

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

Status as of January 9, 2024

**APPROVED AND NOT YET UNDER CONSTRUCTION**

<b>Name</b>	<b>Project #</b>	<b>Description</b>	<b>Location</b>	<b>Developer/Builder/Applicant</b>
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 55K 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
DEL WEBB SALES PAVILION	AA-22-142	RESIDENTIAL-COMMERCIAL PROJECT CONSISTING OF A 2,660 SQ. FT. SALES OFFICE BUIDLING	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
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 EXISITNG UNOCCUPIED BUILDING/PROPERTY FOR AN APPOINTMENT-ONLY TYPE BUSINESS	3049 YOSEMITE AVENUE (APN: 241-280-11)	KABIR RASUL