

CITY OF MANTECA RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of August 1, 2024

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
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
YOSEMITE GREENS	SDJ-18-107	SUBDIVISION	101	472 & 410 N AIRPORT WAY	DR HORTON

ENTITLED/NOT YET UNDER CONSTRUCTION

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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.
HAT RANCH	ANX-19-122	SUB-DIVISION	40	9701 E. Sedan Av, 21712 S. Manteca Rd, and 21706 S. Manteca Rd	Richland Communities
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
320 N Airport Way	SDJ-21-42	SUBDIVISION	116	320 N Airport Way	Kiper Homes

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DIAMOND VILLAS	SDJ-16-093	TOWNHOMES	43	LINCOLN & GRANT AVE	Impact Homes
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
DUTRA PROPERTY ANNEXATION	ANX-21-055	SUB-DIVISION	197	4699 & 5151 E Peach Ave	KDH Group LLC
SOMA APARTMENTS	SPA-21-137	APTS	210	1574 & 1636 S MAIN ST	Soma Manteca 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
PRINCIPIO	SPA-22-100	APTS	100	1195 N. MAIN ST	CRP Affordable Housing
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

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
LMC / Quintal Development	GPA-22-66 PCD-22-67 SDV-22-68	SUB-DIVISION	818	144, 292, 301, 475 E. Quintal	LMC /Quarterra
SARENE PLACE APARTMENTS	SPC-23-85	APTS	6	429 Sutter Street	Jeremy Metz
PACIFIC WEST AFFORDABLE APARTMENTS	SPA-23-112	APTS	270	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