



## **Envision Wildomar 2040**

### **Consolidated Outreach Summary – Guiding Principles and Land Use Focus Areas**

#### **OVERVIEW**

This memo provides an overview of all input received for Wildomar’s Guiding Principles and Land Use Focus Areas. Wildomar’s Guiding Principles will provide the framework for Wildomar’s General Plan Update. Nine Land Use Focus Areas were presented to the community for input to help develop the Land Use Plan for the City. Community input was solicited for Wildomar’s Guiding Principles and the Land Use Focus Areas at Wildomar’s Community Workshop #2 (in-person and virtual, and an online community survey. The Guiding Principles also received input during Mariachi Night, a community event held at Marna O’ Brien Park. The following pages includes consolidated results from all outreach activities mentioned. Summaries for each individual outreach activity, with additional comments received can be found on the project website, [envisionwildomar2040.com](http://envisionwildomar2040.com).

# 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.

### Consolidated Summary

(Includes input from Community Workshop #2, Survey #2, and Pop-up at Mariachi Night)

## 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.

I Agree

**(261) 84%**  
(number of votes)

I disagree

**(48) 16%**  
(number of votes)

### Growth, Land Use, & Development

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

I Agree

**(254) 81%**  
(number of votes)

I disagree

**(59) 19%**  
(number of votes)

### 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

**(242) 78%**  
(number of votes)

I disagree

**(67) 22%**  
(number of votes)

### 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.

I Agree

**(241) 79%**  
(number of votes)

I disagree

**(63) 21%**  
(number of votes)

### Environment

Protects the visual and ecological value of its natural resources.

I Agree

**(254) 83%**  
(number of votes)

I disagree

**(53) 17%**  
(number of votes)

### Mobility

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

I Agree

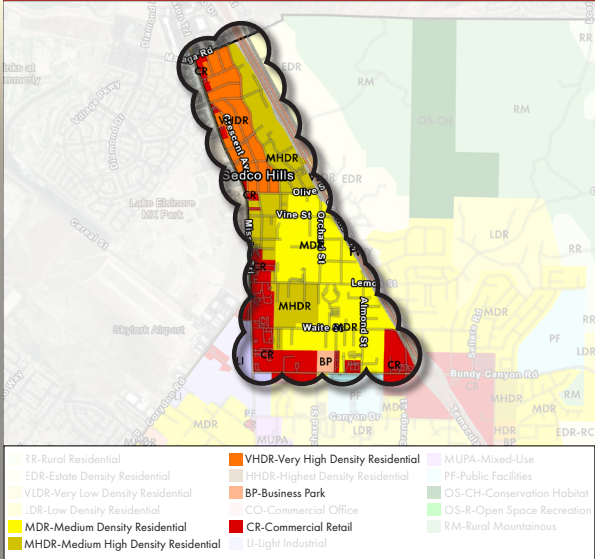
**(242) 80%**  
(number of votes)

I disagree

**(62) 20%**  
(number of votes)

# FOCUS AREA 1

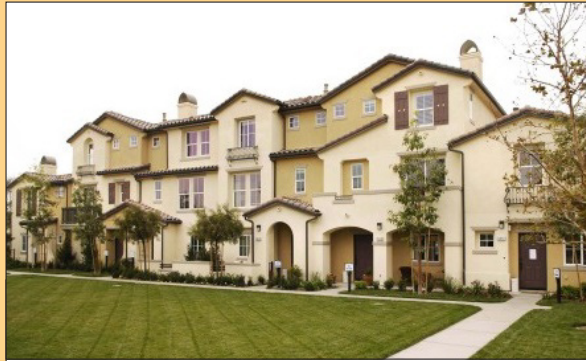
## Current General Plan Land Use



## 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.

(25) 10%

(number of votes)



### CONCEPT B: LOWER DENSITY RESIDENTIAL

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

(113) 44%

(number of 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.

(95) 37%

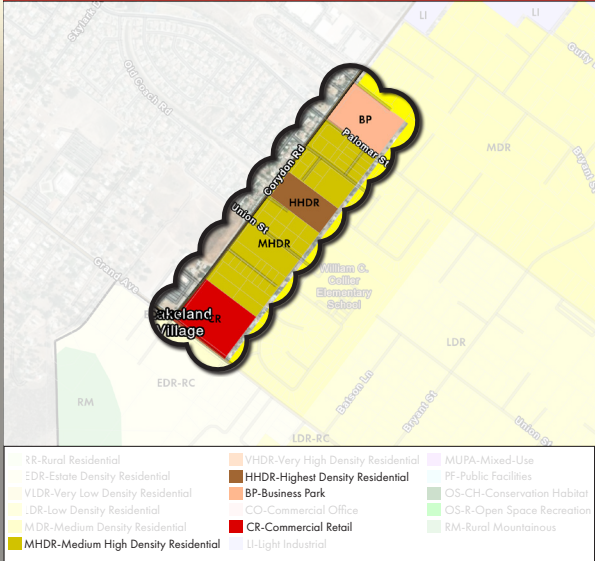
(number of votes)

Other  
(24) 9%

(Includes input from Community Workshop #2 and Survey #2)

# 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.

(60) 23%

(number of votes)



### CONCEPT B: MIXED-USE

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

(162) 64%

(number of votes)

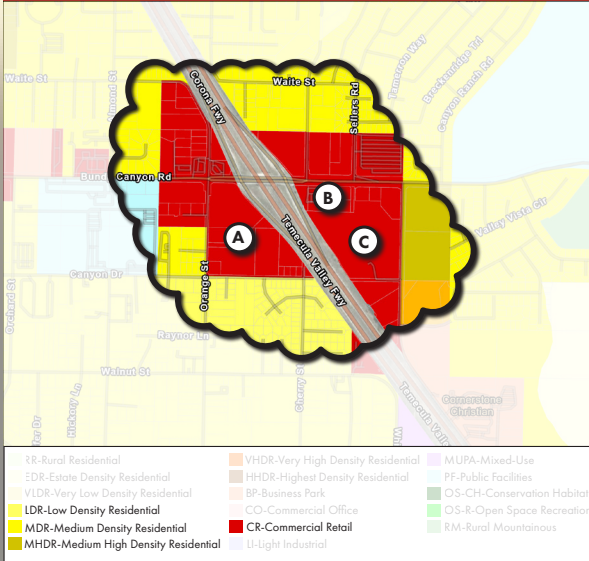
## OTHER THOUGHTS OR IDEAS

(33) 13%

(number of votes)

# FOCUS AREA 3

## Current General Plan 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.

(152) 59%

(number of votes)



### CONCEPT B: MIXED USE

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

(77) 30%

(number of votes)

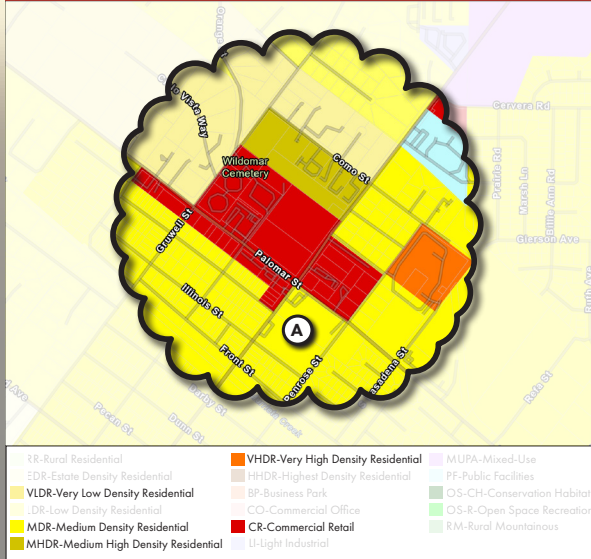
## OTHER THOUGHTS OR IDEAS

(30) 11%

(number of votes)

# FOCUS AREA 4

## Current General Plan 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
- **A** 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.

(207) 80%

(number of votes)



### **CONCEPT B: MIXED USE**

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

(24) 9%

(number of votes)

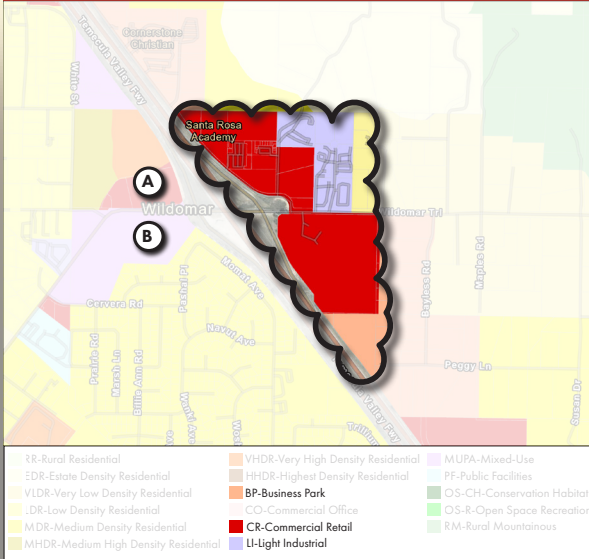
## OTHER THOUGHTS OR IDEAS

(29) 11%

(number of votes)

# FOCUS AREA 5

## Current General Plan 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.

(85) 33%

(number of votes)



### CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

(138) 54%

(number of votes)

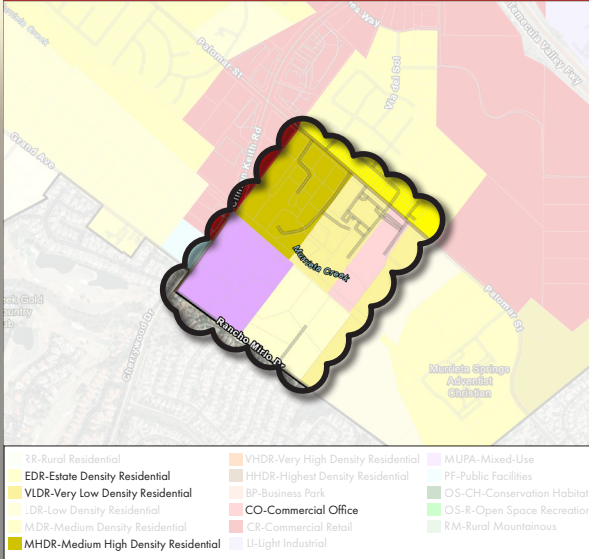
## OTHER THOUGHTS OR IDEAS

(32) 13%

(number of votes)

# FOCUS AREA 6

## Current General Plan 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.

(109) 42%

(number of votes)



### **CONCEPT B: RESIDENTIAL**

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

(112) 44%

(number of votes)

## OTHER THOUGHTS OR IDEAS

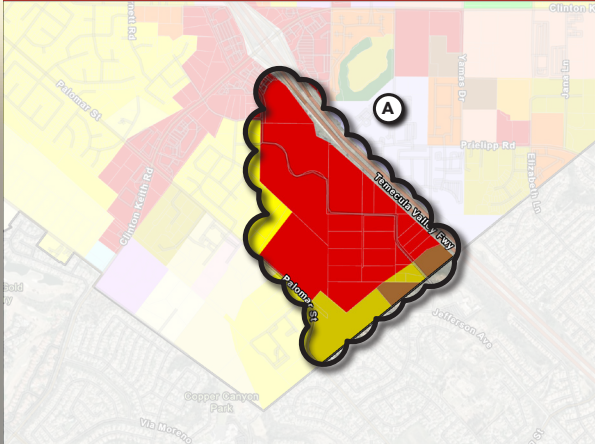
(36) 14%

(number of votes)



# FOCUS AREA 7

## 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
VLDL-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDL-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	

## 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.

(152) 60%

(number of votes)



### CONCEPT B: MIXED USE

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

(77) 30%

(number of votes)

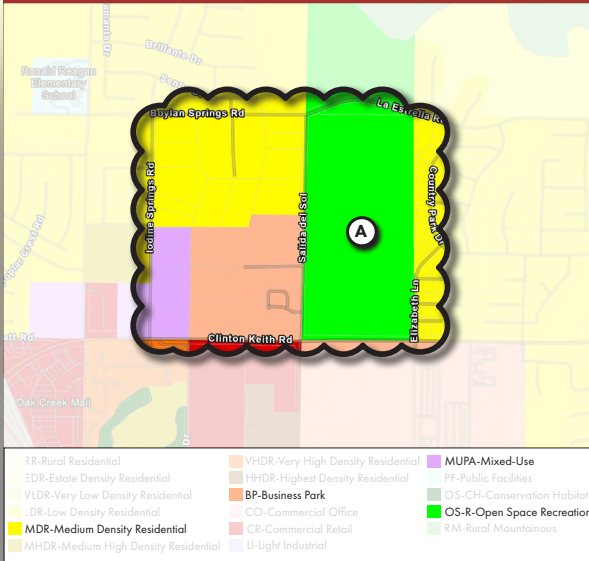
## OTHER THOUGHTS OR IDEAS

(25) 10%

(number of votes)

# FOCUS AREA 8

## Current General Plan Land Use



## Key Considerations

- Large Vacant Land
- **A** 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.

(168) 67%

(number of votes)



### CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

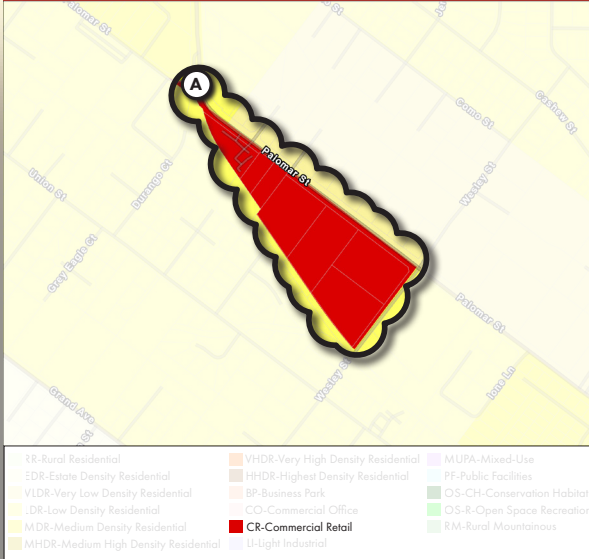
(46) 18%

(number of votes)

## OTHER THOUGHTS OR IDEAS

# FOCUS AREA 9

## Current General Plan 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.

(125) 48%

(number of votes)



### CONCEPT B: COMMERCIAL

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

(100) 39%

(number of votes)

## OTHER THOUGHTS OR IDEAS

(34) 13%

(number of votes)