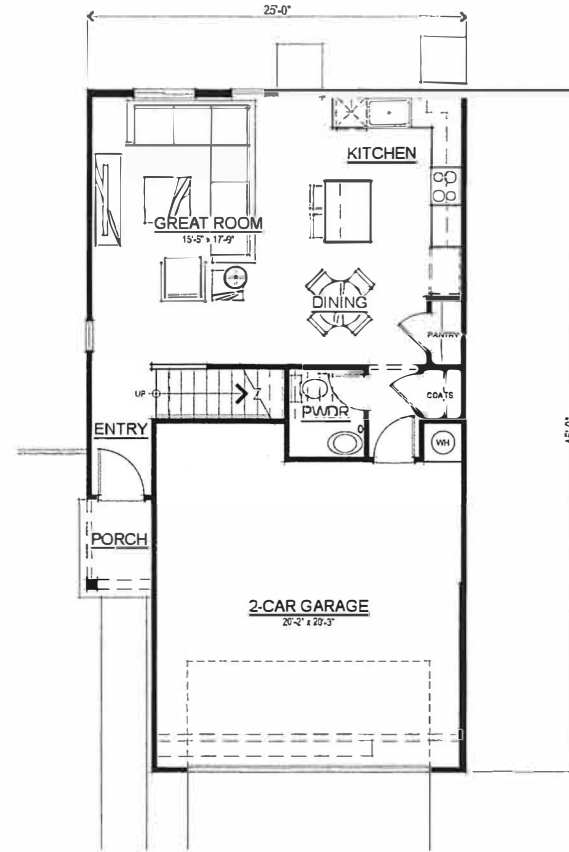
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	598 SQ. FT.
SECOND FLOOR	971 SQ. FT.
TOTAL LIVING	1567 SQ. FT.
2-CAR GARAGE	453 SQ. FT.



FLOOR PLANS  
1567-01

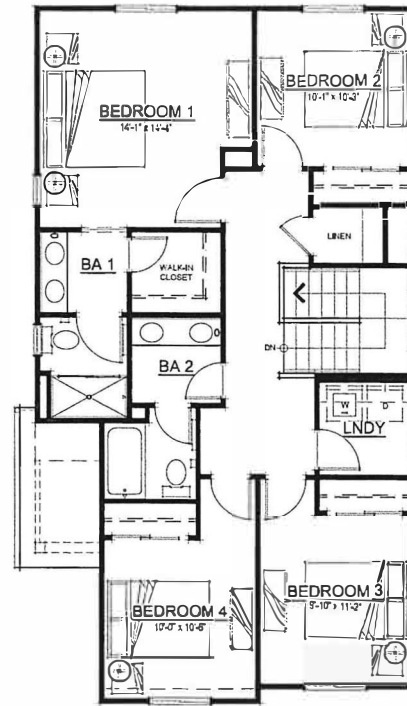
372.236 The Crossings  
Modesto, CA  
August 26, 2024

**D.R. HORTON**  
America's Builder

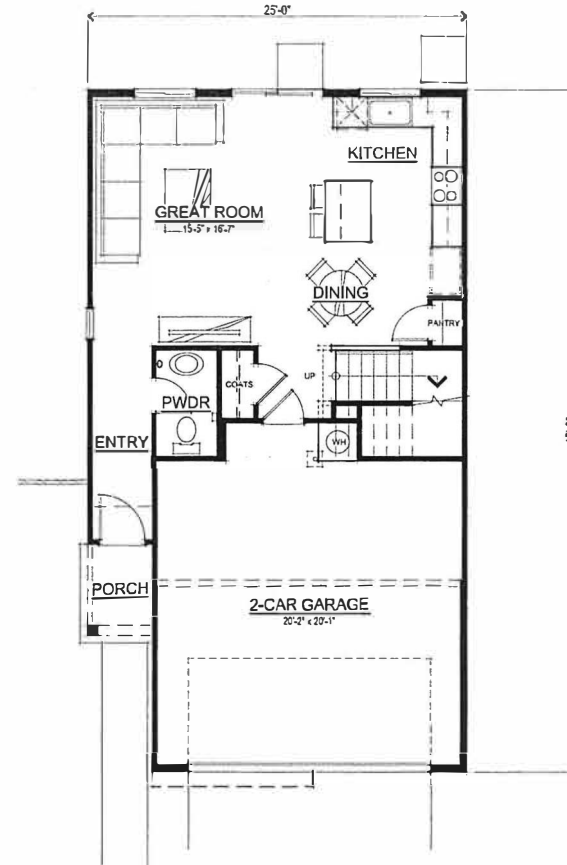
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925.225.7400

SDG Architects, Inc.  
3361 Walnut Street Suite 120  
Berkeley, CA 94613  
925.834.7000 | sdgarchitects.com





SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	614 SQ. FT.
SECOND FLOOR	1001 SQ. FT.
TOTAL LIVING	1615 SQ. FT.
2-CAR GARAGE	447 SQ. FT.



FLOOR PLANS  
1615-01

372.236 The Crossings  
Modesto, CA  
August 26, 2024

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*America's Builder*

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