

CITY OF LATHROP RESIDENTIAL DEVELOPMENT PIPELINE REPORT					* For informational purposes only
Status as of January 29, 2026					
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
EAST VILLAGE DISTRICT					
TRACT 3839 - THE SHORES BY PULTE HOMES	ADR-22-87	SUBDIVISION	20	EAST VILLAGE	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 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, 4246, & 4221 DEL WEBB BY PULTE HOMES	ADR-22-148	SUBDIVISION	578	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
TRACT 4207 - ENCLAVE BY SIGNATURE HOMES	SPR-24-170 & ADR-24-169	SUBDIVISION	102	LAKE HARBOR WEST	SIGNATURE HOMES
WOODLANDS EAST DISTRICT					
TRACT 4215 & 4229 - SKYE BY KIPER HOMES	ADR-24-106	SUBDIVISION	62	WOODLANDS EAST	KIPER HOMES
TRACT 4220 & 4243 - 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 & 4263 - HERITAGE & MERIDIAN BY LENNAR HOMES	ADR-24-137	SUBDIVISION	133	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					
ESCALA AT STANFORD CROSSING	SPR-23-53	SITE PLAN REVIEW	195	400 STANFORD CROSSING (APN: 192-030-17)	BRIGHTSKY RESIDENTIAL
MOSSDALE LANDING					
MARIPOSA BY K HOVNANIAN HOMES - TRACT 3225	ADR-24-57	SUBDIVISION	66	300 BROOKHURST BOULEVARD (APN: 191-190-32)	K HOVNANIAN HOMES
GRAND TOTAL:			2553		

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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.
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.
OVERLAND BY TAYLOR MORRISION	SPR-25-106 & ADR-25-107	SITE PLAN REVIEW & ARCHITECTURAL DESIGN REVIEW	248	APN: 220-020-15	TAYLOR MORRISON OF CALIFORNIA, LLC
VILLAGE 4 BY VAN DAELE	SPR-25-146 & ADR-25-147	SITE PLAN REVIEW & ARCHITECTURAL DESIGN REVIEW	244	APN: 220-020-01	VAN DAELE DEVELOPMNET OF NORTHERN CALIFORNIA
GRAND TOTAL:			1336		
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
GRAND TOTAL:			220		