

APPROVED RESIDENTIAL & COMMERCIAL PROJECTS (AS OF APRIL 13, 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	SDX-20-028	SUBDIVISION	315	2805 W. WOODWARD AVE	TruMark	CC	3/31/2018	6/5/2023	<input type="checkbox"/>
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	<input type="checkbox"/>
Lewis Estates (EXT. IN REVIEW)	SDJ-20-099	SUBDIVISION	53	1825 & 1965 S. UNION RD	James Lewis	CC	12/16/2021	1/18/2026	<input type="checkbox"/>
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)	<input type="checkbox"/>
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	<input type="checkbox"/>
Paradise Villas	SDJ-20-118	TOWNHOMES	59	339 PESTANA AVE	Raghu Malladi & Engineer Sean Tobin	CC	11/4/2021	6/20/2027 (AB 2729)	<input type="checkbox"/>
320 N Airport Way	SDJ-21-42	SUBDIVISION	116	320 N Airport Way	Kiper Homes	CC	3/3/2022	3/3/2024	<input type="checkbox"/>
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)	<input type="checkbox"/>
Union Crossing Apartments	SPA-21-015	APTS	300	1308 W ATHERTON DR	Denise Tschirky & Demetri Filios	PC	6/16/2023	12/16/2026	<input type="checkbox"/>
Dutra Subdivision	ANX-21-055	SUB-DIVISION	197	4699 & 5151 E Peach Ave	KDH Group LLC	CC	10/18/2022	4/18/2029	<input type="checkbox"/>
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	<input type="checkbox"/>
Yosemite Apartments	SPA-21-165	APTS	62	1919 W YOSEMITE	Milestone Associates / Mike Singh	PC	3/16/23	9/16/2026	<input checked="" type="checkbox"/>
LMC / Quintal Development Apartments	SPA-23-06, MZM-23-20	APTS	245	3131 W Woodward Ave	The Spanos Corporation	PC	5/4/2023	11/4/2026	<input type="checkbox"/>
LMC / Quintal Development Subdivision	GPA-22-66 SDV-22-68	SUB-DIVISION	818	144, 292, 301, 475 E. Quintal	LMC /Quarterra	CC	11/19/24	11/19/2026	<input checked="" type="checkbox"/>
Waterfall Apartments	SPA-23-79	APTS	24	380 N Airport Way	MCR Engineering	PC	1/18/24	1/18/2027	<input type="checkbox"/>
Union Ranch North Annexation	ANX, PRZ TSM, DAA 25-01,GPA 25-01,	SUB-DIVISION	455	S UNION RD	Albert Boyce	CC	4/15/2025	4/15/2035	<input type="checkbox"/>
TPC West Apartments	SPA-23-113	APTS	216	1758 W Yosemite Avenue	Pacific West Communities, Inc	PC	12/10/25	12/21/2027	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>
Gesco Fire Pump	SPC 24-50	Commercial		160 Pacific Road	Huff Energy Solutions	PC	6/5/2025	6/5/2027	<input type="checkbox"/>
4-C Ranch Annexation	SDJ-21-024	SUBDIVISION	81	9683 E LOUISE RD	Toni Raymus	CC	4/7/2026	4/7/2028	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>
FEC and Convention Center (EXT. IN REVIEW)	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	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
McDonald's - Marketplace & Main	SPC-23-89	Restaurant	4,381 sq ft	108 W Atherton	Core States Group	PC	3/7/2024	3/7/2026	<input checked="" type="checkbox"/>
Save-Mart - Marketplace & Main	SPC-23-89	Grocery Store	52,114 sq. ft.	212 W Atherton	Core States Group	PC	3/7/2024	3/7/2026	<input checked="" type="checkbox"/>
Chipotle - Marketplace & Main	SPC-23-89	Restaurant	2,296 sq. ft.	270 Main Street	Core States Group	PC	3/7/2024	3/7/2026	<input checked="" type="checkbox"/>
Starbucks - Marketplace & Main	SPC-23-89	Restaurant	2,194 sq. ft.	258 Main Street	Core States Group	PC	3/7/2024	3/7/2026	<input checked="" type="checkbox"/>
Quick Quak - Marketplace & Main	SPC-23-89	Drive-thru Carwash		130 W Atherton	Core States Group	PC	3/7/2024	3/7/2026	<input checked="" type="checkbox"/>
Embarc Cannabis	CUP-24-22	Cannabis Storefront		1140 S Main Street	Embarc Cannabis	CC	5/21/2024	5/21/2026	<input type="checkbox"/>
Ace Train Platform	SPC-24-53	Train Platform		420 Moffat Blvd.	SJ Regional Rail Commission	ADMIN	10/8/2024	10/8/2026	<input type="checkbox"/>
U-Haul	SPN-23-081	8 New Storage Buildings		1190 S Main Street		ADMIN	5/23/2024	5/23/2026	<input checked="" type="checkbox"/>
U-Haul Storage Container Relocation	MPM 25-0199	Relocating Storage Existing Containers		1190 S Main Street	UHAUL	ADMIN	1/15/2026	1/15/2028	<input type="checkbox"/>

