



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.

WILDOMAR'S GUIDING PRINCIPLES

not sure what self-sustaining mean



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I Agree



7

I disagree



**X
VOTES**



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

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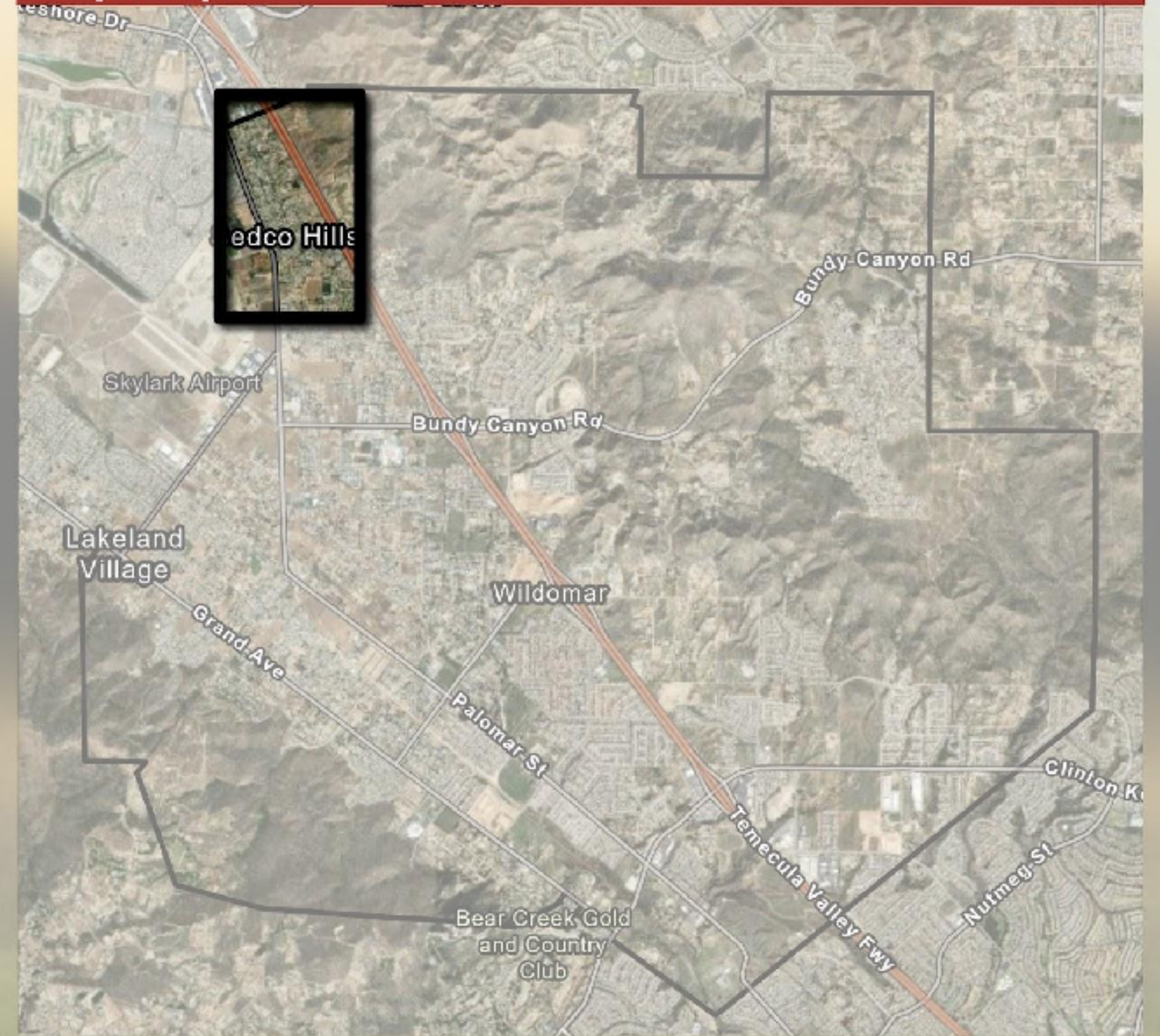
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FOCUS AREA 1

Key Considerations

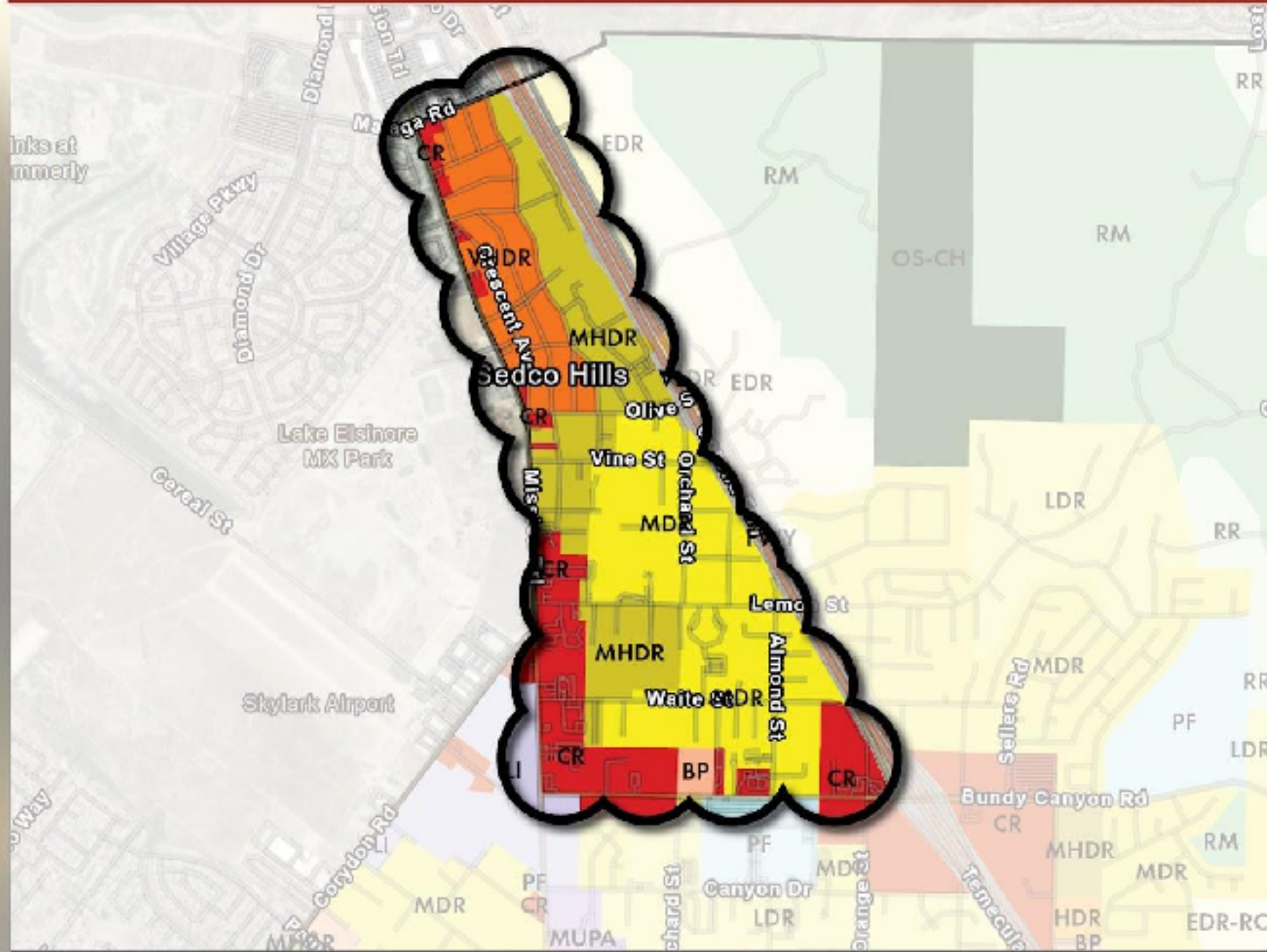
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map



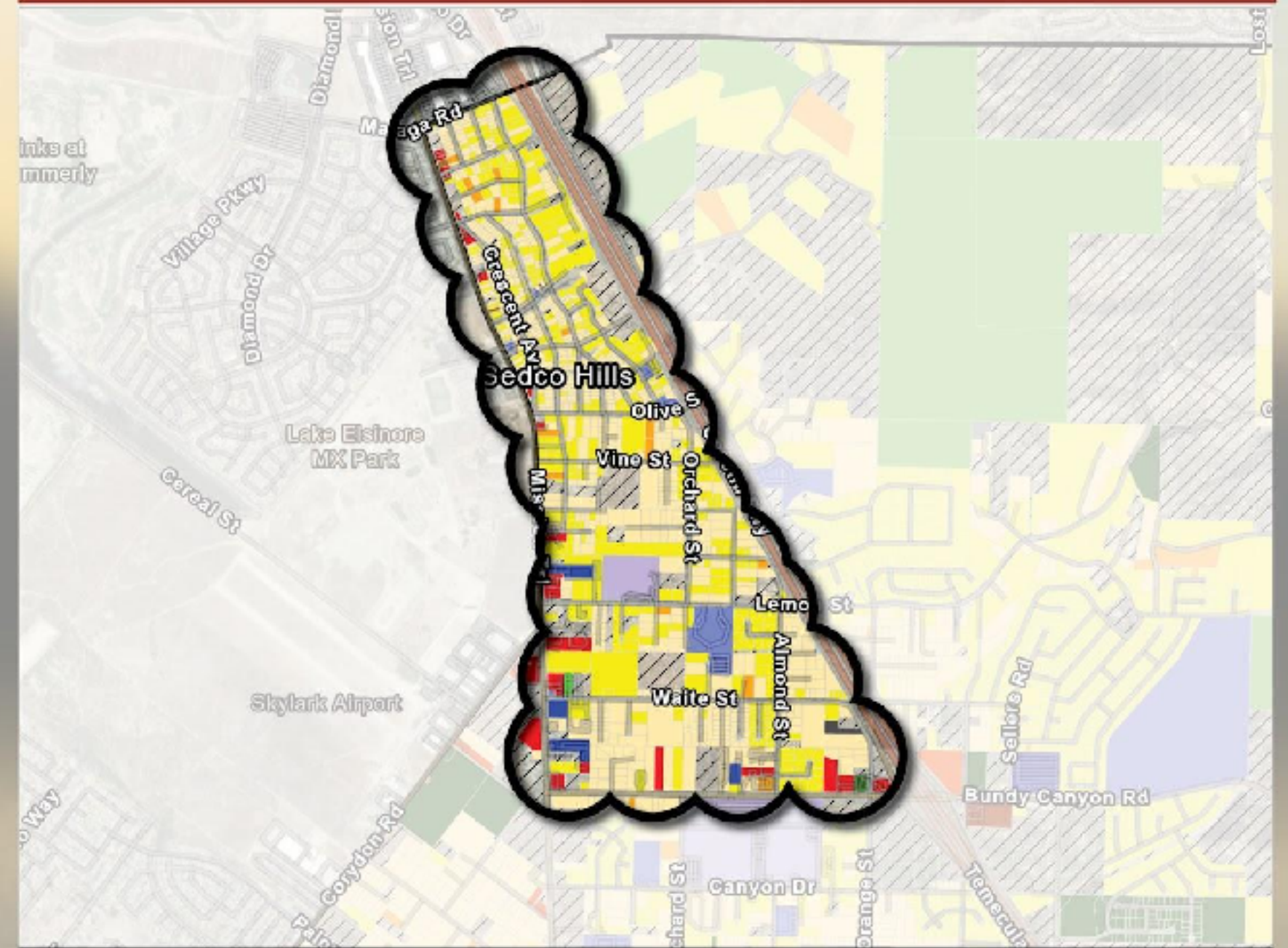
FOCUS AREA 1

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 AREAS

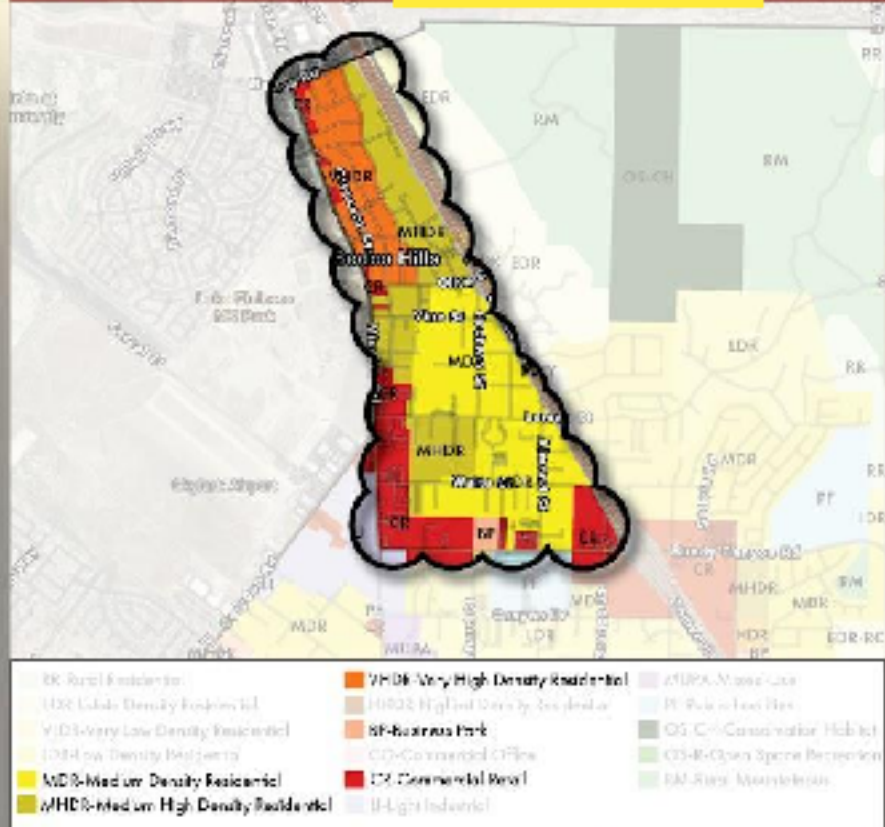
Need to be careful about displacement. Only place to live if lower income. Forgotten part of Wildomar.

Other ideas: curb and gutter would be great. Mandating garages is a high cost.

Sewer won't come unless the majority want it.

need a pre-school. Think together for kindergarten.

Current General Use



What should be there



CONCEPT A: HIGHER DENSITY RESIDENTIAL

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

3 VOTES



CONCEPT B: LOWER DENSITY RESIDENTIAL

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

2 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.

MU on Mission Trail is good.

2 VOTES

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

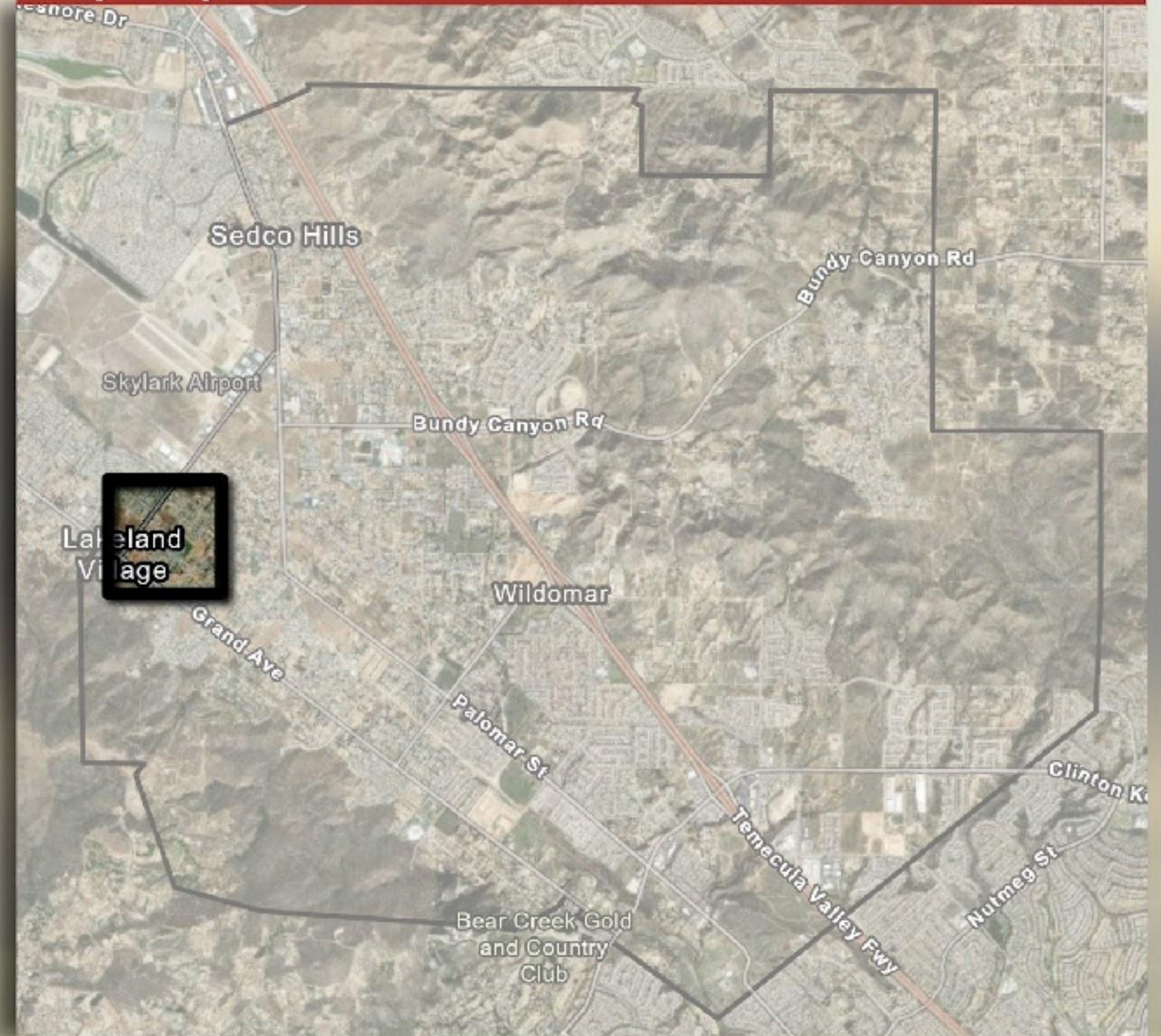


FOCUS AREA 2

Key Considerations

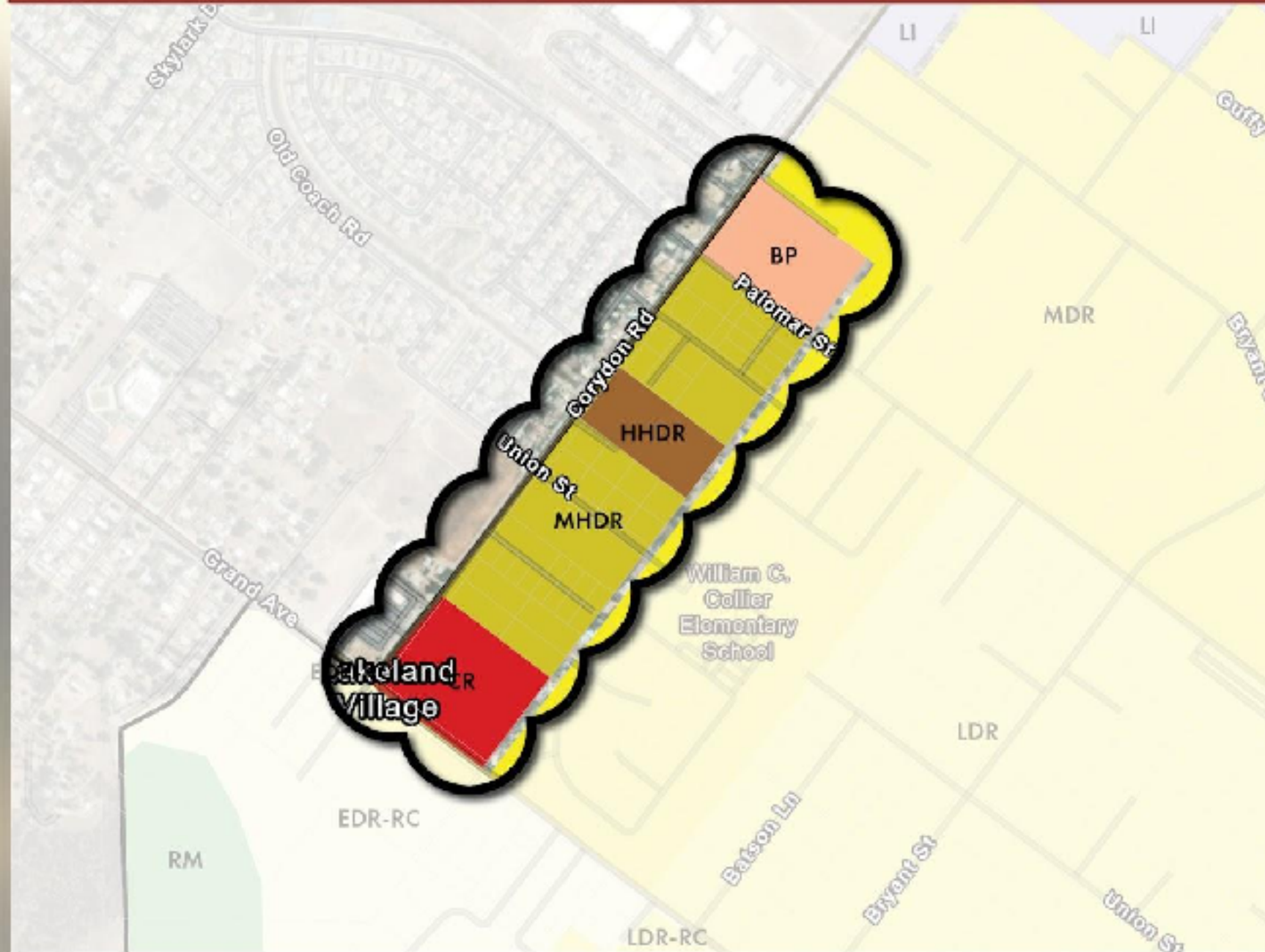
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

Key Map



FOCUS AREA 2

Current General Plan Land Use



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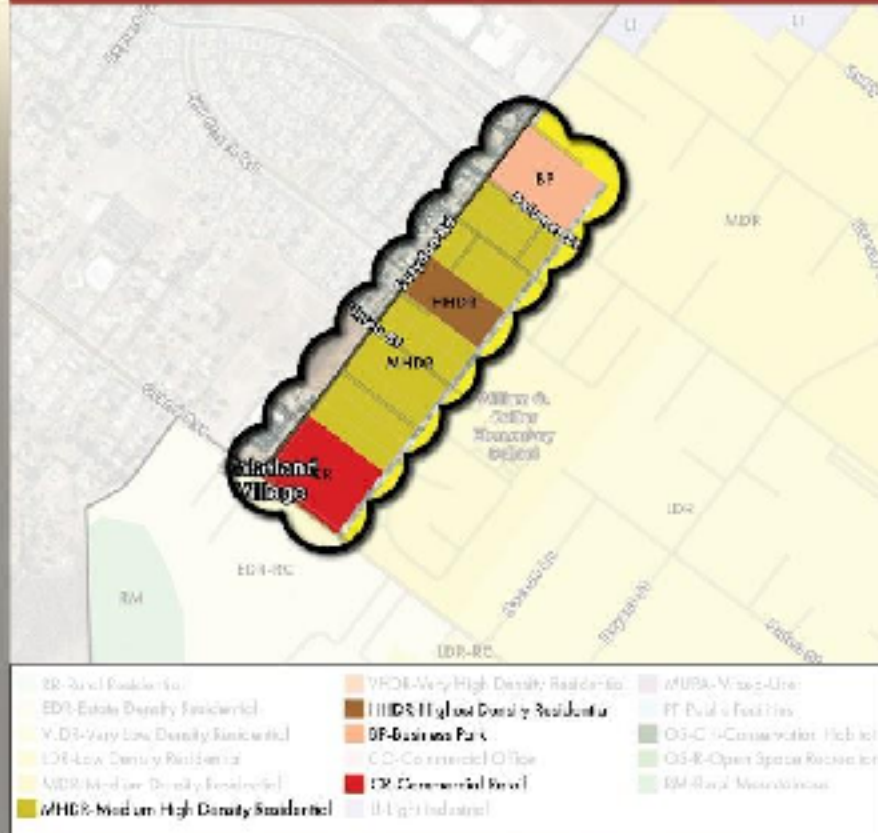
Existing Land Use



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 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.

1
VOTES



CONCEPT B: MIXED-USE

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

3
VOTES

OTHER THOUGHTS OR IDEAS

FOCUS AREA 3

Key Considerations

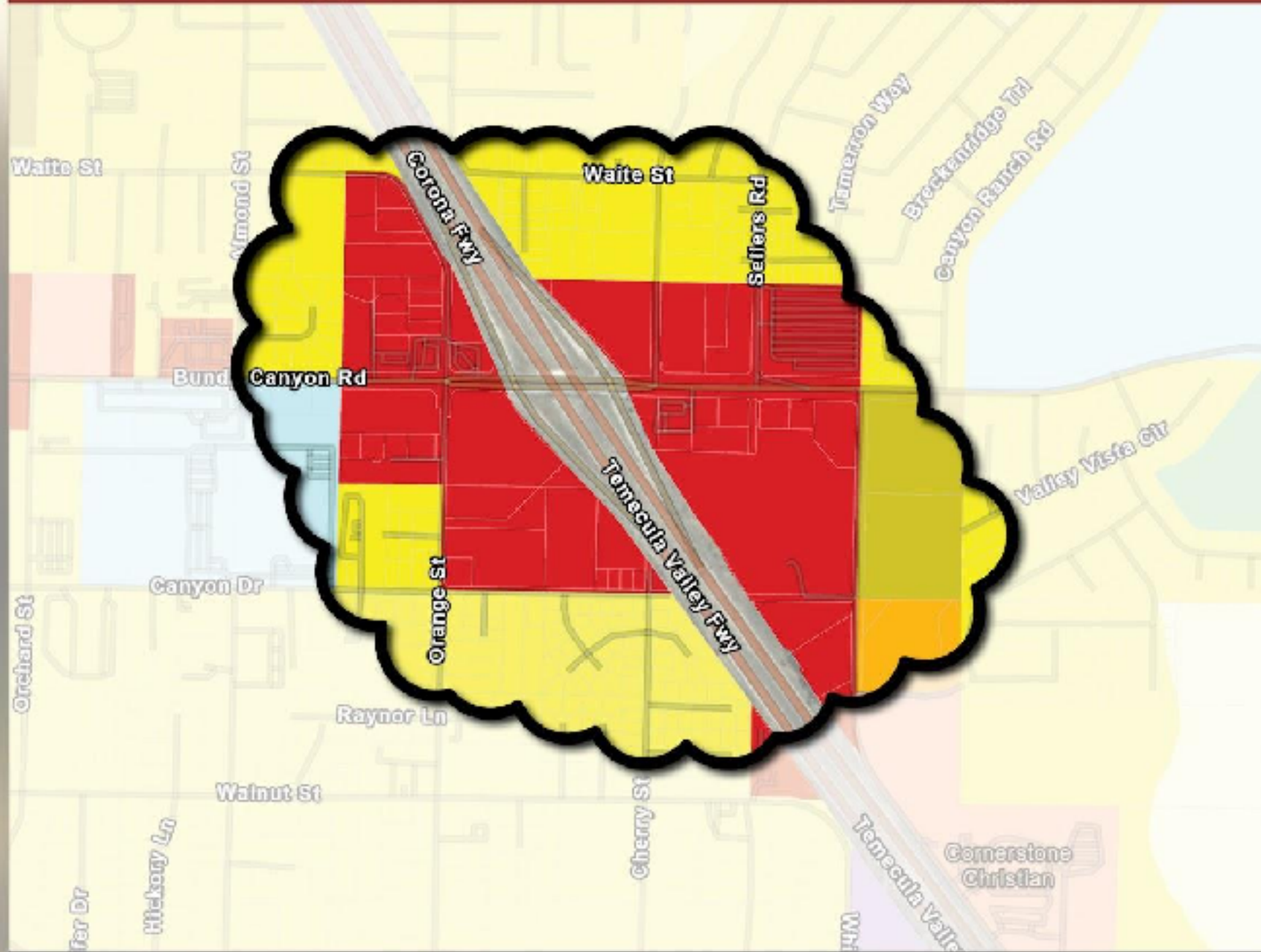
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for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

Key Map



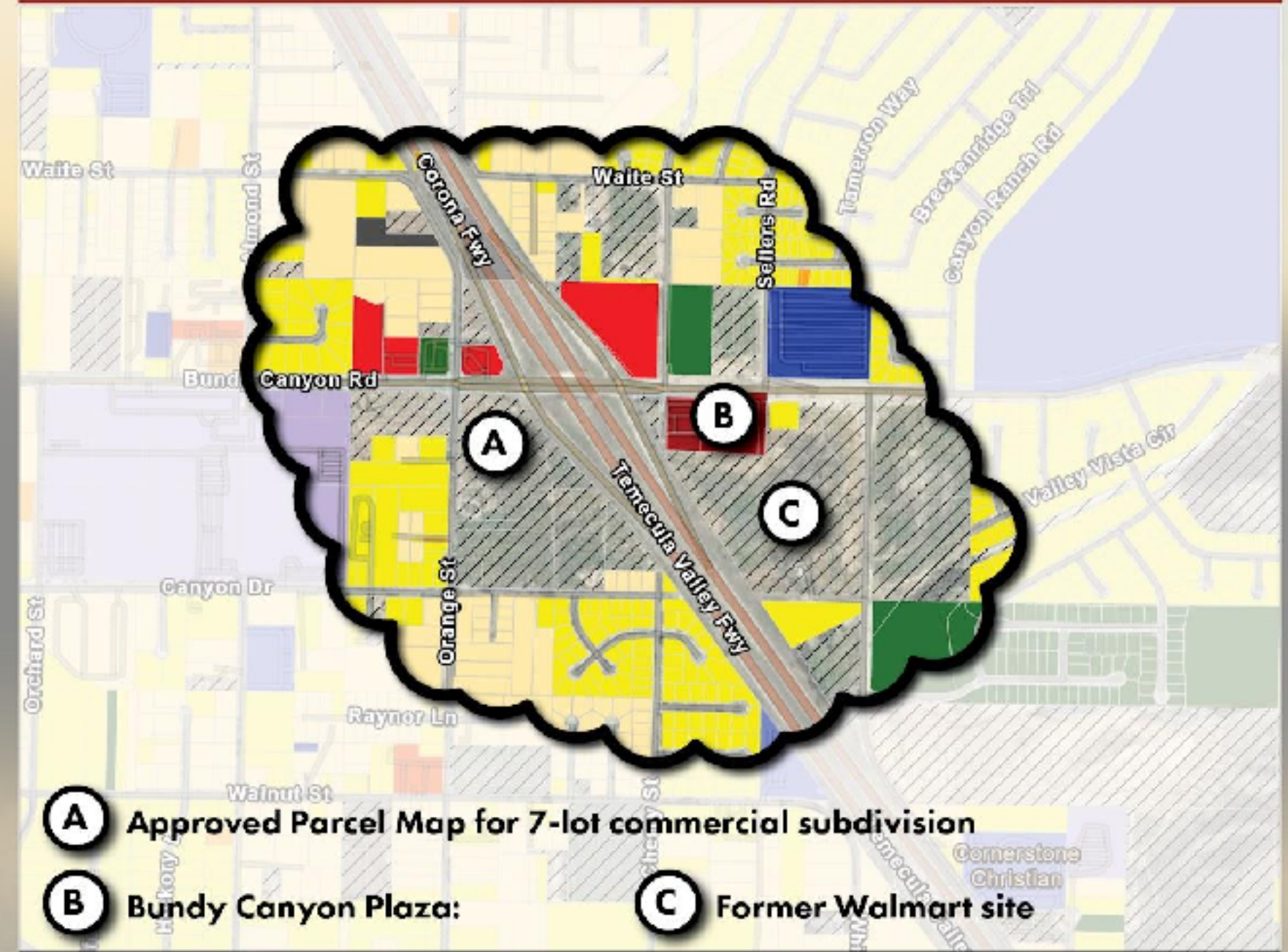
FOCUS AREA 3

Current General Plan Land Use



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Existing Land Use



- A** Approved Parcel Map for 7-lot commercial subdivision
- B** Bundy Canyon Plaza:
- C** Former Walmart site

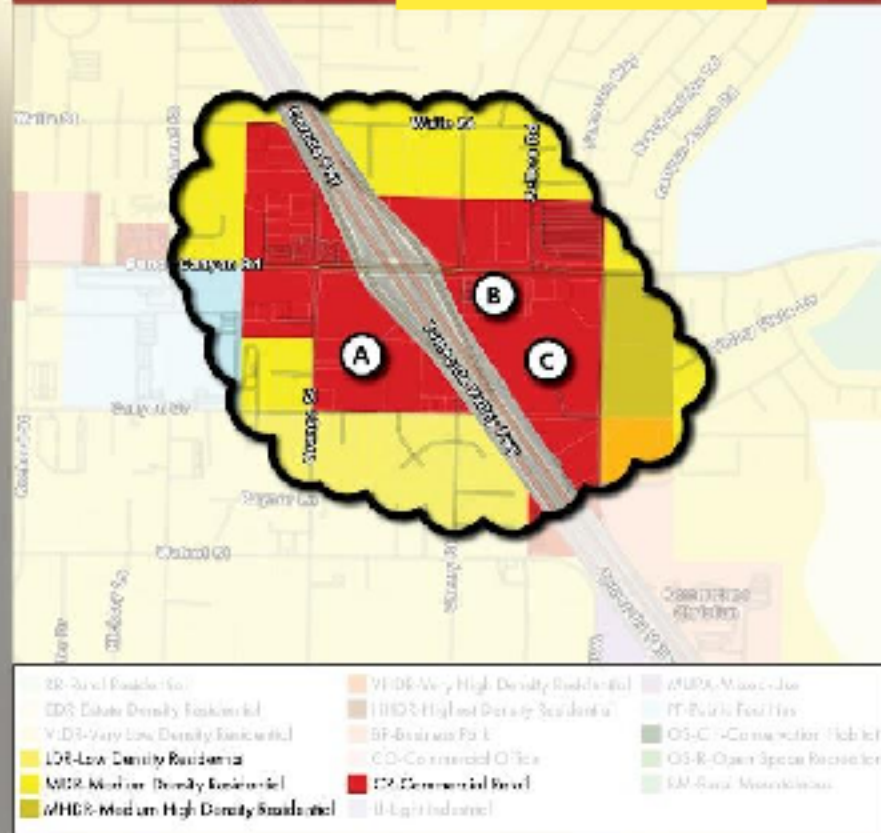
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Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREAS

Don't want strip malls.

Concerned about land abutting freeways is good for commercial.

Existing Land



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
- (A) Approved commercial Parcel Map for 7-lot commercial subdivision
- (B) Bundy Canyon Plaza
- (C) Former Walmart site

What 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

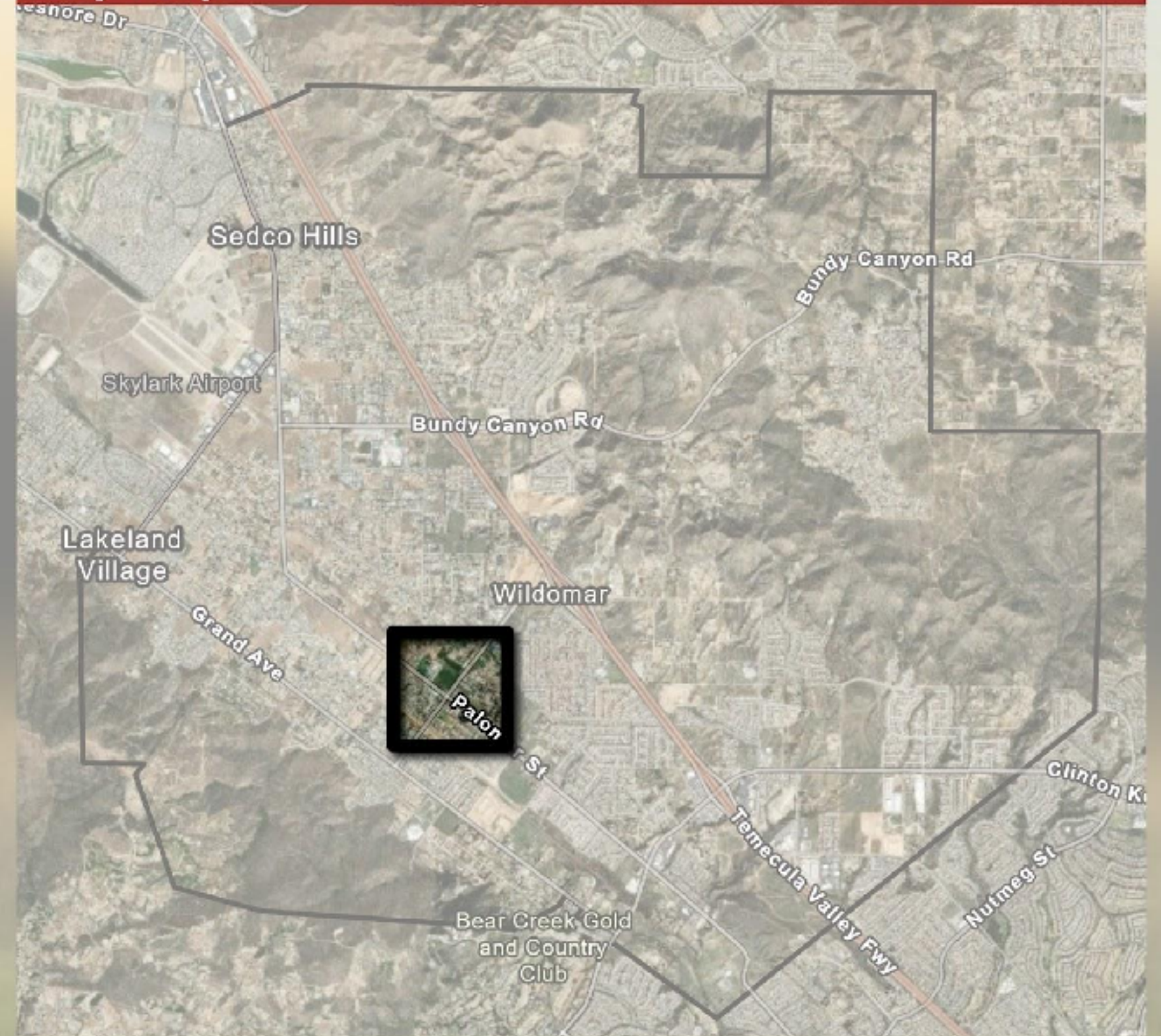
OTHER THOUGHTS OR IDEAS

FOCUS AREA 4

Key Considerations

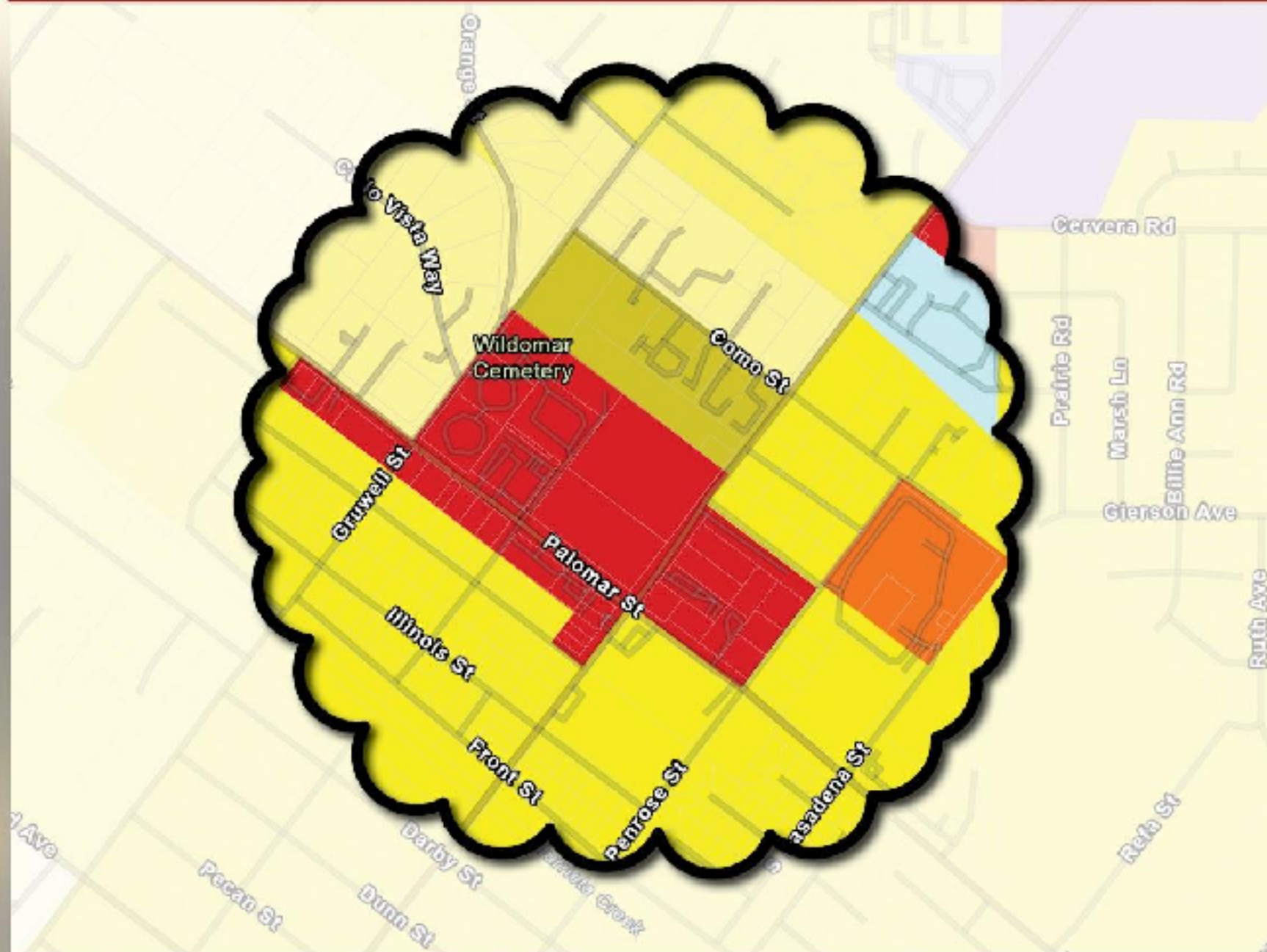
- Considered by many as the “Heart of the City”
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map



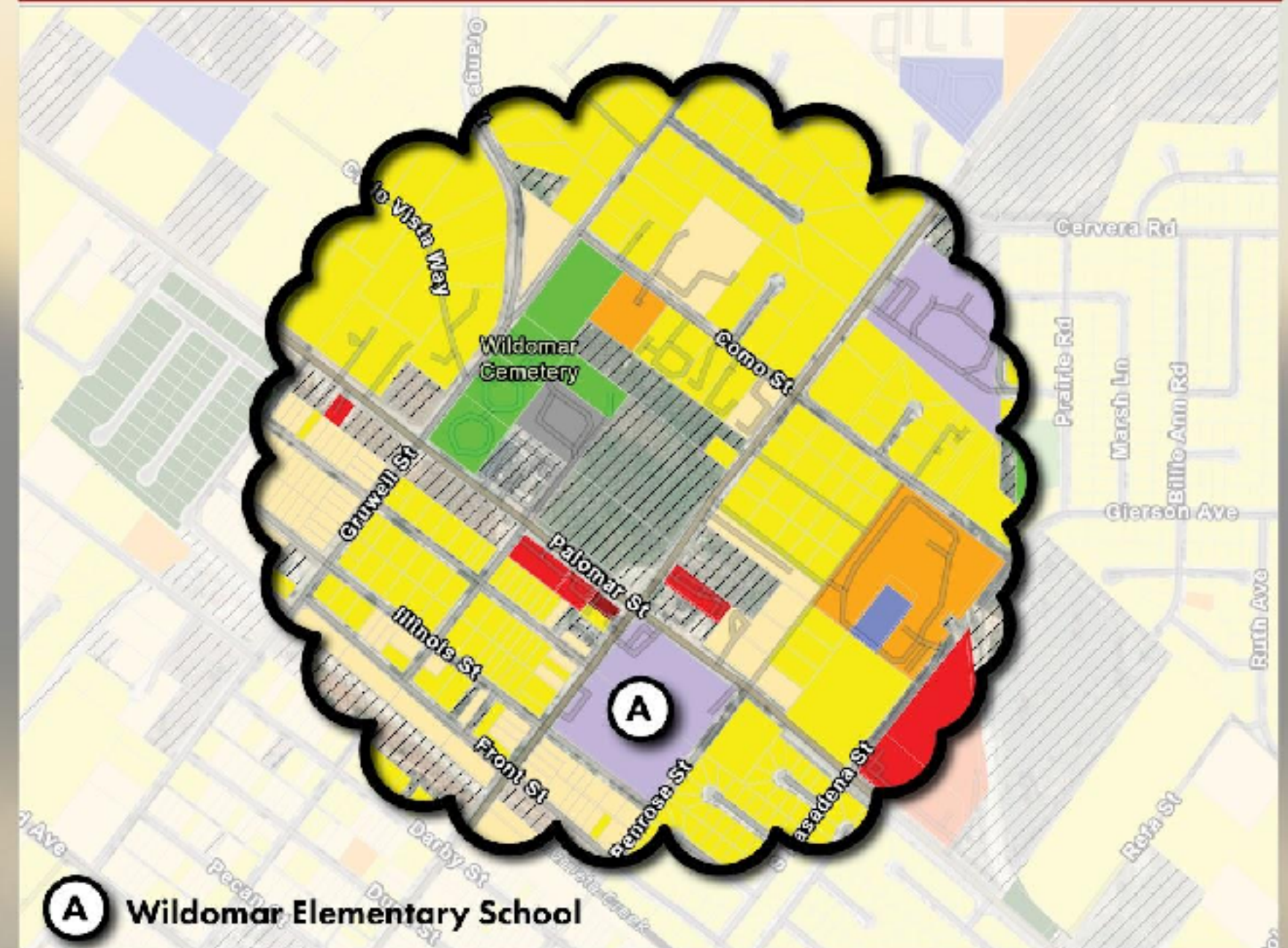
FOCUS AREA 4

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
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FOCUS AREA

Restaurants and smaller businesses.

Downtown Murrieta. Mostly new build made to look old. Good example for here. Did Specific Plan.

Whatever happens, need parking.

could use land for civic-related uses. community-services uses.

mini library in elementary school



Existing Land



What Uses

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.

Concept A was discussed during incorporation

5 VOTES



CONCEPT B: MIXED USE

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

X VOTES

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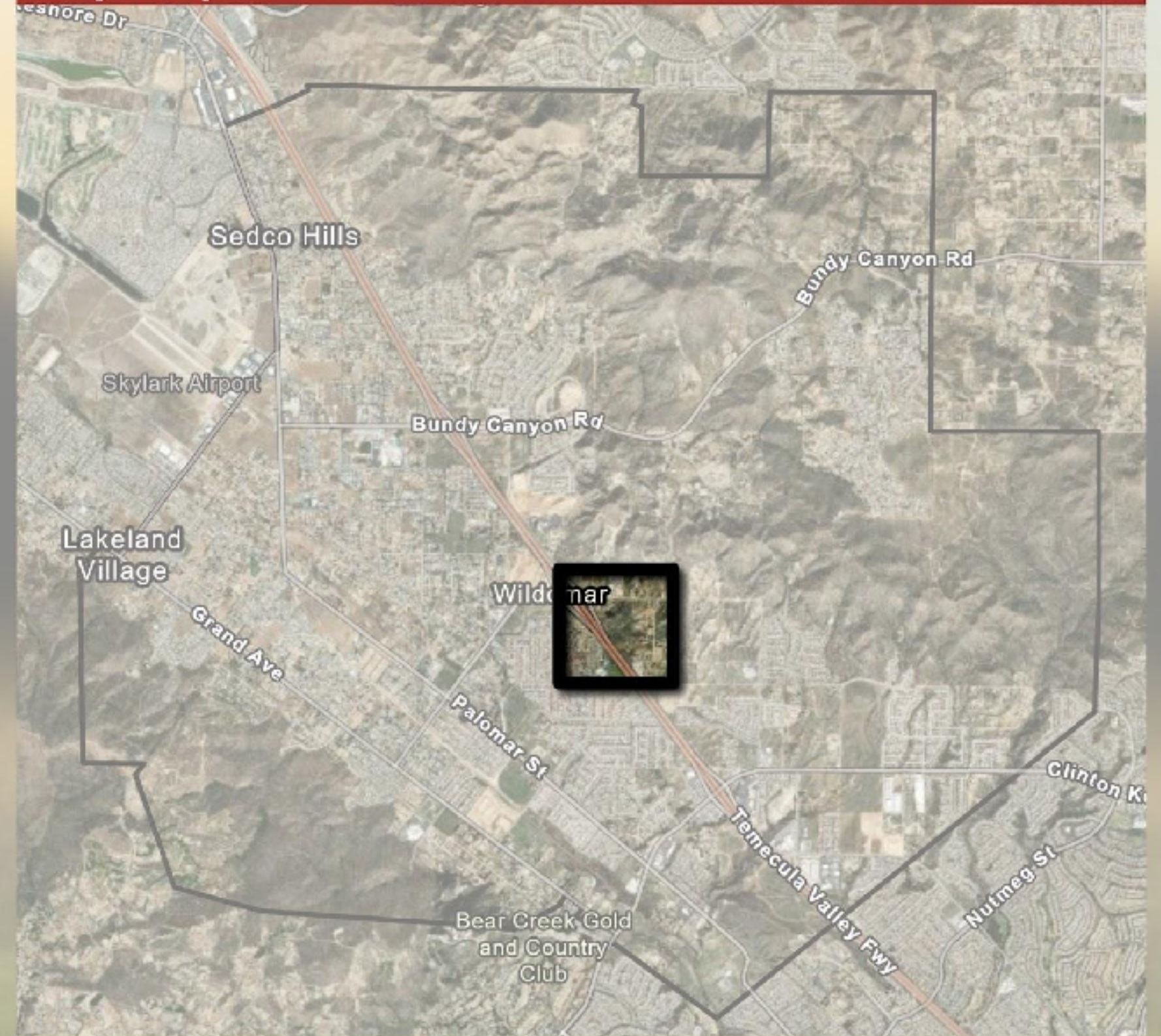
OTHER THOUGHTS OR IDEAS

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

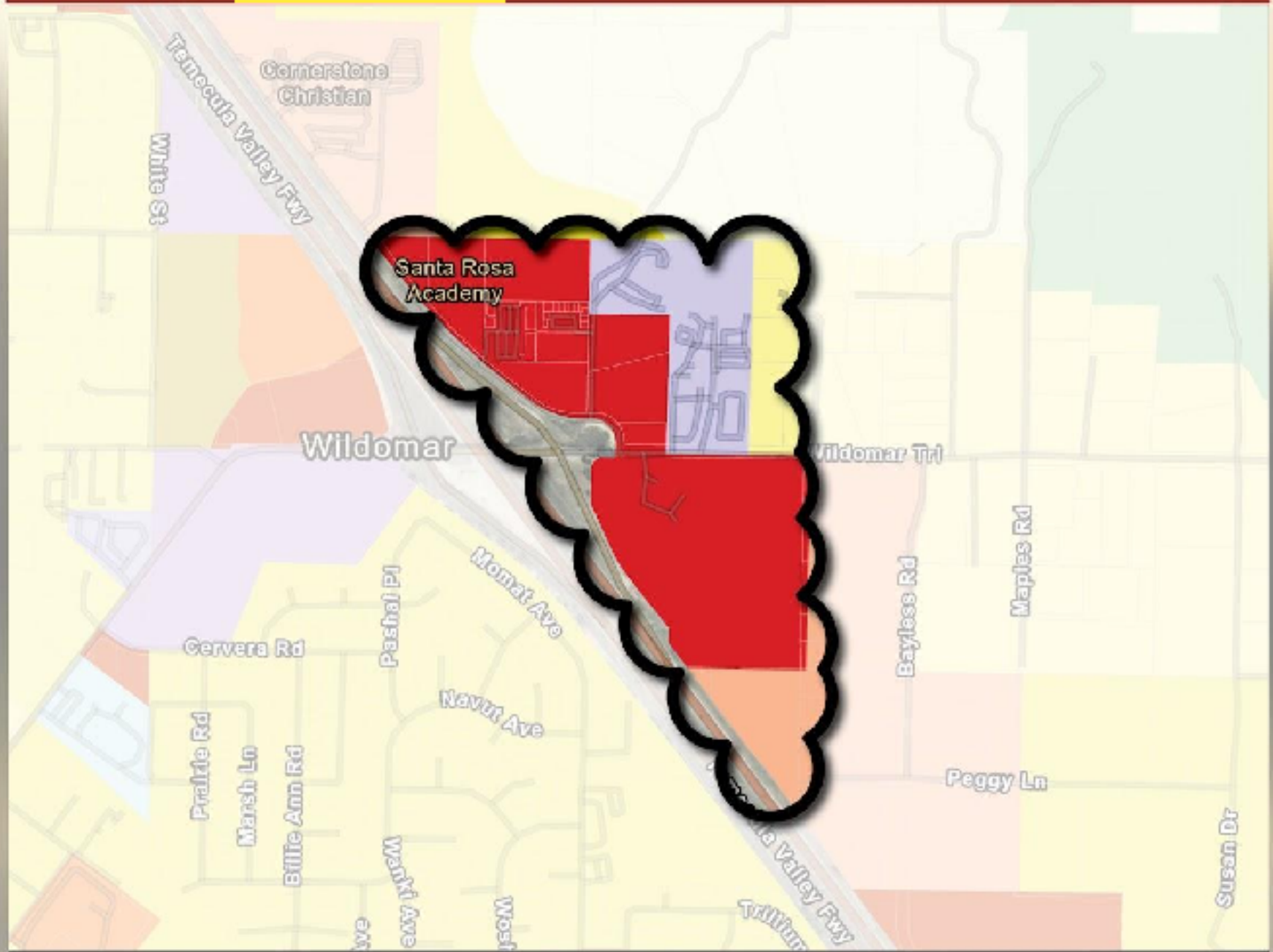
Key Map



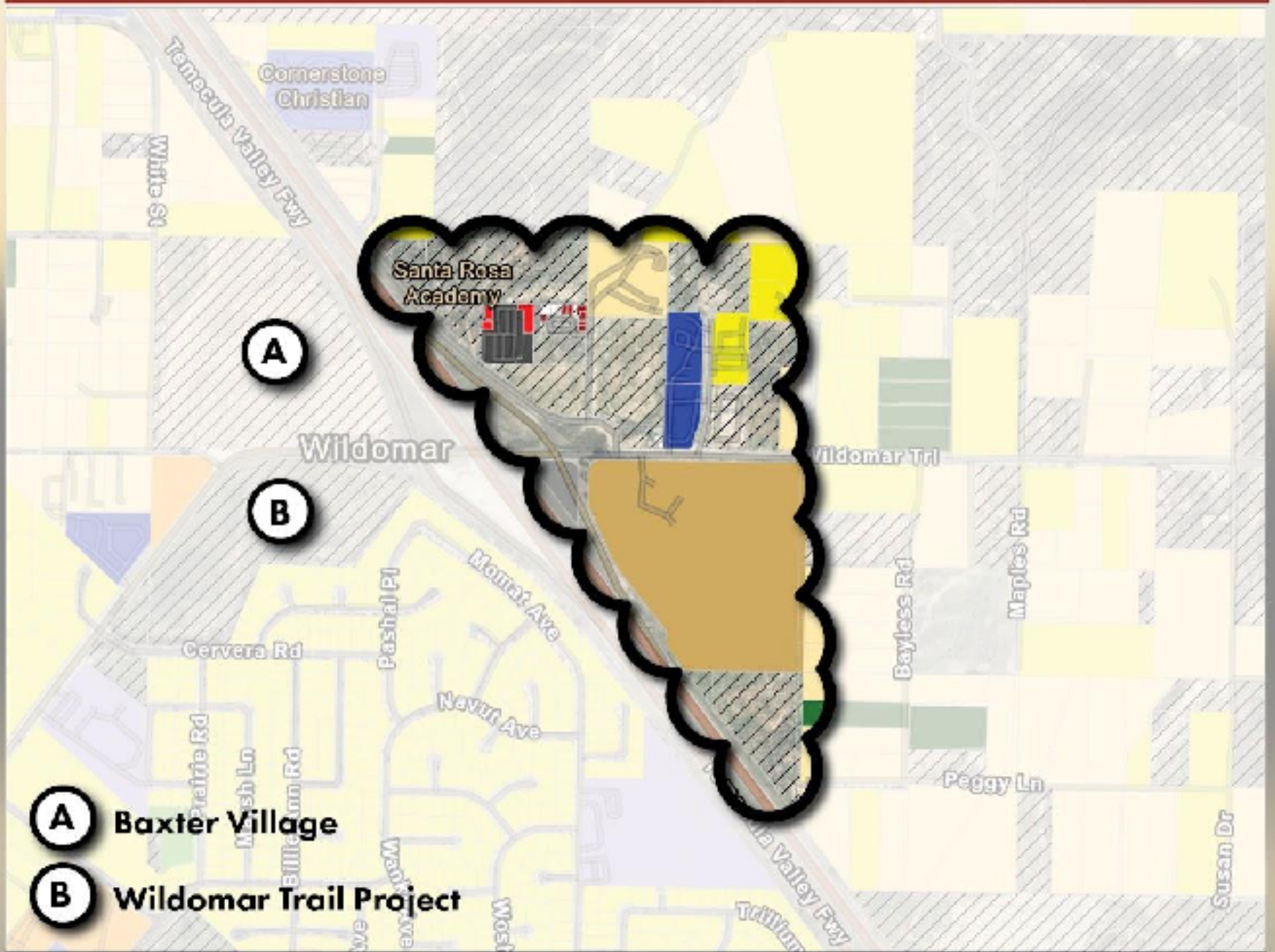
FOCUS AREA 5

Baxter project description is outdated.

Current City Land Use



Existing Land Use

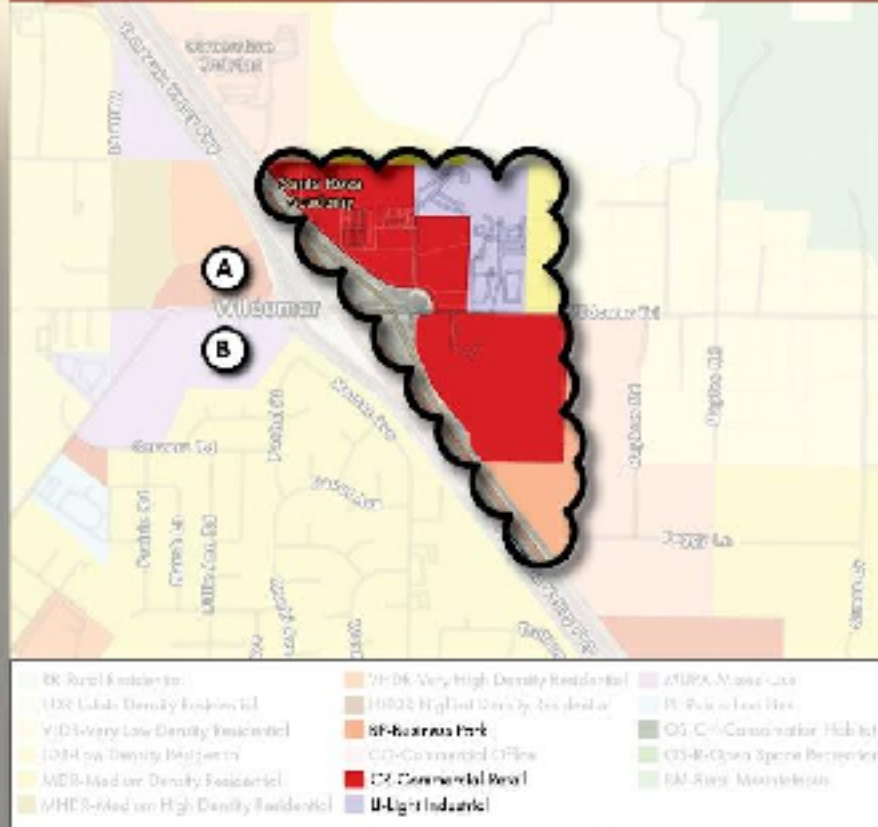


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FOCUS AREA 5

Existing Land Use



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What Uses should be encouraged here?



CONCEPT A: PRIMARILY COMMERCIAL USES

Protect this area as a retail center.

4
VOTES



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

0
VOTES

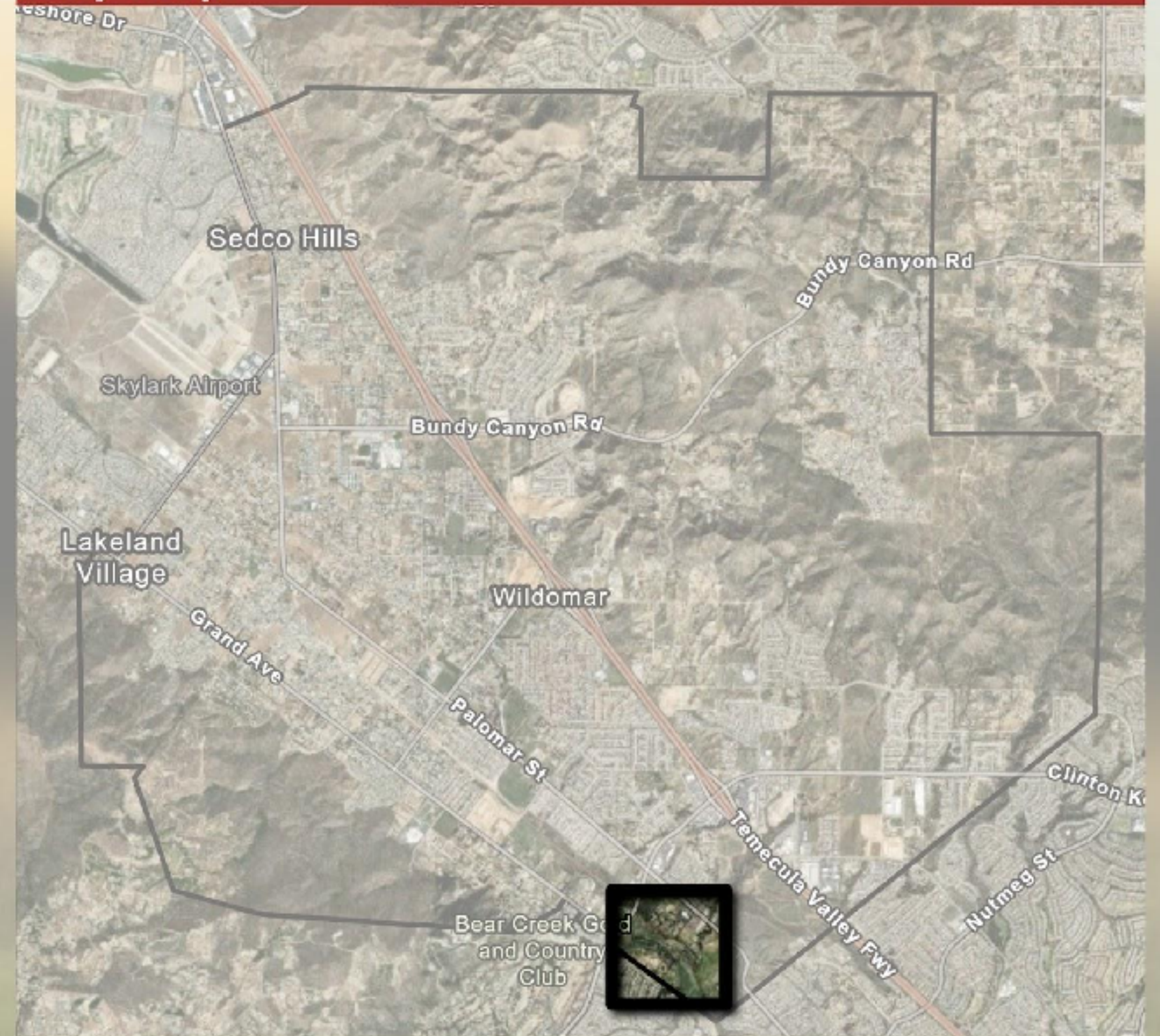
OTHER THOUGHTS OR IDEAS

FOCUS AREA 6

Key Considerations

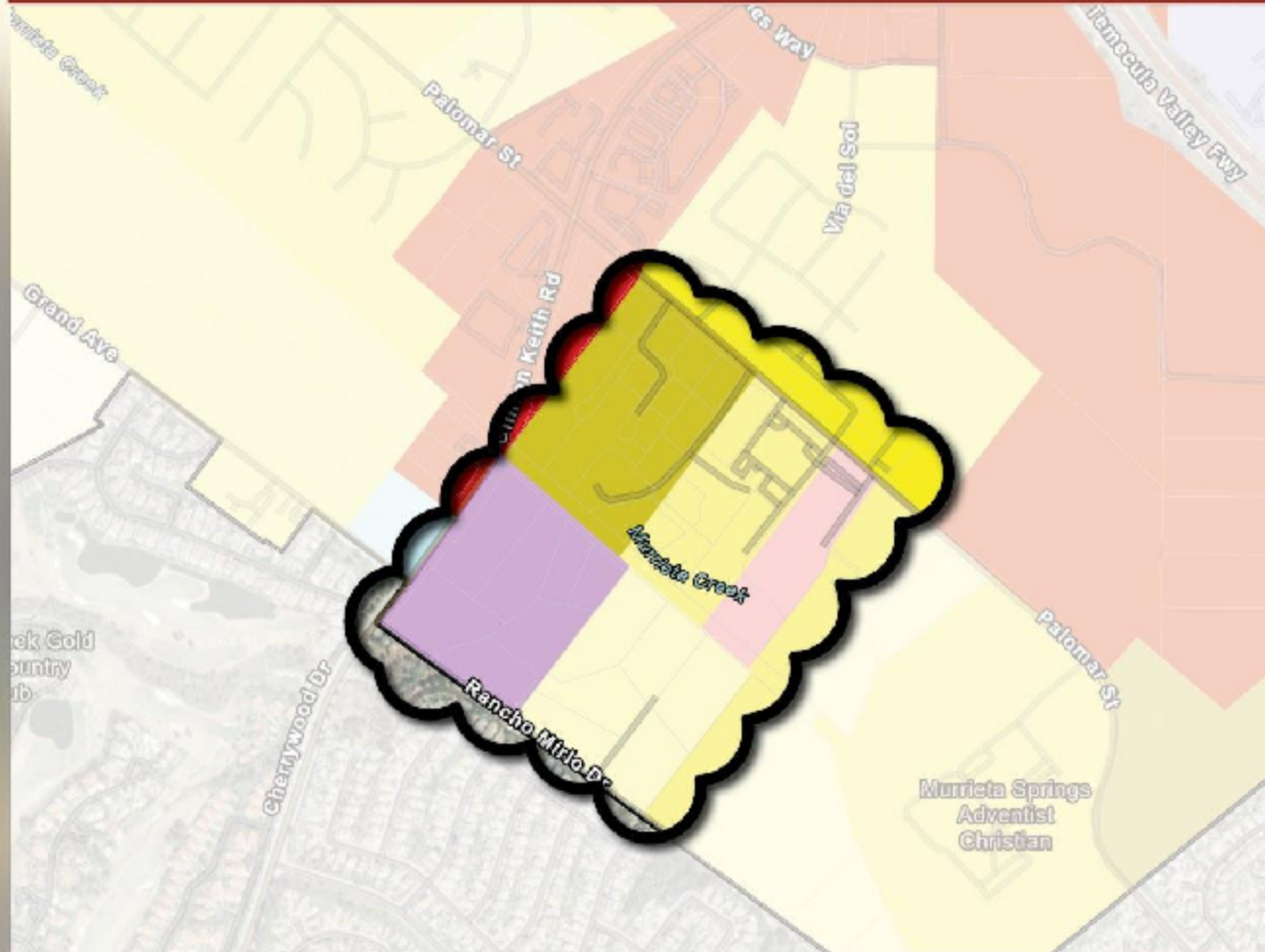
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map



FOCUS AREA 6

Current General Plan Land Use



Existing Land Use



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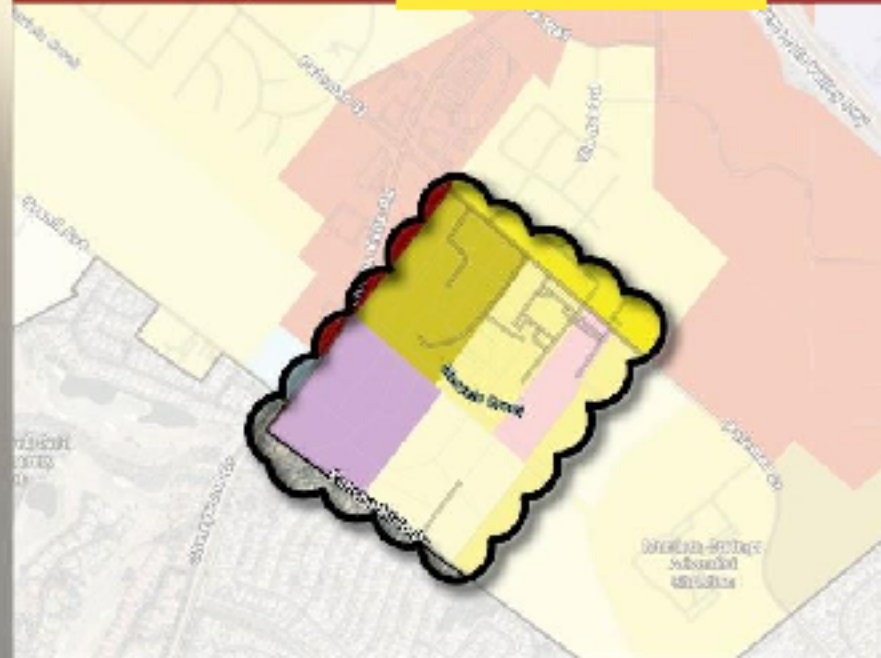
- | | | |
|------------------------------|--------------------------------|------------------------|
| Rural Residential | Mixed Residential & Commercial | Industrial |
| Mobile Homes & Trailer Parks | Commercial & Services | Facilities |
| Single Family | General Office | Military Installations |
|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

FOCUS AREA 6

unhoused people living there. problems with hills. need sewer.

Specific Plan for the area?? Murietta Creek is a beautiful area. Need to take advantage of it as an opportunity.

Existing Land



RD Rural Residence	YH-04 Very High Density Residential	MSUR Mass Use
LD-1 Sub-Density Residential	HD-02 High Density Residential	W-01 Water Use
VL-01 Very Low Density Residential	BF Business Park	CS-C Commercial Office
LD-04 Low Density Residential	CO-02 Commercial Office	CS-04 Open Space Recreation
MD-03 Medium Density Residential	CS Commercial Retail	RM-Rest, Recreation
MD-05 Medium High Density Residential	IL-01 Light Industrial	

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 Murietta 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.

small neighborhood commercial with mostly residential

5 VOTES



CONCEPT B: RESIDENTIAL

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

if want to do higher density, need sewer

X VOTES

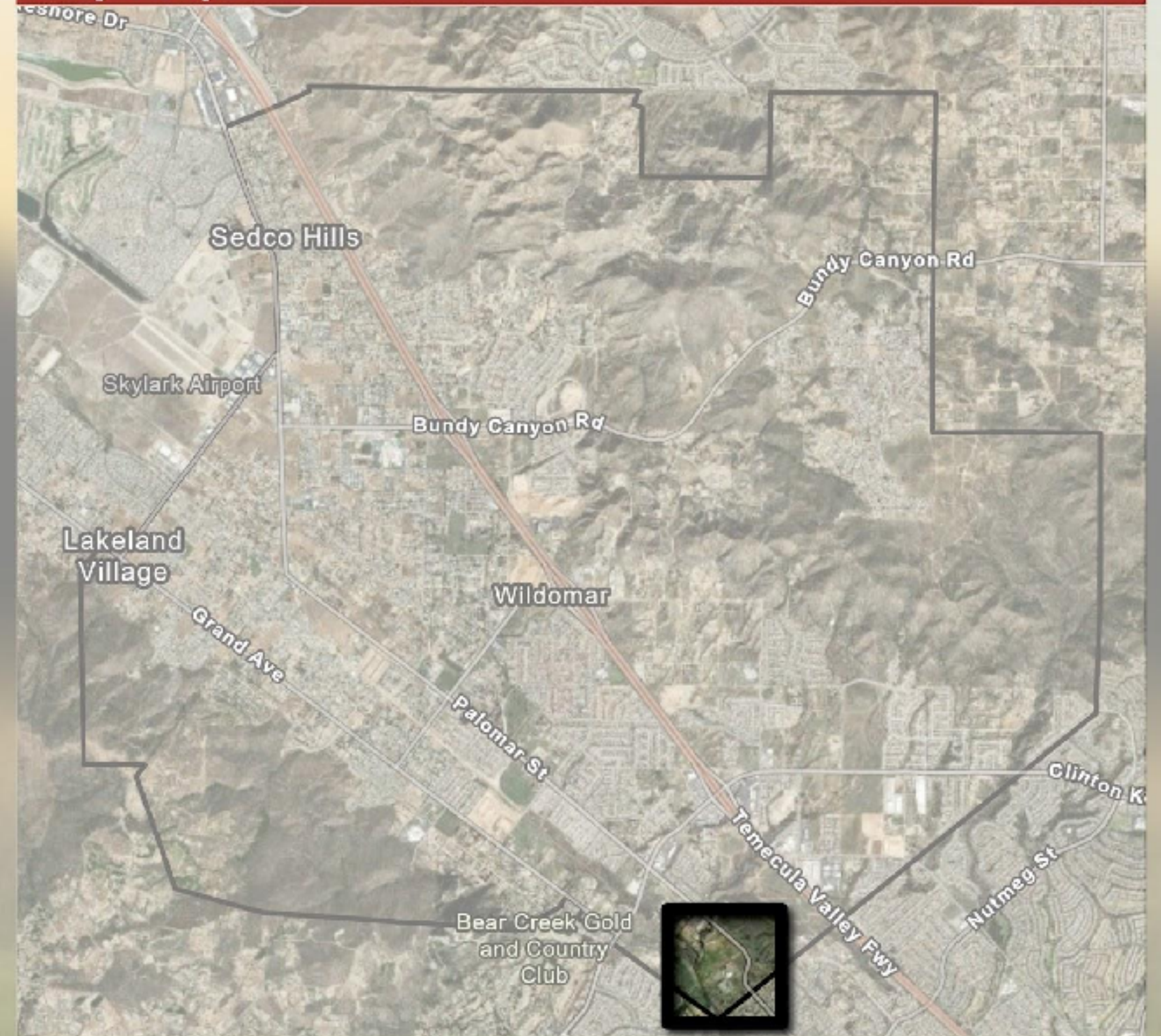
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

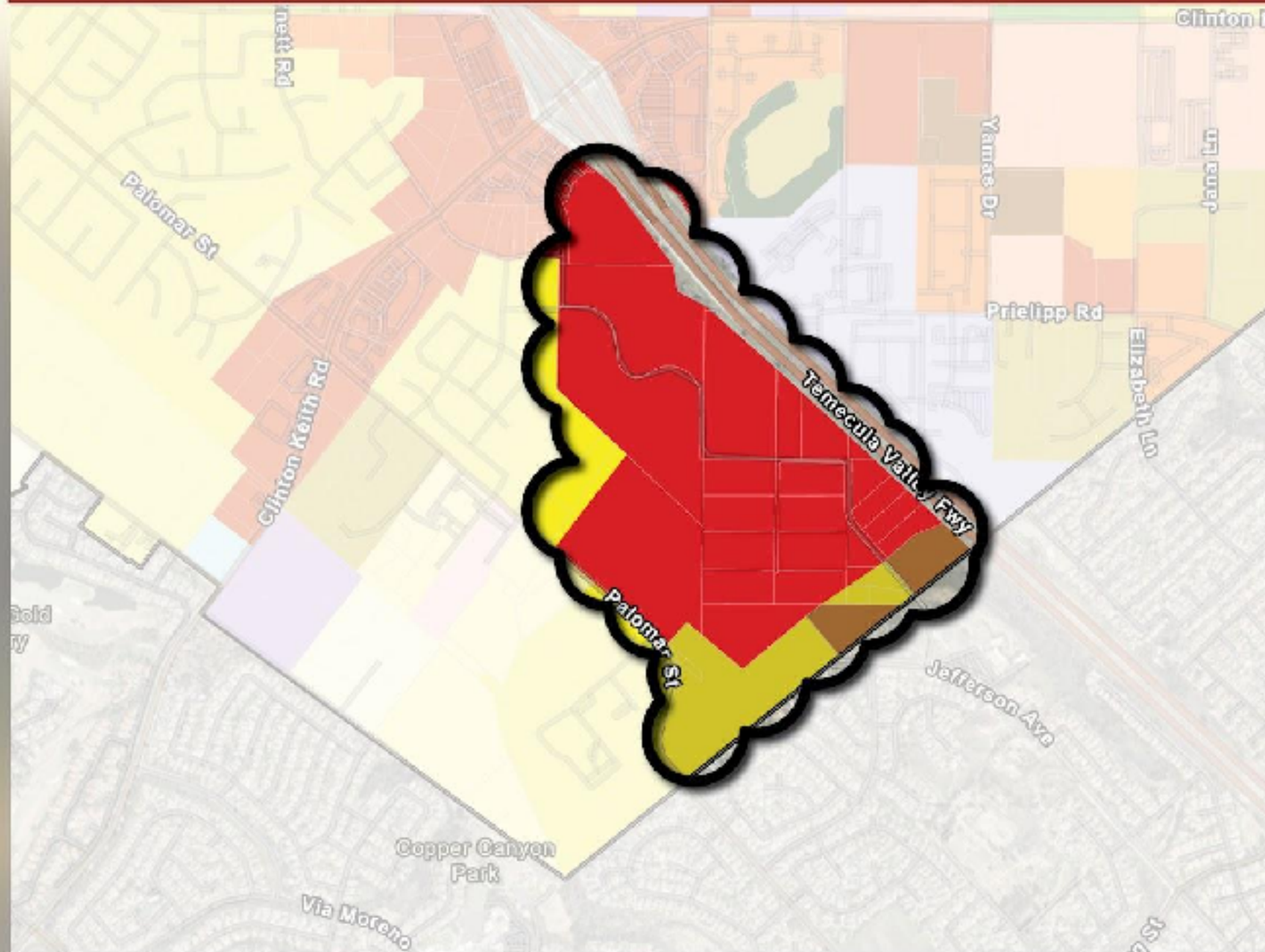
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map



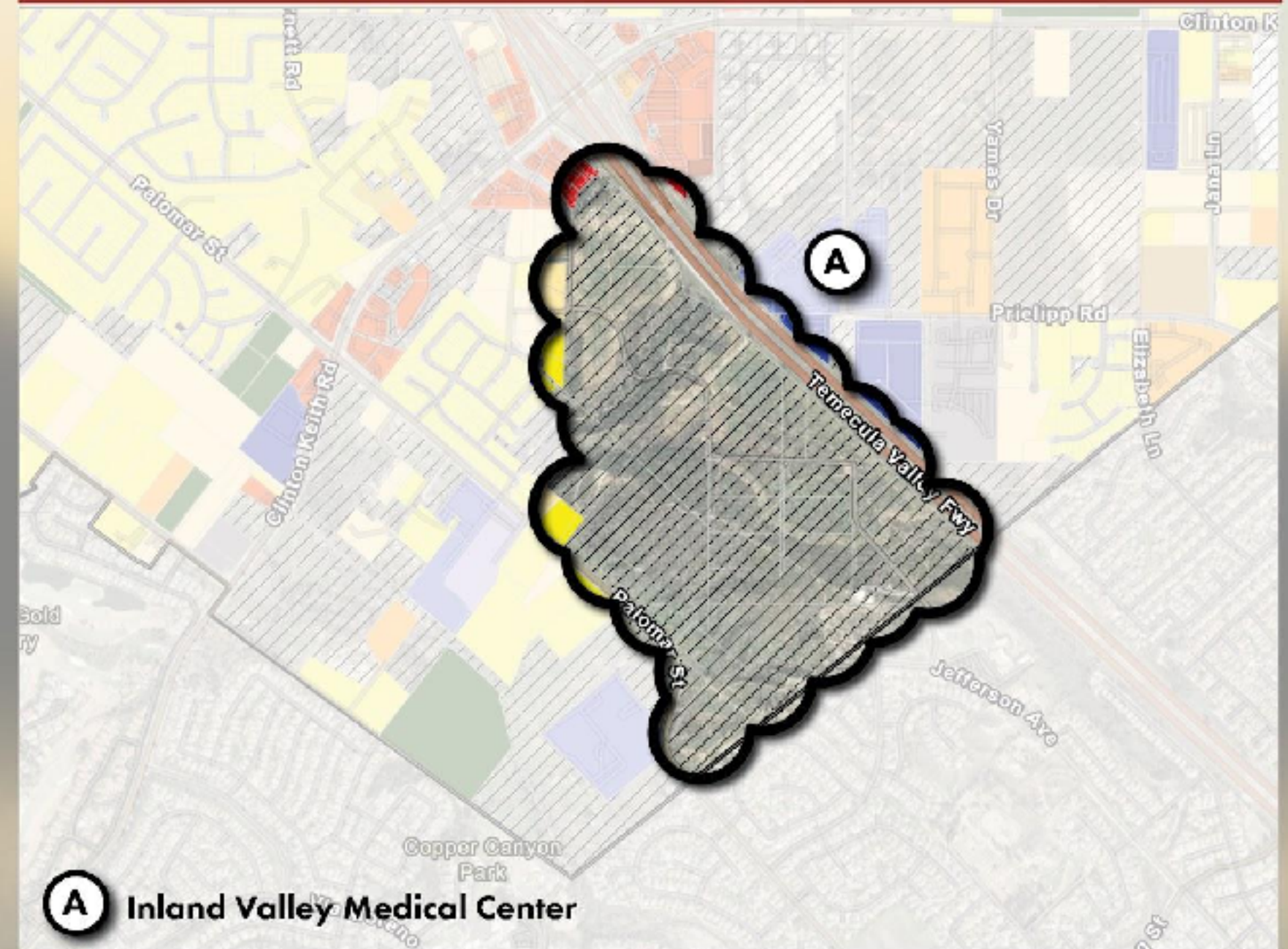
FOCUS AREA 7

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Existing Land Use

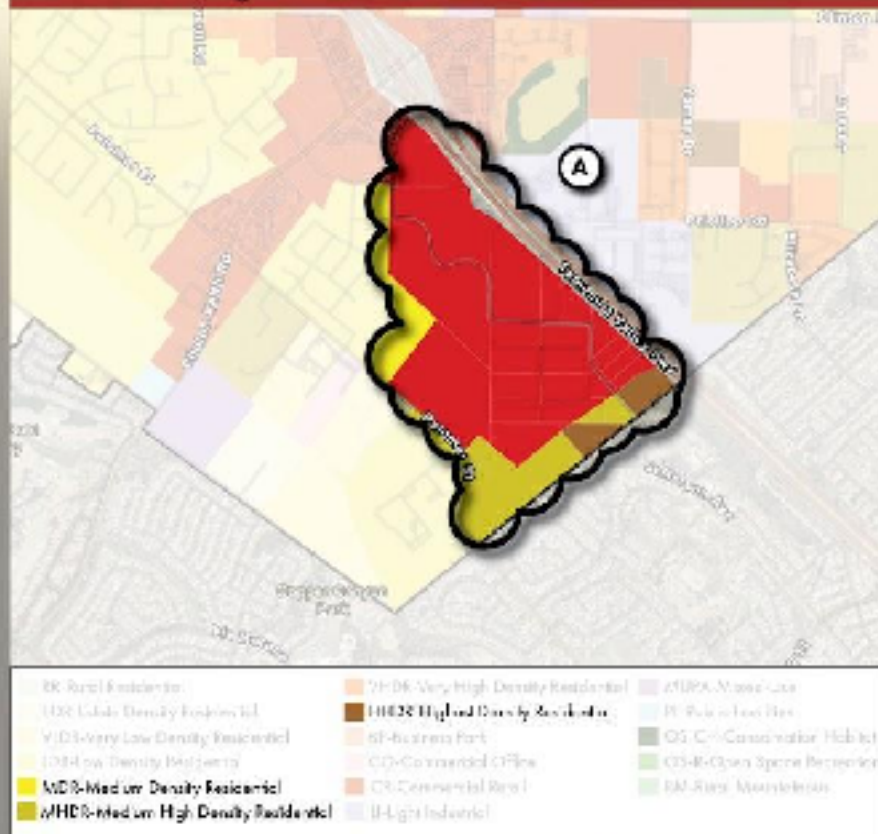


A Inland Valley Medical Center

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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.

4
VOTES



CONCEPT B: MIXED USE

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

X
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

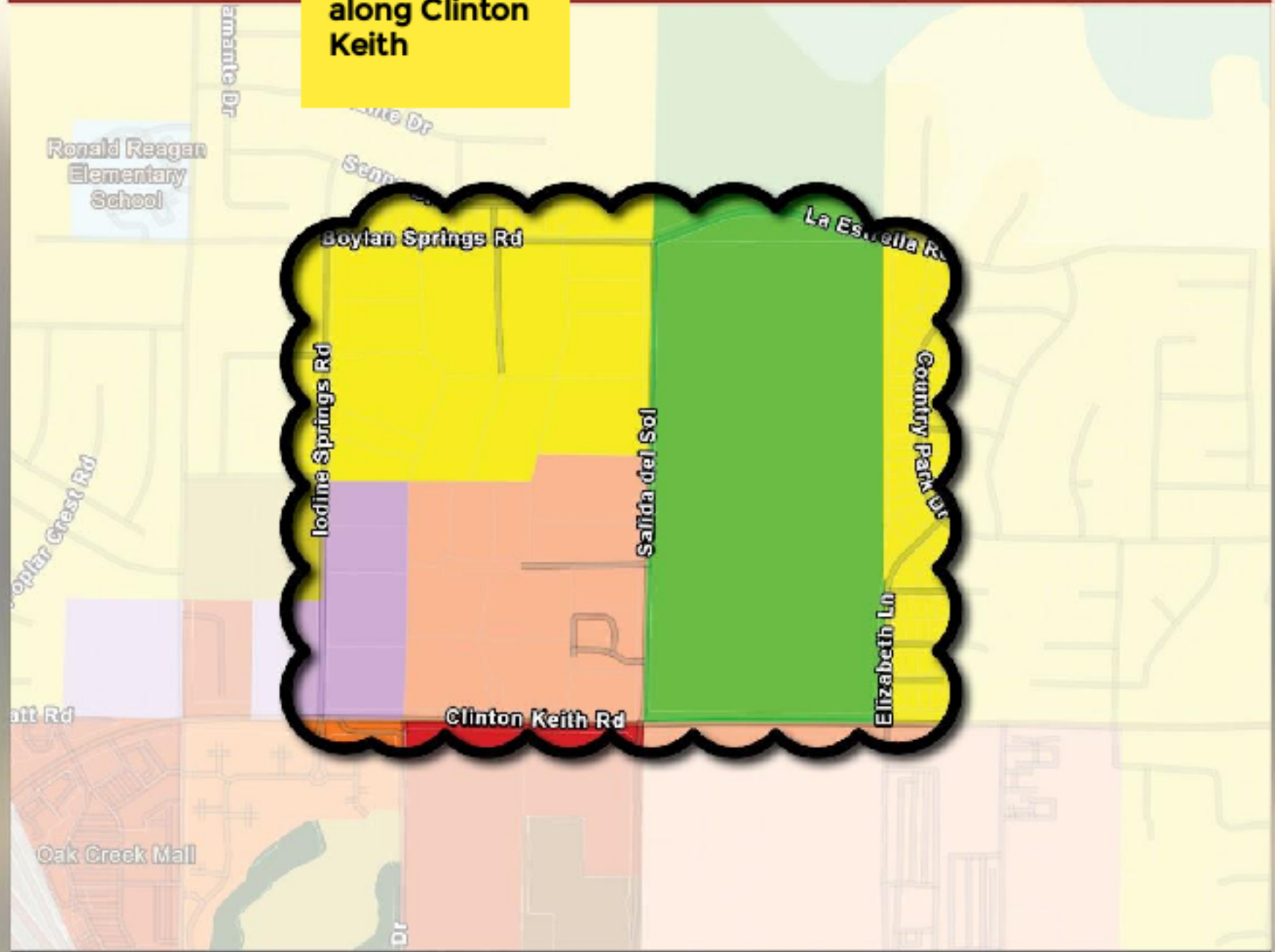
Key Map



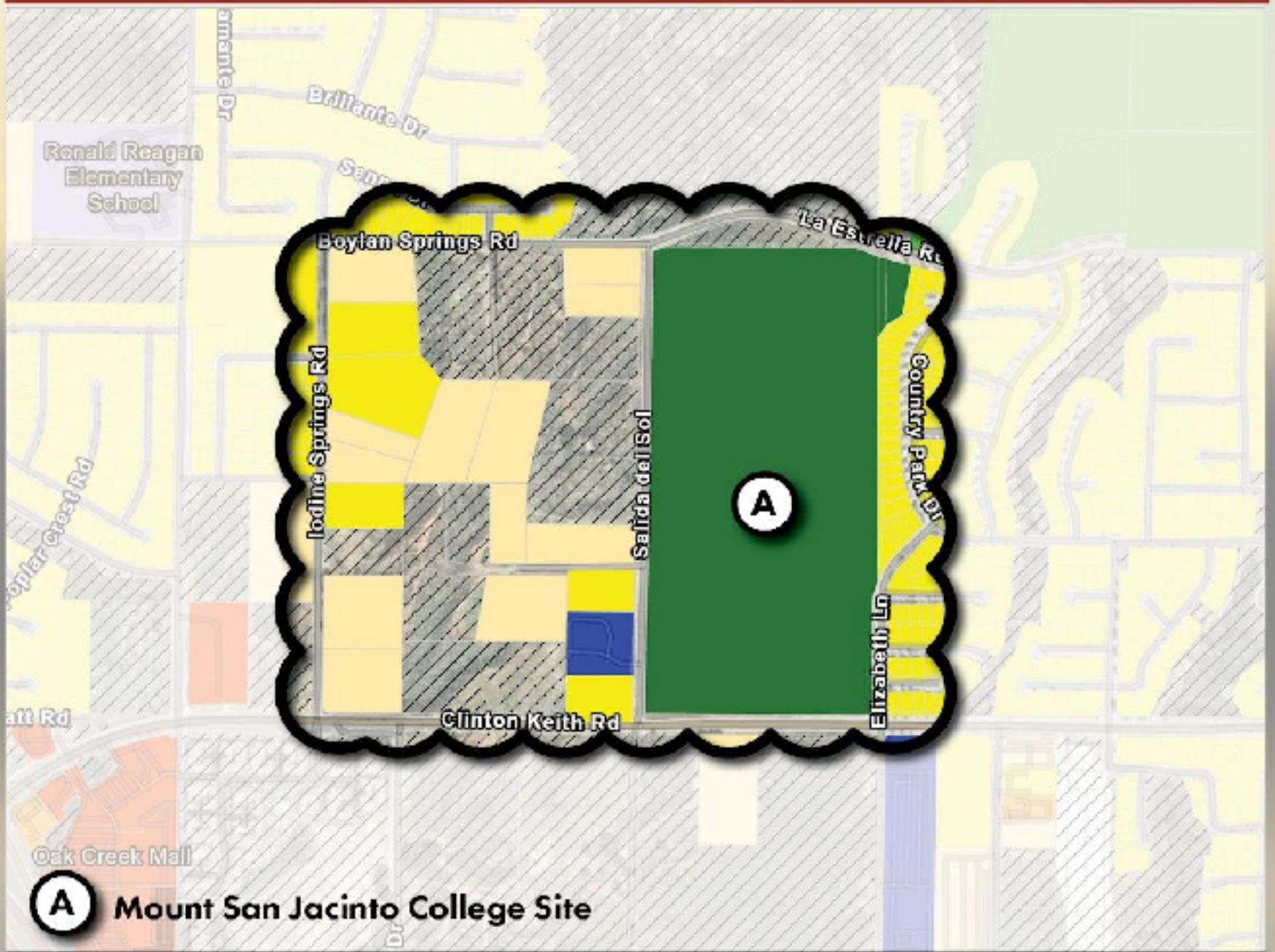
FOCUS AREA 8

Current General Land Use

residential in the back, with industrial flex along Clinton Keith



Existing Land Use



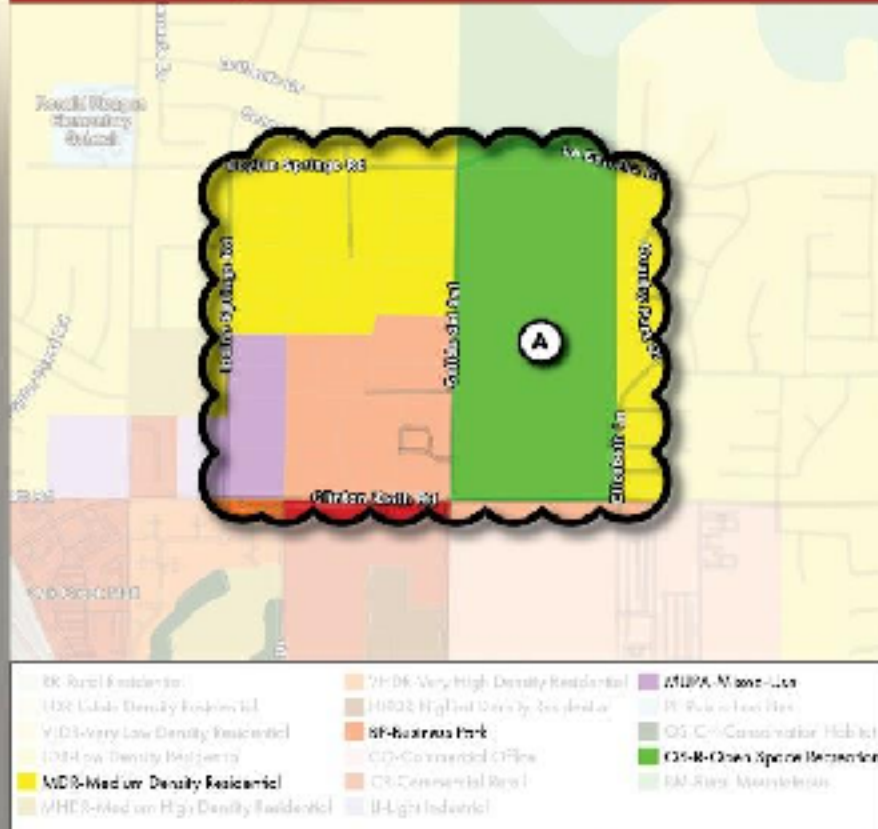
A Mount San Jacinto College Site

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FOCUS AREA 8

Existing Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

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

0
VOTES



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

0
VOTES

OTHER THOUGHTS OR IDEAS

residential in the back, with industrial flex along Clinton Keith

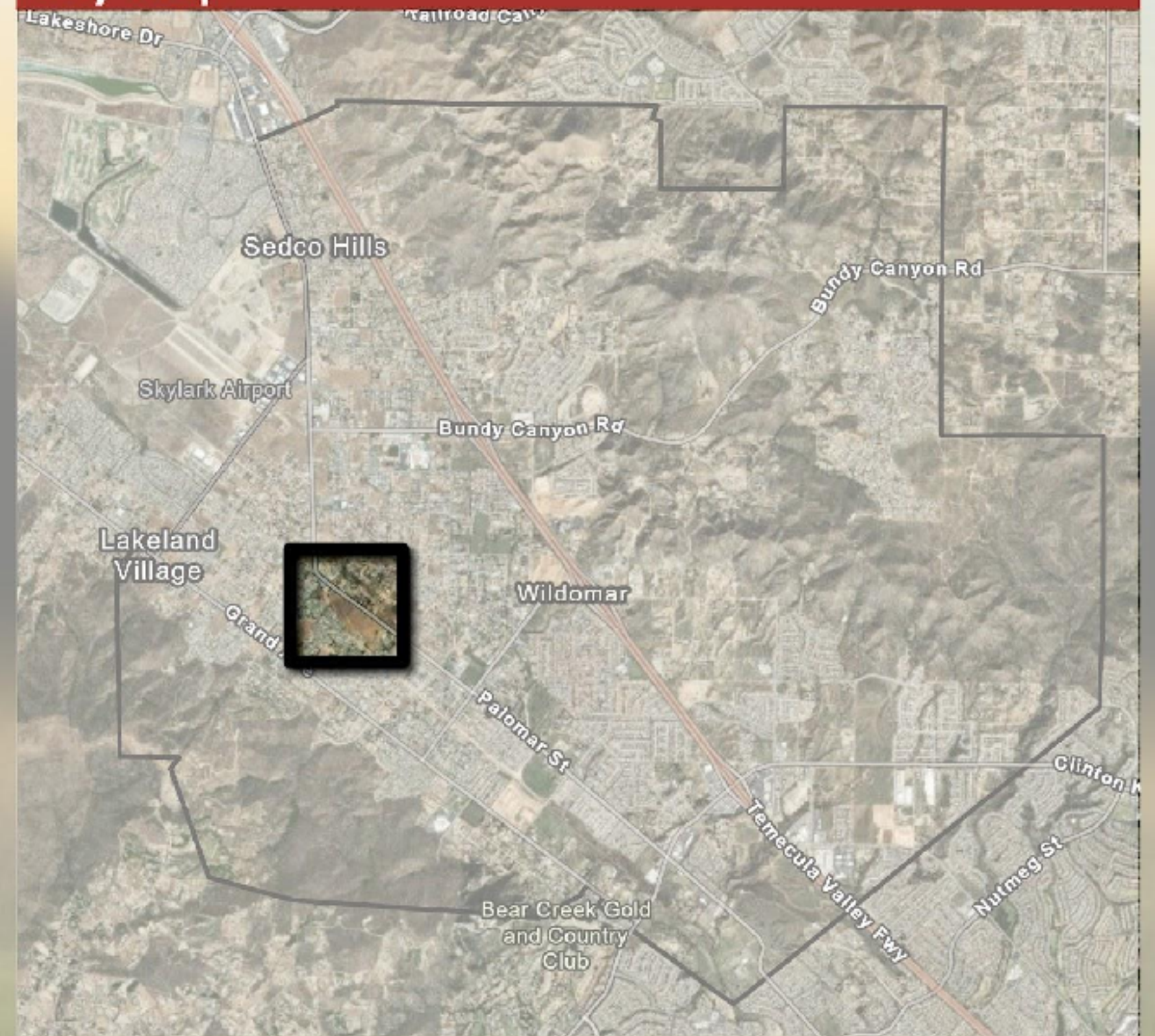
5
VOTES

FOCUS AREA 9

Key Considerations

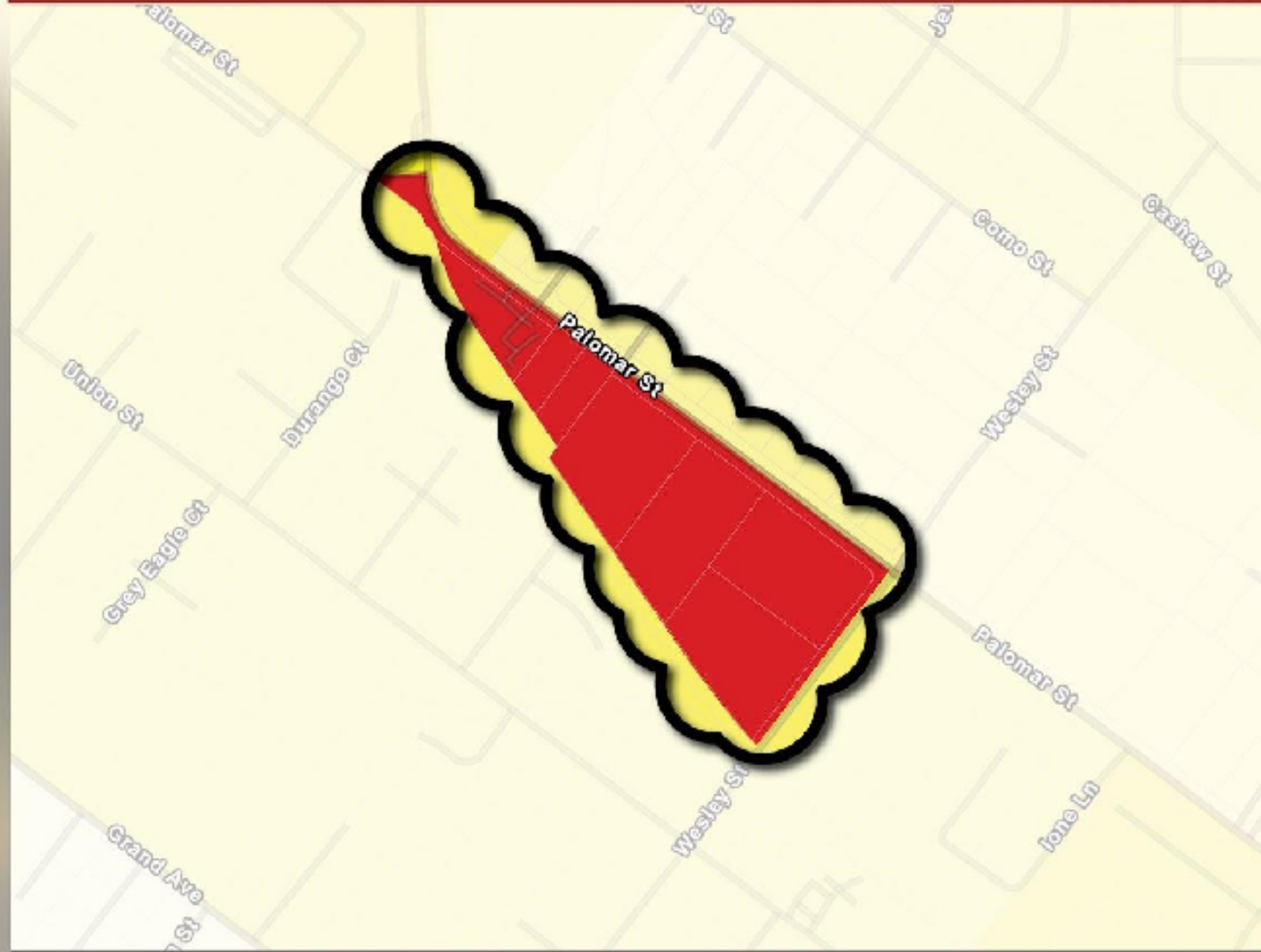
- Existing commercial uses at north end of focus area (U-haul, Round Up Liquor & Grocery, Gas Station)
- Rest of area is currently vacant
- Surrounded by single family homes

Key Map



FOCUS AREA 9

Current General Plan Land Use



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

A Existing Commercial Uses

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.

**prefer
similar
density**

5
VOTES



CONCEPT B: COMMERCIAL

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

X
VOTES

OTHER THOUGHTS OR IDEAS