

CITY OF LATHROP COMMERCIAL - INDUSTRIAL DEVELOPMENT PIPELINE REPORT

* For informational purposes only

Status as of April 7, 2026

APPROVED AND UNDER CONSTRUCTION

| Name | Project # | Description | Location | Developer/Builder/Applicant |
|---|-------------------------|---|---|-------------------------------------|
| BUILDINGS C & D | SUBSTANTIAL CONFORMANCE | MULTI-TENANT COMMERCIAL DEVELOPMENT CONSISTING OF 1 APPROXIMATELY 12k SQ. FT. & 2 APPROXIMATELY 5k SQ. FT. BUILDINGS | 16716 & 16630 GOLDEN VALLEY PARKWAY (APN: 191-760-06 & -10) | PCH DEVELOPMENT SERVICES |
| BUILDING B | SUBSTANTIAL CONFORMANCE | MULTI-TENANT COMMERCIAL DEVELOPMENT CONSISTING OF 1 APPROXIMATELY 6k SQ. FT. BUILDING | 16742 GOLDEN VALLEY PARKWAY (APN: 191-760-07) | PCH DEVELOPMENT SERVICES |
| DIESEL MIKE TRUCK REPAIR SHOP | MSPR-24-89 | CONVERSION OF A PREVIOUS ANIMAL KENNEL FACILITY INTO A 4-BAY TRUCK REPAIR SHOP INCLUDING 9 PASSENGER VEHICLE PARKING SPACES WITH 1 ACCESIBLE PARKING SPACE | 3221 WEST YOSEMITE AVENUE (APN: 241-280-02) | DIESEL MIKE TRUCK REPAIR SHOP, INC. |
| SAM'S CLUB | SPR-23-84 | DEVELOPMENT OF A 167k SQ. FT. RETAIL STORE BUILDING WHICH INCLUDES A FUELING STATION OF 20 FUEL DISPENSERS & 668 PARKING STALLS | 16150 GOLDEN VALLEY PARKWAY (APN: 192-040-85) | RYAN ALVAREZ |
| MISTER CAR WASH | CUP-25-09 & SPR-25-10 | DEVELOPMENT OF AN APPROXIMATELY 4,800 SQ. FT. CAR WASH WITH 18 VACCUM STALLS | 101 WEST LATHROP ROAD (APN: 196-080-70) | CWP CALIFORNIA CORP. |
| REDWOOD CAFÉ RESTAURANT/EVENT CENTER | SPR-25-89 | DEVELOPMENT OF AN APPROXIMATELY 18k SQ. FT. FULL SERVICE RESTAURANT BUILDING AND EVENT CENTER ON A 2.55-ACRE SITE | 1300 RIVERFRONT DRIVE (APN: 213-740-01) | RIVER ISLANDS CONSTRUCTION, LLC |
| AMENDMENT FOR RIVER ISLANDS AMPHITHEATER/EVENT CENTER | CUP-24-31 & SPR-24-32 | AMENDMENT TO REPLACE THE RIVER ISLANDS COMMUNITY STADIUM WITH THE AMPHITHEATER/EVENT CENTER FOR VARIOUS COMMUNITY EVENTS TO ACCOMMODATE UP TO 3,400 ATTENDEES | 17375 ISLANDERS WAY (APN: 213-740-01) | RIVER ISLANDS DEVELOPMENT, LLC |

APPROVED AND NOT YET UNDER CONSTRUCTION

| Name | Project # | Description | Location | Developer/Builder/Applicant |
|---|------------------|---|---|------------------------------------|
| 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. |
| 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 |

| Name | Project # | Description | Location | Developer/Builder/Applicant |
|--------------------------------------|--|--|---|--|
| 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 AMENITIES | 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 |
| 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 |
| 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 NOTHWEST CORNER OF SOUTH MANTHEY ROAD AND DOS REIS ROAD | 14101 SOUTH MANTHEY ROAD (APN: 192-020-14) | HODGDON GROUP REALTY, INC. |
| CLSP PM-22-06 COMMERCIAL | 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 |
| LGBP PHASE 3 MODIFICATIONS | MSPR-23-137 | MODIFICATION TO THE PREVIOUSLY APPROVED SPR-18-40 WITH A CHANGE IN SQUARE FOOTAGE FROM 1,154,275 TO 1,197,188 | APN's: 241-280-12, 241-400-29, -31, & -33 | PHELAN DEVELOPMENT |
| SOUTH LATHROP COMMERCE CENTER | SPA-18-51 & SPR-18-47 | DEVELOPMENT OF REMAINING 4 BUILDINGS TOTALING APPROXIMATELY 1 MIL. SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE | APN's: 241-410-03, -06, & -07 | CHI DEVELOPMENT GP, LLC |

| Name | Project # | Description | Location | Developer/Builder/Applicant |
|----------------------------------|---|---|---|---|
| CLSP PM-22-08 COMMERCIAL | SPR-24-01 | COMMERCIAL PROJECT CONSISTING OF 7 POTENTIAL USERS ON A 5.9 - ACRE SITE ON THE EAST SIDE OF GOLDEN VALLEY PARKWAY NORTH OF RIVER ISLANDS PARKWAY | APN's: 192-040-64, -65, -66, -67, -68, -69, & -70 | SAYBROOK CLSP, 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 |
| 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 (APN's: 191-250-14, & -06) | SINGH PETROLEUM INVESTMENTS, INC., A CALIFORNIA CORPORATION |
| STARBUCKS ADDITION | MSPR-24-102 | DEVELOPMENT OF A 1,826 SQ. FT. STARBUCKS DRIVE THROUGH QUICK SERVICE RESTAURANT (QSR) | 116 EAST ROTH ROAD (APN: 196-020-20) | HARDEEP GILL |
| GOLDEN VALLEY GAS STATION | MSPR-24-154 | DEVELOPMENT OF A 3,740 SQUARE FOOT 2-STORY BUILDING WITH A 3,400 SQUARE FOOT FUEL CANOPY AND 12 FUEL DISPENSERS (6 STATIONS) AND 25 PARKING STALLS | 15958 GOLDEN VALLEY PARKWAY (APN: 192-040-58) | MANJIT SAINI |
| SPORTS BAR & RESTAURANT | MSPR-25-46 | DEVELOPMENT OF A 6,200 SQ. FT. BUILDING WHICH INCLUDES A 3,500 SQ. FT. BAR & RESTAURANT WITH A 1,000 SQ. FT. COVERED PATIO, 1,800 SQ. FT. RETAIL SPACE, AND 900 SQ. | 16358 GOLDEN VALLEY PARKWAY (APN: 192-040-83) | GURPIAR SIDHU |
| TULIP KIDS ACADEMY | MSPR-25-48 | DEVELOPMENT OF A 15k BUILDING WHICH INCLUDES 10k SQ. FT. FOR TULIP KIDS ACADEMY AND 5k SQ. FT. FOR OFFICE/RETAIL USE | 17380 GOLDEN VALLEY PARKWAY (APN: 191-190-56) | JOHN HA |
| ATLAS COPCO FUEL TANK | MSPR-25-56 | INSTALLATION OF A 2,300 GALLON HYDROTREATED VEGETABLE OIL FUEL TANK | 1601 EAST MADRUGA ROAD (APN: 241-030-36) | ATLAS COPCO RENTAL #852 |
| 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 |
| DALFEN TRUCK PARKING | SPR-24-38 | CONSTRUCTION OF A TRUCK/TRAILER PARKING FACILITY ON A 10.5 - ACRE SITE CONSISTING OF 272 SPACES | 17100 SOUTH HARLAN ROAD (APN: 198-120-04) | DALFEN INDUSTRIAL |

| Name | Project # | Description | Location | Developer/Builder/Applicant |
|---|-------------------------|--|---|---------------------------------------|
| HARLAN ROAD INDUSTRIAL | SPR-24-153 | DEVELOPMENT OF 2 WAREHOUSE BUILDINGS 1 TOTALING 264,200 SQUARE FEET AND 1 TOTALING 401,150 SQUARE FEET WITH 400 STANDARD PARKING STALLS AND 105 TRUCK/TRAILER SPACES | 12030 SOUTH HARLAN ROAD (APN: 196-030-28) | TIMUR TECIMER |
| YOSEMITE AVENUE - D'ARCY COMMERCIAL CENTER | SPR-25-67 | DEVELOPMENT OF A 5,650 SQ. FT. CONVENIENCE STORE, 16 AUTO FUELING STATIONS, 4 TRUCK FUELING STATIONS, 1,321 SQ. FT. 2-BAY. TRUCK MAINTENANCE BUILDING, AND 2 DRIVE THRU QSR'S CONSISTING OF 3,141 & 2,066 SQ. FT. | 3401 WEST YOSEMITE AVENUE (APN's: 241-390-09 & -21) | ROBERSTON ENGINEERING, INC. |
| WOODLANDS EAST PRIVATE GYMNASIUM | CUP-25-152 & SPR-25-153 | DEVELOPMENT OF A 18k SQ. FT. GYMNASIUM PRIMARILY USED FOR SPORTS, ARTS, AND SPECIAL EVENT VENUE FOR THE WOODLANDS EAST K-8 ELEMENTARY SCHOOL LOCATED DIRECTLY SOUTH OF THE SITE | 15820 PARITO EMATA WAY (APN: 220-020-50) | RIVER ISLANDS DEVELOPMENT AREA 3, LLC |
| LMFD STATION #31 SITE IMPROVEMENTS | MSPR-25-130 | REMOVAL OF AN EXISTING PRE-MANUFACTURED MODULAR ADMINISTRATIVE BUILDING AND CONSTRUCTION OF A 750 SQ. FT. 2-CAR DETACHED GARAGE AND INSTALLATION OF A 1,512 SQ. FT. PRE-MANUFACTURED MODULAR HOME WITH VARIOUS SITE IMPROVEMENTS | 800 J STREET (APN: 196-240-07) | LMFD |
| RIVER ISLANDS WELCOME CENTER RELOCATION | MSPR-25-161 | RELOCATION OF THE EXISTING 5,200 SQ. FT. RIVER ISLANDS WELCOME CENTER STRUCTURE FROM ITS CURRENT LOCATION TO THE RIVER ISLANDS AMPHITHEATER/EVENT CENTER SITE | 17375 ISLANDERS WAY (APN: 213-740-01) | RIVER ISLANDS CONSTRUCTION, LLC |
| YOSEMITE AVENUE TRUCK PARKING | SPR-25-91 | DEVELOPMENT OF A TRUCK/TRAILER PARKING LOT FACILITY TO INLCUDE 84 TRUCK/TRAILER SPACES AND 9 STANDARD VEHICLE SPACES ON A 7.11-ACRE SITE | 3303 WEST YOSEMITE AVENUE (APN: 241-390-10) | SRP MANTECA SWANSON, LLC |
| UNDER CITY REVIEW (NOT YET APPROVED) | | | | |
| Name | Project # | Description | Location | Developer/Builder/Applicant |
| 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 |
| DENALI BATTERY ENERGY STORAGE SYSTEM (BESS) | SPR-25-101 | DEVELOPMENT OF A BATTERY ENERGY STORAGE SYSTEM (BESS) ON A 3.61-ACRE SITE | 3589 YOSEMITE AVENUE (APN: 241-390-15) | VESI 17, LLC |

| Name | Project # | Description | Location | Developer/Builder/Applicant |
|---|-------------|--|---|----------------------------------|
| 3091 YOSEMITE AVENUE IMPROVEMENTS | MSPR-25-103 | MINOR SITE IMPROVEMENTS CONSISTING OF PAVING AND LANDSCAPING ON AN EXISTING 0.55-ACRE SITE | 3091 WEST YOSEMITE AVENUE (APN: 241-280-14) | DMDSIGNS |
| JIFCO | SPR-25-113 | DEVELOPMENT OF A 2-STORY OFFICE/WAREHOUSE BUILDING WITH 4 PIPE MANUFACTURING BUIDLINGS ON AN 11.59-ACRE SITE | APN's: 198-040-28 & -29 | PWC ARCHITECTS |
| CLSP SHOPS 4 & 5 | MSPR-26-30 | DEVELOPMENT OF 1 NEW 5,600 SQ. FT. AND 1 NEW 6,000 SQ. FT. SHELL BUILDING ON A 0.61-ACRE AND 0.73-ACRE SITE WITHIN PM-22-08 WITH VARIOUS SITE IMPROVEMENTS | 16332 & 16350 GOLDEN VALLEY PARKWAY (APN: 192-040-84 & -68) | K12 ARCHITECTS |
| SUTTER HEALTH RIVER ISLANDS CARE CENTER | SPR-26-59 | DEVELOPMENT OF A 42,415 SQ. FT. 2-STORY MEDICAL FACILITY ON A 3.8-ACRE SITE | 17375 SUTTER GOULD WAY (APN: 213-740-01) | SUTTER VALLEY MEDICAL FOUNDATION |