

CITY OF MANTECA RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of March 1, 2023

UNDER CONSTRUCTION / IMPROVEMENT PLANS / READY TO BUILD

Name	Project #	Type	# of Units	Location	Developer/Builder
NORTH MAIN COMMONS GPA	GPA-17-069	SUBDIVISION	154	1390 & 1530 N. MAIN ST	DR Horton
GRIFFIN PARK SUBDIVISION 1 & 2	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 1	SDJ-04-07	SUBDIVISION	115	1031 LOUISE AVE	Taylor Morrison
SHADOWBROOK 2	SDJ-04-07	SUBDIVISION	103	1031 LOUISE AVE	TruMark
SHADOWBROOK 3	SDJ-04-07	SUBDIVISION	84	1031 LOUISE AVE	ANTHEM
SHADOWBROOK 4	SDJ-04-07	SUBDIVISION	76	1031 LOUISE AVE	TruMark
SHADOWBROOK 5	sdj-04-07	SUBDIVISION	59	1031 LOUISE AVE	TruMark
SUNDANCE 4	SDJ-14-75-03	SUBDIVISION	118	E WOODWARD AVE	KB HOMES
WACKERLY (FREESTONE)	SDJ-19-13	SUBDIVISION	60	4764 E WOODWARD AVE	KIPER DEVELOPMENT
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
CYRUS LANE	SDN-17-134	DUPLEX	10	936 W ALAMEDA ST	Lamont Hunter
VINTAGE II	SDJ-20-06	SUBDIVISION	68	1272, 1380 & 1418 WOODWARD AVE	WINDWARD
MADAN DAS APARTMENTS	SPA-18-096	APTS	9	458 E ALAMEDA	
VALENCIA PLACE APTS PHASE II	SPA-18-134	APTS	192	1360 LAKESIDE AVE	ATHERTON HOMES
YOSEMITE GREENS	SDJ-18-107	SUBDIVISION	101	472 & 410 N AIRPORT WAY	DR HORTON

ENTITLED/NOT YET UNDER CONSTRUCTION

Name	Project #	Type	# of Units	Location	Developer/Builder
DENALI TENTATIVE MAP EXTENSION	SDX-20-028	SUBDIVISION	315	2805 W. WOODWARD AVE	TruMark
GRIFFIN PARK SUBDIVISION 5	SDJ-18-053	SUBDIVISION	1220	185 W SEDAN AVE	RAYMUS
BMW SUBDIVISION SDJ	SDJ-18-103	SUBDIVISION	6	531 & 539 SEQUIOA AVE	BMW DEVELOPMENT, INC.
THOMAS STREET SUBDIVISION	SDJ-20-039	SUBDIVISION	49	1674 W. YOSEMITE AVE	Cary Pope & Tony DeMelo (Northstar Engineering)
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
TRAILS OF MANTECA	LLA-15-041	SUBDIVISION	91	2368, 2240 & 2200 W WOODWARD	RAYMUS
LUXURY APTS	SPA-16-127	APTS	136	1279 W LATHROP RD	PL HOMES
320 N Airport Way	SDJ-21-42	SUBDIVISION	116	320 N Airport Way	Kiper Homes
DIAMOND VILLAS	SDJ-16-093	TOWNHOMES	43	LINCOLN & GRANT AVE	Impact Homes

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MACHADO ESTATES	ANX-20-040	SUB-DIVISION	827	20329 S. AIRPORT	Stephen Miller, & Northstar Engineering
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
THE ADDRESS	SPA-21-160	TOWNHOMES	13	455 NORTH WALNUT AVE	Minhas Builders

IN APPLICATION / UNDER REVIEW

Name	Project #	Type	# of Units	Location	Developer/Builder
HAT RANCH	ANX-19-122	SUB-DIVISION	40	9701 E. Sedan Av, 21712 S. Manteca Rd, and 21706 S. Manteca Rd	Richland Communities
DUTRA PROPERTY ANNEXATION	ANX-21-055	SUB-DIVISION	197	4699 & 5151 E Peach Ave	KDH Group LLC
STAGECOACH AT M&E (Annexation 1)	DA-20-135	SUB-DIVISION	304	13701 S STATE RT 99	Toni Raymus & Bill Filios
STAGECOACH MARCHESOTTI (Annexation 2)	DA-20-137	SUB-DIVISION	562	13102 S Union Rd	Toni Raymus & Bill Filios
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
YOSEMITE SQUARE	SDJ-21-071 GPA-22-60	SUB-DIVISION	486	1992 E Yosemite, 405 S Vasconcellos	Kevin Fryer
TERRA RANCH	SDJ-21-124	SUB-DIVISION	60	2750 W WOODWARD AVE	TR Land Company
SOMA APARTMENTS	SPA-21-137	APTS	210	1574 & 1636 S MAIN ST	Soma Manteca LLC
YOSEMITE APARTMENTS	SPA-21-165	APTS	62	1919 W YOSEMITE	Milestone Associates / Mike Singh
WAWONA APARTMENTS	GPA-22-051	APTS	472	1009,18845,1045, AND 1069 s Airport Way	Grupe Properties Inc
LMC / Quintal Development	GPA-22-66 PCD-22-67 SDV-22-68	SUB-DIVISION	816	144, 292, 301, 475 E. Quintal	LMC /Quarterra
PRINCIPIO	SPA-22-100	APTS	100	1195 N. MAIN ST	CRP Affordable Housing
Joshua Street Apartments	SPA-23-06	APTS	245	3131 W Woodward Ave	The Spanos Corporation