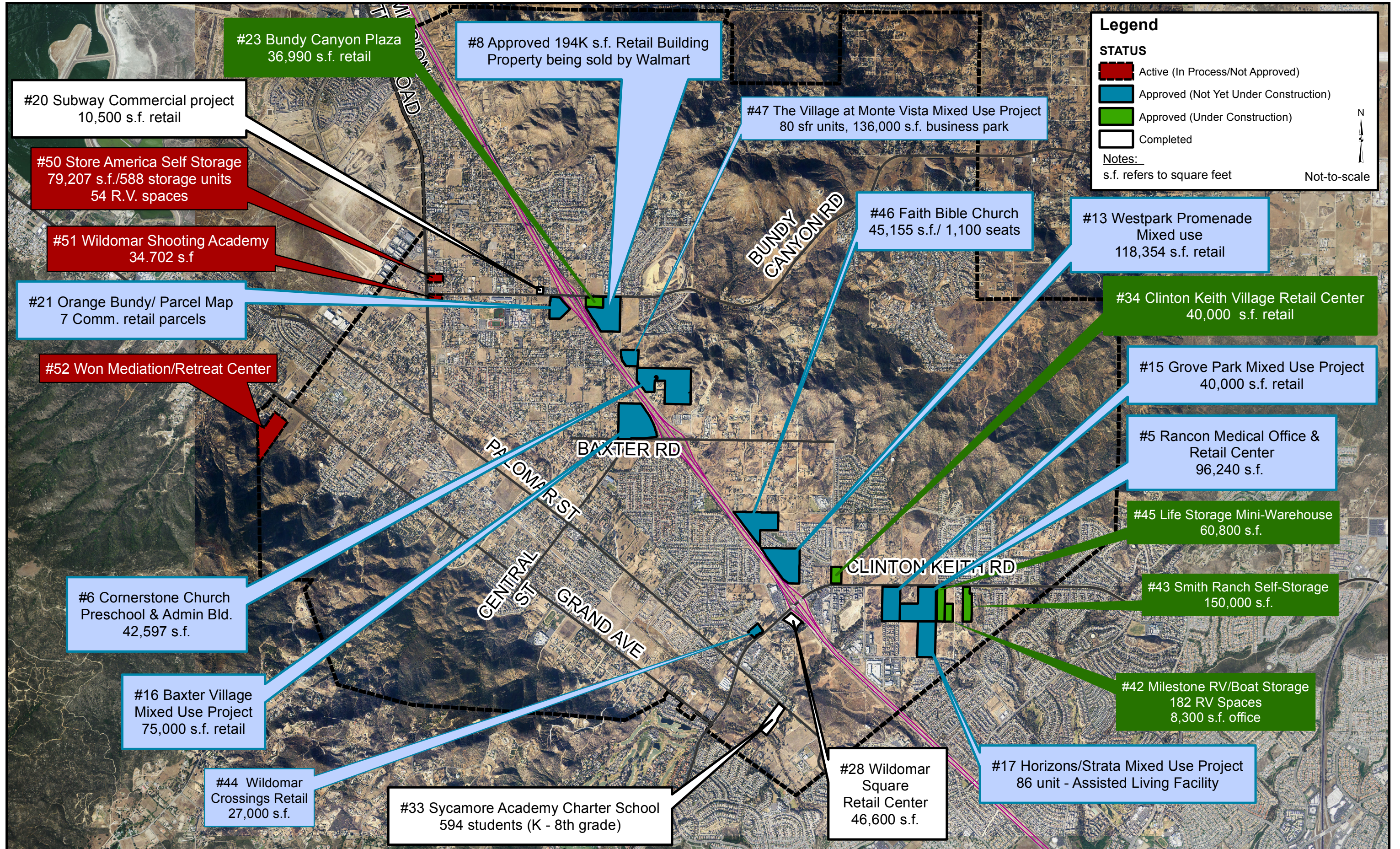


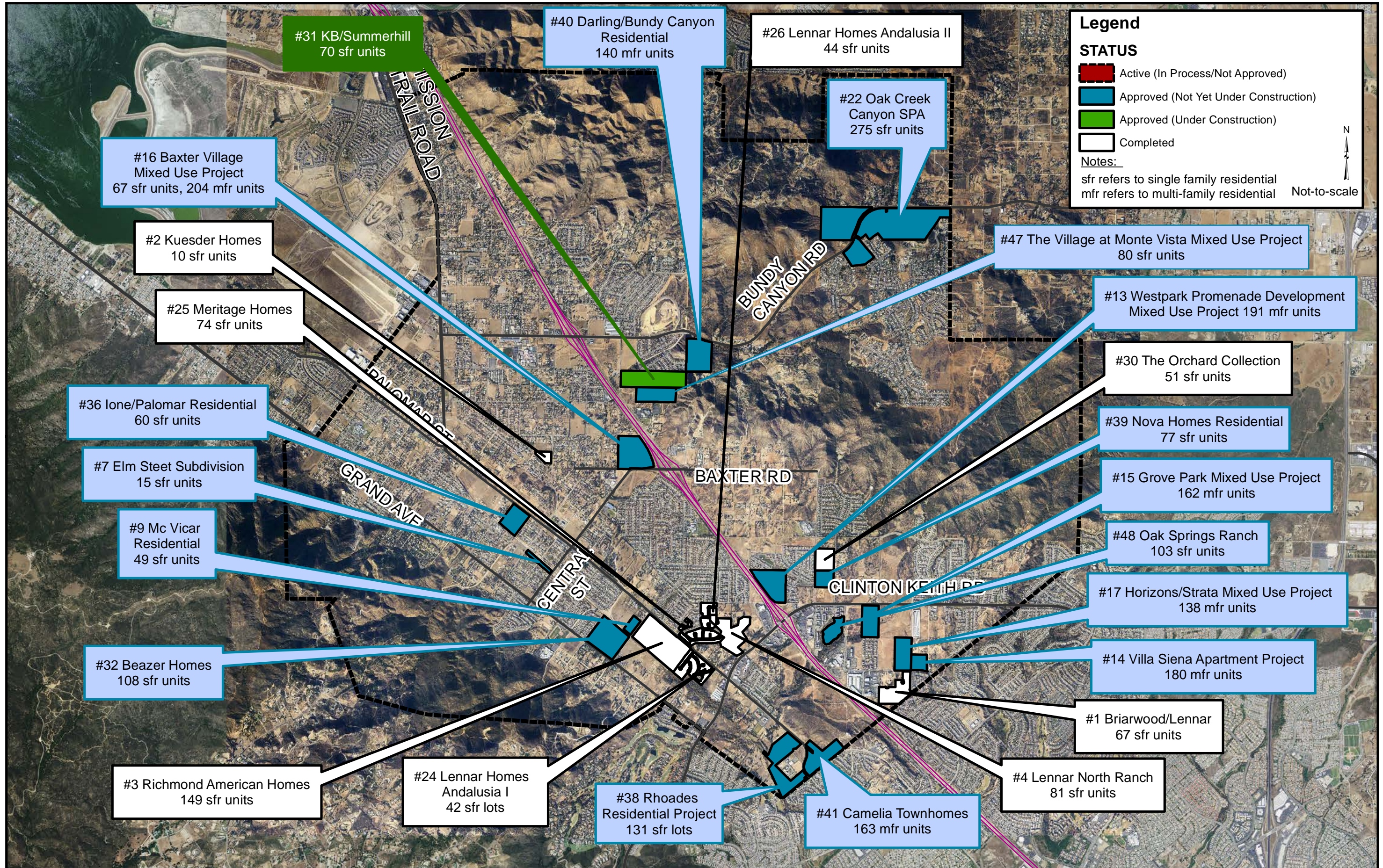
City of Wildomar

Commercial Project Development List (Effective Date: January 1, 2020)



City of Wildomar

Residential Project Development List (Effective Date: January 1, 2020)



CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

ACTIVE CURRENT PLANNING DEVELOPER PROJECTS (IN REVIEW BUT NOT YET APPROVED BY PC/CC)									
MAP EXHIBIT #	PLANNING APPLICATION NUMBER	PROJECT NAME	PROJECT APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL SQ. FT.	APN INFORMATION.	PROJECT DESCRIPTION
49	PA 19-0017	St. Frances of Rome Church	William McKeever, WJ McKeever, Inc. (909-825-8048)	Church			26,596 S.F.	366-170-005; 366-170-058; & 366-330-011	A proposed church expansion within the R- R zone, including an initial study/mitigated negative declaration, located at 21591 Lemon Street consisting of the following: 1) construct a new 1,200 seat sanctuary (16,896 sq. ft.); 2) convert the existing church into a multi-purpose building; 3) construct a new 9,700 sq. ft. office/classroom building; and 4) add 263 new parking spaces bringing the total parking count to 442 parking spaces.
50	PA 18-0049	Store America Self-Storage	Eric Minor, Store America, Inc. (949-833-7603)	Industrial			79,207 s.f. (588 storage units)	366-160-066, -366-160-067, 366-160-075	A proposed GPA from CR to BP, Zone Change from C-1/C-P to M-SC, Variance to reduce required setbacks, Parcel Merger to consolidate 3 lots into 1, and a CUP to redevelop and build a new 79,207 s.f. facility with 588 storage units & 54 R.V. spaces located on at 33868 Mission Trail
51	PA 19-0093	Wildomar Shooting Academy	Don McLean, Applicant (760-846-9760)	Service Commercial			34,702 s.f.	367-020-038	A request to establish an indoor shooting range consisting of 1) a GPA to reduce the size of Bundy Canyon Road to 4 lanes; 2) a zone change from R-R to M-SC; and 3) a CUP to develop a 2-story 34,702 square-foot indoor shooting range/academy with live fire pistol ranges of 8 bays (range 1), 9 bays (range 2), 8 bays Rifle/Pistol (range 3), 8 bays law enforcement use (range 4), and a tactical training facility which will utilize simulated non-live fire weaponry for law enforcement training. The site is on 2.33 acres located at the SEC of Mission Trail & Bundy Canyon Road.
52	PA 19-0164	Won Meditation & Retreat Center	Sean Mo, Architect (213-925-9709)	Religious Retreat Center			11,999 s.f.	381-140-002 & 382-150-001	Applicant is proposing a retreat/meditation center open to all faiths that includes: 1) a 7,185 s.f. meditation hall (w/kitchen and cooking facilities); 2) a 3,157 s.f. guesthouse (w/12 rooms); 3) a 1,657 s.f. meditation pavilion (i.e., building); and 4) 2-manufactured homes for housing/admin services on 21.76 in the R-R zone located at 19993 Grand Avenue (APN: 381-140-002 & 382-150-001).

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED CURRENT PLANNING DEVELOPER PROJECTS (BUT NOT YET UNDER CONSTRUCTION)										
MAP EXHIBIT #	PLANNING APPLICATION NUMBER	PROJECT NAME	APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL Sq. Ft.	APN(S) INFO.	PROJECT APPROVAL DATE	PROJECT DESCRIPTION
46	PA 17-0111	Faith Bible Church	Francisco Martinez, FmCivil Engineers (951-676-8042)	Church			45,155 S.F.	376-410-002 & 024	7/10/2019	A proposal for a proposed 45,155 square-foot (1,100 seats) church, including a 350-space parking lot and athletic field on 25.5 acres located at the terminus of Depasquale and Glaze brook Road. Project includes an EIR, GPA, Parcel Merger, & Plot Plan
8	PA 13-0086 (PM 36652)	Wal-Mart Retail Project	Philip Serghini, Director of Public Affairs, Walmart, Inc. (479-204-8557)	CR			193,792 s.f.	367-100-033, 367-100-034 367-100-035 367-100-039	3/11/2015	An approved Change of Zone from R-R (Rural Residential) to C-1/C- P (General Commercial), and a Plot Plan for the development of a Walmart retail building totaling 185,992 s.f. and a 7,800 s.f. retail pad on 22 acres. <ul style="list-style-type: none"> Walmart to sell property...plans to construct the project have been scrapped.
36	TTM 32206	Ione/Palomar Residential	Kathleen Karahalios, KR Land Comp. (951-280-4499)	SFR	60			368-080-032	4/14/2005	An approved Tentative Tract Map for the development of 60 single family residential lots ranging in size for 8,000 square feet to 20,000 square feet.
32	TTM 31667	Beazer Homes	Lonnie Ellisor, Beazer Homes (951-698-1350)	SFR	108			380-060-007 380-060-008	11/15/2006	An approved Tentative Tract Map (TM 31667) for a 108-lot single family residential subdivision on approximately 35.2 acres.
38	TTM 31896	Rhoads Residential Project	Jeff Rhoads, R&H Wildomar, LLC (951-296-3466)	SFR	131			380-210-003, 004, 005, 008, 016 and 380-160-018	1/9/2007	An approved single-family residential tract map for the subdivision of 46.7 acres into 131 lots for future single-family residential development.
48	TTM 31736	Oak Springs Ranch Phase 2 / Residential	Tony Ditteaux, Trammel Crow (760-444-5232)	SFR	103			380-250-038	11/20/2007	An approved tentative tract map (TM 31736) for the subdivision of 12.89 acres into 103 lots for single family residential development (part of the Oak Springs Ranch SP).
21	PA 10-0301 (PM 30522)	Orange Bundy/ Parcel Map	Mike Sater, Sater Oil, Inc. (909-293-7588)	CR			7 parcels	367-100-024; 367-100-026	7/3/2013	An approved commercial Parcel Map (PM 30522) for a 7-lot commercial subdivision.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED CURRENT PLANNING DEVELOPER PROJECTS (BUT NOT YET UNDER CONSTRUCTION)										
MAP EXHIBIT #	PLANNING APPLICATION NUMBER	PROJECT NAME	APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL Sq. Ft.	APN(S) INFO.	PROJECT APPROVAL DATE	PROJECT DESCRIPTION
22	PA 11-0261 (TM 36388)	Oak Creek Canyon Residential Proj.	Bill Lo, Sunbelt Communities (949-218-6023)	SFR	275		5-acre parcel/site	362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009 & 012; 362-090-009 & 015	5/22/2013	An approved Specific Plan Amendment , General Plan Amendment, Change of Zone and Tract Map (TTM 36388) to accommodate a 275-lot single family residential subdivision, and a 5-acre commercial pad with an EIR.
5	PA 12-0053 (PM 36492)	Rancon Medical & Retail Center	Dan Long, Rancon Dev. (951-200-2367)	Off. & CR			294,900 s.f.	380-250-022	10/1/2014	An approved Parcel Map No. 36492 to subdivide 1 parcel of 29.40 acres into 13 parcels for commercial/retail, industrial and open space purposes, and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical, office and retail uses. Future development of the industrial lots will result in 294,900 square feet of business park uses.
6	PA 12-0194	Cornerstone Church Preschool & Admin Bld.	Jeff Rosen, Pastor (951-262-5970)	Church			42,597 s.f.	367-210-007, 008, 018, 034, 035 & 043	12/10/2014	An approved PUP to build a 2-story, 17,135 sq. ft. preschool building for 170 children; a 2,438 sq. ft. maintenance building and a future 3- story, 23,024 sq. ft. administration building and related 2 new parking lots.
7	PA 08-0154 (TM 33840)	Elm Street Subdivision	Zareh Hookasian, (615-838-4820)	SFR	14			376-043-027	9/23/2015	An approved subdivision of 4.07 acres into 15 lots for future single- f a m i l y homes (ranging in size from 7,200 s.f. to 15,061 s.f. - average lot size of 9,000 s.f.) and a Zone Change from R-R (Rural Residential) to R-1.
14	PA 13-0089	Villa Sienna Apartment Project	Danny Brose, Golden Eagle Multifamily Prop. (714-874-7474)	MFR		180		380-290-029	11/12/2015	An approved GPA from MHDR (5 - 8 units/acre) to VHDR (14 - 20 units/acre), a Change of Zone from I-P (Industrial Park) to R-3 (General Residential) and a Plot Plan for the development of a 170- unit multi-family apartment project on 9.22 acres.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED CURRENT PLANNING DEVELOPER PROJECTS (BUT NOT YET UNDER CONSTRUCTION)										
MAP EXHIBIT #	PLANNING APPLICATION NUMBER	PROJECT NAME	APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL Sq. Ft.	APN(S) INFO.	PROJECT APPROVAL DATE	PROJECT DESCRIPTION
17	PA 14-0040	Horizons Mixed Use Project	Eric Flodine, Strata Equity Group (858-546-0900)	Mixed Use		138	86-unit - Assisted Living Facility	380-250-023	2/10/2016	An approved GPA from Business Park to Commercial Retail (on 5.2 acres) and High Density Residential (on 10.6 acres), a Change of Zone from R-R (Rural Residential) to R-3 (General Residential) on 10.6 acres and from R-R (Rural Residential) to C-1/C-P (General Commercial (on 5.2 acres), Tract Map (36672) to subdivide the site into 3 parcels, and a Plot Plan to develop an 86-unit assisted living facility and a 138-unit multi-family townhome/condominium project.
15	PA 14-0069	Grove Park Mixed Use Project	Eric Flodine, Strata Equity Group (858-546-0900)	Mixed Use		162	50,000 s.f.	380-250-003	2/10/2016	An approved GPA from Business Park to Commercial Retail for a 10.3 acre portion of the project site, a Change of Zone from R-R (Rural Residential) to CPS (Scenic Highway Commercial) on a 10.3 acre portion of the project site, a tentative parcel map (PM 36674) to subdivide the site into 2 parcels, and a Plot Plan to develop a 50,000 square-foot retail center (northerly portion) and a 162- unit multi-family apartment project.
16	PA 14-0002	Baxter Village Mixed Use Project	Eric Flodine, Strata Equity Group (858-546-0900)	Mixed Use	67	204	75,000 s.f.	367-180-015 367-180-043	7/13/2016	An approved 35 acre mixed-use project consisting of the following: 1) a GPA from MUPA to CR, MHDR & VHDR; 2) a Change of Zone to C-P-S, R-3 and R-4; 3) a Tentative Tract Map (TTM 36674) to subdivide 35 acres into 85 parcels to accommodate the mixed use project; and 4) a plot plan to develop a 75,000 square-foot commercial retail center, a 204 unit multi-family apartment project, and a 67-lot single family development.
13	PA 13-0082 (PM 36122)	Westpark Promenade Project	Danny Brose, Golden Eagle Multifamily Prop. (714-874-7474)	Mixed Use		191	118,354 s.f.	376-410-013, 023 and 025	12/14/2016	An approved mixed use project comprising the following: 1) a GPA from Commercial Office (C-O) to Commercial Retail (CR) on 13.43 acres and to Very High Density Residential (VHDR) on 14.17 acres; a change of zone from C-P-S (Scenic Highway Commercial) to R- 3 (General Residential) on a 14.17 acre portion of the project site; a Tentative Parcel Map (TPM 36612) to subdivide the 27.6 acre project site into 3 parcels; 4) two (2) Tentative Tract Maps (TTM's 36781 & 36782) for condominium purposes on a 14.17 acre portion of the site; and 5) a plot plan for the development of 118,354 square feet of commercial retail on 13.43 acres, and 191 for-sale townhomes/condos on 14.17 acres.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED CURRENT PLANNING DEVELOPER PROJECTS (BUT NOT YET UNDER CONSTRUCTION)										
MAP EXHIBIT #	PLANNING APPLICATION NUMBER	PROJECT NAME	APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL Sq. Ft.	APN(S) INFO.	PROJECT APPROVAL DATE	PROJECT DESCRIPTION
9	PA 09-0380 (TM 32035)	McVicar Residential Project	Martin Boone, Omni Financial (831-464-5021)	SFR	48			380-040-005, 007, 008, & 012	1/11/2017	An approved Change of Zone from R-R (Rural Residential) to R-1 (One Family Dwelling) & W-1 (Watercourse/Conservation) and a tentative tract map (TM 32035) to subdivide 19.2 acres into 48 lots for future single residential development.
39	PA 15-0129 (TM 36952)	Wildomar Ridge Residential	Tom Mungari, Nova Homes, Inc. (562-355-0835)	SFR	77			362-250-001 362-250-026	2/8/2017	An approved single family detached residential condominium project including: 1) a GPA from MUPA to MHDR (6.84 units/acre); 2) a Change of Zone from R-R to R-4; 3) a Tract Map (TM 36952) to subdivide 11.25 gross acres into one (1) lot for condominium purposes; 4) a Plot Plan to develop 77 single family detached & attached residences.
40	PA 16-0006	Bundy Canyon Resort Apts.	Dick Darling, Darling Dev. Group, LLC (805-379-2111)	MFR		140		367-250-008	4/12/2017	An approved Change of Zone from R-R to R-3 and a Plot Plan for the development of a 140-unit multi-family apartment complex on 28.8 acres.
41	PA 16-0070	Camelia Townhouse Project	Bill Lo, Sunbelt Communities (949-218-6023)	MFR		163		380-220-003	8/9/2017	An approved Change of Zone from R-R to R-3, a Tentative Tract Map (TM No. 37156) to subdivide 29.4 acres into 1 lot for condominium purposes, and a Plot Plan to develop a 163-unit multi-family for-sale townhome complex on 29.4 acres.
44	PA 16-0134	Wildomar Crossings Retail Center	Jim Rochelle, Mann Property Company (925-250-7118)	CR			27,000 s.f. of retail space	380-120-003; 380-120-004	5/9/2018	An approved Change of Zone, Parcel Map and Plot Plan to develop a 27,000 square-foot commercial retail center with users such as Auto Zone, Dollar Tree, Wendy's restaurant with other retail uses on 3.4 acres.
47	PA 18-0034 (TMM 37476)	The "Village at Monte Vista"	Tom Mungari, Nova Homes, Inc. (714-423-5156)	SFR / Bus. Park	80 (SFR) 4 (BP)		136,000 S.F.	367-140-008, 367-140-010 & 367-140- 012	2/13/2019	An approved mixed-use project consisting of the following: 1) change of zone from R-R to R-1 on 28.86 and R-R to I-P on 9.36 acres; 2) a tentative tract map (TM 37476) to subdivide 38.22 acres into 80 lots for single family development and 4 lots for commercial/industrial park development; 3) a final site plan of development (FSPOD) to build 80 single family dwellings; and 4) a plot plan to develop a 136,000 square-foot commercial/business park on 38.22 acres. Project includes an IS/MND.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED CURRENT PLANNING DEVELOPER PROJECTS (UNDER CONSTRUCTION)									
MAP EXHIBIT #	PLANNING APPLICATION #	PROJECT NAME	APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL SQ. FT.	APN(S) INFO.	PROJECT DESCRIPTION
31	TTM 32024	Summerhill Community	Scott Hansen, KB Homes (951-691-5239)	SFR / CR	70		To Be Determined	367-140-007 367-140-011	An approved Tentative Tract Map (TM 32024) for a 70-lot single family residential subdivision and future commercial office project on approximately 40 acres.
23	08-0179 (PM 32257)	Bundy Canyon Plaza	Ino Cruz, JNT Management Group (951-280-3833)	CR			36,990 s.f.	367-100-019	An approved retail project (CUP 3403) for the construction of a gasoline service station with carwash (Phase 1), and 3 drive-thru restaurants pads, & 2 retail buildings totaling approximately 36,990 square feet(Phase 2) and an approved Parcel Map (PM 32257) for the subdivision of two existing parcels into 6 commercial parcels.
34	15-0013	Clinton Keith Village Retail Center	Reza Kassraian, PARS Global, LLC (949-250-9863)	CR			40,000 s.f.	362-250-003	A proposed Plot Plan and CUP for a 5-acre project site to develop a 40,000 square-foot commercial retail center, including a 7-Eleven gas station with alcohol sales.
42	PA 16-0095	Milestone RV/Boat Storage	Steve Davis, Alliance Services, LLC (619-280-0933)	Ind.			182 RV Spaces & 8,300 s.f. of office	380-290-003	An approved CUP & Variance to establish a 182 space Boat/RV storage facility (with solar panels on the roof), including 64 mini-warehouse/self-storage units (approximately 8,300 s.f. in size) on 5 acres.
45	PA 17-0010	Life Storage Mini-Storage	Cain Garcia, Arch. (602) 955-3900	IND			60,000 s.f.	380-290-030	An approved amendment to an existing CUP to add 2-story, 60,800 square-foot mini-warehouse building in the M-SC zone on 9.56 acres.
43	PA 16-0138	Smith Ranch Self Storage Project	Won Yoo, Ranpac Engineering (951-676-7000)	IND			150,000 s.f. (1,100 units) & 10,000 s.f. office bld.	380-290-037; 380-290-038; 380-290-039; 380-290-040	An approved Zone Change, CUP & Variance to establish a 150,000 s.f. self-storage facility with RV parking and 10,000 s.f. office building on 8.35 acres in the M-SC zone.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

CURRENT PLANNING PROJECTS – CONSTRUCTION COMPLETED									
MAP EXHIBIT #	PLANNING APPLICATION #	PROJECT NAME	APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL SQ. FT.	APN(S) INFO.	PROJECT DESCRIPTION
1	12-0364 (TM 36497)	Briarwood Community	Jarnne Valdez, Lennar Homes (951-817-3567)	SFR	67			380-280-004, 009 & 012	The subdivision of approximately 24 acres into 67 lots for single family residential development (average lot size of 7,772 s.f.) and a plot plan to develop 67 single family dwelling units.
2	12-0392 (TTM 36519)	Kuesder Homes Res.	Mike Leslie (951-522-2405)	SFR	10			367-170-029	A Tentative Tract Map (TM 36519) to subdivide approximately 5.4 acres into 10 lots (1/2 acre lots) for future single-family residential homes.
4	14-0100 TM 32535	North Ranch Community	Jarnne Valdez, Lennar Homes (951-817-3567)	SFR	84			380-110-005 380-110-006	Tentative Tract Map No. 32535 allows for the subdivision of 31.4 acres into 84 lots, and a plot plan for the development of 84 single residential dwelling units known as North Ranch.
20	10-0222	Subway Commercial Project	Onkar Sud (951-818-6551)	CR			10,500 s.f.	366-390-026 & 366-390-027	A retail project consisting of a Change of Zone from R-R to C-1/C-P and a Plot Plan for the development of a 10,500 s.f. multi-tenant retail building on 1 acre.
24	12-0015 (TM 30839 & TM 30939)	Andalusia I	Jarnne Valdez, Lennar Homes (951-817-3567)	SFR	55			N/A	A Final Site Plan of Development for 55 lots within two recorded tracts (42 lots in TM 30839 & 13 lots within TTM 30939)
25	11-0099 (TM 31499)	Meritage Homes	Peter Vanek, Meritage Homes (951-547-8320)	SFR	74			380-090-033 & 034 / 380-090-038, 041	A Final Site Plan of Development package for 74 single family residential dwelling units within TM 31499.
26	12-0401 (TTM 31837)	Andalusia II	Jarnne Valdez, Lennar Homes (951-817-3567)	SFR	44			380-410-001 & 019 380-411-001 & 025	A Final Site Plan of Development for Tract Map 31837 for the development of 44 single family residential dwelling units.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

CURRENT PLANNING PROJECTS – CONSTRUCTION COMPLETED									
MAP EXHIBIT #	PLANNING APPLICATION #	PROJECT NAME	APPLICANT & CONTACT INFORMATION	PROJECT TYPE	SINGLE FAMILY LOTS/UNITS	MULTI-FAMILY UNITS	COMMERCIAL / INDUSTRIAL SQ. FT.	APN(S) INFO.	PROJECT DESCRIPTION
28	08-0072 (PM 36080)	Wildomar Square Retail Center	David Horenstein, DH Holdings, LLC (310-229-5960)	CR			46,600 s.f.	380-110-045	A commercial/retail project consisting of six buildings totaling 46,600 square feet on a 4.8 acre site. Includes a parcel map for 6 lots.
33	14-0074	Sycamore Academy Charter School	Barbara Hale, Sycamore Academy (951-678-5217)	EDU			28,000 s.f. 401 students	380-170-020	A Public Use Permit (PUP) for the development of a 28,000 square-foot charter school for 594 students (K-8 grade).
3	TM 25122 & TM 32078	Richmond American	Sondra Harris, Richmond American Homes (949-467-2633)	SFR	149			380-080-008 380-080-009 380-140-001	An approved Tentative Tract Map for the development of 149 single family residential lots (Plot Plan No. 15-0076) located at the southwest corner of Palomar Avenue and McVicar Street.
30	14-0081 (TM 31479)	The Orchard Collection	Pete Pitassi, Diversified Pacific Homes (909-980-1361)	SFR	51			362-240-020, 023, 029, 031 & 032	An approved Plot Plan for the development of 51 single family residential lots (TM 31479) on 15 acres.

Key Notes:
 SFR = Single Family Residential; MFR = Multi-Family Residential; CR = Commercial Retail; Ind. = Industrial; PO = Professional Office; EDU = Educational