



WELCOME TO THE CITY OF WILDOMAR'S

GENERAL PLAN UPDATE

COMMUNITY WORKSHOP #2

NOVEMBER 15, 2022 (VIRTUAL)

WILDOMAR'S GUIDING PRINCIPLES



"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)

Over the next 20 years, Wildomar will be a city that...

Community Character

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

Infrastructure & 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.

Environment

Protects the visual and ecological value of its natural resources.

Growth, Land Use, & Development

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

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Community Character

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

self-sustaining doesn't work for me

Want horse trails on Baxter

I Agree



3
VOTES

I disagree

Streets have not been repaved

Have to drive on freeway to bring kids to school. Do not have a school near community

Want to see "family" removed

Haven't had a park or grocery store

2
VOTES



Use "raise hand" to agree. Specific comments or suggestions? Let us know!

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Infrastructure & 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.

I Agree



3
VOTES

I disagree



Roads are a wreck, we have no money to repair them properly

1
VOTES



Use "raise hand" to agree. Specific comments or suggestions? Let us know!

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Economic Health

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I Agree



4
VOTES

I disagree



1
VOTES



Use "raise hand" to agree. Specific comments or suggestions? Let us know!

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Over the next 20 years, Wildomar will be a city that...

Environment

Protects the visual and ecological value of its natural resources.

I Agree



3
VOTES

I disagree



Billboards
along freeway
are getting
larger and
larger

1
VOTES



Use "raise hand" to agree. Specific comments or suggestions? Let us know!

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Do the Guiding Principles reflect your vision for Wildomar?

Over the next 20 years, Wildomar will be a city that...

Mobility

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

I Agree



3
VOTES

I disagree

Echo
frustration
with road
quality

14 years our
roads haven't
gotten any
better

1
VOTES



Use "raise hand" to agree. Specific comments or suggestions? Let us know!

FOCUS AREA 1

Key Considerations

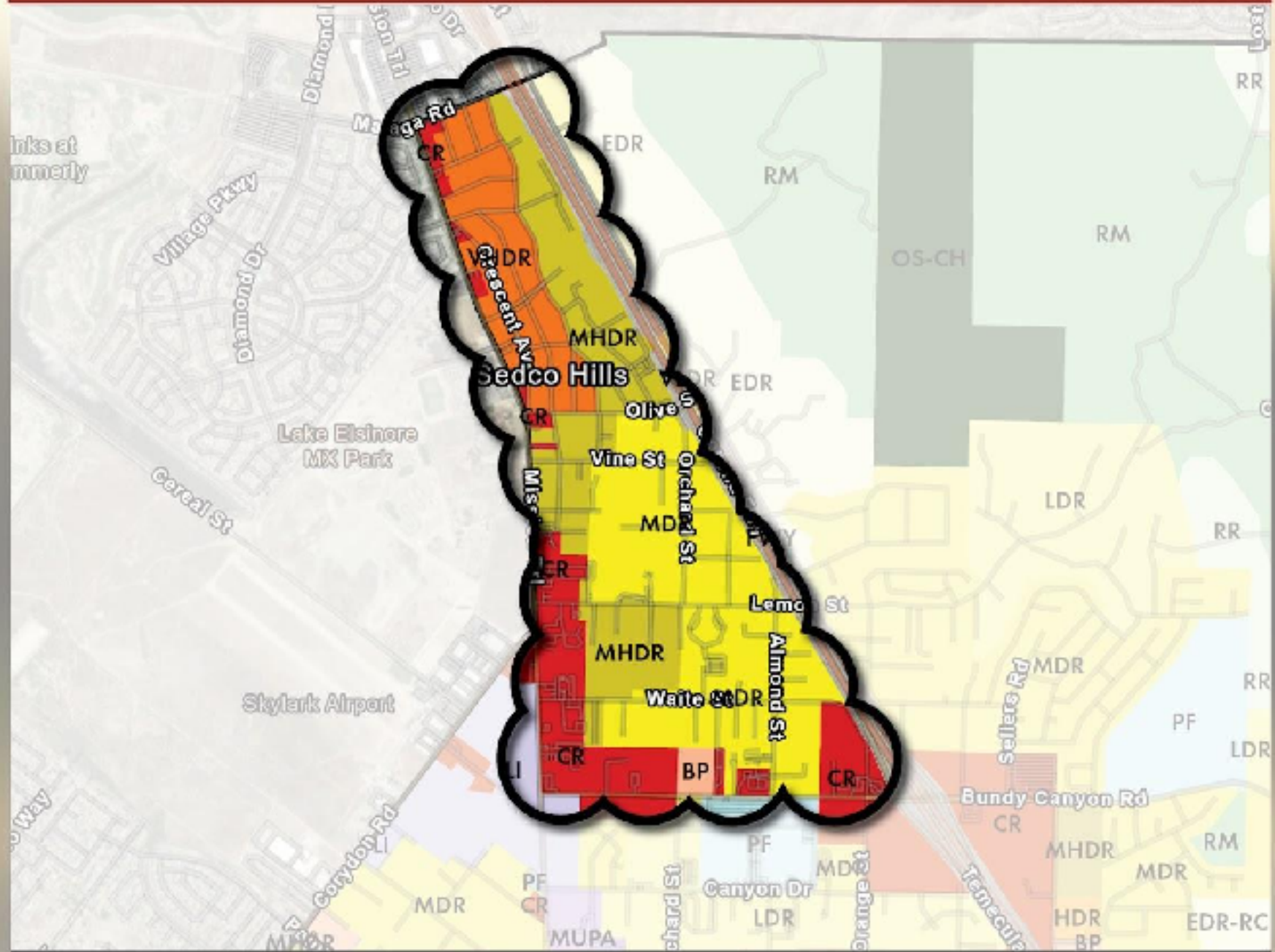
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map



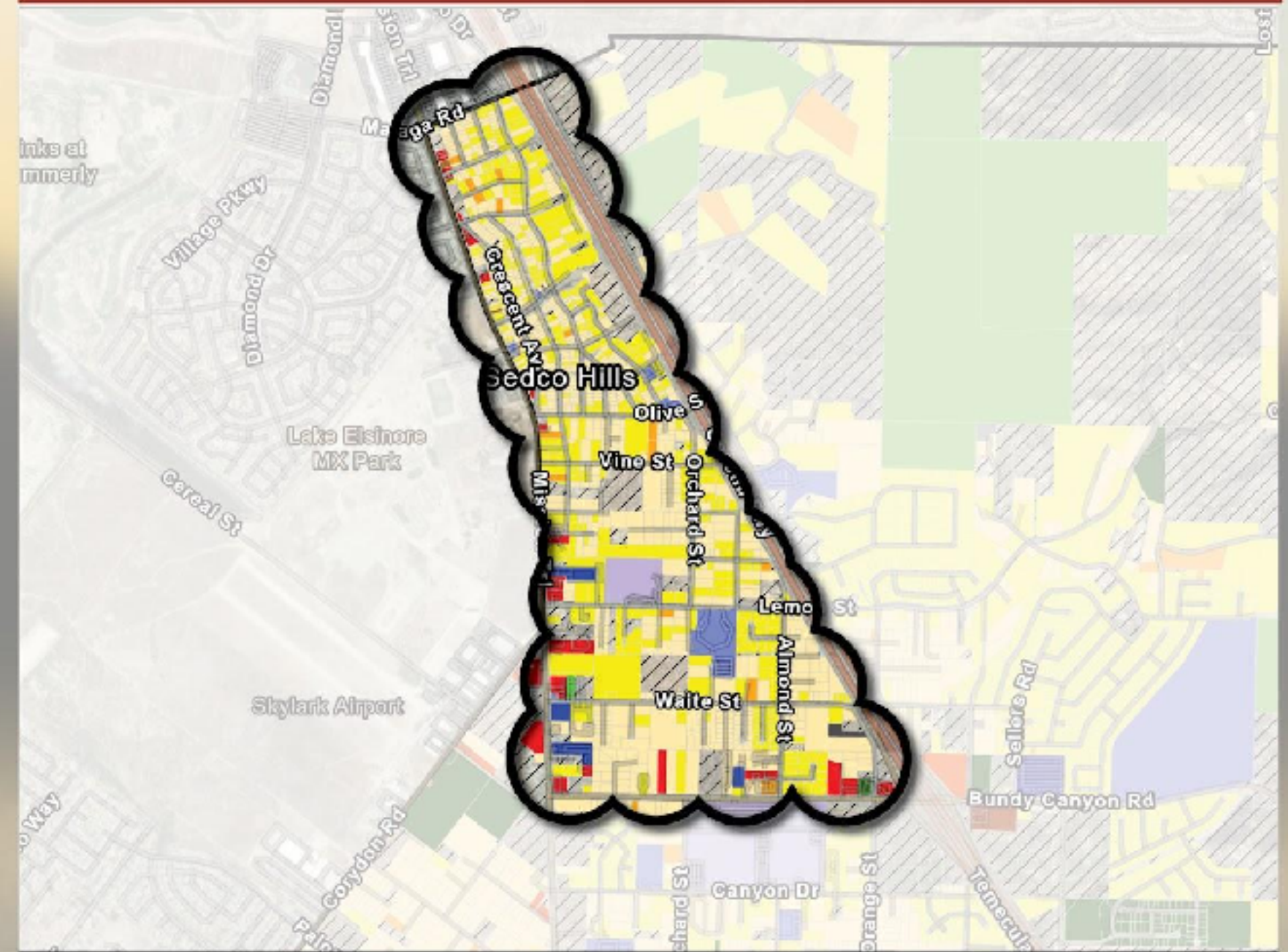
FOCUS AREA 1

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use

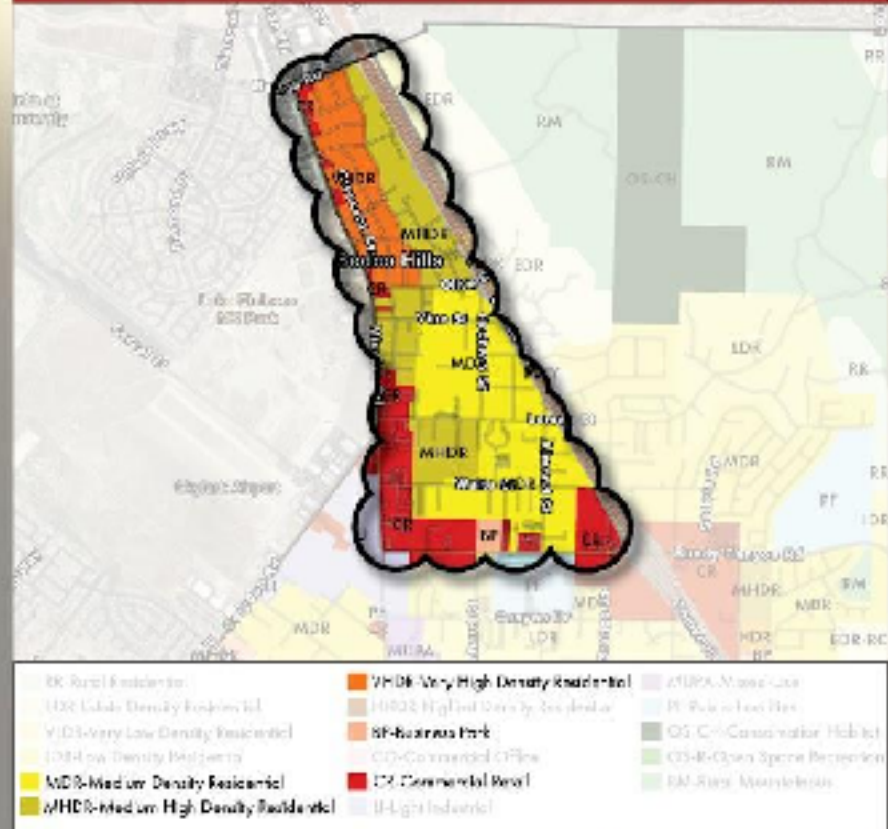


Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 1

Keep current GP designation

Current General Plan Land Use



Key Considerations

- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

What Uses should be encouraged here?



CONCEPT A: HIGHER DENSITY RESIDENTIAL

Accommodate redevelopment with multi-family and attached residential types, without commercial uses. May require lot consolidation.

X
VOTES



CONCEPT B: LOWER DENSITY RESIDENTIAL

Reduce allowed residential types to match the density that's there today.

3
VOTES



CONCEPT C: MIXED-USE

Allow higher density residential types with commercial development in combination with or adjacent to housing/residences. Encourage walkable neighborhood. May require lot consolidation.

1
VOTES

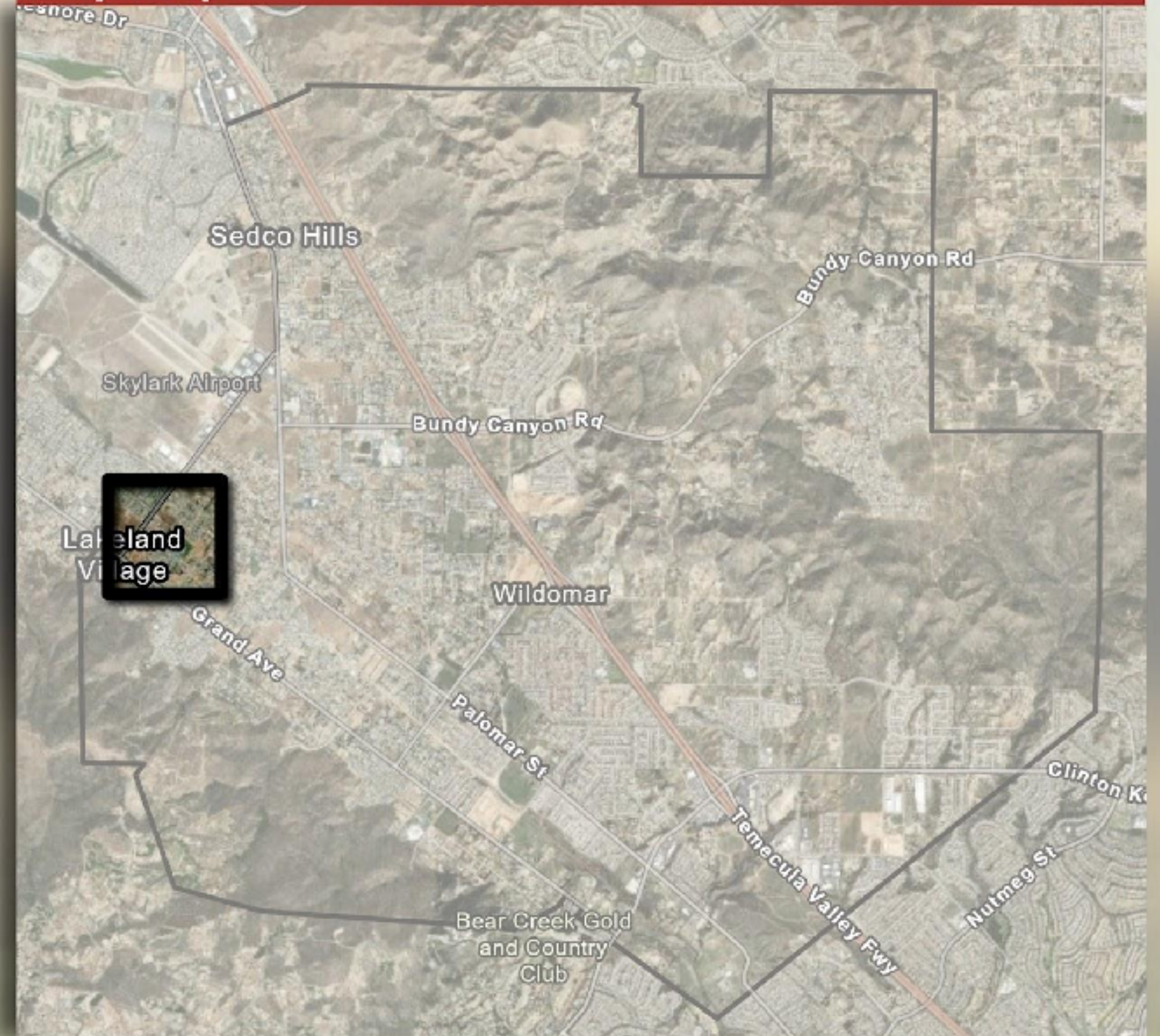


FOCUS AREA 2

Key Considerations

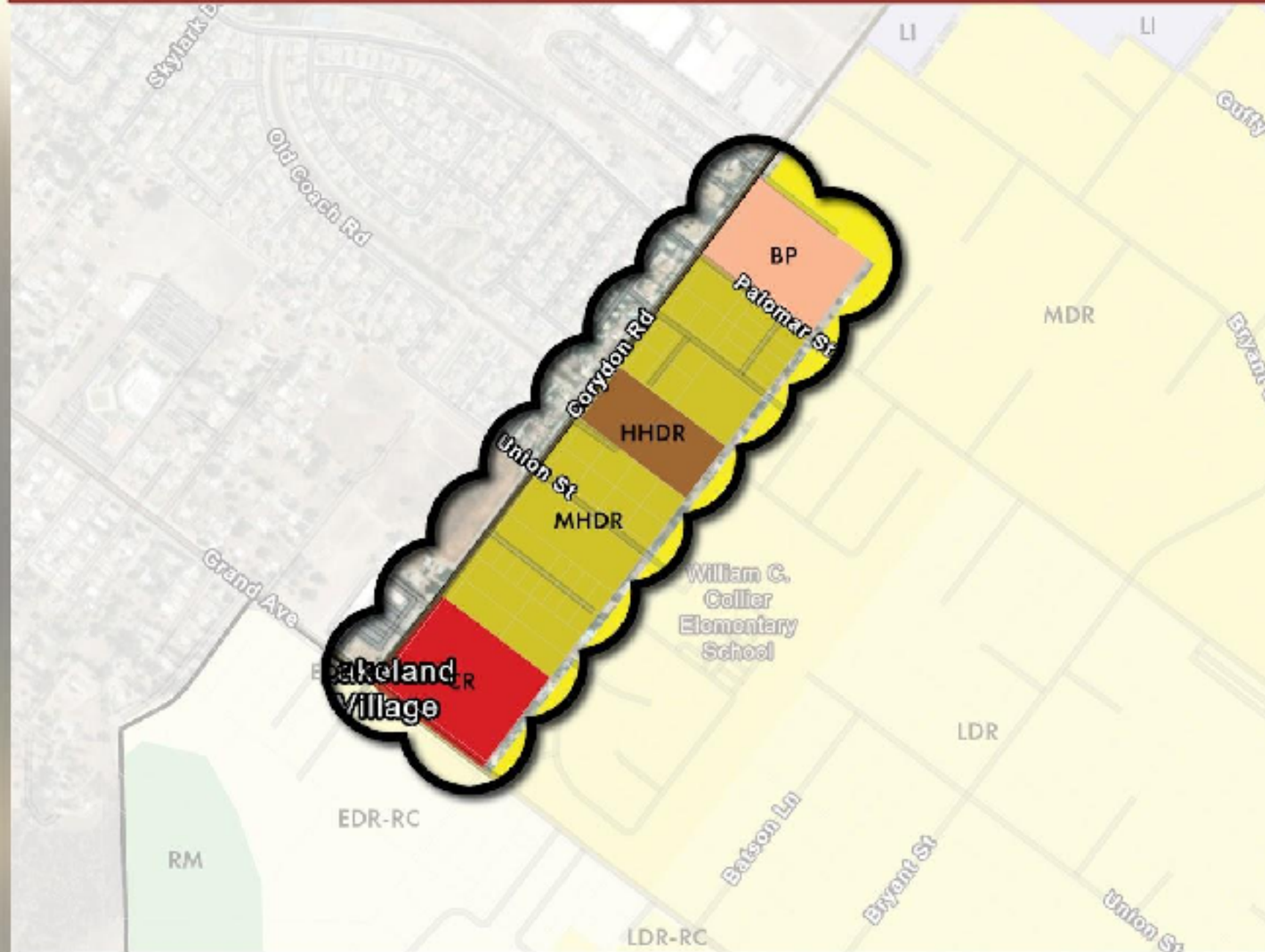
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

Key Map



FOCUS AREA 2

Current General Plan Land Use



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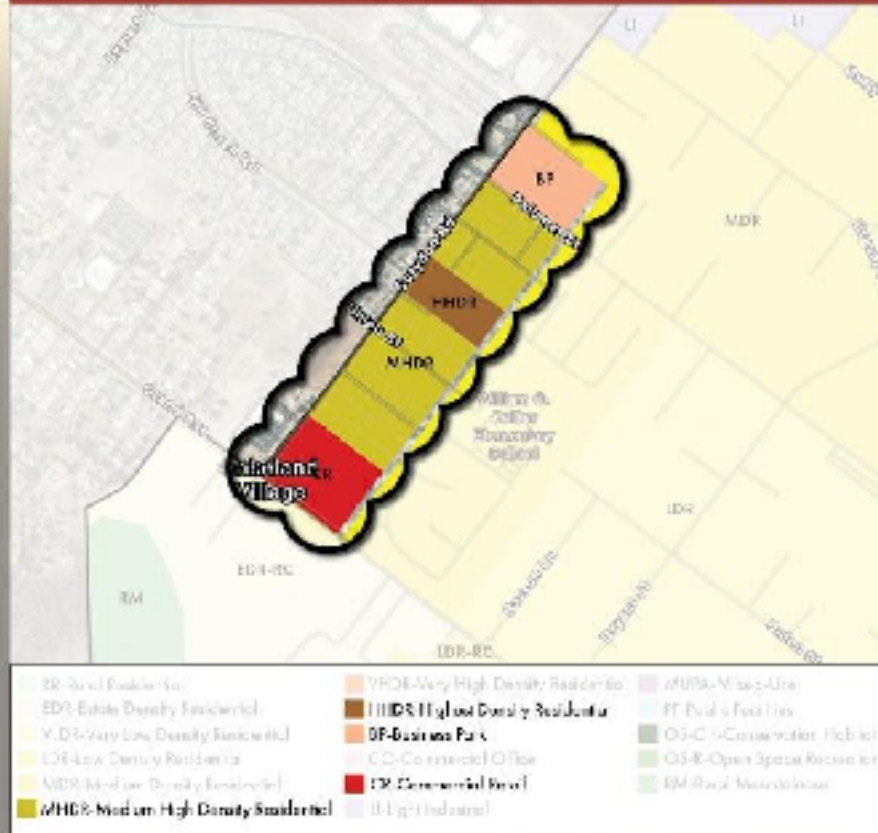
Existing Land Use



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Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 2

Current General Plan Land Use



Key Considerations

- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Ⓐ Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Ⓑ Adjacent to William Collier Elementary School

What Uses should be encouraged here?



CONCEPT A: ALL RESIDENTIAL

Allow for only for medium density residential uses, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes in this area.

3
VOTES



CONCEPT B: MIXED-USE

Allow for a mix of commercial and residential uses in this area.

1
VOTES

OTHER THOUGHTS OR IDEAS

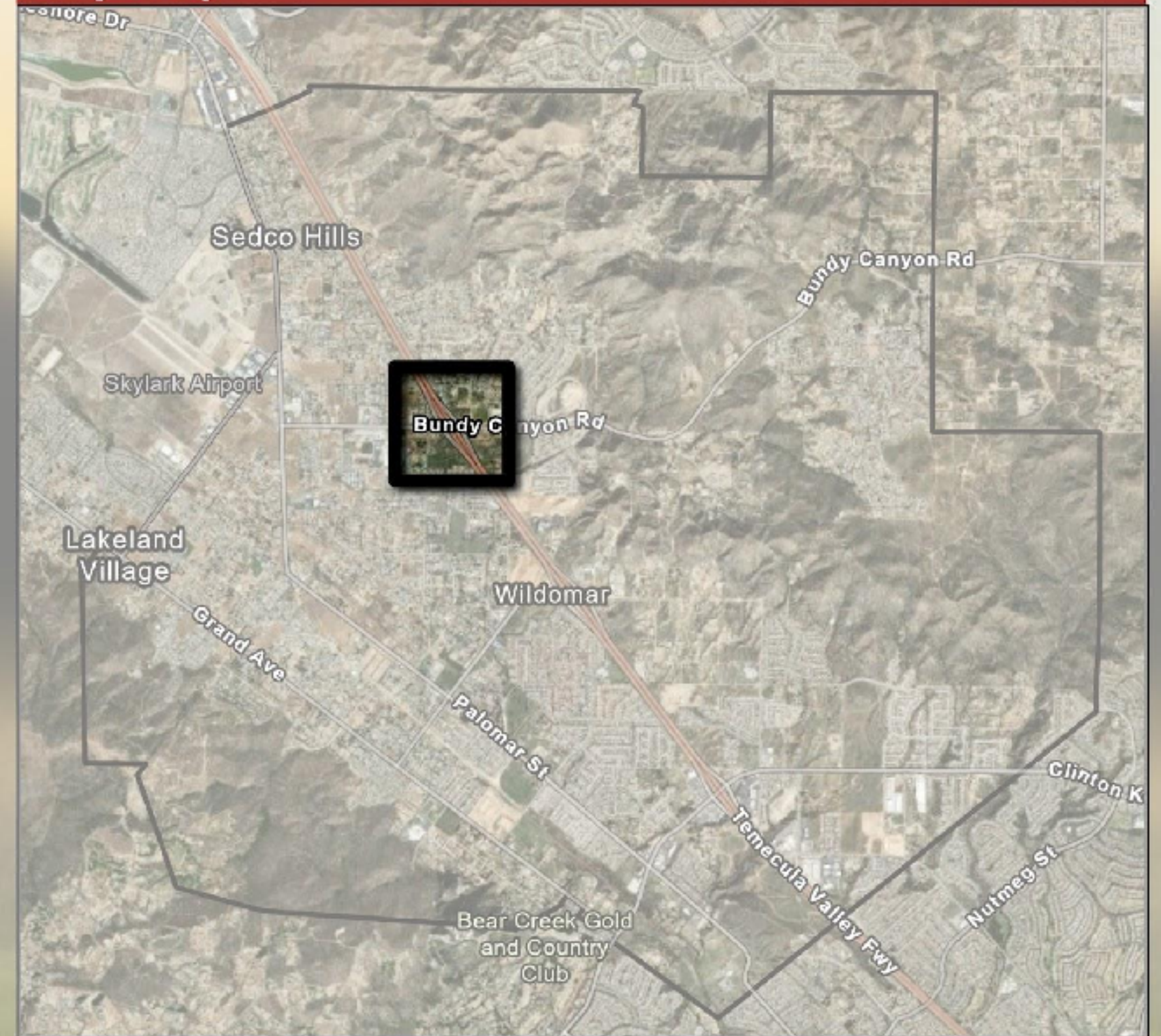
Keep commercial on Mission Trail

FOCUS AREA 3

Key Considerations

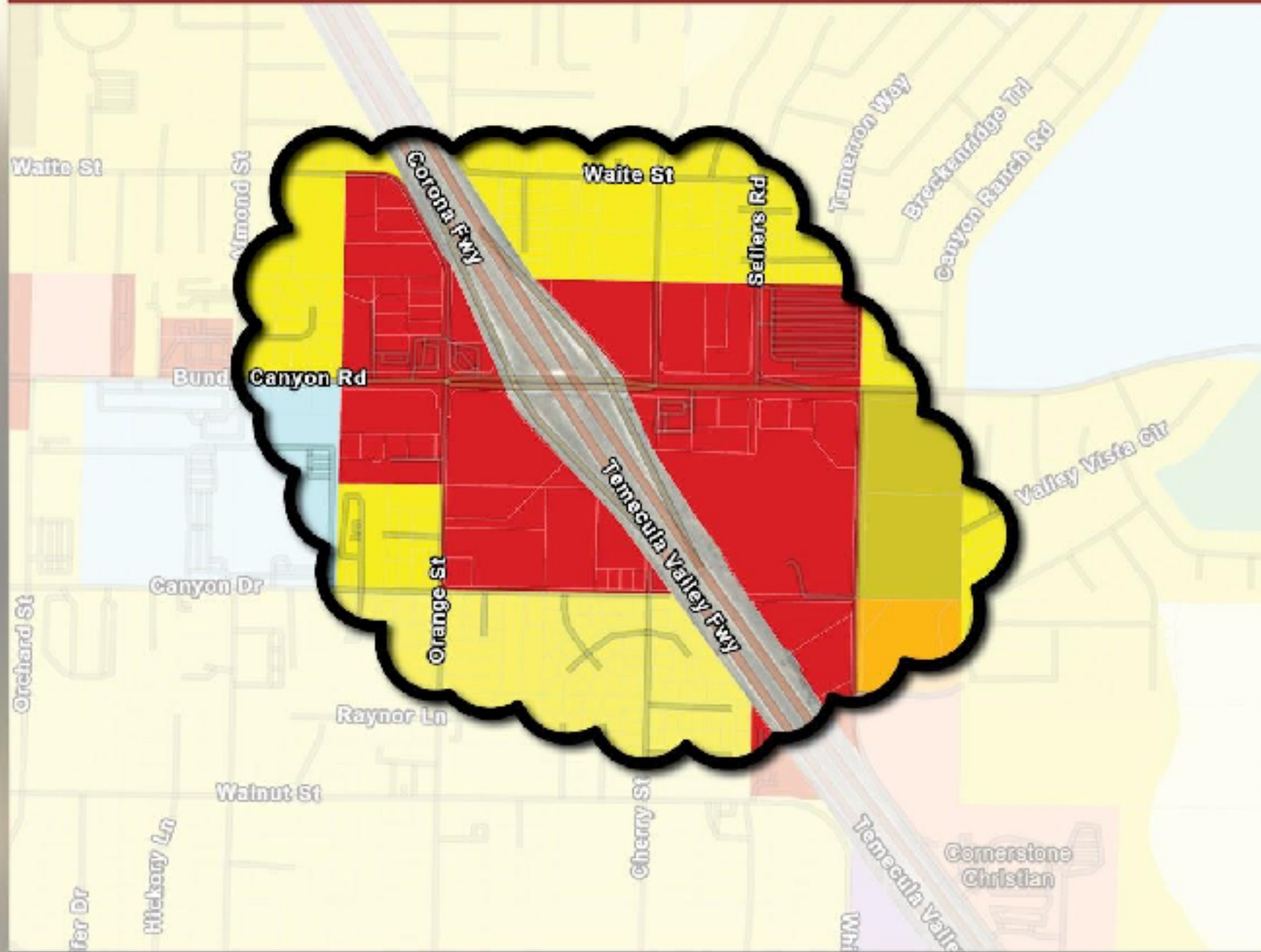
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for construction of gas station with car-wash, 3 drive thru restaurants and 2 retail buildings
- Former Walmart site

Key Map



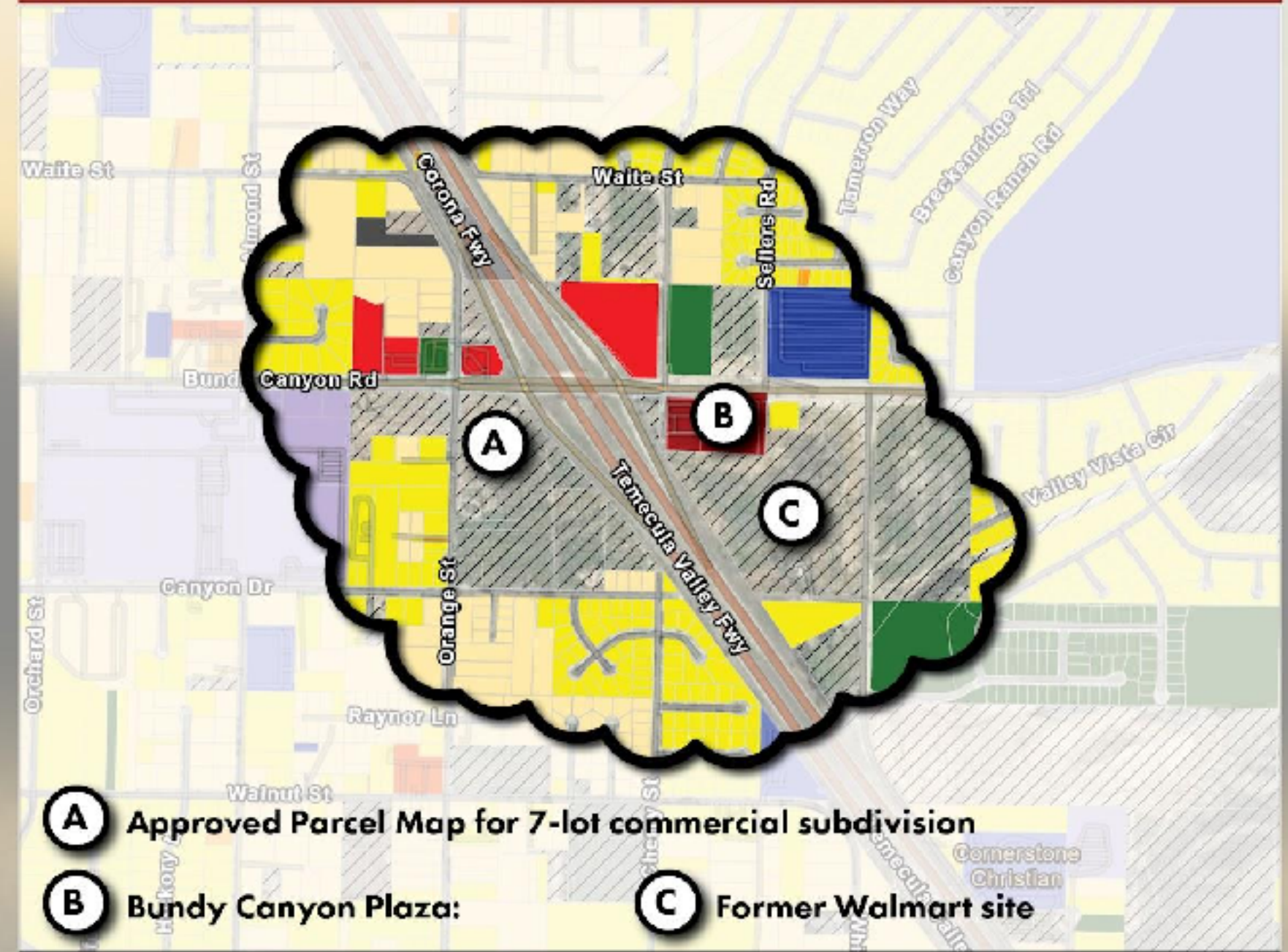
FOCUS AREA 3

Current General Plan Land Use



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Existing Land Use



Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
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Multi-Family Residential	Open Space & Recreation	Vacant

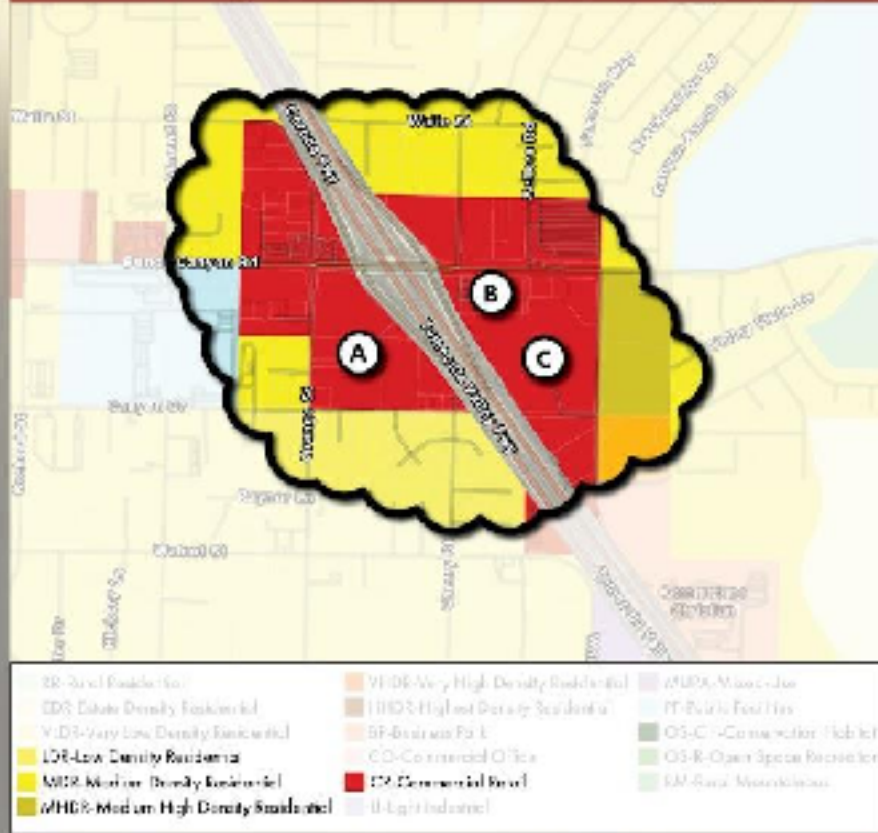
A Approved Parcel Map for 7-lot commercial subdivision

B Bundy Canyon Plaza:

C Former Walmart site

FOCUS AREA 3

Existing Land Use



Key Considerations

- Opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Ⓐ Approved commercial Parcel Map for 7-lot commercial subdivision
- Ⓑ Bundy Canyon Plaza
- Ⓒ Former Walmart site

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Protect this area as a retail center.

4
VOTES



CONCEPT B: MIXED USE

Allow residential uses adjacent to or near commercial services. May limit the amount of commercial that takes place here.

X
VOTES

OTHER THOUGHTS OR IDEAS

Want nice places to dine

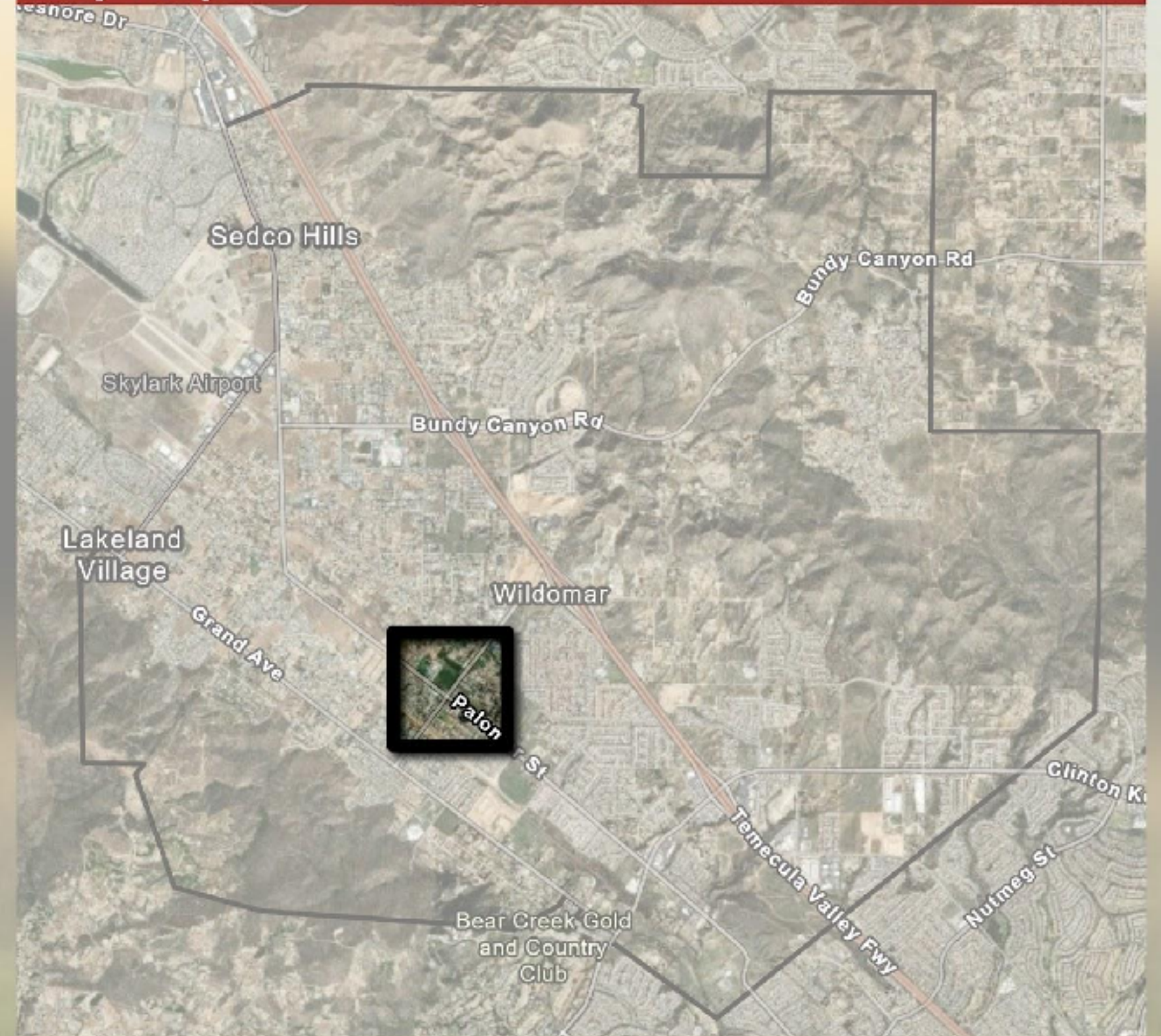
Would love a Winco

FOCUS AREA 4

Key Considerations

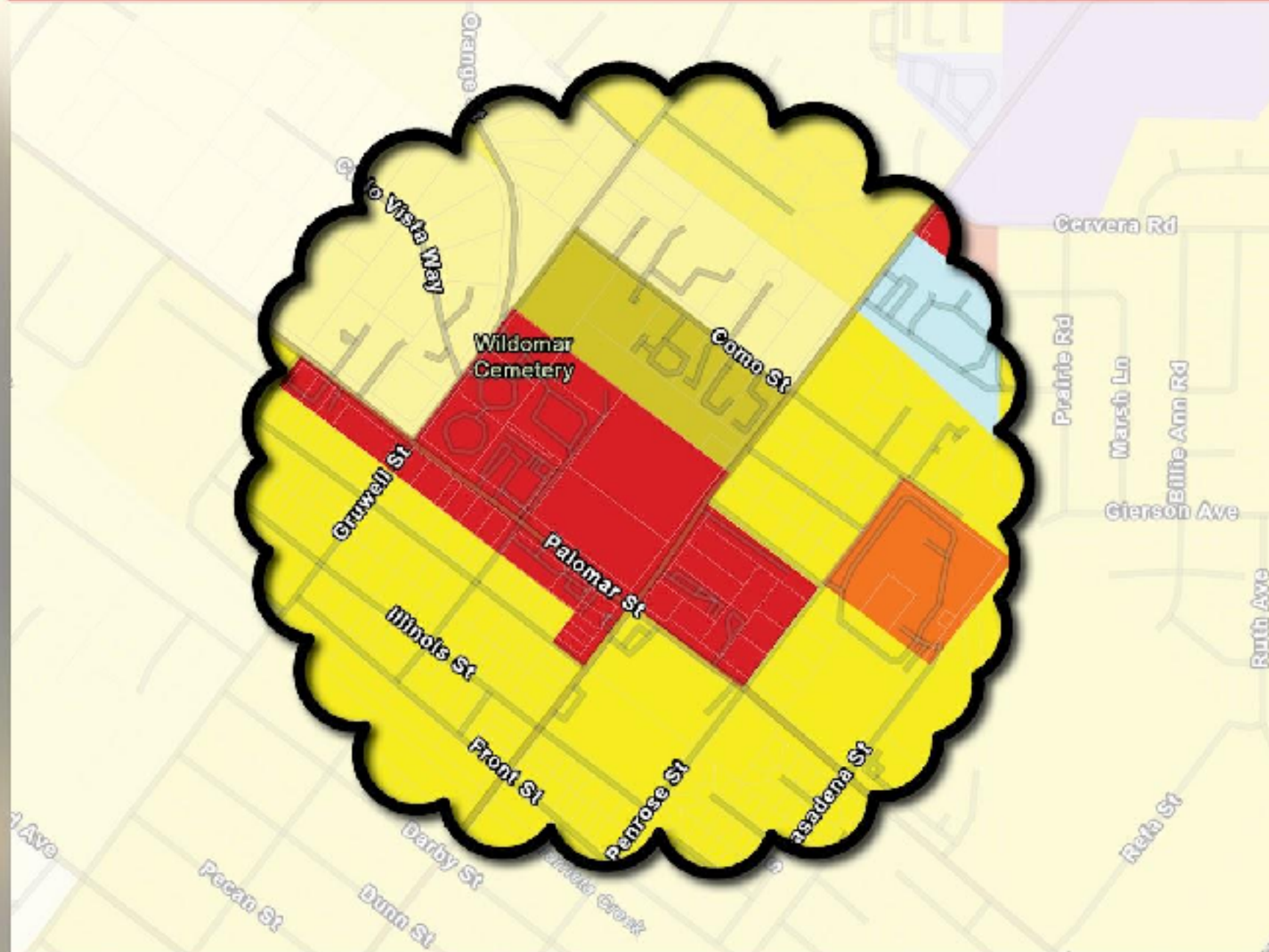
- Considered by many as the “Heart of the City”
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map



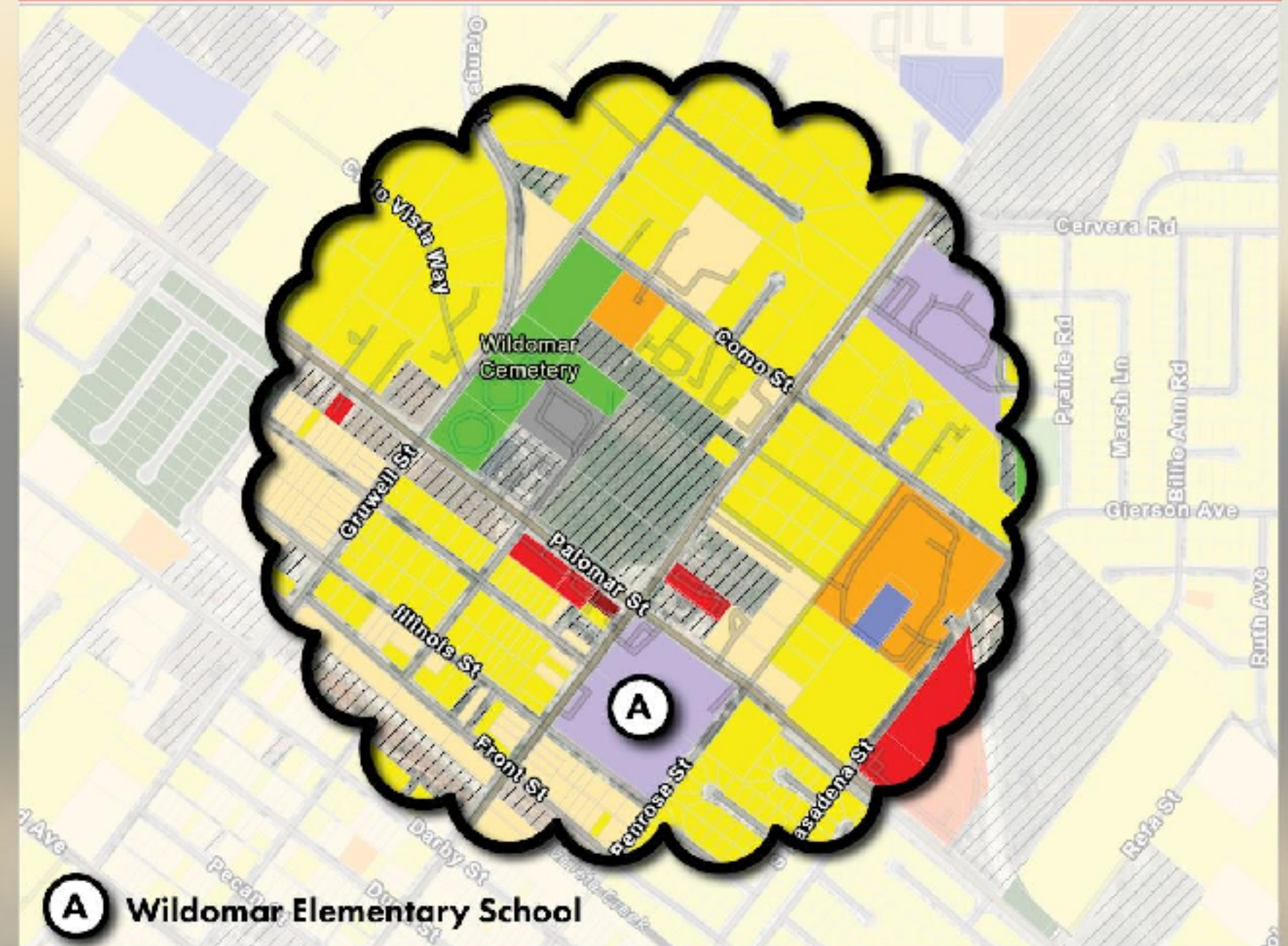
FOCUS AREA 4

Current General Plan Land Use



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Existing Land Use

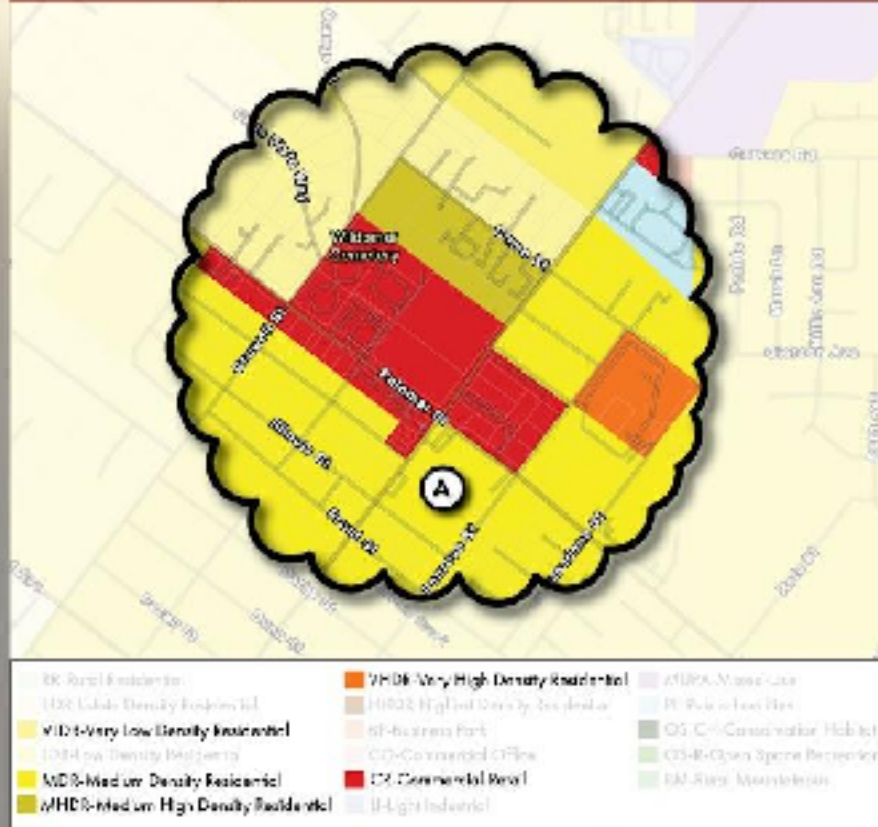


A Wildomar Elementary School

Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 4

Existing Land Use



Key Considerations

- Considered by many as the "Heart of the City"
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Ⓐ Wildomar Elementary School

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL USES WITH EVENTS AND COMMUNITY SPACE

Allow commercial uses and encourage events and community space with a unique character and identity.

4
VOTES



CONCEPT B: MIXED USE

Allow for a mix of commercial and residential uses in this area.

X
VOTES

OTHER THOUGHTS OR IDEAS

Desire for nice places to go, gathering places, events, walkable areas like Temecula

Locate City Hall here

Don't want homes near earthquake fault

FOCUS AREA 5

Key Considerations

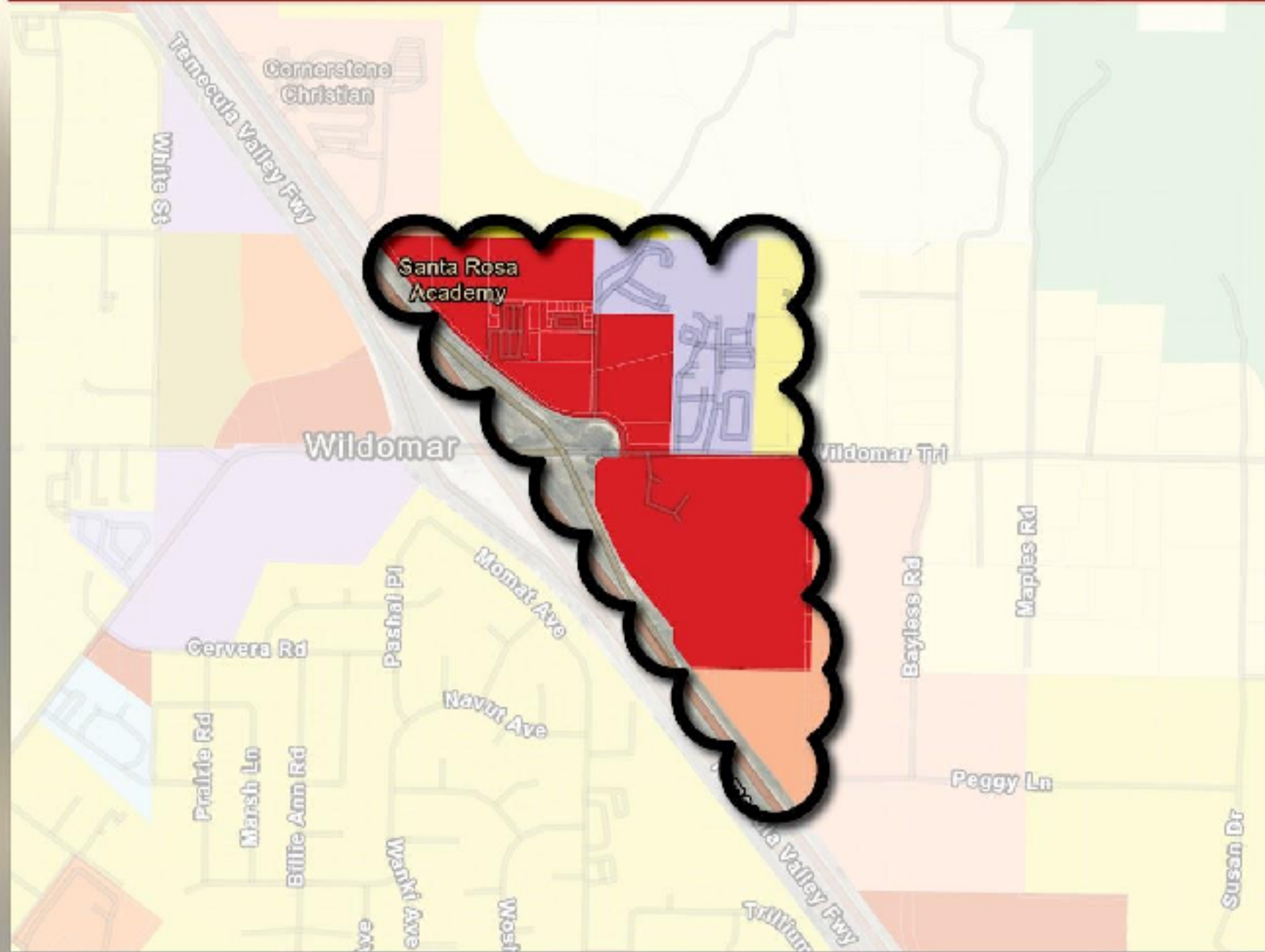
- Large Vacant sites
- Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

Key Map



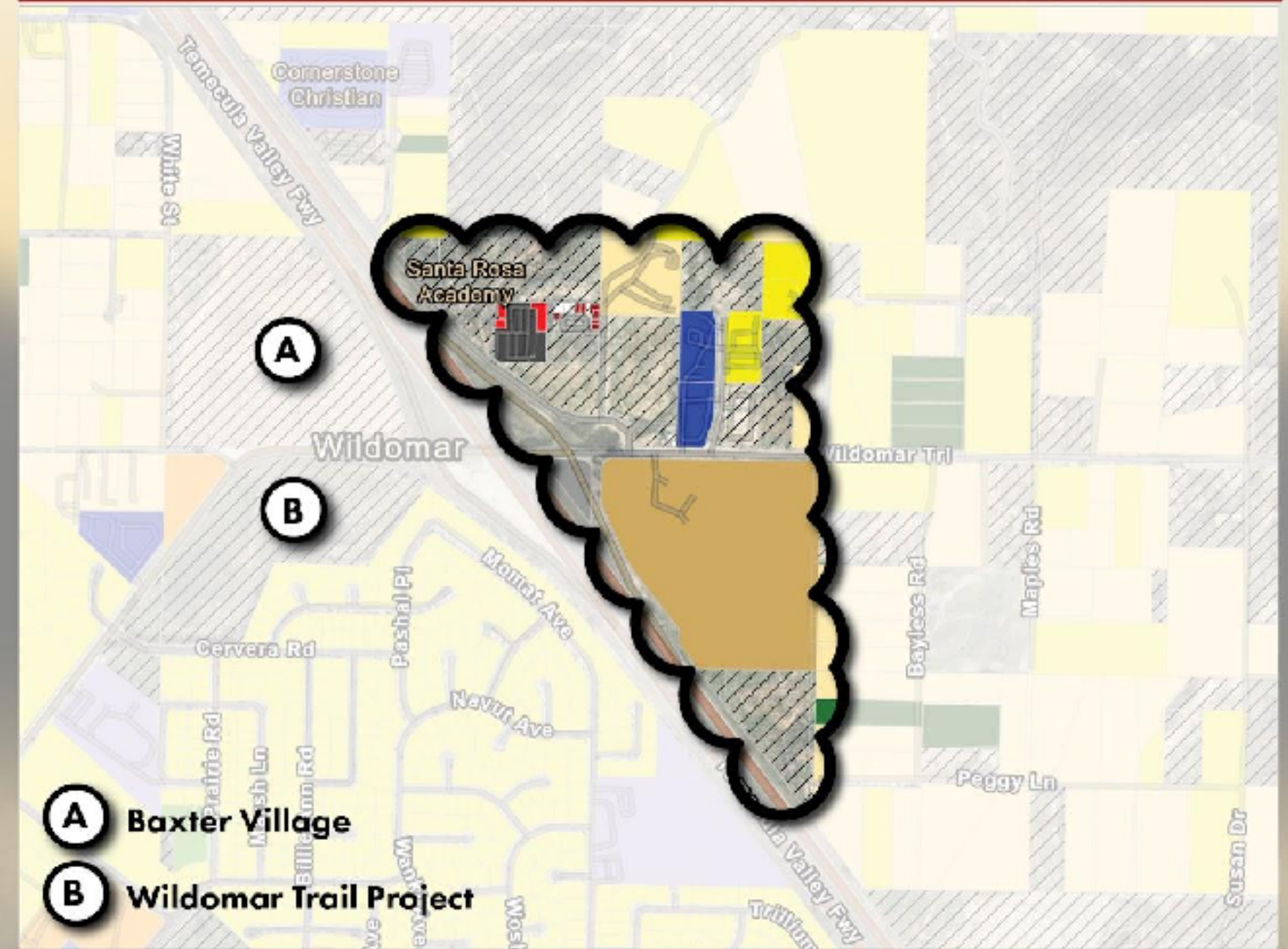
FOCUS AREA 5

Current General Plan Land Use



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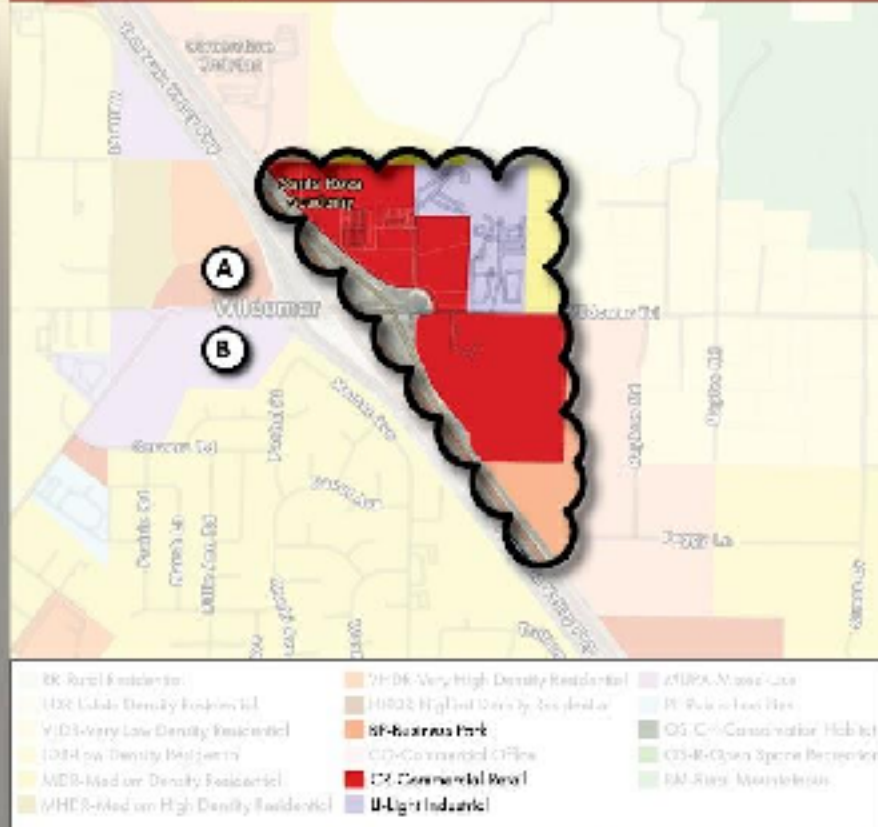
Existing Land Use



Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 5

Existing Land Use



Key Considerations

- Large Vacant sites
- Ⓐ Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Ⓑ Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

What Uses should be encouraged here?



CONCEPT A: PRIMARILY COMMERCIAL USES

Protect this area as a retail center.

3
VOTES



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

consistent with what is allowed on other side of freeway

1
VOTES

OTHER THOUGHTS OR IDEAS

unsightly area for homes

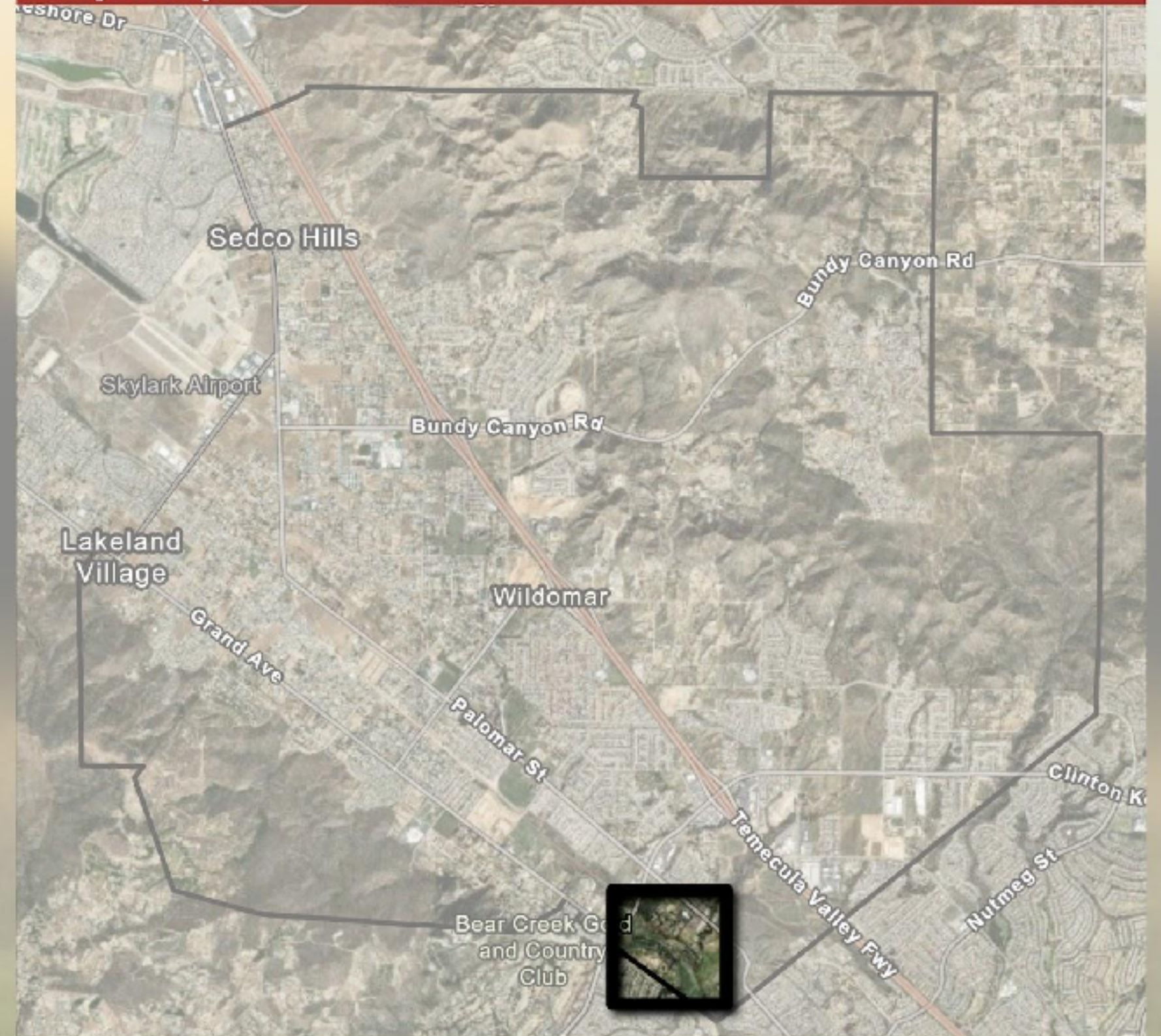
freeway adjacent is right area for commercial

FOCUS AREA 6

Key Considerations

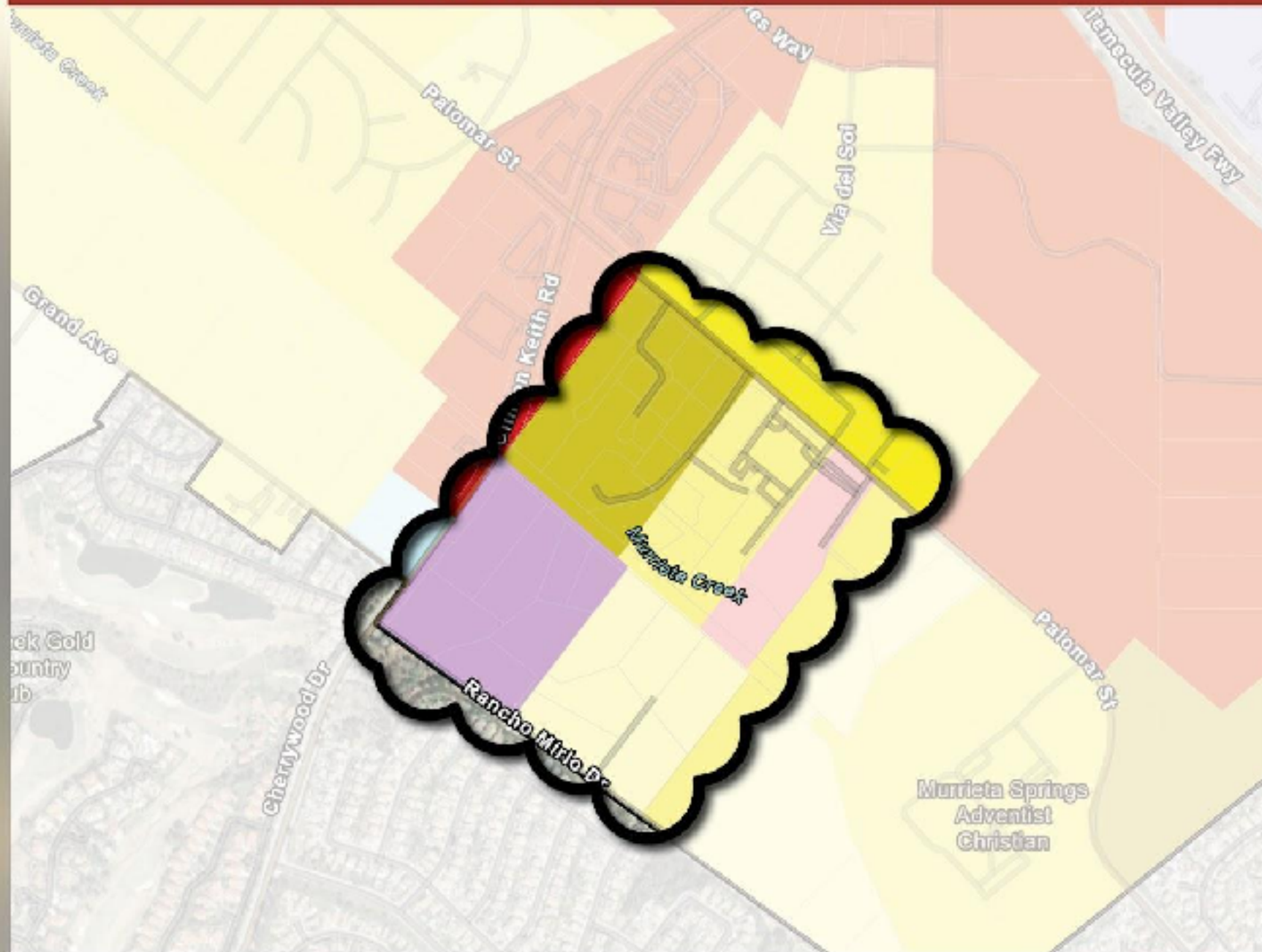
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map



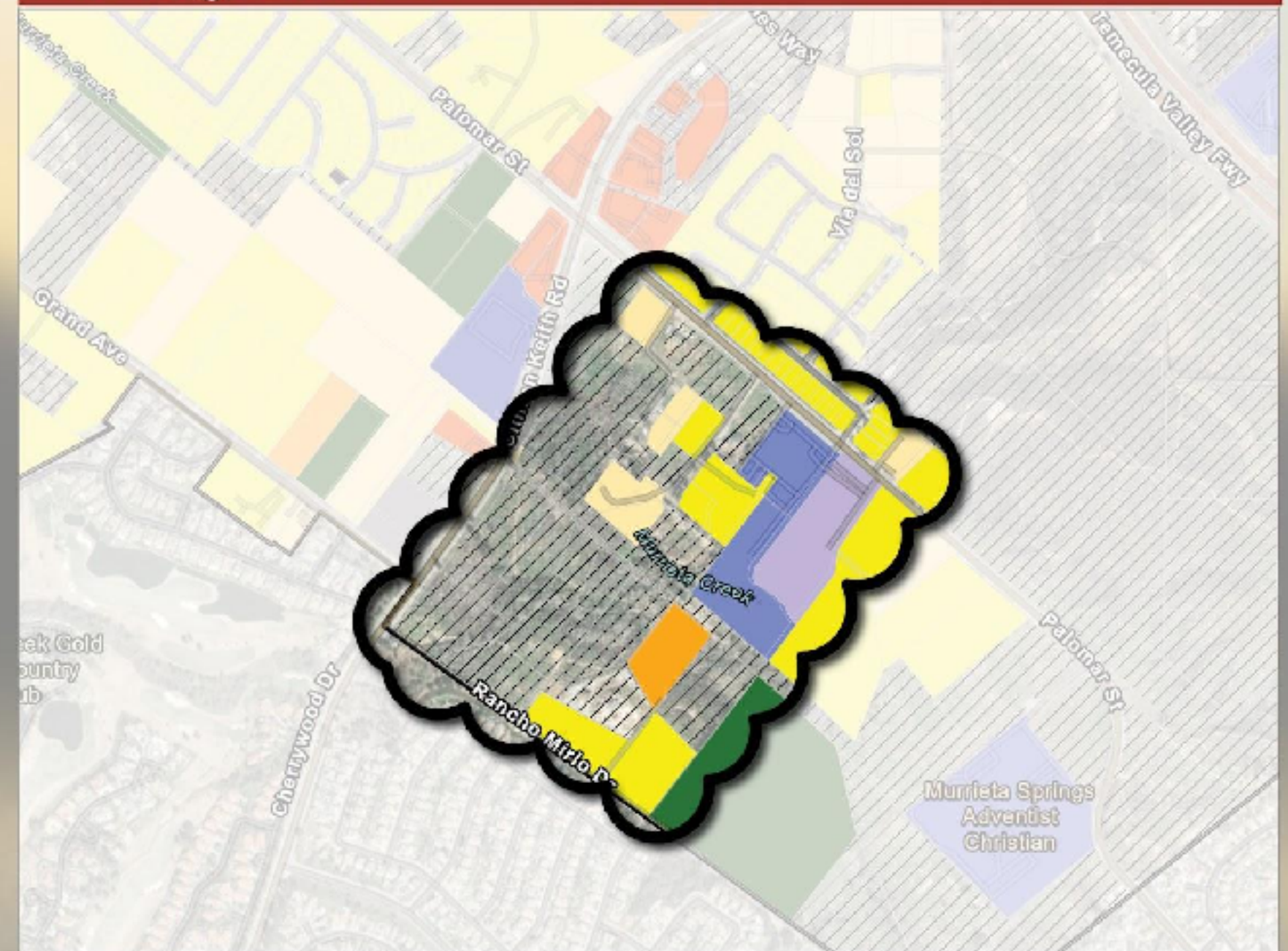
FOCUS AREA 6

Current General Plan Land Use



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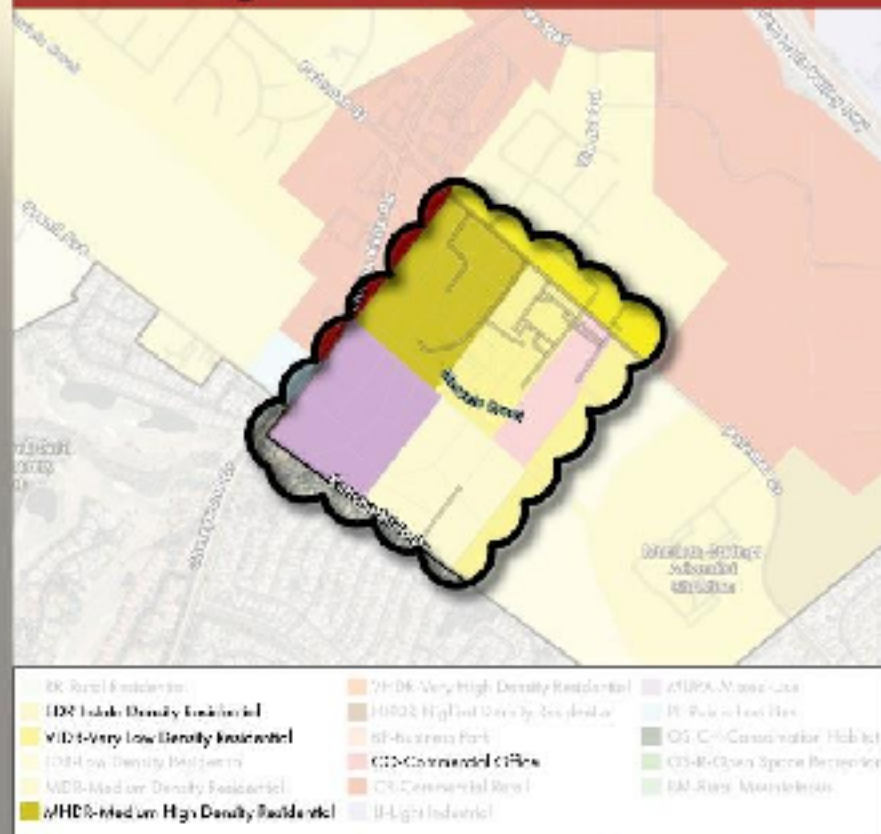
Existing Land Use



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Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 6

Existing Land Use



Key Considerations

- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

What Uses should be encouraged here?



CONCEPT A: MIXED-USE

Allow for mixed-uses throughout with higher density residential.

1
VOTES



CONCEPT B: RESIDENTIAL

Primarily allow for single-family, townhome, and courtyard home residential types.

3
VOTES

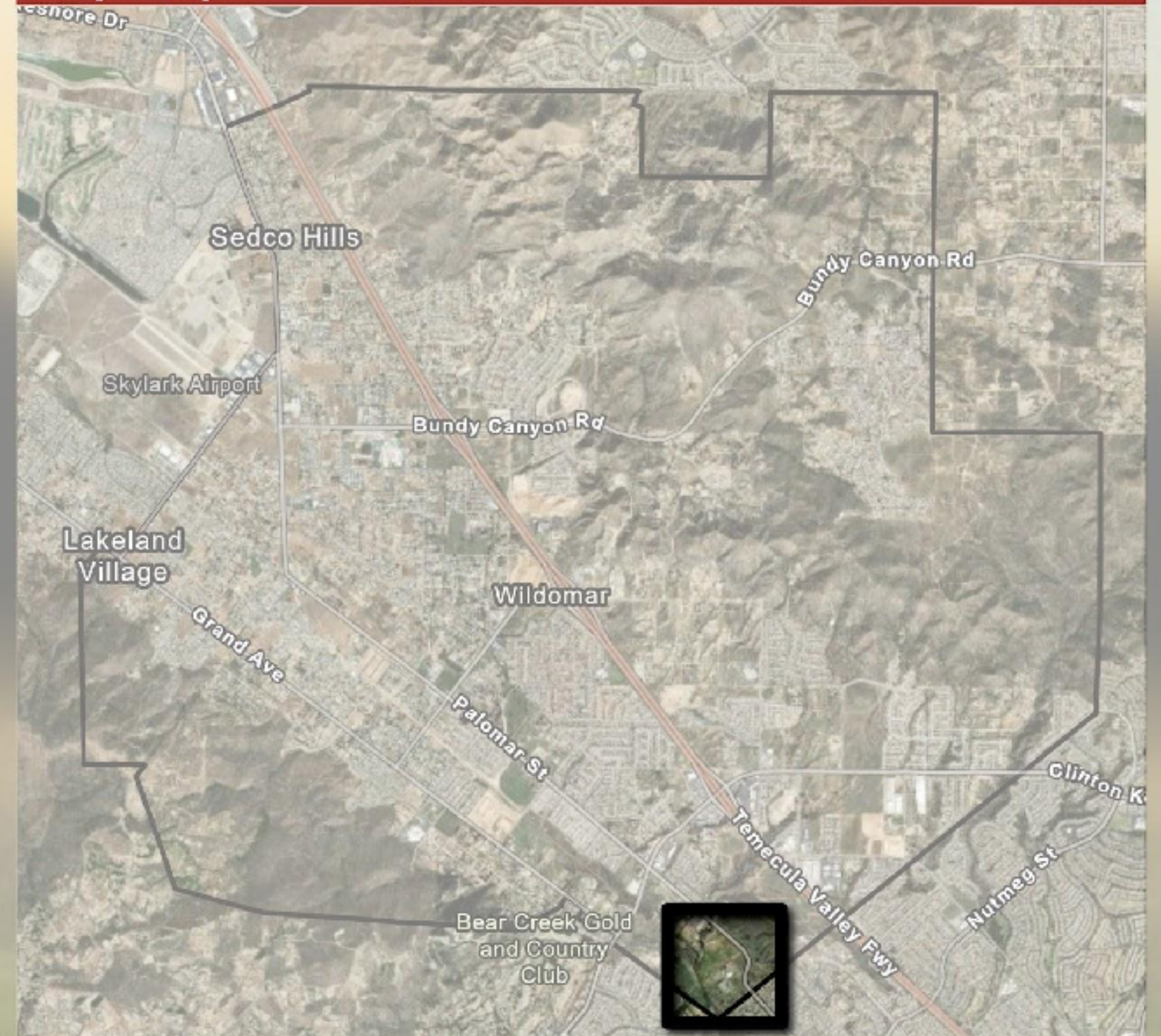
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

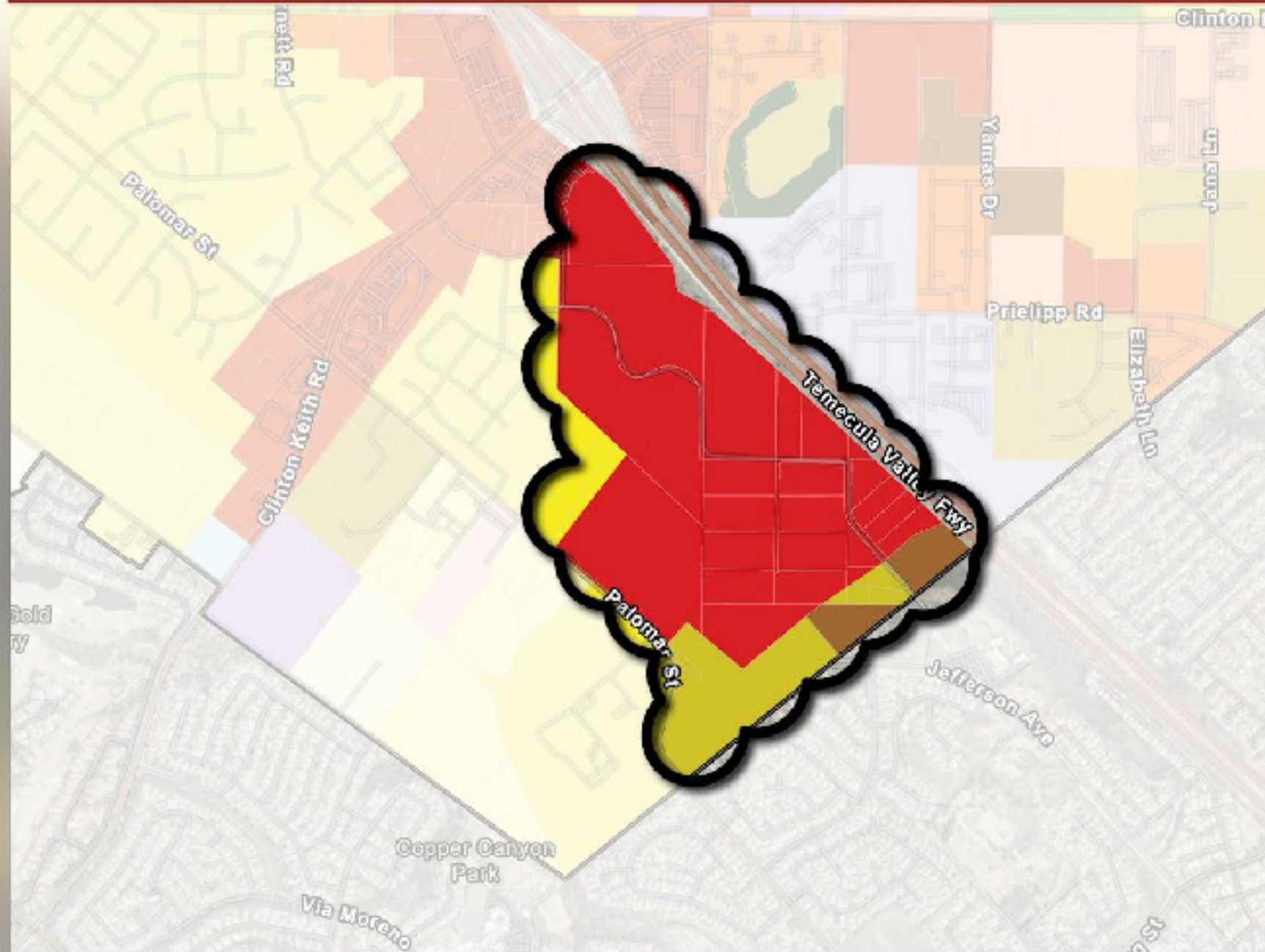
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map



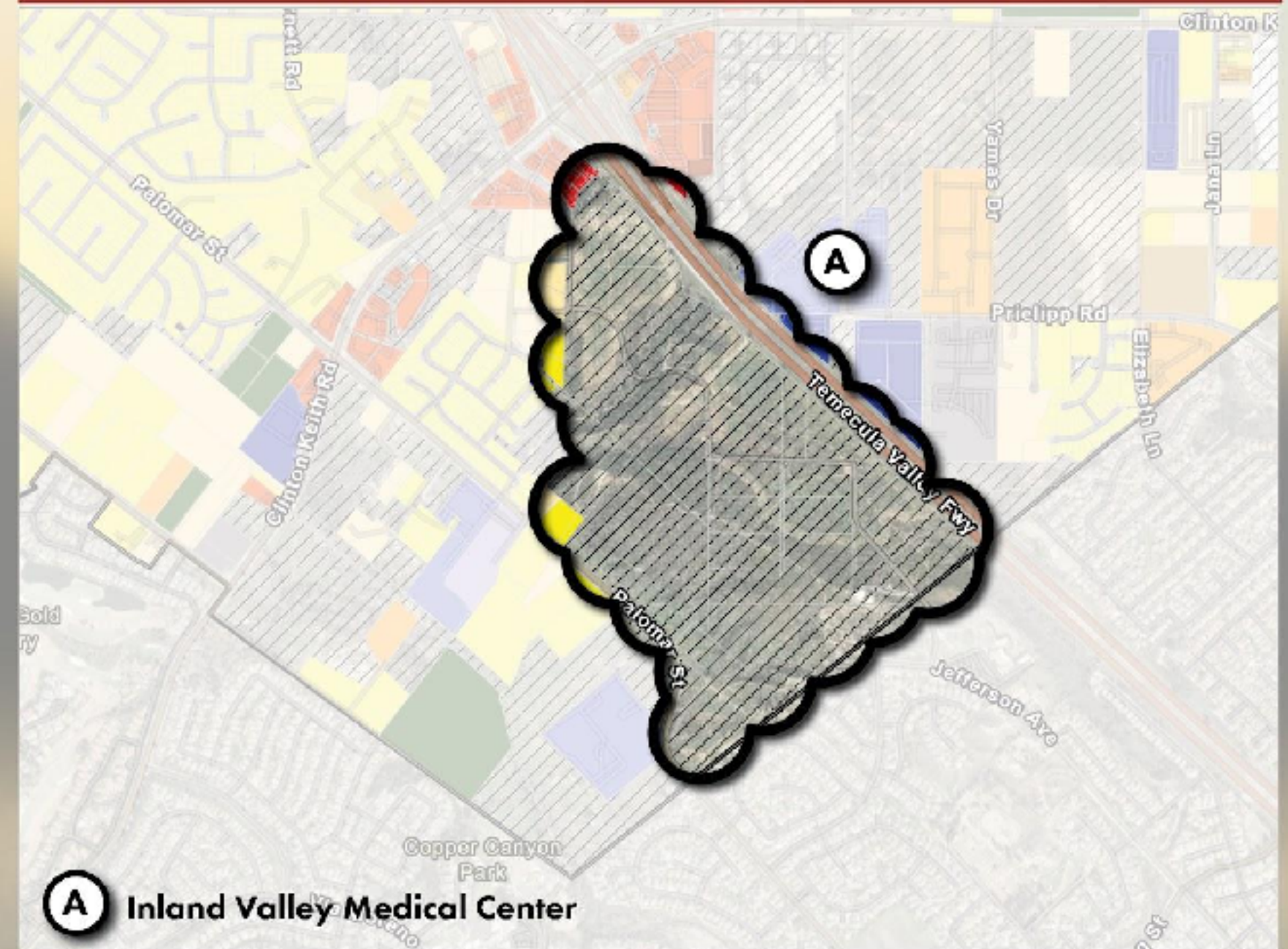
FOCUS AREA 7

Current General Plan Land Use



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Existing Land Use

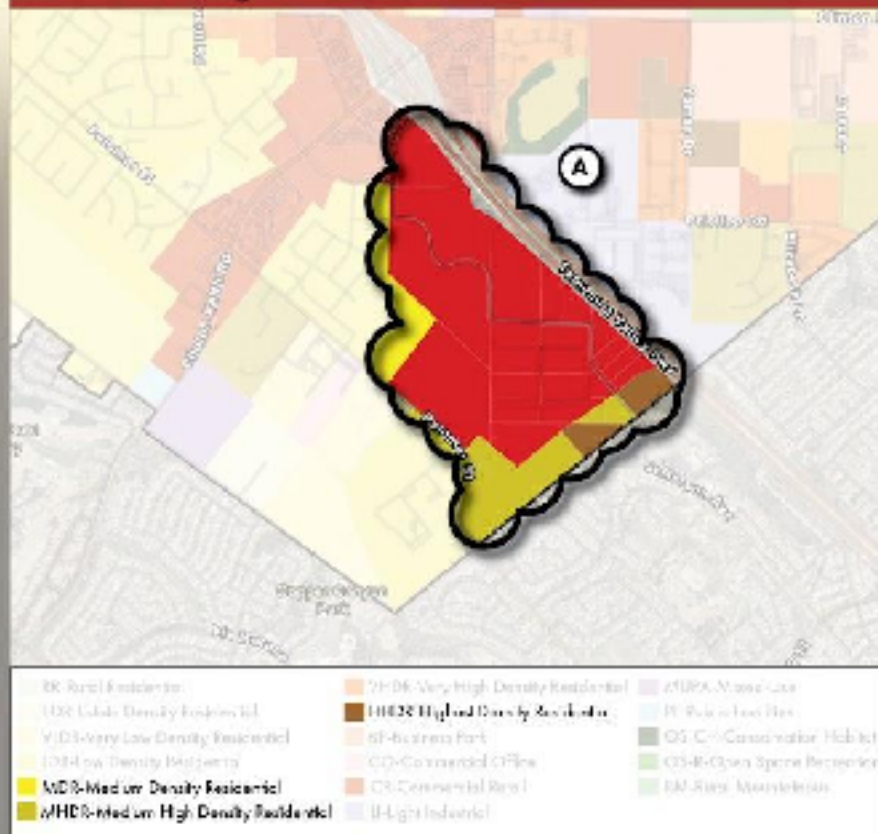


A Inland Valley Medical Center

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Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 7

Existing Land Use



Key Considerations

- Large vacant area, primarily owned by two entities
 - Proximity to City's most active commercial area
 - Proximity to freeway access
 - Adjacent to higher density residential zones
- Ⓐ Inland Valley Medical Center

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.

protect for
commercial
and tax base

3
VOTES



CONCEPT B: MIXED USE

Allow for a mix of residential and commercial uses, possibly including a residential planned development.

1
VOTES

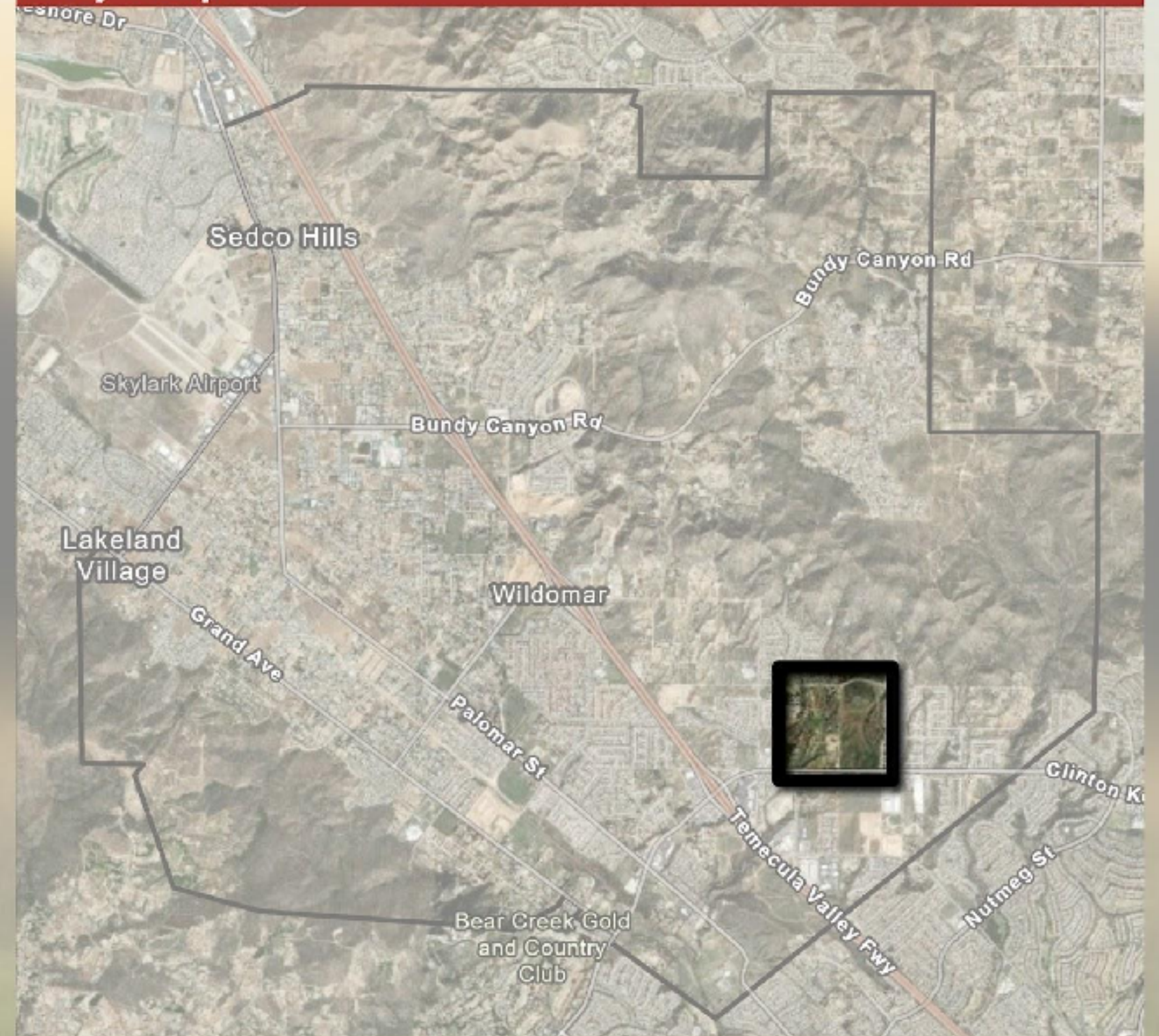
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

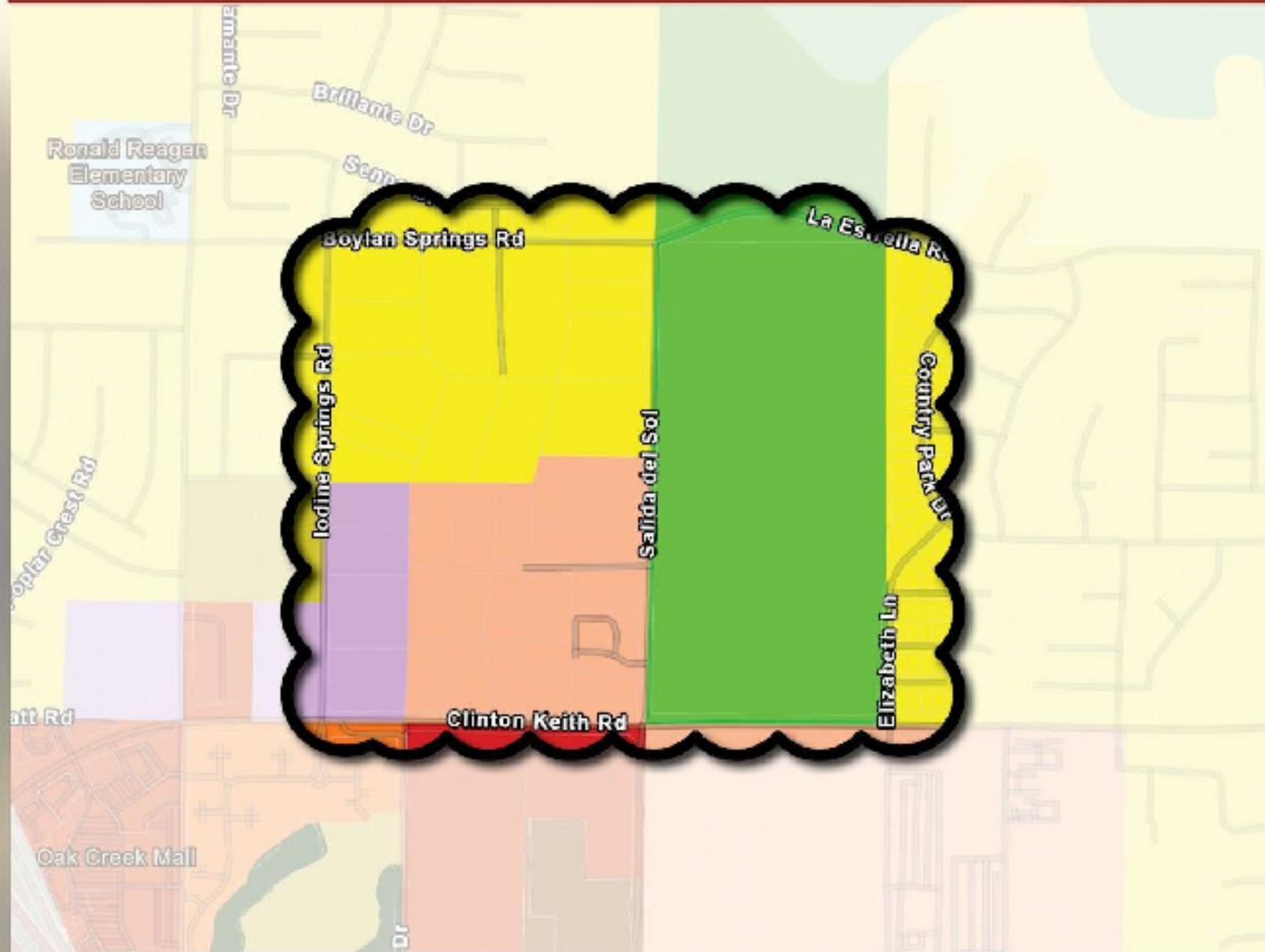
- Large Vacant Land
- Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

Key Map



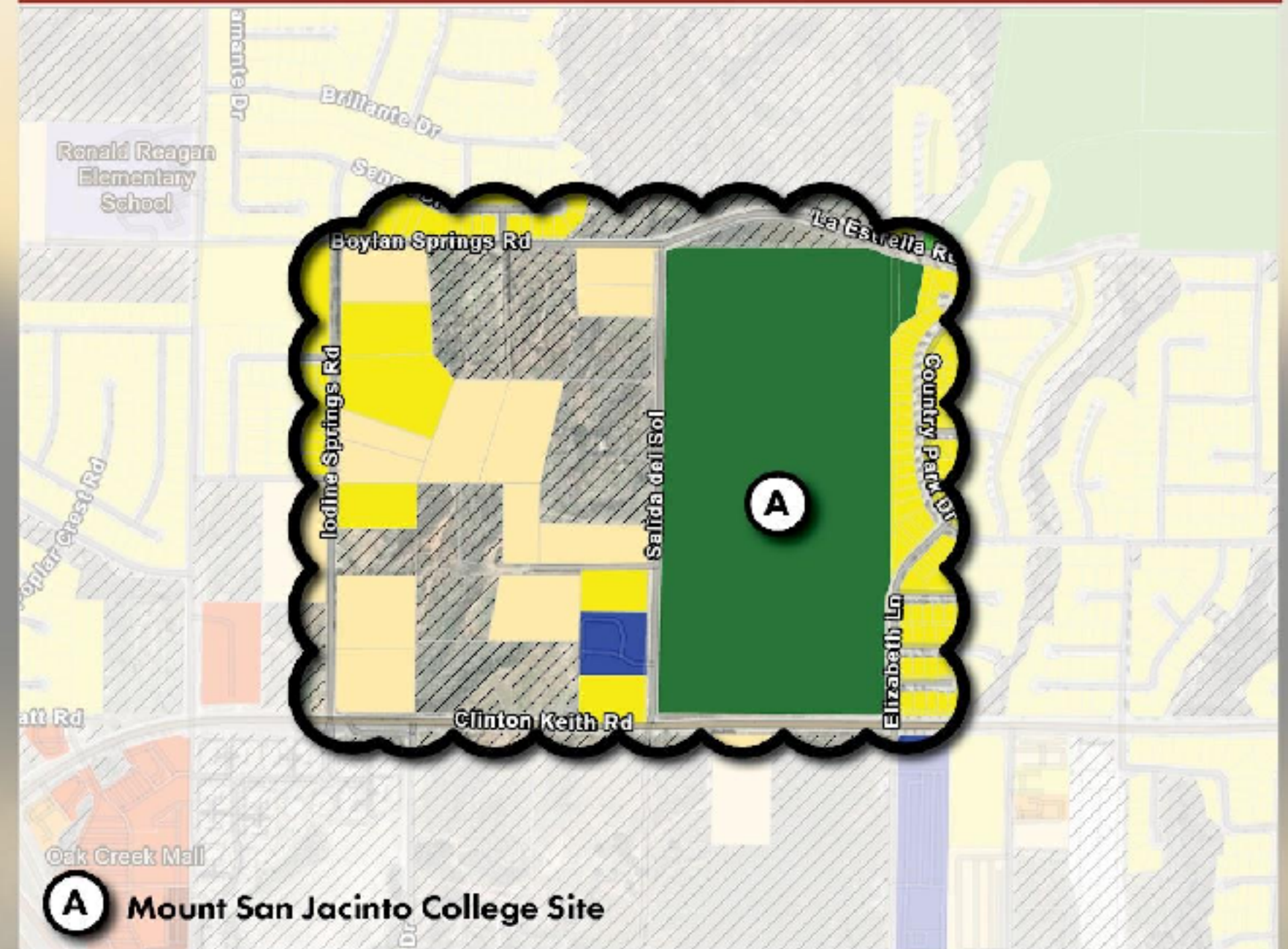
FOCUS AREA 8

Current General Plan Land Use



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Existing Land Use

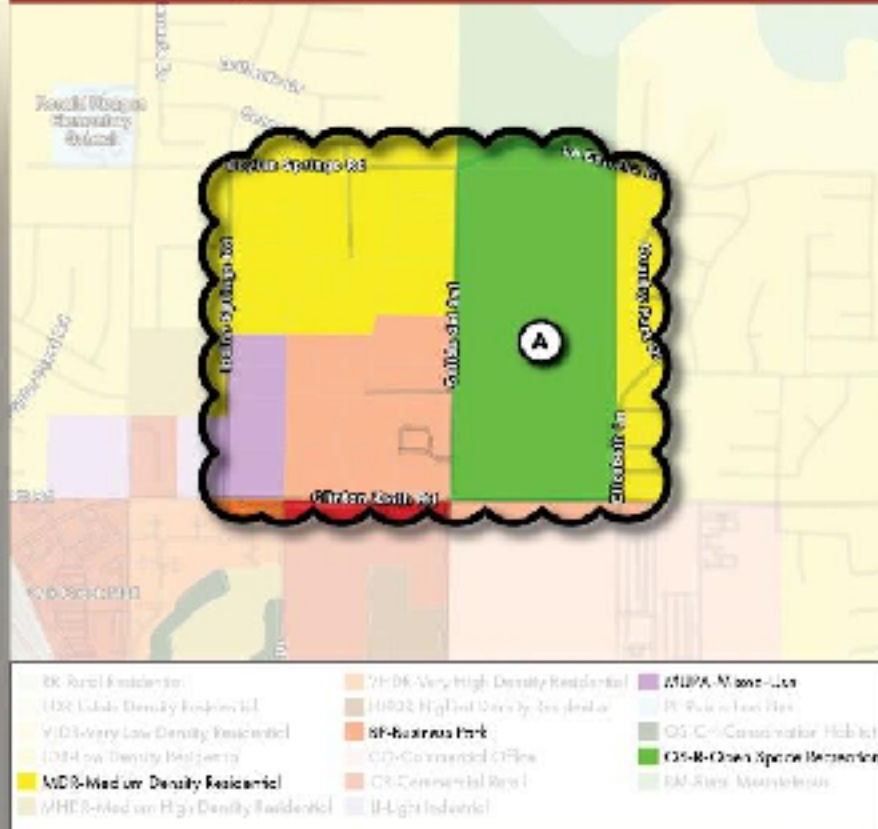


Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

A Mount San Jacinto College Site

FOCUS AREA 8

Existing Land Use



What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

Allow for light industrial uses, small scale manufacturing and supporting retail services like breweries.

Potential to put Wildomar on the map

4
VOTES



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

X
VOTES

Key Considerations

- Large Vacant Land
- Ⓐ Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

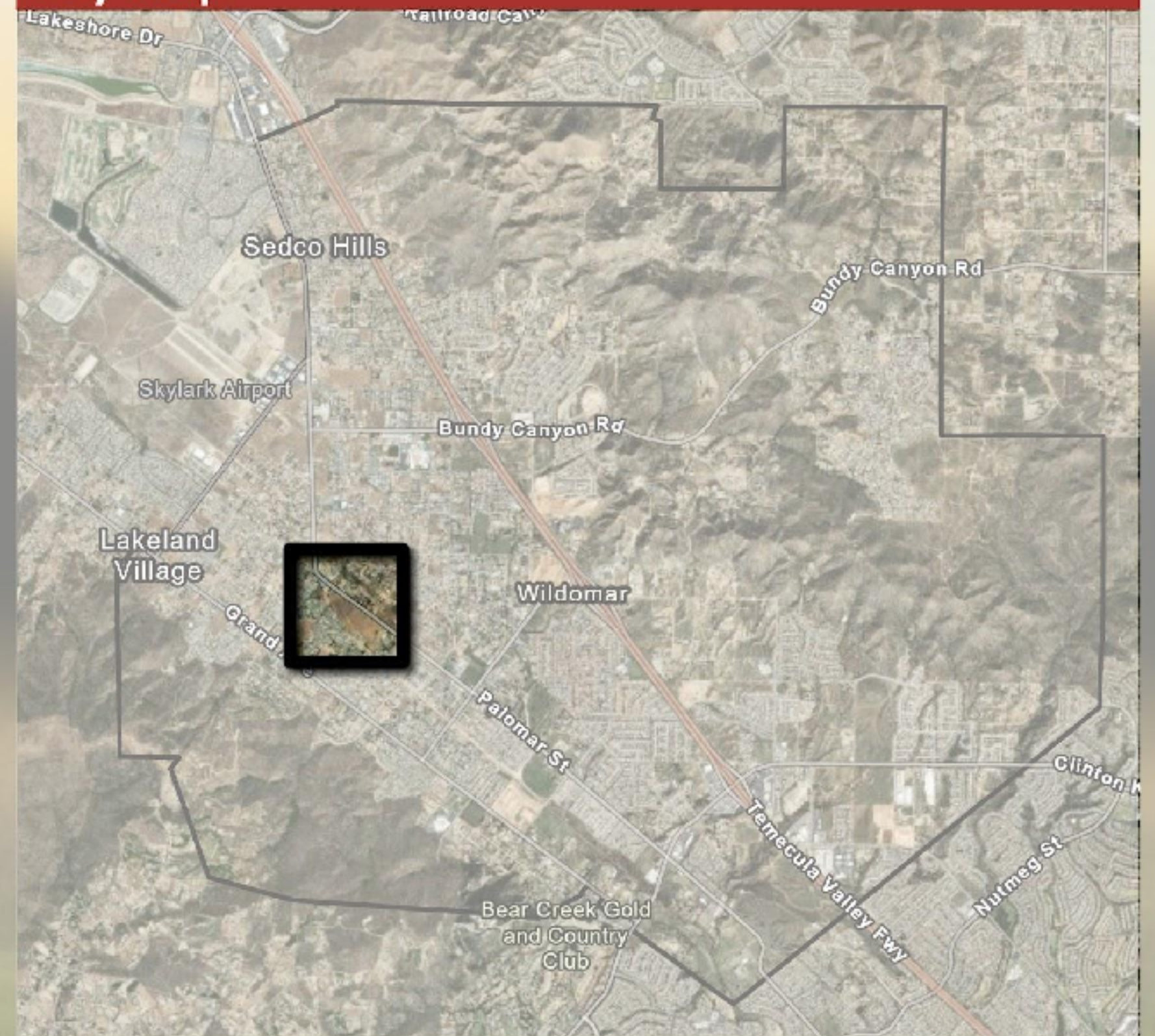
OTHER THOUGHTS OR IDEAS

FOCUS AREA 9

Key Considerations

- Existing commercial uses at north end of focus area (U-haul, Round Up Liquor & Grocery, Gas Station)
- Rest of area is currently vacant
- Surrounded by single family homes

Key Map



FOCUS AREA 9

Current General Plan Land Use



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EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use



A Existing Commercial Uses

Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 9

Existing Land Use



Key Considerations

- Ⓐ Existing commercial uses at north end of focus area (U-haul, Round Up Liquor & Grocery, Gas Station)
- Rest of area is currently vacant
- Surrounded by single family homes

What Uses should be encouraged here?



CONCEPT A: RESIDENTIAL

Preserve existing commercial and allow residential uses consistent with surrounding residential uses.

2
VOTES



CONCEPT B: COMMERCIAL

Continue to allow commercial uses throughout the area, while precluding residential.

2
VOTES

OTHER THOUGHTS OR IDEAS

Mix of
uses?