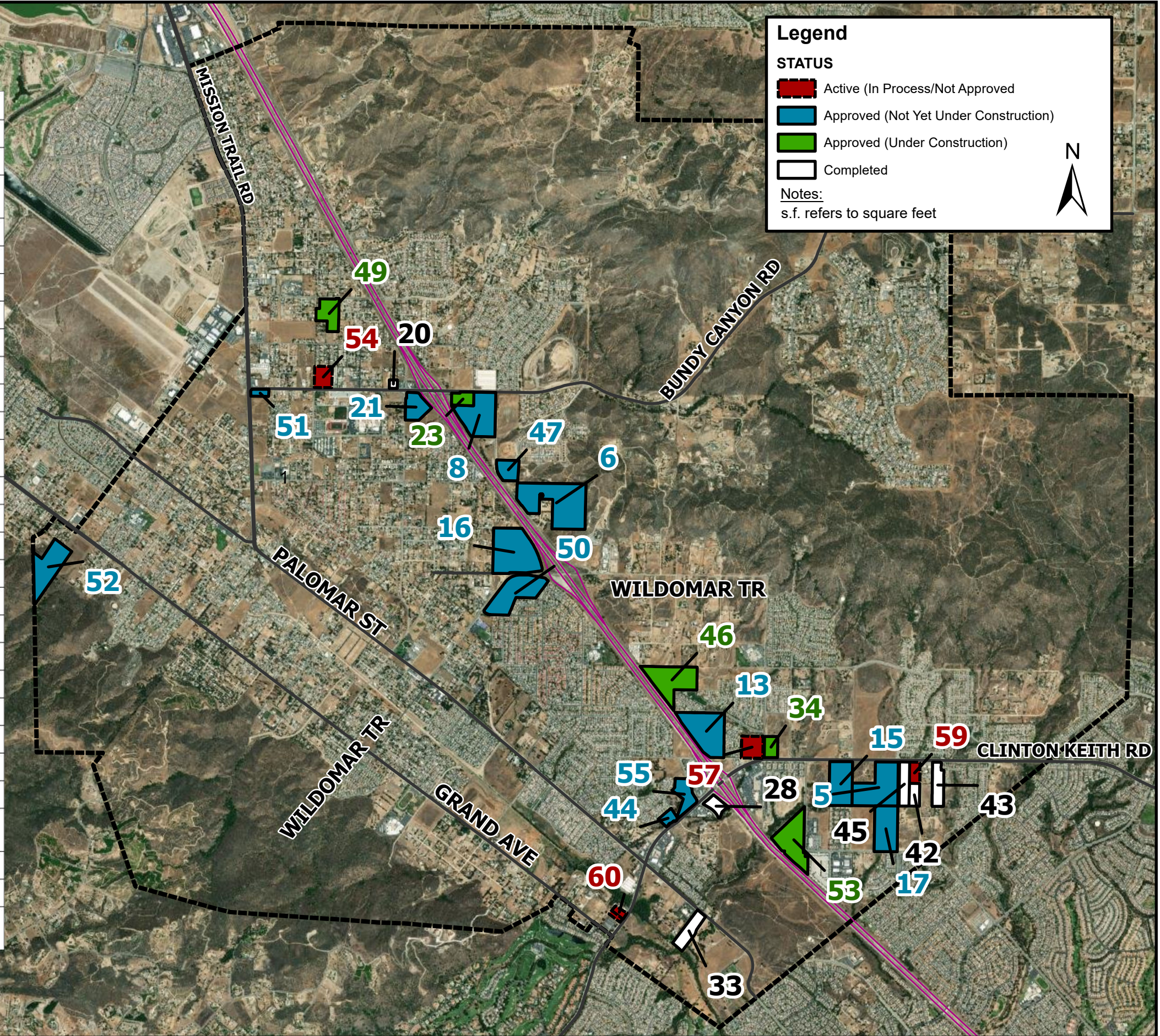


City of Wildomar Commercial Project Development List (Effective Date: July 1, 2022)

ID	Development Project	Details
5	Rancon Medical Office & Retail Center	96,240 s.f.
6	Cornerstone Church Preschool and Admin Bldg	42,597 s.f.
8	Approved Retail Building - Prop being sold by Walmart	194K s.f.
13	Westpark Promenade - Mixed Use	118,354 s.f. Retail
15	Grove Park Mixed Use Project	40,000 s.f. Retail
16	Baxter Village Mixed Use Project	84,000 s.f. MOB/102 Rm Hotel
17	Horizons/Strata Mixed Use Project	86 Unit Assisted Living Facility
20	Subway Commercial Project	10,500 s.f. Retail
21	Orange Bundy/Parcel Map	7 Comm Retail Parcels
23	Bundy Canyon Plaza	36,990 s.f. Retail
28	Wildomar Square Retail Center	46,600 s.f.
33	Sycamore Academy Charter School (K-8 th Grade)	594 Students
34	Clinton Keith Village Retail Center	40,000 s.f. Retail
42	Milestone RV/Boat Storage	182 RV Spaces/8,300 s.f. Office
43	Smith Ranch Self Storage	150,000 s.f.
44	Wildomar Crossings Retail	27,000 s.f.
45	Life Storage Mini-Warehouse	60,800 s.f.
46	Faith Bible Church	45,155 s.f./1,100 Seats
47	The Village at Monte Vista Mixed Use Project	80 sfr Units/138K s.f. Business Park
49	St Francis of Rome Church	16,596 s.f./1,200 Seats
50	Wildomar Trail Project	41K s.f. Retail/72K s.f. Office
51	Wildomar Shooting Academy	34,702 s.f.
52	Won Mediation/Retreat Center	
53	Inland Valley Medical Center Master Plan	Redev. 22.24 acre Hospital Site
54	Bundy Canyon Super Storage	76,500 s.f./116 RV Spaces 303 Uncovered RV Spaces
55	Clinton Keith Marketplace Retail Center	71,490 s.f. Retail
57	Wildomar Crossroads Mixed Use Project	35,422 s.f. Retail
60	Chiquito Battery Storage Facility	80-megawatt Battery Energy Storage System



Legend

STATUS

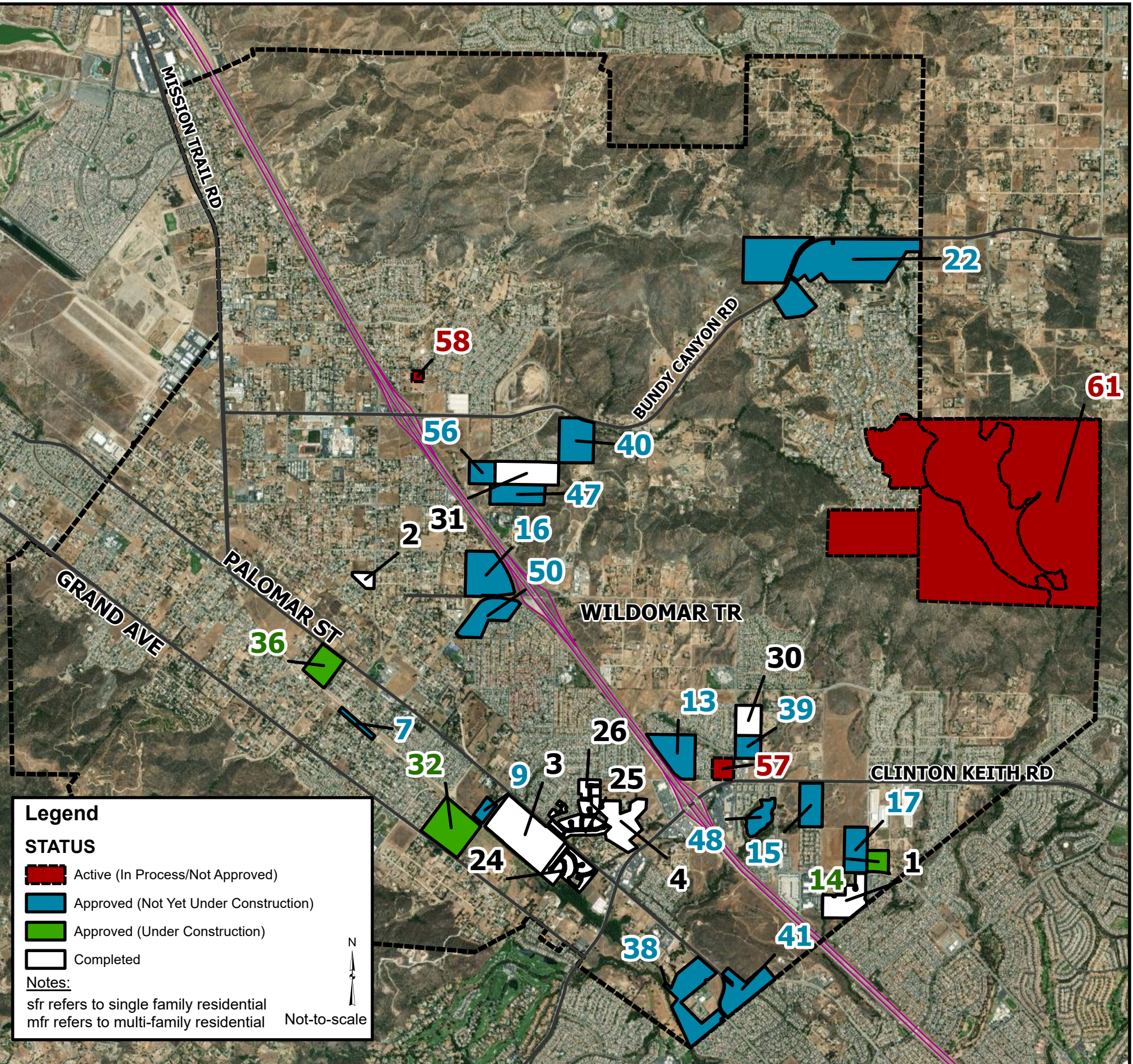
- Active (In Process/Not Approved)
- Approved (Not Yet Under Construction)
- Approved (Under Construction)
- Completed

Notes:
s.f. refers to square feet



City of Wildomar Residential Project Development List (Effective Date: July 1, 2022)

ID	Development Project	Details
1	Briarwood/Lennar	67 sfr Units
2	Kuesder Homes	10 sfr Units
3	Richmond American Homes	149 sfr Units
4	Lennar North Ranch	81 sfr Units
7	Elm Street Subdivision	15 sfr Units
9	McVicar Residential	49 sfr Units
13	Westpark Promenade Development Mixed Use	191 mfr Units
14	Villa Sienna Apartment Project	170 Apt Units
15	Grove Park Mixed Use Project	162 mfr Units
16	Baxter Village Mixed Use Project	67 sfr Units/204 mfr Units
17	Horizons/Strata Mixed Use Project	162 mfr Units
22	Oak Creek Canyon SPA	275 sfr Units
24	Lennar Homes Andalusia I	42 sfr Lots
25	Meritage Homes	74 sfr Units
26	Lennar Homes Andalusia II	44 sfr Units
30	The Orchard Collection	51 sfr Units
31	KB/Summerhill	70 sfr Units
32	Beazer Homes	108 sfr Units
36	Bridlewood Residential	60 sfr Units
38	Rhoades Residential Project	131 sfr Lots
39	Nova Homes Residential	77 sfr Units
40	Darling/Bundy Canyon Residential	140 mfr Units
41	Camelia Townhomes	163 mfr Units
47	The Village at Monte Vista Mixed Use Project	80 sfr Units
48	Oak Springs Ranch	288 mfr Units
50	Wildomar Trail Project	109 Townhome/Condo Units
56	Monte Vista II Townhome Project	64 Townhome/Condo Units
57	Wildomar Crossroads Mixed Use Project	150 mfr Units
58	Cherry/Waite St Subdivision	10 sfr Units
61	Wildomar Meadows Specific Plan	1,500 sfr Units



CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

ACTIVE DEVELOPMENT PROJECTS (IN REVIEW -- 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
61	PA 21-0025	Wildomar Meadows Specific Plan	Erik Lunde, Wildomar Meadows, LLC	Mixed Use SPA	1,504		10-15 acres retail	362-130-002, 022, 031, 032, 033, & 034)	Amendment #5 to the Farm Specific Plan to accommodate a 792-acre residential/commercial/open space community "consisting of a GPA, CZ, SPA, TTM, TPM, DA for the future development of 1,504-lot single family subdivision, 10-15 acres of commercial/retail w/parks and open space located in the Farm Specific Plan community area (APN: 362-130-002, 022, 031, 032, 033, & 034).
60	PA 22-0026	Chiquito Battery Storage Facility	James Damon, Chiquito Grid, LLC	Comm.			80-megawatt battery energy storage system	380-150-019 & 380-150-020	A proposed 80-megawatt Battery Energy Storage System (BESS) on a vacant 1.73-acre parcel in the C-1/C-P zone located north side of Clinton Keith Road, approximately 540 feet east of Grand Avenue (APN: 380-150-019 & 380-150-020).
59	PA 22-0006	Beyond Gas Station	Michael Ackerman Beyond Gas (760) 810-8548	Comm. / Ind.			12,500 sq. ft. gas station/ mini-mart & 21,000 sq. ft. industrial bld.	380-290-002	A proposed gas station a future 12,500 square feet convenience store/gas station (with beer & wine sales & drive thru car wash), two (2) drive thru restaurants, and a 21,000 sq. ft. industrial warehouse building on 4.35 acres located at the SWC of CKR/Jana Ln (APN: 380-290-002).
58	PA 21-0182	TTM No. 38525 Subdivision	Haitham Abdelhafeez Project Engineer (657) 230-9228	Residential	10			366-280-022	A proposal to subdivide a 2.37-acre site into 10 lots (4.2 units/acre density) for development of 10 single family homes in the R-1 zone located at the SWC of corner of Cherry Street and Waite Street (APN: 366-280-022)
57	PA 21-0145	Wildomar Crossroads Mixed-Use Project:	Kassen Klein, Project Manager (951) 733-7665	Mixed-Use		150 (Apartments)	35,422 sq. ft.	376-410-015, 016, 017 & 021	A proposed mixed-use project including a 150-unit "gated" multi-family apartment community on 4.48 acres and 2) a 35,422 square-foot commercial retail center (4.53-acres) anchored by a Sprouts Grocery store one (1) multi-tenant retail building, two (2) drive-through restaurants and one (1) drive-through coffee shop located at the NWC of Wildomar Trail & Clinton Keith Road (APN: 376-410-015, 016, 017 & 021)
54	PA 20-0031	Bundy Canyon Super Storage RV & Boat Storage	Pete Prestininzi, Owner/Applicant (951) 245-9100	Comm.			76,500 s.f. indoor (116 RV spaces) & 303 uncovered RV spaces	366-210-035; 036 & 037	A proposed GPA from BP to CR, a Change of Zone from RR to C-1/C-P, a Parcel Merger to consolidate 3 lots into 1, and a Plot Plan to develop a 116 space (76,500 s.f. enclosed building) and 303 spaces (uncovered) RV & Boat storage facility (no rental office shown) on 6.85 acres located at 21562 Bundy Canyon Road.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED DEVELOPMENT PROJECTS (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
55	PA 21-0033	Clinton Keith Marketplace Retail Center	Stephen Macie, Somar Land Group (702) 497-3101	Comm.			71,490 sq. ft.	380-110-009, -010, -014 & -016	5/18/22	A proposal to build a 71,490 square-foot multi-tenant retail center consisting of: 1) a 22,000 sf grocery store, 2) an 18,000 sf building that includes a 13,000 sf pharmacy store (1 st floor) and a 5,000 sf office/medical use (2 nd floor), 3) a 7,700 sf multi-tenant retail building 4) a 7,600 sf automotive retail store, 5) a 4,800 sf retail building for a future cannabis business; 6) a 4,800 sf fast food/drive through restaurant, 7) a 3,590 sf car wash (CUP), and 8) Variance to allow a 65-foot tall freeway sign. The proposal includes a vesting parcel map (VTPM 37736) to subdivide the 8.8-acre site into 5 parcels within the C-P-S zone, and 6) located at the NWC of Hidden Springs Road and Clinton Keith Road
56	PA 21-0045	Monte Vista II Townhome Project	Erik Lunde, Applicant (714) 318-3500	MFR		62 units (Townhouse Condos)		367-140-011	12/15/21	A proposal to: 1) amend the General Plan land use map from Business Park (BP) to High Density Residential (HDR, 8 - 14 units/acre); 2) a Change of Zone from C-O to R-3; 3) a Tentative Tract Map to subdivide the 6.47 acre site for condominium purposes, and a Final Site Plan of Development to construct 62 townhome/condos on a 6.47-acre site located on the NEC of Monte Vista Road & Summersage Way.
50	PA 20-0039	Wildomar Trail Mixed-Use Project	Jack Kofdarali, JNT Management (951-280-3833)	Residential, Comm., Retail & Office		121 units (Townhouse Condos)	41,609 s.f. retail & 72,000 s.f. office	376-180-006 & 376-190-002	9/8/21	The applicant is proposing to develop a 4-phased mixed-use project on 25.8 acres consisting of: 1) a zone change on a 6.07 acre portion of the site from C-P-S (Scenic Highway Commercial) to R-3 (General Residential) and remove the MU overlay zoning district; 2) plot plan approval to develop a 41,609 square-foot retail center (includes a gas station & mini-market (w/alcohol sales), restaurants, retail shops, grocery store and car wash); 3) plot plan approval to develop a 72,000 square-foot professional office building complex; and 4) final site plan of development approval to develop a 109-unit townhouse (for sale) project with full on-site/off-site improvements. The four (4) planned phases are as follows: Phase 1 will be 5.11 acres and includes development of a gas station/mini market (w/alcohol sales), car wash and water detention basin; Phase 2 will be 4.89 acres and includes development of multi-tenant retail shops, restaurant pads and a market; Phase 3 will be 6.26 acres and includes development of two office buildings; and Phase 4 will be 6.07 acres and includes development of 121 townhouse residential units.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED DEVELOPMENT PROJECTS (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
48	PA 20-0044	Oak Springs Ranch Phase 2 Apartments	Chris Schoeneck Wermers Prop. (858-623-4962)	MFR		288 units (Apartments)		380-250-038	8/11/2021	A proposed GPA from MHDR to HHDR, a SPA to modify the Oak Springs Ranch Specific Plan & a Plot Plan to develop a 288-unit apartment project on the southerly vacant portion of the Oak Springs Ranch SP located at the SWC of Inland Valley Drive and Clinton Keith 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	8/19/2020	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.
51	PA 19-0093	Wildomar Shooting Academy	Don McLean, Applicant (760-846-9760)	Service Commercial			34,702 s.f.	367-020-038	2/12/2020	Approval 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.
47	PA 18-0034 (TTM 37476)	"Summerhill Phase II / Village at Monte Vista"	Tom Mungari, Nova Homes, Inc. (714-423-5156)	SFR / Bus. Park	80 (KB Homes)		136,000 S.F. (Nova Dev.)	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 (FSPD) 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.
44	PA 16-0134	Wildomar Crossings Retail Center	Jim Rochelle, Mann Property (925-250-7118)	CR			27,000 s.f. Commercia & Retail	380-120-003; 380-120-004	05/9/2018	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.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED DEVELOPMENT PROJECTS (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
41	PA 16-0070	Camelia Townhouse Project	Bill Lo, Sunbelt Communities (949-218-6023)	MFR		163 (Condos)		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.
40	PA 16-0006	Bundy Canyon Resort Apts.	Dick Darling, Darling Dev. (805-379-2111)	MFR		140 (Apts.)		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.
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.
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.
13	PA 13-0082 (PM 36122)	Westpark Promenade Project	Danny Brose, Golden Eagle Multifamily Prop. (714-874-7474)	Mixed Use		191 (Condos)	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 DEVELOPMENT PROJECTS (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
16	PA 14-0002	Baxter Village Mixed Use Project	Eric Flodine, Strata Equity Group (858-546-0900)	Mixed Use	67	204 (Apts.)	84,000 s.f. M.O.B. and 102-room Hotel	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 retail center, a 204 unit multi-family apartment project, and a 67-lot single family development.
15	PA 14-0069	Grove Park Mixed Use Project	Eric Flodine, Strata Equity Group, (858-546-0900)	Mixed Use		162 (Apts.)	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.
17	PA 14-0040	Horizons Mixed Use Project	Eric Flodine, Strata Equity Group, (858-546-0900)	Mixed Use		138 (Condos by Lennar Homes)	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.
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-family 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.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED DEVELOPMENT PROJECTS (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
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.
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.
5	PA 12-0053 (PM 36492)	Rancon Medical & Retail Center	Dan Long, Rancon Group (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.
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.
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.
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.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED DEVELOPMENT 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
32	TTM 31667	Beazer Homes	Lonnie Ellison, (951-698-1350)	SFR	108			380-060-007 380-060-008	An approved Tentative Tract Map (TM 31667) for a 108-lot single family residential subdivision on approximately 35.2 acres.
16	PA 20-0028	Kaiser Medical Office Building	Eric Flodine, Strata Equity Group (858-546-0900)	Mixed Use			84,000 s.f. Medical Office Bld. & 102-Room Hotel	367-180-057	A revised plot plan to remove an approved 75,000 square-foot retail and replace it the development of an 84,000 square-foot medical office building and 102-room hotel. Located at the NWC of I-15 freeway and Wildomar Trail
53	PA 20-0116	Inland Valley Medical Center Master Plan Project	Terry Strom, Project Manager (951) 970-7995	Hospital			290,000 sq. ft. & 202 total patient beds	380-250-026	A proposal from IVMC/UHS to redevelop the 22.24-acre hospital site that includes the following: 1) Zone Change to create the "IVMC Hospital Overlay zone designation; 2) ZOA to adopt the IVMC-Hospital Overlay development standards; 3) CUP to relocate and establish a new Heliport onsite; & 4) Plot Plan to redevelop the hospital site with a new 7-story, 290,000 square-foot hospital tower building with 202 total patient beds located at 36485 Inland Valley Drive.
14	PA 13-0089	Villa Sienna Apartment Project	Bryan Bergeron, Foremost Pacific Grp (714-722-1170)	MFR		170 (Apts.)		380-290-029	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.
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	Approval for a 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.
46	PA 17-0111	Faith Bible Church	Francisco Martinez, FM Civil Engineers (951-676-8042)	Church			45,155 S.F.	376-410-002 & 024	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
36	PA 21-0044 TTM 32206	Bridlewood	Edgar Gomez, Richmond American (714) 613-3073	SFR	60			368-331-020	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 located at the southwest corner of Ione Lane and Palomar Street.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

APPROVED DEVELOPMENT 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
34	PA 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.
23	PA 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.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

DEVELOPMENT 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
31	PA 19-0080 TTM 32024	Summerhill Community Phase 1	Jordon Mastroianni, KB Homes (951-691-5239)	SFR / CR	70			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.
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.
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.

CITY OF WILDOMAR - CURRENT PLANNING CUMULATIVE DEVELOPMENT PROJECTS MATRIX

DEVELOPMENT 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
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.
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 (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.
42	PA 16-0095	Milestone RV/Boat Storage	Steve Davis, Alliance Services (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.

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