

## CITY OF MANTECA RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of November 1, 2024

### 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 |
| YOSEMITE SQUARE                | SDJ-21-071<br>GPA-22-60 | SUB-DIVISION | 486        | 1992 E Yosemite, 405 S Vasconcellos | Kevin Fryer                             |
| 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                                |
|                                |                         |              |            |                                     |   |

### 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               |
| BMW SUBDIVISION SDJ            | SDJ-18-103 | SUBDIVISION | 6          | 531 & 539 SEQUIOA AVE | BMW DEVELOPMENT, INC. |

| Name                       | Project #  | Type         | # of Units | Location  | Developer/Builder                      |
|----------------------------|--|--------------|------------|---|--|
| HAT RANCH                  | ANX-19-122   | SUB-DIVISION | 40         | 9701 E. Sedan Av, 21712 S. Manteca Rd,<br>and 21706 S. Manteca Rd | Richland Communities                   |
| 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<br>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      |
| 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-<br>68, PDM-23-69, SPA-<br>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<br>PCD-22-67<br>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-<br>19            | APTS         |            | Yosemite Ave                  | Delta Community Developers<br>Group |

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|------------------------|--|--------------|------------|--------------------|-------------------|
| Edwards Grove          | ANX-24-33 SDJ-<br>24-34 PRZ-<br>24-35 LIA-<br>24-36          | SUB-DIVISION |            |                    |                   |
| Sedan Subdivision      | ANX-24-37 PRZ-<br>24-38 SDJ-24-<br>39 DEV-24-40<br>EIR-24-41 | SUB-DIVISION | 310        | 9715 E Sedan       | Meritage          |
| Lovelace Assemblage #2 | PST-24-86  | SUB-DIVISION | 763        |                    |                   |
| Wawona Apartments      | SPA-24-79  | APTS         | 44         | 2027 Wawona Street |                   |
|                        |  |              |            |                    |                   |