

Wildomar's Guiding Principles

Envision Wildomar 2040



Do the Guiding Principles reflect your vision for Wildomar?

"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)

The following draft Guiding Principles will provide the framework for Wildomar's General Plan Update. Developed from the feedback received from hundreds of community members during the first several months of the General Plan Update project, these Guiding Principles elaborate on the City's Vision Statement and reflect the community's goals and aspirations for Wildomar over the next 20 years. Do the draft Guiding Principles reflect your vision of Wildomar? Place a sticker under each guiding principle to let us know whether you agree or disagree. Write on a sticky note and place additional comments or suggestions on the board.

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

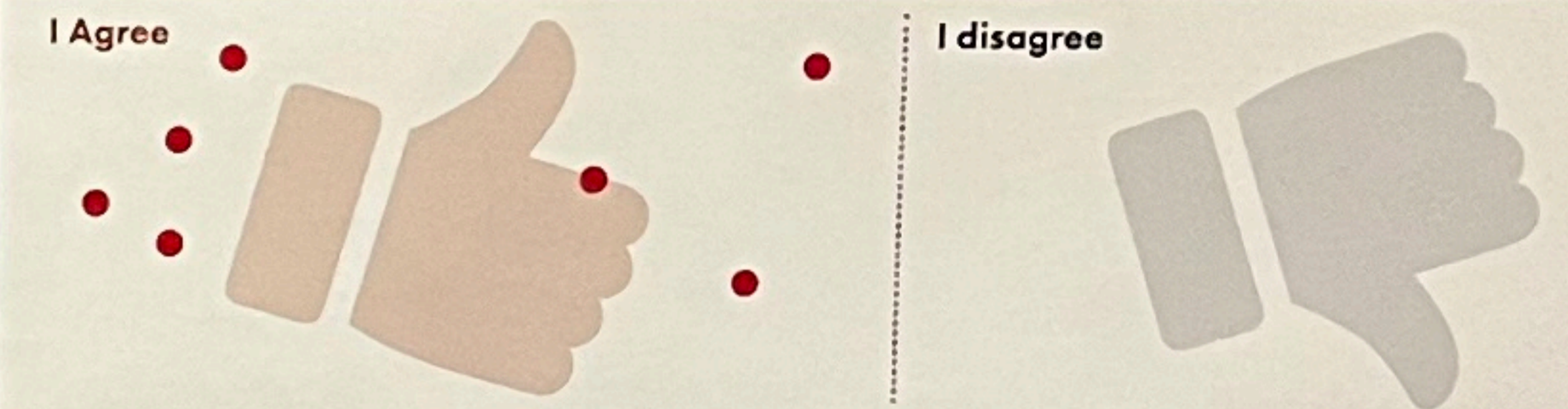
Community Character

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



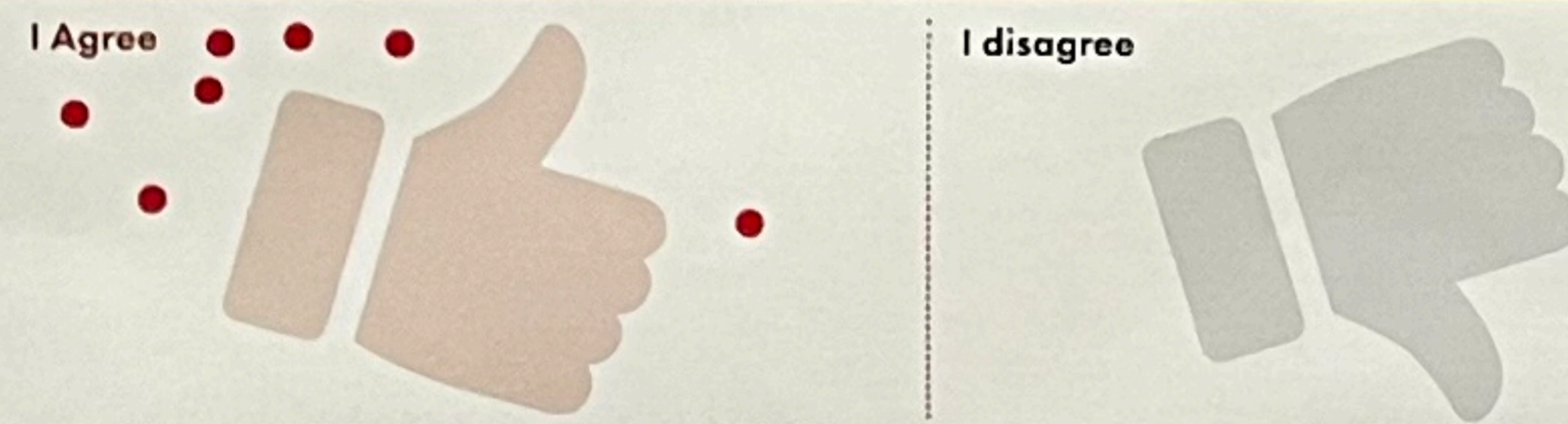
Growth, Land Use, & Development

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



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.



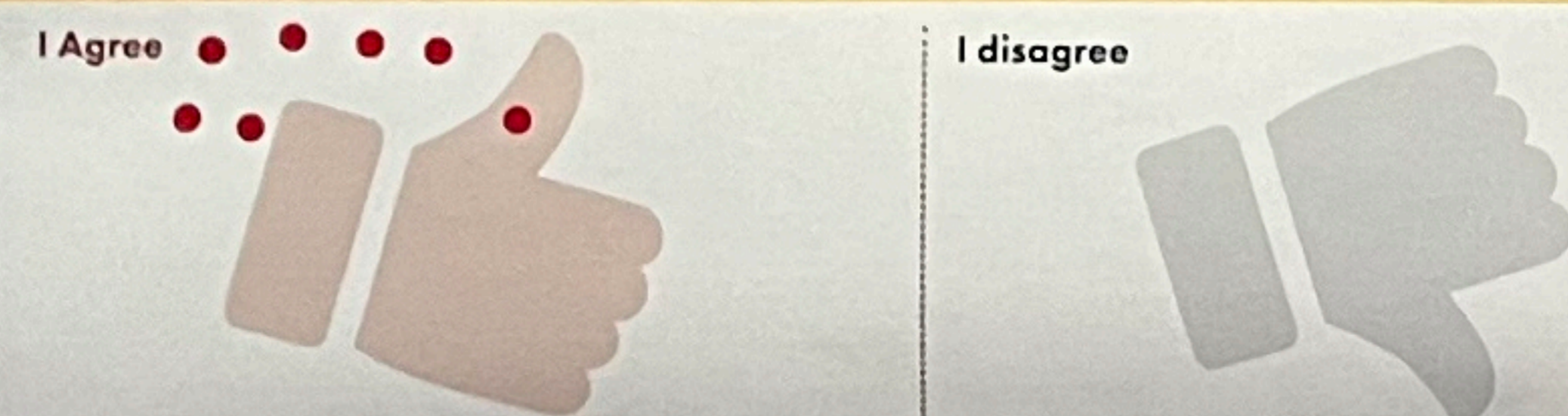
Economic Health

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.



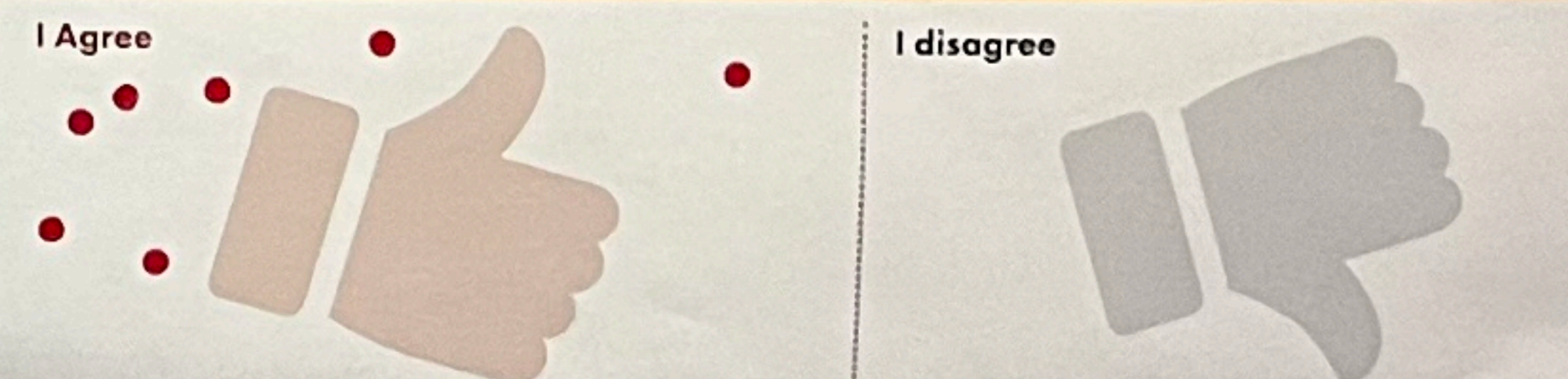
Environment

Protects the visual and ecological value of its natural resources.



Mobility

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



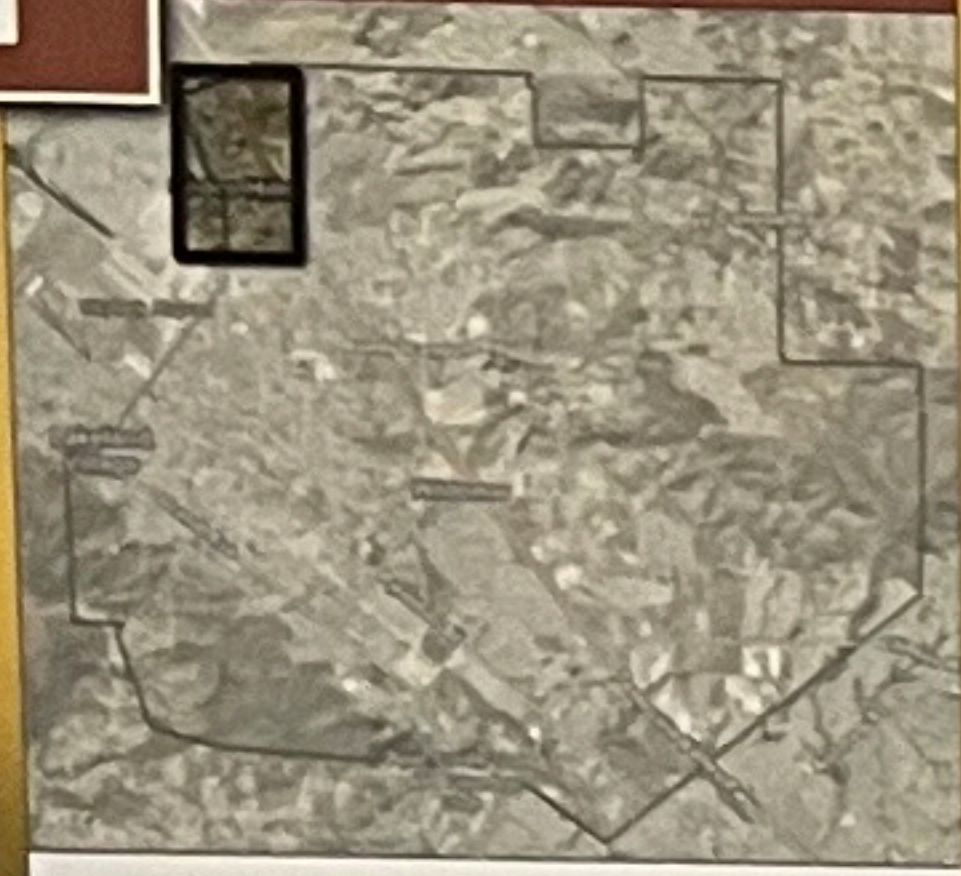
Focus Areas

Envision Wildomar 2040

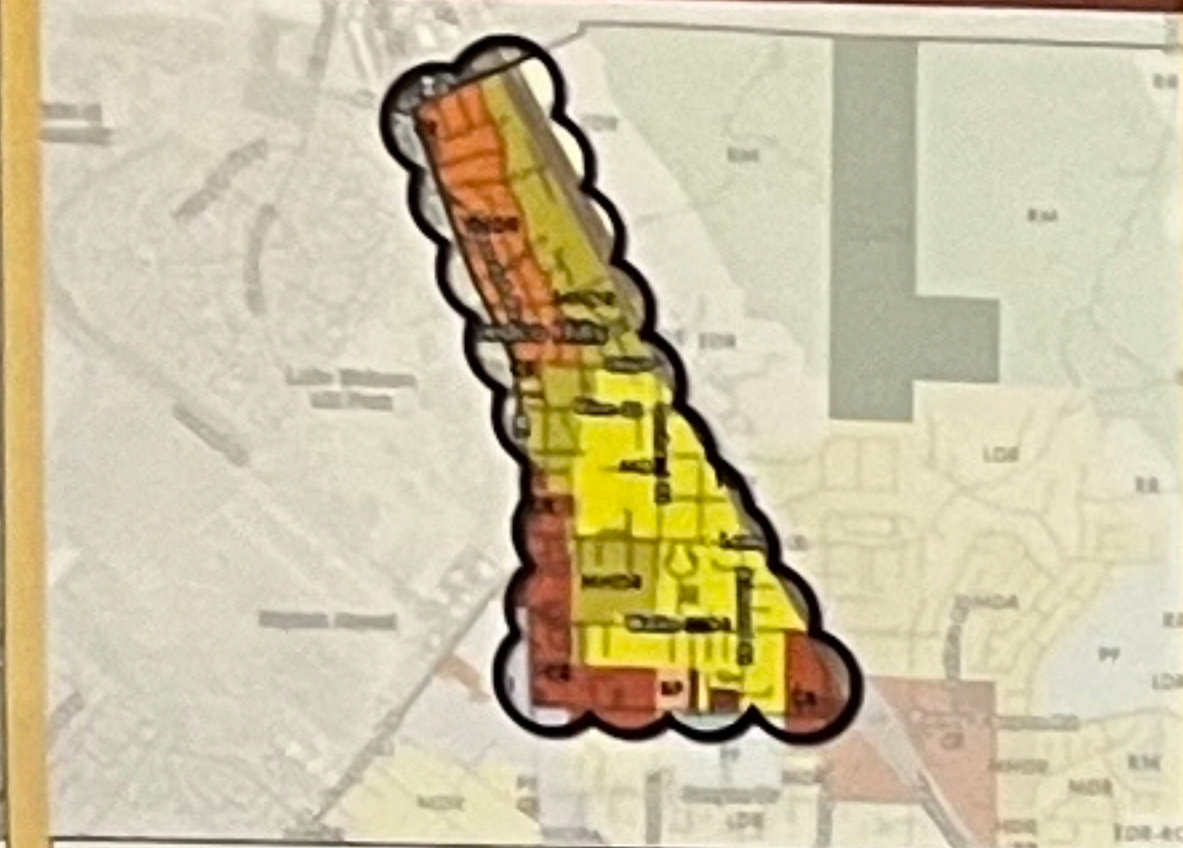


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Key Map



Current General Plan Land Use



Existing Land Use



<ul style="list-style-type: none"> RD-Rural Residential UDR-Very High Density Residential MDR-Medium Density Residential MHR-Medium High Density Residential 	<ul style="list-style-type: none"> SP-Business Park CI-Commercial Retail CH-Community Center CS-City Office AG-Agriculture CS-Clean Space & Recreation 	<ul style="list-style-type: none"> SI-Schools PS-Public Facilities CS-City Office CS-City Office CS-City Office CS-City Office CS-City Office 	<ul style="list-style-type: none"> Industrial Facilities Military Installations Education Vacant
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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? Place a dot next to your preferred option.



CONCEPT A: HIGHER DENSITY RESIDENTIAL
 Accommodate redevelopment with multi-family and attached residential types, without commercial uses. May require lot consolidation. *will require significant road + infrastructure investment roads will not currently support HDR*

Place a dot here to select your preferred concept.



CONCEPT B: LOWER DENSITY RESIDENTIAL
 Reduce allowed residential types to match the density that's there today.

Place a dot here to select your preferred concept.



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.

Place a dot here to select your preferred concept.

2

Key Map



Current General Plan Land Use



Existing Land Use



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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? Place a dot next to your preferred option.



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.

Place a dot here to select your preferred concept.



CONCEPT B: MIXED-USE
 Allow for a mix of commercial and residential uses in this area.

Place a dot here to select your preferred concept.

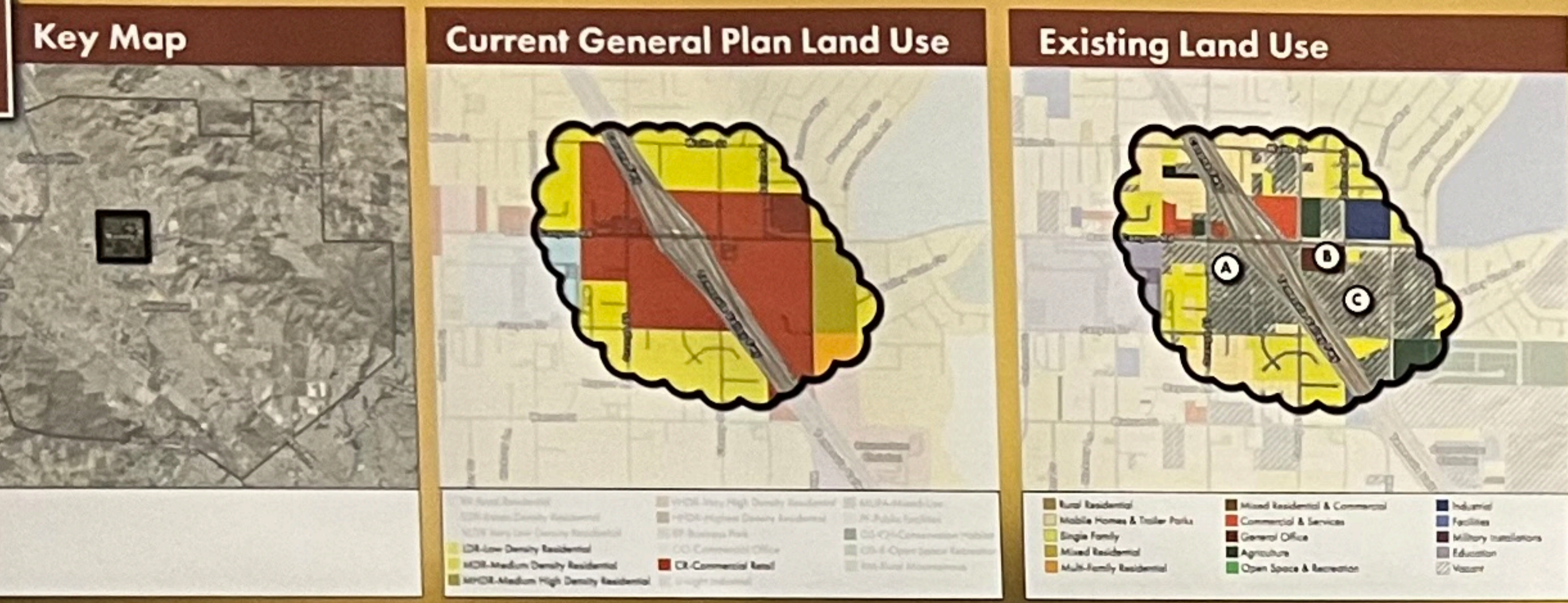
OTHER THOUGHTS?
 Write your comments below.

Focus Areas

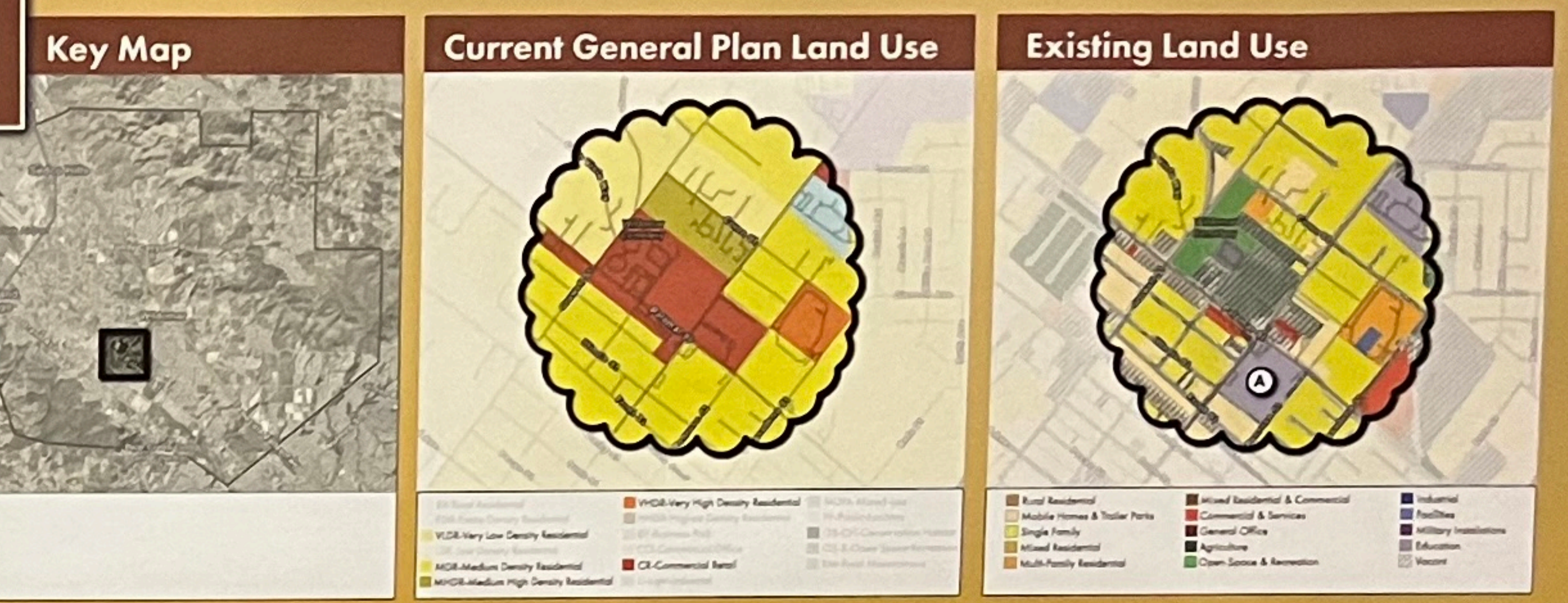
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4



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 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? Place a dot next to your preferred option.

CONCEPT A: COMMERCIAL CENTER
Protect this area as a retail center.

Place a dot here to select your preferred concept.

CONCEPT B: MIXED USE
Allow residential uses adjacent to or near commercial services. May limit the amount of commercial that takes place here.

Place a dot here to select your preferred concept.

What uses should be encouraged here? Place a dot next to your preferred option.

CONCEPT A: COMMERCIAL USES WITH EVENTS AND COMMUNITY SPACE
Allow commercial uses and encourage events and community space with a unique character and identity.

Place a dot here to select your preferred concept.

CONCEPT B: MIXED-USE
Allow for a mix of commercial and residential uses in this area.

Place a dot here to select your preferred concept.

OTHER THOUGHTS?
Write your comments below.

AREA B: Something other than fast food!

Sit down Rest. rents no fast food Grocery store

OTHER THOUGHTS?
Write your comments below.

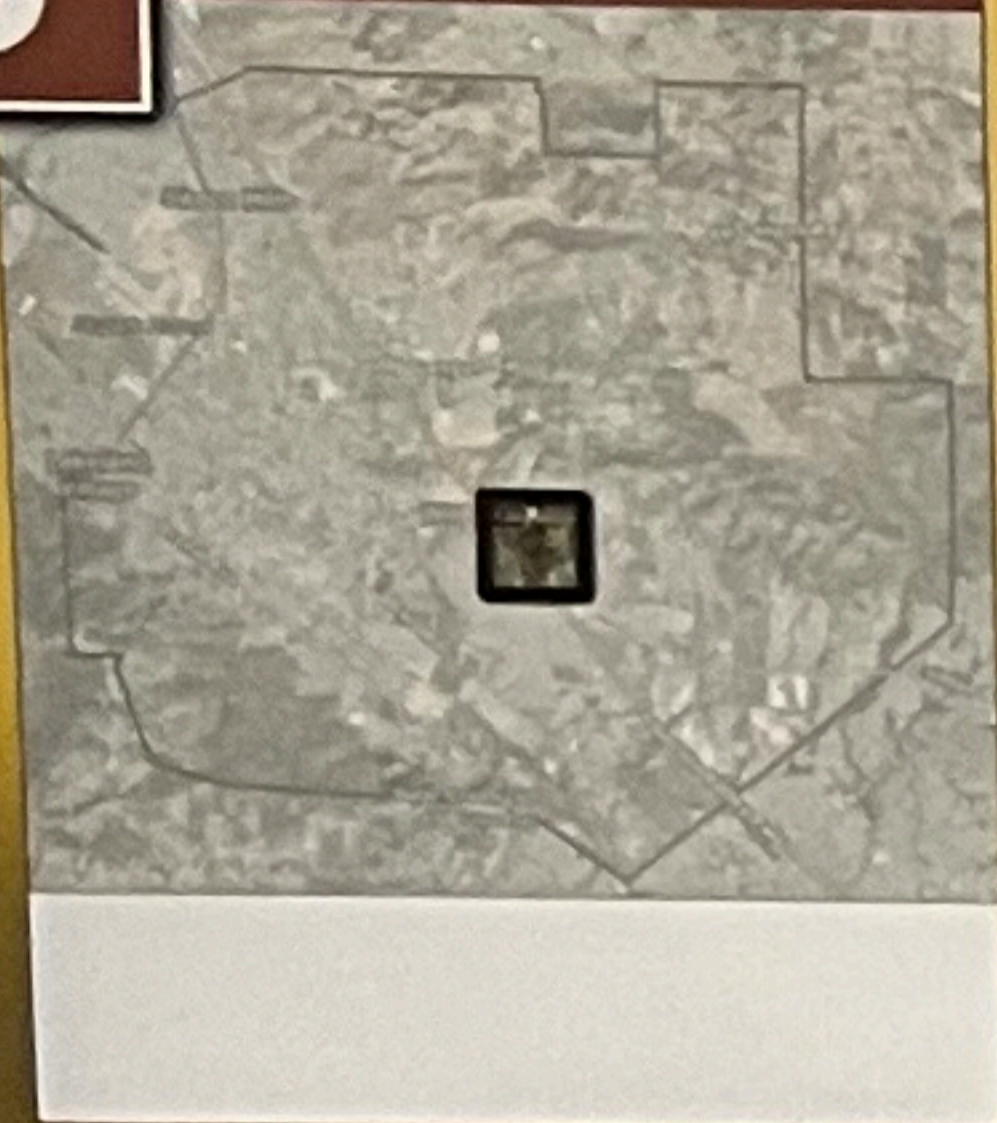
infrastructure urgently needed here drainage is horrible by WES

Focus Areas

Envision Wildomar 2040

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Key Map



Current General Plan Land Use



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? Place a dot next to your preferred option.



CONCEPT A: PRIMARILY COMMERCIAL USES
Protect this area as a retail center.

Place a dot here to select your preferred concept.



CONCEPT B: ALLOW A MIX OF USES
Allow a mix of residential and commercial uses.

Place a dot here to select your preferred concept.

OTHER THOUGHTS?
Write your comments below.

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Key Map



Current General Plan Land Use



Existing Land Use



Key Considerations

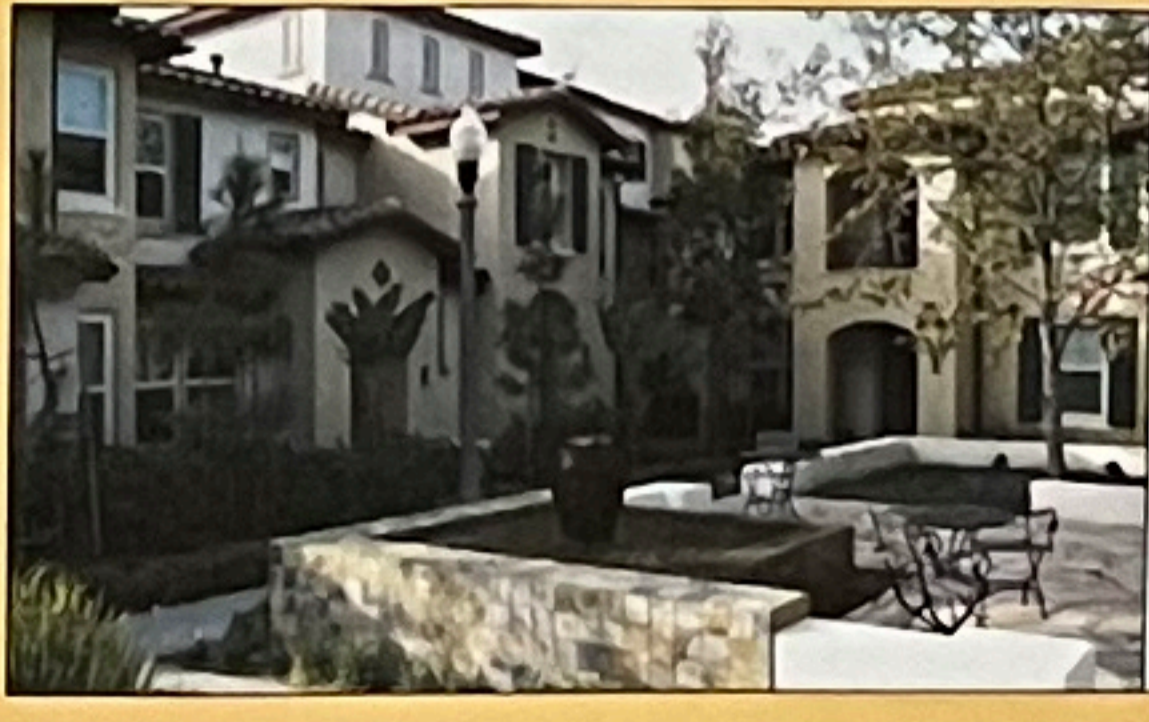
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

What uses should be encouraged here? Place a dot next to your preferred option.



CONCEPT A: MIXED-USE
Allow for mixed-uses throughout with higher density residential.

Place a dot here to select your preferred concept.



CONCEPT B: RESIDENTIAL
Primarily allow for single-family, townhome, and courtyard home residential types.

Place a dot here to select your preferred concept.

OTHER THOUGHTS?
Write your comments below.

Commercial Retail Along Highway 15 Freeway Open Space Along Freeway High Density Retail

Focus Areas

Envision Wildomar 2040



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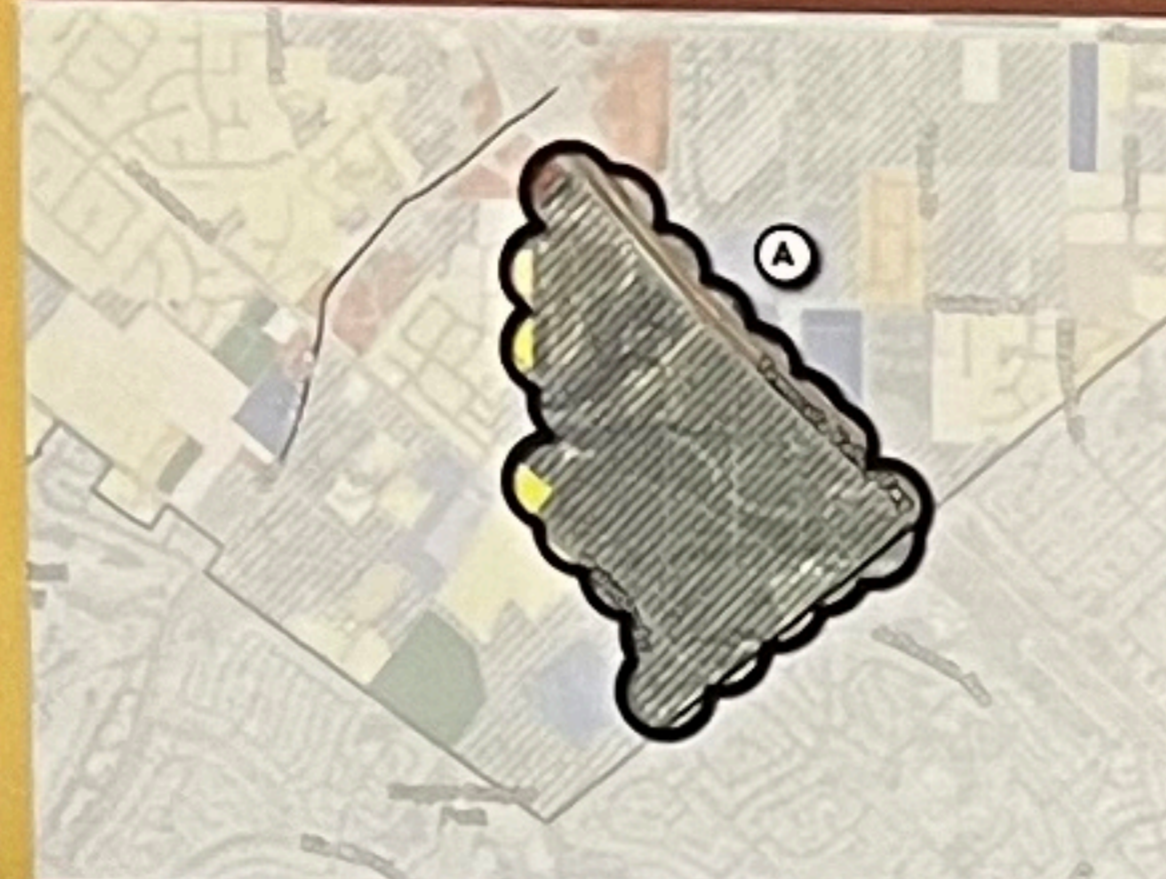
Key Map



Current General Plan Land Use



Existing Land Use



MSR-Medium Density Residential	MHQA-Higher Density Residential	MSR-Open Space Recreation	MSR-Open Space Recreation	MSR-Open Space Recreation	MSR-Open Space Recreation	MSR-Open Space Recreation
MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential
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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? Place a dot next to your preferred option.



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.

Place a dot here to select your preferred concept.



CONCEPT B: MIXED USE

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

Place a dot here to select your preferred concept.

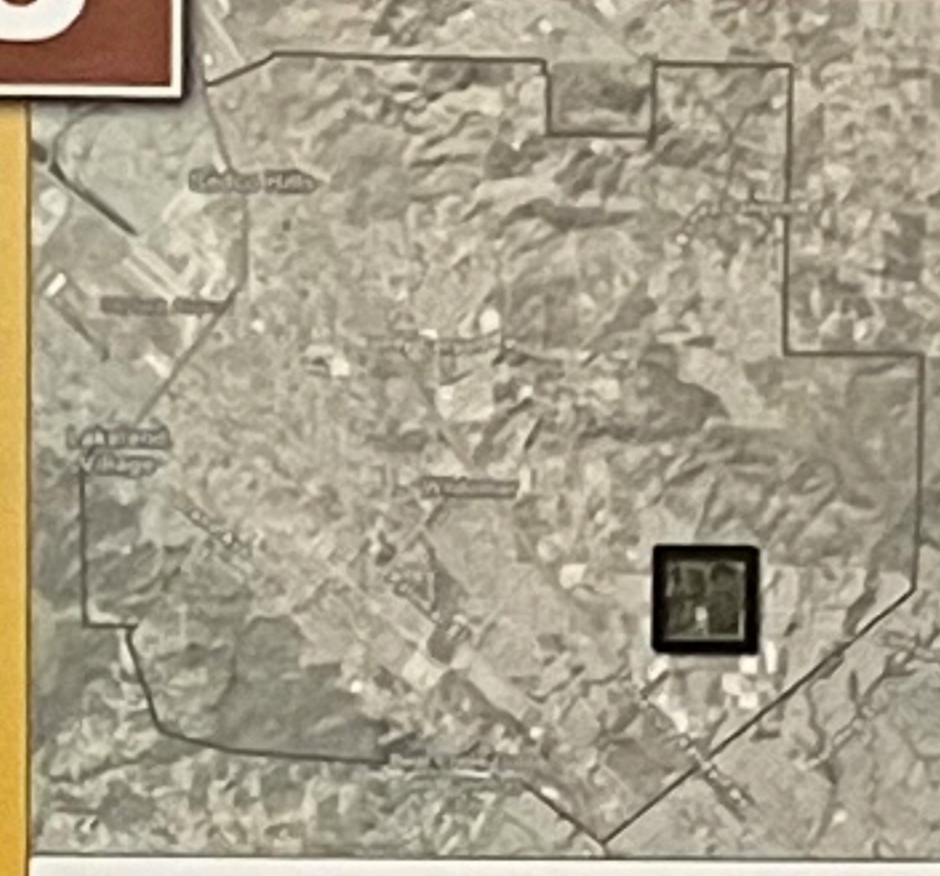
OTHER THOUGHTS?

Write your comments below.

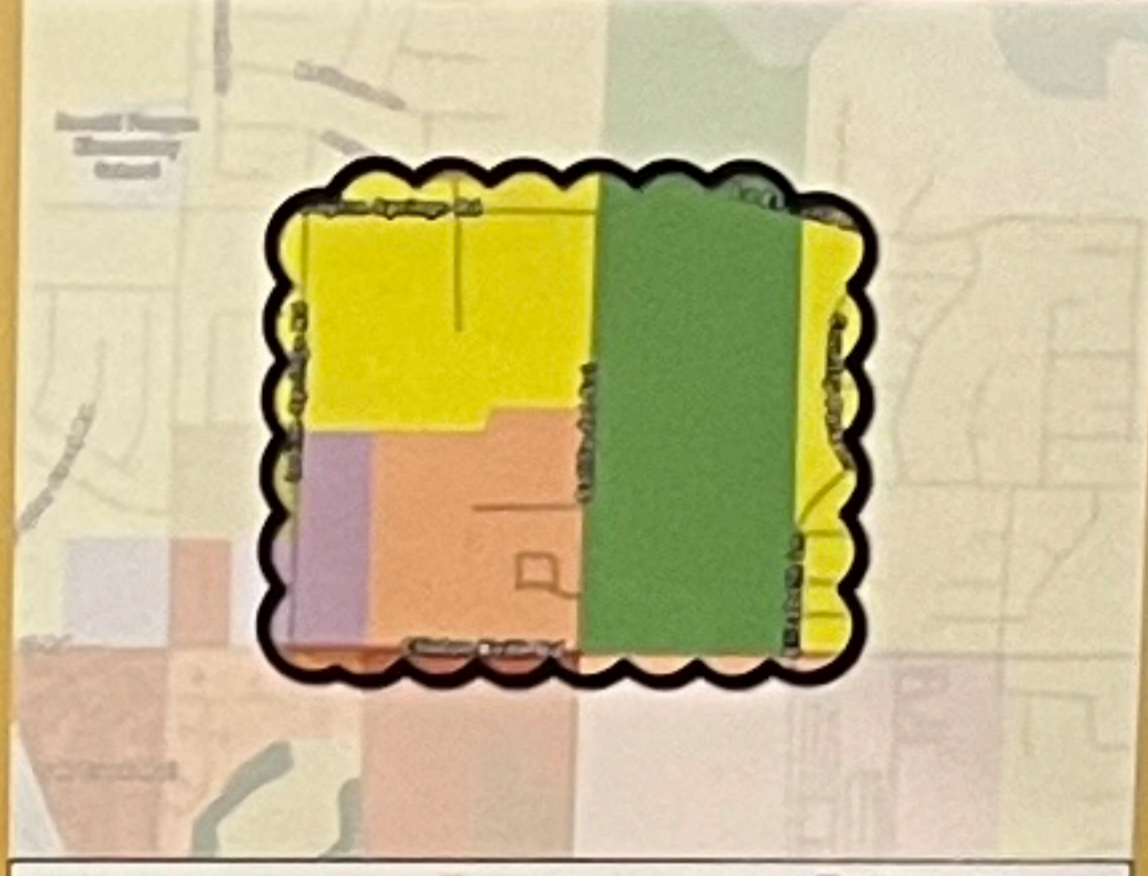
Green belts please

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Key Map



Current General Plan Land Use



Existing Land Use



MSR-Medium Density Residential	MHQA-Higher Density Residential	MSR-Open Space Recreation	MSR-Open Space Recreation	MSR-Open Space Recreation	MSR-Open Space Recreation	MSR-Open Space Recreation
MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential	MSR-Medium Density Residential
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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? Place a dot next to your preferred option.



CONCEPT A: INDUSTRIAL FLEX

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

Place a dot here to select your preferred concept.



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

Place a dot here to select your preferred concept.

OTHER THOUGHTS?

Write your comments below.

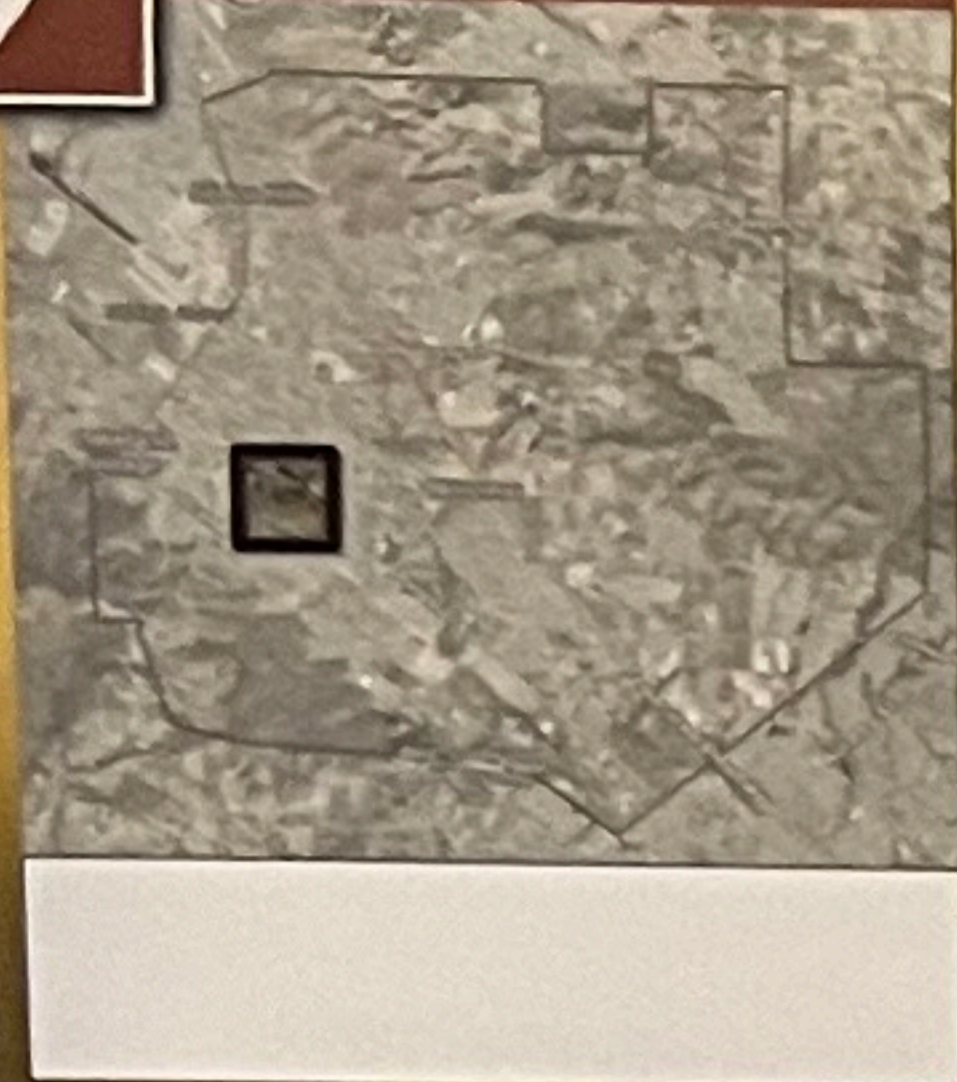
Focus Areas

Envision Wildomar 2040



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Key Map



Current General Plan Land Use



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? Place a dot next to your preferred option.



CONCEPT A: RESIDENTIAL
 Preserve existing commercial and allow residential uses consistent with surrounding residential uses.

Place a dot here to select your preferred concept.



CONCEPT B: COMMERCIAL
 Continue to allow commercial uses throughout the area, while precluding residential. *with park along creek*

Place a dot here to select your preferred concept.

OTHER THOUGHTS?

Write your comments below. *Mixed use? Retail/Commercial along mainfares w/ residential in proximity*

TELL US MORE

*Food Desert in this area
 dining options needed (near park)
 open air market space?*

Map 3: Existing Land Use



Wildomar City Boundary

Current General Plan Land Use Designations

Residential

- Rural Residential
- Mobile Homes and Trailer Parks
- Single Family Residential
- Mixed Residential
- Multi-Family Residential
- Mixed Residential and Commercial
- Very High Density Residential
- Highest Density Residential

Commercial

- Commercial and Services
- General Office

Agriculture + Open Space

- Agriculture
- Open Space and Recreation

Other

- Industrial
- Facilities
- Military Installations
- Education
- Transportation, Communications, and Utilities
- Under Construction
- Vacant



There is about 2,000 horses in wildomar preserve these Trails

