



Vision and Land Use Continued

General Plan Advisory Group #2 (Part 2)

October 10, 2022

Agenda

- 1. Confirmation of Updated Guiding Principles**
- 2. Review Potential Changes to the Land Use Plan and Land Use Designations**
- 3. Discuss Potential Focus Areas**

Vision Statement

Current Vision Statement

“The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel.”

- City Council Adopted Vision Statement (February 2017)

Envision Wildomar 2040 Vision Statement

“The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel.” - City Council Adopted Vision Statement (February 2017)

Guiding Principles for preparing the General Plan

Wildomar is a city that...

Community Character

Provides a welcoming, safe and family-friendly environment with opportunities for healthy, self-sustaining lifestyles for all residents

Growth, Land Use and Development

Balances responsible growth with preservation of rural character, open spaces and historical resources

Environment

Protects the visual and ecological value of its natural resources

Economic Health

Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities and commercial services that capture local spending and generate revenues to support Wildomar’s vision for the future.

Mobility

Maintains safe roadways and high-quality pedestrian, bicycle, multi-purpose trail and transit networks

Infrastructure and Services

Provides for social, physical and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure and gathering places for residents of all ages and abilities

Land Use Updates

General Plan Land Use

- Review Current General Plan Land Use
- Consolidation of Residential Land Use Designations
- Other Potential Revisions to Land Use Designations
- Land Use Typologies
- Preliminary Land Use Plan Changes
- Consider Potential Focus Areas

Current General Plan Land Use

Residential

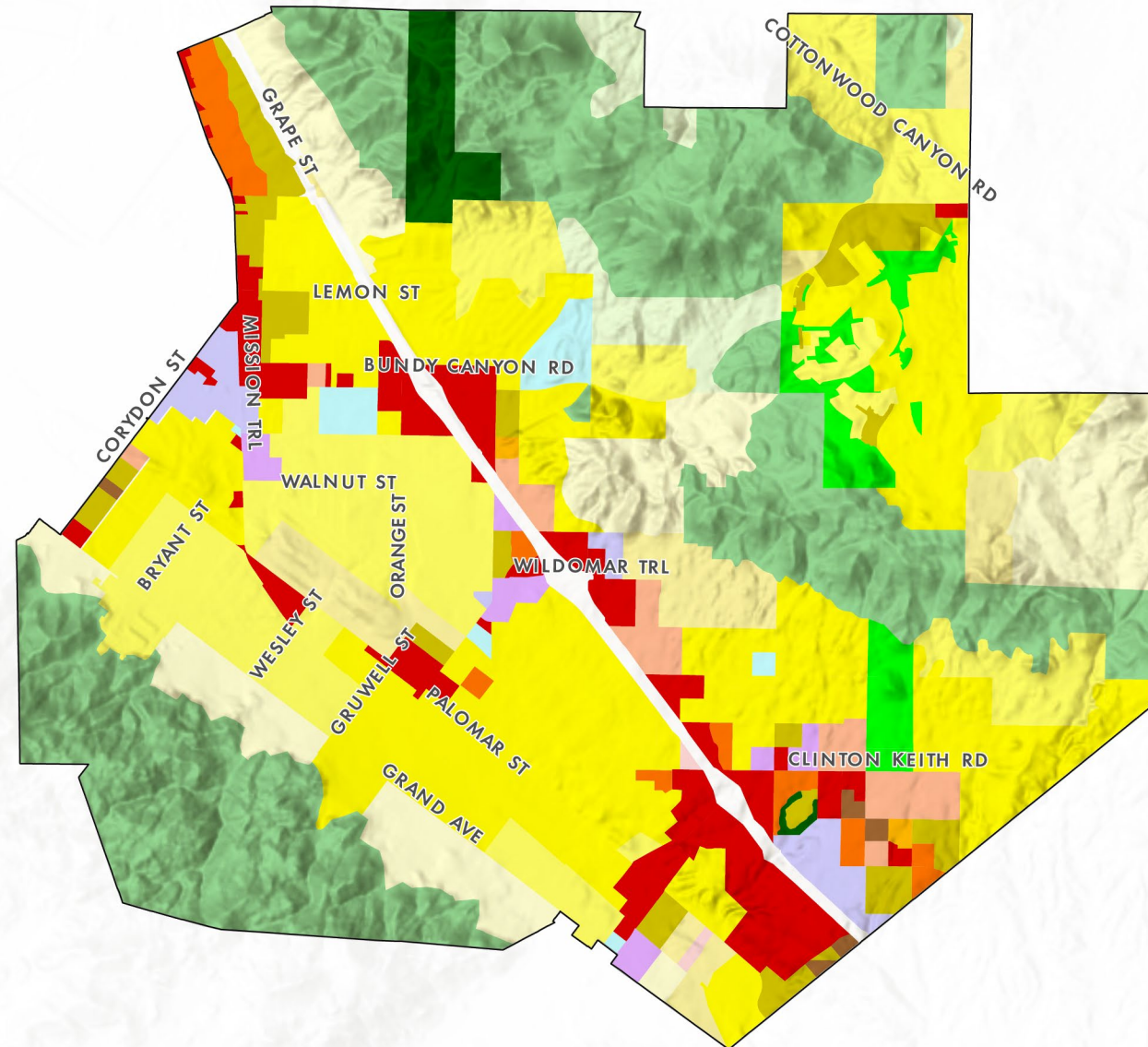
- RR: Rural Residential
- EDR: Estate Density Residential, 2 du/ac
- EDR-RC: Estate Density Residential, 2 du/ac
- VLDR: Very Low Density Residential, 1 du/ac
- VLDR-RC: Very Low Density Residential, 1 du/ac
- LDR: Low Density Residential, 1 du/ac
- LDR-RC: Low Density Residential, 1 du/ac
- MDR: Medium Density Residential, 2-5 du/ac
- MHDR: Medium High Density Residential, 5-8 du/ac
- HDR: High Density Residential, 8-14 du/ac
- VHDR: Very High Density Residential, 14-20 du/ac
- HHDR: Highest Density Residential, 20+ du/ac

Non-Residential

- BP: Business Park
- CO: Commercial Office
- CR: Commercial Retail
- LI: Light Industrial
- MUPA: Mixed-Use Planning Area
- PF: Public Facilities

Open Space / Rural

- OS-CH: Conservation Habitat
- OS-R: Open Space Recreation
- RM: Rural Mountains



Proposed Residential Consolidation

Residential

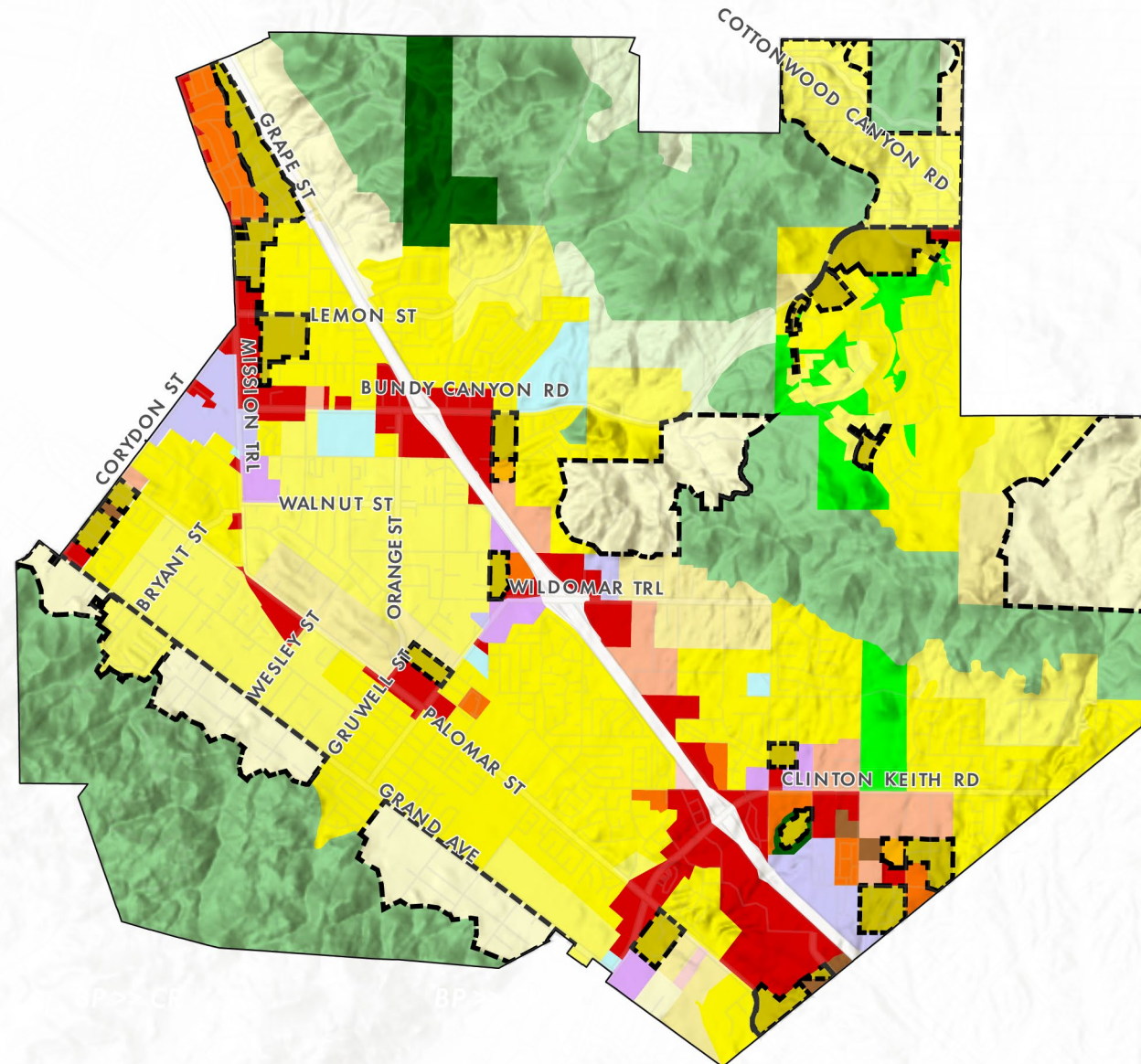
- RM: Rural Mountains, 10 ac min
- RR: Rural Residential, 5 ac min
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Proposed Residential Consolidation

Current General Plan Land Use Designations		Proposed General Plan Use Designations	
Designation	Density	Designation	Density
RM: Rural Mountainous	10 ac min	RM: Rural Mountainous	1 du/10 acres
RR: Rural Residential	5 ac min	LLR: Large Lot Residential	1 du/5 acres
EDR: Estate Density Residential	0.2 - 0.5 du/ac	EDR: Estate Density Residential	1 du/2 - 5 acres
EDR-RC: Estate Density Residential - Rural Community	0.2 - 0.5 du/ac		
VLDR: Very Low Density Residential	0.5 - 1 du/ac	VLDR: Very Low Density Residential	0.5 - 1 du/ac
VLDR - RC: Very Low Density Residential - Rural Community	0.5 - 1 du/ac		
LDR: Low Density Residential	1 - 2 du/ac	LDR: Low Density Residential	1 - 2 du/ac
LDR - RC: Low Density Residential - Rural Community	1 - 2 du/ac		
MHDR: Medium High Density Residential	5-8 du/ac	MHDR: Medium High Density Residential	5-14 du/ac
HDR: High Density Residential	8-14 du/ac		
VHDR: Very High Density Residential	14-20 du/ac	VHDR: Very High Density Residential	14-20 du/ac
HHDR: Highest Density Residential	20+ du/ac	HHDR: Highest Density Residential	20-30 du/ac

Land Use Designation Changes

- Proposed changes to Land Use Designations descriptions are highlighted in red. Deletions are shown in ~~strikeout~~.
- Example:

MHDR: Medium High Density Residential	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes with a density range of 5 to 14 dwelling units per acre.	5-14 du/ac
VHDR: Very High Density Residential	Single-family and multifamily attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, triplexes and zero lot line homes with a density range of 14 to 20 dwelling units per acre.	14-20 du/ac

Land Use Image Boards

RM

Rural Mountains

1 du/10 ac

LLR

Large Lot Residential

1 du/5 ac

EDR

Estate Density Residential

1 du/2-5 ac

VLDR

Very Low Density Residential

1 du/1-2 ac

LDR

Low Density Residential

1-2 du/ac

MDR

Medium Density Residential

2-5 du/ac

MHDR

Medium High Density Residential

5-14 du/ac

VHDR

Very High Density Residential

14-20 du/ac

HHDR

Highest Density Residential

20-30 du/ac

CO

Commercial Office

0.35 - 1.0 FAR

CR

Commercial Retail

0.20 - 0.35 FAR

MU

Mixed Use

30-40 du/acre for multi-family portion

BP

Business Park

0.25 - 0.60 FAR

LI

Light Industrial

0.25 - 0.60 FAR

PF

Public Facilities

0.60 FAR

OSR

Open Space Recreation

-

OCCH

Open Space Conservation Habitat

N/A

Preliminary Land Use Changes

Residential

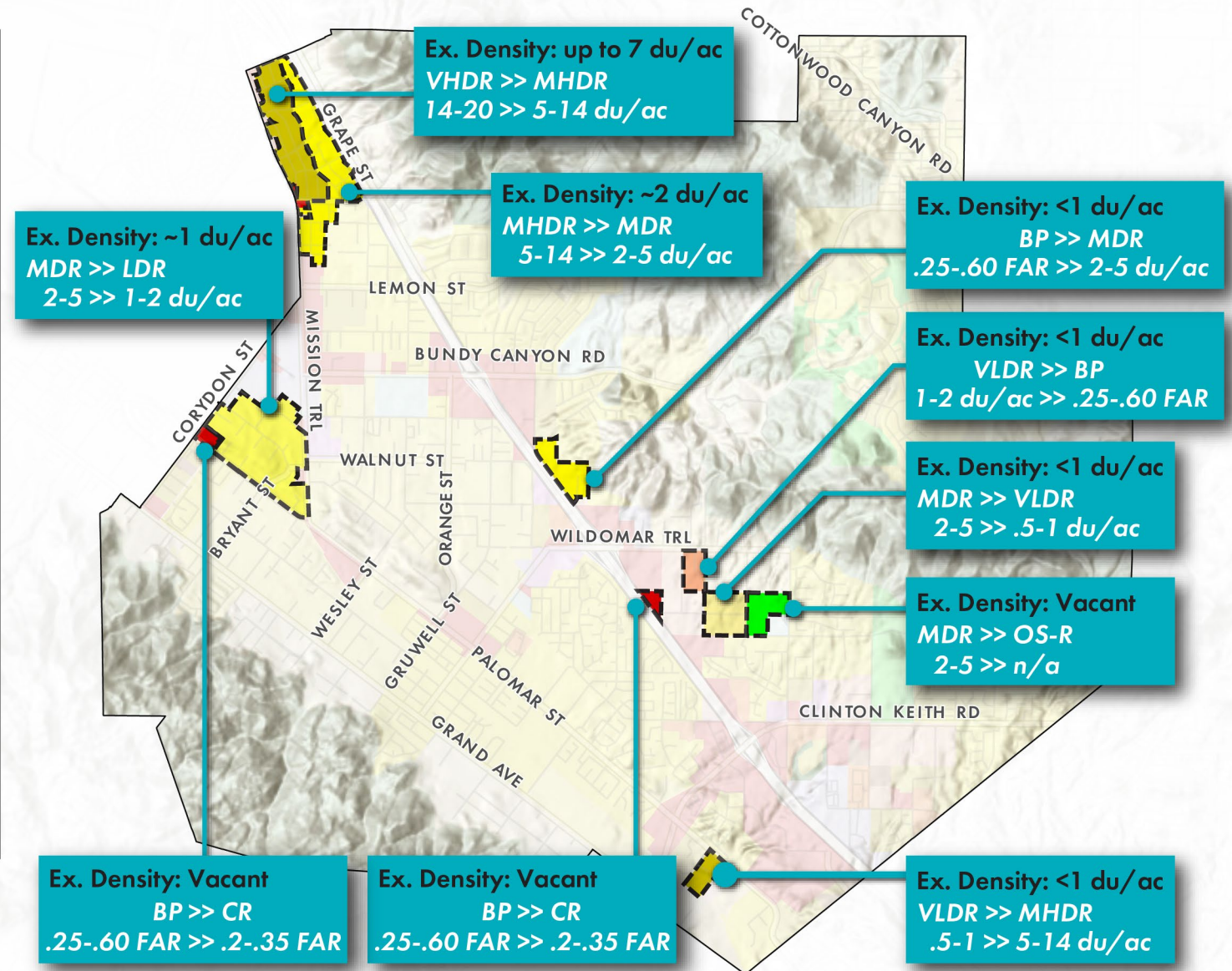
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Preliminary Proposed Land Use

Residential

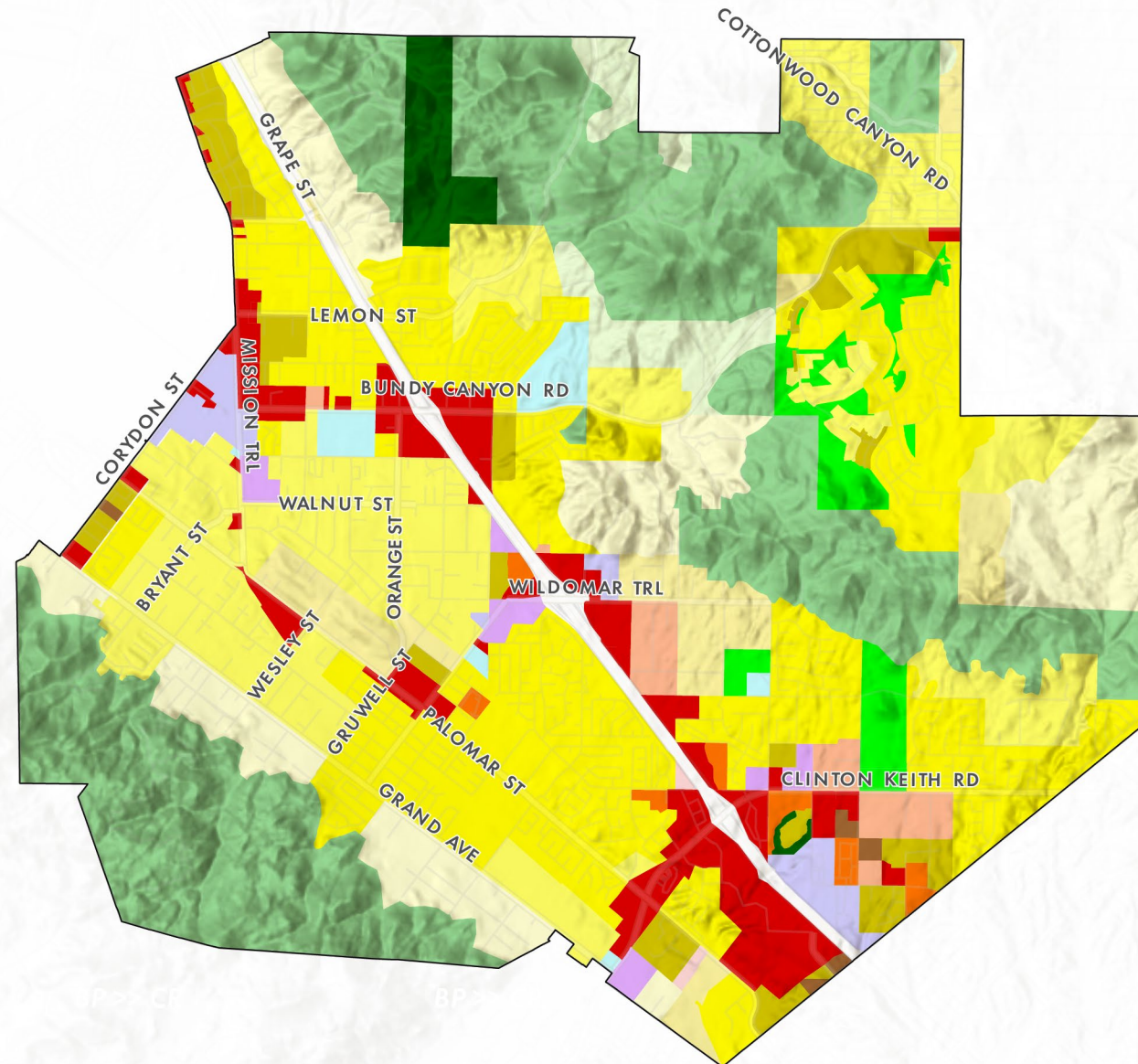
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Focus Areas

'Stable' Residential Areas

Residential

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**'Stable'
Residential
Areas**

- MHDR: Medium High Density Residential, 5-14 du/ac
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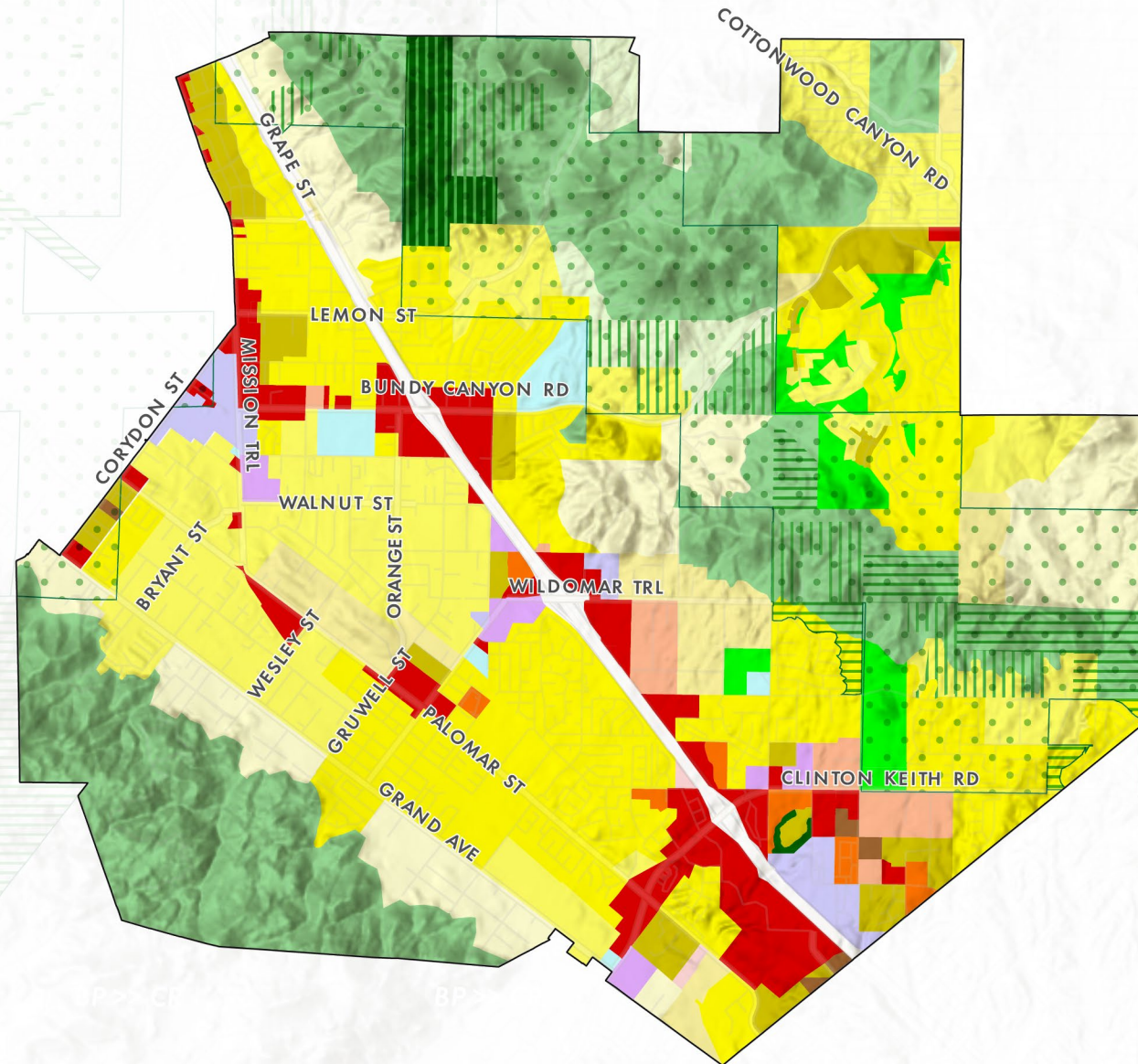
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Conservation Areas

- MSHCP Criteria Cells
- RCA MSHCP Conserved Lands
- PQP Conserved Lands

**Other
areas
unlikely to
change**



Areas of Potential Change

Residential

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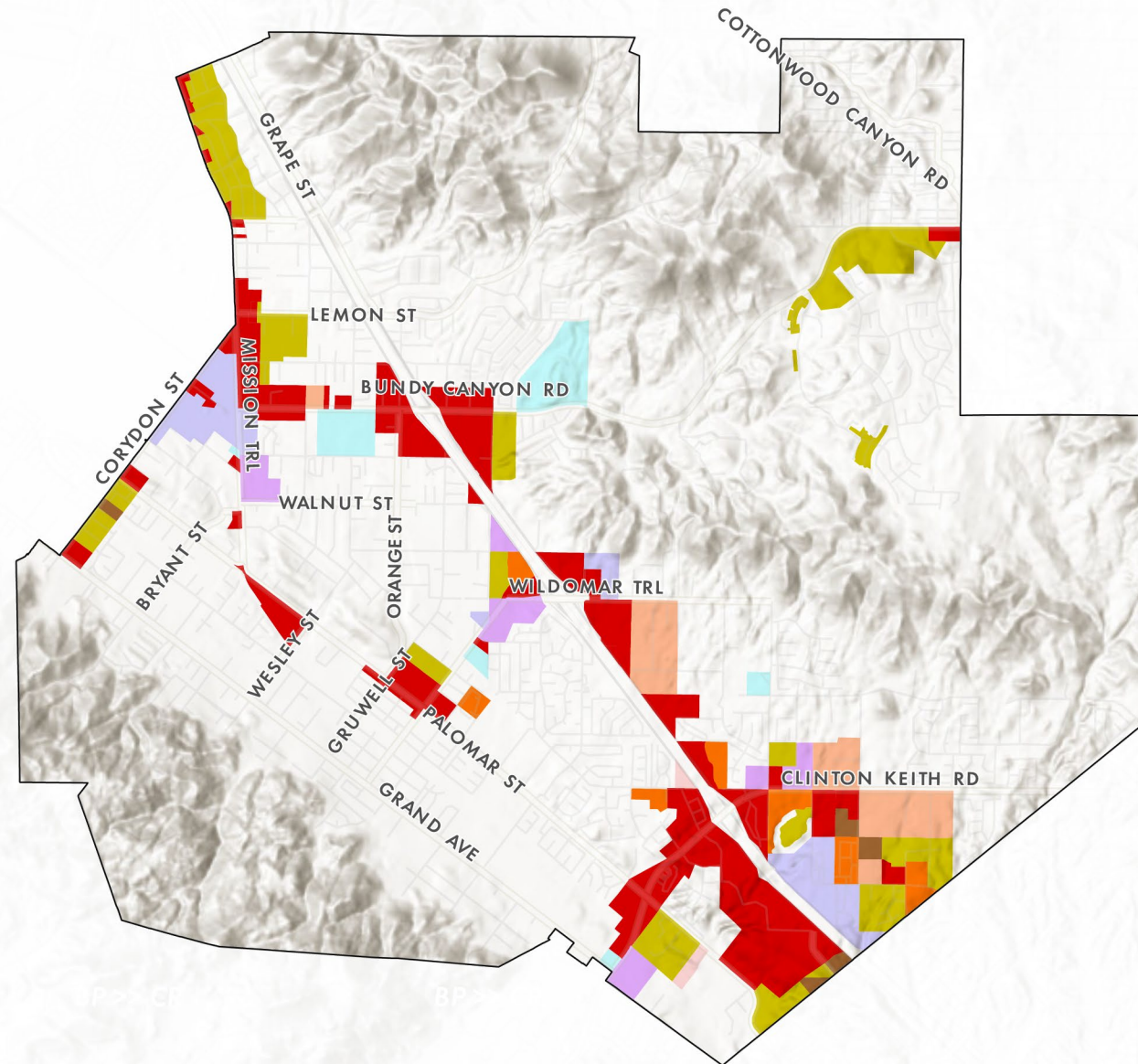
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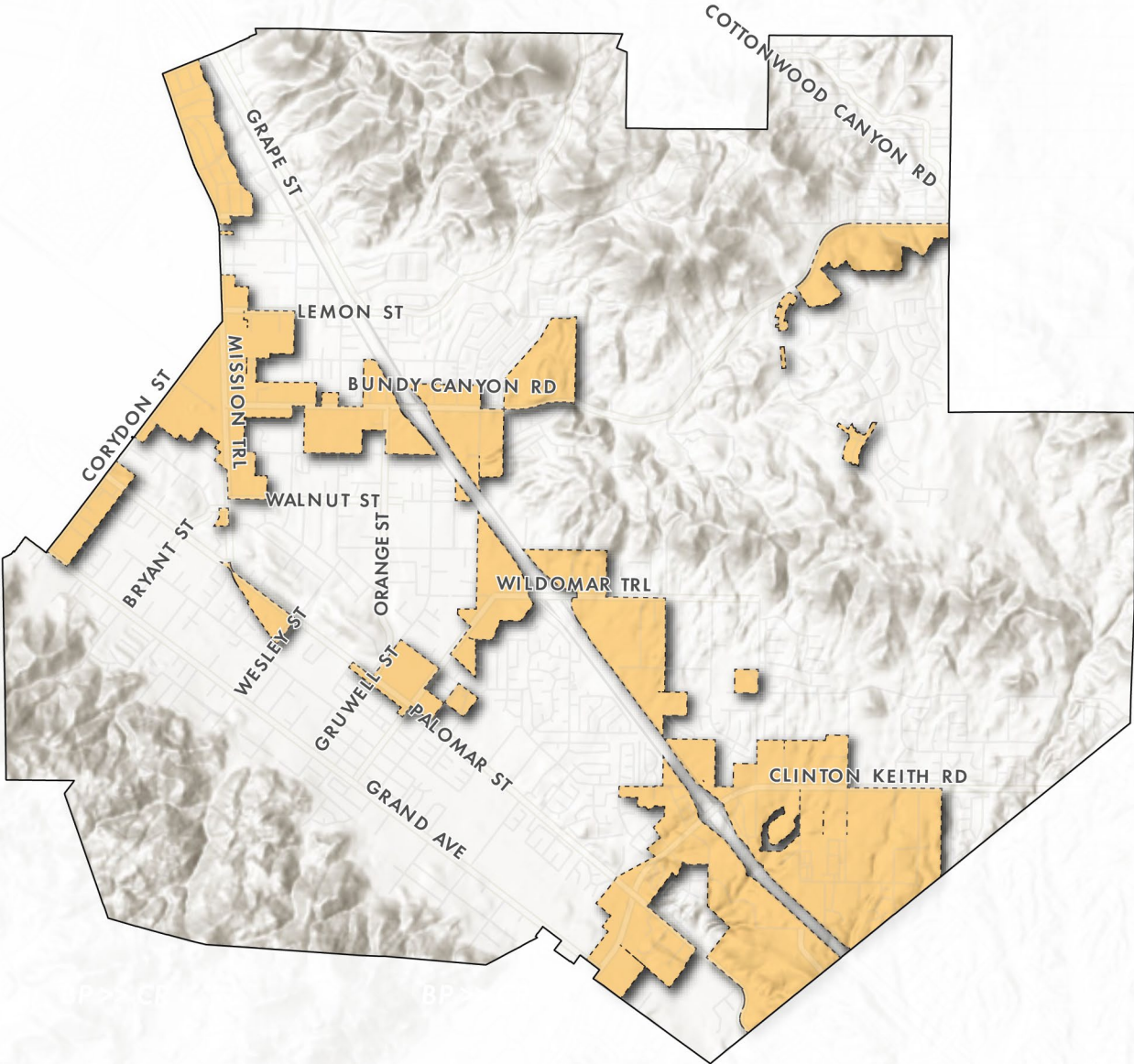
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Areas of Potential Change

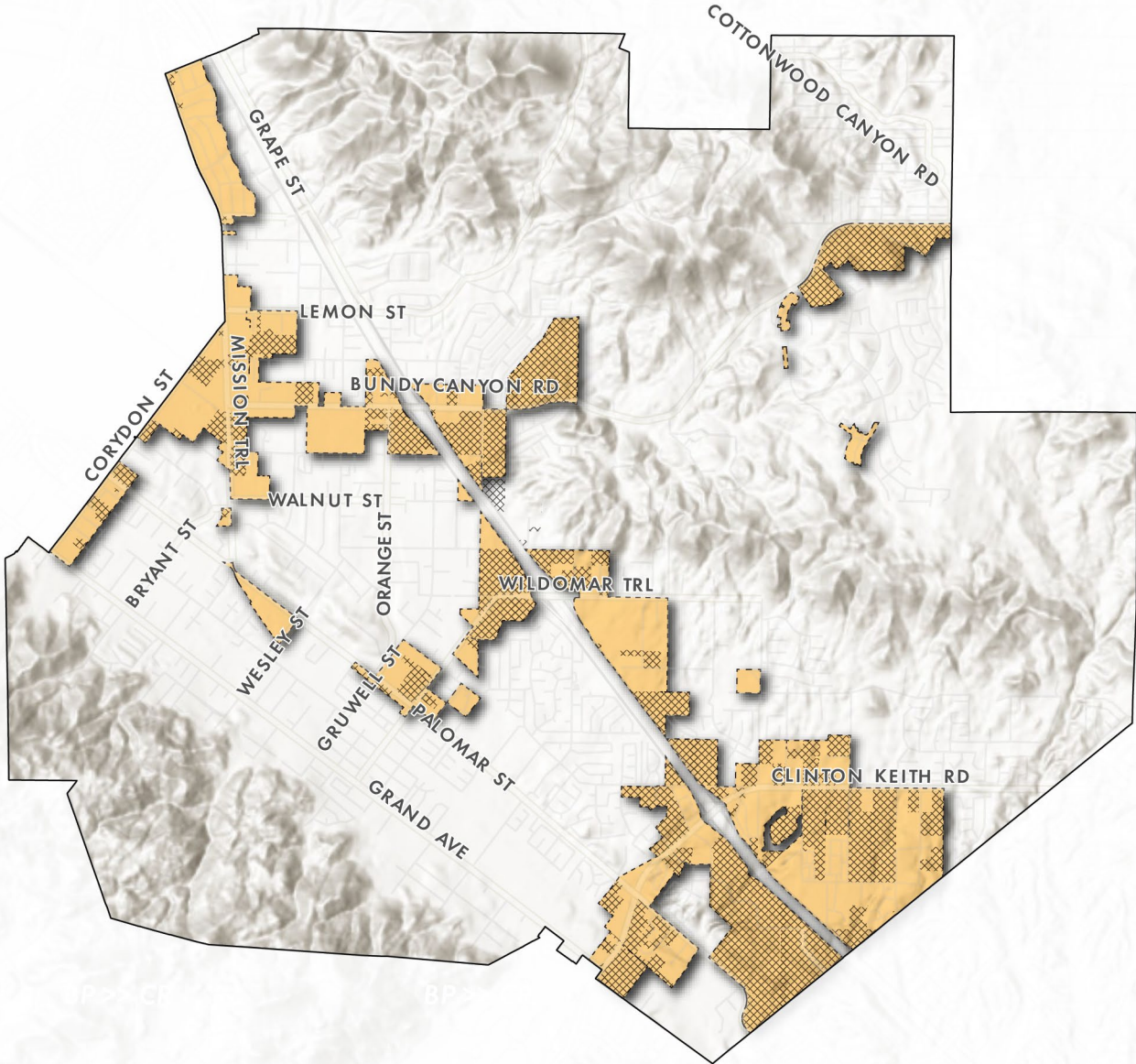
Areas of Potential Change







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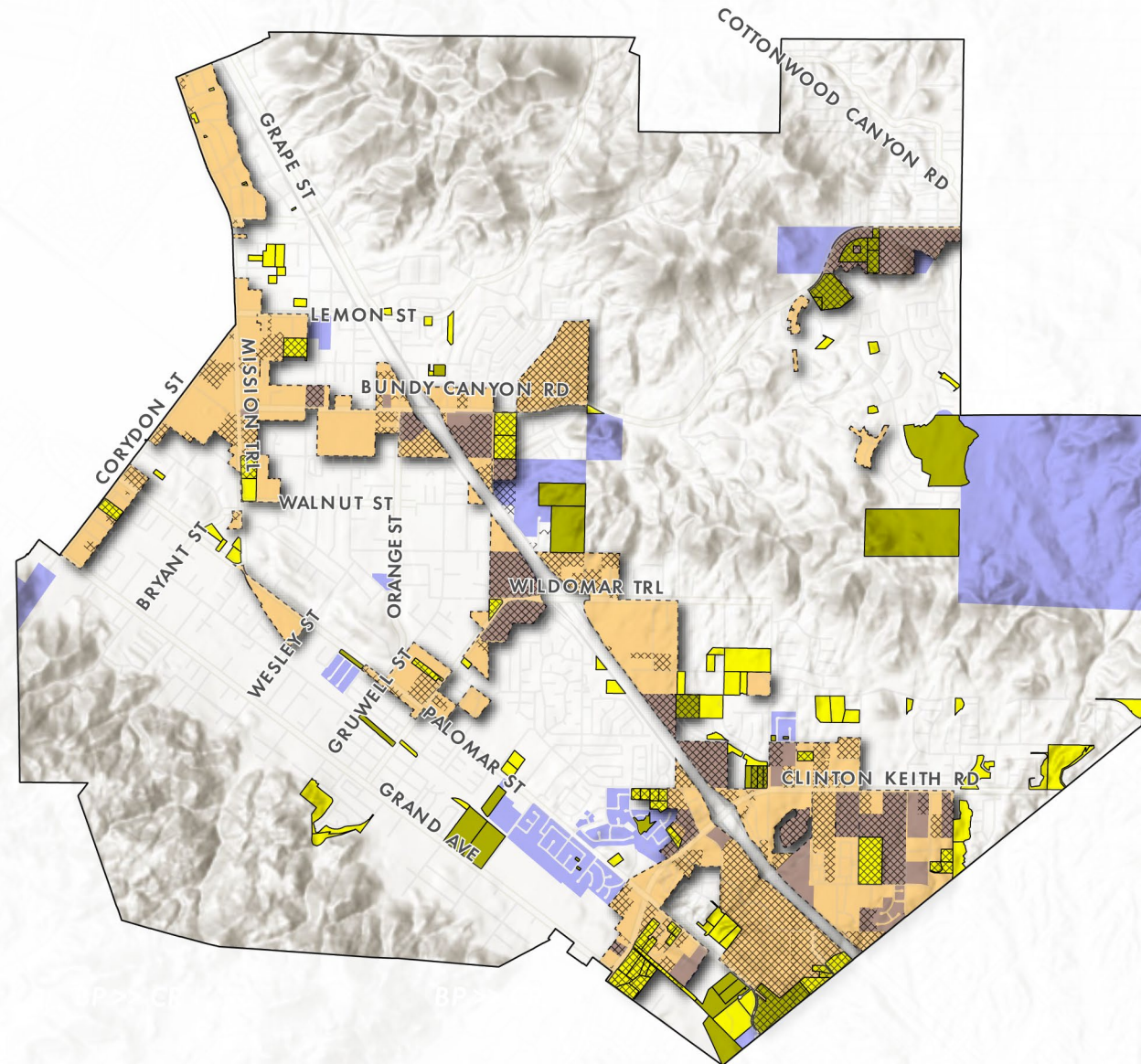
 **Areas of Potential Change**

 **Vacant Land**
(Within Areas of Potential Change)



Focus Areas

-  Areas of Potential Change
-  Vacant Land
(Within Areas of Potential Change)
-  6th Cycle RHNA Housing Opportunity Sites
-  Development Projects



Focus Areas

Focus Areas

- ① Sedco Hills
- ② Mixed Land Uses
- ③ Vacant Land (*Bundy Canyon Plaza*)
- ④ Old Town
- ⑤ Mixed Use Overlay / Baxter Village
- ⑥ Vacant Land / Housing Opportunity
- ⑦ Vacant Land / 160 ac
- ⑧ 'Redustrial Zone' / MSJC

Commercial Corridors

- A Bundy Canyon Rd
- B Wildomar Trl
- C Clinton Keith Rd

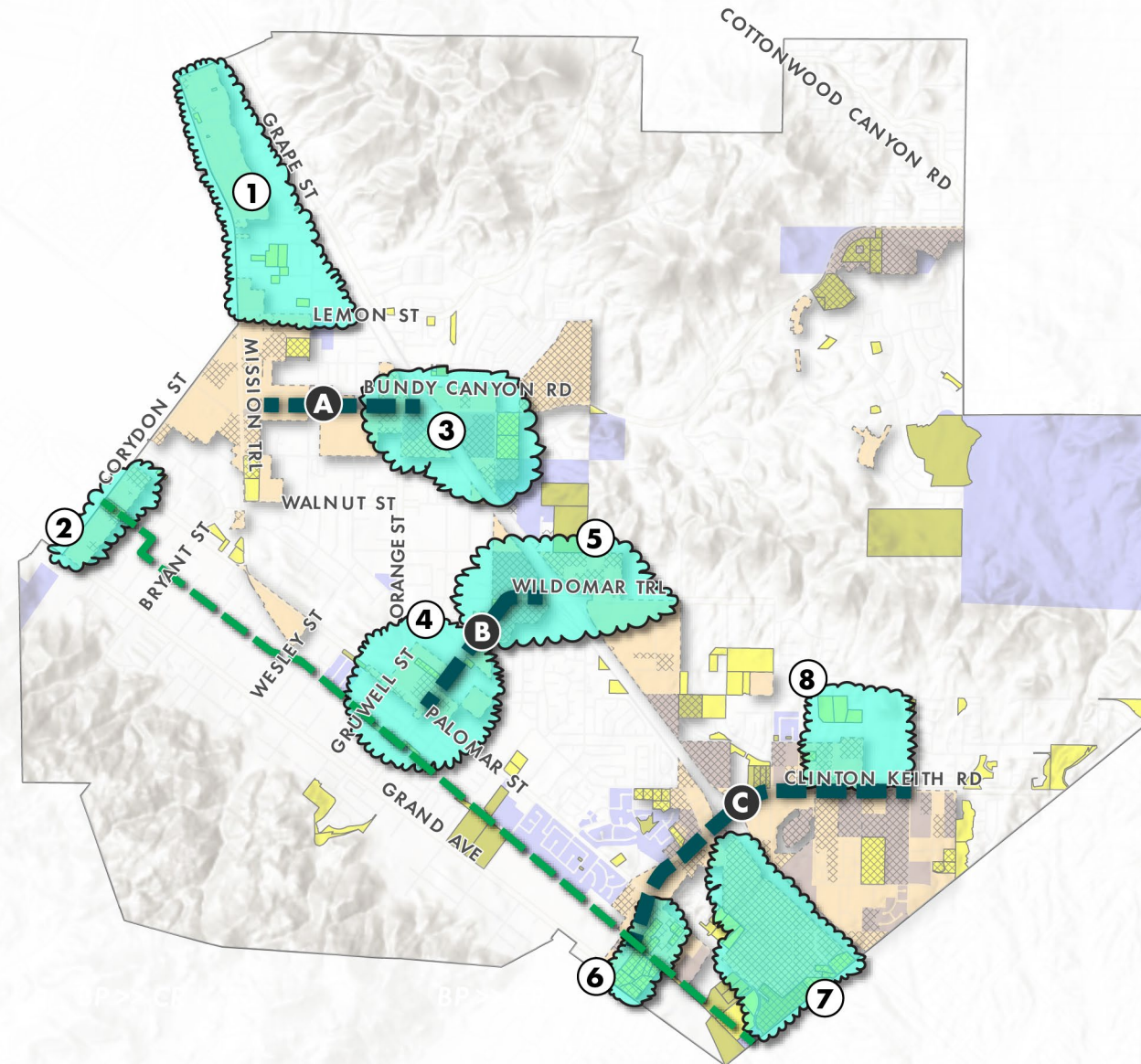
Murrieta Creek Regional Trail

Areas of Potential Change

 Vacant Land (*Within Areas of Potential Change*)

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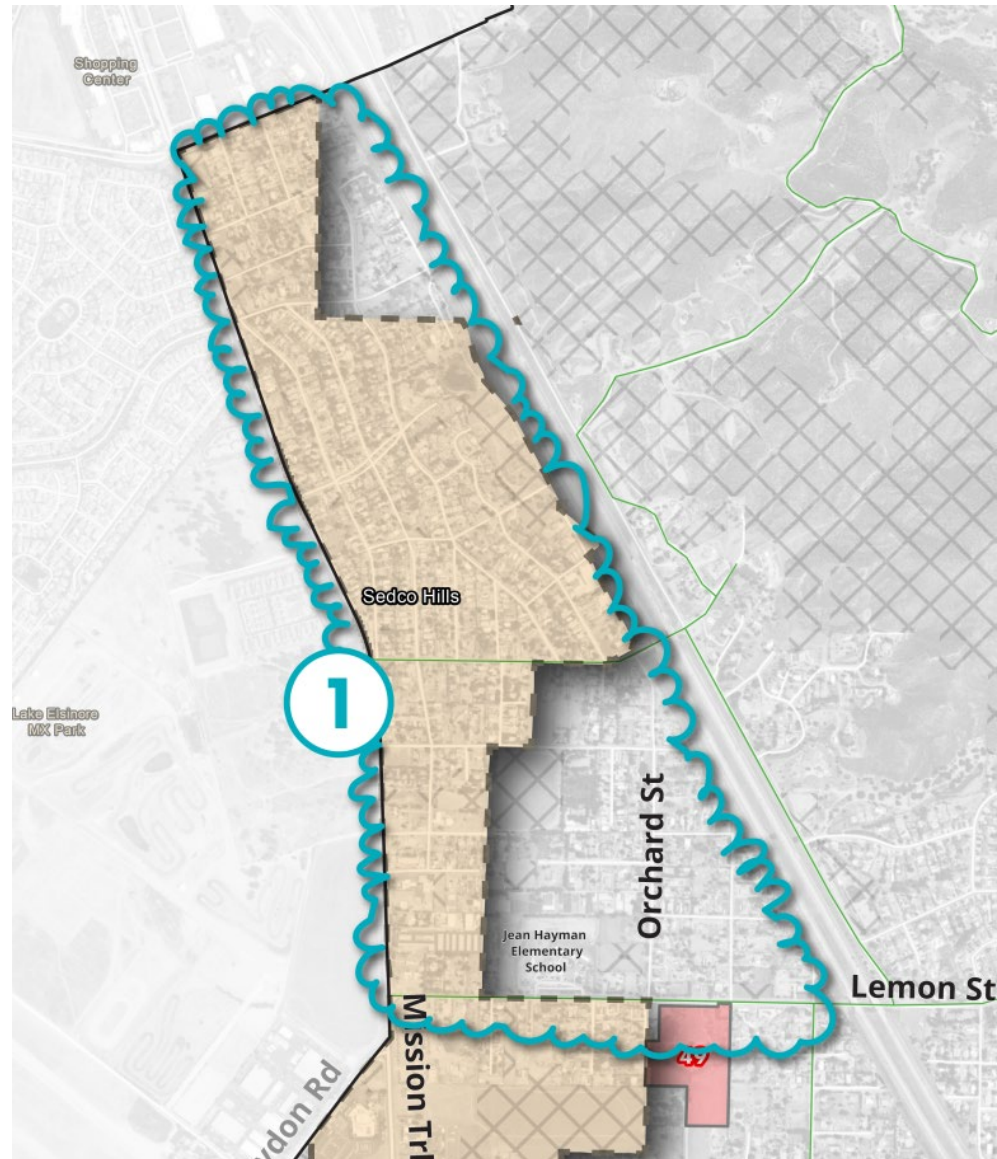
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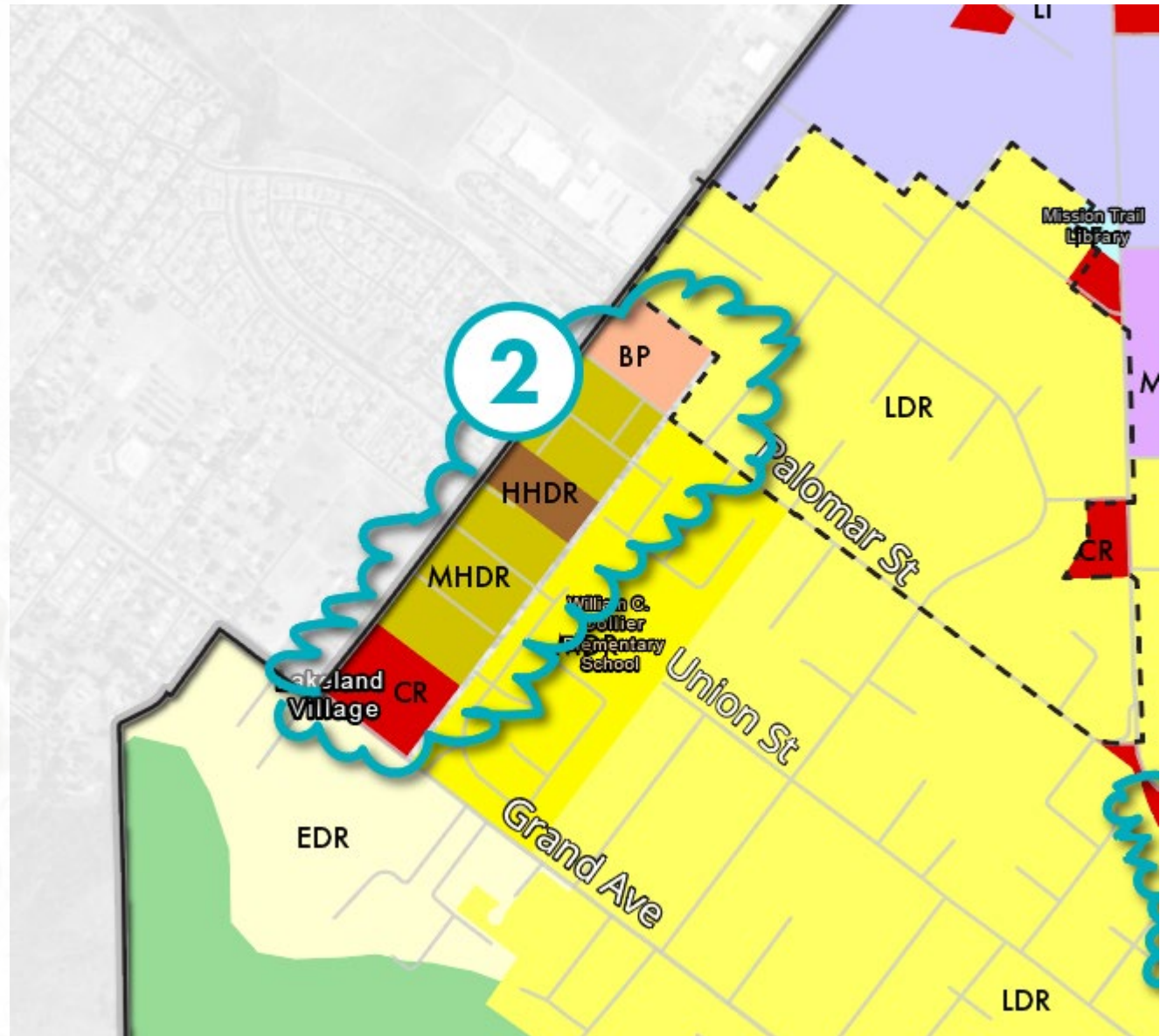
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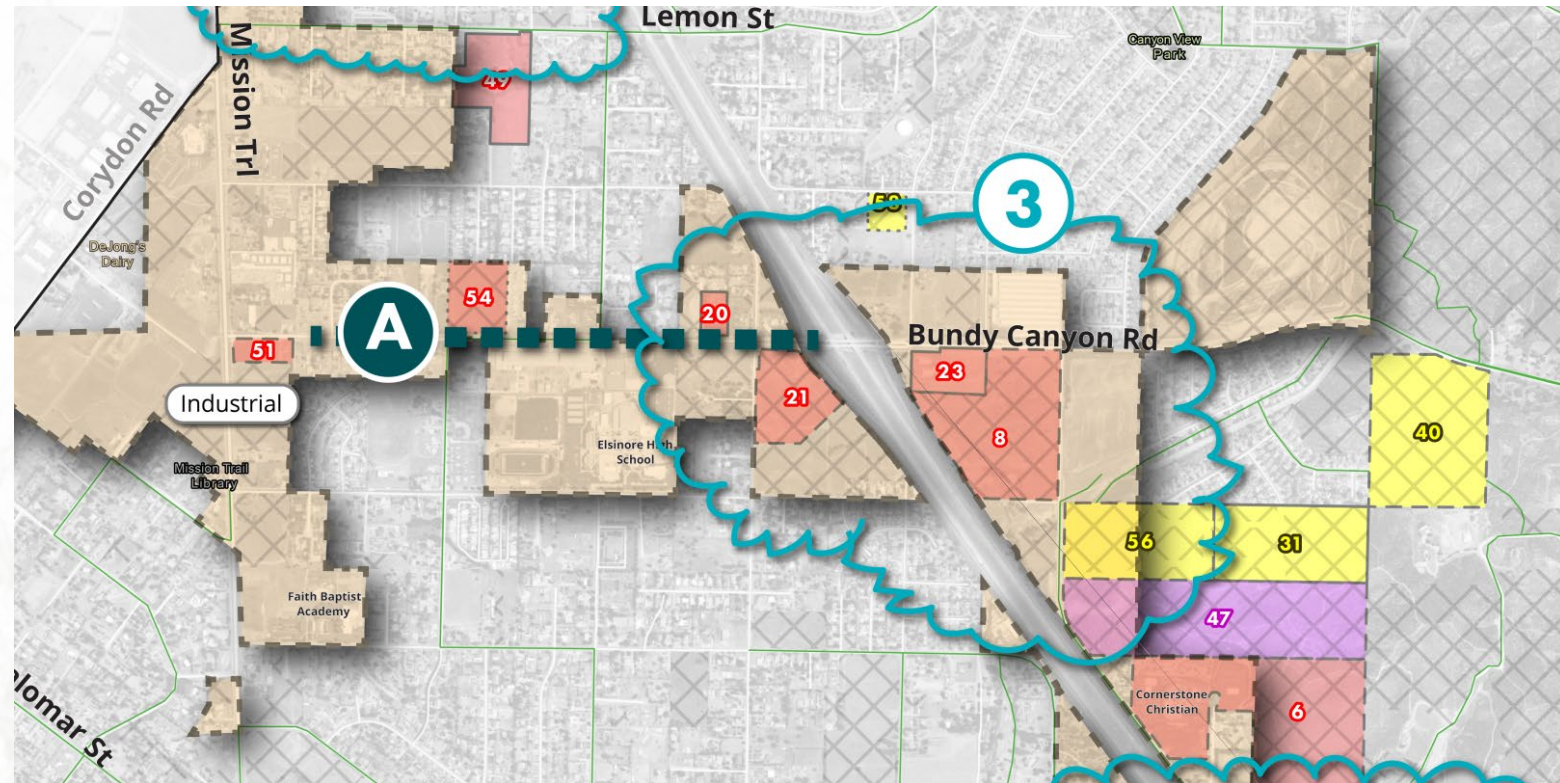
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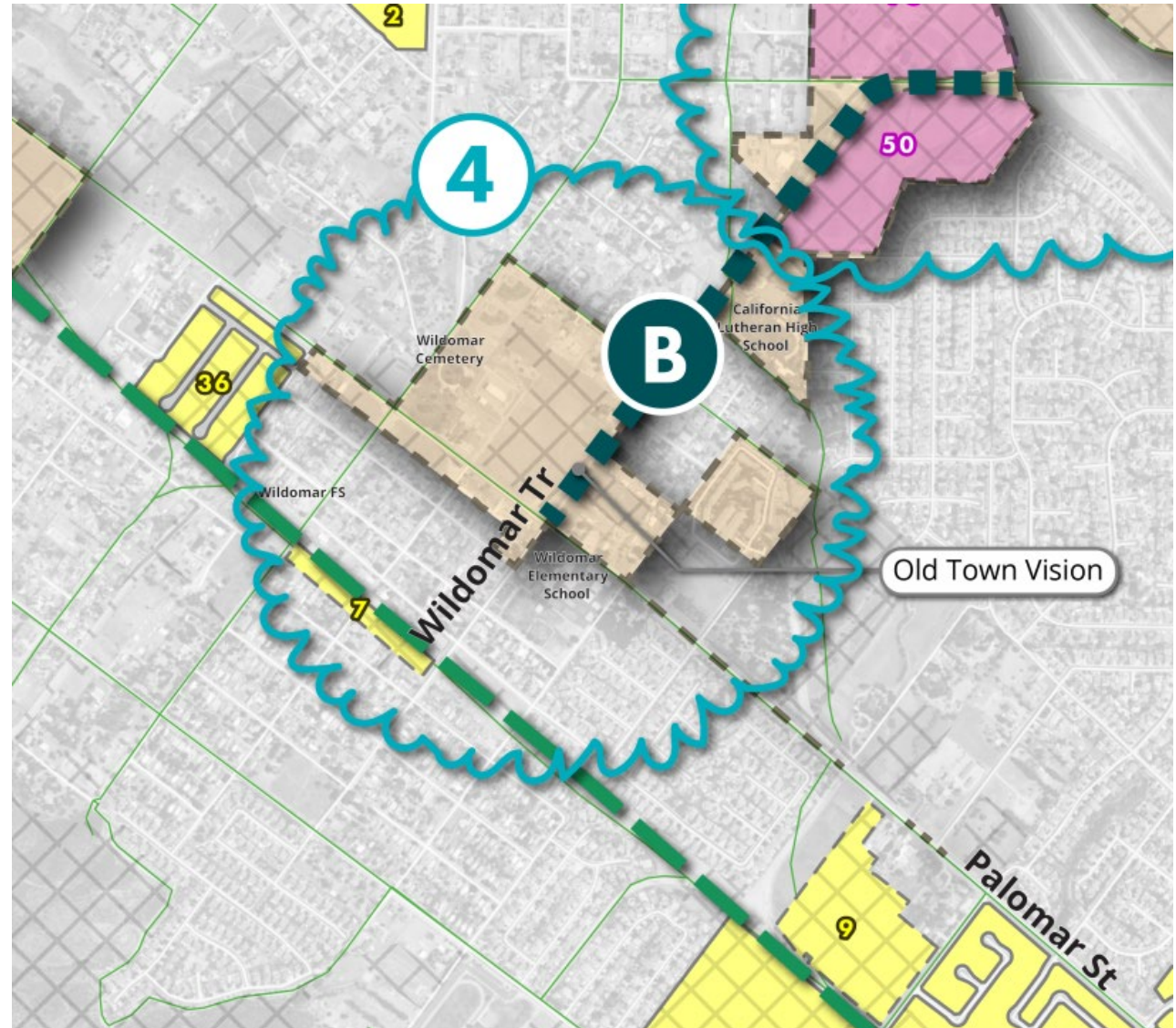
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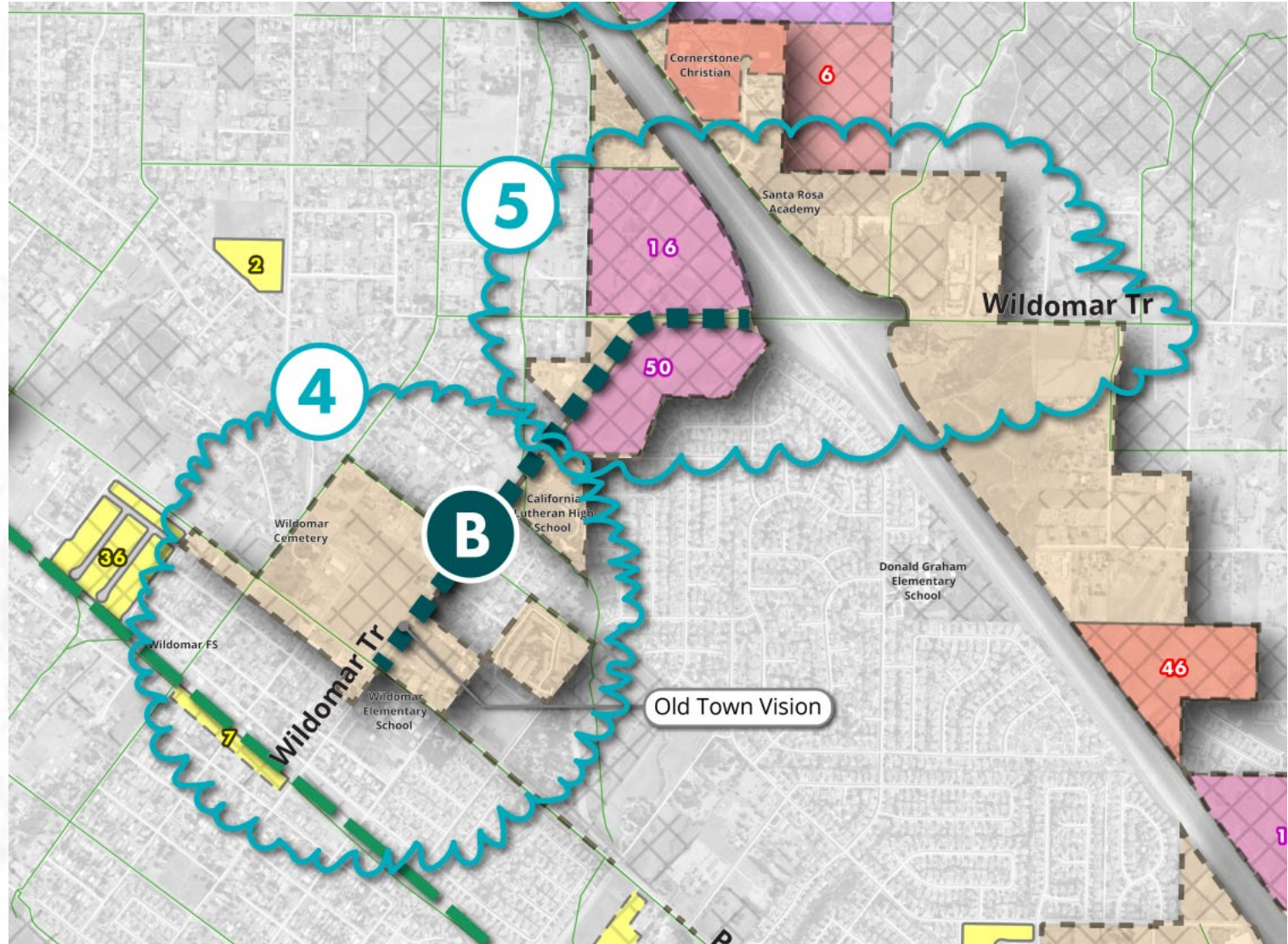
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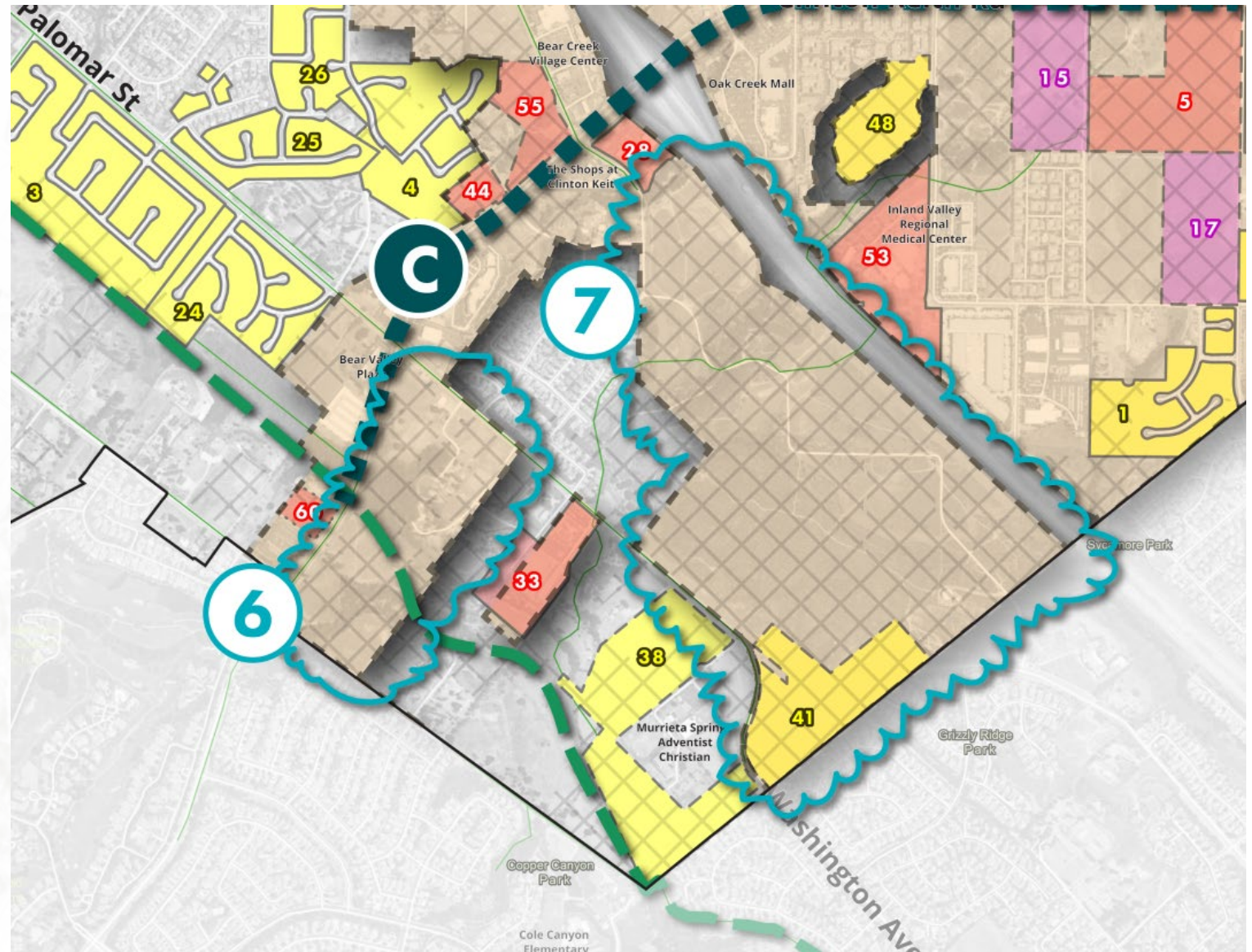
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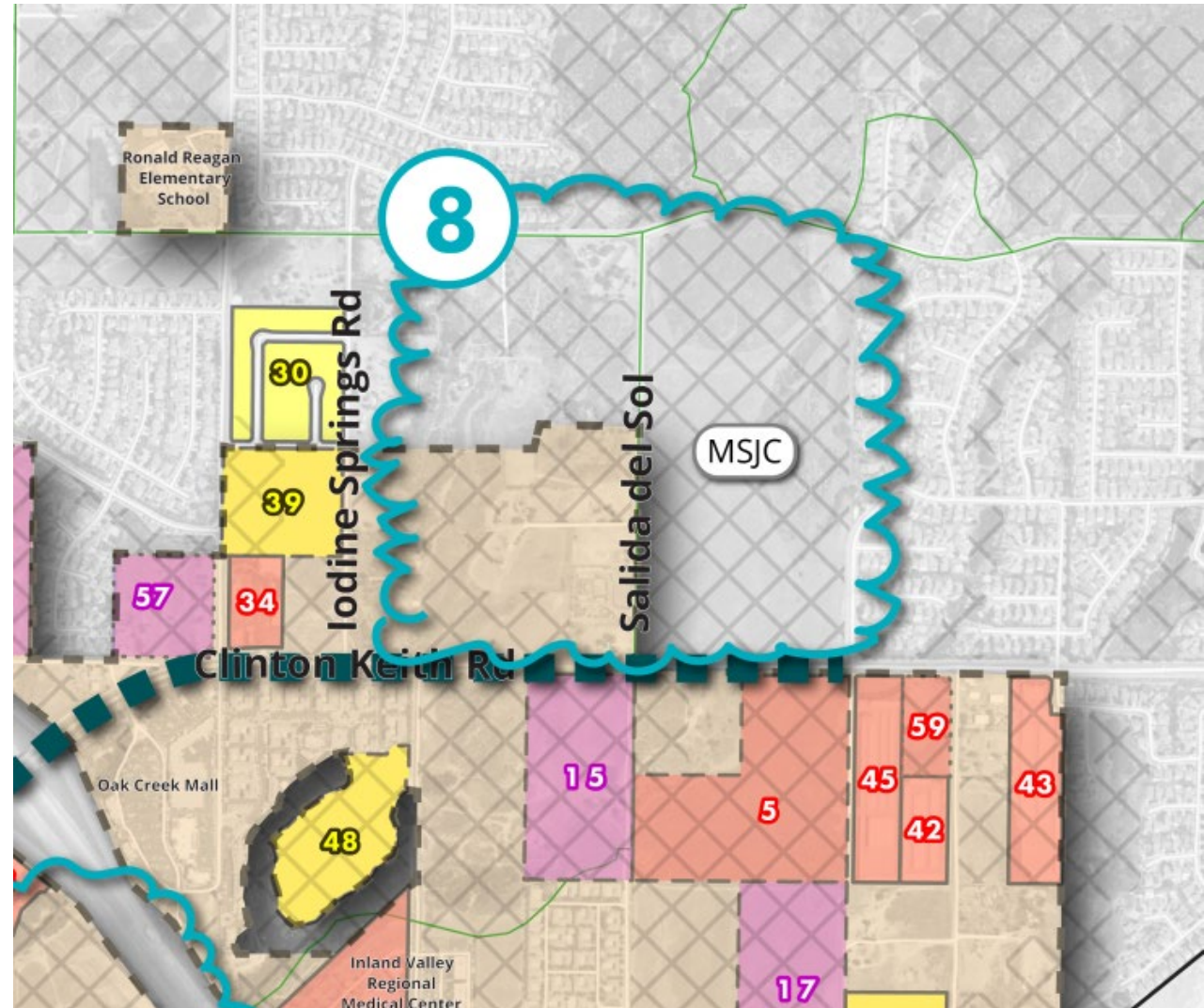
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Next Steps

- Citywide Workshop #2 (Thurs, Nov 10: in-person, Tues, Nov 15: virtual)
 - Present draft Guiding Principles
 - Solicit comments on Focus Areas and Land Use Types
- GPAG Meeting #3 (Thurs, Jan 12)
 - Discuss Draft Land Use Plan, including Focus Area Concepts