

CITY OF MANTECA RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of September 8, 2025

UNDER CONSTRUCTION / IMPROVEMENT PLANS / READY TO BUILD

Name	Project #	Type	# of Units	Location	Developer/Builder	Approval Date	Expiration Date	
GRIFFIN PARK SUBDIVISION 7 & 8	SDJ-18-053	SUBDIVISION	156	185 W SEDAN AVE	Atherton	CC 3/25/2019	3/25/2021	
GRIFFIN PARK SUBDIVISION 3 & 4	SDJ-18-053	SUBDIVISION	157	185 W SEDAN AVE	Raymus	CC 3/25/2019	3/25/2021	
SHADOWBROOK 2	SDJ-04-07	SUBDIVISION	103	1031 LOUISE AVE	TruMark	CC 12/19/2005	12/19/2007	
SHADOWBROOK 4	SDJ-04-07	SUBDIVISION	76	1031 LOUISE AVE	TruMark	CC 12/19/2005	12/19/2007	
SHADOWBROOK 6 & 7	SDJ-04-07	SUBDIVISION	59	1031 LOUISE AVE	TruMark	CC 12/19/2005	12/19/2007	
CERRI 1,2 & 3	GPA-15-084	SUBDIVISION	388	2950 & 3232 E WOODWARD AVE	MERITAGE	CC 4/30/2018	4/30/2020	
Cerri 4	TSM-16-011	SUBDIVISION	138	2805, 2950 & 3232 W Woodward Ave	Richmond American	CC 4/30/2018	4/30/2020	
Cerri 5	TSM-16-011	SUBDIVISION	132	2805, 2950 & 3232 W Woodward Ave	Richmond American	CC 4/30/2018	4/30/2020	
LUXURY APTS	SPA-16-127	APTS	136	1279 W LATHROP RD	PL HOMES	CC 5/15/2018	5/15/2020	
VINTAGE II	SDJ-20-06	SUBDIVISION	68	1272, 1380 & 1418 WOODWARD AVE	WINDWARD	CC 9/11/2018	9/11/2020	
GRIFFIN PARK SUBDIVISION 5	SDJ-18-053	SUBDIVISION	1220	185 W SEDAN AVE	RAYMUS	CC 3/25/2019	3/25/2021	
TRAILS OF MANTECA	LLA-15-041	SUBDIVISION	91	2368, 2240 & 2200 W WOODWARD	RAYMUS & Lennar	Dir 7/2/2015	7/2/2017	
MACHADO ESTATES	ANX-20-040	SUB-DIVISION	827	20329 S. AIRPORT	Stephen Miller, & Northstar Engineering	CC 6/7/2022	6/7/2024	
OAKWOOD TRAILS 3	TSM-13-75-05	SUB-DIVISION	676		Pulte & Taylor Morrison	CC 1/11/2016	1/11/2018	
GRIFFIN PARK 4	SDJ-18-53	SUB-DIVISION	57		KB Homes	CC 3/25/2019	3/25/2021	
VILLA TICINO WEST 1 & 2	TSM-14-75-02	SUB-DIVISION	263		Richmond Homes & Centry Communities	CC 6/10/2014	6/10/2016	
VILLA TICINO WEST 4	TSM-14-75-02	SUB-DIVISION	84		Meritage	CC 6/10/2014	6/10/2016	
VILLA TICINO WEST 3 & 6	TSM-14-75-02	SUB-DIVISION	241		KB Homes	CC 6/10/2014	6/10/2016	
DENALI 4	SDV-15-98	SUB-DIVISION	111		Lennar	3/31/2018	6/5/2023	
DENALI 2	SDV-15-98	SUB-DIVISION	57		Meritage	3/31/2018	6/5/2023	
PRINCIPIO	SPA-22-100	APTS	100	1199 N. MAIN ST	CRP Affordable Housing	CC 4/28/2023	4/28/2025	
YOSEMITE SQUARE	SDJ-21-071	GPA-22-60	SUB-DIVISION	486	1992 E Yosemite, 405 S Vasconcellos	Kevin Fryer	CC 3/21/2023	3/21/2025

ENTITLED/NOT YET UNDER CONSTRUCTION

Name	Project #	Type	# of Units	Location	Developer/Builder	Approval Date	Expiration Date
DENALI TENTATIVE MAP EXTENSION	SDX-20-028	SUBDIVISION	315	2805 W. WOODWARD AVE	TruMark	3/31/2018	6/5/2023
BMW SUBDIVISION SDJ	SDJ-18-103	SUBDIVISION	6	531 & 539 SEQUIOA AVE	BMW DEVELOPMENT, INC.	CC 1/18/2022	7/18/2025
HAT RANCH	ANX-19-122	SUB-DIVISION	40	9701 E. Sedan Av, 21712 S. Manteca Rd, and 21706 S. Manteca Rd	Richland Communities	CC 9/19/2023	CC 9/19/2043
LEWIS ESTATES	SDJ-20-099	SUBDIVISION	53	1825 & 1965 S. UNION RD	James Lewis	CC12/16/2021	12/16/2023
PARADISE VILLAS	SDJ-20-118	TOWNHOMES	59	339 PESTANA AVE	Raghu Malladi & Engineer Sean Tobin	CC11/4/2021	11/4/2023
320 N Airport Way	SDJ-21-42	SUBDIVISION	116	320 N Airport Way	Kiper Homes	3/3/2022	3/3/2024
PROSE MANTECA	SPA-22-014	APTS	420	1563 & 1625 W YOSEMITE	US Alliance Manteca/ Brett Leon	9/1/2022	3/1/2026
UNION CROSSINGS APARTMENTS	SPA-21-015	APTS	300	1308 W ATHERTON DR	Denise Tschirky & Demetri Filios	PC 6/16/23	12/16/2026
DUTRA PROPERTY ANNEXATION	ANX-21-055	SUB-DIVISION	197	4699 & 5151 E Peach Ave	KDH Group LLC		
SOMA Apartments	SPA-21-137 & LLA-21-152	APTS	210	1574 and 1636 S. Main St.	Ron Cheek	PC 2/2/23	8/2/2026
THE ADDRESS	SPA-21-160	TOWNHOMES	13	455 NORTH WALNUT AVE	Minhas Builders	PC 10/20/2022	10/20/2024
YOSEMITE APARTMENTS	SPA-21-165	APTS	62	1919 W YOSEMITE	Milestone Associates / Mike Singh	PC 3/16/23	9/16/2026
JOSHUA STREET APARTMENTS	SPA-23-06, MZM-23-20	APTS	245	3131 W Woodward Ave	The Spanos Corporation	PC 5/4/2023	11/4/2026
AGS APARTMENTS	REZ-23-67, GPA-23-68, PDM-23-69, SPA-23-70	APTS	24	Davis Street and Walnut Avenue	AGS Family Holdings, LLC	CC 2/20/2024	2/20/2026
WATERFALL APARTMENTS	SPA-23-79	APTS	24	380 N Airport Way	MCR Engineering	PC 1/18/24	1/18/2026
LMC / Quintal Development	GPA-22-66 SDV-22-68	SUB-DIVISION	818	144, 292, 301, 475 E. Quintal	LMC /Quarterra	CC 11/19/24	11/19/2026
UNION RANCH NORTH	ANX, PRZ TSM, DAA 25-01,GPA 25-01,	SUB-DIVISION	455	S UNION RD	Albert Boyce	CC 04/15/25	4/15/2035

320 Airport Way	SPC 25-003, LLA 25-003	Subdivision Club House	0	320 N Airport Way	Kiper Homes	7/21/2025	7/25/2027
Machado Ranch -Phase 2	MPM 25-08	Architectual update	2550 S Airport Way	Red Gabriel	Meritage Homes	5/5/25 Approval	

IN APPLICATION / UNDER REVIEW						
Name	Project #	Type	# of Units	Location	Developer/Builder	
Lovelace Annexation	ANX,PRZ, SDJ P 25-59	SFR	691	2400 E. Lovelace RD	MacKay & Soms	
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	
TPC West	SPA 25-119	APTS	216	1758 W Yosemite Avenue	Pacific West Communities, Inc	
Yosemite Senior Living	SPA-24-18, LLA-24-19	APTS		Yosemite Ave	Delta Community Developers Group	
Edwards Grove	ANX-24-33 SDJ-24-34 PRZ-24-35 LIA-24-36	SUB-DIVISION	85	NW o/Louis & Cottage	MCR Engineering	
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 & Soms	
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	
369 S. Austin Rd TPM	GPA-23-116, REZ-23-117, TPM-23-119	TPM	4	369 S. Austin Rd.	Trisha Chatterjee	
HOPE Family Shelters Addition	SPA 25-85	APTS	6	520 W. Yosemite Ave.	MCR Engineering	
Center Pointe Apartments	SDJ-25-76, SPA-25-76	TSM, APTS	96	282 N Airport Way	Center Pointe Manteca LLC	
Quintal Rd Lot Line Adjustment	LLA-25-0067	LotLine Adjustment	N/A	144, 292 & 490 E Quintal Rd.	Quarterra Group	
Hat Ranch	LLA 25-87	Lot Line Adjustment	N/A	2606 & 2612 S Main St & 1447 E Sedan	Richland Planned Communities	
BMW Home Sites Extension	P 25-93	TSM Extension	N/A	531 & 539 S. Sequoia Avenue		
Center Pointe Apartments	SDJ-25-76, SPA-25-76	TSM, APTS	96	282 N Airport Way	Center Pointe Manteca LLC	