

Strengths

①

No grid-~~local~~ Lock

Rural feel

Balance of new & old

Great location

Access to IS / 215

Natural beauty (hillsides)

Sense of community

Housing Prices !!

Permanent O.S.

②

Clinton Keith retail

corridor/variety

Horses, dairy,

Weaknesses

③

- Lack of high paying jobs
- Lack of diverse retail
 - too many car washes, gas stations, Star Bucks
- Not enough revenue to take care of roads
- Patchwork fee to housing development

④

- Adjacency issues
- Dumping on O.S. areas
- Graffiti
- Lack of recreation for children (both amount + facilities) not enough practice space
- Lack of diverse amenities
- Seniors? Lack of
- Public transit ped/bike amenities

Opportunities

- New development along
corridors

- opp. to
tailor
arterial
(Budget
Palomar)

- Land available for parks
- Implement Mobility Plan
- Expand workforce housing
 - capture new demand from health care
- 80 acre site owned by Mt. San Jacinto C.
- Opp. to expand or add businesses

= More diverse retail/
businesses

- Residents want to spend
here! Draw neighboring
cities

= To preserve
add. land for O.S.

- Preserve historic
downtown - what's

- Do it differently,
better

remaining

Threats

- State laws dictating what cities can do
- Water resources -
~~drought~~ lack of
- Development adj. to Wildomar that impacts cities
- Width of Bundy Canyon
- adds traffic

- Speeding on arterials
- Is there enough to preserve??
- Lack of transit makes people dependent on cars
- Lack of senior housing or facilities
- Transient pop.

Vision

- Safe + active
 - Responsible growth
 - Quality infras.
 - Hometown feel
 - neighbors caring about each other
 - Preservation of:
 - O.S., History
 - Natural & cultural res.
- outdoors
 - people interaction
 - activities/events
 - trails
 - classes
 - community engagement

- Balance of moms pop / national ~~rep~~ retail
- Locations for retail
a jobs
- Jobs for people who live here
- Live, work, play
- People invested
- Arts / entertainment
- Quality edu. @ all levels