

CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of December 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 |
| 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 |
| NUR AL-HUDA ACADEMY | SPC-18-054 | New Middle School/High School Academy | 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 |
| ARCO EXPANSION | SPC-20-003 | 17 new storage bldgs | 1654 n Main St | Krystina Uribes |
| U-Haul Storage | UPJ-21-090 | Conversion of K-Mart to U-Haul moving and storage | 255 Northgate Dr | U-Haul / Chris Trudell |

ENTITLED/NOT YET UNDER CONSTRUCTION / UNDER REVIEW

| Name | Project # | Description | Location | Developer/Builder |
|-----------|------------|-------------------------|--------------------|--|
| Pinkberry | SPC-21-084 | Drive-thru yogurt store | 603 E Yosemite Ave | Magallon Construction co / Manuel Magallon |

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| 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. |
| Raymus Development Office Building SPC | SPC-21-074 | Warehouse/office building | 617 W Yosemite Ave | Jag Construction |
| E Wetmore Office and Warehouse | SPC-21-127 | Office and warehouse | 470 E Wetmore St | Ken Fong |
| Warehouse Remodel & Conversion | MPM-21-62 | Remodel existing storage warehouse. | 400 Industrial Park | Zacharia Chemanooru |
| Sunny Valley Meats Expansion | SPC-21-061 | 87,071 sqft meat products processing facility | 2427 W Yosemite Ave | Sunny Valley Meats |
| 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 |
| 226-100-20 Annexation | ANX-21-172 | Annex existing home site parcel into the City | 7189 E Sedan Ave | NorthStar Engineering Group |
| 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 |
| Spreckels Retail | SPC-22-039 | 7560sf single story commercial building | 130 Spreckels Ave | Ashley Investments, LLC |

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| Storage Building | MPM-22-56 | Building a 45x30ft steel storage building for golf carts and parts | 842 W Yosemite Ave | Erick Mendoza Bravo |
| Sunny Valley Meats | MPM-22-75 | Solar Carports | 2427 W Yosemite Ave | Sunny Valley Meats |
| Hwy. 120 - S. Main Street | MPM-22-83 | New 30kdiesel generator for existing telecommunications facility | 1153 Vanderbilt Circle | AT&T |
| Emergency Shelter | CUP-22-101 | In M1 Zoning District | | |
| Yosemite Center Master Sign Program | MSP-22-97 | Master Sign Program | 502 E Yosemite Avenue | |

IN APPLICATION / UNDER REVIEW

| Name | Project # | Description | Location | Developer/Builder |
|-----------------------------------|--------------------------|---|--------------------------------|--------------------------|
| Daniels Center | SPC-21-101 UPN-21-102 | QSR store, car wash, gas station, and convenience store | 212 S Daniels St | Jaspal Kamboj |
| Yosemite Retail | SPC-21-149 | Proposed convenient store, 200 sqft with car wash and fueling station | 1901 E Yosemite Ave | Major Singh |
| Crossroads Plaza | GPA-22-004 | Convenience store w/ fuel pumps | 2064 N Union Rd | Merced 18, LLC |
| SR120/McKinley Interchange LLA | LLA-21-038 | Lot line adjustment | 2819 & 2881 Bronzan Rd | City of Manteca |
| 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 |
| GBX at CenterPoint | SPC-21-136 | Construct 280,983 sqft dist warehouse | 2205 N Airport Way | Lone Oak / Pehr Peterson |

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|--------------------------------------|------------------|--|---------------------------------------|---------------------------|
| 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 |
| Airport Business Centre (North) | SPC-22-045 | 360,000sf distribution building | 3045,3123 & 3157 N Airport Way | Greenlaw Development, LLC |
| 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 | |
| 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 |
| Crossroads Plaza | UPN-22-78 | | 2064 N Union Rd | Merced 18, LLC |
| Ravh Auto | SPC-22-88 | New Parking Lot for automobile sales | 816 & 820 West Yosemite Ave | MCR Engineering |
| Ravh Auto | LLA-22-89 | New Parking Lot for automobile sales | 816 & 820 West Yosemite Ave | MCR Engineering |
| Ravh Auto | CUP-22-90 | New Parking Lot for automobile sales | 816 & 820 West Yosemite Ave | MCR Engineering |
| Buantello Lot Line Adjustment | LLA-22-94 | Lot line adjustment 2819 Bronzan Rd | 2819 Bronzan Road | |
| Saenz Lot Line Adjustment | LLA-22-95 | Lot line adjustment 2819 Bronzan Rd | 2819 Bronzan Road | |
| Whisper Car Wash Solar Car Ports | MPM-22-96 | Installation of three PV solar canopies | 1350 Phoenix Drive | Soleeva Energy, Inc |

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| Manteca Crossing | CUP-22-108, UPN-22-107, SPC-22-106 | Retail Shopping Center | 1527 South Airport Way | Diamond Galaxy Partners, LLC |
| Cabral Jeep Renovation | LLA-22-110, MPM-22-109 | Renovation | 1115 W Yosemite Ave | Don Cabral |
| Manteca Ten Pin and Convention Center | PST-22-105 | Family Entertainment & Convention Center | 1460-1602 Atherton Drive | R5 Group Inc. |
| Cottage Court Medical Offices | MPM-22-112 | Medical Office Building | 1263 Cottage Court | Vegas Builds, Inc. |
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