

CITY OF MANTECA RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of March 1, 2025

UNDER CONSTRUCTION / IMPROVEMENT PLANS / READY TO BUILD

Name	Project #	Type	# of Units	Location	Developer/Builder
GRIFFIN PARK SUBDIVISION 7 & 8	SDJ-18-053	SUBDIVISION	156	185 W SEDAN AVE	Atherton
GRIFFIN PARK SUBDIVISION 3 & 4	SDJ-18-053	SUBDIVISION	157	185 W SEDAN AVE	Raymus
SHADOWBROOK 2	SDJ-04-07	SUBDIVISION	103	1031 LOUISE AVE	TruMark
SHADOWBROOK 4	SDJ-04-07	SUBDIVISION	76	1031 LOUISE AVE	TruMark
SHADOWBROOK 6 & 7	SDJ-04-07	SUBDIVISION	59	1031 LOUISE AVE	TruMark
CERRI 1,2 & 3	GPA-15-084	SUBDIVISION	388	2950 & 3232 E WOODWARD AVE	MERITAGE
Cerri 4	TSM-16-011	SUBDIVISION	138	2805, 2950 & 3232 W Woodward Ave	Richmond American
Cerri 5	TSM-16-011	SUBDIVISION	132	2805, 2950 & 3232 W Woodward Ave	Richmond American
LUXURY APTS	SPA-16-127	APTS	136	1279 W LATHROP RD	PL HOMES
VINTAGE II	SDJ-20-06	SUBDIVISION	68	1272, 1380 & 1418 WOODWARD AVE	WINDWARD
GRIFFIN PARK SUBDIVISION 5	SDJ-18-053	SUBDIVISION	1220	185 W SEDAN AVE	RAYMUS
TRAILS OF MANTECA	LLA-15-041	SUBDIVISION	91	2368, 2240 & 2200 W WOODWARD	RAYMUS & Lennar
MACHADO ESTATES	ANX-20-040	SUB-DIVISION	827	20329 S. AIRPORT	Stephen Miller, & Northstar Engineering
OAKWOOD TRAILS 3	TSM-13-75-05	SUB-DIVISION	676		Pulte & Taylor Morrison
GRIFFIN PARK 4	SDJ-18-53	SUB-DIVISION	57		KB Homes
VILLA TICINO WEST 1 & 2	TSM-14-75-02	SUB-DIVISION	263		Richmond Homes & Centry Communities
VILLA TICINO WEST 4	TSM-14-75-02	SUB-DIVISION	84		Meritage
VILLA TICINO WEST 3 & 6	TSM-14-75-02	SUB-DIVISION	241		KB Homes
DENALI 4	SDV-15-98	SUB-DIVISION	111		Lennar
DENALI 2	SDV-15-98	SUB-DIVISION	57		Meritage
PRINCIPIO	SPA-22-100	APTS	100	1199 N. MAIN ST	CRP Affordable Housing

ENTITLED/NOT YET UNDER CONSTRUCTION

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DENALI TENTATIVE MAP EXTENSION	SDX-20-028	SUBDIVISION	315	2805 W. WOODWARD AVE	TruMark
BMW SUBDIVISION SDJ	SDJ-18-103	SUBDIVISION	6	531 & 539 SEQUIOA AVE	BMW DEVELOPMENT, INC.
HAT RANCH	ANX-19-122	SUB-DIVISION	40	9701 E. Sedan Av, 21712 S. Manteca Rd, and 21706 S. Manteca Rd	Richland Communities

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LEWIS ESTATES	SDJ-20-099	SUBDIVISION	53	1825 & 1965 S. UNION RD	James Lewis
PARADISE VILLAS	SDJ-20-118	TOWNHOMES	59	339 PESTANA AVE	Raghu Malladi & Engineer Sean Tobin
320 N Airport Way	SDJ-21-42	SUBDIVISION	116	320 N Airport Way	Kiper Homes
PROSE MANTECA	SPA-22-014	APTS	420	1563 & 1625 W YOSEMITE	US Alliance Manteca/ Brett Leon
UNION CROSSINGS APARTMENTS	SPA-21-015	APTS	300	1308 W ATHERTON DR	Denise Tschirky & Demetri Filios
DUTRA PROPERTY ANNEXATION	ANX-21-055	SUB-DIVISION	197	4699 & 5151 E Peach Ave	KDH Group LLC
THE ADDRESS	SPA-21-160	TOWNHOMES	13	455 NORTH WALNUT AVE	Minhas Builders
YOSEMITE APARTMENTS	SPA-21-165	APTS	62	1919 W YOSEMITE	Milestone Associates / Mike Singh
YOSEMITE SQUARE	SDJ-21-071 GPA-22-60	SUB-DIVISION	486	1992 E Yosemite, 405 S Vasconcellos	Kevin Fryer
JOSHUA STREET APARTMENTS	SPA-23-06, MZM-23-	APTS	245	3131 W Woodward Ave	The Spanos Corporation
AGS APARTMENTS	REZ-23-67, GPA-23-68, PDM-23-69, SPA-23-70	APTS		Davis Street and Walnut Avenue	AGS Family Holdings, LLC
WATERFALL APARTMENTS	SPA-23-79	APTS	24	380 N Airport Way	MCR Engineering
LMC / Quintal Development	GPA-22-66 PCD-22-67 SDV-22-68	SUB-DIVISION	818	144, 292, 301, 475 E. Quintal	LMC /Quarterra

IN APPLICATION / UNDER REVIEW

Name	Project #	Type	# of Units	Location	Developer/Builder
UNION RANCH NORTH (Annexation 1)	DA-20-139	SUB-DIVISION	450	S UNION RD	Albert Boyce
4-C RANCH	SDJ-21-024	SUB-DIVISION	81	9683 E LOUISE RD	Toni Raymus
TERRA RANCH	SDJ-21-124	SUB-DIVISION	60	2750 W WOODWARD AVE	TR Land Company
SARENE PLACE APARTMENTS	SPC-23-85	APTS	6	429 Sutter Street	Jeremy Metz
PACIFIC WEST AFFORDABLE APARTMENTS	SPA-23-112	APTS	228	1688 S Airport Way	Pacific West Communities, Inc
YOSEMITE FAMILY APARTMENTS	SPA-23-113	APTS	260	1758 W Yosemite Avenue	Pacific West Communities, Inc
Yosemite Senior Living	SPA-24-18, LLA-24-19	APTS		Yosemite Ave	Delta Community Developers Group

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Edwards Grove	ANX-24-33 SDJ- 24-34 PRZ- 24-35 LIA- 24-36	SUB-DIVISION			
Sedan Subdivision	ANX-24-37 PRZ- 24-38 SDJ-24- 39 DEV-24-40 EIR-24-41	SUB-DIVISION	310	9715 E Sedan	Meritage
Wawona Apartments	SPA-24-79	APTS	44	2027 Wawona Street	
Harmony Woods	P24-0049 ANX, PRZ, SDJ, EIS	SUB-DIVISION	147		MCR Engineering
Vans Residential	P24-0058 ANX, DEV, SDJ, GPA	SUB-DIVISION	202	Sedan Avenue and Alice Avenue	MacKay & Somps
Orchard Park	P25-0002 ANX, PRZ, SDJ	SUB-DIVISION		20704 S Tinnin Rd.	Northstar Engineering
Lupton Duplex/Triplex Project	P25-0011 SPM	Duplex/Triplex	5	190 Lupton Street	Progressive Designs