

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

\* For informational purposes only

Status as of January 29, 2026

**APPROVED AND UNDER CONSTRUCTION**

Name	Project #	Description	Location	Developer/Builder/Applicant
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.
DEL WEBB COMMUNITY CENTER	CUP-22-162 & SPR-22-165	COMMUNITY/RECREATION CENTER FOR THE DEL WEBB COMMUNITY IN RIVER ISLANDS	3750 BRIGHTWOOD AVENUE (APN: 213-610-12)	PULTE HOME COMPANY, LLC
RIVER ISLANDS HIGH SCHOOL PRIVATE GYMNASIUM	CUP-24-68 & SPR-24-74	CONSTRUCTION OF AN 18,500 SQ. FT. GYMNASIUM CONSISTING OF MULTI-PURPOSE SPORT COURTS, SNACK BAR, RESTROOMS, ETC. PRIMARILY FOR THE USE OF RIHS	16419 RIPTIDE WAY (APN: 213-620-06)	RIVER ISLANDS CONSTRUCTION, LLC
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
AUTOZONE	MSPR-24-69	CONSTRUCTION OF A 7,400 SQ. FT. AUTO PARTS STORE	16372 GOLDEN VALLEY PARKWAY (APN: 192-040-64)	AUTOZONE
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.

**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.
LATHROP T-FORCE DEVELOPMENT	MSPR-21-168	EXPAND OFF-STREET PARKING BY ADDED 35 PARKING STALLS FOR TRUCK TRAILERS	1444 LATHROP ROAD (APN: 198-040-04)	DIILLION & MURPHY

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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 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 EXISITNG 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 5 BUILDINGS TOTALING APPROXIMATELY 2 MIL. SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	APN's: 241-410-03, -06, & -07	CHI DEVELOPMENT GP, LLC
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

Name	Project #	Description	Location	Developer/Builder/Applicant
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
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. FT. OFFICE	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
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

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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
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
<b>UNDER CITY REVIEW (NOT YET APPROVED)</b>				
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
YOSEMITE AVENUE TRUCK PARKING	SPR-25-91	DEVELOPMENT OF A TRUCK/TRAILER PARKING LOT FACILITY TO INCLUDE 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
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
3091 YOSEMITE AVENUE IMPROVEMENTS	MSPR-25-103	MINOR SITE IMPROVEMENTS CONSISTING OF PAVING AND LANDSCAPING ON AN EXISITING 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 BUILDINGS ON AN 11.59-ACRE SITE	APN's: 198-040-28 & -29	PWC ARCHITECTS
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