

**CITY OF LATHROP COMMERCIAL - INDUSTRIAL DEVELOPMENT PIPELINE REPORT**

Status as of November 15, 2023

**APPROVED AND UNDER CONSTRUCTION**

<b>Name</b>	<b>Project #</b>	<b>Description</b>	<b>Location</b>	<b>Developer/Builder/Applicant</b>
CHEVRON GAS STATION AND BLUE RAIN CAR WASH (PHASE 1) & EVERGREEN (PHASE 2)	SPR-20-108	DEVELOPMENT OF A 5,934k SQ. FT. GAS STATION, 3,479k SQ. FT. CAR WASH, 2 QUICK SERVICE RESTAURANTS (WENDY'S & ONO HAWAIIAN BBQ)	16460, 16446, 16434, & 16412 GOLDEN VALLEY PARKWAY (APNs: 192-040-47, -48, -49, & -50)	RIVER ISLAND CHEVRON AND BLUE RAIN CAR WASH & EVERGREEN
PHELAN LATHROP GATEWAY	SPA-18-71 & SPR-18-40	DEVELOPMENT OF REMAINING 6 CONCRETE TILT-UP BUILDINGS TOTALING APPROXIMATELY 1.2 MIL. SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	APN's: 241-400-09 THRU -13, 241-400-29 THRU -33, & 241-280-12 (11 PARCELS TOTAL)	PHELAN DEVELOPMENT COMPANY
SOUTH LATHROP COMMERCE CENTER	SPA-18-51 & SPR-18-47	DEVELOPMENT OF REMAINING 5 BUILDINGS TOTALING APPROXIMATELY 2 MIL. SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	APN's: 241-410-03, -06, & -07	CHI DEVELOPMENT GP, LLC
NORTH CROSSROADS BUSINESS CENTER	SPR-18-17 & TPM-18-18	DEVELOPMENT OF REMAINING 2 BUILDINGS TOTALING APPROXIMATELY 145k SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	500 EAST LOUISE AVENUE (APN's: 198-120-08 & 198-140-16)	REYNOLDS & BROWN

**APPROVED AND NOT YET UNDER CONSTRUCTION**

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WENDY'S RESTAURANT	MSPR-22-79	2,093 SQ. FT. DRIVE-THROUGH RESTAURANT & 1,300 SQ. FT. TENANT SPACE	16412 GOLDEN VALLEY PARKWAY (APN: 192-040-50)	WENDY'S OF THE PACIFIC, INC.
LATHROP T-FORCE DEVELOPMENT	MSPR-21-168	EXPAND OFF-STREE PARKING BY ADDED 35 PARKING STALLS FOR TRUCK TRAILERS	1444 LATHROP ROAD (APN: 198-040-04)	DILLION & MURPHY
HOME2 SUITES BY HILTON & ASSISTED LIVING FACILITY	SPR-22-144	DEVELOPEMNT OF 74K HOTEL AND 63K ASSISTED LIVING FACILITY	15800 GOLDEN VALLEY PARKWAY (APN: 192-040-19)	LOUISE AVENUE PARTNERS, LLC
ONO HAWAIIAN BBQ RESTAURANT	MSPR-22-130	2,350 SQ. FT. DRIVE-THROUGH RESTAURANT	16434 GOLDEN VALLEY PARKWAY (APN: 192-040-49)	OHB 2021, LLC, A DELAWARE LIMITED LIABILITY CO, DBA "ONO HAWAIIAN BBQ"
TOWNEPLACE SUITES BY MARRIOTT	CUP-22-40 & SPR-22-41	COMMERCIAL PROJECT CONSISTING OF A 4-STORY 53k SQ. FT. HOTEL CONSISTING OF 97 GUESTROOMS, LOBBY/BREAKFAST AREA, OPEN-AIR FENCED PATIO LOUNGE AREA WITH SPORTS COURT, POOL/SPA, AND OTHER VARIOUS AMENTITIES	17400 GOLDEN VALLEY PARKWAY (APN: 191-190-62)	GOLDEN VALLEY PARKWAY INVESTMENTS, LLC
LATHROP CROSSROADS INDUSTRIAL	SPR-22-64	WAREHOUSE PROJECT W/2 OPTIONS: 1 450k OR 3 TOTALING 386k SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	1101 D'ARCY PARKWAY (APN's: 198-130-54, -55, -56, -57, & -58)	RICHLAND DEVELOPERS

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DEL WEBB SALES PAVILION	AA-22-142	RESIDENTIAL-COMMERCIAL PROJECT CONSISTING OF A 2,660 SQ. FT. SALES OFFICE BUILDING	APN: 213-210-12	PULTE HOME COMPANY, LLC
SCANNELL PROPERTIES INDUSTRIAL	GPA-20-139, REZ-20-140, SPR-20-141, & TPM-20-142	WARHOUSE PROJECT CONSISTING OF 3 NEW BUILDINGS TOTALING 191k SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	1520 LATHROP ROAD (APN: 198-040-14)	SCANNELL PROPERTIES #478, LLC
LATHROP CROSSING (HARLAN & J) PAD C	MSPR-19-52	COMMERCIAL PROJECT CONSISTING OF 7,848 SQ. FT. MULTI-TENANT RETAIL BUILDING	15322 SOUTH HARLAN ROAD (APN: 196-110-19)	API PLANNING AND ARCHITECTURE
MAVERIK CONVENIENCE STORE & FUELING FACILITY	SPR-21-42	COMMERCIAL PROJECT CONSISTING OF 5,951 ST. FT. CONVENIENCE STORE, 7 GASOLINE DISPENSERS, & 5 DIESEL DISPENSERS	980 EAST LOUISE AVENUE (APN: 198-120-11)	MAVERIK, INC.
SANDOVAL TRUCK TRAILER PARKING - MCKINLEY	SPR-20-70	INDUSTRIAL PROJECT TO CONSTRUCT A 105 COMMERCIAL TRUCK TRAILER PARKING FACILITY	16091 SOUTH MCKINLEY AVENUE (APN: 198-060-20)	RAFAEL SANDOVAL
SANDOVAL TRUCK TRAILER PARKING - LOUISE	SPR-20-73	INDUSTRIAL PROJECT TO CONSTRUCT A 147 COMMERCIAL TRUCK TRAILER PARKING FACILITY	2001 EAST LOUISE AVENUE (APN: 198-100-19)	RAFAEL SANDOVAL
MCKINLEY AVENUE DEVELOPMENT (RIGMASTER)	CUP-19-36	COMMERCIAL PROJECT CONSISTING OF A 12k SQ. FT. TRUCK REPAIR BUILDING, 2,800 SQ. FT. TRUCK WASH BUILDING, WITH 22 VEHICLE AND 73 TRUCK AND TRAILER PARKING STALLS	16300 MCKINLEY AVENUE (APN: 198-100-11)	DILBAGH SINGH
ASHLEY FURNITURE DISTRIBUTION CENTER	REZ-23-07, CUP-23-08, & SPR-23-09	DEVELOPMENT OF A 1.4 MILLION SQ. FT. RETAIL OUTLET, OFFICE, AND DISTRIBUTION WAREHOUSE ON AN 89.50-ACRE PARCEL, AT THE NORTHWEST CORNER OF SOUTH MANTHEY ROAD AND DOS REIS ROAD	14101 SOUTH MANTHEY ROAD (APN: 192-020-14)	HODGDON GROUP REALTY, INC.
CHICK-FIL-A	SUBSTANTIAL CONFORMANCE	5,000 SQ. FT. DRIVE-THROUGH RESTAURANT	LATHROP MARKETPLACE SHOPPING CENTER APNS: 191-760-09, -10, -24, & -25)	WATT MCKEE, LLC

**UNDER CITY REVIEW (NOT YET APPROVED)**

Name	Project #	Description	Location	Developer/Builder/Applicant
SAYBROOK COMMERCIAL DEVELOPMENT	SPR-23-89	COMMERCIAL PROJECT CONSISTING OF 6 POTENTIAL USERS ON A 8.4-ACRE SITE AT THE SOUTHEAST CORNER OF GOLDEN VALLEY PARKWAY & STANFORD CROSSING WAY	15800 GOLDEN VALLEY PARKWAY (APN: 192-040-19)	SAYBROOK CLSP, LLC
RASUL PROJECT	MSPR-23-87	COMMERCIAL PROJECT CONSISTING OF MINOR IMPROVEMENTS TO AN EXISTING UNOCCUPIED BUILDING/PROPERTY FOR AN APPOINTMENT-ONLY TYPE BUSINESS	3049 YOSEMITE AVENUE (APN: 241-280-11)	KABIR RASUL

Name	Project #	Description	Location	Developer/Builder/Applicant
WMC BUILDING ADDITION	MSPR-23-78	INDUSTRIAL PROJECT TO CONSTRUCT A 80,000 SQ. FT. BUILDING ADDITION WITH 110 NEW PARKING SPACES	15380 SOUTH MCKINLEY AVENUE (APN: 198-060-18)	WIRE MESH WEST COAST REAL ESTATE, LLC
SINGH PETROLEUM	GPA-20-60/REZ-20-61/CUP-20-62/SPR-20-63/ANX-20-64	DEVELOPMENT OF A FULL SERVICE TRAVEL PLAZA ON A 20.80-ACRE SITE, WEST OF I-5 AT THE SOUTH WEST CORNER OF ROTH ROAD AND MANTHEY ROAD	11293 SOUTH MANTHEY ROAD & 169 WEST MANILLA ROAD (APNS: 191-250-14, & -06)	SINGH PETROLEUM INVESTMENTS, INC., A CALIFORNIA CORPORATION
RIVERVIEW BOAT & R.V. PARKING	CUP-22-94/SPR-22-95	BOAT & R.V. PARKING	18800 QUEIROLO ROAD (APN: 241-020-77)	SPC LAND DEVELOPMENT, LLC
DEL WEBB COMMUNITY CENTER	CUP-22-162/SPR-22-165	COMMUNITY/RECREATION CENTER FOR THE DEL WEBB COMMUNITY IN RIVER ISLANDS	WEST VILLAGE (PHASE 2)	PULTE HOME COMPANY, LLC
HARDEEP SINGH TRUCK REPAIR	SPR-22-77	DEVELOPMENT OF TRUCK REPAIR FACILITY INCLUDING 7,500 SQ. FT. BUILDING W/ OFFICE SPACE	18401 SOUTH MCKINLEY AVENUE (APN: 241-400-28 & -27)	HARDEEP SINGH