



## Envision Wildomar 2040 Community Survey #2

### OVERVIEW

The second online community survey for Wildomar’s General Plan Update was available for 5 weeks between November 30<sup>th</sup>, 2022 and January 4<sup>th</sup> 2023. A total of 239 survey responses were received. The survey was available in English and Spanish and promoted on the Envision Wildomar 2040 project website, through the City’s weekly email listserv, and City Facebook page.

This survey contained two sections. The first section solicited input on the draft Guiding Principles, which will provide the framework for the City’s General Plan Update. Participants were asked whether they agree or disagree on each of the six draft Guiding Principles. At least 73% of survey respondents agreed with each Guiding Principle.

The second section of the survey solicited input on what land uses should be encouraged in nine focus areas in the City. Information gathered from the second section will be used to develop the Land Use Plan for the City. This section included a summary of how focus areas were identified, followed by a key map, current General Plan Land Use map, existing land use map, and key considerations for each focus area. Land use concepts were presented for participants to choose from. An “other” option was also provided for participants to write in their own preferred land use for the focus areas. A summary of survey results is presented below. Complete survey responses are included in an appendix to this summary.

### **239 Total Survey Responses**

237 English + 2 Spanish

### **Section 1: Guiding Principles: Over the next 20 years, Wildomar will be a city that...**

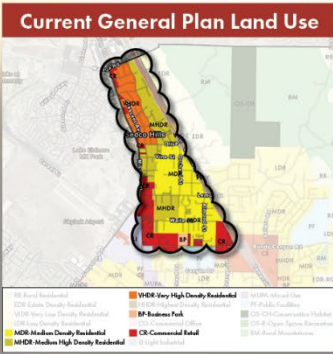
*(number of votes)*

1. **Community Character:** Provides a welcoming, safe and family-friendly environment with opportunities for healthy, self-sustaining (or self-sufficient) lifestyles for all residents.
  - a. Agree (193) 80.75%
  - b. Disagree (46) 19.25%
  
2. **Growth & Development:** Balances responsible growth with preservation of rural character, open spaces and historical resources.
  - a. Agree (183) 76.57%
  - b. Disagree (56) 23.43%
  
3. **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.
  - a. Agree (175) 73.22%
  - b. Disagree (64) 26.78%

4. **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.
  - a. Agree (180) 75.31%
  - b. Disagree (59) 24.69%
  
5. **Environment:** Protects the visual and ecological value of its natural resources.
  - a. Agree (187) 78.24%
  - b. Disagree (52) 21.76%
  
6. **Mobility:** Maintains safe roadways and high-quality pedestrian, bicycle, multi-purpose trail and transit networks.
  - a. Agree (181) 75.73%
  - b. Disagree (58) 24.27%


**Section 2: Focus Areas**

# 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


**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.

**(22) 9%**

(number of votes)



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

**(100) 42%**

(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.

**(97) 41%**

(number of votes)

**Other**  
**(20) 8%**

# 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 townhomes, stacked flats, courtyard homes, patio homes, and zero lot line homes in this area.

(49) 21%

(number of votes)



### CONCEPT B: MIXED-USE

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

(158) 66%

(number of votes)

## OTHER THOUGHTS OR IDEAS

(32) 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.

(139) 58%

(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.

(73) 31%

(number of votes)

## OTHER THOUGHTS OR IDEAS

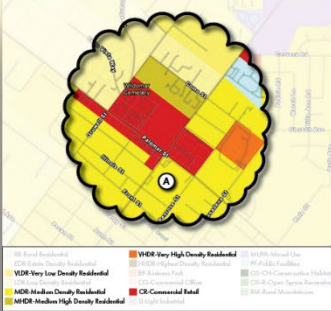
(27) 11%

(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
- Ⓐ 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.

(193) 81%

(number of votes)



### CONCEPT B: MIXED USE

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

(24) 10%

(number of votes)

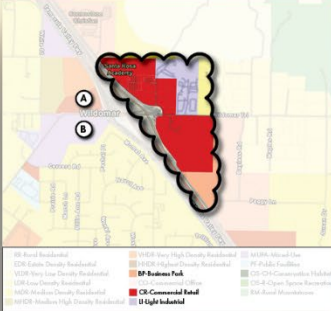
### OTHER THOUGHTS OR IDEAS

(22) 9%

(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.

(76) 32%

(number of votes)



### CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

(134) 56%

(number of votes)

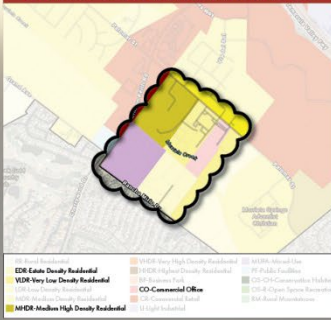
### OTHER THOUGHTS OR IDEAS

(29) 12%

(number of votes)

# FOCUS AREA 6

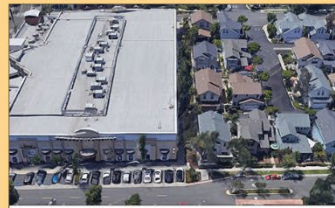
## Current General Plan Land Use



### 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.

(101) 42%

(number of votes)



### CONCEPT B: RESIDENTIAL

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

(105) 44%

(number of votes)

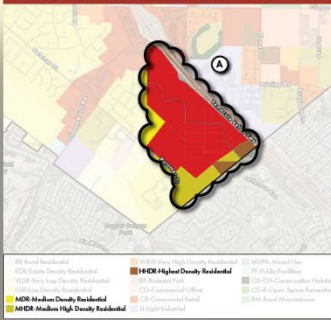
### OTHER THOUGHTS OR IDEAS

(33) 14%

(number of votes)

# FOCUS AREA 7

## Current General Plan 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.

(141) 59%

(number of votes)



### CONCEPT B: MIXED USE

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

(74) 31%

(number of votes)

### OTHER THOUGHTS OR IDEAS

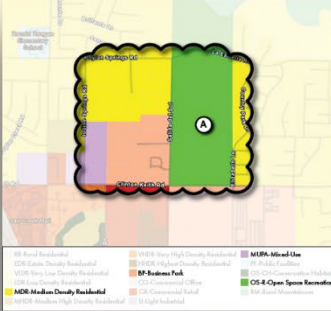
(24) 10%

(number of votes)



# FOCUS AREA 8

## Current General Plan 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.

(160) 67%

(number of votes)



### CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

(43) 18%

(number of votes)

## OTHER THOUGHTS OR IDEAS

(36) 15%

(number of votes)

# 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.

(115) 48%

(number of votes)



### CONCEPT B: COMMERCIAL

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

(95) 40%

(number of votes)

## OTHER THOUGHTS OR IDEAS

(29) 12%

(number of votes)

## Guiding Principle 1: Additional Comments

This question bothers me because how could you ever disagree.

Not using its current path.

self-sufficient will never be possible. This city will always need grants to provide what other cities consider basic

Sounds awesome! Reality check: Wildomar will never have the revenue to achieve this BS!

CC reckless 3-2 vote allowing marijuana without LEA prepared presentation on impacts

I would like Clarification on what self-sustaining actually looks like

No jobs for self sustaining your family.

Needs more jobs here. Not everyone works in fast food. Need some more development on the industrial side

Stop building and bringing in the Riff Raff

This city has very little community involvement.as many residents have to leave the area to work.

I dont think any city will be safe with the amount of crime

Too vague. Could imply that we need high density areas to increase revenue. Doesn't speak to the need to keep larger properties from being divided up. Nothing about rural or country feel?

not the way we are going

That lie has been since I moved here in 89

We are far from this at the moment.

I think Wildomar shouldn't be a city at all. Wildomar should be absorbed by Murrieta and Lake Elsinore.

With low income, rehabilitation housing in the works, also the increasing number of apartment complexes being built I believe this will bring tge wrong element to our community. projects

Revenue sources, business opportunities

Too many projects!!! No one is addressing the wildlife. We are watching coyotes in Wildomar and surrounding city's walking and jumping in neighborhood tracks.

As of now, people of color are still being harassed. It happens especially to my black friends and their children, as white children call them the n word while they're in their own yard.

PLEASE KEEP IT AS FAMILY FRIENDLY-RURAL AS POSSIBLE

While hopeful that this would be true, the continuing sprawl over just the past two years is discouraging.

With the proposed Meadows development, it will completely urbanize Wildomar, harm wildlife and continue to further urban sprawl. It will also severely harm existing communities such as The Farm.

As long as we continue to be rural and don't forget our start

Define family-friendly.

Not just residents, businesses, customers, tourists, visitors to businesses, revenue sources, etc

Keep Wildomar Rural

Please do not over build with too many homes!!

Too many housing projects in the works....

I hope so

Not if you keep packing in tract homes elbow to elbow!

They are building low income and mentally ill housing at the end of my street. This will not be safe.

Not with the low income housing with mentally unstable occupants. This doesn't make me or my family safe.

If we engage in family/ business friendly planning

To have this vision- the actions must reflect. You need to direct money into parks and safe family friendly businesses. The recent additions of marijuana dispensaries and low income mental health housing is not going

With the current buildings and the potential construction of the low income housing I expect our crime rate to

Plan to incorporate too many high or medium density properties.

Though our community offerings are on the meager side of things, I can see the genuine efforts to build a friendly community open to all.

---

65 year resident

---

Unless that involves the continuation of the never ending party to hat has n ok we taken up residence at the edge of the border with lake Elsinore

---

Legalizing the sale of marijuana is not "safe," "healthy," or "family friendly."

---

Wildomar is much too caught up in holding on to the past... The city has stagnated and fallen far behind neighboring cities, and will continue to do so under the current vision and leadership.

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Just our streets, street lighting, sidewalks, public easements/ ride aways, storm drainage systems, wastewater infrastructure, water and power demands are going to take 20 years to get to a safe, sufficient and healthy functional manner.

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Literally nothing to do here for adults. Tennis courts? Adult rec leagues? Bowling Alley? Ice Rink? Movie theatre? Something besides restaurants, coffee shops and bars please.

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Elaboration on "opportunities" in case that means more unneeded/unwanted fastfood, gas station, car washes, megaplazas, dispensaries and the like...

---

minimal growth please - we need to keep space for nature!

---

and business

---

Your not protecting the Ranch Communties

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As long as there are no apartments and no high density apartments in the city of Wildomar.

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In 20 yrs I will be 95 yrs old and I don't think my grandkids will move here from OC.

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## **Guiding Principle 2: Additional Comments**

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Emphasis on preservation of rural character

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Wildomar had strayed from the once loved rural character years ago.

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This city has no clue as to what their historical resources are, open space without access does the public no

---

Wildomar's foreseeable municipal economic poverty, should support this "Guiding Priciple".

---

GP to preserve character, open spaces, and encourage property usage to maintain history

---

stop the high density housing

---

You keep allowing track homes. At least the homes should be on bigger lots for animals

---

We have already hit our growth limit if we are maintaining balance and a rural focus.

---

The rural character is nice but don't let that be the reason why we don't grow.

---

emphasis on rural with less growth

---

No mor people or building

---

Quite building. The rural character is almost gone.

---

We are already overbuilding & taking away the natural rural land

---

And if any doubt, pick the rural and historical first and foremost

---

just look at 15 fwy and Clinton Keith

---

Love the small town feel of Wildomar with the opportunity to shop local.

---

If we're considered rural stop building something every second!!!

---

You are already building too many track homes to justify that

---

Responsible growth that respects the current residents and doesn't force high density housing and gas stations in their backyards.

---

Your idea of rural is ghetto with dirt roads. North side of town definitely proves that

---

As much as I'd like this to be the case, I don't see this happening.

---

Love the Rural - stop crowded housing tracts under 1/2 acre

---

I've seen no improvement in our roads infrastructure, and no new park for recreation since moving here.

---

The city is growing and building too fast without considering our current road conditions and already

---



---

Like the rural look

---

The rural character and open spaces seem to be under increasing "attack."

---

Too many houses and high use (apartment/condos) being built off Bundy Canyon, very near the Farm

---

I sure hope so....that is why most of us moved here in the first place. STOP the tract housing.

---

Yes please! We need to preserve our rapidly disappearing open spaces.

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The proposed development behind the farm community is highly irresponsible and dangerous to wildlife, ecology, and resources for the communities.

---

Not if we continue to cater to developers and big money

---

We have to special take care to preserve the natural areas.

---

Build, build, build is not what Wildomar is about. Make sure we can supply adequate water to any new

---

I agree with this statement IF the city limits the amount of new housing to be built. I moved to Wildomar specifically for the rural setting and am now finding out that the city keeps expanding how many homes they'd

---

We don't need big box stores and theaters...

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Please Please Please

---

Would also like to see resources for native plants requirements for developers.

---

There will be no open land left , car wash on every other corner

---

I hope so! I'd hate to see Wildomar fall into the hands of greedy developers that ruin it's charm.

---

We need lower density development alternatives, like a 4 Seasons style senior citizen golf

---

We'll see.

---

Not with the building

---

This will hv to be a priority

---

So far everything seems to be developing the rural right out Everyone undeveloped piece of land being turned into housing or repetitive business like gas stations & fast food

---

Because of the Plan to incorporate too many high or medium density properties

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That's not the most important thing, but I see it happening.

---

We are definitely out of balance with the need of responsible industry growth

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These are things we like about Wildomar.

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The city will continue to chose money from developers and tax revenue over preserving open space, cultural and historic resources. The city won't stand up to developers and thier hired consultants that help them work around environmental constraints.

---

As I commented in the last question, Wildomar has no progressive vision and has and will continue to fall far behind neighboring cities. There needs to be a much more aggressive stance with creating Park and Open spaces for community gathering and events.

---

It is inevitable that we need to no longer be rural, but add new business and building opportunities

---

Enough coffee, pot, car washes and gas stations.

---

YES! less growth more open spaces

---

Too many new homes being built.

---

Current excessive building has nothing to do with the rural roots of our community. Should have saved The

---

I live in the farm community off Bundy canyon. I don't think the Wildomar meadow proposed plan should not be approve. Traffic on Bundy is busy as it is.

---

Houses should be built with land. Not side by side track homes. That will keep the rural feel

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### **Guiding Principle 3: Additional Comments**

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as long as its not malls, preferably no movie theaters. A good rec center, more parks

---

YESS!!!!

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The city and its staff has a lot of growth needed to achieve this.

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---

This city will never catch up on road repairs. Programs? We passed a tax for that 10 years ago and have no programs, only events.

---

I like the sentiment, but come on, this ABSOLUTE "BS" Guiding Principle will NEVER happen in the perpetual pauper city of Wildomar!

---

GP reflect services by private entities with less onerous fees & focus on infrastructure maint

---

doubt this will happen considering all the overbuilding

---

I don't know if too many programs and you have plans for parks but nothing in my neighborhood

---

Need examples... principle is too vague.

---

Yes please, redo the marna O'Brien park too. So much wasted space there could be much more there

---

It hasn't happened in the past so there's little reason to believe it will change soon

---

No more people or building

---

Will need a large tax base to accommodate all of these improvements.

---

This statement just contradicted the previous for keeping wildomar rural

---

putting apartments in the middle of single family homes

---

I'd love to see more Art and Entertainment opportunities for the local community to enjoy.

---

Stop build shit until the infrastructure can handle the demand!!!

---

Remains to be seen . Hospital does not count

---

I agree but don't see this actually happening.

---

We don't need another Temecula. We need business to support the city

---

Our current city council does not follow these values. We need a better representation of our community.

---

I believe we are behind our neighboring communities in this area

---

add Businesses & customers

---

Wildomar does have exceptional programs.

---

Plenty of that local. Keep us rural

---

Already plenty of businesses don't overcrowd this place! We came from Beaumont which use to be like Wildomar and now it's busting out at the seams and is gridlock to drive anywhere!

---

On the fence, but lean towards disagree, again because of the ever-increasing sprawl. Watching the work on Bundy Canyon and Wildomar Trail in real time, infrastructure seems to be an afterthought.

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Haven't seen anything yet!

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With a complete lack of control of the homeless and drug addicts currently, and resources being spent recklessly on non-relevant issues, I fear for the well-being of current residence

---

add visitors, customers, entrepreneurs, service providers, job opportunities in city

---

Would be nice to have a Senior Citizens facility where one can enjoy billiards, games, luncheons, dinners &

---

Parks and outdoor entertainment like trails

---

Yes, we want to look like this

---

Too many retail stores , not much for family entertainment

---

In moderation I hope.

---

Let's hope not,, we like things the way they are, kinda funky and small town feel.

---

I hope so

---

need tennis courts

---

The land in back of The Farm is a once in a lifetime opportunity to create a 55+ Golf Community for active seniors. This is so much better than high density tract homes and creates much less stress on the infrastructure.

---

I have no idea but it would be nice.

---

Not with the apartments being built for the mentally unstable and no one to help them or resources for them

---

We are definitely lacking in these areas

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Haven't seen anything done by the city so far that indicates that. Most of the focus seems on residential & commercial development

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Some large parks!

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Have no information on the plan to enhance the community with art programs, entertainment, recreation, etc  
Wildomar may not end up being head of the class in this regard, but I can see the desire.

---

But where can it be accessed?

---

We're getting a bit to top heavy on the parks

---

The city shouldn't be involved in social, physical and mental health issues.

---

There has been little to none of that so far and under the current vision and leadership I can't see any of that  
developing in the future.

---

I do not see this type of development occurring with Temecula so close with their opportunities in these areas.

---

Will it? Hope so! That was in my previous comment. Literally next to nothing here now that fits those needs.

---

would love to see more arts (like fall brook temecula etc) for adults - not just kids please

---

this is important

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Hope we get a community center before 20 yrs

---

We need sports in Wildomar for the children and some kind of community center!!

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### **Guiding Principle 4: Additional Comments**

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Agreed but there are too many weed shops popping up. We need parks, not weed shops.

---

Wildomar needs to work on its turnaround times for plan checking if it plans to grow. Most developers are  
discouraged by time-frames.

---

City only supports small businesses that provide minimum wage jobs. Major source of revenue will continue to  
be online shopping

---

Selling "Arts and Crafts", most of which will be "off the books", will not revenues to support Wildomar's

---

Consider zoning uses. Cut costs for businesses and individuals to build/operate here

---

seems as if the city is for sale to the highest bidder

---

Not enough high paying jobs

---

Yes but the council will have to get past their own biases

---

somewhat agree.. less commercial services and more educational opportunities

---

No more people or building.. go back to a town

---

There cannot be high quality jobs without ALOT more new businesses, currently there are no jobs in Wildomar

---

All while keeping true to the values of a rural community

---

most jobs working in fast food

---

Small businesses are the backbone of the city and should be encouraged.

---

Stop build shit until the infrastructure can handle the demand!!!

---

All the money goes to one park in south west wildomar not the entire city. Not a fair division of funds from

---

We need to do better.

---

Wildomar makes it too hard on businesses to open within our city. Again. We need a new city council

---

Bring back farm & agricultural life

---

Without a strong working class community, I believe there will not be enough support for small businesses

---

Has been sometimes difficult to get small business licenses and some are leaving to incorporate in other towns

---

Keep Wildomar small bedroom community

---

I'd like to know more about what that looks like in practice that might be different from what we are doing now.

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And for that reason, I will select "disagree" for now

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Sounds good, again, but not overly optimistic based on the growth that seems destined to overwhelm what the  
town is capable of accommodating.

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Too many car washes being built. Need better companies coming in for better paying jobs.

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Keep on with the "small" businesses and the small town feel.

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With the incredibly difficult process for rezoning for anyone but giant developers, it makes it very difficult for small businesses to exist in Wildomar

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Keep Wildomar rural looking with open spaces

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Without gouging taxpayers!!

---

When will Mt. San Jacinto College get under construction? Our kids need a place to continue their education!

---

No more car washes, liquor stores etc

---

Haven't seen any evidence of this in the recent developments made by the city, unless you count the marijuana stores as nurturing small business

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Very limited number of small businesses. Maybe some medical job opportunities with Inland Valley expansion and new Kaiser office.

---

Sure, Wildomar is open to it, now it depends on the people with money to want to bring it here.

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There are not enough businesses here. People need local quality jobs not fast food.

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Not with the way you maintain our roads

---

We like the small businesses in Wildomar: Los Mocajetes and Wildomar Parlour and Montagues Coffee.

---

I'm certain the city will do everything it can to generate revenue to continue fueling the corrupt public employee union machine.

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This is crucial for our city's growth

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Doubtful. MSJC bailed. We attract gas stations, car washes and pot shops currently.

---

See resident's previous comment, especially with regard to "commercial services that 'capture' locale spending." Sounds like a hostage situation.

---

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

---

as long as that doesn't impact the traffic and adversely impact nature and environment

---

Rural areas and high quality jobs don't go together.

---

Our schools are over crowded so please don't consider building apartments.

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Please No Warehouses in Wildomar

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Do not agree with bringing in big compapand take away the family hometown feel

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## **Guiding Principle 5: Additional Comments**

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We are not doing a good job at this today!

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STOP OVER POPULATING WITHOUT INFRASTRUCTURE

---

The city needs to quit changing the specific plan to accommodate development that just wants to get rich and

---

This needs to be a main focus

---

Ecological values are being destroyed with every construction project that places drainage system underground in concrete pipes. Murrieta Creek is currently more that 50% concrete

---

No money, no change, may contribute to this "Guiding Principle", which by the way is 180 degrees opposed to many of the other "Guiding Principles"

---

agricultural use friendly in all zones - history includes strong agri. and self-sufficiency

---

they are not being protected now, this needs to change !!!!

---

Nothing rural in wildomar anymore.

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No more flattening fields and removing landscaping to build needless tract homes on every block.

---

You city people don't care about our history

---

Seems like we are already gobbing up open spaces very quickly.

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Priority

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do not see that now

---

---

Love all the parks and open spaces. What about adding a YMCA or Volleyball/Tennis/Pickleball courts for the  
Stop build shit until the infrastructure can handle the demand!!!

---

You're already tearing up open land and making track houses

---

Visual? There isn't even a freeway sign welcoming people AND that signage needs to be at Bundy as well!

---

We really don't have that much open space.

---

Love the view to the west

---

Not sure if this is the place for this but I don't think the wildoMar meadows project is in line with wildomar's  
values and visions . It has no place here in my opinion.

---

This seems at odds presently, let alone in 20 years.

---

Would hope so.

---

Again, too many houses being built in our rural areas.

---

I am already seeing that being destroyed and its so sad.

---

Stop the Wildomar Meadows project

---

This is a very important item, because once nature is gone, it's gone.

---

Keep open spaces open

---

Yes please

---

Please do not over develop!!

---

It doesn't look like that is the direction things are headed.

---

That statement needs more information. Way to general

---

Lower density residential should be a priority, especially in prime view areas in the hills.

---

I sure hope so.

---

Promote our trails for family, picnic use

---

The city no, but it's citizens do seems to be making an effort to keep it clean with volunteer programs

---

Example... commercial lighting from strip malls has negative impact to nearby residential communities.

---

I sure hope so, though I can't really name very much of that off the top of my head.

---

Quit changing road names, or go back to where you came from, history counts

---

Find the balance. Too many dirt roads and horrible flood control (none!) where the water runoff keeps eroding  
our properties. Our taxes should maintain our roads also and not just those roads already paved.

---

We like the walking trails.

---

The city will approve any development if the price is right. Developing land and setting aside pocket parks and  
the least desirable portion of property as "nature" or "open space" is NOT protecting natural resources!!!!

---

I have seen none of this thus far since we became a city. We hold on to a fictitious hometown feel which  
actually translates to no vision and no action.

---

We concede to builder demands or ignore resident....ie Tres Lagos. Where was the planning commission on  
approving this design? Shameful.

---

sounds kinda like we can 'see' it but not 'touch'. disagree - people need to get OUT IN nature!

---

The Wildomar meadows will destroy natural habitat.

---

Protect our hills. Keep them natural for wildlife.

---

## **Guiding Principle 6: Additional Comments**

---

Can we maintain what we have now?

---

Would rather see more horse trails then bike trails

---

Including county roads within city limits.

---

STOP OVER POPULATING

---

The current roads are so bumpy and need repair. Also our street signage needs cleanup/replacement.

---

Our roads suck what happen to those tax dollars. Patch jobs don't fix the roads.

---

---

Current multi-use trail has no regularly scheduled maintenance. Future trails will be the same. Pedestrian walkways lead to nowhere

---

Nice Guiding Principle! You would have to be as delusional as our founding mother & fathers to believe this

---

Continue to develop multi-use trails and maintain the roads

---

also not happening now

---

The roads weren't made for all the traffic now. My dirt road is better than some of roads in Wildomar

---

Don't know really about next 20 years but Wildomar has a bad track record so far where roads are concerned, i.e. Bundy Canyon taking more than 12 years to implement any improvement other than occasional patchwork.

---

You don't do that now with the tax money !! Why would you later it's just more money in your pocket

---

Again, will need large tax base.

---

Our Wildomar streets are in disrepair, in fact my cul de sac has had a major crack. There has been so service for us in more than 15 years. The crack is getting worse all the time.

---

most main roads are single lane with pot holes

---

Stop build shit until the infrastructure can handle the demand!!!

---

You are way behind the curve are roads are the worst in the county aside from the 60 freeway

---

Seeing is believing! Trash is everywhere

---

The city doesn't do this now.

---

Hahaaa this is a joke right? Wildomar is the worst at maintaining safe roadways

---

This is a need now. Roads are so bad

---

Except bike paths.

---

I've only seen a decline in our road and infrastructure since moving here in 2010.

---

BUNDY CANTON RD...need I say more???

---

I drove from Wildomar to Utah while pulling a trailer. By far the scariest city to drive through road wise, was

---

Love walking our dog on the horse trails Palomar and Grand. Need some doggie poop stations with bags

---

It would be great to be able to have sidewalks or a horse trail/ golf cart trail down bundy/Scott to be able to access the rest of the city

---

Please fix the mess on bundy canyon before some gets killed! I'm referring to the current construction conditions which are unacceptable!

---

Again, the current state of the above is questionable, and the rapid growth seems bound to trample safety and

---

Ya right

---

Safe roadways? Let's talk about Bundy Canyon, this is a death trap, so many fatality accident from bad roads, construction zones not properly marked or opened up with improper road signage.

---

With the absolutely atrocious handling of the Bundy canyon widening project, I fear for any future projects

---

Implements circulation plan's new connections & roads

---

Don't need more housing. Surface streets are too congested

---

We can use a little repaired of our white vinyl ranch style fencing. Some kid must be vandalizing. Like tagging on walls we should probably immediately fix.

---

The city, if not already doing so, needs to pursue all available Federal Grants and other sources of income to pave the dirt roads. income

---

With the onset of electric bicycles and other vehicles; prioritizing a safe space for these riders will be important!

---

Also possiblity of a regional park or amphitheater for venues.

---

Has a lot to catch up

---

This is just a hope...

---

Need more sidewalks than bike lanes

---

We need a bikeway in honor of Pieter vandeBovenkamp

---

While being financially responsible.

---

Not sure if this is in our plans. I hope so.

---



---

The roads we have aren't maintained or are not fixed properly.

---

This will depend on state funding

---

We are way behind on this, our roads are a nightmare and not safe.

---

This is essential and lacking in Wildomar

---

Worst roads in riverside county. I have cracked two wheels on our crappy roads. Infrastructure is important.

---

Clinton Keith and many roads need a major overhaul. Our street has been severely cracked for over eight years.

---

Our roads are supposed to be slurries every ten years not twenty. We are at 18 years and slurry and no plans to

---

Residential streets are currently not regularly maintained. Is there a plan to change that?

---

Clinton Keith needs to be wider and a higher speed limit

---

Again, if Wildomar can attain a C grade for such things, that will be remarkable considering the small budget that Wildomar has to work with.

---

Doesn't. Living on a dirt road for 34+ years. Pay higher taxes than a lot of others.

---

I'll believe it when I see it

---

100 focus on safety on these roads needs to be a priority. All of the roads even the old ones.

---

I'm sure it will but the city should not be investing in things that create neverending maintenance and expense

---

The city of Wildomar has continuously failed to maintain safe roadways. I don't see any change in the future.

---

That's hysterical!

---

They haven't improve any of the road conditions now. Will it change out it

---

bicycles can be a huge problem - i've lived in places where bicyclists thought they owned the entire roadways

---

We don't have sidewalks on the farm community making it unsafe for our kids .

---

Please do not remove equestrian trails

---

Yes Yes hope for safe trails in my 90's

---

## Focus Area 1

### Responses

Other (Write in Concept)

Additional Comments

Concept B: Lower

Density Reside

Concept C: Mixed-Use

Concept B: Lower

Density Reside

Concept C: Mixed-Use

Mixed use along Mission Trail.

Concept B: Lower

Density Reside

I do not agree with the fact they are building apartments homes across my street. There will be more traffic in my are and street parking will be taken.

Concept B: Lower

Density Reside

Concept B: Lower

Density Reside

Concept A: Higher

Density Resid

Concept C: Mixed-Use

I like the thought of this, something like main st in Elsinore would be nice

Concept C: Mixed-Use

Concept C: Mixed-Use

Concept B: Lower

Density Reside

Concept B: Lower

Density Reside

Concept C: Mixed-Use

Area 4 and 5 should be 1 and 2.

Concept B: Lower

Density Reside

Concept C: Mixed-Use

other

NO OVER POPULATION

STOP CONSTANTLY BUILDING HOUSES AND STRIP MALLS WITHOUT INFRASTRUCTURE

Concept B: Lower

Density Reside

other

No change

Concept C: Mixed-Use

Concept C: Mixed-Use

Concept B: Lower

Density Reside

Concept C: Mixed-Use

Concept C: Mixed-Use

Concept B: Lower Density Reside		Wildomar has encouraged way to many multi family homes recently. This predominantly brings crime in the years to come.
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		Commercial and highest density along Mission Trail, leave the rest alone.
Concept B: Lower Density Reside		No low income or affordable housing it brings trash and crime to the neighborhood
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
other	Mixed use on major arteries and lower density residential on other streets.	formal report presentation from sheriff's dept re: HDR & safety / family impacts in this area
other		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
other	stop with all the damn construction, high density housing, tracts with no infrastructure etc	
Concept C: Mixed-Use		
Concept B: Lower Density Reside		There shouldn't ever be high density. What about a big industrial park so good jobs could be here
other		Need more info
Concept A: Higher Density Resid		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept A: Higher Density Resid		
Concept B: Lower Density Reside		



Concept B: Lower  
Density Reside

Concept A: Higher  
Density Resid

other Leave the Land, Land

Concept C: Mixed-Use

Concept A: Higher  
Density Resid

Concept B: Lower  
Density Reside

Concept B: Lower  
Density Reside

Concept C: Mixed-Use

Concept C: Mixed-Use

Concept C: Mixed-Use

Concept B: Lower  
Density Reside

Concept B: Lower  
Density Reside

Concept C: Mixed-Use

Concept B: Lower  
Density Reside

Concept C: Mixed-Use

Concept B: Lower  
Density Reside

Concept C: Mixed-Use

Concept B: Lower  
Density Reside

Concept C: Mixed-Use

other Stop build shit until the  
infrastructure can handle the demand!!! Stop build shit until the infrastructure can  
handle the demand!!!

Concept B: Lower  
Density Reside

Concept B: Lower  
Density Reside

Concept B: Lower  
Density Reside

Concept C: Mixed-Use

Concept B: Lower  
Density Reside

other

Concept C: Mixed-Use

Concept B: Lower  
Density Reside

No gentrification!

Concept C: Mixed-Use

Concept C: Mixed-Use

Concept B: Lower Density Reside	
Concept C: Mixed-Use	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept C: Mixed-Use	
Concept C: Mixed-Use	
Concept C: Mixed-Use	
Concept C: Mixed-Use	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept C: Mixed-Use	
Concept B: Lower Density Reside	
Concept C: Mixed-Use	
Concept C: Mixed-Use	
Concept C: Mixed-Use	
Concept C: Mixed-Use	
Concept B: Lower Density Reside	
Concept A: Higher Density Resid	
Concept A: Higher Density Resid	Keep low income apartments on this side of Wildomar
Concept C: Mixed-Use	I would love to see the "commercial" side of this have a much more small town, mom and pop feel. Very much like downtown lake Elsinore. Encourage local small businesses
other	We don't want our area over populated , due to the fact bundy is already a very busy road, it's only going to create more problems, accidents and more deaths
Concept C: Mixed-Use	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept C: Mixed-Use	

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

other	Rural residential and light commercial, also residential commercial.	High density housing will be the death of Wildomar as we know it. I have lived in highly dense urban settings, and I will refuse to stay in that environment.
-------	--	---

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower Density Reside		Keep our rural land and small town values as they are. Progress doesn't mean what the word implies. Progress means changes and we the people chose to live in Wildomar for the small town feel, values, and rural areas
------------------------------------	--	---

---

other	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.
-------	--	--

---

other	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.
-------	--	--

---

Concept C: Mixed-Use

---



---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

Concept C: Mixed-Use

---

Don't need more residential type buildings. Traffic congestion on surface streets and freeways are at their max. Poor engineering. Would welcome small businesses vs families with 5 vehicles

other

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

Concept C: Mixed-Use

---

Concept A: Higher

Density Resid

---

Concept C: Mixed-Use

---

Concept A: Higher

Density Resid

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

Concept C: Mixed-Use

---

other

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

NO OVER BUILDING OF HOMES!! WE DON'T NEED THE CONGESTION!

---

Concept B: Lower

Density Reside

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

It is important to allow strategic high density developments that provide affordable housing to Wildomar employees and for senior citizens so they can affordably retire in the city they live.

---

Concept A: Higher

Density Resid

---

Concept C: Mixed-Use

---

Concept A: Higher

Density Resid

---

Concept B: Lower

Density Reside

---

---

Concept B: Lower  
Density Reside

Please do NOT ruin our city with a bunch of  
cheap apartments. Nice condos maybe.

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

I'd like it to remain as rural as possible with  
a small town feel. Higher density housing  
means higher population, higher crime,  
busy streets, etc.

---

Concept C: Mixed-Use

A mix of Concept A and Concept C

---

Concept B: Lower  
Density Reside

There are currently way too many mobile  
homes in Wildomar.

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

Definitely need to redo the mobile home  
areas on land and change to a more  
desirable housing concept with more  
shopping

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

---

Concept B: Lower  
Density Reside

---

---

Concept A: Higher  
Density Resid

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

---

Concept A: Higher  
Density Resid

---

Concept A: Higher  
Density Resid

---

Concept C: Mixed-Use

---

Concept A: Higher  
Density Resid

---

Concept A: Higher  
Density Resid

---

Concept B: Lower  
Density Reside

---

Concept A: Higher  
Density Resid

---

other

---

Other than allowing individual owners to upgrade as they see fit, this area should be left alone at this point in time. To try too much there, it's invariable that the gadflies will cry "gentrification" as if that were actually a bad thing.

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

---

other

---

None of the above

---

Either way you seem way to eager to displace a whole lot of homes. Many of which are owned. Also, you're talking about hills that have developed huge cracks after construction has begun in the past

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept A: Higher  
Density Resid

---

Concept B: Lower  
Density Reside

---

Concept C: Mixed-Use

---

Concept B: Lower  
Density Reside

---

Leave things alone. Stop hiring consultants to help the city figure out how to increase revenue. "Growth for the sake of growth is the 'ideology' of the cancer cell." -Edward Abbey

---

Concept A: Higher Density Resid	Higher density residential areas should be planned close to the freeway, this area in Sedco Hills is perfect
Concept C: Mixed-Use	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept A: Higher Density Resid	Concept A is more functional. Concept C concerns are what type of business we are looking at and will they actually help the community? drawback is displaced longtime residents, cost to purchase and cost to relocate them. City trust will be tarnished!
Concept C: Mixed-Use	
Concept C: Mixed-Use	
other	Leave it the way it is
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
other	Recreation/leave it
Concept B: Lower Density Reside	Will these concepts affect the Dairy, Jump Elsinore and/or the moto track?
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept C: Mixed-Use	
Concept B: Lower Density Reside	
Concept A: Higher Density Resid	
Concept C: Mixed-Use	mission trail and corydon area already looking congested with new building - better planning please!
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	
Concept B: Lower Density Reside	



---

Concept B: Lower

Density Reside

---

Concept C: Mixed-Use

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

Concept B: Lower

Density Reside

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

Concept B: Lower

Density Reside

---

With Summerly across the street as well as the govt assisted cottages higher residential will literally turn this into the projects. I am not talking immediately but in 20 years time when things began to be forgotten.

---

Concept B: Lower

Density Reside

---

Old Town Community with Residential and Commercial land built to specific standards. I have a plan that uses concept B&C

---

other

Neither

---

Keep our livestock and horse trails safe. No need for more traffic congestion

---

Concept B: Lower

Density Reside

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

Concept B: Lower

Density Reside

---

Higher density would look better because across Mission Trail is high density already built.

---

Concept C: Mixed-Use

---

Concept B: Lower

Density Reside

---

Concept B: Lower

Density Reside

---

## Focus Area 2

### Responses

Other (Write in Concept)

Additional Comments

---

Concept B: Mixed-Use

---

Concept A: All Residential	Best option for being near elementary school. That is the key consideration- keeping students safe and their best interests (more students more funding for the school etc).
Concept B: Mixed-Use	
Concept B: Mixed-Use	This area should be allowed to have commercial/industrial along the main roads to match the LE side
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
other	STOP BUILDING WITHOUT INFRASTRUCTURE AND UPDATING ROADWAYS FIRST!!!
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
other	Leave it as is.
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	More Commercial Industrial near school and high volume traffic area - traffic calming features and safe walkways???
Concept B: Mixed-Use	

other		
Concept B: Mixed-Use		
Concept A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
other		leave it alone
Concept B: Mixed-Use		
other		Lake Elsinore side has industry so make Wildomar side industrial
other		Need traffic impact & more info
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: All Residential		
other	Leave it land	
Concept B: Mixed-Use		
Concept A: All Residential		
other	Leave this area as it is.	
other		
Concept A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: All Residential		
other	Large size lots.	
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: All Residential		
Concept B: Mixed-Use		
Concept A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
other	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!

	Level it and make it a waterfront
other	park
other	Keep land rural and low density.
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
other	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
other	Leave as is.
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	
Concept A: All Residential	
Concept B: Mixed-Use	

Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
other	Low density residential mix of small commercial.	
Concept A: All Residential		
other	No housing	Stop wasting money and you won't need high density housing
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
other	Rural	
other	Mixed may be ok if it's a small commercial area, not big businesses that will put the local people out of business, some residential in vacant areas is ok, without removing existing trailer parks , so that Wildomar is still an affordable place to live.	Mixed may be ok if it's a small commercial area, not big businesses that will put the local people out of business, some residential in vacant areas is ok, without removing existing trailer parks , so that Wildomar is still an affordable place to live.
other	Mixed may be ok if it's a small commercial area, not big businesses that will put the local people out of business, some residential in vacant areas is ok, without removing existing trailer parks , so that Wildomar is still an affordable place to live.	Mixed may be ok if it's a small commercial area, not big businesses that will put the local people out of business, some residential in vacant areas is ok, without removing existing trailer parks , so that Wildomar is still an affordable place to live.
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		Congestion is very bad dropping off and picking up children at William Collier School. Parents block private driveways, many close calls, students elope which is a very serious hazard. Very disorganized traffic during an drop off and pm pick-up
Concept B: Mixed-Use		
Concept B: Mixed-Use		



---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: All  
Residential

---

Concept A: All  
Residential

---

Concept A: All  
Residential

---

Concept B: Mixed-Use

---

Concept A: All  
Residential

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use  
other

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use  
other

LEAVE IT ALONE!

---

Concept A: All  
Residential

---

Concept B: Mixed-Use

---

other Leave it the way it is....

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

Please do NOT ruin our city with a bunch of cheap apartments. Expensive condominiums only.

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

other industrial/commercial

---

other

I don't like either option. They're too busy. But if there were no other options I'd pick B. Mixed use and residential

---

Concept B: Mixed-Use

---

Concept A: All  
Residential

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

---

Concept A: All  
Residential

---

Concept A: All  
Residential

---

Concept A: All  
Residential

---



Concept B: Mixed-Use

interesting agenda so far, this area is in need of a change. Drawback a new high traffic area will be made and infrastructure issues to follow.

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept B: Mixed-Use

other

Concept B: Mixed-Use

Concept A: All

Residential

Help with beautification, ie, sidewalks, landscaping, some low-density aprs

other

Concept A: All

Residential

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept A: All

Residential

Concept A: All

Residential

Corydon needs widening to support more traffic. Both A and B promote more residential - worried about increased crime (if i had to choose B is better i think)

corydon needs to be widened to accomodate this growth

other

Concept B: Mixed-Use

Concept A: All

Residential

Concept A: All

Residential

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept A: All

Residential

Concept B: Mixed-Use

Concept B: Mixed-Use

Mixed use is ideal but we have to be cautious of Lakeland village residents. Lots of activity there that can and will spill over into the apartments.

Concept B: Mixed-Use

Concept A: All

Residential

Concept B: Mixed-Use
other                      Neither
Concept B: Mixed-Use
Concept B: Mixed-Use

Concept A: All Residential	storm drains must be improved in this area and the City of Wildomar must work to remove the "Blighted" designation put on this area by the County of Riverside
Concept A: All Residential	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	

### Focus Area 3

Responses	Other (Write in Concept)	Additional Comments
Concept B: Mixed-Use		
Concept A: Commercial Center		Proximity to freeway will draw in new business and it is severely needed in this city.
other	Neither too much traffic and stop with all the car washes	
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept B: Mixed-Use		
other	Less dense use	
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
other	NOTHING!! KEEP WILDOMAR RURAL!!!	
Concept A: Commercial Center		

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

This area is perfect for a commercial center similar to Murrieta's development at I-215 and Clinton Keith. High density residential would also work well on the perimeter of this area.

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

other

---

Industrial flex and mixed use

---

include open space and rooftop agriculture (not Marijuana cultivation)

---

other

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

other

---

like there isnt enough traffic, major accidents etc there already, keep adding to it with no thought

---

---

Concept A: Commercial  
Center

---

other

No more car washes or fast food. Get bigger  
restaurants here. I hate driving to Murrieta  
or Temecula for a good restaurant

other

Traffic and environmental impact info is  
needed

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

other                      No more people and building leave  
   it land

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use                      I see parking problems with both plans.

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

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Concept B: Mixed-Use

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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---

Concept A: Commercial Center

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Concept A: Commercial Center

---

Concept B: Mixed-Use

---

	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
other		

---

Concept B: Mixed-Use

---

other	Minimal low scale development.
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---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use	No more car washes!!
----------------------	----------------------

---

other	Add parks in this neighborhood.
-------	---------------------------------

---

Concept A: Commercial Center

---

Need a grocery store with in this area

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

other	Residential would be best
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---

Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

---

Concept B: Mixed-Use

---

other	Improve road way, already high traffic with little space
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---

Concept A: Commercial Center

---

Nothing should be done until the roads can handle the traffic. Bundy and Orange could use help as people turn left in front of people with the right away constantly.

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		Looks like a good place for small biz
Concept A: Commercial Center		
other		No expansion off of bundy
Concept B: Mixed-Use		
other	None	
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		Stop pushing high density housing in Wildomar
other	Leave as is	Leave as is
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
other	Rural	

other	This looks like a traffic nightmare. Mixed Use with half of what's proposed, in order to prevent inescapable traffic flow issues	The people in the imediate adjacent neighborhoods should be considered on this. This looks like a traffic nightmare. Mixed Use with half of what's proposed in order to prevent inescapable traffic flow issues
other	This looks like a traffic nightmare. Mixed Use with half of what's proposed, in order to prevent inescapable traffic flow issues	This looks like a traffic nightmare. Mixed Use with half of what's proposed, in order to prevent inescapable traffic flow issues
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		Consider broader commercial, rather than just neighborhood commercial, freeway access/proximity
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		As long as signals are synchronized. Need steady flow of traffic getting on and off freeway.
Concept A: Commercial Center		Some parts would be nice
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
other		
Concept A: Commercial Center		
Concept A: Commercial Center		

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

---

other

Nothing...

We are soon to lose our funky and great small town atmosphere.

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial Center

---

And we do NOT want to downgrade our city just to make it more populated. Let's try to keep it as upscale as possible. Lake Elsinore is already the affordable housing district and that is close enough.

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

Prime commercial

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Concept A: Commercial Center

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial Center

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Concept B: Mixed-Use

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

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---

Concept B: Mixed-Use

---

other                      Single family homes

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

More shopping and restaurants needed.

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Mixed use would be fine, but here the  
percentage should be at least 2/3 business.

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Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

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Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

other	Leave it alone	
Concept B: Mixed-Use		Large commercial centers will be fading out over the next 20 years, mixed use and open space with lots of shade trees would be perfect here.
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		A makes sense, Drawback is Wildomar is behind on getting the right businesses in our city. Need new idea restaurants and business in place! tired of seeing the same restaurant / retailer on every corner! Make Wildomar unique and fun to visit and stay!
Concept A: Commercial Center		
Concept B: Mixed-Use		
other	There's too much traffic already	
Concept A: Commercial Center		
Concept B: Mixed-Use		
other	B, mixed use with everything low-level. Trader Joe's and local business opportunities, skatepark or a safe place for kids after school/community gathering area	See above. No huge or corporate buildings/businesses with the exception of above-mentioned
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		widening Bundy Cyn only to Canyon Ranch is short-sighted and creates traffic nightmare as road narrows. Would be great to see area developed similar to nice retail and restaurants on Clinton Keith!
Concept A: Commercial Center		



---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

---

Concept A: Commercial  
Center

That area is high traffic already why add a plaza or more homes . There is always accident right before the freeway entrance

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

other It's a canyon Please don't over build.  
Keep the beautiful open space. Why  
tear down the hills.

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concepto B: Uso mixto

Necesitamos más centros comerciales secas

---

## Focus Area 4

### Responses

Other (Write in Concept)

Additional Comments

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

---

other	Neither leave it open
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	as long as safety for the kids coming and going is top priority
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
other	STOP BUILDING WITHOUT UPDATING INFRASTRUCTURE!!!!
Concept A: Commercial Uses with	
other	No change
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	Focus on a walkable downtown with mixed uses and gathering spaces. Include features such as roundabouts and street parking to slow traffic down. A good example is what City of Vista has done with their downtown and Paseo Santa Fe project.
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	

Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept B: Mixed-Use		
Concept A: Commercial Uses with		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Uses with		This is not the heart of the city. Heart is located southwest of this focus area
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other	cemetery, open space, agriculture, arena, farmer's market and food trucks	lack of water access in some areas. Check liquefaction and soil stability issues.
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other	See notes	No car washes, or drive thrus, or crappy chain restaurants that are at every exit. And whatever it is, allow for parking, because every recent commercial build area has TERRIBLE parking.
Concept A: Commercial Uses with		
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		Should never be high residential in Wildomar
Concept A: Commercial Uses with		Need more info
Concept A: Commercial Uses with		Yes please Wildomar needs a "main st" like in Lake Elsinore and Temecula
other	Neither option. That space has too much traffic with all 3 schools using the route	
Concept B: Mixed-Use		

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Concept B: Mixed-Use

---

other                      continue to keep majority of rural  
                                 with some parks and animal friendly      Dillon Cir is low density and it show as  
                                 areas. How are we to get our horses      medium density. My surrounding  
                                 to trail areas?                                      neighborhood is also incorrectly identified

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

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Concept B: Mixed-Use  
other

---

Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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other

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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other                      Old town vision plan

---

Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Uses with

---

other                      Stop build shit until the  
                                 infrastructure can handle the                      Stop build shit until the infrastructure can  
                                 demand!!!    handle the demand!!!

---

Concept A: Commercial  
Uses with

---

other                      Low scale buildings and  
                                 development.

---

---

Concept B: Mixed-Use

---

Concept A: Commercial

---

Uses with

---

Concept A: Commercial

---

Uses with

---

other

---

Concept A: Commercial

---

Uses with

---

Concept A: Commercial

---

Uses with

---

Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

Park

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

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Concept B: Mixed-Use

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

---

other

Leave as is

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Concept B: Mixed-Use

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

---

other

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Concept A: Commercial

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Uses with

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Concept A: Commercial

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Uses with

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial

---

Uses with

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Concept A: Commercial Uses with	
Concept A: Commercial Uses with	Maybe A but could go b
Concept A: Commercial Uses with	
other	
Concept B: Mixed-Use	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	Concept A BUT without disrupting any elects that make it historically significant
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept B: Mixed-Use	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	Preserve the old town feel and historic areas
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	No high density housing in Wildomar
Concept A: Commercial Uses with	
Concept B: Mixed-Use	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
other	Rural ranches, equestrian
Concept A: Commercial Uses with	Making sure not to push out the existing mobile homes and trailer parks.
Concept A: Commercial Uses with	Making sure not to push out the existing mobile homes and trailer parks.
Concept A: Commercial Uses with	

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept B: Mixed-Use

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept B: Mixed-Use

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial  
Uses with

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other

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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<p>Concept B: Mixed-Use  Concept A: Commercial  Uses with</p>	<p>Yes we should have an "Old Town Wildomar" Albertsons' Shopping Center is NOT what I would call the city center.</p>
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	<p>I like the concept of community space with an old town feel. But, again, keep it rural with low density housing.</p>
<p>Concept A: Commercial  Uses with</p>	<p>Old Town style development, similar to Temecula Old Town.</p>
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept B: Mixed-Use</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	
<p>Concept A: Commercial  Uses with</p>	<p>A unique idea for this space</p>

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Concept B: Mixed-Use  
Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Need to keep a downtown area with shops and vendors and hang outs for all ages to go to like old town Temecula

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other  
Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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It would be great to put our resources & monies into having our own police station

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept B: Mixed-Use  
Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Mixed use could work too, but it would need to bring with it the key parts of Concept A

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other	None of these concepts fit Wildomar. We aren't Irvine.
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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

Draw back high traffic issues to follow with infrastructure concerns. need plenty of public parking. parking lots can be used for farmers markets.

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

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Concept A: Commercial  
Uses with

could be really beautiful and an attractive place - like old town Temecula!

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

This is an ideal area for a civic center with city offices and amenities (combine indoor recreation/meeting/event space/municipal library/historical display/archive space, plus commercial/office space for restaurants, cafés, etc.

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Please, no traffic congestion...keep us safe and all children, including those attending the elementary school.

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

Improve Murrieta Creek trail as a safe and beautiful walk and bikeway of non vehicle travel. travel

---

Concept A: Commercial  
Uses with

---

Concept A: Commercial  
Uses with

---

## Focus Area 5

### Responses

Other (Write in Concept)

Additional Comments

Concept B: Allow a Mix of Uses

Concept A: Primarily Commercial

Concept A: Primarily Commercial

Concept A: Primarily Commercial

My answers are based on 20 years into the future, and not the immediate wants of the City. We might not have businesses ready to build today, but with the surrounding cities filling up quickly, they will eventually come our way.

Concept B: Allow a Mix of Uses

Concept A: Primarily Commercial

Concept B: Allow a Mix of Uses

Concept A: Primarily Commercial

Concept A: Primarily Commercial

My concern for both projects is the streets. They are already overwhelmed and the current construction on Baxter, sorry Wildomar Trail, makes it awful to get on and off fwy. Wish roads were widened and made safer before the construction started

Concept B: Allow a Mix of Uses

Concept B: Allow a Mix of Uses

Concept B: Allow a Mix of Uses

Concept A: Primarily Commercial

Concept B: Allow a Mix of Uses

Concept B: Allow a Mix of Uses

Concept B: Allow a Mix of Uses

	STOP BUILDING WITHOUT UPDATING INFRASTRUCTURE IN FAVOR OF NOT YOU TAX MONEY PAID PEOPLE BUT US MIDDLE CLASS CITIZENS!!!!
other	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	Keep this area mixed use. Focus on large commercial centers at Clinton Keith and Bundy Canyon.
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept A: Primarily Commercial	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept B: Allow a Mix of Uses	
Concept A: Primarily Commercial	
other	Civic center with a jail, we will need it with what is being built across the freeway
Concept A: Primarily Commercial	
Concept A: Primarily Commercial	
Concept A: Primarily Commercial	
Concept B: Allow a Mix of Uses	
other	
other	Limited commercial use and keep as much natural land

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

other Leave it as it is.

---

Concept B: Allow a Mix  
of Uses

---

other

---

Concept B: Allow a Mix  
of Uses

---

other No more high to medium residential

---

Concept B: Allow a Mix  
of Uses

---

Need more info

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

other No more building and no more people

---

other develop a community use park, ball fields

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

other

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

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Concept A: Primarily  
Commercial

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Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

other	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
-------	---	--

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

---

other	Civic Center would be perfect here.
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---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

other	Rural Residential
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---

Concept A: Primarily  
Commercial

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---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

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other

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

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Concept A: Primarily  
Commercial

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Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

---

Don't really know the difference

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

other I don't know enough about the area  
to weigh in responsibly

---

Concept B: Allow a Mix  
of Uses

---

other	Leave it alone	
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
other	Leave it rural with rural type housing, small commercial	
Concept B: Allow a Mix of Uses		
other	No multi-story buildings off of that area, will reduce existing property owners views and damage image of Wildomar	
other		Kaiser and done
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
other		
other	Wait to see how the consequences of A and B play out.	Wait to see how the consequences of A and B play out. Daddy always said measure twice, cut once.
other	Wait to see how the consequences of A and B play out.	Wait to see how the consequences of A and B play out. Daddy always said measure twice, cut once.
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept A: Primarily  
Commercial

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Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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other

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

The homes south of Wildomar Trail on north of Peggy Lane are an eye sore. Do we really need manufactured homes and trailers anywhere in Wildomar? I say NO!

---

Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		Large scale sales tax generators like RV sales, heavy equipment sales, etc.
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		Need to take freeway access into consideration, too many residential buildings would present a traffic issue.
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
other	Nothing	It's already getting overdeveloped and congested here. How about leaving some of the city alone for that rural area you keep claiming we are
Concept B: Allow a Mix of Uses		

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

other

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

other                      Nope. Leave it alone

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

---

Concept A: Primarily Commercial

---

Concept B: Allow a Mix of Uses

---

Concept B: Allow a Mix of Uses

---

traffic issues and infrastructure concerns

Concept B: Allow a Mix of Uses

---

Concept B: Allow a Mix of Uses

---

other                      Leave it alone

---

Concept A: Primarily Commercial

---

Concept B: Allow a Mix of Uses

---

Concept B: Allow a Mix of Uses

---

Since this wonderful area has already been desecrated, allow continuation of corporate use to feed the greed to therefore, hopefully, satisfaction and draw the sought-after revenue

Concept A: Primarily Commercial

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Concept A: Primarily Commercial

---

Concept B: Allow a Mix of Uses

---

Concept B: Allow a Mix of Uses

---

Concept B: Allow a Mix of Uses

---

other

---

Would prefer to leave rural, and natural, with walking trails or horse riding trails.

Concept A: Primarily Commercial

---

Kaiser would be FANTASTIC! Would be great if hotel was Marriott or other higher end option. We don't have decent place for visitors to stay in the area unless they stay in Murrieta now.

Concept A: Primarily Commercial

---

Concept B: Allow a Mix of Uses

---

Concept B: Allow a Mix of Uses

---

Concept A: Primarily Commercial

---

Concept B: Allow a Mix of Uses

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---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

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Concept B: Allow a Mix  
of Uses

I don't really see the cities need for a hotel.

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

I'm lease take into account that residences  
usually do not have one vehicle. !

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

---

Concept A: Primarily  
Commercial

---

Concept B: Allow a Mix  
of Uses

No Large Ugly buildings that hide the beauty  
of Santa Ana mountain range from the 15  
fwy.

---

Concept B: Allow a Mix  
of Uses

---

Concept B: Allow a Mix  
of Uses

---

---

## Focus Area 6

### Responses

Other (Write in Concept)

Additional Comments

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Concept A: Mixed-Use

---

Concept B: Residential

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

---

---

Concept A: Mixed-Use

other Park, community area

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept B: Residential

other STOP BUILDING WITHOUT  
UPDATING INFRASTRUCTURE. LEAVE  
WILDOMAR RURAL!!!!

---

Concept B: Residential

---

Concept B: Residential

---

Concept B: Residential

Any frontage along Clinton Keith should be commercial. Higher density residential and commercial along Palomar. This section along Palomar has a lot of blight for how visible it is. Unfortunate that recent mobile/modular homes were permitted along here.

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use



other	Leave it alone, already has numerous newer mobile homes	
Concept A: Mixed-Use		
Concept A: Mixed-Use		
Concept A: Mixed-Use		
Concept B: Residential		Keep it lower density residential to lessen traffic impacts
other		
Concept B: Residential		
Concept A: Mixed-Use		
Concept B: Residential		
other	Leave it as it is	
Concept B: Residential		
other		
Concept B: Residential		
other	More commercial in this area by the creek area	The creek isn't really maintained and cleared of trees/bushes. Make the area around the creek commercial
other		Need more info
Concept A: Mixed-Use		
Concept A: Mixed-Use		
Concept B: Residential		
Concept A: Mixed-Use		
other	Sports park/ regional park	If every area has multiunit homes where is the rural Wildomar? We need open space. There seems to be no open land nor wildlife corridors being left. Why are there no parks win these plans? Our kids went to Menifee for parks/sports for the last 30 years
Concept B: Residential		
Concept A: Mixed-Use		
Concept B: Residential		
other	Such a Joke that you took our history away!! Wildomar Trail... what a joke	
Concept B: Residential		
Concept A: Mixed-Use		

---

	Leave the land designation as it is	
other	now.	

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept B: Residential

---

	Large lots, single family residential.	
other	Maybe mobile homes.	

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

other	open space recreational	
-------	-------------------------	--

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
other		

---

Concept A: Mixed-Use

---

other	Open land minimal development.	
-------	--------------------------------	--

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

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Concept B: Residential

---

Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept B: Residential

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Concept B: Residential

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept B: Residential

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept B: Residential

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Concept A: Mixed-Use

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Concept B: Residential

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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---

Concept B: Residential

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Concept B: Residential

No low income apts here pleassssee!!!!

Anything other than houses, car washes, restaurants and gas stations. PLEASE! A water park, dog park, baseball field, roller rink, hockey rink, event center, etc.

other

---

other

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---

Concept B: Residential

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---

Concept B: Residential

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---

Concept B: Residential

I don't know enough about the area to weigh in responsibly

other

---

Concept A: Mixed-Use

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---

Concept B: Residential

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---

Concept B: Residential

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Concept B: Residential

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---

Concept B: Residential

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Concept A: Mixed-Use

---

Why cant land just remain land....make trails, parks, wildlife areas that benefit ALL

---

Concept B: Residential

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Concept B: Residential

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---

other	No housing	Without promoting small business usage, Wildomar will only continue to lose residents
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---

Concept B: Residential

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Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

other

---

other	It's hard to tell what's being proposed. The map shows lots of commercial surrounding the future general plan area, but doesn't state that. So it's hard to tell what will be best to counter that. This area should be considered in conjunction with Area 7	This area should be considered in conjunction with Area 7
-------	---	---

---

other	It's hard to tell what's being proposed. The map shows lots of commercial surrounding the future general plan area, but doesn't state that. So it's hard to tell what will be best to counter that. This area should be considered in conjunction with Area 7	This area should be considered in conjunction with Area 7
-------	---	---

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept B: Residential

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Concept B: Residential

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Concept A: Mixed-Use

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Concept B: Residential

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept B: Residential

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

other LEAVE IT ALONE!

---

Concept B: Residential

---

Concept B: Residential

---

other No building there...

---

Concept B: Residential

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Please do NOT ruin our city with a bunch of cheap apartments. Expensive condominiums only.

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

other Mixed use and low density housing.

---

other Hotel, Condos, Mixed Use

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept A: Mixed-Use

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Concept B: Residential

---

Concept A: Mixed-Use

---

Concept B: Residential

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Concept B: Residential

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---

Concept B: Residential

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Concept B: Residential

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Concept A: Mixed-Use

---

Non-residential preferred.

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Don't take away our country atmosphere.  
Let Wildomar be Wildomar 🗑️👤

---

other

---

Nothing or green space

---

Again aren't we suppose to be a semi-rural  
area. Stop developing everything

---

Concept A: Mixed-Use

---

More shopping like Dos Lagos

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept B: Residential

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Concept A: Mixed-Use

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Concept A: Mixed-Use

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Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Business tend not to do well here, also I  
think you're overlooking the several news  
homes that have been built there in the last  
two years

---

Concept B: Residential

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept B: Residential

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Concept B: Residential

---

---

other                      This area is a liquifaction zone, fault zone and the location of historical, cultural and paleontologic resources. Leave it alone.

---

Concept B: Residential                      Medium and high density residential would be great in this general area.

---

Concept B: Residential

---

Concept B: Residential

---

Concept B: Residential

---

Concept B: Residential                      increased traffic concerns, infrastructure concerns. a public park is needed in this area as well to help with the current environmental ecosystem in that area that will be removed. let's keep some of Wildomar wilderness

---

Concept B: Residential

---

Concept B: Residential

---

other                      How about an community garden

---

Concept A: Mixed-Use

---

Concept B: Residential

---

other                      Keep rural, especially with the need for preservation of the creek and surrounding area with already pushed-out wildlife                      See above comment

---

Concept B: Residential

---

Concept A: Mixed-Use

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Concept A: Mixed-Use

---

Concept B: Residential

---

Concept A: Mixed-Use

---

Concept A: Mixed-Use

---

Concept B: Residential                      where are the options for more recreational space? if this is near regional trail can't we enhance that instead of closing off access (residential only) or encouraging crime (high density)?

---

Concept B: Residential

---

Concept A: Mixed-Use  
 Concept A: Mixed-Use  
 Concept A: Mixed-Use  
 Concept A: Mixed-Use  
 Concept A: Mixed-Use  
 Concept A: Mixed-Use

Concept B: Residential  
 other Parks, we need family things We need more outside family areas, parks, enough of the houses!

Concept B: Residential

Concept B: Residential

Concept B: Residential  
 other

Concept A: Mixed-Use A few single townhomes would be acceptable.

Concept B: Residential  
 Concept A: Mixed-Use  
 Concept A: Mixed-Use

Concept B: Residential Near existing residential including Bear Creek. Commercial should be closer to the Freeway.

Concept A: Mixed-Use I don't like either. Keep it simple! Gateway to Santa Rosa Plateau

other Do not build Romany townhouse,condominium or apartments. This will pack the city with alot of people

Concept B: Residential

**Focus Area 7**  
**Responses**      Other (Write in Concept)      Additional Comments

Concept B: Mixed-Use  
 Concept A: Commercial Center  
 Concept A: Commercial Center



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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept B: Mixed-Use

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

other Leave it alone

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

other NONE OF THE ABOVE. KEEP WILDOMAR RURAL!!!!

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Residential planned development would be great in this area. Focus commercial around Clinton Keith and Palomar.

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

other Some type of fun center like great wolf lodge

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

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Concept A: Commercial Center

---

Concept B: Mixed-Use

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---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

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Concept B: Mixed-Use  
other Senior housing

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

other

---

Concept B: Mixed-Use

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Concept A: Commercial  
Center

---

other Undecided need more info

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

other Your plans suck

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

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other	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
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---

Concept A: Commercial  
Center

---

other	Leave open land.
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---

other	Residential
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---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

other

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use	Do not put civic center here. Not central enough.
----------------------	--

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Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

other	Rural
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---

Concept A: Commercial  
Center

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Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial Center

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Concept A: Commercial Center

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Concept A: Commercial Center

---

Concept B: Mixed-Use other

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

other Leave it rural

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

Mirror what is over by. The coffee shop across the street....same country style buildings

---

Concept A: Commercial Center

---

other

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

Concept B: Mixed-Use

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

Concept A: Commercial Center

---

other No housing

---

NO HIGH DENSITY HOUSING

---

Concept A: Commercial Center

---

Concept A: Commercial Center

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---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

other

---

Concept B: Mixed-Use

This area should be considered in  
conjunction with Area 6

---

Concept B: Mixed-Use

This area should be considered in  
conjunction with Area 6

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

Nobody really wants to live right next to an  
Interstate Highway.

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

Combination of A and B

---

Concept A: Commercial  
Center

---

other Put nothing!

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use	
Concept A: Commercial Center	
Concept A: Commercial Center	Parks and shopping with a river walk area with walking trails
Concept B: Mixed-Use	
Concept A: Commercial Center	
Concept B: Mixed-Use	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept B: Mixed-Use	I suggest concept B only if the bulk of the area were to remain for business. No more than 15-20% residential.
Concept B: Mixed-Use	
Concept A: Commercial Center	
Concept B: Mixed-Use	
Concept A: Commercial Center	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept B: Mixed-Use	
Concept A: Commercial Center	
other	None of the options are suitable for this area. Low density residential is the true feel of Wildomar. No tilt up warehouse nonsense!
Concept A: Commercial Center	Although Wildomar trail can be considered Old Town Wildomar, there's no doubt that Clinton Keith is the main thoroughfare. Mostly commercial in this area would be great

---

other Residential

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Convention Center with an outdoor  
Ampitheater/stage to bring people  
to visit, surrounded with a  
commercial center with hotels &  
restaurants for day and night  
venues. drawback high traffic &  
infrastructure concerns & potential  
investment, investor issues?

other

---

Concept B: Mixed-Use

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Concept B: Mixed-Use

---

other

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

---

Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

---

Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

include some green space here please

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept B: Mixed-Use

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Concept A: Commercial  
Center

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Concept B: Mixed-Use

---

Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

other

Let's keep it natural. Perhaps a hiking trail.  
It's so beautiful. I would love to protect it.

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

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Concept A: Commercial  
Center

---

Concept A: Commercial  
Center

I like concept A because large TALL buildings  
are restricted to our beautiful natural hills.  
We don't need a lot of concrete!!

---

other

---

Concept B: Mixed-Use

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## Focus Area 8

### Responses

Other (Write in Concept)

Additional Comments

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Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

The school will bring in students. They will  
seek somewhere to go which will increase  
money being spent in the city. Wildomar  
doesn't need more office buildings.

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

Concept B: Traditional  
Office

---

other                      Leave it alone

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

other                      BUILD NOTHING AND KEEP  
                                 WILDOMAR RURAL!!!!

---

Concept A: Industrial  
Flex

---

other

---

Concept B: Traditional  
Office

---

Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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---

Concept B: Traditional Office

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Concept A: Industrial Flex

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Concept A: Industrial Flex

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Concept A: Industrial Flex

---

other Mix of "A" & "B"

---

other Industrial flex could be sculpture and arts community like Laguna Beach Mixed Use Is "regenerative agriculture" at the MSJC site or a proposal for the focus area 8?

---

other

---

Concept A: Industrial Flex

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Concept A: Industrial Flex

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Concept A: Industrial Flex

---

other Leave it as is

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Concept A: Industrial Flex

---

other

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other

---

Concept A: Industrial Flex

---

Concept A: Industrial Flex

---

Concept A: Industrial Flex

---

other No brewing next to a college. Increased DUI accidents

---

Concept B: Traditional Office

---

Concept A: Industrial Flex

---

other The area along La Estrella is wildlife are and should remain such. Flex industrial is ok along Clinton Keith. Where did the open space go?

---

Concept A: Industrial Flex

---

Concept A: Industrial Flex

---

Concept B: Traditional Office

---

other Leave my town alone ! Go away

---

Concept A: Industrial  
Flex

other Parks

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept B: Traditional  
Office

Concept B: Traditional  
Office

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

other open space park

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Industrial and commercial is great but stop allowing dispensaries to come into town.

Concept B: Traditional  
Office

Concept A: Industrial  
Flex

other Stop build shit until the infrastructure can handle the demand!!!

Stop build shit until the infrastructure can handle the demand!!!

Concept A: Industrial  
Flex

other Nature preserve and park

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept B: Traditional  
Office

Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

---

other                      Leave it agricultural

---

Concept B: Traditional  
Office

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Concept B: Traditional  
Office

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Medical?

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---

Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

---

Concept B: Traditional  
Office

---

Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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	I don't know enough about the area to weigh in responsibly	I would want to be more educated in the impact of having things like a brewery before voting for that
--	---	---

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Concept A: Industrial  
Flex

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Concept B: Traditional  
Office

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other	Open space
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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

---

Concept B: Traditional  
Office

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Concept A: Industrial  
Flex

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Concept A: Industrial  
Flex

---

Concept B: Traditional  
Office

---

Concept A: Industrial  
Flex

---

other

---

---

other	Both concepts look like they again have displaced the people in the mobile home/trailer parks. A would be better than B, but really, a brewery next to a college? That would be great if there is transportation to get them home safely.	Both concepts look like they again have displaced the people in the mobile home/trailer parks. A would be better than B, but really, a brewery next to a college? That would be great if there is transportation to get them home safely.
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other	Both concepts look like they again have displaced the people in the mobile home/trailer parks. A would be better than B, but really, a brewery next to a college? That would be great if there is transportation to get them home safely.	Both concepts look like they again have displaced the people in the mobile home/trailer parks. A would be better than B, but really, a brewery next to a college? That would be great if there is transportation to get them home safely.
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Concept A: Industrial Flex

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Concept A: Industrial Flex

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other	Commercial, Hotel, other revenue-producing uses needed, Focus Area 8 should be extended west, at least to Wildomar Trail	Expand Focus Area 8 to west, add commercial, revenue & job generating services & uses.
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other	Focus are 8 should be extended west to Wildomar trail
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Concept A: Industrial Flex

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Concept B: Traditional Office

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Concept A: Industrial Flex

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Concept A: Industrial Flex

---

Concept B: Traditional Office

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Concept A: Industrial Flex

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Concept A: Industrial Flex

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Concept A: Industrial Flex

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Concept A: Industrial Flex

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Concept A: Industrial Flex

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Concept B: Traditional  
Office

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept B: Traditional  
Office

Concept B: Traditional  
Office

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Seems the lesser of the two evils.

other Affordable housing for students,  
seniors, families

Concept B: Traditional  
Office

other High Density Residential with  
amenities

Concept B: Traditional  
Office

Concept B: Traditional  
Office

The more upscale the better.

Concept A: Industrial  
Flex

Concept B: Traditional  
Office

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Mostly A, some B

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

Concept A: Industrial  
Flex

other

Concept B: Traditional  
Office





---

Concept B: Traditional  
Office

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

Concept B: Traditional  
Office

---

Concept B: Traditional  
Office

---

other

Neither of unless you're trying to sabotage  
the regenerative ag tesearch

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

Concept B: Traditional  
Office

---

Concept A: Industrial  
Flex

---

other

I don't think "industrial-flex" belongs  
anywhere in Wildomar!

---

other

MSJC has developed their Temecula campus  
and has openly stated that they are pulling  
out of developing the land off of Clinton  
Keith... This entire area should be a city  
center with a GREAT PARK & event Center  
for concerts, etc for the community.

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

other

Community parks and recreation.

---

other

Mix of A & B Concepts

higher traffic and infrastructure concerns

---

Concept A: Industrial  
Flex

---

Concept A: Industrial  
Flex

---

other

Rual

---

Concept A: Industrial  
Flex

---

other

Vacant

---

Concept A: Industrial  
Flex

---

---

other	Mix use
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Concept A: Industrial Flex
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Concept B: Traditional Office
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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---

I've seen very nice versions of this - but if you put in junk food places and car repair shops (for example) things go downhill. Let's upscale not downscale please.

Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept A: Industrial Flex
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Bad spot for brewery. Need a cultural indigenous center

Concept A: Industrial Flex
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Concept A: Industrial Flex
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Concept B: Traditional Office
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Concept B: Traditional Office
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Concept A: Industrial Flex	
Concept B: Traditional Office	
Concept B: Traditional Office	
Concept A: Industrial Flex	No Palm trees. Our area gets lots of wind and palm trees are hazardous
Concept B: Traditional Office	
Concept B: Traditional Office	

## Focus Area 9

Responses	Other (Write in Concept)	Additional Comments
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Concept A: Residential		
Concept A: Residential		
Concept A: Residential		
Concept A: Residential		
Concept B: Commercial		
Concept A: Residential		
other	Mix use- but no fast food or drive thru	
Concept A: Residential		
Concept A: Residential		as a resident since 1985, that lives on Union St, I like the rural area and do not want to be overwhelmed with commercial space and what it brings. And again, roads and signals need to be fixed before anything
Concept B: Commercial		
Concept B: Commercial		
Concept A: Residential		
other	Leave it alone	

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept B: Commercial

---

other BUILD NOTHING AND KEEP  
WILDOMAR RURAL!!!!

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept B: Commercial

---

Concept B: Commercial Could use more retail in that area.  
Especially a coffee shop and small market.

---

Concept A: Residential

---

Concept B: Commercial

---

Concept A: Residential

---

Concept A: Residential

---

Concept B: Commercial

---

Concept A: Residential

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept B: Commercial The brighter lit, the better! This is the  
"gateway" to Wildomar's crown jewel,  
Mama O'Brian Park!

---

other survey neighbors for general plan  
and zoning consensus w/in 600 feet  
of area 9

---

---

other

---

Concept A: Residential

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept A: Residential

---

Concept A: Residential

---

other

---

Concept A: Residential

---

You already have single family homes on larger lots. They Will absolutely oppose commercial moving in. Keep it residential with larger lots so someone could own a horse or 2

Concept A: Residential

---

other

---

Need traffic and environmental impact

---

Concept B: Commercial

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept B: Commercial

---

Concept A: Residential

---

Concept B: Commercial

---

other

---

Move to the city leave my town alone

Concept B: Commercial

---

Concept A: Residential

---

Concept A: Residential

---

Concept B: Commercial

---

---

Concept B: Commercial

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Concept B: Commercial

---

Concept B: Commercial

---

Concept A: Residential

---

Concept B: Commercial

---

Concept A: Residential

---

Concept B: Commercial

---

other Prefer open space and recreation

---

Concept A: Residential

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept A: Residential

---

other Stop build shit until the infrastructure can handle the demand!!! Stop build shit until the infrastructure can handle the demand!!!

---

Concept B: Commercial

---

other Leave rural

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept A: Residential

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Concept A: Residential

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Concept A: Residential

---

other Mixed use

---

Concept B: Commercial

---

Concept A: Residential

---

Concept A: Residential

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---

Concept B: Commercial

---

Concept A: Residential

Rural Residential

---

Concept A: Residential

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Concept A: Residential

---

Concept B: Commercial

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Concept B: Commercial

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Concept A: Residential

---

Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept B: Commercial

---

Concept B: Commercial

---

Concept A: Residential

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept A: Residential

other

Leave it as is

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

other

---

Concept A: Residential

---

Concept A: Residential

---



---

Concept B: Commercial

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

Concept B: Commercial

---

Concept A: Residential

---

Concept A: Residential

---

Concept A: Residential

---

other

---

Leave as is

---

Concept B: Commercial

---

Concept A: Residential

---

Concept B: Commercial

---

Concept B: Commercial

---

Concept A: Residential

---

other This would be a good question for the existing residents in the area

---

This would be a good question for the existing residents in the area

---

other This would be a good question for the existing residents in the area

---

This would be a good question for the existing residents in the area

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

---

Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept B: Commercial

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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other                      Leave us some open bare spaces?

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Concept A: Residential

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Concept A: Residential

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other                      High density residential mixed use

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Concept B: Commercial

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Concept B: Commercial

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Upscale retail please. No more round ups  
and uhaul places.

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Concept B: Commercial

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Concept B: Commercial

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As a resident that is extremely close to this proposed development, I am deeply opposed to using it for anything other than low density housing such as what is already here.

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Concept A: Residential

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Neighborhood Commercial, blending into Old Town, perhaps some Government offices

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Concept B: Commercial

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Concept B: Commercial

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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For all of these focus areas the roads need to be improved BEFORE any projects are considered.

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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other

Nothing or green space

Stop developing every spare piece of land

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept B: Commercial

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Concept B: Commercial

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept B: Commercial

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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other

Why not mixed use or flex use here? Not sure if it makes sense for a pure business area here.

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept B: Commercial

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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other

Fault and liquifaction zone. Leave it alone.

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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Concept A: Residential

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Concept A: Residential

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keep for homes, allow the residents to use the other developments being proposed for business areas. drawback infrastructure concerns.

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Concept B: Commercial

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Concept B: Commercial

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other                      No more traffic

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Concept B: Commercial

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Concept A: Residential

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other                      Leave it open                      Leave it rural

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential

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presuming residential must be an option somewhere, this is probably the least impactful place. prefer one or two nice commercial/event spaces rather than a bunch scattered .

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Concept A: Residential

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other                      Leave vacant

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Concept B: Commercial

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other                      Open space

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Concept B: Commercial

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Concept A: Residential

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other	Mixed use	Mixed use might minimize crime and transient population problems while maximizing revenue for the city.
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Concept B: Commercial

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Concept A: Residential

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other	Skatepark, family picnic areas, sports park
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Concept B: Commercial

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Concept B: Commercial	Keep the commercial and include an indigenous cultural center
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Concept A: Residential

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other	Build a Rodeo Facility, we'll be able to have many money making events Horse events,concerts and many community events
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Concept B: Commercial

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Concept A: Residential

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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential	Not a good location for more commercial, especially since it next to residential. Commercial should be focused next to the Freeway.
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Concept B: Commercial

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Concept A: Residential

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Concept A: Residential