

## CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of May 1, 2023

### 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
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
U-Haul Storage	UPJ-21-090	Conversion of K-Mart to U-Haul moving and storage	255 Northgate Dr	U-Haul / Chris Trudell
Second Harvest of the Greater Valley	MPM-22-69	PV System	704 Industrial Park Drive	
Sunny Valley Meats	MPM-22-75	Solar Carports	2427 W Yosemite Ave	Sunny Valley Meats

### 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
ARCO EXPANSION	SPC-20-003	17 new storage bldgs	1654 n Main St	Krystina Uribes
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
GBX at CenterPoint	SPC-21-136	Construct 280,983 sqft dist warehouse	2205 N Airport Way	Lone Oak / Pehr Peterson
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, MPM-23	117 guestroom hotel	2303 W Atherton Dr	Atherton Hospitality

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Spreckels Retail	SPC-22-039	7560sf single story commercial building	130 Spreckels Ave	Ashley Investments, LLC
Airport Business Centre (North)	SPC-22-045	360,000sf distribution building	3045,3123 & 3157 N Airport Way	Greenlaw Development, LLC
Storage Building	MPM-22-56	Building a 45x30ft steel storage building for golf carts and parts	842 W Yosemite Ave	Erick Mendoza Bravo
Kaiser Parking Lot	MPM-22-63	Parking lot expansion for 87 stalls	1777 W Yosemite Ave	
Star Auto Sales	MPM-22-70	Used car dealership	757 N Main Street	Star Auto Sales
Hwy. 120 - S. Main Street	MPM-22-83	New 30kdiesel generator for existing telecommunications facility	1153 Vanderbilt Circle	AT&T
Whisper Car Wash Solar Car Ports	MPM-22-96	Installation of three PV solar canopies	1350 Phoenix Drive	Soleeva Energy, Inc
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

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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
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
Valley Medical	SPC-22-59, TPM-23-0	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	
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	
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

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Cottage Court Medical Offices	MPM-22-112	Medical Office Building	1263 Cottage Court	Vegas Builds, Inc.
PSS Group	LLA-22-119	Lot Line Adjustment	2210 and 2226 W Yosemite Avenue	
Lathrop Road Commercial	UPN-22-121, SPC-22-120,	Retail / Restaurant	2064 Crestwood Avenue	ASP Petroleum, Inc.
Cottage Court Storage	SPC-23-04, UPJ-23-05	Self, RV, Boat Storage	1280 Cottage Court	Spiegel Development
Dutch Bros Coffee	PST-23-10	Dutch Bros Coffee with drive-through window	2160 North Union Road	Dutch Bros Coffee Construction
WoodSpring Suites	PST-23-11	Hotel Building	Hwy 120 & Airport Way	WS California Developer, LLC