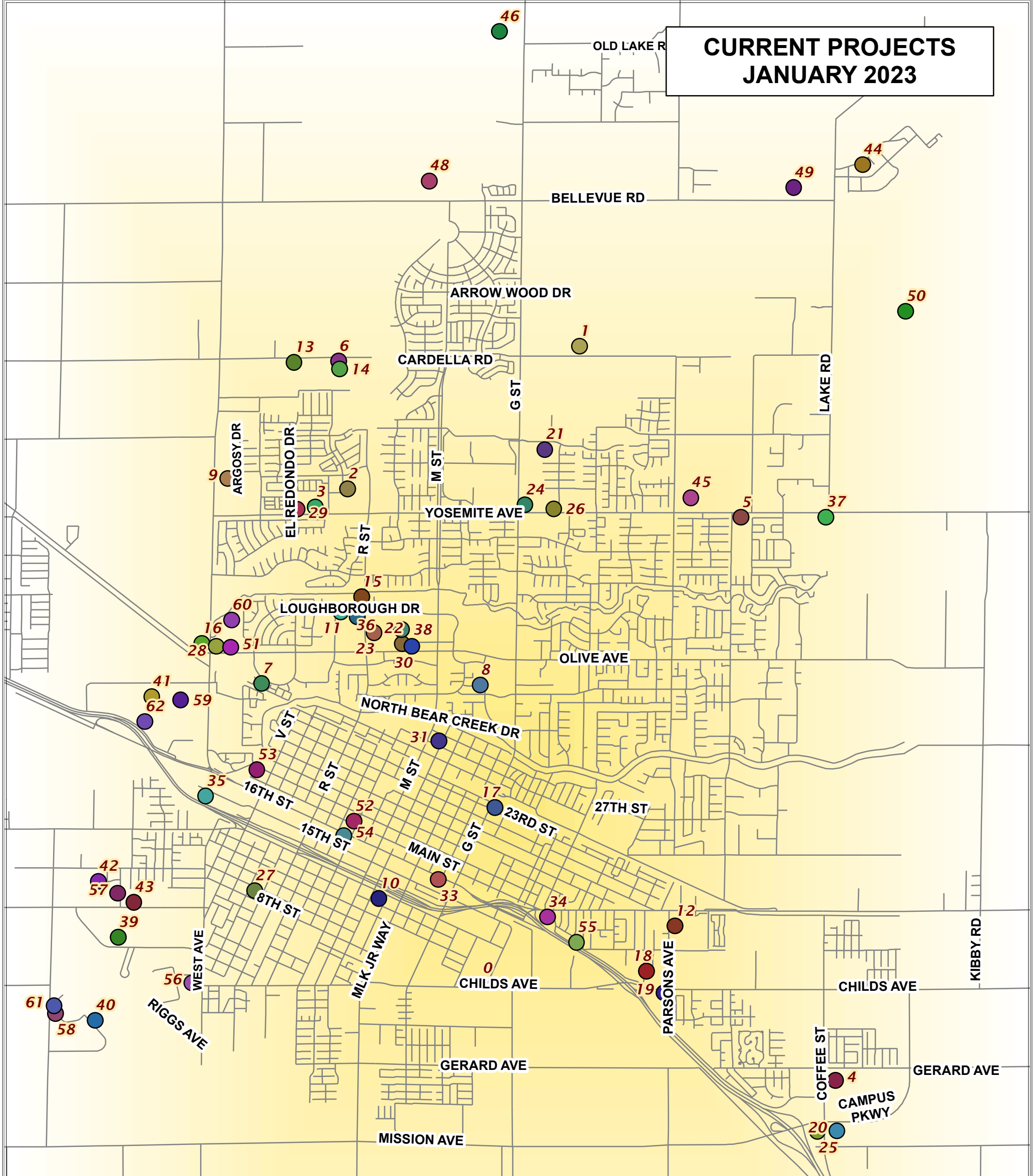


CURRENT PROJECTS JANUARY 2023



Id, Project Name

- | | | | | |
|---|--|--|--|---------------------------------|
| 1. Regency Court Apartments | 13. Royal Woods Apartments | 26. Valley Childrens Clinic | 39. Finline Industries/Centurian Boats | 52. Berner's |
| 2. Compass Pointe Apartments | 14. Maracor Development | 27. DRA Development | 40. JWK Holdings | 53. Manzanita |
| 3. Yosemite Village Apartments | 15. CR Consulting Group | 28. Chase Partners - Retail | 41. Prudential Freezer | 54. Medallion |
| 4. Gateway Commons Apartments | 16. Gas Station/Car Wash/Mini-Mart/Fast-Food | 29. Yosemite Village Commercial | 42. Lawler Mini-Storage | 55. Culture Merced |
| 5. The Hub 2.0 | 17. Pro Lube | 30. Olive Garden | 43. JKB Living, Inc. | 56. 1 West Ave Distribution LLC |
| 6. Sage Creek Apartments | 18. Carol Ave Gas Station/Convenience Mkt/Car Wash | 31. Jenny Nicol's Old Schoolhouse Bakery | 44. UC Merced Annexation | 57. Otay S |
| 7. Devonwood Apartments | 19. Childs & Parsons Commercial Development | 32. US Foods - Chef Store | 45. Merced Crossings Annexation (Pending) | 58. Koyami |
| 8. Up Holdings-Park Ave (Mercy Village) | 20. Merced Gateway Center | 33. Angry Chicks Restaurant | 46. Rogina Annexation | 59. Quality Yield |
| 9. Bruno Apartments | 21. Northview Medical Offices | 34. Home 2 Extended Stay Hotel | 47. Wastewater Treatment Plant Annexation #2 | 60. Connected Merced |
| 10. Gateway Terrace II | 22. Merced Mall - Codding Enterprises | 35. Merced Toyota | 48. M Street Annexation | 61. Custom Cultivation |
| 11. Isaac Sargiz | 23. Shoppes at Merced Mall (Seritage) | 36. Circle K Mini-Mart/Gas Station | 49. University Vista Annexation | 62. Profarms |
| 12. Visionary Homes | 24. Yosemite Crossing | 37. Merced Station Retail | 50. Virginia Smith Trust Annexation | |
| | 25. Campus Parkway Plaza | 38. Merced Mall - Addition | 51. Blue Fire | |

47



**Current City of Merced Projects
(January 2023)**

	#	Project Name	Project Location	Land Use	Parcel Size (Acres)	Project Size (SF)	# of Units	Application Type	Approval Date	Status (As of Jan. 2023)
Multi-Family/Mixed Use										
	1	Regency Court Apartments (B.P. Investors)	North of Merrill Dr (extended), East of G St.	Multi-Family	9.8	n/a	180	Conditional Use Permit (CUP) #1200	8/3/2015	Approved but Unconstructed
	2	Compass Pointe II Apartments	Southeast Corner of Horizons & Pacific	Multi-Family	10.42	n/a	136	CUP #1208	1/6/2016	Under Construction
	3	Yosemite Village Apartments	Northwest Corner of Yosemite Ave and Compass Pte Ave	Multi-Family w/ Neighborhood Commercial	11.98	See #27 Below	220 Apts	CUP #1239/SP #456	6/17/2020	Approved but Unconstructed
	4	Gateway Commons (Part of Merced Gateways)	Southeast Corner of Gerard Ave & Coffee Street	Multi-Family	9.30	n/a	200 Apts	Site Plan Review #457	7/30/2020	Approved but Unconstructed
	5	"The Hub" 2.0	Southeast Corner of Yosemite Ave and McKee Road	Multi-Family	5.94	20,044 SF Retail; 14,445 SF Office	225 Apts	Conditional Use Permit #1238/ Site Plan Review #455	9/21/2020 (City Council on Appeal)	Under Construction
	6	Sage Creek Apartments	Southeast Corner of Cardella Road (extended) & Horizons Ave (extended)	Multi-Family	13.50	n/a	248 Apts	Site Plan Review #458	10/8/2020	Approved but Unconstructed
	7	Devonwood Apartments	South of Devonwood, East of Wal-Mart	Multi-Family	6.39	n/a	156 Apts	GPA #20-01/SUP Revision #23 (PD #16)	8/16/2021	Approved but Unconstructed
	8	Up Holdings--Park Ave	West side of Park Ave, North of Alexander Ave (3015 Park Avenue)	Permanent Supportive Housing	1.54	n/a	66 Apts	Site Plan Review #487	1/6/2022	Approved but Unconstructed
	9	Bruno Apartments	West side of San Augustine Ave at Pacific Drive	Multi-Family	10.73	n/a	164 Apts	General Plan Amendment #18-03/SUP Revision #6 (PD #46)	3/18/2019	Approved but Unconstructed
	10	Gateway Terrace II	South east corner of 13th & K Streets	Multi-Family	1.50	n/a	50 Apts	Building Permit	Pending	Awaiting Permit Issuance
	11	Isaac Sargiz (formerly Mercy Village)	Southeast corner of Loughborough Drive & Meadows Avenue	Multi-Family w/ Medical Clinic	6.93	12,666 SF Clinic	161 Apts	GPA#21-02/SUP Rev #12 (PD #8)/ SP #455	6/21/2022	Approved but Unconstructed
	12	Visionary Homes	1808 Parsons Ave. (East side of Parsons, south of Yosemite Pkwy)	Multi-Family	4.59	n/a	108 Apts	GPA #22-02/ZC #430	5/2/2022	Approved but Unconstructed
	13	Royal Woods Apartments	South side of Cardella Rd, west of El Redondo Dr	Multi-Family	3.60	n/a	72	CUP #1264	6/8/2022	Approved but unconstructed
	14	Maracor Development, Inc.	NEC of Horizons & Monaco	Multi-Family	13.50	n/a	396	SP #496	6/23/2022	Approved but Unconstructed (Same Site as Item #7 Above)
	15	CR Consulting Group	3351 R St.	Multi-Family	1.30	n/a	24	SP #505	12/15/2022	Approved, but Unconstructed
Commercial/Mixed Use										
	16	Bianchi/Norcal Cajun Annexation	Northwest Corner of Santa Fe Dr & N Hwy 59	Retail/Commercial	7.83	42,000	n/a	Annex/Pre-Zone #15-01/GPA #15-04	City Approved 10/1/18; Annexation Finalized 5/22/2019	Arco complete/ remainder approved, but unconstructed
	17	Pro Lube	Northwest Corner of G St & 23rd St	Pro-Lube/Car Wash/Sandwich Shop	1.93	15,700	n/a	CUP #1192	11/5/2014	Partially Constructed
Commercial/Mixed Use										
	18	Carol Ave - Gas Station/ Convenience Mkt/Car Wash	Carol Ave, North of Childs (764 & 782 Carol Ave)	Gas Station, Convenience Market, & Retail Space	1.00	6,400	n/a	CUP #1213	7/20/2016	Partially Constructed

**Current City of Merced Projects
(January 2023)**

	#	Project Name	Project Location	Land Use	Parcel Size (Acres)	Project Size (SF)	# of Units	Application Type	Approval Date	Status (As of Jan. 2023)
	19	Childs & Parsons (Old Bowling Alley)	Southwest Corner of Childs & Parsons	Arco Gas Station/Car Wash/Market, KFC, & Fast-food Restaurant	3.21	12,000	n/a	CUP #1158, SP #395, SP #401	3/3/2016	ARCO & KFC Open; Jack in the Box (SP #483) Approved. One Fastfood Site Unconstructed
	20	Merced Gateway Center	NE & SE Corner of Coffee & Campus Pkwy	Shopping Center, Apartments, & Fire Station	77.50	523,000 Retail	178 Apts	GPA #15-03/ZC #422/P-D Est #74/CUP #1203/SP #426/SP #468/SP #469/SP #488	8/7/2017	ARCO, Tractor Supply, McDonald's, & Starbucks Complete, Remainder of Shopping Center Approved, but Unconstructed
	21	Northview Medical Offices	Southeast Corner of Mercy Ave & Sandpiper Dr	Medical Offices (4 Buildings)	6.00	66,450	n/a	CUP #1183 & Site Plan Review #419 (Golden Valley Health Center)	8/21/2013 & 2/8/2018	2 Buildings Constructed
	22	Merced Mall Expansion & Redevelopment	Northeast Corner of West Olive Ave & R Street	Mall Expansion in 2 Phases, including 50,000 SF Retail & expanded 72,000 SF Theater	52.00	122,000	n/a	SUP Revision #38 to Planned Development #1	3/4/2019	Approved but Unconstructed
	23	Shoppes at Merced Mall (Seritage)	Northeast Corner of W. Olive Ave & R St	Remodel of Old Sears into 8 Tenant Spaces/ Addition of 2 Pads	9.50	67,000	n/a	Site Plan Review #440	6/20/2019	Under Construction
	24	Yosemite Crossing	Northeast Corner of Yosemite Ave & G Street	Shopping Center w/ 4 Fast-food Restaurants (16,166 SF), 2,586 SF Coffee Shop, 22,000 SF Grocery Store, Gas Station with 4,086 SF C-Store, 5,381 SF Car Wash, 18,010 SF Other Retail, 33,048 SF Medical Offices or Hotel	21.50	Approx. 101,000	96 Apts	General Plan Amendment #19-03/SUP Revision #3 to Planned Development #72/SUP Revision #4/SP #463/CUP #1251/CUP #1258/SP #470/SP #481/SP #508	1/21/2020 & 10/18/21	Under Construction
	25	Campus Parkway Plaza	Southwest Corner of Campus Parkway and Coffee Street	Shopping Center w/ 4 Fast-food Restaurants, 2 Dine-in Restaurants, Gas Station, and 5-Story, 134-Room Hotel	7.50	127,000	n/a	Site Plan Review #439	7/18/2019	Under Construction
	26	Valley Childrens Clinic	Northeast Corner of W. Yosemite Ave & Sandpiper Dr	Pediatric Medical Offices	4.54	44,250	n/a	Site Plan Review #451	1/16/2020	Approved but Unconstructed
	27	DRA Development	1250 W 9th St	Retail Commercial	0.35	4,749	n/a	Site Plan Review #436	4/19/2019	Approved but Unconstructed
	28	Chase Partners	Northwest corner of W. Olive Ave & Hwy 59	2,806 SF Drive-Thru, Gas Station with 4,086 SF Mini-Mart, 4,837 SF Office/Retail	3.38	11,700	n/a	GPA #20-02/SUP Revision #1 (PD #12)/CUP #1254/SP #474	5/3/2021	Under Construction
	29	Yosemite Village Commercial	Northeast corner of Yosemite Avenue & El Redondo Drive	10,000 SF Retail; Gas Station/Mini Mart/Car Wash; Future Drive-Thru Restaurant	3.54	15,000	See #4 Above	CUP #1253/Site Plan Review #471 & #486	4/7/2021 & 1/6/2022	Approved but Unconstructed
	30	Olive Garden (Merced Mall)	North side of W. Olive Ave (Old Home Town Buffet Site)	Sit-Down Restaurant	1.26	6,572	n/a	Site Plan Review #485	11/18/2021	Completed
	31	Jenny Nicole's Old Schoolhouse Bakery	2649 Canal St.	Bakery	2.90	1,200	n/a	Site Plan Review #495	5/19/2022	Completed
	32	US Foods - Chef Sore	3275 R St.	Grocery Store	2.80	18,709	n/a	Site Plan Review #497	6/16/2022	Completed
	33	Angry Chickz	62 W. 16th St.	Fast Food Restaurant	0.5	4,316	n/a	Site Plan Review #498	7/14/2022	Approved, but Unconstructed
Commercial/Mixed Use										
	34	Home 2 Extended Stay Hotel (Edwin Kainth)	736 Motel Dr.	Extended Stay Hotel	1.07	86 Rooms	n/a	Site Plan Review #499	7/14/2022	Approved, but Unconstructed

**Current City of Merced Projects
(January 2023)**

	#	Project Name	Project Location	Land Use	Parcel Size (Acres)	Project Size (SF)	# of Units	Application Type	Approval Date	Status (As of Jan. 2023)
	35	Merced Toyota	1400 Auto Center Dr	Service Building	5	7,220	n/a	Site Plan Review #500	10/13/2022	Approved, but Unconstructed
	36	Circle K	3275 R St.	Gas Station/Convenience Mkt	0.77	3,700	n/a	CUP #1268/SP #506	1/18/2023	Approved, but Unconstructed
	37	Merced Station Retail	2990 E. Yosemite Ave.	Retail Building (Starbucks and 2 other Tenants)	0.78	6,500	n/a	SP #509	1/12/2023	Approved, but Unconstructed
	38	Merced Mall	861 & 871 W Olive Ave	2 Additions to the Merced Mall	27.32	6,586 & 9,295	n/a	SP #511	Pending	Pending (see Item #22)
Industrial										
	39	Fineline Industries/ Centurian Boats	2047 Grogan Ave	30,000 SF Expansion of Existing Boat Manufacturer	6.61	30,000	n/a	Site Plan Review #433	2/14/2019	Approved but Unconstructed
	40	JWK Holdings	150 Hawk Dr	Industrial Lease Space	2.00	35,280	n/a	Site Plan Review #446	12/5/2019	Approved but Unconstructed
	41	Prudential Freezer	2320 Cooper Ave	Industrial Freezer Space	7.00	102,176	n/a	Site Plan Review #478	9/7/2021	Approved but Unconstructed
	42	Lawler Excavation & Pipeline	2275 & 2284 Cessna Way	Mini-Storage	2.02	42,700 (222 Units)	n/a	Site Plan Review #500	1/20/2022	Approved but Unconstructed
	43	JKB Living, Inc.	2051 Wardrobe Ave.	Mini-Storage	5.00	521 units	n/a	Site Plan Review #490	8/25/2022	Approved but Unconstructed
Annexations										
	44	UC Merced Annexation	Northeast & Southeast Corner of Bellevue & Lake Roads, Includes Bellevue Road from Current City Limits at G St	UC Merced Campus (under the terms of AB 3312)	Approx. 1,025 acres + Belle-vue Road	n/a	n/a	Annexation/Prezoning #22-01	Pending	Pending
	45	Merced Crossing Annexation (Pending)	Northeast Corner of Gardner Ave & Yosemite Ave	Multi-Family Housing, Mixed Use, & Neighborhood Commercial	28.6 (Annex Area = 70 ac)	40,000	540	Annex/Pre-Zone #16-01/ General Plan Amendment (GPA) #16-	Pending	Pending
	46	Rogina Annexation	Northwest corner of G Street & Old Lake Road (Extended)	Single-Family, Multi-Family, & Neighborhood Commercial	147.40	138,700	680 to 930	Annex/Pre-Zone #18-01/GPA #18-02	Pending	Pending
	47	Wastewater Treatment Plant Annexation #2	East of Gove Road	Agriculture/Open Space	390.10	n/a	n/a	Annex/Pre-Zone #19-01/GPA #22-01	Pending	Pending
	48	M Street Annexation	Northwest corner of M St & Bellevue Road	Low-Medium Density Residential, Commercial Office, & Open Space	37.00	305,685	322	Annex/Pre-Zone #20-01	Pending	Pending
	49	University Vista Annexation	Northwest corner of Bellevue & Lake Roads	Mixed Use, Single-Family, Multi-Family, Commercial, & Hospitality	290.60	788,000	4,176	Annexation/Prezoning #22-02/GPA #22-04/SUP Est #77	Pending; EIR being Prepared	Pending (UC Merced Must be Annexed First)
	50	Virginia Smith Trust (VST) Specific Plan (Merced County Project)	Northeast Corner of Cardella and Lake Roads	Mixed Use, Single-Family, Multi-Family, Commercial, & Hospitality	654.00	862,000	3,857	N/A	Being Processed through Merced County w/ Annexation Awaiting UC Merced Annexation	Pending (UC Merced Must be Annexed First)
Cannabis (Retail)										
	51	Blue Fire	1975 W Olive Ave	Cannabis Dispensary	2.00	3,548	n/a	CCBP #18-06R	9/19/2018	Open; Renewed 1/1/23
	52	Berners	811 W Main St	Cannabis Dispensary	0.17	2,500	n/a	CCBP #18-10R	9/19/2018	Open; Renewed 1/1/23
	53	Manzanita	1594 W 18th St	Cannabis Dispensary	0.30	5,076	n/a	CCBP #18-17R	9/19/2018	Open;Renewed 1/1/23
	54	Medallion	808 W 16th St	Cannabis Dispensary	0.55	1,421	n/a	CCBP #18-21R	6/5/2019	Open;Renewed 1/1/23
	55	Culture Merced	1111 Motel Dr	Cannabis Dispensary	0.38	3,520	n/a	CCBP #22-02R	11/9/2022	Pending Appeal
Cannabis										
	56	1 West Ave Distribution LLC	1 West Ave	Distribution, Cultivation & Testing	11.30	126,099	n/a	CCBP #22-12,-13,-14	Pending	Pending
	57	Moak, Inc	847 Beechcraft Ave	Cultivation	1.00	14,000	n/a	CCBP #21-05	8/3/2022	Reviewed 1/1/23
	58	Koyami	115 Heron Way	Cultivation	1.67	16,000	n/a	CCBP #21-07	4/20/2022	Renewal Submitted 1/3/23

