

CITY OF LATHROP RESIDENTIAL DEVELOPMENT PIPELINE REPORT					* For informational purposes only
Status as of September 8, 2025					
APPROVED AND UNDER CONSTRUCTION					
Name	Project #	Type	# of Units	Location	Developer/Builder
RIVER ISLANDS					
COMMUNITY AT SOUTH RIVER BEND DISTRICT					
TRACT 3794 - THE SHORES BY PULTE HOMES	ADR-22-87	SUBDIVISION	23	COMMUNITY AT SOUTH RIVER BEND	PULTE HOMES
TRACT 3795 - THE SHORES BY PULTE HOMES	ADR-22-87	SUBDIVISION	30	COMMUNITY AT SOUTH RIVER BEND	PULTE HOMES
LAKESIDE EAST DISTRICT					
TRACT 4115 - HIDEAWAY II BY VAN DAELE HOMES	ADR-21-38	SUBDIVISION	108	LAKESIDE EAST	VAN DAELE HOMES
LAKESIDE WEST DISTRICT					
TRACT 4067 - SKYE BY KIPER HOMES	ADR-21-125	SUBDIVISION	95	LAKESIDE WEST	KIPER HOMES
TRACT 4093 - AVALON POINT BY TRUMARK HOMES	ADR-21-79	SUBDIVISION	69	LAKESIDE WEST	TRUMARK HOMES
OLD RIVER DISTRICT					
TRACT 4130 - DRIFTWAY BY LENNAR HOMES	ADR-22-34	SUBDIVISION	95	OLD RIVER	LENNAR HOMES
TRACT 4131 - MONTEREY BY VAN DAELE HOMES	ADR-24-76	SUBDIVISION	75	OLD RIVER	VAN DAELE HOMES
WEST VILLAGE DISTRICT					
TRACT 4172 & 4180 - CHANTARA BY TRI POINTE HOMES	ADR-23-147	SUBDIVISION	68	WEST VILLAGE	TRI POINTE HOMES
TRACT 4155 DEL WEBB BY PULTE HOMES	ADR-22-148	SUBDIVISION	905	WEST VILLAGE	PULTE HOMES
TRACT 4237 - MAINSTAY BY PULTE HOMES	ADR-24-139	SUBDIVISION	77	WEST VILLAGE	PULTE HOMES
TRACT 4231 & 4232 - CLEARWATER BY SIGNATURE HOMES	ADR-24-167	SUBDIVISION	65	WEST VILLAGE	SIGNATURE HOMES
TRACT 4244 & 4245 - SERENA BY KIPER HOMES	ADR-25-12	SUBDIVISION	93	WEST VILLAGE	KIPER HOMES
TRACT 4271 & 4272 - CAPRI II BY KIPER HOMES	ADR-25-81	SUBDIVISION	104	WEST VILLAGE	KIPER HOMES
LAKE HARBOR WEST DISTRICT					
TRACT 4173 & 4189 - CAPRI BY KIPER HOMES	ADR-23-129	SUBDIVISION	84	LAKE HARBOR WEST	KIPER HOMES
TRACT 4178 - WESTWIND BY VAN DAELE HOMES	ADR-24-07	SUBDIVISION	87	LAKE HARBOR WEST	VAN DAELE HOMES
WOODLANDS EAST DISTRICT					
TRACT 4215 - SKYE BY KIPER HOMES	ADR-24-106	SUBDIVISION	57	WOODLANDS EAST	KIPER HOMES
TRACT 4220 - PADDLEWHEEL BY TAYLOR MORRISON	ADR-24-108	SUBDIVISION	105	WOODLANDS EAST	TAYLOR MORRISON
TRACT 4223 & 4224 - BRIDGEWAY BY NEW HOME	ADR-24-156	SUBDIVISION	162	WOODLANDS EAST	NEW HOME
TRACT 4219 - HERITAGE & MERIDIAN BY LENNAR HOMES	ADR-24-137	SUBDIVISION	112	WOODLANDS EAST	LENNAR HOMES
TRACT 4226 & 4227 - THE TIDES BY TRI POINTE HOMES	ADR-24-172	SUBDIVISION	152	WOODLANDS EAST	TRI POINTE HOMES
STANFORD CROSSING					
PHASE 1D - TRACT 4105					
SPARROW BY DR HORTON HOMES	ADR-23-92	SUBDIVISION	89	CENTRAL LATHROP - PHASE 1D	D.R. HORTON
PACIFICA BY K HOVNANIAN HOMES	ADR-23-135	SUBDIVISION	101	CENTRAL LATHROP - PHASE 1D	K HOVNANIAN HOMES
ARCADIA BY KB HOME	ADR-23-99	SUBDIVISION	98	CENTRAL LATHROP - PHASE 1D	KB HOME
ESCALA AT STANFORD CROSSING	SPR-23-53	SITE PLAN REVIEW	195	400 STANFORD CROSSING (APN: 192-030-17)	BRIGHTSKY RESIDENTIAL
MOSSDALE LANDING					
EAGLES LANDING SUBDIVISION - TRACT 4151	VTM-22-100	SUBDIVISION	95	18401 QUEIROLO ROAD (APN: 241-020-63)	D.R. HORTON
MARIPOSA BY K HOVNANIAN HOMES - TRACT 3225	ADR-24-57	SUBDIVISION	66	300 BROOKHURST BOULEVARD (APN: 191-190-32)	K HOVNANIAN HOMES
GRAND TOTAL:			3210		

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ALANIZ ESTATES VESTING TENTATIVE SUBDIVISION MAP	VTM-22-118	SUBDIVISION	8	310 & 342 SHILLING AVENUE (APN: 196-080-34, -35)	RAMA BUILDERS, INC. A CALIFORNIA CORPORATION
WARREN AVENUE SUBDIVISION PROJECT	TSM-21-15, MV-21-70, & ADR-24-14	SUBDIVISION	7	231 WARREN AVENUE (APN: 196-050-69)	NORTHSTAR ENGINEERING GROUP, INC.
ENCLAVE BY SIGNATURE HOMES	SPR-24-170 & ADR-24-169	SITE PLAN REVIEW & ARCHITECTURAL DESIGN REVIEW	102	APN: 213-610-04	SIGNATURE HOMES, INC.
MOSSDALE LANDING WEST	REZ-22-24/SPA-22-25/TSM-22-27/AGC-22-28/DA-22-29	VARIOUS	829	777 TOWNE CENTRE DRIVE (APN's: 191-190-01, & -72, 191-610-02, & -22, 191-620-59, 191-340-03)	WSBG INVESTEMENTS, L.P.
GRAND TOTAL:			946		
UNDER CITY REVIEW (NOT YET APPROVED)					
Name	Project #	Type	# of Units	Location	Developer/Builder
RIVER ISLANDS PHASE 1 APARTMENTS (TOWN CENTER)	SPR-23-39	SITE PLAN REVIEW	220	APN: 213-310-43	RIVER ISLANDS DEVELOPMENT, LLC
TRACT 4284 - OVERLAND BY TAYLOR MORRISON	SPR-25-106 & ADR-25-107	SITE PLAN REVIEW & ARCHITECTURAL DESIGN REVIEW	248	APN: 220-020-15	TAYLOR MORRISON OF CALIFORNIA, LLC
GRAND TOTAL:			468		