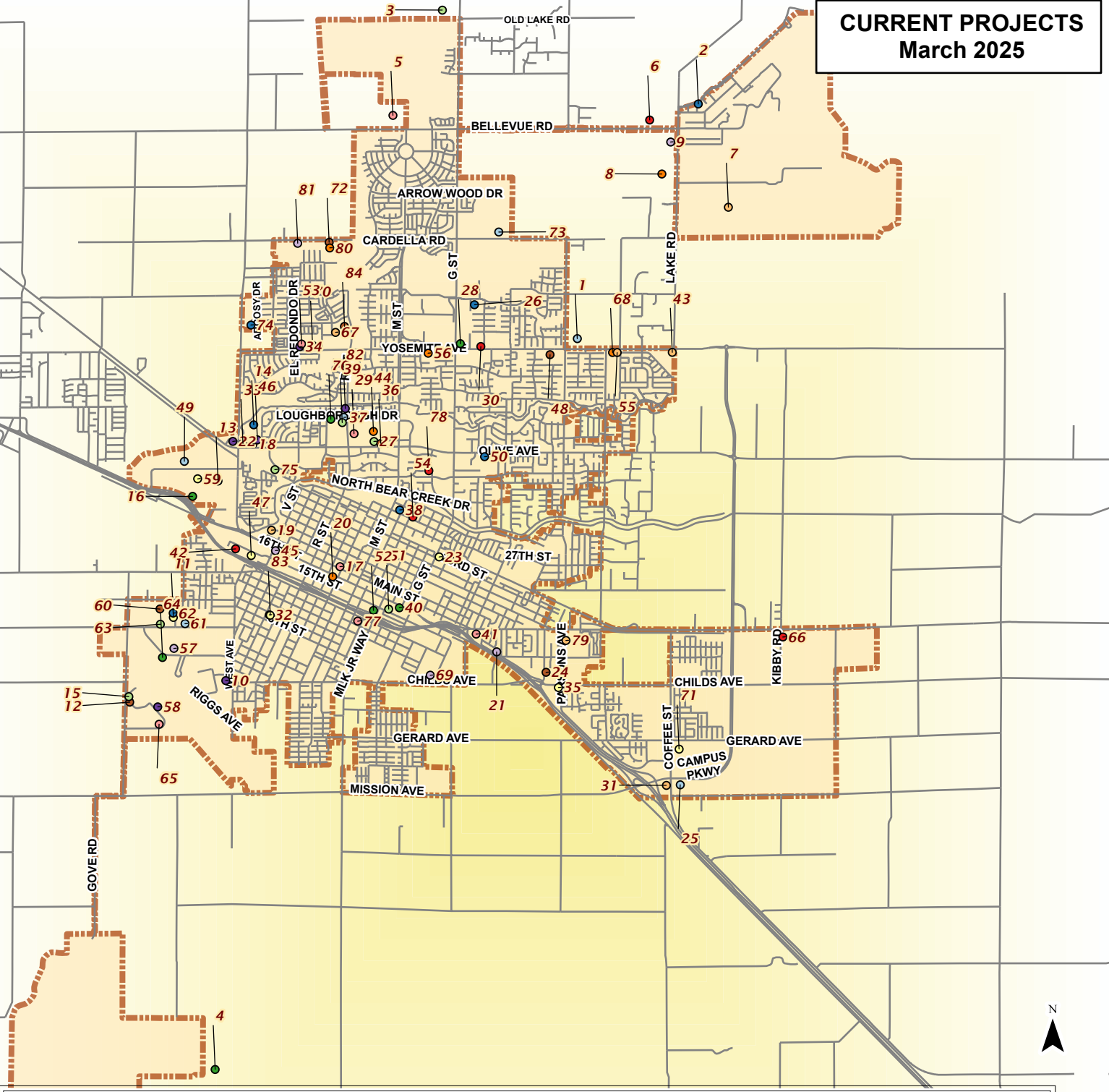


# CURRENT PROJECTS March 2025



- |  |
|--|
| <p><b>Current Projects</b></p> <ul style="list-style-type: none"> <li>1. Merced Crossings Annexation (Pending)</li> <li>2. UC Merced Annexation</li> <li>3. Rogina Annexation</li> <li>4. Wastewater Treatment Plant Annexation #2</li> <li>5. M Street Annexation</li> <li>6. University Vista Annexation</li> <li>7. Virginia Smith Trust Annexation</li> <li>8. Branford Point Annexation</li> <li>9. UC Villages Annexation</li> <li>10. 1 West Ave Distribution LLC</li> <li>11. Moak, Inc</li> <li>12. Koyami</li> <li>13. Quality Yield</li> <li>14. Connected Merced</li> <li>15. Custom Cultivation</li> <li>16. Profarms</li> <li>17. Berner's</li> <li>18. Blue Fire</li> <li>19. Manzanita</li> <li>20. Medallion</li> <li>21. Culture Merced</li> <li>22. Gas Station/Car Wash/Mini-Mart/Fast-Food</li> <li>23. Pro Lube</li> <li>24. Carol Ave Gas Station/Convenience Mkt/Car Wash</li> <li>25. Merced Gateway Center</li> <li>26. Northview Medical Offices</li> <li>27. Merced Mall - Coding Enterprises</li> <li>28. Yosemite Crossing</li> <li>29. Shoppes at Merced Mall (Seritage)</li> <li>30. Valley Childrens Clinic</li> <li>31. Campus Parkway Plaza</li> <li>32. DRA Development</li> <li>33. Chase Partners - Retail</li> <li>34. Yosemite Village Commercial</li> <li>35. Childs &amp; Parsons Commercial Development</li> <li>36. Olive Garden</li> <li>37. Circle K Mini-Mart/Gas Station</li> <li>38. Jenny Nicol's Old Schoolhouse Bakery</li> <li>39. US Foods - Chef Store</li> <li>40. Angry Chicks Restaurant</li> <li>41. Home 2 Extended Stay Hotel</li> <li>42. Merced Toyota</li> <li>43. Merced Station Retail</li> <li>44. Merced Mall - Addition</li> <li>45. Jasmeet LLC</li> <li>46. Merced Security Storage</li> <li>47. Razzari Ford</li> <li>48. Gonzales</li> <li>49. The Cirrus Company</li> <li>50. United Security Capital</li> <li>51. Merced Power Sports</li> <li>52. Chick-fil-A</li> <li>53. Barnes</li> <li>54. Merced City School District</li> <li>55. Wet Whistle</li> <li>56. Merced County Office of Education</li> <li>57. Fineline Industries/Centurian Boats</li> <li>58. JWK Holdings</li> <li>59. Prudential Freezer</li> <li>60. Lawler Mini-Storage</li> <li>61. JKB Living, Inc.</li> <li>62. M-Mig Construction</li> <li>63. Merced City School District</li> <li>64. Dynamic Electrical</li> <li>65. Frito Lay Distribution Center</li> <li>66. 160 Driving Academy</li> <li>67. Compass Pointe Apartments</li> <li>68. The Hub 2.0</li> <li>69. Childs Court Apartments</li> <li>70. Yosemite Village Apartments</li> <li>71. Gateway Commons Apartments</li> <li>72. Sage Creek Apartments</li> <li>73. Regency Court Apartments</li> <li>74. Bruno Apartments</li> <li>75. Devonwood Apartments</li> <li>76. Isaac Sargiz</li> <li>77. Gateway Terrace II</li> <li>78. Up Holdings-Park Ave (Mercy Village)</li> <li>79. Visionary Homes</li> <li>80. Maracor Development</li> <li>81. Royal Woods Apartments</li> <li>82. CR Consulting Group</li> <li>83. Warren</li> <li>84. TRS, OPS</li> </ul> |
|--|

#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
<b>Annexations</b>								
1	Merced Crossings Annexation	Northeast Corner of Gardner Ave & Yosemite Ave	Student Housing, Mixed Use, Rural Residential	40,000	Annex/ Pre-Zone #16-01/ GPA #16-04/ PD Est #75	540	70	Pending
2	UC Merced Annexation	UC Merced Campus	Annexation	N/A	Annex/Pre-Zone 22-01	0	220	Approved
3	Rogina Annexation	West Side of G St at Old Lake Rd	Single Family, Multi-Family, Commercial	138,700	Annex/ Pre-Zone #18-01/ GPA #18-02	680	147.4	Pending
4	Wastewater Treatment Plant Annexation #2	East of Gove Road	Annexation	N/A	Annex/ Pre-Zone #19-01 GPA #22-01	0	390.1	Pending
5	M Street Annexation	Northwest Corner of M St & Bellevue	Annexation	305,685	Annex/ Pre-Zone #20-01	322	37	Pending
6	University Vista Annexation	Northwest Corner of Bellevue Rd & Lake Rd	Annexation	788,000	Annex/ Pre-Zone #22	4176	290.6	Pending
7	Virginia Smith Trust Annexation	Northeast Corner of Cardella & Lake Rd	Annexation	862,000	Annex #23-03	3857	654	Approved/ Unconstructed
8	Branford Point Annexation	West of Lake Road, South of Bellevue Road	Single-Family, Multi-Family, & Commercial	785,597	Annex/ Prezone #23-01/ GPA #23-02	650	47.7	Pending
9	UC Villages Annexation	Southwest Corner of Bellevue & Lake Roads	Single & Multi-Family, Comm'l, & Hospitality	1,050,818	N/A	922	37	Pending
<b>Cannabis - General (Non-Retail)</b>								
10	1 West Ave Distribution LLC	1 West Ave	Cannabis Distribution, Cultivation, & Testing	126,099	CCBP #22-12, -13, -14	0	11.3	Approved
11	Moak, Inc	847 Beechcraft Ave	Cannabis Cultivation	14,000	CCBP #21-05	0	1.0	Approved
12	Koyami	115 Heron Way	Cannabis Cultivation	16,000	CCBP #21-07	0	1.67	Approved
13	Quality Yield	2777 N Hwy 59, Ste D	Cannabis Cultivation & Distribution	103,767	CCBP #21-01	0	22.3	Approved
14	Connected Merced	1987 W Olive Ave	Cannabis Manufacture, Distribution, & Cultivation	48,400	CCBP #18-32	0	6.0	Approved
15	Custom Cultivation	103 Heron Way	Cultivation	13,896	CCBP #20-01	0	1.24	Approved
16	Profarms	1785 Ashby Rd	Manufacture, Distribution, & Cultivation	104,000	CCBP #21-02	0	40	Approved
<b>Cannabis - Retail</b>								
17	Berner's	811 W Main St	Cannabis Dispensary	2,500	CCBP #18-10R	0	.17	Operating
18	Blue Fire	1985 W Olive Ave	Cannabis Dispensary	3,548	CCBP #18-06R	0	2.0	Operating
19	Manzanita	1594 W 18th St	Cannabis Dispensary	5,076	CCBP #18-17R	0	.30	Operating
20	Medallion	808 W 16th St	Cannabis Dispensary	1,421	CCBP #18-21R	0	.55	Operating
21	Culture Merced	1111 Motel Dr	Cannabis Dispensary	3,520	CCBP #22-02R	0	.38	Approved
<b>Commercial and/or Mixed-Use</b>								
22	Gas Station Car Wash Mini-Mart Fast-Food	Northwest Corner of Santa Fe Dr & N Hwy 59	Retail/Commercial	N/A	Annex/ Pre-Zone #15-01/ GPA #15-04	0	7.83	Site Partially Developed
23	Pro Lube	Northwest Corner of G St & 23rd St	Pro-Lube/Car Wash/ Sandwich Shop	N/A	CUP #1192	0	1.93	Site Partially Developed

#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
<b>Commercial and/or Mixed-Use (Continued)</b>								
24	Carol Ave Gas Station Convenience Mkt Car Wash	Carol Ave, North of Childs (764 & 782 Carol Ave)	Gas Station, Convenience Market, Retail Space	4,900	CUP #1213	0		Under Construction
25	Merced Gateway Center	NE & SE Corner of Coffee & Campus Pkwy	Shopping Center	523,000	GPA #15-03/ ZC #422/ P-D Est #74	0	77.5	Site Partially Developed
26	Northview Medical Offices	Southeast Corner of Mercy Ave & Sandpiper	Medical Office	10,000	CUP #1183	0	1.2	Site Partially Developed
27	Merced Mail Coddling Enterprises	851 W Olive Ave	Remodel & Addition to Existing Mall	N/A	SUP Rev #38 to P-D #1	0	27.32	Approved but Unconstructed
28	Yosemite Crossing	Northeast Corner of Yosemite Ave & G St	Shopping Center w/ Apartments	194,000	GPA #19-03/ SUP Rev #3 to P-D #72	44	21.5	Site Partially Developed
29	Shoppes at Merced Mall	Northeast Corner of W. Olive Ave & R St	Remodel of old Sears Buildings	67,000	SP #440	0	9.5	Under Construction
30	Valley Childrens Clinic	Northeast Corner of Yosemite Ave & Sandpiper Dr	Pediatric Medical Center	44,250	SP 451	0	4.54	Approved but Unconstructed
31	Campus Parkway Plaza	Southwest Corner of Campus Parkway & Coffee St	Shopping Center	127,000	SP #439	0	7.5	Site Partially Developed
32	DRA Development	1250 W 9th Street	Retail Commercial	4,749	SP #436	0	0.35	Approved but Unconstructed
33	Chase Partners - Retail	Northeast Corner of Hwy 59 & Olive Ave	Retail (7-11, Fast-food/ Office/Retail)	16,000	GPA #20-02	0	3.38	Site Partially Developed
34	Yosemite Village Commercial	Northeast Corner of Yosemite Ave & El Redondo Dr	Gas Station/ Mini-Market/Car Wash	5,000	CUP #1253/ SP #471	0	1.14	Site Partially Developed
35	Childs & Parsons Commercial Development	Southwest Corner of Childs & Parsons	Retail Commercial	12,000	CUP #1158, SP #395, SP #401	0	3.21	Developed
36	Olive Garden	North of Olive Ave, West of M St	Restaurant	6,572	SP #485	0	1.26	Developed
37	Circle K Mini-Mart Gas Station	Southwest Corner of R St. & Loughborough Dr	Commercial	3,700	CUP #1268 & SP #506	0	.78	Under Construction
38	Jenny Nicol's Old Schoolhouse Bakery	2649 Canal St.	Retail (Bakery)	1,200	SP #495	0	0	Developed
39	US Foods - Chef Store	3275 R St	Retail	18,709	SP #497	0	0	Developed
40	Angry Chicks Restaurant	62 W. 16th St.	Restaurant	4,316	SP #498	0	0	Approved, but Unconstructed
41	Home 2 Extended Stay Hotel	736 Motel Dr	Hotel	N/A	SP #499	86	0	Approved, but Unconstructed
42	Merced Toyota	1400 Auto Center Dr	Service Building	7,220	SP #500	0	0	Approved, but Unconstructed
43	Merced Station Retail	2990 E Yosemite Ave.	Retail (Starbucks & Other Tenants)	6,500	SP #509	0	0.78	Approved but Unconstructed
44	Merced Mall Addition	861 & 871 W Olive Ave	2 Additions to Merced Mall	15,881	SP #511	0	0	Approved but Unconstructed
45	Jasmeet LLC	1480 W 16th St	Convenience Store/ Gas Station	3,800	CUP #1271	0	.69	Approved but Unconstructed
46	Merced Security Storage	1965 W Olive Ave	Self-Storage & Long-Term Vehicle Storage	N/A	GPA #23-02/ SUP Rev #3 to P-D #12/CUP #1274 SP #516	440	6.02	Under Construction

#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
<b>Commercial and/or Mixed-Use (Continued)</b>								
47	Razzari Ford	1234 Auto Center Dr	Addition to Auto Dealership	5,200	SP #522	0	7.5	Approved but Unconstructed
48	Gonzalves	1380 E. Yosemite Ave.	Self-Storage Facility (500 Units)	N/A	GPA #24-02/ SP #551	0	3	Pending
49	The Cirrus Company	2409/2411/2459 Cooper Ave	Self-Storage (indoor and outdoor)	N/A	SP #556	0	13.84	Approved but Unconstructed
50	United Security Capital	470 E. Olive Ave	Self-Storage (885 Units)	N/A	GPA #23-05 and SP #555	0	3.5	Approved but Unconstructed
51	Merced Power Sports	219 W 15th St	Retail Pad	14,000	SP #550	0	.82	Approved but Unconstructed
52	Chick-fil-A	1510 Martin Luthe King Jr Way	Quick Service Restaurant	5,805	SP #537	0	1.16	Approved but Unconstructed
53	Barnes	1275/1285 Yosemite Ave.	Car Wash and Quick Service Restaurant/ Retail Space	5,000	SP #535	0	1.18	Approved but Unconstructed
54	Merced City School District	2600 K Street	Off-Campus Education Center	8,500	CUP #1284	0	.68	Pending
55	Wet Whistle	2272 E Yosemite Ave	Restaurant w/Alcohol Sales	4,600	CUP #1273	0	0	Approved but Unconstructed
56	Merced County Office of Education	350 W. Yosemite Ave	Charter School	24,000	CUP #1262	0	5.4	Approved but Unconstructed
<b>Industrial</b>								
57	Fineline Industries Centurian Boats	2047 Grogan Ave	Expansion of Existing Boat Manufacturer	30,000	SP #433	0	6.61	Approved
58	JWK Holdings	150 Hawk Dr	Industrial	35,280	SP #446	0	2	Approved
59	Prudential Freezer	2320 Cooper Ave	Industrial Freezer Space	102,176	SP #478	0	7	Approved
60	Lawler Mini-Storage	2275 & 2284 Cessna Way	Mini-Storage	42,700	SP #489	222	2.02	Approved
61	JKB Living, Inc.	2051 Wardrobe Ave	Mini-Storage	N/A	SP #490	521	0	Approved
62	M-Mig Construction	865 Beechcraft Ave	New Shell Building	9,600	SP #514	0	1.28	Under Construction
63	Merced City School District	2111 Wardrobe Ave	New Operational Support Services Building	52,908	SP #521	0	9.9	Approved
64	Dynamic Electrical	2090 Grogan Ave	New Electrical Contractor's Shop & Yard	8,770	SP #526	0	1.47	Approved
65	Frito Lay Distribution Center	APN 059-420-082	Frito Lay Distribution Center	11,478	SP #548	0	2.72	Approved
66	160 Driving Academy	1700 Kibby Road	Truck Driving Academy	2,700	SP #525	0	2.4	Approved
<b>Multi-Family/Mixed Use</b>								
67	Compass Pointe Apartments	Southeast Corner of Horizons & Pacific	Apartments	N/A	CUP #1208	136	10.42	Approved
68	The Hub 2.0	Southeast Corner of Yosemite Ave & McKee Rd	Mixed-Use	N/A	CUP #1238 & SP #455	224	5.94	Under Construction
69	Childs Court Apartments	Northwest Corner of Childs Ave & B St.	Apartments Permanent Supportive Housing	N/A	SP #429	119	4.9	Developed
70	Yosemite Village Apartments	Northwest Corner of Yosemite Ave & Compass Pte Ave	Apartments with Neighborhood Commercial	N/A	CUP #1239 & SP #456	220	11.98	Approved but Unconstructed
71	Gateway Commons Apartments	Southeast Corner of Gerard Ave & Coffee St	Apartments	N/A	SP 457	200	9.3	Under Construction

	#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
		<b>Multi-Family/Mixed Use (Continued)</b>							
	72	Sage Creek Apartments	Southeast Corner of Cardella Rd & Horizons Ave	Apartments	N/A	SP #458	248	13.5	Approved but Unconstructed
	73	Regency Court Apartments	North of Merrill Dr (extended), East of G St	Apartments	N/A	CUP #1200	180	9.8	Approved but Unconstructed
	74	Bruno Apartments	West side of San Augustine at Pacific	Apartments	N/A	GPA #18-03	164	10.73	Approved but Unconstructed
	75	Devonwood Apartment	South side of Devonwood Btw Loughborough & Austin	Apartments	N/A	GPA 20-01	156	6.3	Under Construction
	76	Isaac Sargiz	Southeast Corner of Loughborough Dr & Meadows Ave	Apartments/Medical Clinic	N/A	GPA 21-02	161	6.95	Approved but Unconstructed
	77	Gateway Terrace II	Southwest Corner of 13th ST. & K St.	Apartments	N/A	Building Permit	50	1.5	Approved
	78	Up Holdings-Park Ave (Mercy Village)	West Side of Park Ave, N. of Alexander Ave	Apartments (Supportive Housing)	N/A	SP #487	66	1.54	Approved but Unconstructed
	79	Visionary Homes	1808 Parsons Ave	Apartments (Affordable Housing)	N/A	GPA #22-02/ ZC #430	108	4.59	Approved but Unconstructed
	80	Maracor Development	northeast corner of Horizons & Monaco	Multi-Family	N/A	SP #496	396	13.5	Approved but Unconstructed
	81	Royal Woods Apartments	South of Cardella Rd, west of El Redondo Dr	Apartments	N/A	CUP #1264	72	3.6	Approved but Unconstructed
	82	CR Consulting Group	3351 R St	Multi-Family	N/A	SP #505	24	1.3	Approved but Unconstructed
	83	Warren	1250 W 9th St	Multi-Family	N/A	CUP #1279	8	.34	Approved but Unconstructed
	84	TRS, OPS	1240 Pacific Drive	Multi-Family	N/A	File # TBD	168	10.13	Pending