

APPROVED RESIDENTIAL & COMMERCIAL PROJECTS (AS OF AUGUST 1, 2026)

	Name of Project	Project #	Development Type	# of Units Ft./Acreage	Sq.	Location	Applicant/Developer	Approving Body	Entitlement Approval Date	Entitlement Expiration Date	Building Permit Applid for?	Building Permit Issued
	320 AIRPORT WAY - CLUB HOUSE	SPC 25-003, LLA 25-003	RESIDENTIAL - ACCESSORY USE	0.28 ACRES		320 N AIRPORT WAY	KIPER HOMES	ADMIN	7/21/2025	7/21/2027	☒	☒
	320 N AIRPORT WAY	SDJ-21-42	SUBDIVISION	116		320 N AIRPORT WAY	KIPER HOMES	CC	3/3/2022	3/3/2024	☒	☒
	400 INDUSTRIAL	MPM 24-59	INDUSTRIAL - SITE IMPROVEMENTS	6.09 ACRES		400 INDUSTRIAL	TONY ARNAIZ	ADMIN	3/11/2026	3/11/2028	☒	☐
	407 SPRECKELS (PROLOGIS #2)	SPC-24-29, CUP-24-30	NEW WAREHOUSE	14.83 acres		407 SPRECKELS	PROLOGIS	PC	12/10/2025	12/21/2028	☐	☐
	4-C RANCH ANNEXATION	SDJ-21-024	SUBDIVISION	81		9683 E LOUISE RD	TONI RAYMUS	CC	4/7/2026	4/7/2028		
	712 INDUSTRIAL PARK PARCEL MAP	TPM 25-0186	COMMERCIAL SUBDIVISION	11.86 acres		712 INDUSTRIAL DRIVE	ALEX ARETAKIS	PC	5/7/2026	5/7/2028	☐	☐
	ACE TRAIN PLATFORM	SPC-24-53	UTILITY/TRANSPORTATION - TRAIN PLATFORM	108,750 sq ft / 2.5 ac.		420 MOFFAT BLVD.	SJ RAIL COMMISSION	ADMIN	10/8/2024	10/8/2026	☐	☐
	AGS APARTMENTS	REZ-23-67, GPA-23-68, PDM-23-69, SPA-23-70	APARTMENTS	24		DAVIS STREET AND WALNIT AVENUE	AGS FAMILY HOLDINGS, LLC	CC	2/20/2024	2/20/2026	☐	☐
	AIRPORT PLAZA	SPC-21-099	C-STORE, FUELING STATION & RETAIL STORE	3.08 acres		2060 W LATHROP ROAD		PC	1/15/2026	1/15/2027	☒	☐
	ARETAKIS TPM	SDN 21-128	COMMERCIAL PARCEL MAP	45.73 ACRES		1437 & 1533 S MAIN	ALEX ARETAKIS	PC	6/5/25	6/5/2026	☐	☐
	BURLINGTON #828 - (HOBBY LOBBY)	MPM 26-03	PARTIONING BLD INTO 2 SUITES	6.53 acres		1055 S Main St	ANDREW YOUNGER	ADMIN	6/18/2026	6/18/2028	☒	☐
	COTTAGE COURT STORAGE (Ext. In Review)	SPC-23-04, UPJ-23-05	COMMERCIAL - RV, BOAT STORAGE	4.29 Acres		1280 COTTAGE COURT	SPIEGEL DEVELOPMENT	PC	6/20/2024	6/20/2026	☒	☐
	CROSSROADS COMMUNITY CHURCH	SPC 24-51	NEW ADMIN BUILDING	8.27 ACRES		1529 MOFFAT BLVD.	WMB ARCHITECTS	ADMIN	7/21/25	7/21/2027	☒	☒
	CROSSROADS PLAZA	GPA-22-004, UPN-22-78	COMMERCIAL - FUELING STATION, C- STORE	1.98 acres		2064 N UNION RD	MERCED 18, LLC	CC	4/16/2024	5/31/2027	☐	☐
	DANIELS CENTER	SPC-21-101 UPN-21-102	COMMERCIAL - QSR, CAR WASH, FUELING STATION, C-STORE	1.75 acres		2125 S DANIELS ST	JASPAL KAMBOJ	PC	7/17/25	7/17/2026	☒	☐
	DEAF PUPPY COMEDY CLUB EXPANSION	CUP 26-29	EXPANSION OF USE			127 N. MAIN ST	CHRIS TEICHEIRA	PC	4/2/2026	4/2/2028	☐	☐
	DENALI TENTATIVE MAP	TSM 20-028 EXT	SUBDIVISION	315		2805 W. WOODWARD AVE	TRUMARK	CC	3/31/2018	6/5/2023	☒	☒
	DUTCH BROS @ WOODBRIDGE	SPC 25-18, LLA 25-18, MUP 25-18	COMMERCIAL - QSR	4.43		2160 NORTH UNION ROAD	CAL GOLD	CC	4/7/2026	4/7/2028	☒	☐
	DUTRA SUBDIVSION	ANX-21-055	SUBDIVISION	197		4699 & 5151 E PEACH AVE	KDH GROUP LLC	CC	10/18/2022	4/18/2029	☐	☐
	EMBARC CANNABIS	CUP-24-22	COMMERCIAL	3000 sq ft		1140 S MAIN STREET	EMBARC CANNABIS	CC	5/21/2024	5/21/2026	☐	☐
	FAGUNDES STORAGE BUILDING	SPC 25-95	COMMERCIAL ACCESSORY METAL STORAGE BUILDING	0.74 acres		860 N MAIN	FRANK TEIXERIA	ADMIN	7/23/2026			
	FEC AND CONVENTION CENTER - (THREE STRIKES)	SPC-23-30, CUP-23-31	FAMILY ENTERTAINMENT CENTER	7.16 ac.		1602 & 1710 W ATHERTON	OLEANDER AT ATHERTON, INC. - ROD R. SCOTT	PC	3/21/2024	3/21/2027	☒	☐
	GATEWAY SOLAR RV & BOAT STORAGE	SPR 25-15 & CUP 25-15	SERVICE COMMERCIAL - PERSONAL RV & BOAT STORAGE	13.94 acres		2371 BRONZAN RD.	MARK DIRATO	PC	3/1/2026	3/1/2028	☒	☐
	GESCO FIRE PUMP	SPC 24-50	COMMERCIAL	0.39 ac.		160 PACIFIC ROAD	HUFF ENERGY SOLUTIONS	PC	6/5/2025	6/5/2027	☐	☐
	GIRI MARTIAL ARTS ACADEMY	CUP 26-36	TRAINING STUDIO	0.18 acres		232 W YOSEMITE	AMARJIT GIRI	PC	6/18/2026	6/29/2028	☐	☐
	HAT RANCH	ANX-19-122	SUBDIVISION	40		9701 E. SEDAN AV, 21712 S. MANTECA RD, AND 21706 S. MANTECA RD	RICHLAND COMMUNITIES	CC	9/19/2023	CC 9/19/2043	☐	☐
	HOPE FAMILY SHELTER ADDITION	SPA 25-85	MULTI-FAMILY	6		520 W YOSEMITE AVE	MCR ENGINEERING	ADMIN	4/16/2026	4/16/2028	☐	☐
	KAISER EMERGENCY DEPARTMENT EXPANSION	SPC-24-81, UPJ-25-02, et. al.	ED EXPANSION	27,000 sq ft.		1777 W YOSEMITE AVE	KAISER	PC	10/27/2025	10/27/2027	☒	☒
	KAISER TEMP STORAGE CONTAINERS	SCP-26-58	TEMP STORAGE CONTAINERS	6.33 ac. (portion)		1789 W. YOSEMITE AVE	KAISER	ADMIN	7/2/2026	1/13/2027		
	LEWIS ESTATES (FARMHOUSE)	SDJ-20-099	SUBDIVISION	53		1825 & 1965 S. UNION RD	JAMES LEWIS	CC	12/16/2021	1/18/2027	☐	☐
	LITTLE KAMPER PROPANE FACILITY MOD	P25-205	INDUSTRIAL - WAREHOUSE STORAGE	3.18 acres		2055 MOFFAT BLVD.	JOHN KAMPS	PC	6/18/2026	6/29/2028	☐	☐
	LMC / QUINTAL DEVELOPMENT APARTMENTS	SPA-23-06, MZM-23-20	APARTMENTS	245		3131 W WOODWARD AVE	THE SPANOS CORPORATION	PC	5/4/2023	11/4/2026	☒	☐
	LMC / QUINTAL DEVELOPMENT SUBDIVISION	GPA-22-66, TSM-22-68	SUBDIVISION	818		144, 292, 301, 475 E. QUINTAL	LMC /QUARTERRA	CC	11/19/24	11/19/2026	☐	☐
	MANTECA CROSSING - FOOD 4 LESS		SUPER MARKET	4.62 ac.		2301 W ATHERTON DR		PC	6/21/2023	6/21/2025	☒	☒
	MANTECA CROSSING - SHELL RETAIL BUILDINGS		RETAIL SPACE	4.62 ac.		2277 W ATHERTON DR		PC	6/21/2023	6/21/2025	☒	☒
	MANTECA POLICE STATION	P 26-32	PUBLIC SAFETY FACILITY	8.07 acres		682 S MAIN ST	CITY OF MANTECA	PC	5/21/2026	5/21/2028	☒	☐
	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	☒	☒
	NORTHGATE U-HAUL	LLA 26-23	LOT LINE ADJUSTMENT	NA		255 NORTHGATE DRICE	JOANNA KELLEY	ADMIN	4/29/2026	4/29/2028		
	PACIFIC AFFORDABLE HOUSING	SPA 23-112	APARTMENTS	216		1688 S. AIRPORT WAY	PACIFIC AFFORDABLE HOUSING	ADMIN	2/23/2026	2/23/2028	☐	☐

	PARADISE VILLAS	SDJ-20-118	TOWNHOMES	59	339 PESTANA AVE	RAGHU MALLADI & ENGINEER SEAN TOBIN	CC	11/4/2021	6/20/2027 (AB 2729)	☐	☐
	PROLOGIS EXPANSION	SPC-24-72	EXPANSION	141,960 sq. ft.	1260 PHEONIX DRIVE	HPA ARCHITECTURE	ADMIN	2/27/2025	2/25/2027	☒	☒
	PROSE MANTECA	SPA-22-014	APARTMENTS	420	1563 & 1625 W YOSEMITE	US ALLIANCE MANTECA/ BRETT LEON	PC	9/1/2022	3/01/2027 (AB 2729)	☐	☐
	QUICK QUACK - MARKETPLACE & MAIN	SPC-23-89	DRIVE-THRU CARWASH	0.82 ac.	130 W ATHERTON	CORE STATES GROUP	PC	3/7/2024	3/7/2026	☒	☒
	RAVH AUTO	SPC-22-88, LLA-22-89, CUP-22-90	COMMERCIAL - AUTO SALES	0.3 ac.	816 & 820 WEST YOSEMITE AVE	MCR ENGINEERING	PC	6/15/2023	6/15/2026	☒	☒
	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	☒	☒
	SECOND HARVEST - SHADE CANOPY ADDITION	P25-202	SHADE-STRUCTURE ADDITION	687 sq ft	1220 VANDERBILT CIRCLE	NORMAN WILSON	ADMIN	12/18/2025	12/18/2027	☒	☒
	SOMA APARTMENTS	SPA-21-137 & LLA-21-152	APARTMENTS	210	1574 AND 1636 S. MAIN ST.	RON CHEEK	PC	2/2/2023	8/2/2026	☐	☐
	SONIC DRIVE THRU	SPC-24-24, UPN-24-25	DRIVE THRU RESTSURANT	1,502 sq. ft.	2153 DANIELS STREET	SANDY SINGH	PC	7/17/2025	7/17/2027	☐	☐
	STARBUCKS - MARKETPLACE & MAIN	SPC-23-89	RESTAURANT	2,194 sq. ft.	258 MAIN STREET	CORE STATES GROUP	PC	3/7/2024	3/7/2026	☒	☒
	THE ADDRESS	SPA-21-160	TOWNHOMES	13	455 NORTH WALNUT AVE	MINHAS BUILDERS	PC	10/20/2022	5/31/2027 (AB 2729)	☐	☐
	TPC WEST APARTMENTS	SPA-23-113	APARTMENTS	216	1758 W YOSEMITE AVENUE	PACIFIC WEST COMMUNITIES, INC	PC	12/10/25	12/21/2027	☐	☐
	TRACTOR SUPPLY @ WOODBRIDGE	SPC 25-18, LLA 25-18, MUP 25-18	COMMERCIAL - 40,0000 SQ. FT.	4.43	2170 2180 NORTH UNION ROAD	CAL GOLD	CC	4/7/2026	4/7/2028	☒	☒
	U-HAUL	SPN-23-081	SERVICE COMMERCIAL - PERSONAL STORAGE	4.18 acres	1190 S MAIN STREET	UHAUL	ADMIN	5/23/2024	5/23/2026	☒	☒
	UNION CROSSING APARTMENTS	SPA-21-015	APARTMENTS	300	1308 W ATHERTON DR	FILIOS	PC	6/16/2023	12/16/2026	☐	☐
	UNION RANCH NORTH ANNEXATION	ANX, PRZ TSM, DAA 25-01, GPA 25- 01	SUBDIVISION	455	S UNION RD	ALBERT BOYCE	CC	4/15/2025	4/15/2035	☐	☐
	VILLA TICINO APARTMENTS (EXT. IN REVIEW)	SPA-24-02	APARTMENTS	340	2298 W LOUIS AVE	KRAVLAND / OREST KRAVETS	PC	6/20/2024	6/20/2026	☐	
	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	☐	☐
	WAL-MART SOLAR	MPM 25-141	COMMERCIAL - ACCESSORY	11.36 acres	1205 S MAIN ST	MICHAEL LANDLER	ADMIN	12/18/2026	12/28/2028	☐	☐
	WATERFALL APARTMENTS	SPA-23-79	APARTMENTS	24	380 N AIRPORT WAY	MCR ENGINEERING	PC	1/18/24	1/18/2027	☐	☐
	YOSEMITE APARTMENTS	SPA-21-165	APARTMENTS	62	1919 W YOSEMITE	MILESTONE ASSOCIATES / MIKE SINGH	PC	3/16/23	9/16/2026	☒	☐
	YOSEMITE RETAIL	SPC-21-149	COMMERCIAL - CAR WASH, FUELING STATION, C-STORE	2.98 ac.	1901 E YOSEMITE AVE	MAJOR SINGH	PC	4/18/2024	4/18/2027	☒	☒