APPROVED RESIDENTIAL & COMMERCIAL PROJECTS (AS OF MARCH 10, 2026)

Name of Project	Project #	Development Type	# of Units Sq. Ft./Acreage	Location	Applicant/Developer	Approving Body	Entitlement Approval Date	Entitlement Expiration Date	Building Permit Applid for?
DENALI TENTATIVE MAP EXTENSION	SDX-20-028	SUBDIVISION	315	2805 W. WOODWARD AVE	TruMark	CC	3/31/2018	6/5/2023	☐
HAT RANCH	ANX-19-122	SUB-DIVISION	40	9701 E. Sedan Av, 21712 S. Manteca Rd, and 21706 S. Manteca Rd	Richland Communities	CC	9/19/2023	CC 9/19/2043	☐
LEWIS ESTATES (EXT. IN REVIEW)	SDJ-20-099	SUBDIVISION	53	1825 & 1965 S. UNION RD	James Lewis	CC	12/16/2021	1/18/2026	☐
PARADISE VILLAS	SDJ-20-118	TOWNHOMES	59	339 PESTANA AVE	Raghu Malladi & Engineer Sean Tobin	CC	11/4/2021	6/20/2027 (AB 2729)	☐
320 N Airport Way	SDJ-21-42	SUBDIVISION	116	320 N Airport Way	Kiper Homes	CC	3/3/2022	3/3/2024	☐
PROSE MANTECA	SPA-22-014	APTS	420	1563 & 1625 W YOSEMITE	US Alliance Manteca/ Brett Leon	PC	9/1/2022	3/01/2027 (AB 2729)	☐
UNION CROSSING APARTMENTS	SPA-21-015	APTS	300	1308 W ATHERTON DR	Denise Tschirky & Demetri Filios	PC	6/16/2023	12/16/2026	☐
DUTRA PROPERTY ANNEXATION (EXT. IN REVIEW)	ANX-21-055	SUB-DIVISION	197	4699 & 5151 E Peach Ave	KDH Group LLC	CC	10/18/2022	4/18/2026 (AB 2729)	☐
SOMA Apartments	SPA-21-137 & LLA-21-152	APTS	210	1574 and 1636 S. Main St.	Ron Cheek	PC	2/2/2023	8/2/2026	☐
The Address (EXT. IN REVIEW)	SPA-21-160	TOWNHOMES	13	455 NORTH WALNUT AVE	Minhas Builders	PC	10/20/2022	4/20/2026 (AB 2729)	☐
Yosemite Apartments	SPA-21-165	APTS	62	1919 W YOSEMITE	Milestone Associates / Mike Singh	PC	3/16/23	9/16/2026	☑
LMC / Quintal Development	SPA-23-06, MZM-23-20	APTS	245	3131 W Woodward Ave	The Spanos Corporation	PC	5/4/2023	11/4/2026	☐
AGS APARTMENTS (EXT. IN REVIEW)	REZ-23-67, GPA-23-68, PDM-23-69, SPA-23-70	APTS	24	Davis Street and Walnit Avenue	AGS Family Holdings, LLC	CC	2/20/2024	2/20/2026	☐
WATERFALL APARTMENTS	SPA-23-79	APTS	24	380 N Airport Way	MCR Engineering	PC	1/18/24	1/18/2027	☐
LMC / Quintal Development	GPA-22-66 SDV-22-68	SUB-DIVISION	818	144, 292, 301, 475 E. Quintal	LMC /Quarterra	CC	11/19/24	11/19/2026	☑
UNION RANCH NORTH	ANX, PRZ TSM, DAA 25-01,GPA 25-01,	SUB-DIVISION	455	S UNION RD	Albert Boyce	CC	4/15/2025	4/15/2035	☐
TPC West APARTMENTS	SPA-23-113	APTS	216	1758 W Yosemite Avenue	Pacific West Communities, Inc	PC	12/10/25	12/21/2027	☐
320 Airport Way - Club House	SPC 25-003, LLA 25-003	Subdivision Club House		320 N Airport Way	Kiper Homes	ADMIN	7/21/2025	7/21/2027	☑
Gesco Fire Pump	SPC 24-50	Commercial		160 Pacific Road	Huff Energy Solutions	PC	6/5/2025	6/5/2027	☐
Daniels Center	SPC-21-101 UPN-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 (EXT. IN REVIEW)	SPC-21-149	C- Store, w/200 sqft car wash and fueling station		1901 E Yosemite Ave	Major Singh	PC	4/18/2024	4/18/2026	☑
Crossroads Plaza (EXT. IN REVIEW)	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 **(EXPIRED)**	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 **(EXPIRED)**	MPM-22-112	Medical Office Building		1263 Cottage Court	Vegas Builds, Inc.	ADMIN	3/13/2023	3/13/3025	☐
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 (EXT. IN REVIEW)	SPC-23-30, CUP-23-31	Family Entertainment Faciility 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	5/23/2024	5/23/2026	☑
U-Haul Storage Container Relocation	MPM 25-0199	Relocating Storage Existing Containers		1190 S Main Street	UHAUL	ADMIN	1/15/2026	1/15/2028	
Airport Plaza	SPC-21-099	Convenience store w/ fuel pumps nd retail store		2060 W Lathrop Road		PC	1/15/2026	1/15/2027	☑
Prologis Expansion	SPC-24-72	Expansion		1260 Pheonix Drive	HPA Architecture	ADMIN	2/27/2025	2/25/2027	☑
Costco Restroom Addition **(COMPLETE)**	MPM 25-0035	Commercial		2440 Daniels	Costco Wholesale Corporation	ADMIN	5/27/2025		☑
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	7/17/2025	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 **(COMPLETE)**	SPC 25-97, MUP 25-97	Tires Sales & Minor Vehicle Repair		810 E Yosemite Ave	Sunny Bajwa	ADMIN	9/24/25	9/24/2027	☑
Mobile Repair & More **(COMPLETE)**	MUP25-124	Cellphone repair store w/ acce. retail sales use		110 Sycamore Ave	Hashmat Ahmed	ADMIN	10/8/2025	10/8/2027	☑
Kaiser Emergency Department Expansion	SPC-24-81, UPJ-25-02, LLA-24-82, MSP-25-05	ED Expansion		1777 W Yosemite Ave	Kaiser	PC	10/27/2025	10/27/2027	☑
407 Spreckels (Prologis #2)	SPC-24-29, CUP-24-30	New Warehouse		407 Spreckels	Prologis	PC	12/10/2025	12/21/2028	☐
Wal-Mart Solar	MPM 25-141	6 Solar Carport Structure		1205 S Main St	Michael Landler	ADMIN	12/18/2026	12/28/2028	☐
Pacific Affordable Housing	SPA 23-112	Affordable Housing	216	1688 S. Airport Way	Pacific Affordable Housing	ADMIN	2/23/2026	2/23/2028	☐
Gateway Solar RV & Boat Storage	SPR 25-15 & CUP 25-15	Personal Storage - RV & Boat Storage	13.94	2371 Bronzan Rd.	Mark Dirato	PC	3/1/2026	3/1/2028	☐
Village at Villa Ticino	SPR 24-04, MUP 24-05, TPM 24-06	Commercial Shopping Center	19.17 acres	995 N Airport Way	MCR Engineering	PC	3/5/2026	3/5/2028	☐
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