

**CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT**

Status as of October 6, 2025

UNDER CONSTRUCTION / READY TO BUILD						
Name	Project #	Description	Location	Developer/Builder	Approval Date	Expiration Date
NUR AL-HUDA ACADEMY	SPC-18-054	New Middle School/High School	1085 S Union	Nur Al-Huda Academy Corp	PC 1/22/2019	N/A
Rotten Robbie	SPC-19-109, MPM-23-23	4800 sqft convenience store and fuel station	1014 S. Airport Way	Dave Mordic & Project Manager, John Hicks	CC 8/17/2021	N/A
Manteca Storage	19-091	2522 SF Office and 6 Storage Buildings	2430 W Atherton	Pat Laughlin	PC 7/15/2021	N/A
ARCO EXPANSION	SPC-20-003	17 new storage bldgs	1654 n Main St	Krystina Uribes	CC 12/1/2020	N/A
Woodbridge West Retail	SPC-20-080	Commercial shopping center	Lathrop Rd	Rod Alonzo & Art Nunes	PC 3/3/2022	N/A
E Wetmore Office and Warehouse	SPC-21-127	Office and warehouse	470 E Wetmore St	Ken Fong	PC 1/20/2022	N/A
Cabral Jeep Renovation	LLA-22-110, MPM-22-109	Renovation	1115 W Yosemite Ave	Don Cabral	PC 3/16/2023	N/A
Tesoro RV & Boat Storage	SPC-20-117	Office and 12 PV/Carports	1755 E Atherton		CC 12/7/2021	N/A
147 & 165 Commerce Ave	SPC-21-162	Retail strip building	147 & 165 Commerce Ave	Kunba Enterprise LLC	PC 6/16/2022	N/A
Kaiser Parking Lot	MPM-22-63	Parking lot expansion for 87 stalls	1777 W Yosemite Ave	O'Dell Engineering	ADMIN 11/9/2022	Ext. to 11/9/2025
Manteca Crossing	CUP-22-108, UPN-22-107, SPC-22-106	Retail Shopping Center	1527 South Airport Way	Diamond Galaxy Partners, LLC	PC 6/2/2023	N/A
Emergency Shelter	CUP-22-101	In M1 Zoning District	555 Industrial Park Drive	Turlock Gospel Mission	CC 11/15/2022	N/A
Loma Brewing	SPC-22-009, SPC-23-50, TPM-23-96	Beer garden and brewery	1077 Milo Candini Dr	Loma Brewing / Kevin Youkilis	ADMIN 6/12/2023	N/A
Second Harvest Warehouse Expansion	SPN-23-90	Warehouse Addition	1220 Vanderbilt	Norman Wilson	ADMIN 2/15/2024	N/A
Nectar Cannabis	CUP-24-26	Cannabis Storefront	1519 W Yosemite Avenue	Necctar Cannabis	CC 6/18/2024	6/18/2026
Maverik Service Station SPC	SPC-21-064	Convenience store with fuel	1527 S Airport Way	Maverik, Inc.	PC 8/18/2022	
Wood Springs Suites	SPC-23-75, TPM-23-76, UPN-23-77	Extended Stay Hotel	Highway 120 and Airport Way	WS California Developer, LLC	PC 6/6/2024	
Market Place at Main (Savemart)	SPC-21-153, MSP-23-57, SPC-23-58	Retail Center	Southwest corner of Atherton a	Cal Gold	PC 6/2/2022	N/A
Residential Care Facility	UPJ 23-82	Residential Care Facility	505 & 509 E. Center Street	Center Street LLC	PC 5/2/2024	5/2/2026

ENTITLED/NOT YET UNDER CONSTRUCTION / UNDER REVIEW						
Name	Project #	Description	Location	Developer/Builder	Approval Date	Expiration Date
Gesco Fire Pump	P24-0050 SPC	Commercial	160 Pacific Road	Huff Energy Solutions	PC 6/5/2025	6/5/2027
Daniels Center	SPC-21-101 21-102	QSR store, car wash, gas station, and convenience store	2125 S Daniels St	Jaspal Kamboj	PC 7/17/25	7/17/2026
Yosemite Retail	SPC-21-149	Proposed convenient store, 200	1901 E Yosemite Ave	Major Singh	PC 4/18/2024	4/18/2026
Crossroads Plaza	GPA-22-004, UPN-22-78	Convenience store w/ fuel pumps	2064 N Union Rd	Merced 18, LLC	CC 4/16/2024	4/16/2026
Valley Medical	SPC-22-59, TPM-23-015	Three Medical Buildings at 25,039 SF	1132 Norman Dr	DME, LLC	PC 6/15/2023	6/15/2025
Ravh Auto	SPC-22-88, LLA-22-89, CUP-22-90	New Parking Lot for automobile sales	816 & 820 West Yosemite Ave	MCR Engineering	PC 6/15/2023	6/15/2026
Cottage Court Medical Offices	MPM-22-112	Medical Office Building	1263 Cottage Court	Vegas Builds, Inc.	ADMIN 3/13/2023	3/13/3035
Cottage Court Storage	SPC-23-04, UPJ-23-05	Self, RV, Boat Storage	1280 Cottage Court	Spiegel Development	PC 6/20/2024	6/20/2026
FEC and Convention Center	SPC-23-30, CUP-23-31	Family Entertainment Facility and bowling alley	1602 W Atherton	Oleander at Atherton, Inc. - Rod R. Scott	PC 3/21/2024	3/21/2026
McDonald's - Marketplace & Main	SPC-23-89	Restaurant	Main Street	Core States Group	PC 3/7/2024	3/7/2026
Embarc Cannabis	CUP-24-22	Cannabis Storefront	1140 S Main Street	Embarc Cannabis	CC 5/21/2024	5/21/2026

Ace Train Platform	SPC-24-53	Train Platform	420 Moffat Blvd.	SJ Regional Rail Commission	ADMIN 10/8/2024	10/8/2026
U-Haul	SPN-23-081	8 New Storage Buildings	1190 S Main Street		ADMIN 5/23/3034	5/23/2026
Airport Plaza	SPC-21-099	Convenience store w/ fuel pumps and retail store	2060 W Lathrop Road		PC 12/6/2023	
Prologis Expansion	SPC-24-72	Expansion	Pheonix Drive	HPA Architecture	ADMIN 02/27/2025	2/25/2027
Costco Rest Restroom Addition	MPM 25-0035	Commercial	2440 Daniels	Costco Wholesale Corporation	ADMIN 5/27/25	
Aretakis TPM	SDN 21-128	Commercial Parcel Map	1437 & 1533 S Main	Alex Aretakis	PC 6/5/25	6/5/2026
Manteca Crossing	LLA 25-55	Lot Line Adjustment	2301 & 2277 W Atherton Dr	Jason Reichert	ADMIN 7/15/25	
Sonic Drive Thru	SPC-24-24, UPN-24-25	Drive Thru Restsurant	2153 Daniels Street	Sandy Singh	PC 07/17/2025	7/17/2027
Crossroads Community Church	SPC 24-51	New Admin Building at Church	1505 Moffat Blvd.	WMB Architects	ADMIN 7/21/25	7/21/2027
Big O Tires	SPC 25-97, MUP 25-97	Tires Sales & Minor Vehicle Repair	810 E Yosemite Ave	Sunny Bajwa	ADMIN 9/24/25	9/24/2027

**IN APPLICATION / UNDER REVIEW**

<b>Name</b>	<b>Project #</b>	<b>Description</b>	<b>Location</b>	<b>Developer/Builder</b>
Pillsbury Road Commercial	SPC-23-61, UPN-23-62, MSP-23-63	Mixed Commercial	1840 Pillsbury Road	RMK Design, Inc.
ARCI Office Building	SPC-23-100	Medical Office Building	1093 Eucalyptus Street	Elevation Design & Consulting
The Village at Villa Ticino	SPC-24-04, UPN-24-05, TPM-24-06	Commercial Businesses	995 N Airport Way	MCR Engineering
Yosemite Laundry & Retail	SPC-24-12	Laundry and Retail	1155 E Yosemite Avenue	David Rasuli
407 Spreckels	SPC-24-29, CUP-24-30	Warehouse & Industrial	407 Spreckels	Prologis
Kaiser Emergency Room Expansion	IS-24-83, LLA-24-82, SPC-24- 81	ER Expansion	1777 W Yosemite Ave	Kaiser
Sunrise Trucking	SPC-24-64, TPM-24-65	Intermodal terminal	2519 N airport Way	MCR Engineering
Airport Business Center NS	SPC-24-71	Industrial Warehouse	2803, 3045, 3157, and 3123 N Airport Way	Grenlaw Partners
2056 Crestwood	P24-0053	Solar Canopy	2056 Crestwood Avenue	Solarpark USA
400 Industrial Park Drive	P24-0057 SPC, P24-0059 SPC, MPM	Warehouse Remodel, ADU and Landscape Upgrade	400 Industrial Park Drive	Zachariah Family High Basis, Central Valley Construction
PSS Apartment & Retail	P25-0009 SPC, CUP, EIS, MSP	Mixed Use Commercial & Apartment Development	2210 W Yosemite Avenue	MCR Engineering
Gateway RV & Boat Storage	SPC & CUP 25-15	RV and boat storage	2371 Bronzan Rd.	Mark Dirato
Tractor Supply/Dutch Bros	SPC 25-18 & LLA 25-18 & MUP 25-18	Quick Serve Restaurant and Retail	2160 Union Rd	Joe Verceles
Cornerstone Community Church	CUP, SPC, VAR P-25-0054	New 20,000 SQFT Church and	499 S. Austin Road	MCR Engineering
AGS Retail Plaza	SPC 25-128	Plaza w/6 retail suites, C-store & Fueling Station	1840 E Yosemite Ave	Sara Donahue
Wal-Mart Solar	MPM 25-141	Six Solar Carport Structure	1205 S Main St	Michael Landler
Manteca Market Place Christmas Tree Sales	TUP 25-169	Christmas Tree Lot (Save Mart Shopping Center)	1431 W Yosemite	Melanie Martell
ChristmanTree Sales	TUP 25-170	Christmas Tree Sales (Save Mart Shopping Center)	1172 N Main	Melanie Martell