



# Citywide Workshop #2

## Land Use and Focus Areas

November 10, 2022

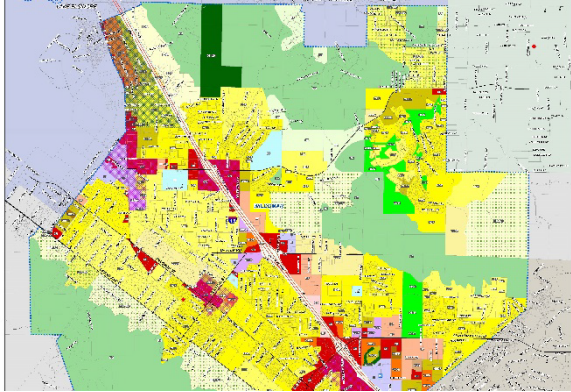
# Agenda

- 1. General Plan Overview**
- 2. Public Engagement Activities**
- 3. Vision Statement and Guiding Principles**
- 4. Draft Land Use Clean Up Changes**
- 5. Draft Focus Areas**
- 6. Station Overview and Open House**

# General Plan Overview

# General Plan Overview

## LAND USE



## CIRCULATION



## ECONOMIC DEVELOPMENT



## CONSERVATION



## OPEN SPACE



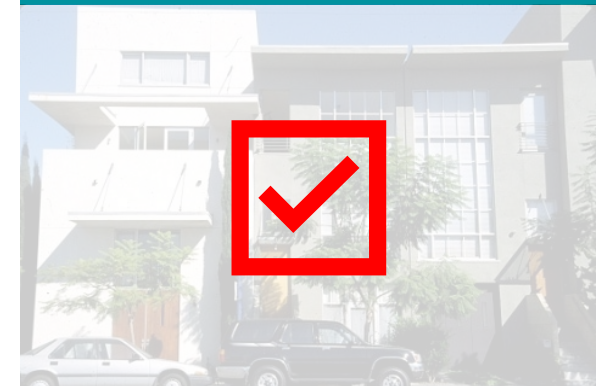
## NOISE



## SAFETY



## HOUSING



# General Plan Overview

- **Vision**

- Articulation of the core values and desires of the community expressed as an image of the future it wishes to create

- **Goals**

- An ideal future end related to the public health, safety, or general welfare.
- A general expression of community values and may be abstract in nature.
- Generally, not quantifiable or time dependent.

- **Policies**

- Specific statement that guides decision-making
- Commitment to a particular course of action

- **Implementation Programs**

- Action, procedure, program, or technique that carries out general plan policy

# Work Program Schedule



# Public Engagement Activities

# Public Participation Program

## How we are engaging the community:

- General Plan Advisory Group
- Community Workshops: In-Person and Virtual
- Pop-Up Events
- Stakeholder Interviews
- Online Surveys
- Social Media
- Project Branding and Collateral Materials
- Project Website: [envisionwildomar2040.com](http://envisionwildomar2040.com)

**Help us spread the word!**





# Public Participation Program

## Previous Activities

- **General Plan Advisory Group Meetings**
  - 6/16 – Visioning
  - 9/15 – Land Use and Focus Areas
  - 10/10 – Land Use and Focus Areas Part 2
- **Community Pop-ups**
  - 6/14 – Coffee w/ the City
  - 7/19 – Wildomar's 14<sup>th</sup> Birthday Celebration
  - 9/17 – Mariachi Night
- **Citywide Workshops** (In-person & Virtual)
  - June 2022 - Visioning, Land Use, Open Space, Circulation
- **Surveys**
  - June-August – Visioning (222 responses received)
- **Stakeholder Interviews**
  - June-August – 15 Interviews completed



# **Vision Statement & Guiding Principles**

# 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 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)

## 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
- Draft Land Use Plan Clean Up
- Consider Potential Focus Areas

# Current General Plan Land Use

## Residential

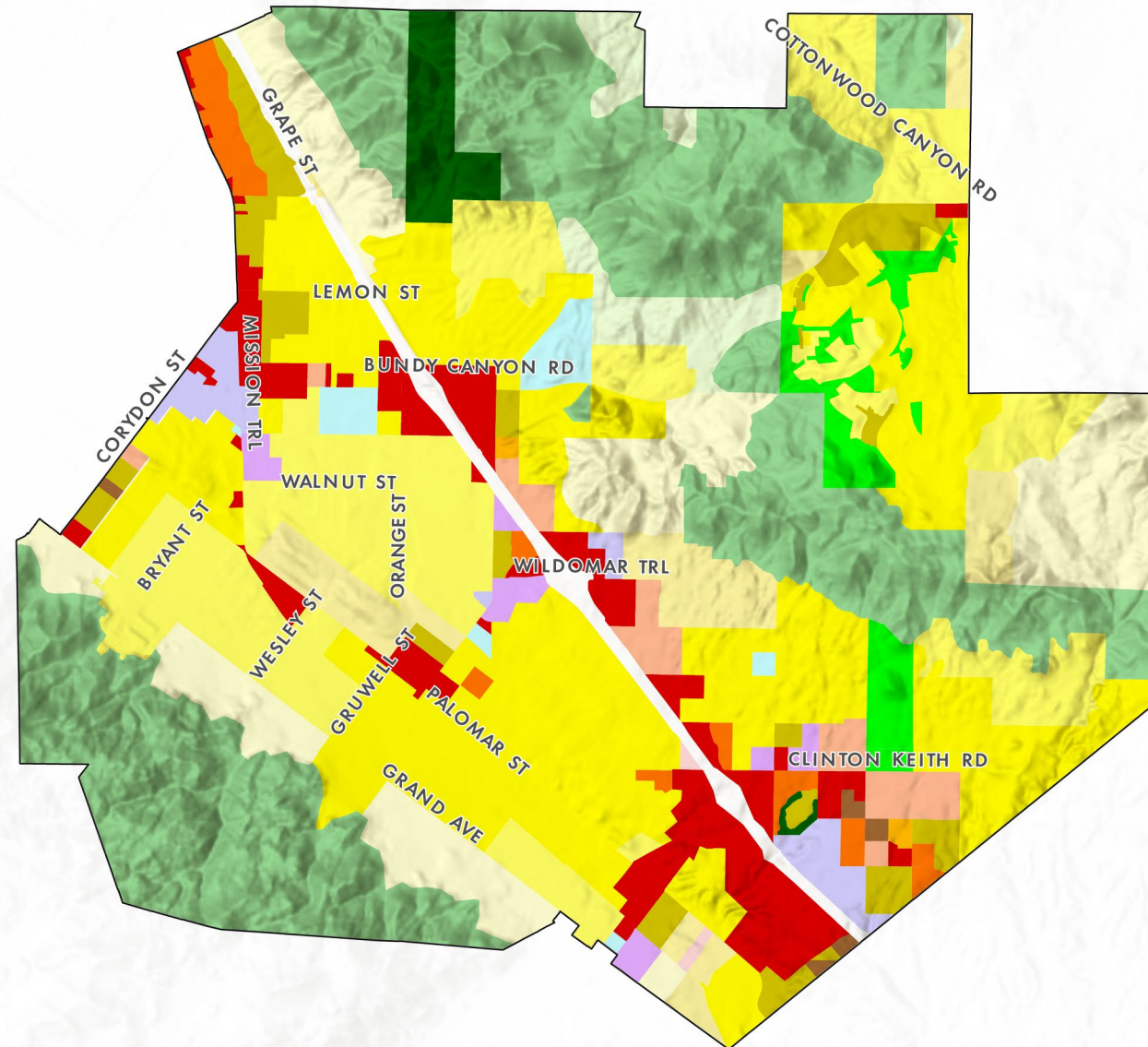
- RR: Rural Residential
- EDR: Estate Density Residential, 2 du/ac
- EDR-RC: Estate Density Residential, 2 du/ac
- VLDR: Very Low Density Residential, 1 du/ac
- VLDR-RC: Very Low Density Residential, 1 du/ac
- LDR: Low Density Residential, 1 du/ac
- LDR-RC: Low Density Residential, 1 du/ac
- MDR: Medium 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

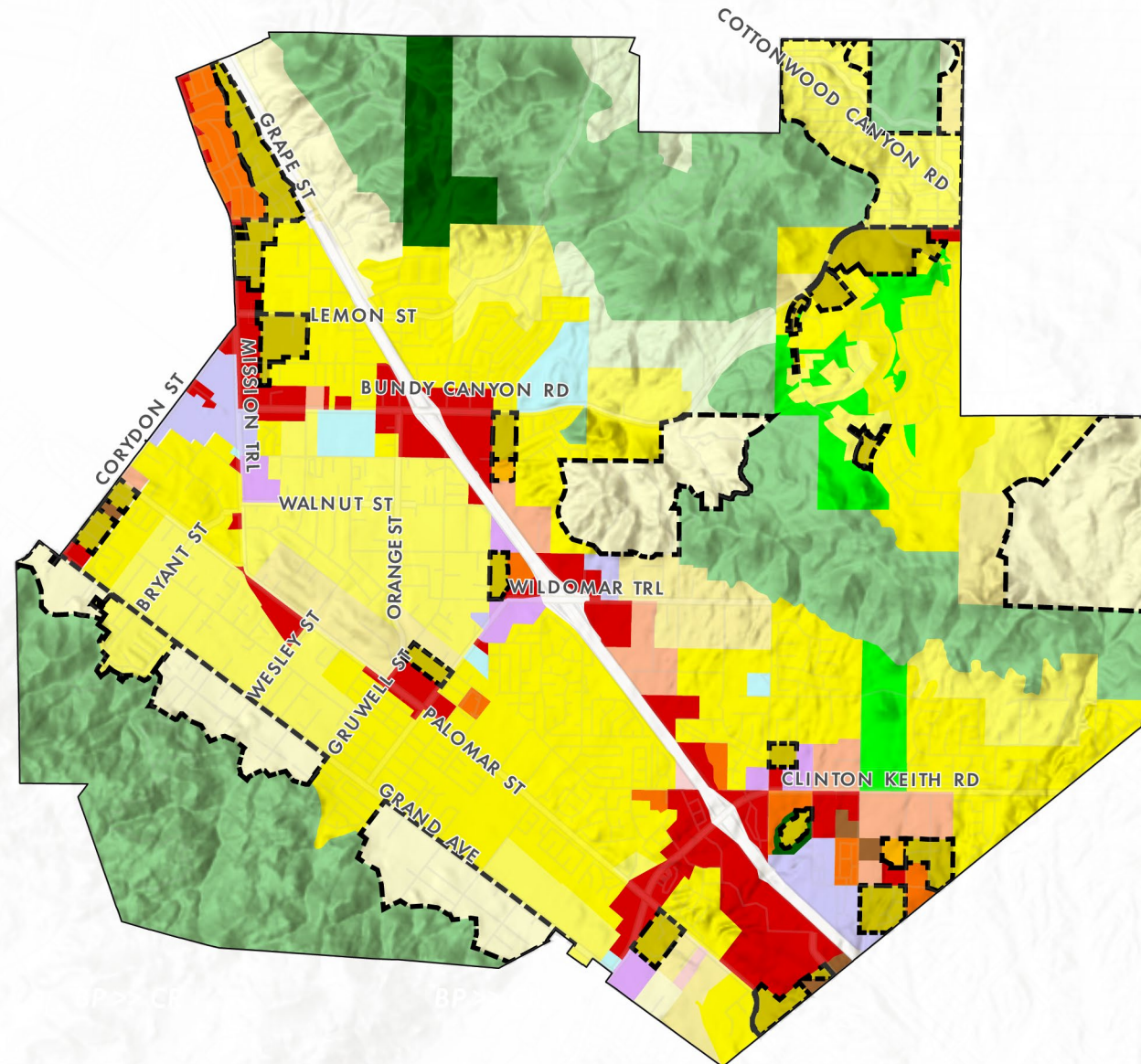
- RM: Rural Mountains, 10 ac min
- RR: Rural Residential, 5 ac min
- EDR: Estate Density Residential, 2 du/ac
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# Proposed Residential Consolidation

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
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MHDR: Medium High Density Residential	5-8 du/ac	MHDR: Medium High Density Residential	5-14 du/ac
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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

- Land Use conversion table is available at Station 2
- 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, <del>townhouses,</del> 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 <del>and</del> <del>multifamily</del> attached <del>and</del> <del>detached</del> 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 Plan Clean Up

## Residential

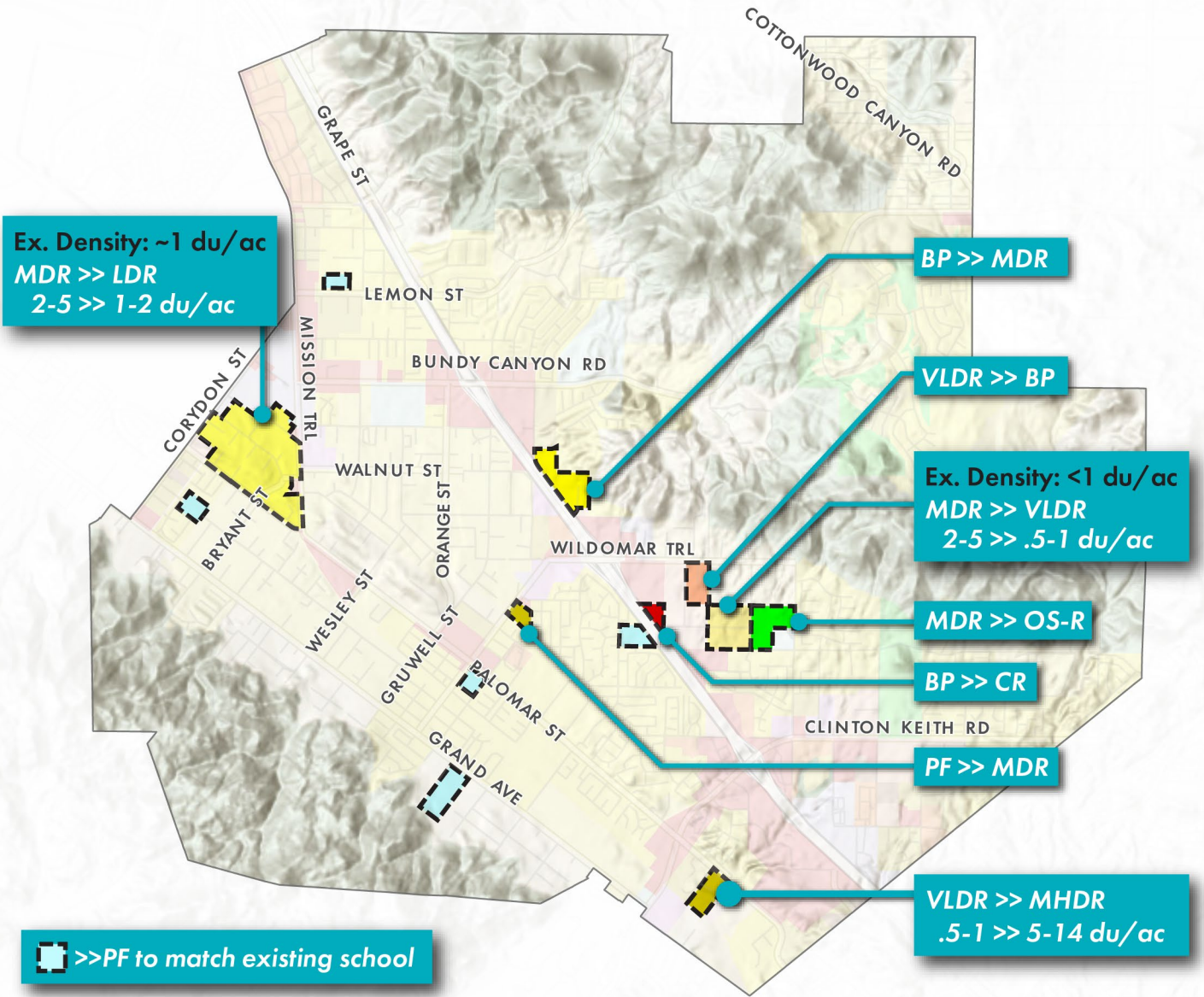
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- LLR: Large Lot Residential, 1 du/5 ac
- EDR: Estate Density Residential, 1 du/2-5 ac
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# Focus Areas

# 'Stable' Residential Areas

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**'Stable'  
Residential  
Areas**

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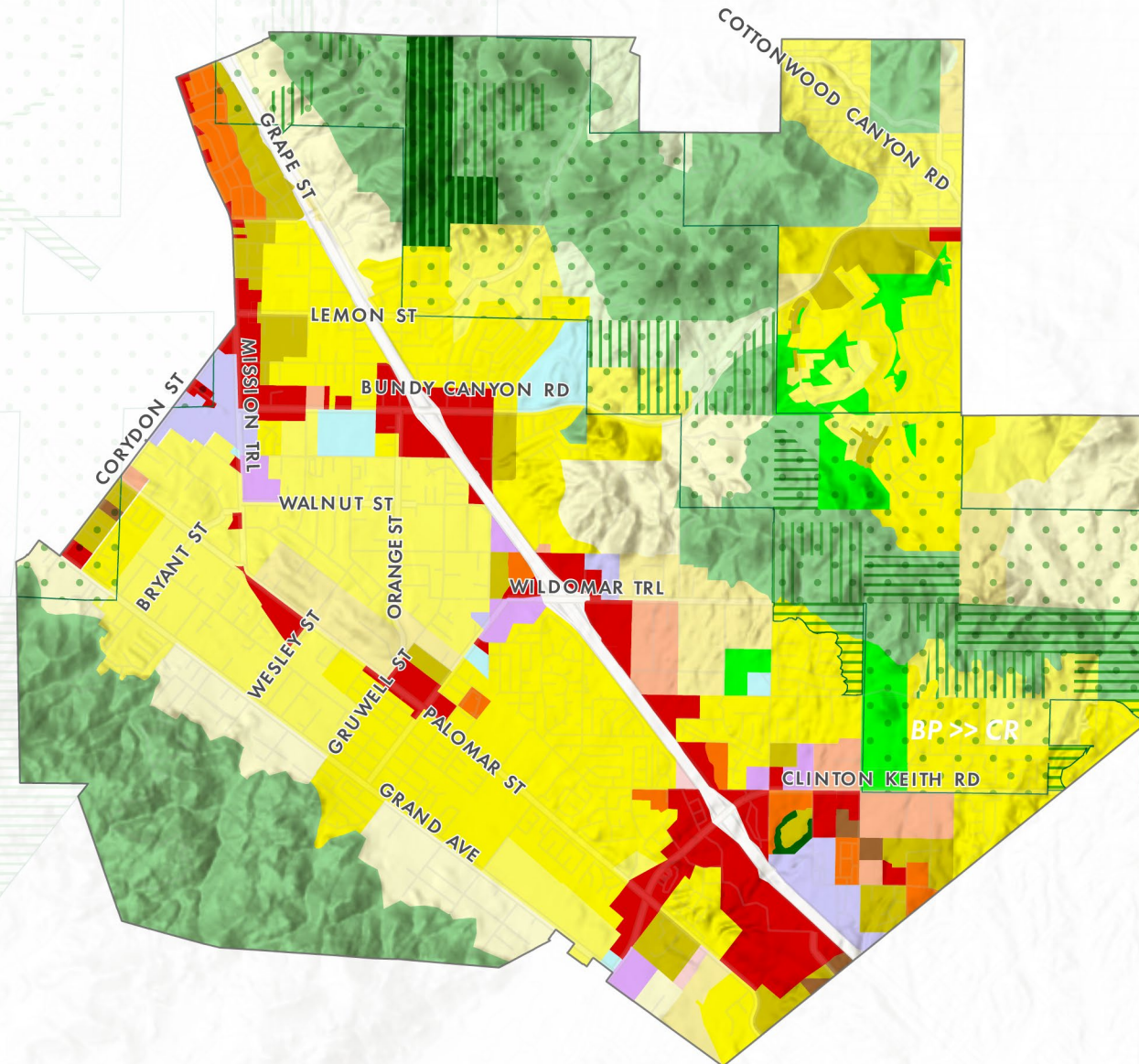
## Open Space / Rural

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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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Residential  
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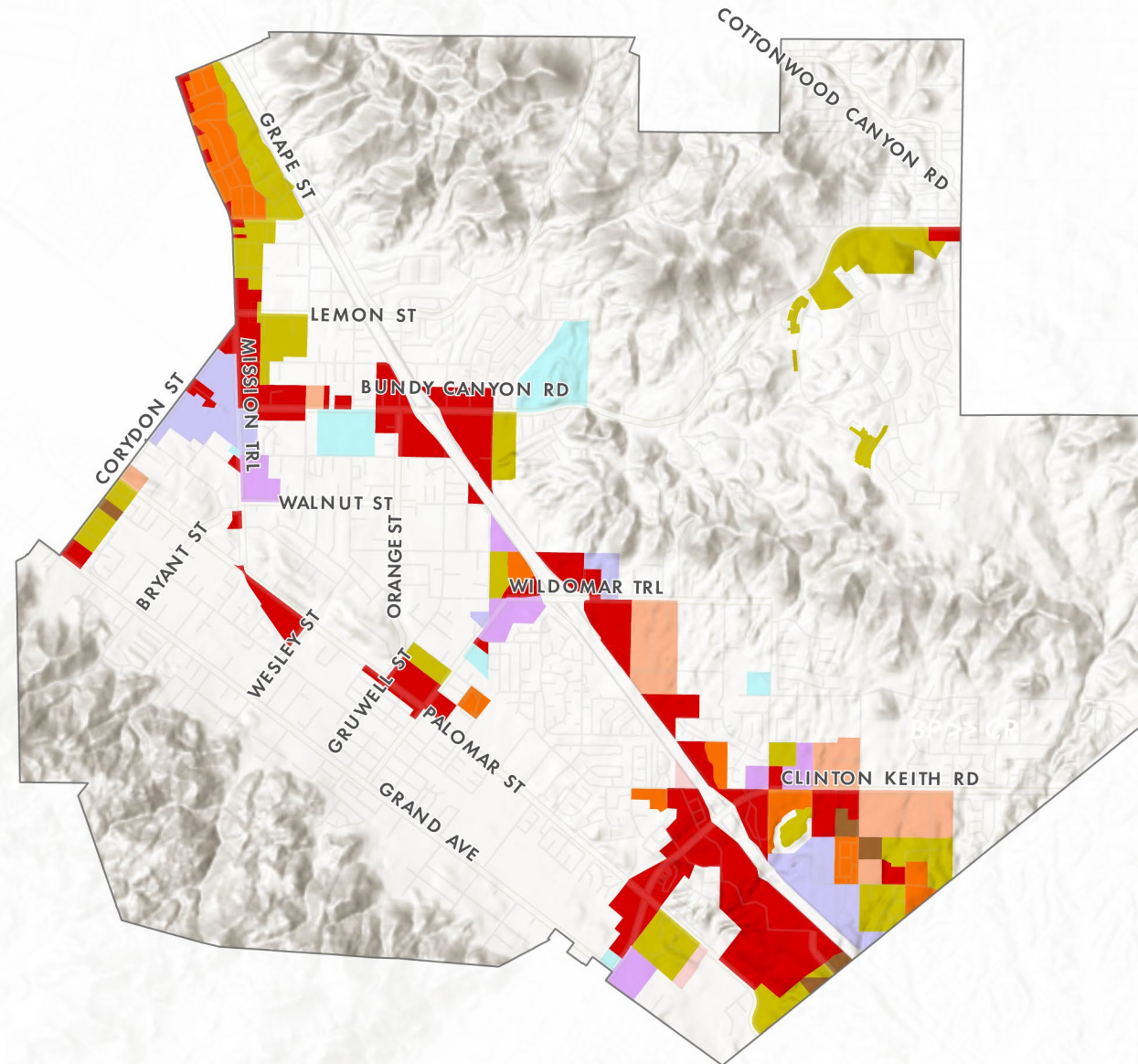
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## Conservation Areas

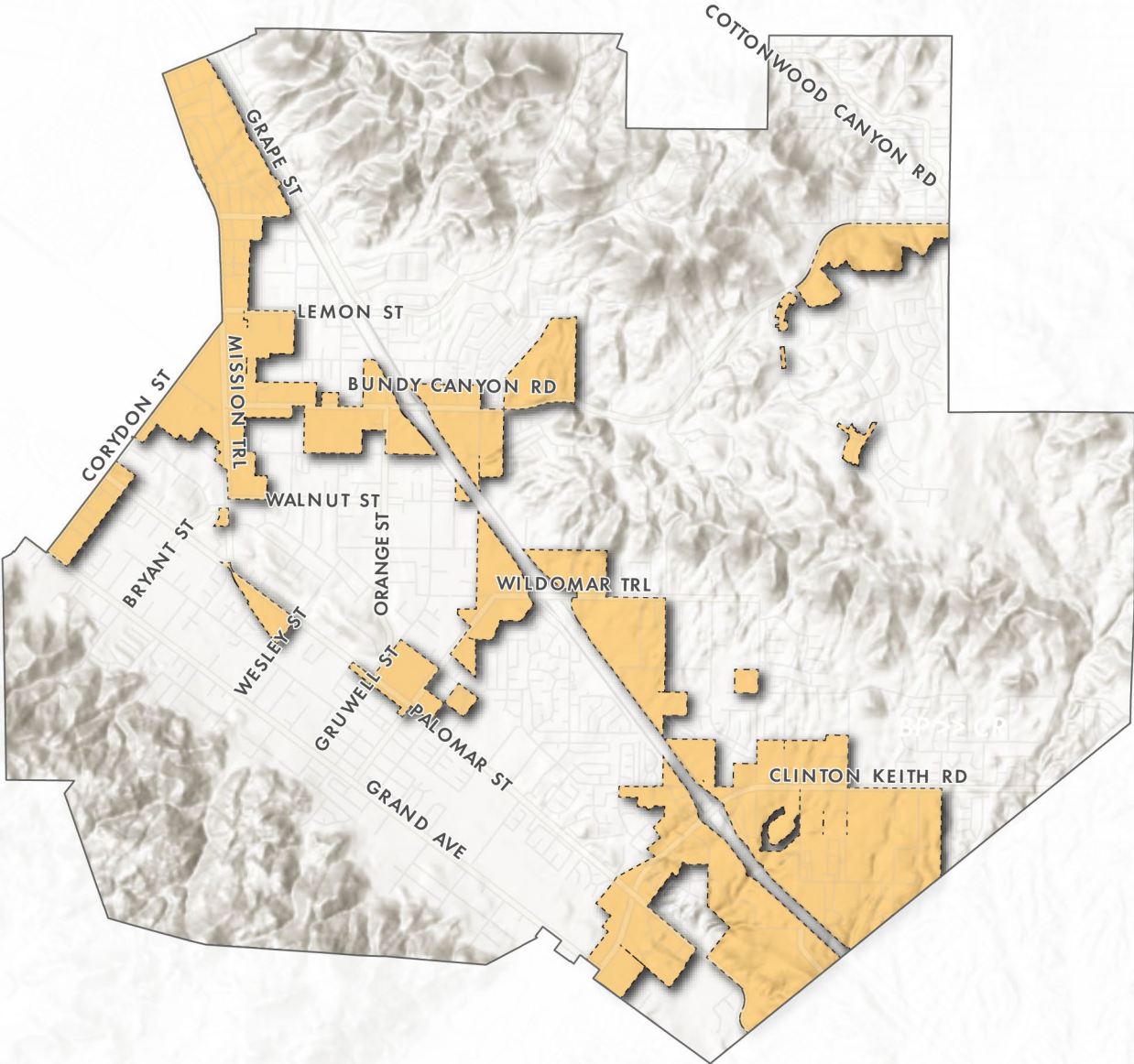
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# Areas of Potential Change

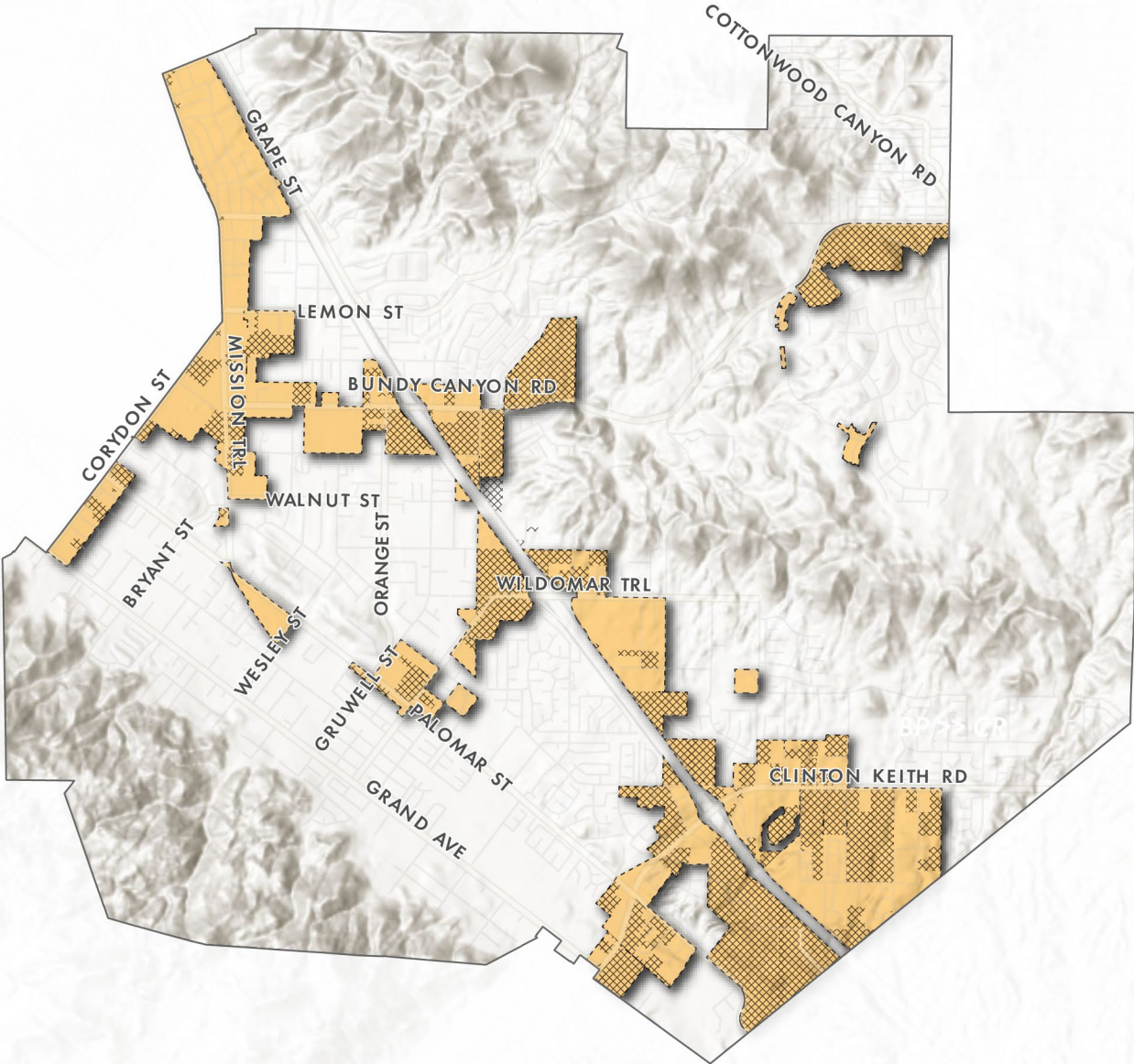
Areas of Potential Change



# Areas of Potential Change

 **Areas of Potential Change**

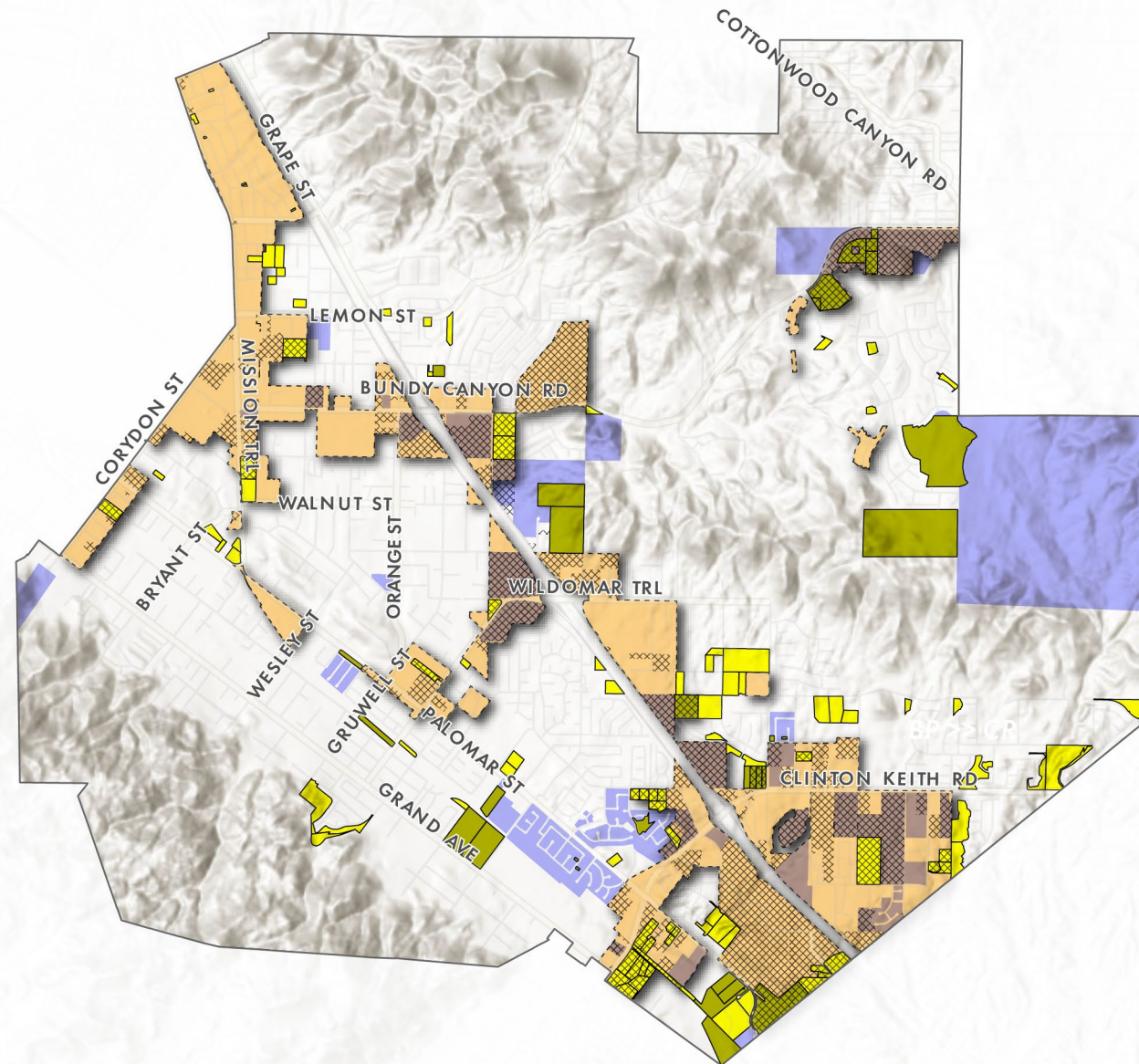
 **Vacant Land**  
*(Within Areas of Potential Change)*





# Focus Areas

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

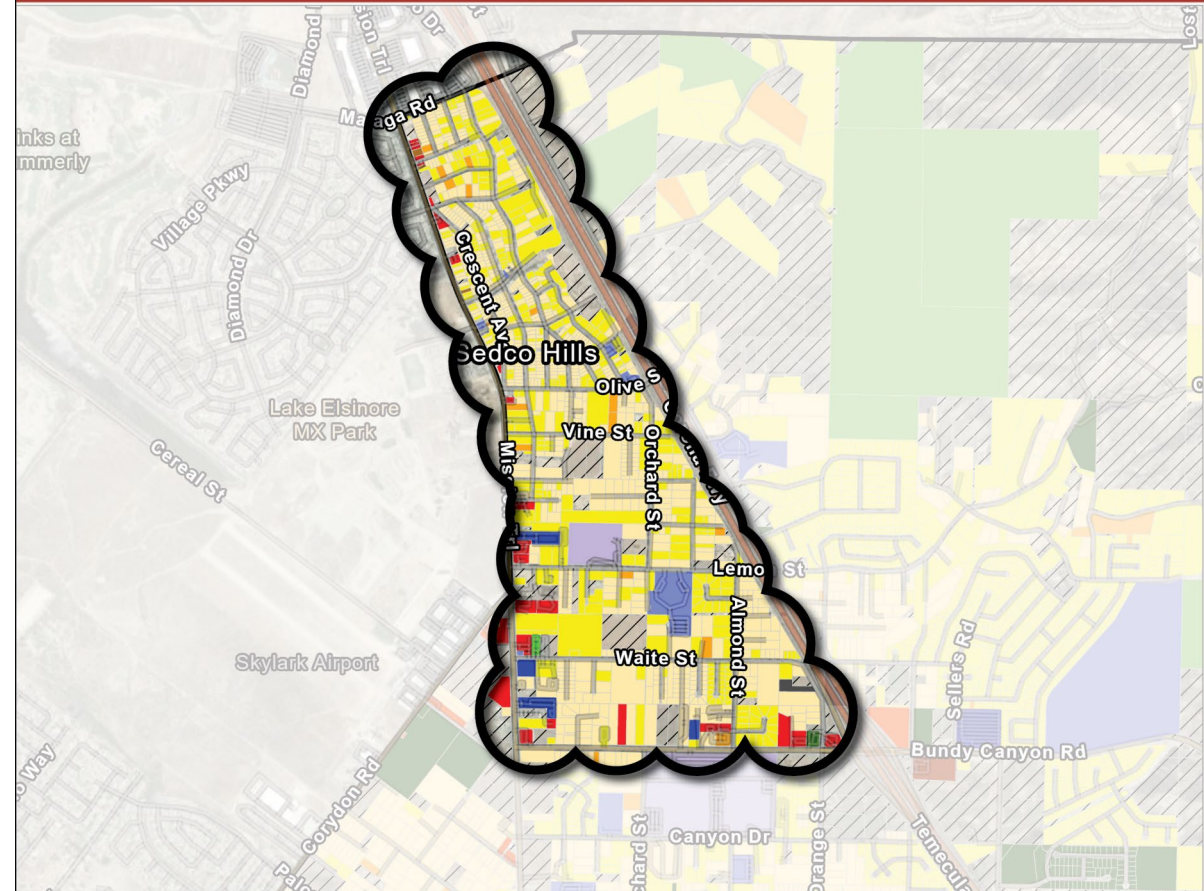




# Focus Area 1

- Historically under-served 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

## Existing Land Use

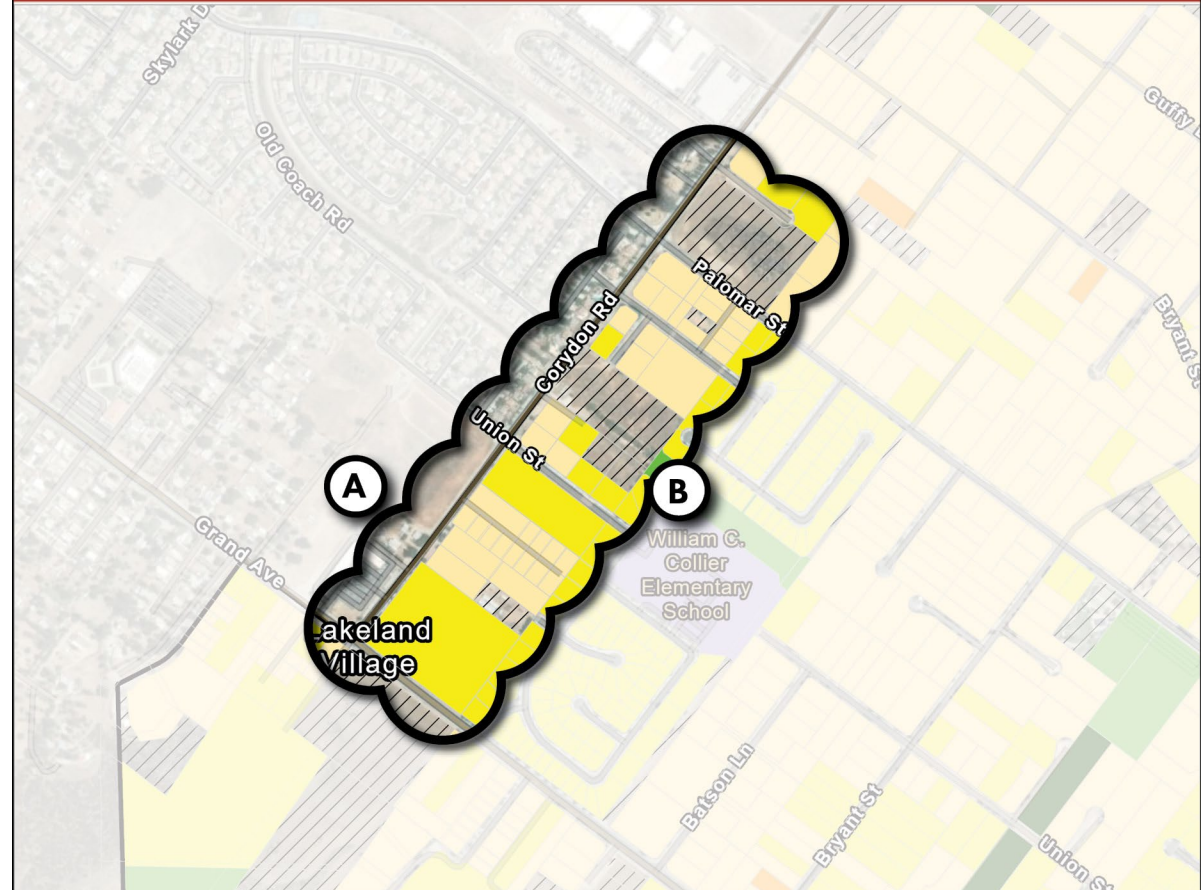


Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

# Focus Area 2

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

## Existing Land Use

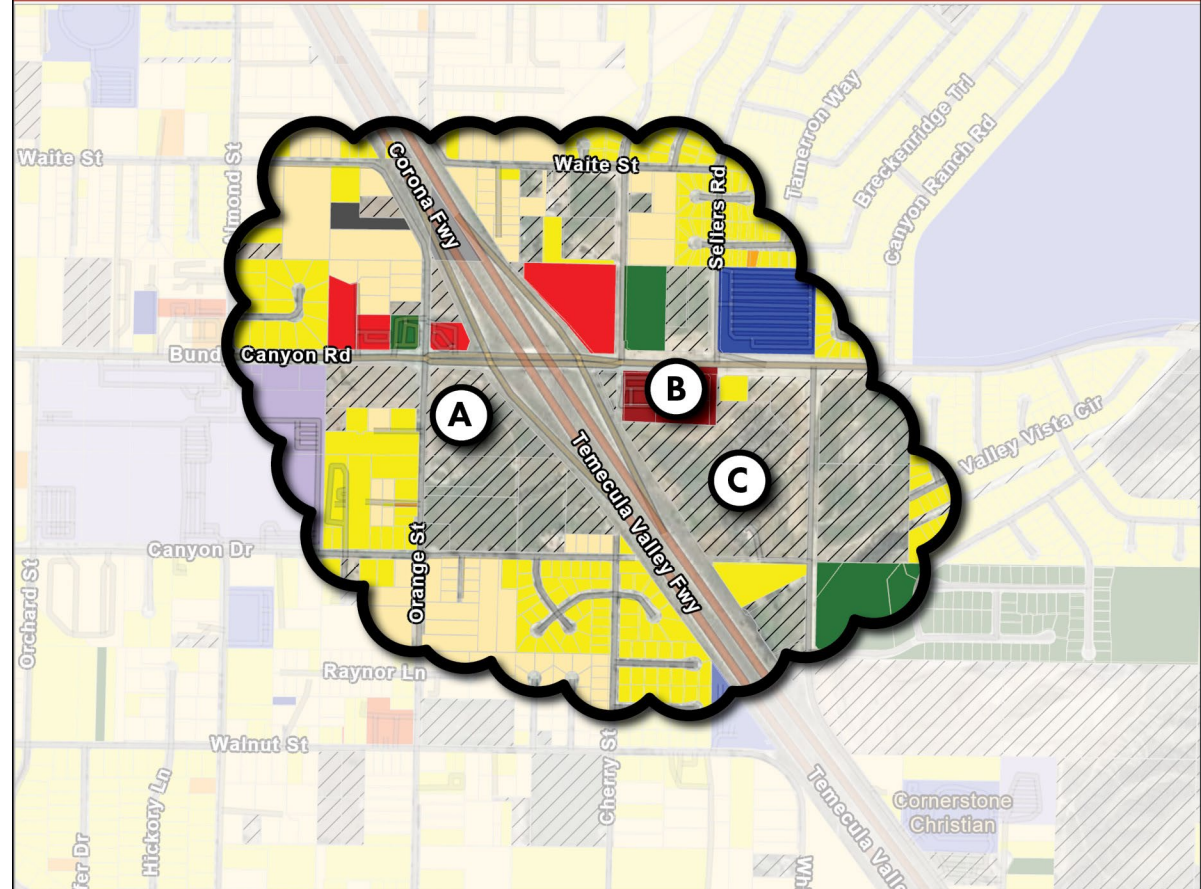


■ Rural Residential	■ Mixed Residential & Commercial	■ Industrial
■ Mobile Homes & Trailer Parks	■ Commercial & Services	■ Facilities
■ Single Family	■ General Office	■ Military Installations
■ Mixed Residential	■ Agriculture	■ Education
■ Multi-Family Residential	■ Open Space & Recreation	■ Vacant

# Focus Area 3

- 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
- A. Approved commercial Parcel Map for 7-lot commercial subdivision
- B. Bundy Canyon Plaza: Approved retail project for construction of gas station with car-wash, 3 drive thru restaurants and 2 retail buildings
- C. Former Walmart site

## Existing Land Use

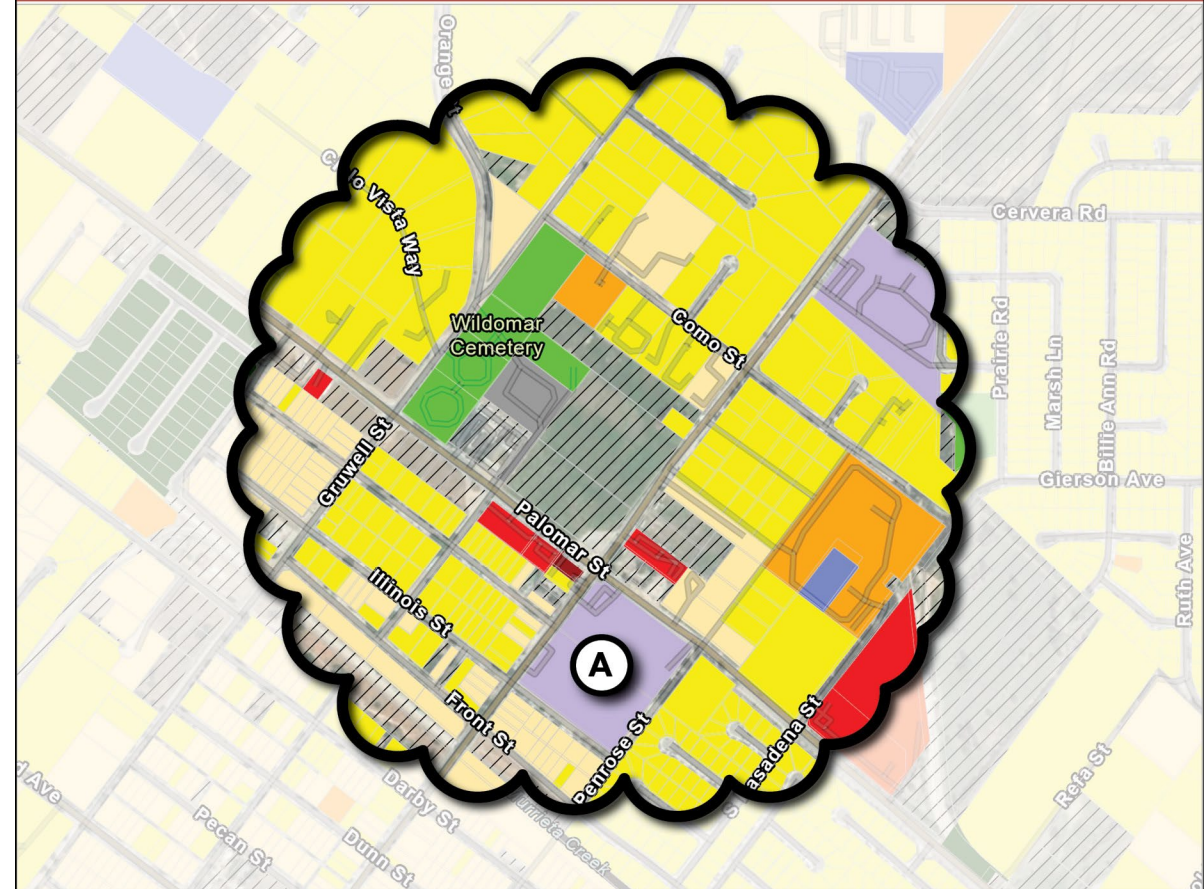


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Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

# Focus Area 4

- 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
- A. Wildomar Elementary School

## Existing Land Use

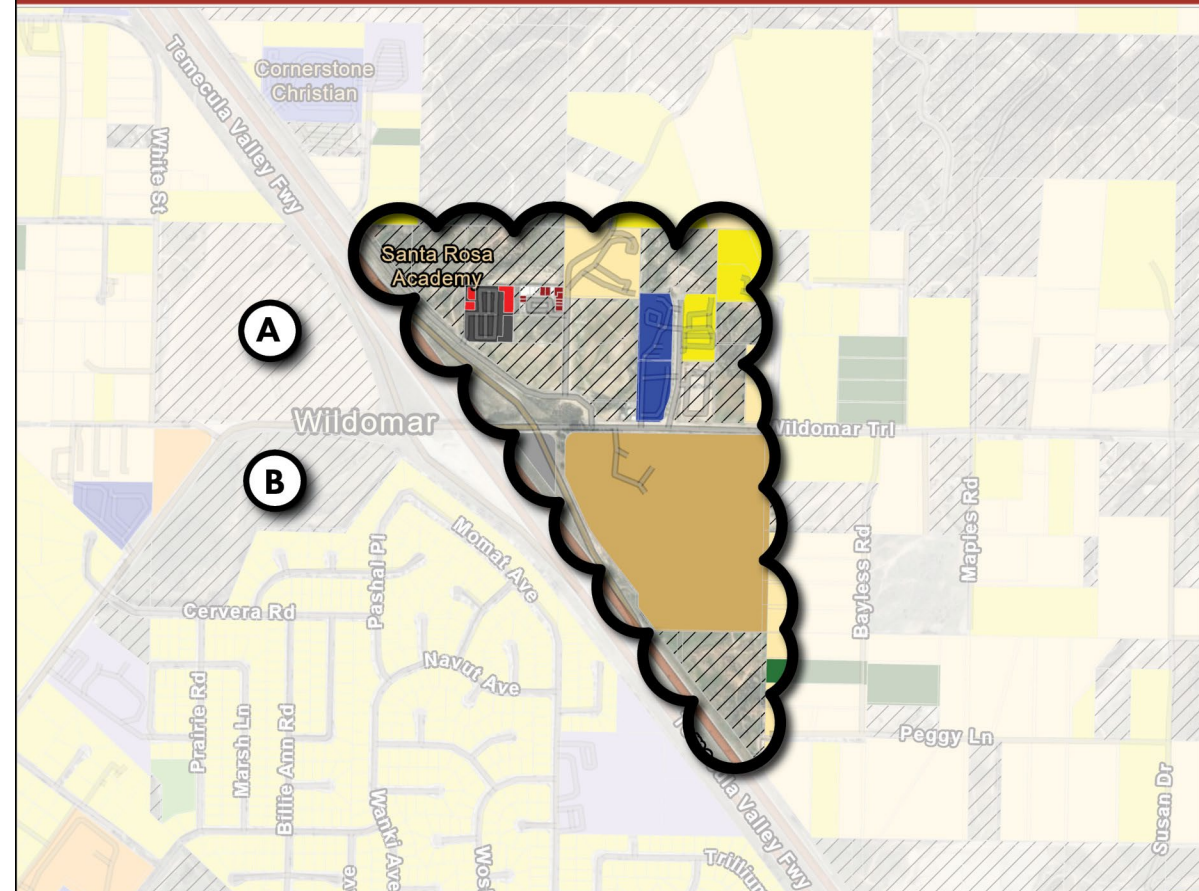


Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

# Focus Area 5

- Large Vacant sites
- A. 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
- B. Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

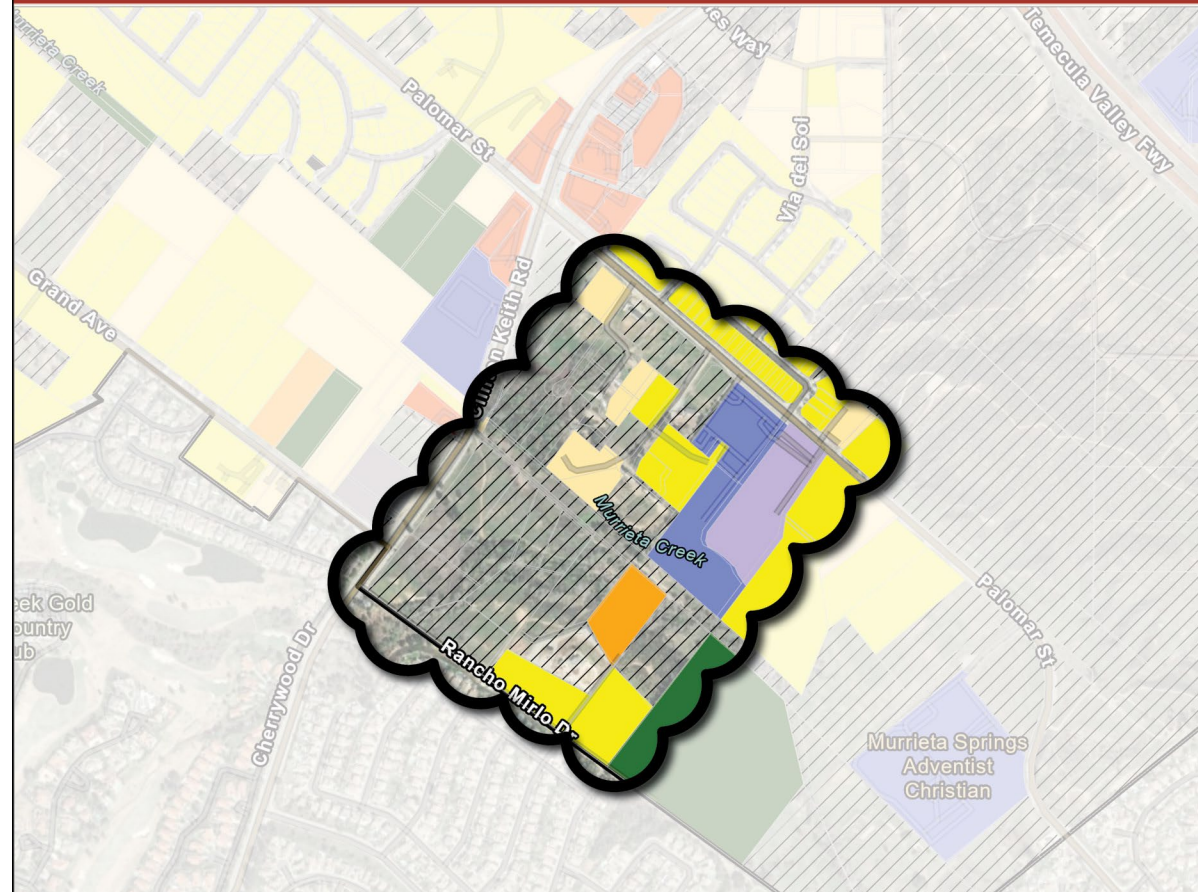
## Existing Land Use



# Focus Area 6

- Large Vacant Sites
- 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

## Existing Land Use

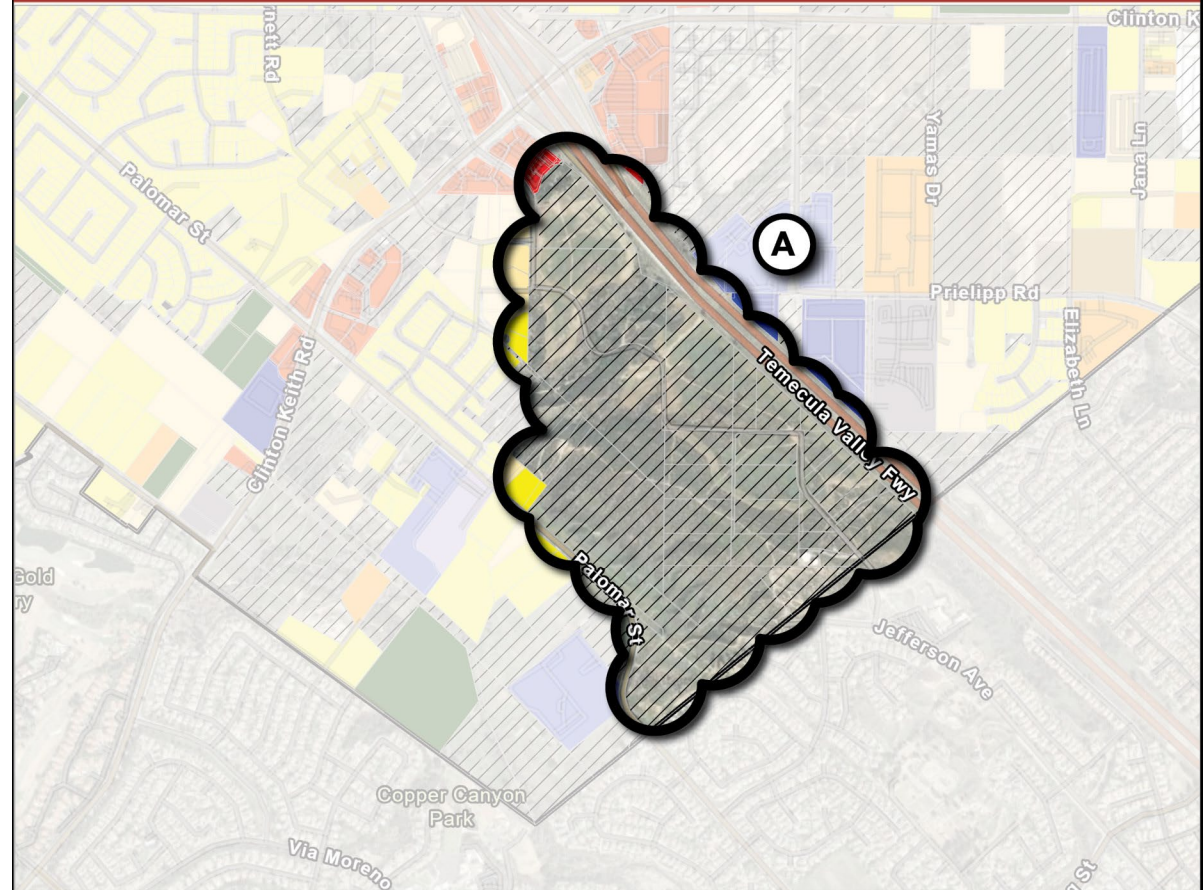




# Focus Area 7

- 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
- A. Inland Valley Medical Center

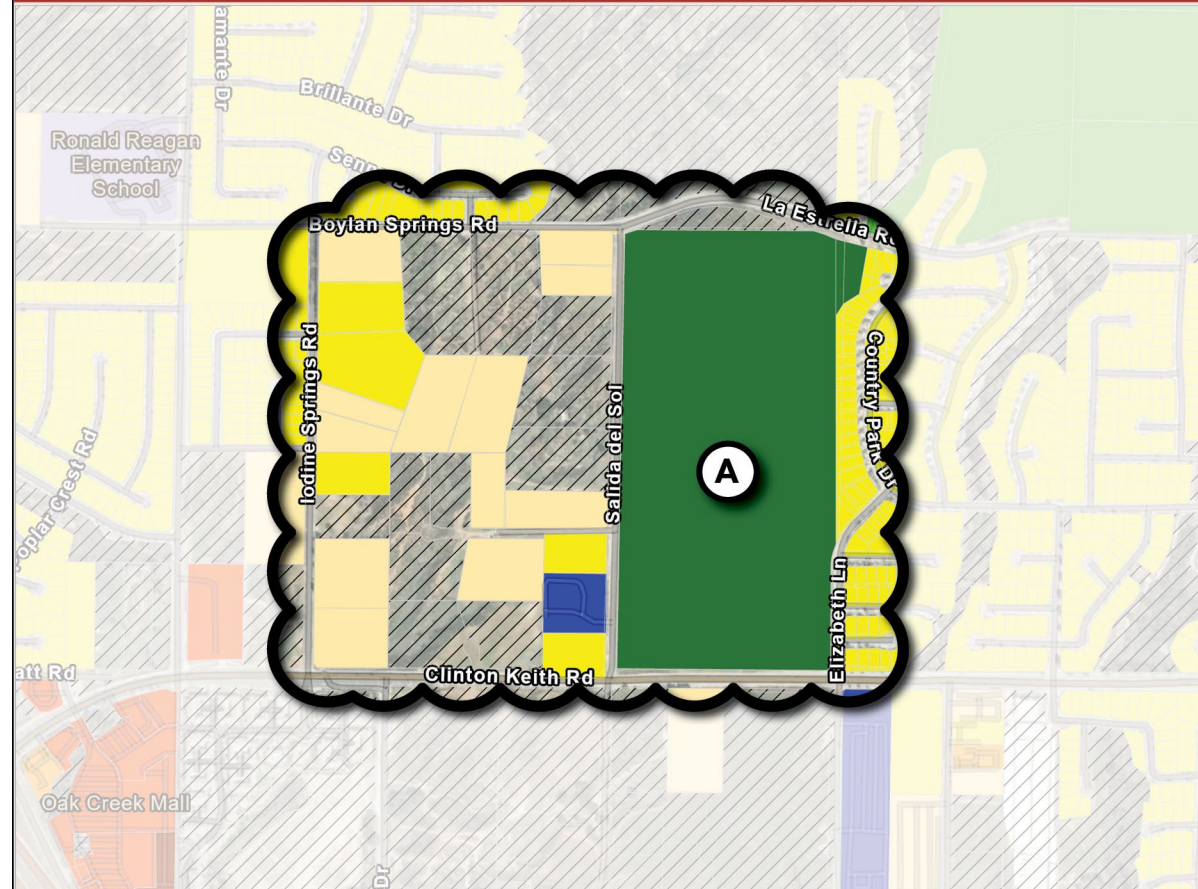
## Existing Land Use



# Focus Area 8

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

## Existing Land Use

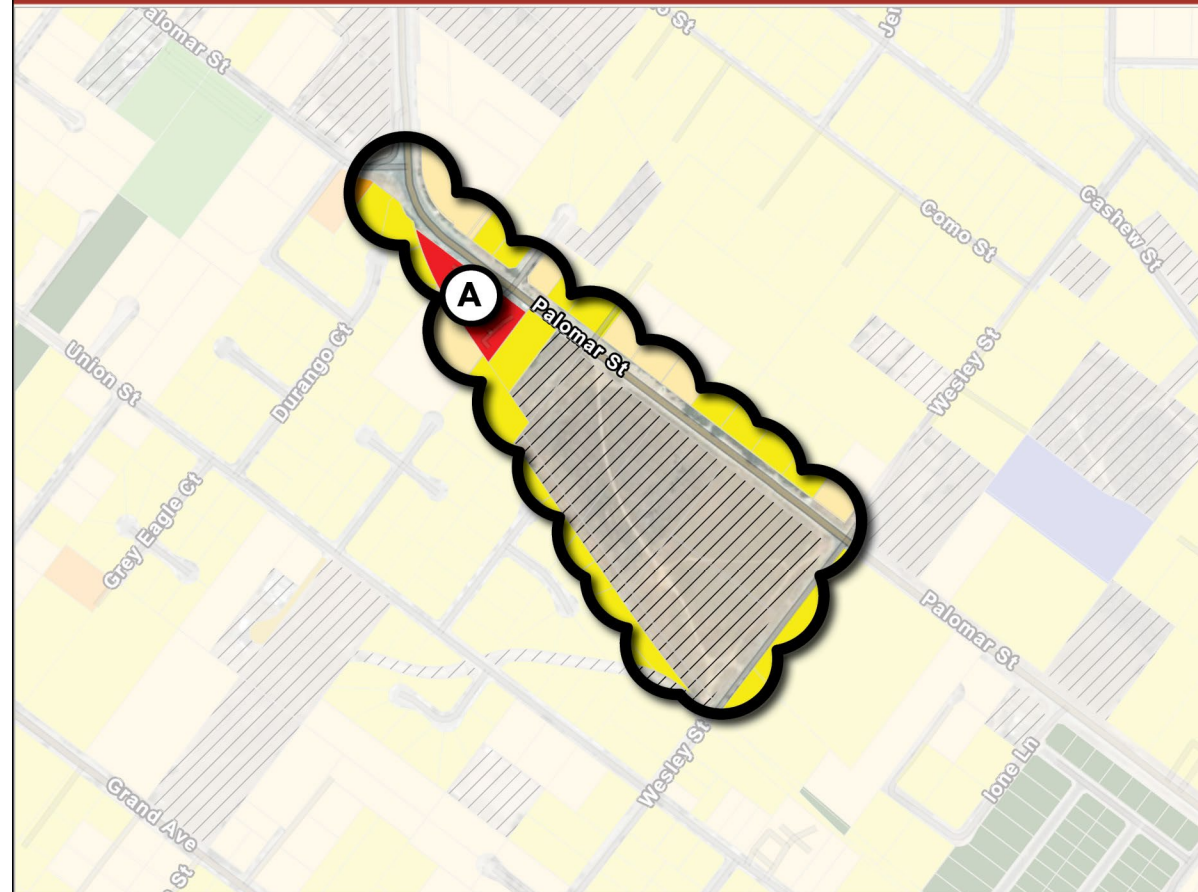


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■ Single Family	■ General Office	■ Military Installations
■ Mixed Residential	■ Agriculture	■ Education
■ Multi-Family Residential	■ Open Space & Recreation	■ Vacant

# Focus Area 9

- A. 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

## Existing Land Use



# Open House Stations

- Station 1: Draft Guiding Principles
- Station 2: Draft Land Use Cleanup Changes
- Station 3: Draft Focus Areas

# Next Steps

