



FINISHED, ENTITLED, AND PENDING LOTS/UNITS

MARCH 2026

FINALIZED SUBDIVISION LOTS (Approved Final Map, Pending Plot Plan Approval)

Application Date	Latest Final Map	Expiration Date	Project Name	Total Lots	Remaining Lots*
4/22/2021	12/20/2024		320 N AIRPORT WAY	116	91
2/8/2016	12/20/2021	N/A	CERRI UNIT 5	132	31
12/14/2015	12/7/2022	N/A	DENALI UNIT 2	142	36
12/14/2015	10/24/2023	N/A	DENALI UNIT 3	66	20
12/14/2015	7/24/2024	N/A	DENALI UNIT 4	111	79
10/3/2017	9/23/2022	N/A	GRIFFIN PARK UNIT 5	81	23
10/3/2017	8/8/2023	N/A	GRIFFIN PARK UNIT 7	111	29
5/26/2020	9/4/2024	N/A	MACHADO RANCH UNIT 1	189	173
10/31/2013	6/28/2023	N/A	OAKWOOD TRAILS UNIT 3	677	211
6/18/2004	1/31/2022	3/2/2024	SHADOWBROOK NEIGHBORHOOD 2	103	4
6/18/2004	5/28/2019	3/2/2024	SHADOWBROOK NEIGHBORHOOD 3	84	4
6/18/2004	12/29/2021	3/2/2024	SHADOWBROOK NEIGHBORHOOD 6 & 7	58	4
3/25/2009	6/10/2022	N/A	THE TRAILS OF MANTECA UNIT 1	94	16
3/25/2009	6/10/2022	N/A	THE TRAILS OF MANTECA UNIT 2	69	23
3/25/2009	6/10/2022	N/A	THE TRAILS OF MANTECA UNIT 4	56	16
7/14/2014	5/11/2022	N/A	VILLA TICINO WEST UNIT 1	100	36
7/14/2014	5/11/2022	N/A	VILLA TICINO WEST UNIT 2	119	58

FINALIZED APARTMENT UNITS (Approved Site Plan, Ready for Building Permits)

Application Date	Approval Date	Expiration Date	Project Name	Total Units
10/18/2017	12/12/2019	12/12/2019	CYRUS LANE APARTMENTS	9
5/27/2020	9/1/2020	9/1/2023	DIAMOND VILLAS	43
1/20/2023	5/4/2023	5/4/2025	JOSHUA ST APARTMENTS	245
7/21/2022	11/19/2024	12/19/2026	LMC 144-490 Quintal Rd (duet/townhome component)	48
7/21/2022	11/19/2024	12/19/2026	LMC 144-490 Quintal Rd (multi-family component)	672
10/28/2022	4/28/2023	4/28/2026	PRINCIPIO APARTMENTS	100
2/7/2022	9/1/2022	9/1/2024	PROSE MANTECA APARTMENTS	420
10/31/2017	9/25/2018	9/25/2020	STEWART STREET APARTMENTS	12
7/14/2025	12/21/2025	12/21/2027	TPC WEST APARTMENTS	216
2/23/2021	6/16/2022	12/16/2026	UNION CROSSING APARTMENTS	300
8/8/2023	1/18/2024	1/18/2026	WATERFALL APARTMENTS	24
8/30/2021	3/16/2023	9/16/2026	YOSEMITE APARTMENTS	64

ENTITLED SUBDIVISIONS (Approved Tentative Map, Pending Final Map)

Application Date	Tentative Map	Expiration Date	Project Name	Total Lots
7/21/2022	11/19/2024	12/19/2026	144-490 Quintal Rd (single family homes)	98
4/27/2021	2/17/2022	2/17/2024	320 N AIRPORT WAY	123
12/14/2015	6/5/2020	6/5/2023	DENALI	315
5/17/2021	10/18/2022	10/18/2024	DUTRA	197
9/20/2020	2/1/2022	2/1/2024	FARMHOUSE	52
10/3/2017	4/9/2019	4/9/2021	GRIFFIN PARK	1219
9/3/2019	AWAITING LAFCO		HAT RANCH	740
8/19/2021	6/20/2023	6/20/2026	KIPER AT INDELICATO	173
5/26/2020	6/7/2022	6/7/2032	LUMINA AT MACHADO RANCH	827
10/26/2020	12/21/2021	12/21/2025	PARADISE VILLAS TOWNHOMES	59
3/25/2009	2/15/2011	4/3/2025	TRAILS OF MANTECA	1055
7/14/2014	7/21/2015	1/6/2026	VILLA TICINO WEST	541
6/8/2021	3/21/2023	3/21/2025	YOSEMITE SQUARE	979

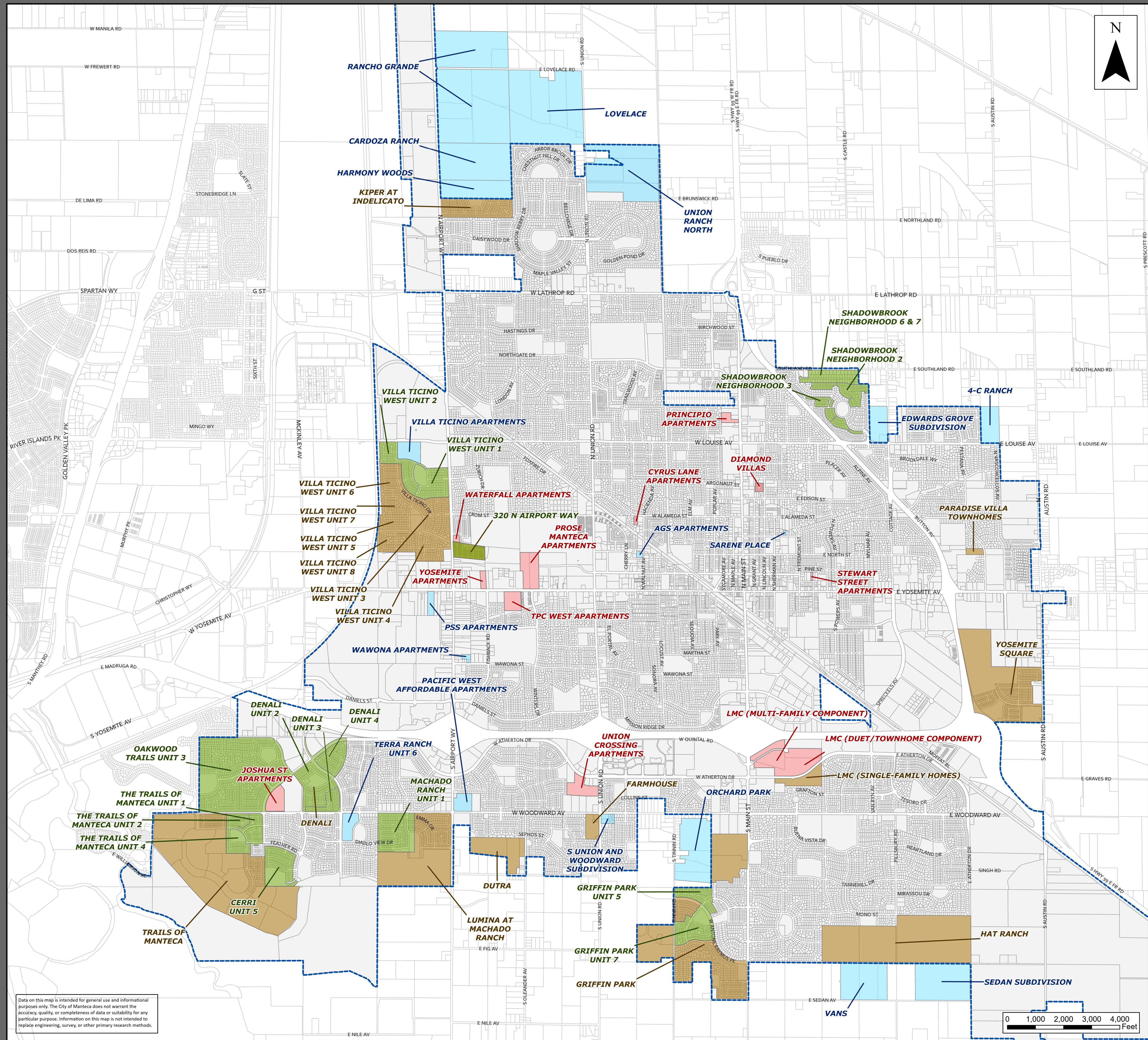
UNDER APPLICATION (Subdivisions and Apartments)

Application Date	Type	Status	Project Name	Total Lots/Units
3/31/2021	SUBDIVISION	Under Review	4-C RANCH	68
7/13/2023	APARTMENTS	PC Approved/Pending CC	AGS APARTMENTS	24
10/21/2025	SUBDIVISION	Under Review	CARDOZA RANCH	500
5/2/2024	SUBDIVISION	Under Review	EDWARDS GROVE SUBDIVISION	74
11/6/2024	SUBDIVISION	Under Review	HARMONY WOODS	147
5/16/2025	SUBDIVISION	Under Review	LOVELACE	691
1/14/2025	SUBDIVISION	Under Review	ORCHARD PARK	245
12/9/2023	APARTMENTS	Under Review	PACIFIC WEST AFFORDABLE APARTMENTS	264
1/31/2025	APARTMENTS	Under Review	PSS APARTMENTS	164
9/11/2025	SUBDIVISION	Under Review	RANCHO GRANDE	816
6/20/2019	SUBDIVISION	Under Review	S UNION AND WOODWARD SUBDIVISION	11
9/7/2023	APARTMENTS	Under Review	SARENE PLACE	6
5/21/2024	SUBDIVISION	Under Review	SEDAN SUBDIVISION	310
1/18/2022	SUBDIVISION	Under Review	TERRA RANCH UNIT 6	60
4/12/2021	SUBDIVISION	Under Review	UNION RANCH NORTH	417
12/12/2024	SUBDIVISION	Under Review	VANS	202
1/10/2024	APARTMENTS	Under Review	VILLA TICINO APARTMENTS	324
10/7/2024	APARTMENTS	Under Review	WAWONA APARTMENTS	44

TOTALS

FINALIZED SUBDIVISION LOTS (TOTAL)	2,308
FINALIZED SUBDIVISION LOTS (REMAINING)	854
FINALIZED APARTMENT UNITS	2,153
ENTITLED SUBDIVISION LOTS	6,378
UNDER APPLICATION SUBDIVISION LOTS	3,541
UNDER APPLICATION APARTMENT UNITS	826
TOTAL FINALIZED LOTS AND UNITS*	3,007
TOTAL UNDER APPLICATION LOTS AND UNITS	4,367
TOTAL FINALIZED AND ENTITLED SUBDIVISION LOTS*	7,232
TOTAL FINALIZED AND UNDER APPLICATION APARTMENT UNITS	2,979
GRAND TOTAL OF ALL UNITS AND LOTS*	13,757

*Remaining Subdivision Lots (awaiting plot plan approval) used for calculation instead of Total Subdivision Lots.



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

