

## CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of September 1, 2022

### UNDER CONSTRUCTION / READY TO BUILD

| Name                           | Project #  | Description                                       | Location            | Developer/Builder                     |
|--------------------------------|------------|---|---------------------|---------------------------------------|
| Warehouse Remodel & Conversion | MPM-20-090 | Remodel existing storage warehouse                | 221 Oak St          | Zacharia Chemanooru                   |
| Austin Self Storage            | SPC-20-094 | New 50,820 sqft storage with 1420 sqft office     | 183 S. Austin Rd    | John Pinedo                           |
| 7 ELEVEN                       | SPC-20-31  | Convenience store and fuel pumps                  | 1110 N MAIN ST      | JM Stitt Construction                 |
| TRU HOTEL                      | SPC-19-045 | 4 story hotel with 78 rooms                       | 180 Northwoods Ave  | SPJ Construction                      |
| STAYBRIDGE SUITES              | SPC-18-126 | 4 story hotel with 101 rooms                      | 1878 Daniels St     | SPJ Construction                      |
| Manteca Medical Building       | LLA-22-002 | Lot line adjustment                               | 2077 W Yosemite Ave | MPVCA Manteca LLC/Indrajit Obeysekere |
| Chevron/Extra Mile             | SPC-20-129 | Fueling station w/ convenience store and car wash | 1495 S. Union Rd    | Philip King                           |

### IMPROVEMENT PLANS APPROVED / UNDER REVIEW

| Name                         | Project #  | Description                           | Location            | Developer/Builder        |
|------------------------------|------------|---------------------------------------|---------------------|--------------------------|
| NUR AL-HUDA ACADEMY          | SPC-18-054 | 29,420 sqft building classrooms only  | 1085 S Union        | Nur Al-Huda Academy Corp |
| Manteca Assisted Living      | SPC-18-092 | Assisted living facility, 88 beds     | 1852 W Yosemite Ave | Sandip Patel             |
| Walmart Expnsion Store #1840 | MPM-22-028 | 2843 sqft expansionfor grocery pickup | 1205 S Main St      | WD Partners              |

### ENTITLED/NOT YET UNDER CONSTRUCTION

| Name | Project # | Description | Location | Developer/Builder |
|------|-----------|-------------|----------|-------------------|
|------|-----------|-------------|----------|-------------------|

| <b>Name</b>                            | <b>Project #</b> | <b>Description</b>                                | <b>Location</b>        | <b>Developer/Builder</b>                   |
|--|------------------|---|------------------------|--|
| U-Haul Storage                         | UPJ-21-090       | Conversion of K-Mart to U-Haul moving and storage | 255 Northgate Dr       | U-Haul / Chris Trudell                     |
| Pinkberry                              | SPC-21-084       | Drive-thru yogurt store                           | 603 E Yosemite Ave     | Magallon Construction co / Manuel Magallon |
| Rotten Robbie                          | SPC-19-109       | 4800 sqft convenience store and fuel station      | 1014 S. Airport Way    | Dave Mordic & Project Manager, John Hicks  |
| Woodbridge West Retail                 | SPC-20-080       | Commercial shopping center                        | Lathrop Rd             | Rod Alonzo & Art Nunes                     |
| CenterPoint South                      | SPC-19-155       | Two concrete tilt-up wall warehouse buildings     | 2205 N. Airport Way    | MCR Engineering/Shawn Samaniego            |
| B.E.S.T. Office Building               | SPC-21-021       | 9660 sqft office building w/ 1800 sqft storage    | 398 W Lathrop Rd       | Jeff Sales                                 |
| Maverik Service Station SPC            | SPC-21-064       | 6130 sqft convenience store w/ 15 fuel pumps      | 1527 S Airport Way     | Maverik, Inc.                              |
| Container Yard 2 Revision              | SPN-19-162       | Modification to previously approved site plan     | 2205 N. Airport Way    | MCR Engineering/Shawn Samaniego            |
| Raymus Development Office Building SPC | SPC-21-074       | Warehouse/office building                         | 617 W Yosemite Ave     | Jag Construction                           |
| Funsten Fence                          | MPM-22-017       | Fence construction border of property             | 105 Industrial Park Dr | Gary Burkert                               |
| E Wetmore Office and Warehouse         | SPC-21-127       | Office and warehouse                              | 470 E Wetmore St       | Ken Fong                                   |
| Kaiser Emergency Dept. Ext. Canopy     | MPM-21-069       | Emergency room canopy                             | 1777 W Yosemite Ave    | Teter, LLP                                 |
| ST ANTHONY'S CHURCH PARKING EXPANSION  | MPM-20-054       | Parking lot expansion                             | 427 & 443 E North St   | St Anthony's Church                        |
| ARCO EXPANSION                         | SPC-20-003       | 17 new storage bldgs                              | 1654 n Main St         | Krystina Uribes                            |
| Warehouse Remodel & Conversion         | MPM-21-62        | Remodel existing storage warehouse.               | 400 Industrial Park    | Zacharia Chemanooru                        |

| Name                         | Project #  | Description  | Location               | Developer/Builder                  |
|------------------------------|------------|--|------------------------|------------------------------------|
| Sunny Valley Meats Expansion | SPC-21-061 | 87,071 sqft meat products processing facility      | 2427 W Yosemite Ave    | Sunny Valley Meats                 |
| BBVA - ATM Install           | MPM-21-141 | Add new ATM  | 201 N Main St          | KESA / James Spix                  |
| 147 & 165 Commerce Ave       | SPC-21-162 | Retail strip building                              | 147 & 165 Commerce Ave | Kunba Enterprise LLC               |
| AT&T Cell Tower CVL00836     | UPJ-21-166 | Install new cell tower                             | 1125 N Union Rd        | New Cingular Wireless / Carl Jones |
| Loma Brewing                 | SPC-22-009 | Beer garden and brewery                            | 1077 Milo Candini Dr   | Loma Brewing / Kevin Youkilis      |
| Deaf Puppy Comedy Club       | UPJ-22-043 | Renovate 4,000 sf existing space for a comedy club | 127 N Main Street      | Chris Teicheira                    |
| Manteca Marriott Courtyard   | PCD-22-019 | 117 guestroom hotel                                | 2303 W Atherton Dr     | Atherton Hospitality               |
| Spreckles Retail             | SPC-22-039 | 7560sf single story commercial building            | 130 Spreckles Ave      | Ashley Investments, LLC            |

**IN APPLICATION / UNDER REVIEW**

| Name                  | Project #                | Description   | Location            | Developer/Builder           |
|-----------------------|--------------------------|---|---------------------|-----------------------------|
| Daniels Center        | SPC-21-101<br>UPN-21-102 | QSR store, car wash, gas station, and convenience store                     | 212 S Daniels St    | Jaspal Kamboj               |
| Yosemite Retail       | SPC-21-149               | Proposed quick serve restaurant, 200 sqft with car wash and fueling station | 1901 E Yosemite Ave | Major Singh                 |
| 226-100-20 Annexation | ANX-21-172               | Annex existing home site parcel into the City                               | 7189 E Sedan Ave    | NorthStar Engineering Group |
| Crossroads Plaza      | GPA-22-004               | Convenience store w/ fuel pumps   | 2064 N Union Rd     | Merced 18, LLC              |

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|--|------------------|--|---------------------------------------|---|
| SR120/McKinley Interchange LLA         | LLA-21-038       | Lot line adjustment  | 2819 & 2881 Bronzan Rd                | City of Manteca                         |
| 36&48 Lot Line Dilip Dr (Griffin Park) | LLA-22-001       | Lot line adjustment  | 2392 Dilip Drive                      | Griffin Park Development Co/Toni Raymus |
| Griffin Park Unit 2 LLA                | LLA-22-010       | Lot line adjustment  | 1374 Oleander & 1450 S Airport        | Pillsbury Road Partners                 |
| Griffin Park Phase D Lots 19 & 20      | LLA-22-026       | Lot line adjustment  | 2565 & 2559 Tinnin Rd                 | Demitri Filios                          |
| American Modular Systems               | MPM-21-158       | 3963 sqft office expansion   | 787 Spreckles Ave                     | Loren Aiton                             |
| Prologis/Spreckels Distribution Center | SPC-17-011       | 305,000 sqft dist center   | 407 Spreckels Av                      | Amanda Criscione                        |
| Lathrop Diesel Fueling Canopy          | SPC-21-120       | Diesel fuel canopy   | 2064 Crestwood Ave                    | ASP Petroleum Inc/ Sarvjit Singh        |
| GBX at CenterPoint                     | SPC-21-136       | Construct 280,983 sqft dist warehouse                                    | 2205 N Airport Way                    | Lone Oak / Pehr Peterson                |
| Market Place at Main (Savemart)        | SPC-21-153       | 110,000 SF retail center   | Southwest corner of Atherton and Main | Cal Gold                                |
| Standard Plumbing Supply               | MPM-22-038       | 4560 sq ft warehouse addition  | 105 Northgate                         | Skarphol/Frank Associates               |
| Cabral-Jeep Dealership Renovation      | PST-22-040       | Renovate existing dealership building.                                   | 1115 W Yosemite Ave                   | Cabral Chrysler Dodge                   |
| Airport Business Centre (North)        | SPC-22-045       | 360,000sf distribution building  | 3045,3123 & 3157 N Airport Way        | Greenlaw Development, LLC               |
| Harris Lot Line Adjustment             | LLA-22-55        | Proposed Lot Line adjustment between Harris property and Thiara property | 2303 W Atherton Dr                    | Burrell Consulting Group                |
| Storage Building                       | MPM-22-56        | Building a 45x30ft steel storage building for golf carts and parts       | 842 W Yosemite Ave                    | Erick Mendoza Bravo                     |
| Valley Medical                         | SPC-22-59        | Three Medical Buildings at 25,039 SF                                     | 1132 Norman Dr                        | DME, LLC                                |
| Kaiser Basin Lot Line Adjustment       | LLA-22-62        | Proposed Lot Line Adjustment of parcel for installation of basin         | 1777 W Yosemite Ave                   |   |
| Kaiser Parking Lot                     | MPM-22-63        | Parking lot expansion for 87 stalls                                      | 1777 W Yosemite Ave                   |   |

| Name                                 | Project # | Description                               | Location                  | Developer/Builder  |
|--------------------------------------|-----------|---|---------------------------|--------------------|
| Fairfield McKinley Avenue Mixed-Use  | PST-22-64 | 288 units within 3-story walkup buildings | 18771 McKinley Avenue     | FRH Realty LLC     |
| Laurel Model Complex & Sales Office  | TUP-22-65 |   |                           | Trumark Homes      |
| Second Harvest of the Greater Valley | MPM-22-69 | PV System                                 | 704 Industrial Park Drive |                    |
| Star Auto Sales                      | MPM-22-70 | Used car dealership                       | 757 N Main Street         | Star Auto Sales    |
| Sunny Valley Meats                   | MPM-22-75 | Solar Carports                            | 2427 W Yosemite Ave       | Sunny Valley Meats |
| Lathrop Road Commercial              | PST-22-76 | 7,587 sf Commercial and Retail Building   | 2064 Crestwood Ave        | RMK Design, Inc.   |