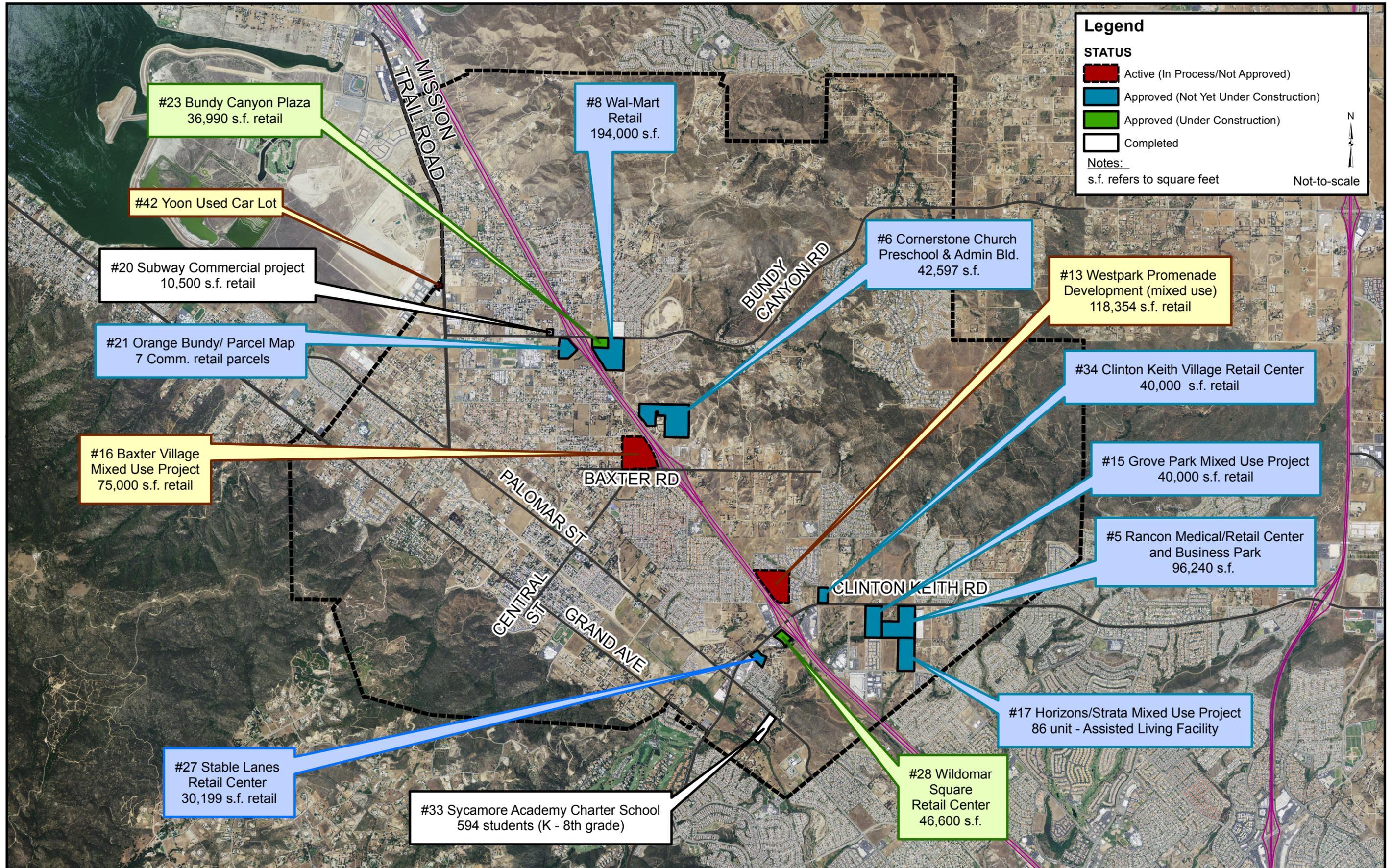


City of Wildomar Commercial Project Development List (Effective Date: July 1, 2016)



Active Development Projects (In Review/Process - Not Yet Approved)									
Map No.	Planning Application Number	Project Name	Project Applicant & Contact Info.	Project Type	Single Family Lots/Units	Multi-Family Units	Commercial / Industrial / Institutional Sq. Ft.	APN(s)	Project Description
9	09-0380 (TTM 32035)	McVicar Residential Project	Martin Boone (831-464-5021)	Single Family Residential	47			380-040-005, -007, -008, -012	A proposed Change of Zone from R-R (Rural Residential) to R-1 (One Family Dwelling) and a tentative tract map (TM 32035) to subdivide 14 acres into 49 lots for future single residential development (lots range in size from 7,200 s.f. to 12,000 s.f. - average lot size of 8,000 s.f.)
13	13-0082 (TPM 36122)	Westpark Promenade Development	Danny Brose (714-874-7474)	Mixed-Use (Comm. Retail/Residential)		191	118,354 s.f.	376-410-013, 023 and 025	A proposed 27.6 acre project comprising of 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; 2) 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; 3) 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.
16	14-0002	Baxter Village Mixed Use Project	Eric Flodine (858-546-0900)	Mixed-Use (Res/Retail/Comm.)	67	204	75,000 s.f.	367-180-015 and 043	A proposed 35 acre mixed-use project consisting of the following: 1) a Change of Zone on from C-P-S to R-3 (General Residential) on 11.3 acres and to R-4 (Planned Residential) on 12.5 acres; 2) a Tentative Tract Map (TTM 36674) to subdivide 35 acres into 85 parcels to accommodate the mixed use project; and 3) a plot plan to develop a 75,000 square-foot commercial retail center, a 204 unit multi-family apartment project (at 30 units/acre), and a 67-lot single family dev.
35	15-0051	Baxter/Susan GPA/TTM	Manny Valencia (951-279-4877)	Single Family Residential	48			376-340-017 & 027	A proposed General Plan Amendment from VLDR to MDR, Change of Zone from R-R to R-1 & a Tentative Tract Map (TM 36956) to develop 48 single family residential lots located at the southeast corner of Baxter Road and Susan Drive.

Active Development Projects (In Review/Process - Not Yet Approved)									
Map No.	Planning Application Number	Project Name	Project Applicant & Contact Info.	Project Type	Single Family Lots/Units	Multi-Family Units	Commercial / Industrial / Institutional Sq. Ft.	APN(s)	Project Description
39	15-0129	Nova Homes Residential	Tom Mungari (562-355-0835)	Single Family Residential	77			362-250-001 & 026	A proposed 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 residences located on the east side of George Avenue about 660 feet north of Clinton Keith Road
40	16-0006	Darling/Bundy Canyon Residential	Larry Markham (951-296-3466)	Multi-Family Residential		140		367-250-008	A proposed 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 located on the south side of Bundy Canyon Road about 800 feet east of Oak Canyon Drive.
41	16-0070	Camelia Townhouse Project	Bill Lo (949) 218-6023)	Multi-Family Residential		163		380-220-003	A proposed 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 located on the east side of Palomar Street and south of Starbuck Circle.
42	16-0056	Yoon Used Car Lot	Charlie Yoon (714-719-6633)	Commercial Used Car Lot				370-060-003, 026, 027 & 028	A proposed Conditional Use Permit to establish a use car lot on a 1.07 acre site located at the intersection of Mission Trail and Corydon Street.

Approved Projects (Not Yet Under Construction)									
Map No.	Planning Application Number	Project Name	Project Applicant & Contact Info.	Project Type	Single Family Lots/Units	Multi-Family Units	Commercial / Industrial / Institutional Sq. Ft.	APN(s)	Project Description
21	10-0301 (TPM 30522)	Orange Bundy/ Parcel Map	Joseph Lacko (949-489-0450)	Commercial / Retail			7-lot commercial subdivision	367-100-024 & 026	An approved commercial Parcel Map (PM 30522) for a 7-lot commercial subdivision located on the SEC of Orange Street and Bundy Canyon Road.
22	11-0261 (TTM 36388)	Oak Creek Canyon	Bill Lo (949-218-6023)	Single Family Residential	275		5 acre commercial parcel	362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080- 004, 005, 007, 008, 009 & 012; 362-090-009 & 015	An approved Specific Plan Amendment , General Plan Amendment , Change of Zone and Tract Map (TM 36388) to accommodate a 275 lot single family residential subdivision, and a 5-acre commercial pad with an EIR.
14	13-0089	Villa Sienna Apartment Project	Danny Brose (714-874-7474)	Multi-Family Residential		180		380-290-029	A proposed 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.
31	TTM No. 32024	Pacific Cove Inv.	Erik Lunde (714-318-3500)	Single Fam. Res. and Comm. Office	70		To Be Determined at a future Date	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.
5	12-0053 (PM 36492)	Rancon Medical & Retail Center	Dan Long (951-200-2367)	Commercial / Office / Retail			294,900 s.f.	380-250-022	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.
8	13-0086 PM No. 36652	Wal-Mart Retail Project	Peter Ritchey (858-292-7770)	Commercial Retail Proj.			193,792 s.f.	367-100-033, 034, 035 and 039	A proposed Change of Zone from R-R (Rural Residential) to C-1/C-P (General Commercial), and a Plot Plan to develop Wal-Mart retail building totaling 185,992 s.f. and a 7,800 s.f. retail pad on 22 acres.
32	TTM No. 31667	Beazer Homes	Jei Kim, Project Engineer 951-698-1350	Single Fam. Res.	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.

Approved Projects (Not Yet Under Construction)									
Map No.	Planning Application Number	Project Name	Project Applicant & Contact Info.	Project Type	Single Family Lots/Units	Multi-Family Units	Commercial / Industrial / Institutional Sq. Ft.	APN(s)	Project Description
7	08-0154 (TTM 33840)	Elm Street Subdivision	Rich Soltysiak (951-691-7706)	Single Family Residential	14			376-043-027	A proposed 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.
6	12-0194	Cornerstone Church Preschool & Admin Bld.	Larry Markham (951-296-3466)	Educational / Institutional			42,597 s.f.	367-210-007, 008, 018, 034, 035 & 043	A proposal 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.
36	TTM No. 32206	Ione/Palomar Residential	Kathleen Karahalios (951-280-4499)	Single Family Residential	60			368-080-032	A Riverside County 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 on the northwest corner of Palomar Avenue and Ione Lane.
38	TTM No. 31896	Rhoades Residential Project	Larry Markham (951-296-3466)	Single Family Residential	131			380-210-003, 004, 005, 008, 016, and 380-160-018	A County approved single family residential tract map for the subdivision of 46.7 acres into 131 lots for future single family residential development located generally at the NWC of Palomar Street & Starbuck Circle.
27	08-0166	Stable Lanes Retail Center	Larry Markham (951-296-3466)	Commercial / Retail			30,199 s.f.	380-120-012 / 380-120-013	An approved commercial/retail project consisting of two buildings totaling 20,894 square feet and a 9,305 square-foot daycare facility on a 4.16 acre site.
15	14-0069	Grove Park Mixed Use Project	Eric Flodine (858-546-0900)	Mixed-Use (Commercial and Residential)		162	50,000 s.f.	380-250-003	A proposed 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	14-0040	Horizons/Strata Mixed Use Project	Eric Flodine (858-546-0900)	Mixed-Use (Assisted Living/Res.)		138	86-unit - Assisted Living Facility	380-250-023	A proposed 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.
34	15-0013	Clinton Keith Village Retail Center	Reza Kassraian (949-250-9863)	Commercial Retail Center			40,000 square feet	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 located at the northeast corner of Clinton Keith Road and George Avenue.

Approved Development Projects (Under Construction)										
Map No.	Planning Application Number	Project Name	Project Applicant & Contact Info.	Project Type	Single Family Lots/Units	Multi-Family Units	Commercial / Industrial / Institutional Sq. Ft.	APN(s)	Project Description	Project Status (Under Const. or Completed)
23	08-0179 (TPM 32257)	Bundy Canyon Plaza	Ino Cruz (951-280-3833)	Commercial / Retail			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.	Phase 1 Complete
2	12-0392 (TTM 36519)	Lesle Tract Map	Mike Lesle (951-522-2405)	Single Family Residential	10			367-170-029	An approved Tentative Tract Map (TM 36519) to subdivide approximately 5.4 acres into 10 lots (1/2 acre lots) for future single family residential homes.	Under Construction
28	08-0072 (PM 36080)	Wildomar Square Retail Center	David Horenstein (310-229-5960)	Commercial / Retail			46,600 s.f.	380-110-045	An approved 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.	Under Construction
4	TTM 32535 Plot Plan No. 14-0100	Lennar North Ranch	Jarne Valdez (951-817-3567)	Single Family Residential	84			380-110-005; 380-110-006; 380-120-001; 380-120-002; 380-100-006; 380-100-005; 380-130-002; 380-130-018; and 380-100-004	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.	Under Construction
1	12-0364 (TTM 36497)	Lennar Residential (Briarwood)	Jarne Valdez (951-817-3567)	Single Family Residential	67			380-280-004, 009-012	A proposal to change the zoning from R-R to R-4, 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.	Under Construction
3	TM 25122 & TM 32078	Richmond American	Sondra Harris (949-467-2633)	Single Family Residential	149			380-080-008,009 and 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.	Under Construction
30	14-0081 (TM 31479)	Diversified Pacific Homes	Pete Pitassi (909-980-1361)	Single Family Residential	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.	Under Construction

Development Projects - Construction Completed and Open for Business										
Map No.	Planning Application Number	Project Name	Project Applicant & Contact Info.	Project Type	Single Family Lots/Units	Multi-Family Units	Commercial / Industrial / Institutional Sq. Ft.	APN(s)	Project Description	Project Status (Construction Completed)
24	12-0015 (TTM 30839 & TM 30939)	Lennar Homes (Andalusia I)	Jarne Valdez (951-817-3567)	Single Family Residential	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)	Project Completed
25	11-0099 (TTM 31499)	Meritage Homes	Peter Vanek (951-547-8320)	Single Family Residential	74			380-090-033,034 & 380-090-038 - 041; 380-091-001-007 : 380-092-001,002,019,020 & 021; 380-380-001 - 037; 380-381-001 - 018	A Final Site Plan of Development package for 74 single family residential dwelling units within TM 31499.	Project Completed
26	12-0401 (TTM 31837)	Lennar Homes (Andalusia II)	Jarne Valdez (951-817-3567)	Single Family Residential	44			380-410-01-019 and 380-411-001 - 025	A Final Site Plan of Development for Tract Map 31837 for the development of 44 single family residential dwelling units.	Project Completed
20	10-0222	Subway Commercial Project	Onkar Sud (951-818-6551)	Commercial / Retail			10,500 s.f.	366-390-026 & 366-390-027	An approved 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.	Project Completed
33	14-0074	Sycamore Academy Charter School	Barbara Hale (951-678-5217)	Educational / Institutional			28,000 s.f. / 401 students	380-170-020	A proposed Public Use Permit (PUP) for the development of a 28,000 square-foot charter school for 594 students (K-8 grade).	Project Completed