

CITY OF MANTECA RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of November 10, 2025

NON-RESIDENTIAL APPLICATIONS UNDER REVIEW				
Name of Project	Project #	Description	Location	Applicant
Village at Villa Ticino	SPC-24-04, UPN-24-05, TPM-24-06	Commercial Businesses	995 N Airport Way	MCR Engineering
Gateway RV & Boat Storage	SPC & CUP 25-15	13.78 acre RV and boat storage	2371 Bronzan Rd.	Mark Dirato
Cornerstone Community Church	CUP, VAR, SPC 25-0054	New 20,000 SQFT church and accessory structures	499 South Austin Road	MCR Engineering
Tractor Supply/Dutch Bros	SPC 25-18 & LLA 25-18 & MUP 25-18	1 QSR and 40,000 Retail	2160 Union Rd	Joe Verceles
407 Spreckels (Prologis #2)	SPC-24-29, CUP-24-30	New Warehouse & Industrial	407 Spreckels	Prologis
Sunrise Trucking	SPC-24-64, TPM-24-65	Intermodal terminal	2519 N Airport Way	MCR Engineering
Airport Business Center NS	SPC-24-71	Industrial Warehouse	2803, 3045, 3157, and 3123 N Airport Way	Grenlaw Partners
Pillsbury Road Commercial	SPC-23-61, UPN-23-62, MSP-23-63	Mixed Commercial	1840 Pillsbury Road	RMK Design, Inc.
ARCI Office Building	SPC-23-100	Medical Office Building	1093 Eucalyptus Street	Elevation Design & Consulting
Fagundes Auto Detailing	SPC 25-95	Metal Building	860 N Main	Frank Teixeria
AGS Retail Plaza	SPC 25-128	Plaza w/6 reailt suites, C-store & Fueling Station	1840 E Yosemite Ave	Sara Donahue
Yosemite Laundry & Retail	SPC-24-12	Laundry and Retail	1155 E Yosemite Avenue	David Rasuli
KA Concrete Pumping	SPC-25-173	SPC for frontage, parking, landscaping and lighting improvements	616 S. Main St.	Jose Perez
Danna Point Commercial	P 25-188	TPM, SPC, CUP, MUP for 406 unit personal self storage facility, two drive thru w/QSRs	19589 W McKinley Ave	Peter Danna
Airport Plaza Extension	SPC 25-190	1-year Ext. for SPC 21-99 & UPN 21-100 (C-store w/ fueling stations, QSR, & retail center	2060 W. Lathrop Road	Jaspal & Jarnail Kamboj
Wal-Mart Solar	MPM 25-141	Six Solar Carport Structure	1205 S Main St	Michael Landler
Cedar Point Sale Office	TUP 25-167	Sale Office for Yosemite Square	2089 Cyclone Dr	Kelsey Barclay
Christmas Tree Sales	TUP 25-169	Christmas Tree Lot (Save Mart Shopping Center)	1431 W Yosemite	Melanie Martell
ChristmanTree Sales	TUP 25-170	Christmas Tree Sales	1172 N Main	Melanie Martell
Manteca Market Place	TUP 25-0145	Job Trailer	212 W Atherton Dr	Nate Utterback
400 Industrial	MPM 24-59	Site Improvements	400 Industrial	
Dutra LED Sign	LLA & MZM 25-112	Lot Line Adjustment and Minor Zone Modification to allow for LED freeway sign	1403 & 1565 W Atherton Drive	Outfront Media
Raunak Bazar	TUP-26-129	Food Festival	2151 Moffat Blvd	Sai Moffat Holdings
Manteca Winterfest	TUP 25-0179	20,000 Square foot jump house and Ice rink	1422 Grove Ave	Christine Cook
Airport Plaza Extension	P 25-190	Convenience store w/ fuel pumps nd retail store	2060 W Lathrop Road	Kurt Wagenknecht

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BMW Home Sites	P 25-93 (SDJ:18-103 & PD-18-104)	TSM Ext.	6	531 & 539 S. Sequoia Avenue	Ben Cantu
Center Pointe Apartments	SDJ-25-76, SPA-25-76	TSM, APTS	96	282 N Airport Way	Center Pointe Manteca LLC
Lovelace Annexation	P25-0059	ANX, PRZ, SDJ	691	2400 E. Lovelace RD	MacKay & Soms
369 S. Austin Rd TPM	GPA-23-116, REZ-23-117, TPM-23-119	GPA, Rezone and Tmap to create four R-1 parcels	4	369 S. Austin Rd.	Trisha Chatterjee
Harmony Woods	P24-0049	ANX, PRZ, SDJ	147	S Aiport Dr. n/o Kiper	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
4-C Ranch	SDJ-21-024	SUB-DIVISION	68	9683 E LOUISE RD	Toni Raymus
TPC West	SPA-23-113	APTS	216	1758 W Yosemite Avenue	Pacific West Communities, Inc
Edwards Grove	ANX-24-33, SDJ-24-34, PRZ-24-35, LIA-24-36	SUB-DIVISION	74	8001 E. Louise Avenue and 16166, 16200, 16228, 16244, 16280, 16304, 16363, 16366 and 16394 S. Cottage Avenue	MCR Engineering
Orchard Park	P25-0002	ANX, PRZ, SDJ	245	APN: 224-023-11, -26, -27, -37	Northstar Engineering
Wawona Apartments	SPA-24-79	APTS	44	2027 Wawona Street	MCD Engineering
Sarene Place Apartments	SPC-23-85	APTS	6	429 Sutter Street	Jeremy Metz
PSS Mixed-Use Project	SPR 25-09 CUP 25-09	Mix-Use	164	2218, 2210 & 2226 W. Yosemite Avenue	Kevin Lang/MCR Parm Sidhu
Vans Subdivision	P24-0058	ANX, PRZ, DA, GPA, SDJ	202	226-120-19 226-120-20 226-120-21	MLC Holdings inc
Rancho Grande	P25-0142	ANX/ SUBDIVISION	816	13182,12900,12690,11888,S. Airport Way and 2310,2300,2323 Lovelace Road.	Shawn Samaniego/MCR
Cardoza ANX	P25-0183	ANX/ SDJ/GPA/PRZ,PD	500	13496 South Airport Way (204-100-01)	DR Horton
Hat Ranch	LLA 25-87	Lot Line Adjustment	N/A	2606 & 2612 S Main St & 1447 E Sedan	Richland Planned Communities
Lupton Triplex & Duplex	SPA 25-11	MFR	5	190 Lupton St	BMW Development Inc.
HOPE Family Shelters Addition	SPA 25-85	R3 Multi-Family	6	520 W. Yosemite Ave.	Marshall Swift
Pacific West Affordable Apartments	SPA-23-112	APTS	270	1688 S Airport Way	Pacific West Communities, Inc
Austin Point Subdivision	SDJ 25-1787	TSM	279	501-743 N. Austin Rd	MCR Engineering

NON-RESIDENTIAL APPROVED OR ENTITLED APPLICATIONS							
Name of Project	Project #	Description	Location	Applicant/Developer Builder	Approval Date	Expiration Date	Building Permit Status
Gesco Fire Pump	P24-0050 SPC	Commercial	160 Pacific Road	Huff Energy Solutions	PC 6/5/2025	6/5/2027	
Daniels Center	SPC-21-101 UPN-21-102	QSR store, car wash, gas station, and convenience store	2125 S Daniels St	Jaspal Kamboj	PC 7/17/25	7/17/2026	In Plan Check
Yosemite Retail	SPC-21-149	Proposed convenient store, 200 sqft with car wash and fueling station	1901 E Yosemite Ave	Major Singh	PC 4/18/2024	4/18/2026	In Plan Check
Crossroads Plaza	GPA-22-004, UPN-22-78	Convenience store w/ fuel pumps/Auto Zone	2064 N Union Rd	Merced 18, LLC	CC 4/16/2024	46128	In Plan Check
Valley Medical	SPC-22-59, TPM-23-015	Three Medical Buildings at 25,039 SF	1132 Norman Dr	DME, LLC	PC 6/15/2023	6/15/2025	
Ravh Auto	SPC-22-88, LLA-22-89, CUP-22-90	New Parking Lot for automobile sales	816 & 820 West Yosemite Ave	MCR Engineering	PC 6/15/2023	6/15/2026	In Plan Check
Cottage Court Medical Offices	MPM-22-112	Medical Office Building	1263 Cottage Court	Vegas Builds, Inc.	ADMIN 3/13/2023	3/13/3035	
Cottage Court Storage	SPC-23-04, UPJ-23-05	Self, RV, Boat Storage	1280 Cottage Court	Spiegel Development	PC 6/20/2024	6/20/2026	In Plan Check
FEC and Convention Center	SPC-23-30, CUP-23-31	Family Entertainment Facility and bowling alley	1602 W Atherton	Oleander at Atherton, Inc. - Rod R. Scott	PC 3/21/2024	3/21/2026	
McDonald's - Marketplace & Main	SPC-23-89	Restaurant	108 W Atherton	Core States Group	PC 3/7/2024	3/7/2026	In Plan Check
Embarc Cannabis	CUP-24-22	Cannabis Storefront	1140 S Main Street	Embarc Cannabis	CC 5/21/2024	5/21/2026	In Plan Check
Ace Train Platform	SPC-24-53	Train Platform	420 Moffat Blvd.	SJ Regional Rail Commission	ADMIN 10/8/2024	10/8/2026	
Airport Plaza	SPC-21-099	Convenience store w/ fuel pumps and retail store	2060 W Lathrop Road	Kurt Wagenknecht	PC 12/6/2023	12/6/2025	In Plan Check
Aretakis TPM	SDN 21-128	Commercial Parcel Map	1437 & 1533 S Main	Alex Aretakis	PC 6/5/25	6/5/2026	
Sonic Drive Thru	SPC-24-24, UPN-24-25	Drive Thru Resturant	2153 Daniels Street	Sandy Singh	PC 07/17/2025	7/17/2027	
Crossroads Community Church	SPC 24-51	New Admin Building at Church	1505 Moffat Blvd.	WMB Architects	ADMIN 7/21/25	7/21/2027	In Plan Check

Big O Tires	SPC 25-97, MUP 25-97	Tires Sales & Minor Vehicle Repair	810 E Yosemite Ave	Sunny Bajwa	ADMIN 9/24/25	9/24/2027	In Plan Check
Kaiser Emergency Department Expansion	SPC-24-81, UPJ-25-02, LLA-24-82, MSP-25-05	ED Expansion	1777 W Yosemite Ave	Kaiser	PC 10/27/2025	10/27/2027	In Plan Check
Coes Chistmas	TUP 25-0174	christmas Event	1422 Grove	Daniel Coe	ADMIN 11/06/2025	12/26/2025	

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DENALI TENTATIVE MAP EXTENSION	SDX-20-028	SUBDIVISION	315	2805 W. WOODWARD AVE	Tru Mark	3/31/2018	6/5/2023
BMW SUBDIVISION SDJ	SDJ-18-103	SUBDIVISION	6	531 & 539 SEQUIOIA 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 CROSSING 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	CC 10/18/2022	4/18/2026
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	N/A	320 N Airport Way	Kiper Homes	7/21/2025	7/25/2027
MACHADO RANCH - PHASE 2	MPM 25-08	Architectual update	N/A	2550 S Airport Way	Red Gabriel	ADMIN. 5/5/25	5/5/2027