



Envision Wildomar 2040 Citywide Workshop #2 Summary

OVERVIEW

The second Citywide Workshop for Wildomar’s General Plan update was held in-person at the Corporate Room on November 10, 2022 and virtually via Zoom on November 15, 2022. The in-person workshop had 21 attendees and the virtual workshop had 18 attendees. The in-person and virtual workshops covered the same content and included a presentation followed by engagement activities to solicit input on the General Plan’s draft land use concepts and guiding principles. The presentation included a brief overview of the General Plan Update project, discussion on preliminary land use changes, and an explanation of how focus areas were identified.

At the in-person workshop, three stations were available for participants to interact with in an open house format. The station activities were replicated in the virtual workshop as breakout room discussions with Jamboard. Station 1 asked whether community members agree or disagree with the draft Guiding Principles that will lay the framework for the General Plan. Station 2 provided info on preliminary administrative land use changes, updated land use designation descriptions and example imagery for each land use designation. Station 3 solicited input on what land uses should be encouraged for each of the 9 focus areas. For each focus area, key considerations and land use concepts were presented for the community to weigh in on.

KEY TAKEAWAYS

Feedback on the Guiding Principles from the in-person workshop was unanimous with 7 votes agreeing and no votes disagreeing. During the virtual workshop, the majority of participants agreed with all guiding principles. The number of participants disagreeing with each guiding principles ranged from 1-3 in the virtual workshop. Comments from those who disagreed raised concerns about not having proper infrastructure, lack of access to open space and parks, and conserving historic resources. Final tally of votes for each guiding principle are included below. Specific comments are included in the appendix following the summary.

Community members had general agreement on preferred land use concepts for each Focus Area. Focus Area 1 and Focus Area 2 had equal or close to equal votes for land use concepts presented. Comments made by participants regarding Focus Areas pertained to incorporating more diverse commercial retail, infrastructure improvement, and community amenities such as green/open spaces and gathering spaces. A summary of votes for land use concepts for each focus area are included below. Photos of the workshop boards, and virtual Jamboards are included as an appendix.

SUMMARY OF RESULTS

Guiding Principles

- 1. Community Character: Provides a welcoming, safe and family-friendly environment with opportunities for healthy, self-sustaining lifestyles for all residents**
 - a. 17 Agree
 - b. 2 Disagree

- 2. Growth, Land Use & Development: Balances responsible growth with preservation of rural character, open spaces and historical resources**
 - a. 16 Agree
 - b. 3 Disagree

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. 17 Agree
 - b. 1 Disagree
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. 18 Agree
 - b. 1 Disagree
5. **Environment:** Protects the visual and ecological value of its natural resources
 - a. 17 Agree
 - b. 1 Disagree
6. **Mobility:** Maintains safe roadways and high-quality pedestrian, bicycle, multi-purpose trail and transit networks
 - a. 17 Agree
 - b. 1 Disagree

Focus Areas

1. **Focus Area 1**
 - a. Concept A: Higher Density Residential: 3 Votes
 - b. Concept B: Lower Density Residential: 13 Votes
 - c. Concept C: Mixed-Use: 4 Votes
2. **Focus Area 2**
 - a. Concept A: All Residential 11 Votes
 - b. Concept B: Mixed-Use 4 Votes
3. **Focus Area 3**
 - a. Concept A: Commercial Center: 13 Votes
 - b. Concept B: Mixed-Use: 4 Votes
4. **Focus Area 4**
 - a. Concept A Commercial Use with Events & Community Space: 14 Votes
 - b. Concept B: Mixed-Use: 0 Votes
5. **Focus Area 5**
 - a. Concept A: Primarily Commercial Uses: 9 Votes
 - b. Concept B: Allow a Mix of Uses: 4 Votes
6. **Focus Area 6**
 - a. Concept A: Mixed-Use: 8 Votes
 - b. Concept B: Residential: 7 Votes
7. **Focus Area 7**
 - a. Concept Commercial Center: 11 Votes
 - b. Concept B: Mixed-Use: 3 Votes

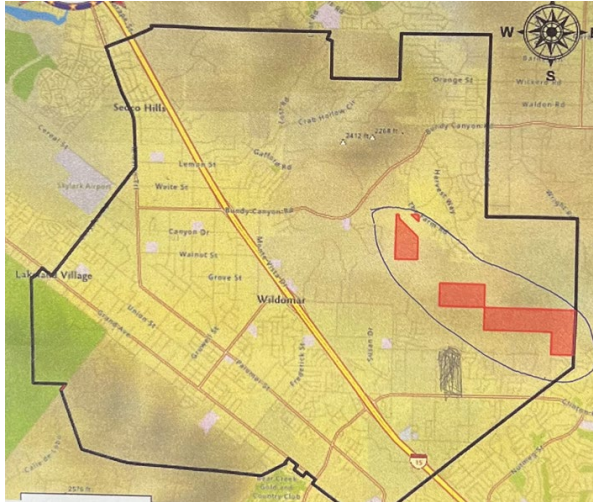
8. Focus Area 8

- a. Concept A: Industrial Flex: 8 Votes
- b. Concept B: Traditional Office: 3 Votes

9. Focus Area 9

- a. Concept A: Residential: 10 Votes
- b. Concept B: Commercial: 5 Votes

10. Additional Comments



- Incorporate staging areas for trails on the Trails Master Plan
- Designate as a wildlife corridor and connect the areas



WELCOME TO THE CITY OF WILDOMAR'S

GENERAL PLAN UPDATE

COMMUNITY WORKSHOP #2

NOVEMBER 15, 2022 (VIRTUAL)

WILDOMAR'S GUIDING PRINCIPLES



"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

- City Council Adopted Vision Statement (February 2017)

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

Community Character

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

Infrastructure & Services

Provides for social, physical and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure and gathering places for residents of all ages and abilities.

Environment

Protects the visual and ecological value of its natural resources.

Growth, Land Use, & Development

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

Economic Health

Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities and commercial services that capture local spending and generate revenues to support Wildomar's vision for the future.

Mobility

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

WILDOMAR'S GUIDING PRINCIPLES

"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

- City Council Adopted Vision Statement (February 2017)

Do the Guiding Principles reflect your vision for Wildomar?

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

Community Character

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

self-sustaining doesn't work for me

Want horse trails on Baxter

I Agree



3
VOTES

I disagree

Streets have not been repaved

Have to drive on freeway to bring kids to school. Do not have a school near community

Want to see "family" removed

Haven't had a park or grocery store

2
VOTES



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

WILDOMAR'S GUIDING PRINCIPLES

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Do the Guiding Principles reflect your vision for Wildomar?

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

Infrastructure & Services

Provides for social, physical and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure and gathering places for residents of all ages and abilities.

I Agree



3
VOTES

I disagree



Roads are a wreck, we have no money to repair them properly

1
VOTES



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

WILDOMAR'S GUIDING PRINCIPLES

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Economic Health

Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities and commercial services that capture local spending and generate revenues to support Wildomar's vision for the future.

I Agree



4
VOTES

I disagree



1
VOTES



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

WILDOMAR'S GUIDING PRINCIPLES

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Do the Guiding Principles reflect your vision for Wildomar?

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

Environment

Protects the visual and ecological value of its natural resources.

I Agree



3
VOTES

I disagree



Billboards
along freeway
are getting
larger and
larger

1
VOTES



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

WILDOMAR'S GUIDING PRINCIPLES

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Do the Guiding Principles reflect your vision for Wildomar?

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

Mobility

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

I Agree



3
VOTES

I disagree

Echo
frustration
with road
quality

14 years our
roads haven't
gotten any
better

1
VOTES



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

FOCUS AREAS

Focus Areas

- ① Sedco Hills
- ② Mixed Land Uses
- ③ Vacant Land (*Bundy Canyon Plaza*)
- ④ Old Town
- ⑤ Mixed Use Overlay / *Baxter Village*
- ⑥ Vacant Land / Housing Opportunity
- ⑦ Vacant Land / 160 ac
- ⑧ 'Redustrial Zone' / MSJC
- ⑨ Vacant Land (*Palomar St*)

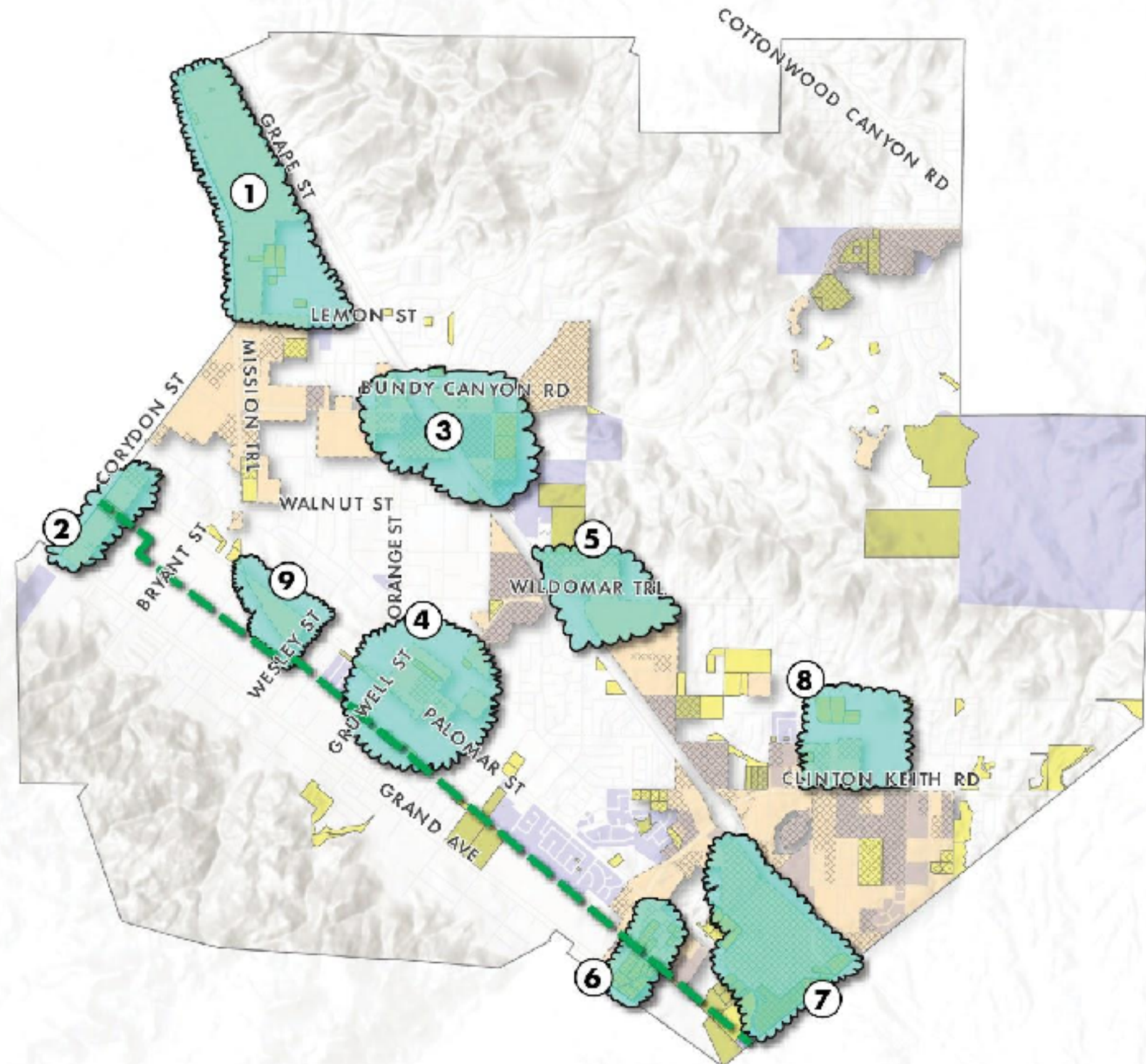
Murrieta Creek Regional Trail

Areas of Potential Change

Vacant Land (*Within Areas of Potential Change*)

6th Cycle RHNA Housing Opportunity Sites

Development Projects

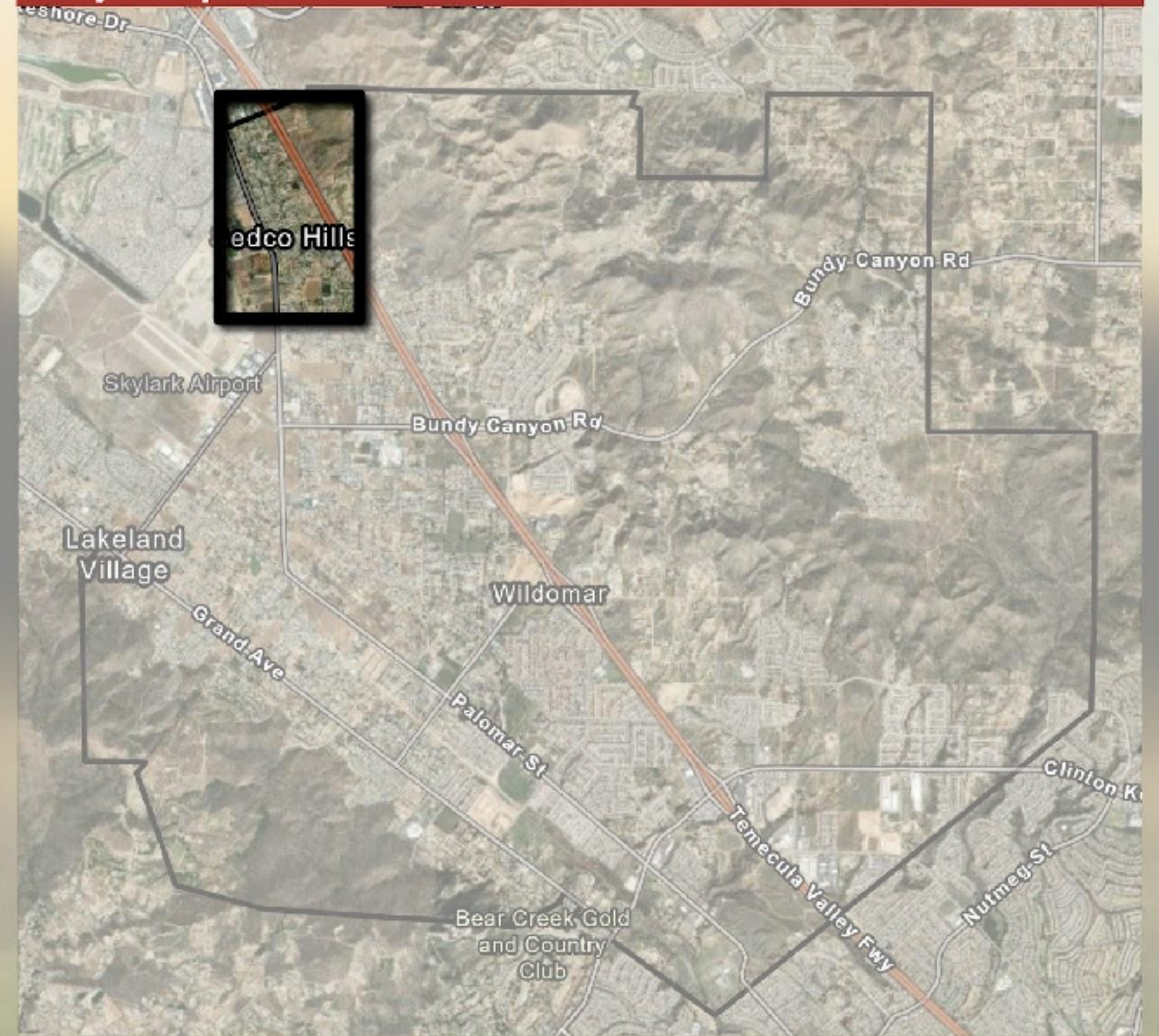


FOCUS AREA 1

Key Considerations

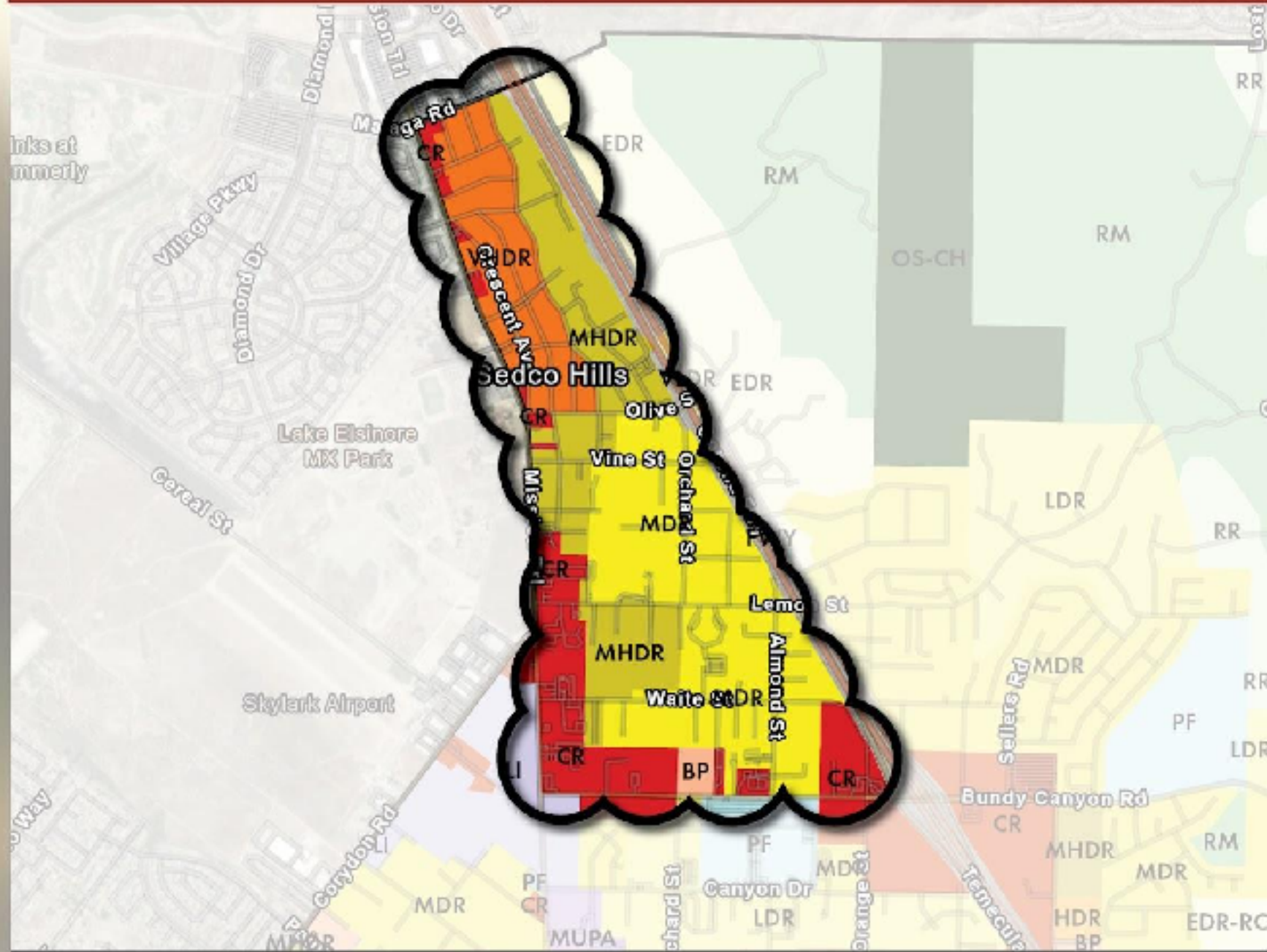
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map



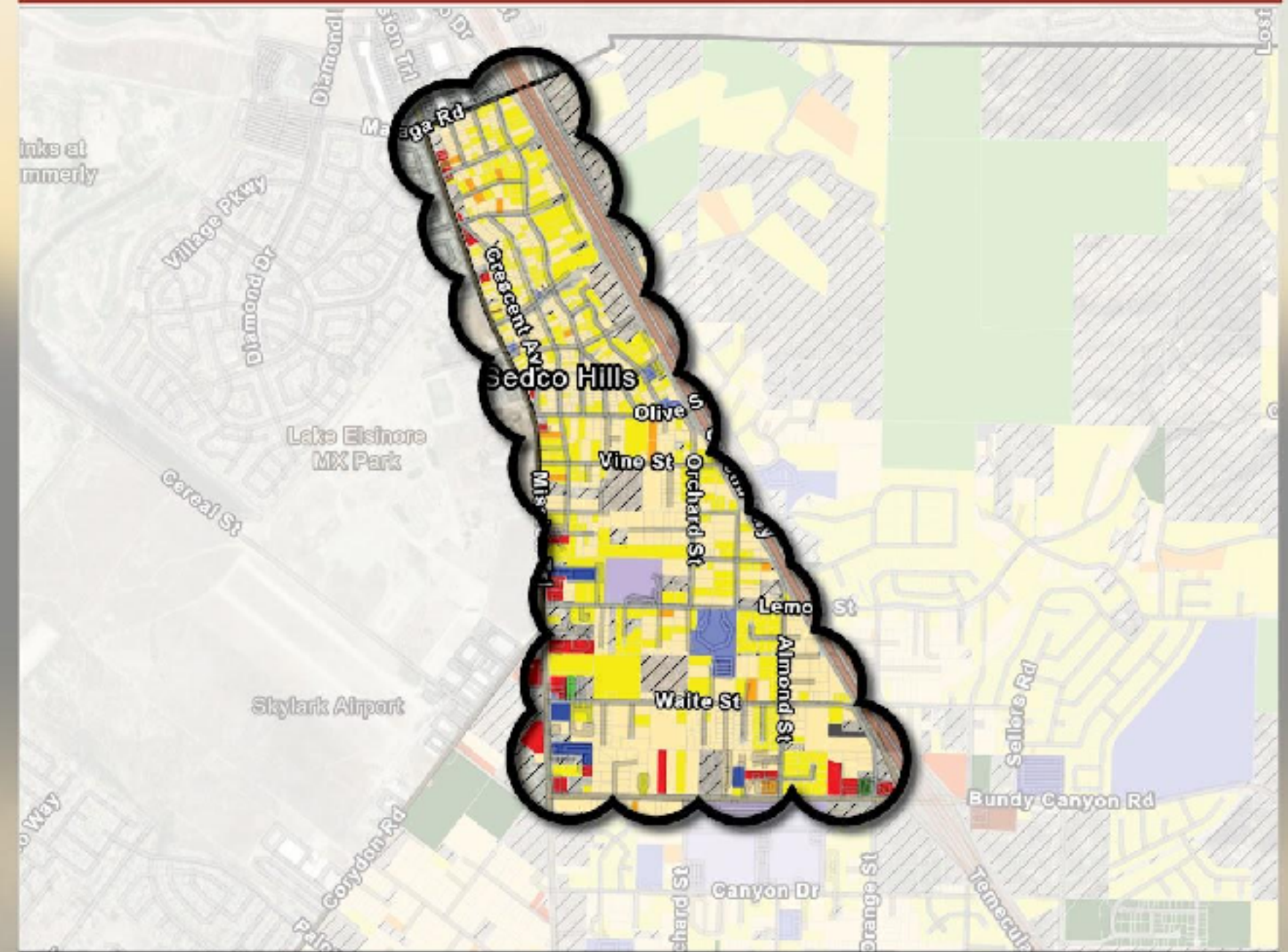
FOCUS AREA 1

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use

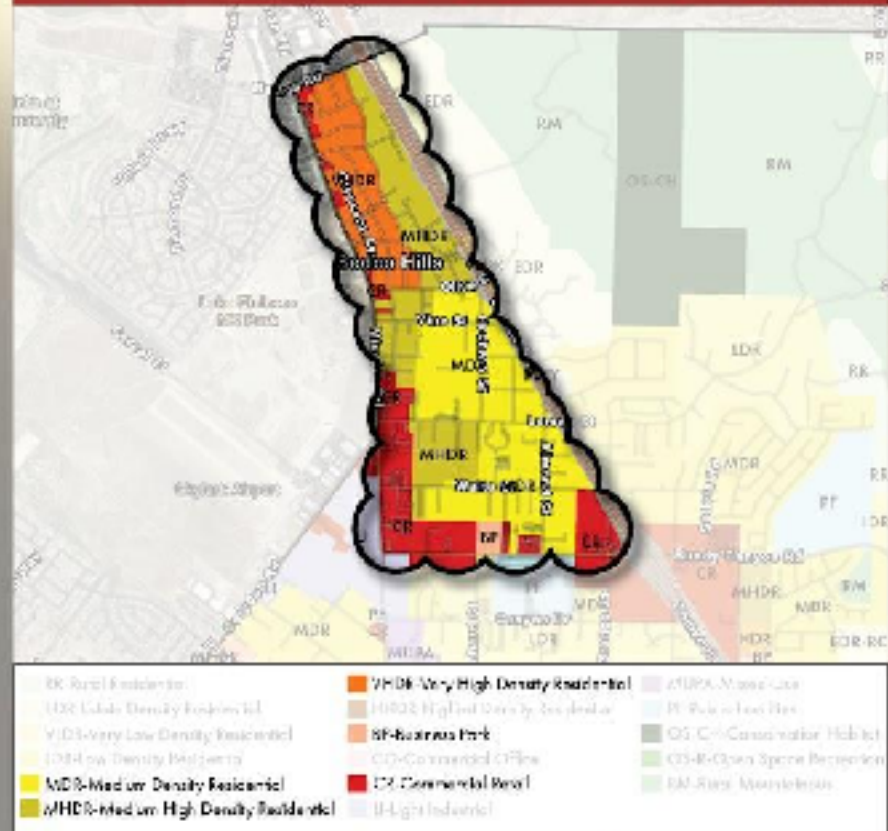


Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 1

Keep current
GP
designation

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: HIGHER DENSITY RESIDENTIAL

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

X
VOTES



CONCEPT B: LOWER DENSITY RESIDENTIAL

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

3
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.

1
VOTES

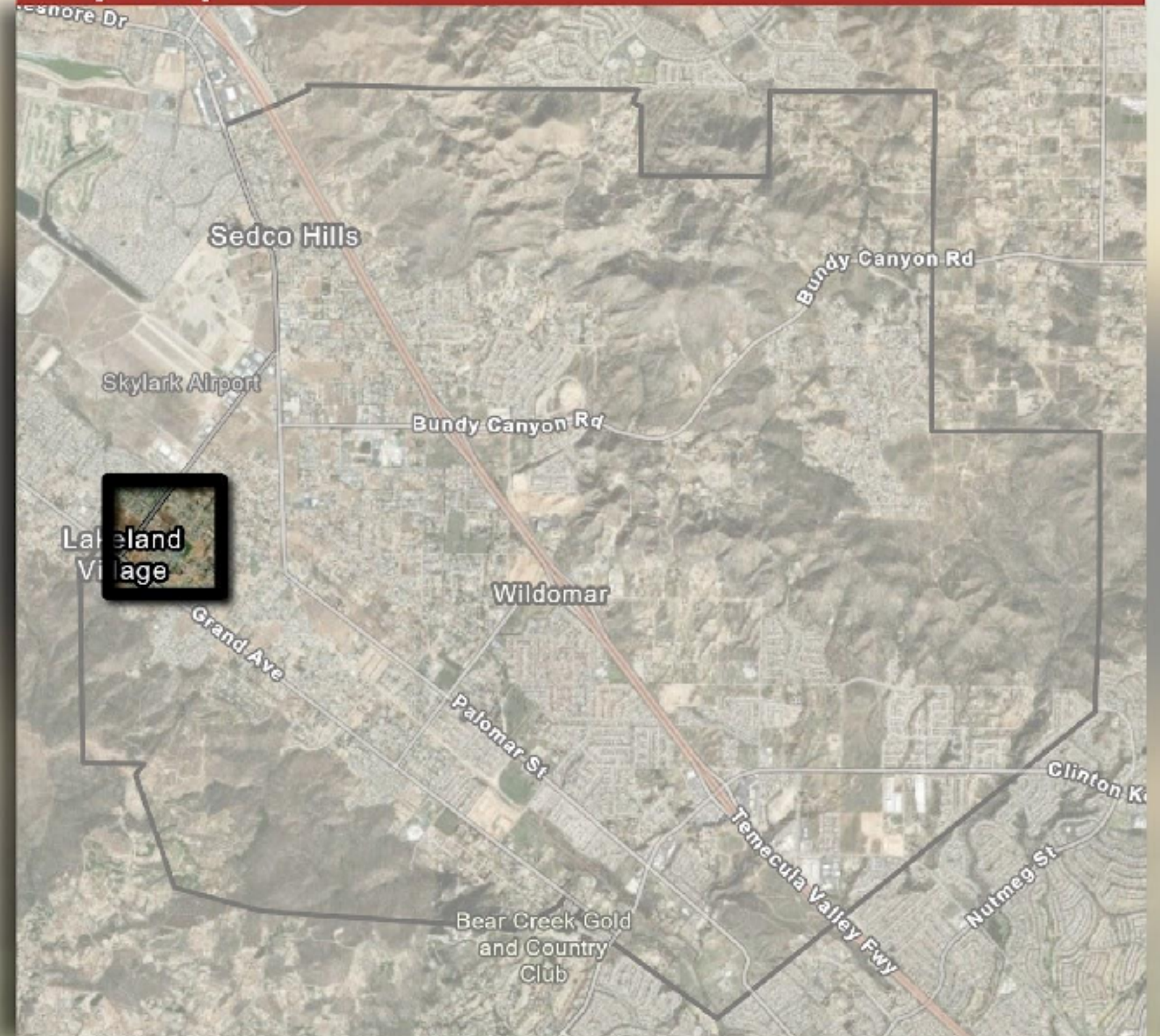


FOCUS AREA 2

Key Considerations

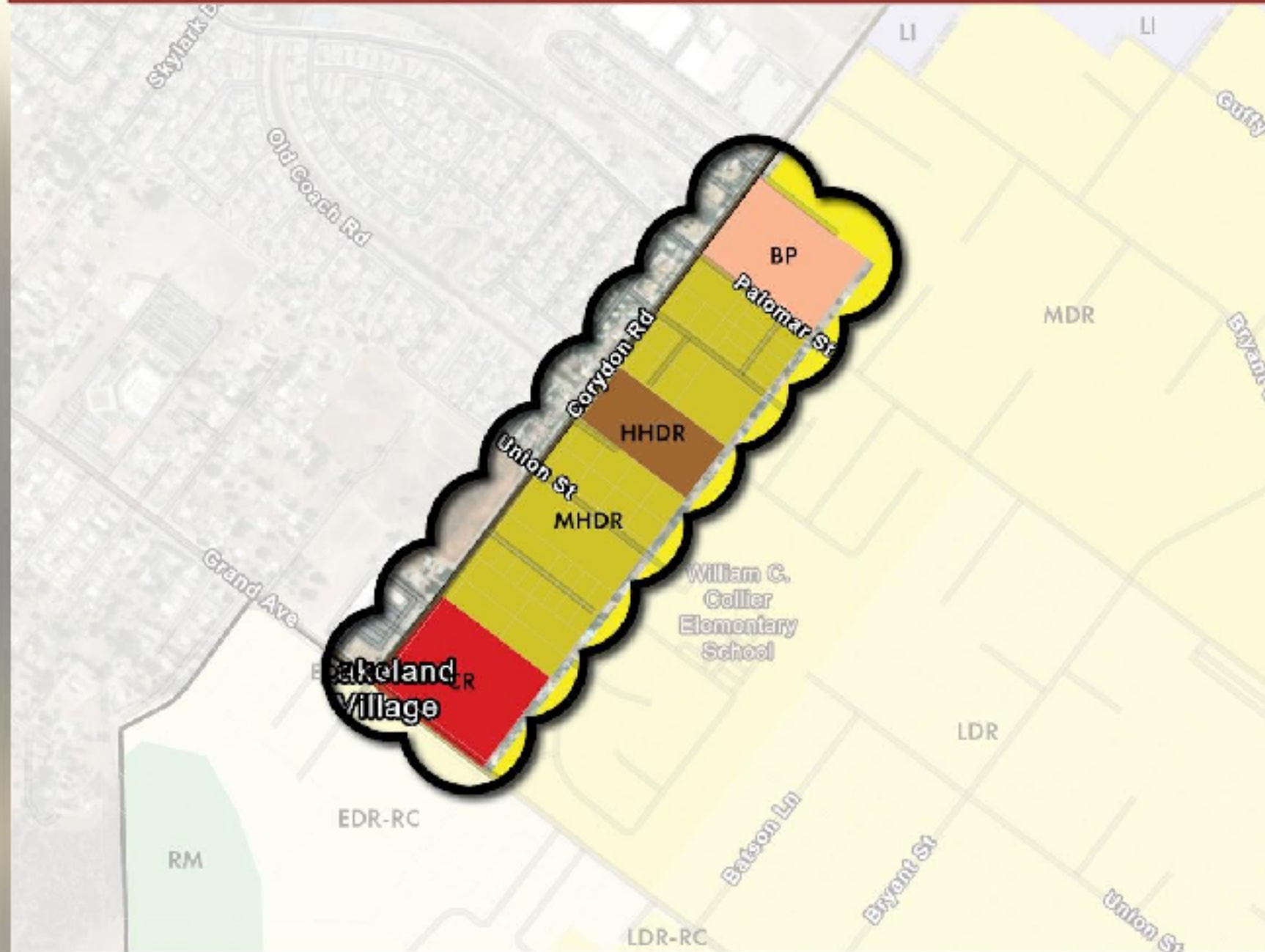
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

Key Map



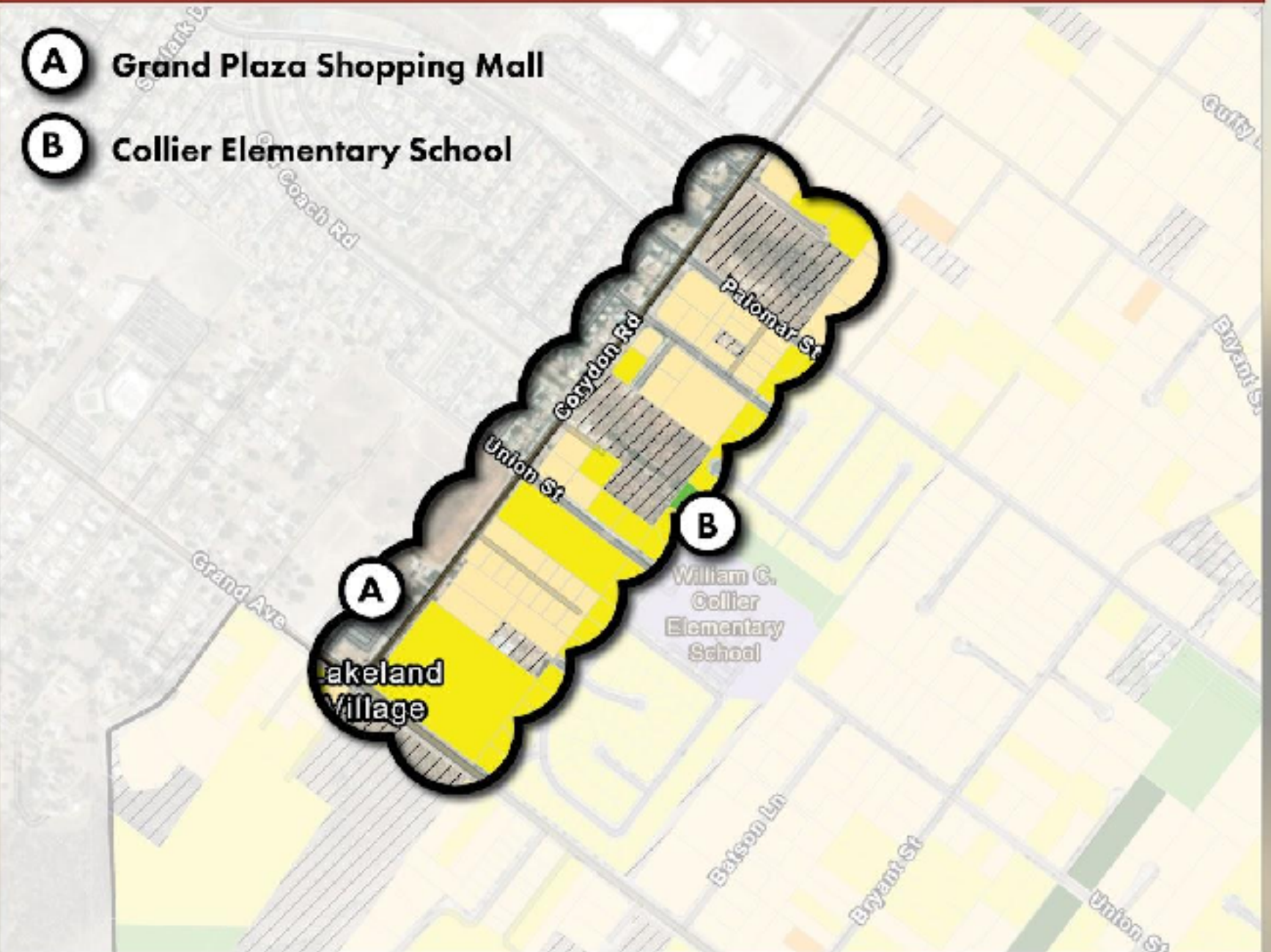
FOCUS AREA 2

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VMDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

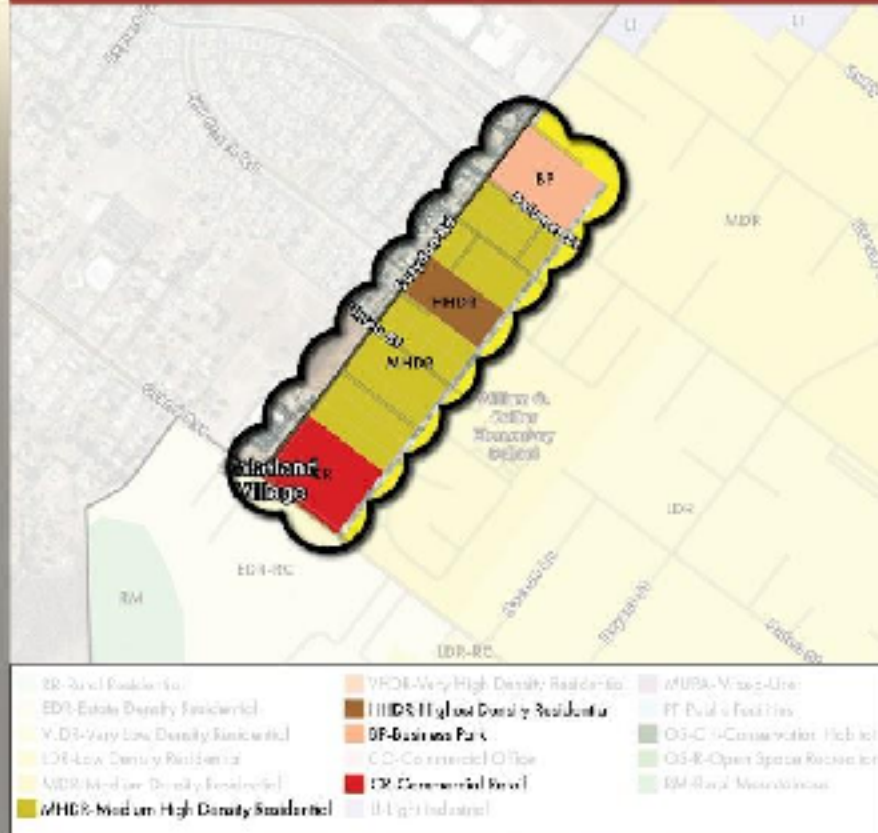
Existing Land Use



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

FOCUS AREA 2

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: ALL RESIDENTIAL

Allow for only for medium density residential uses, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes in this area.

3
VOTES



CONCEPT B: MIXED-USE

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

1
VOTES

OTHER THOUGHTS OR IDEAS

Keep commercial on Mission Trail

FOCUS AREA 3

Key Considerations

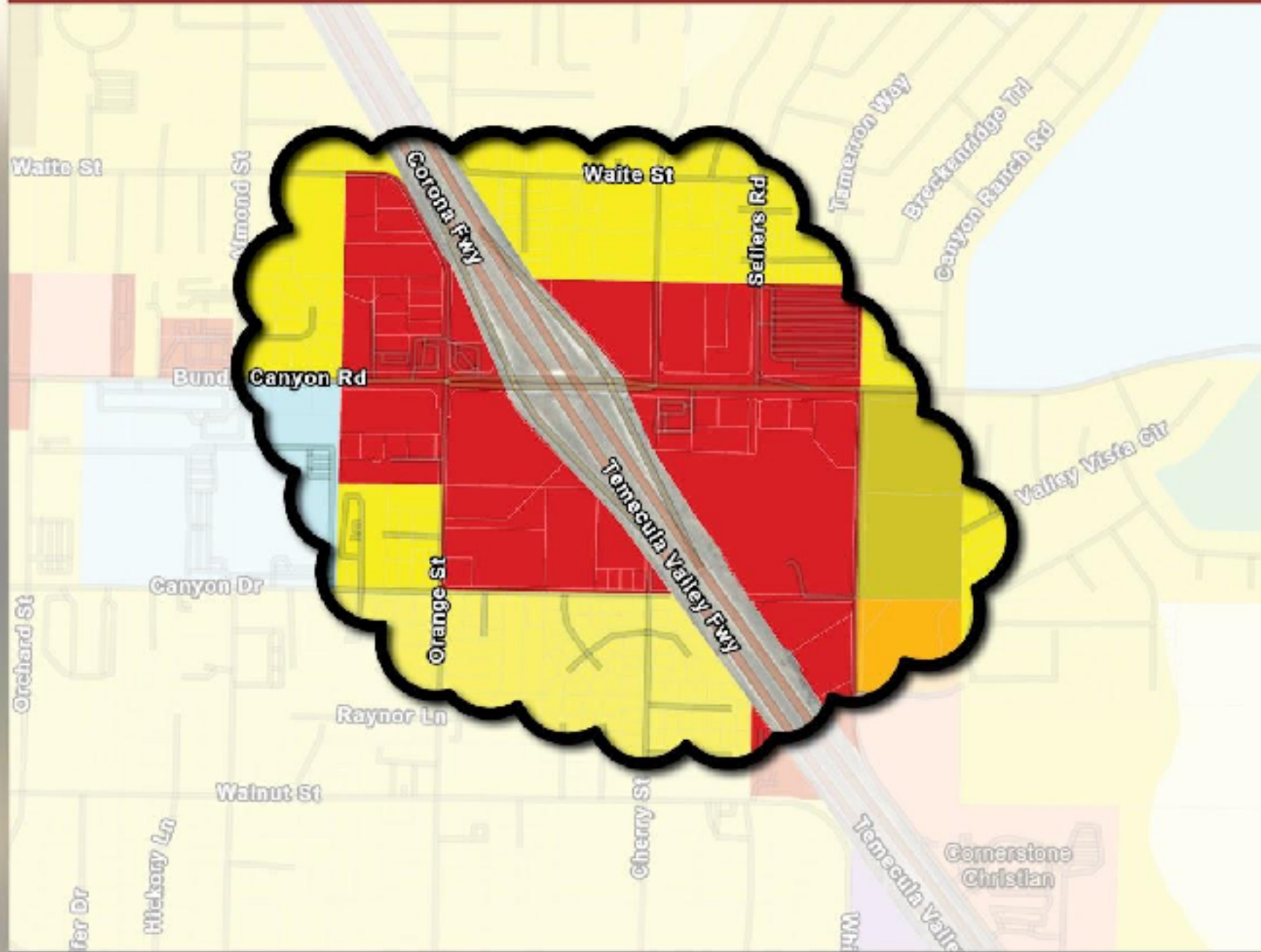
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for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

Key Map



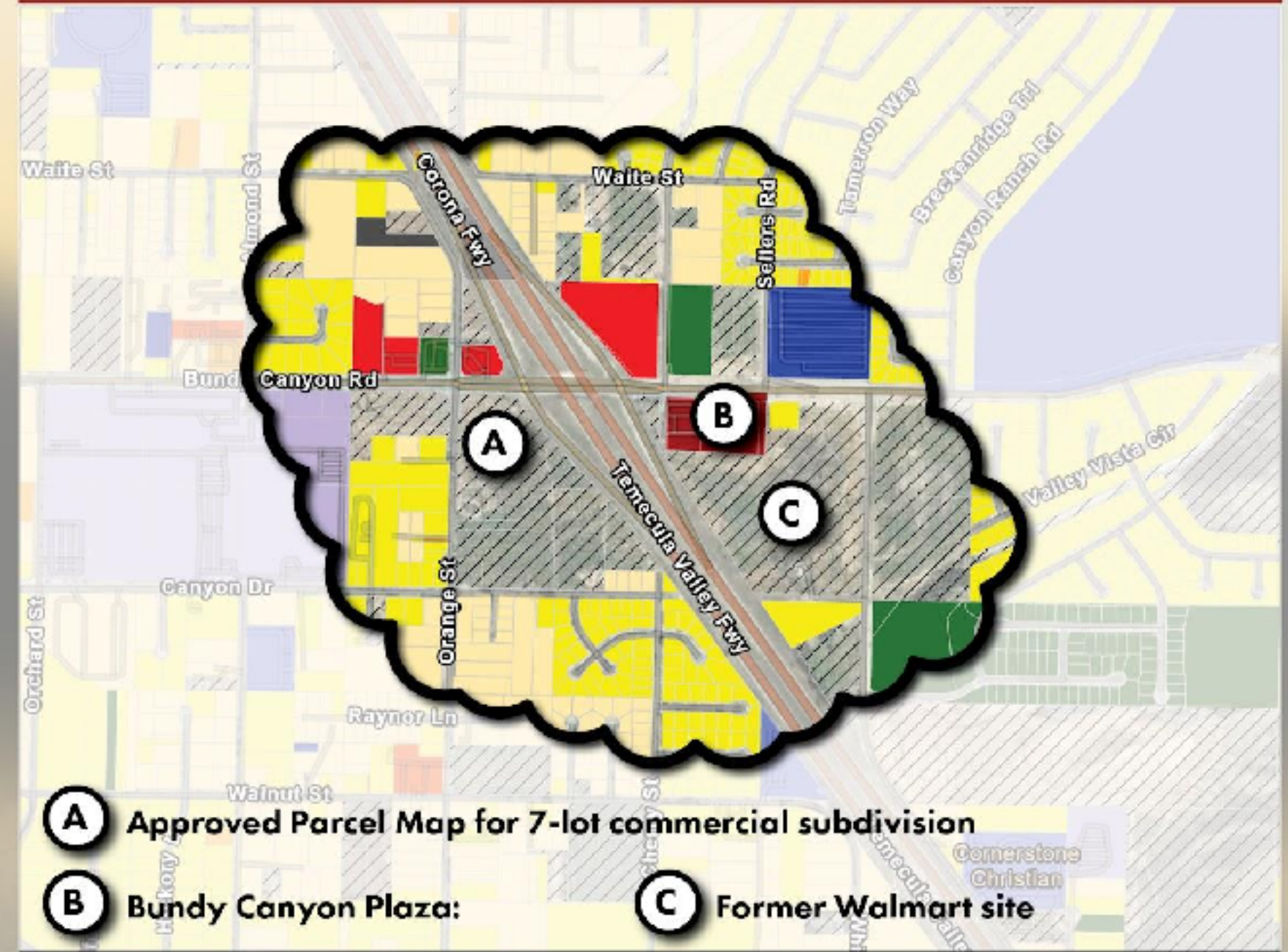
FOCUS AREA 3

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use



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

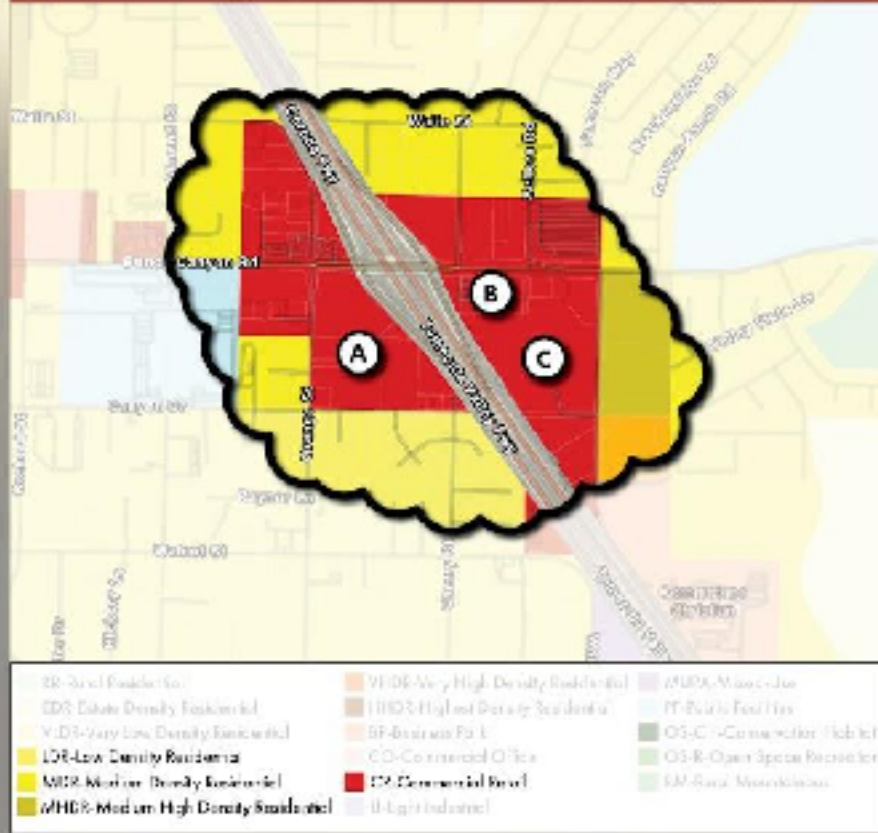
A Approved Parcel Map for 7-lot commercial subdivision

B Bundy Canyon Plaza:

C Former Walmart site

FOCUS AREA 3

Existing 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.

4
VOTES



CONCEPT B: MIXED USE

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

X
VOTES

OTHER THOUGHTS OR IDEAS

Want nice places to dine

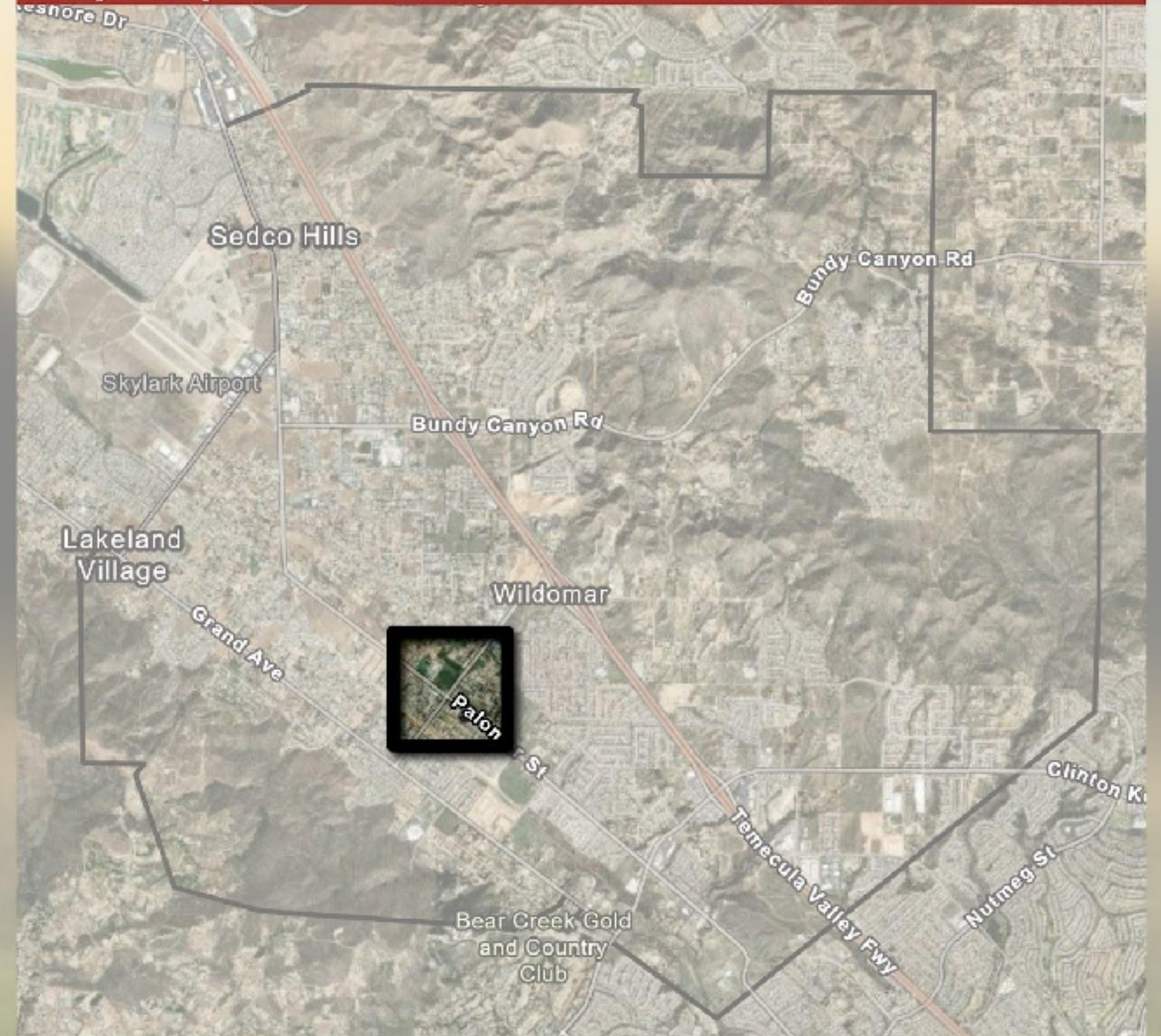
Would love a Winco

FOCUS AREA 4

Key Considerations

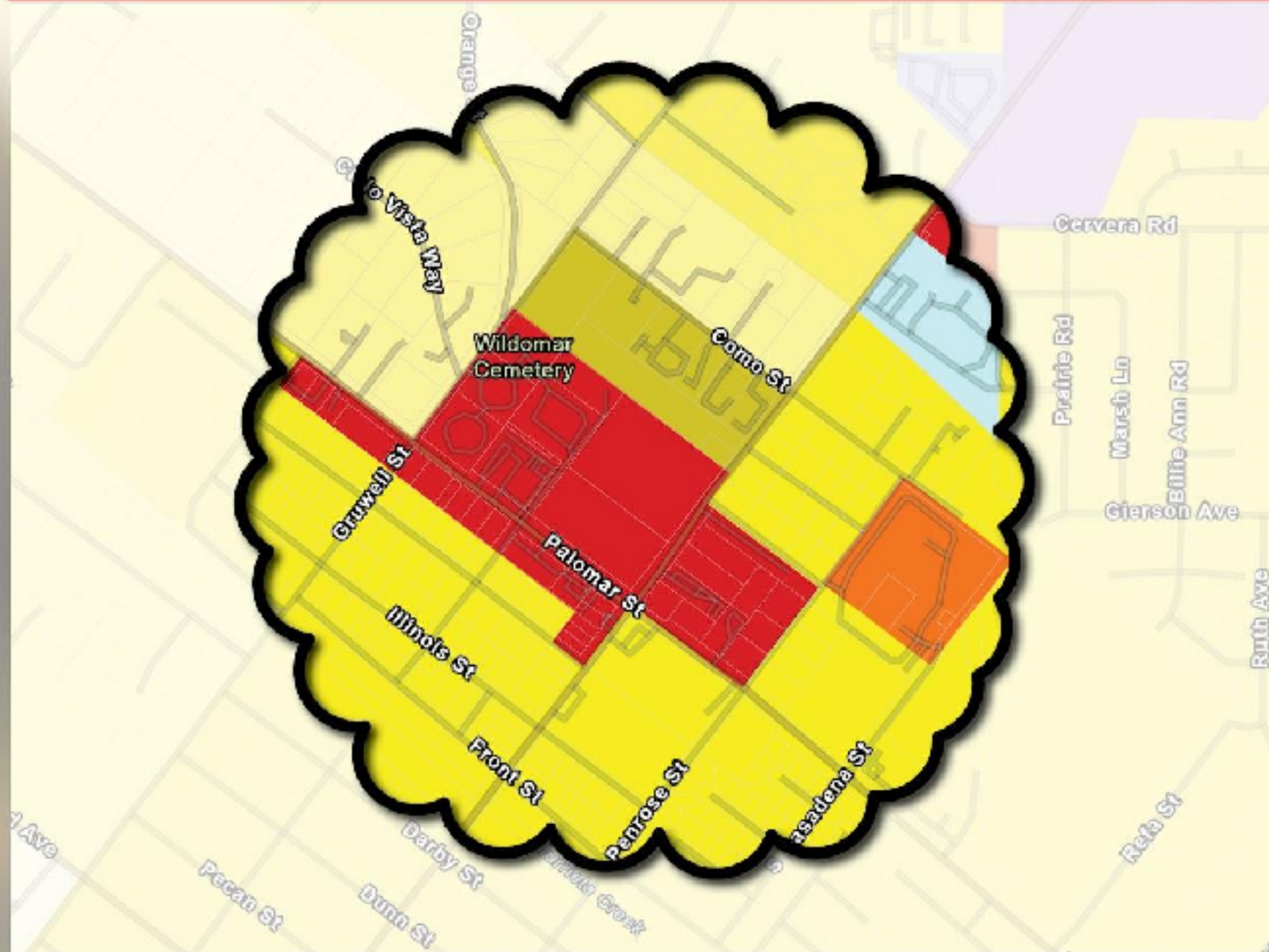
- Considered by many as the “Heart of the City”
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map



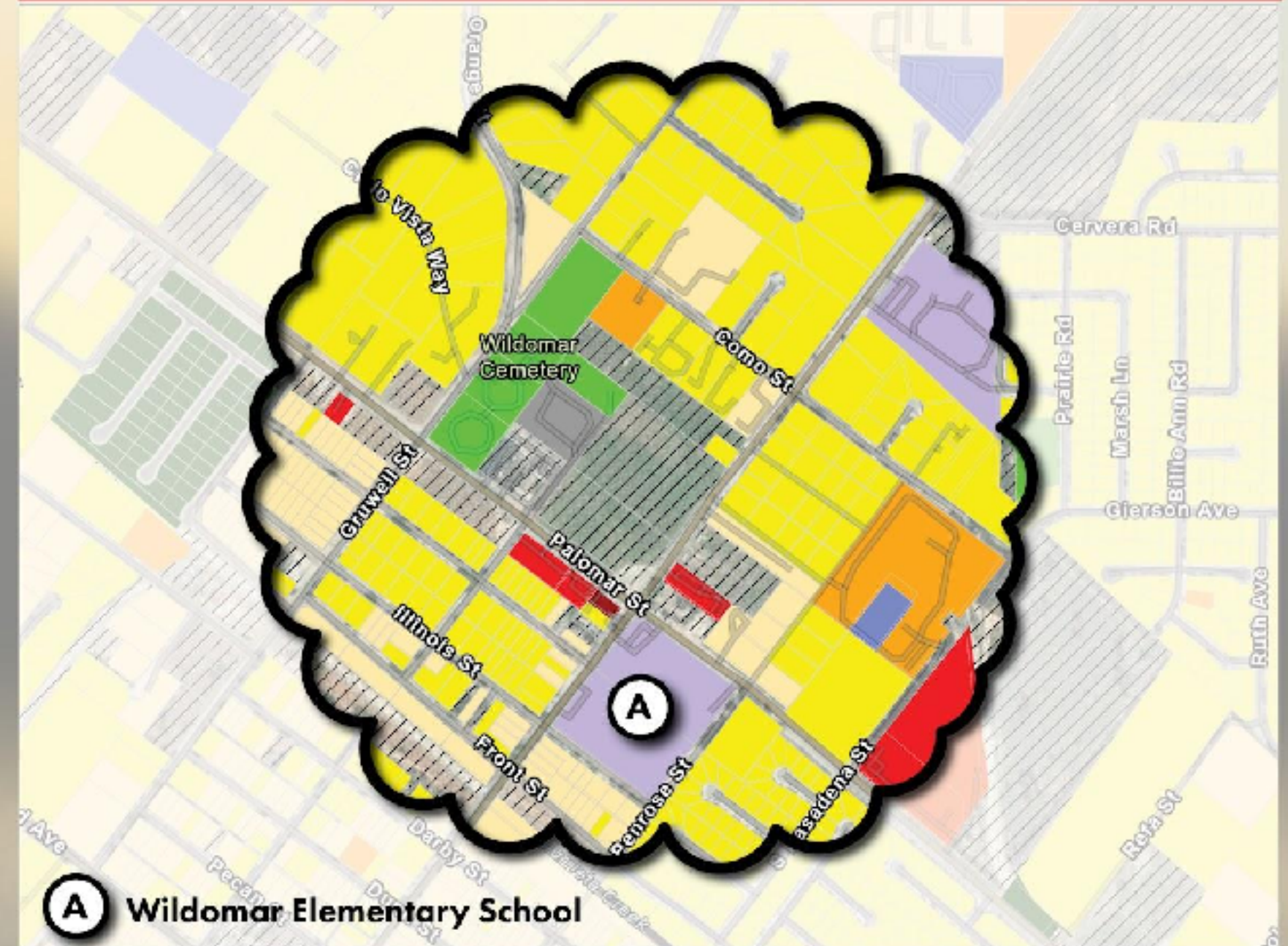
FOCUS AREA 4

Current General Plan Land Use



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EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use



A Wildomar Elementary School

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

FOCUS AREA 4

Existing 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.

4
VOTES



CONCEPT B: MIXED USE

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

X
VOTES

OTHER THOUGHTS OR IDEAS

Desire for nice places to go, gathering places, events, walkable areas like Temecula

Locate City Hall here

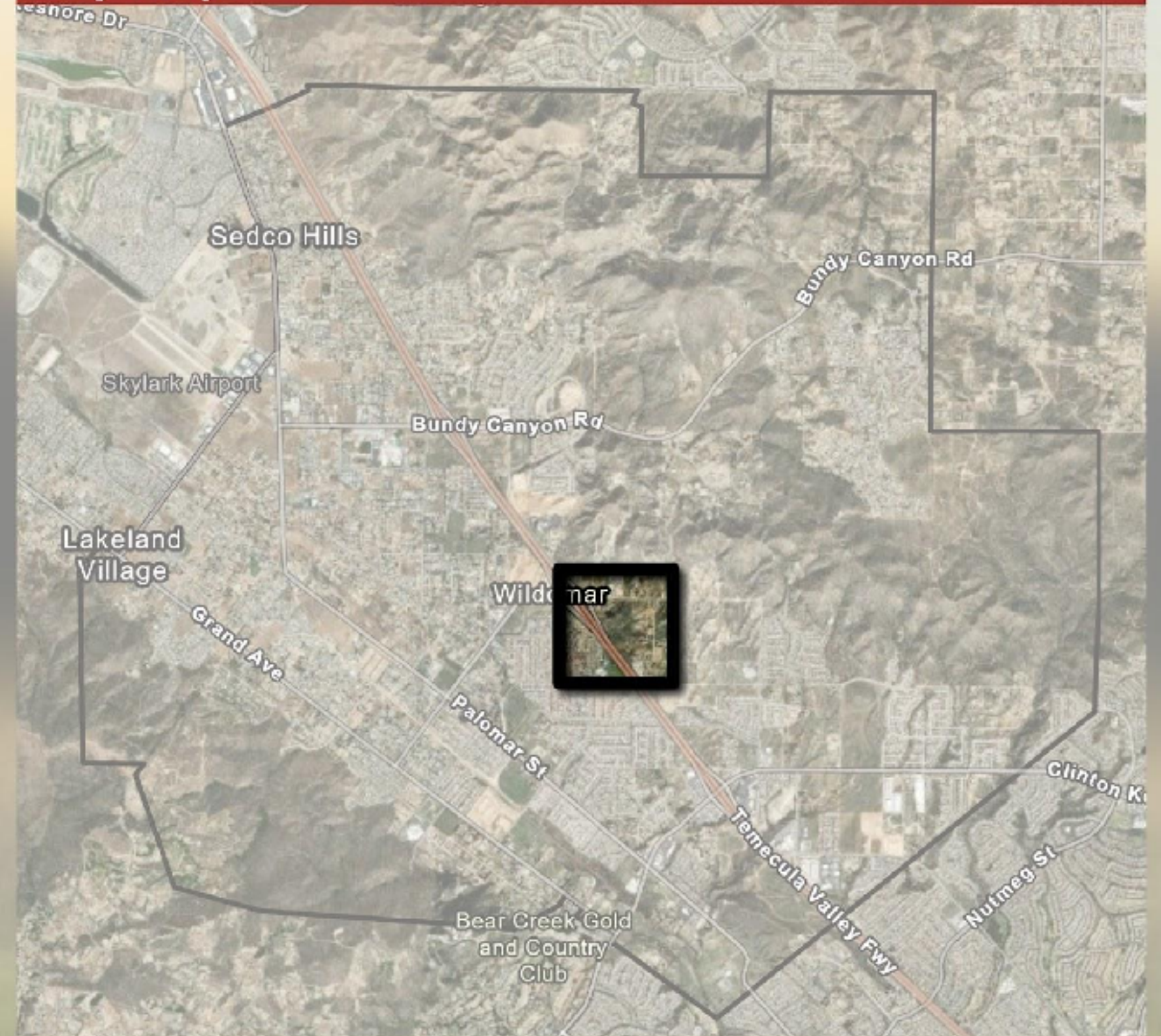
Don't want homes near earthquake fault

FOCUS AREA 5

Key Considerations

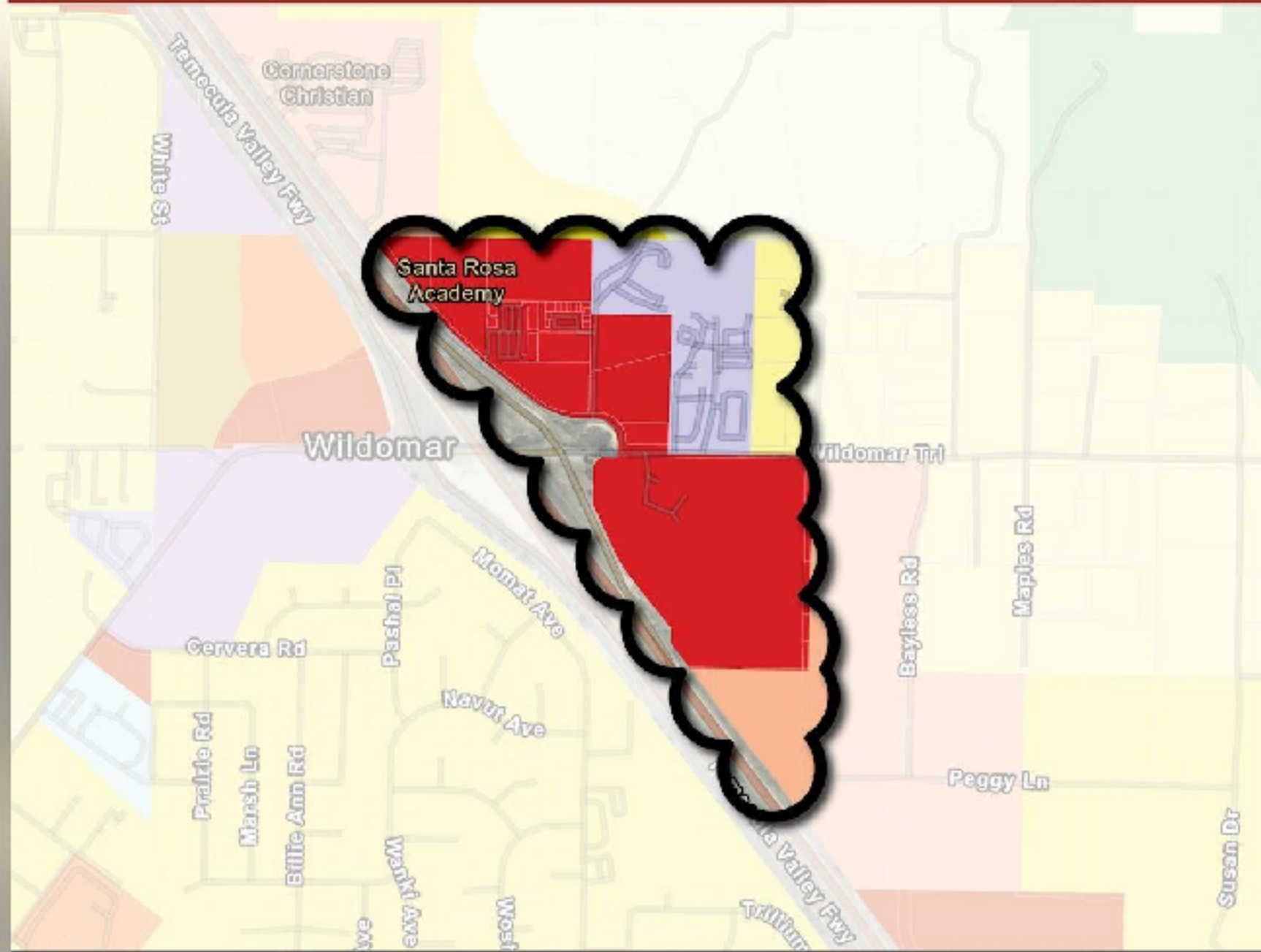
- Large Vacant sites
- Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

Key Map



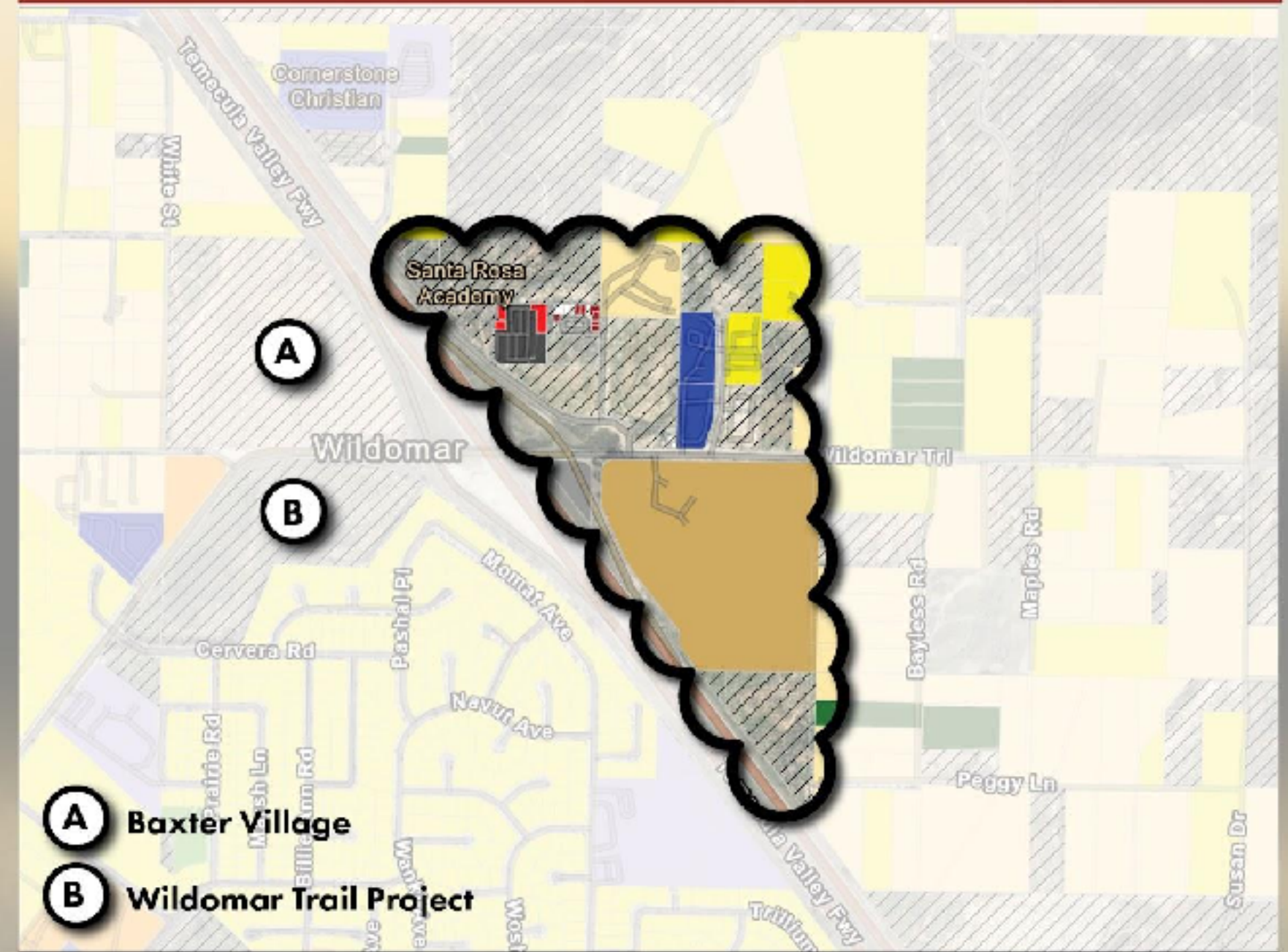
FOCUS AREA 5

Current General Plan Land Use



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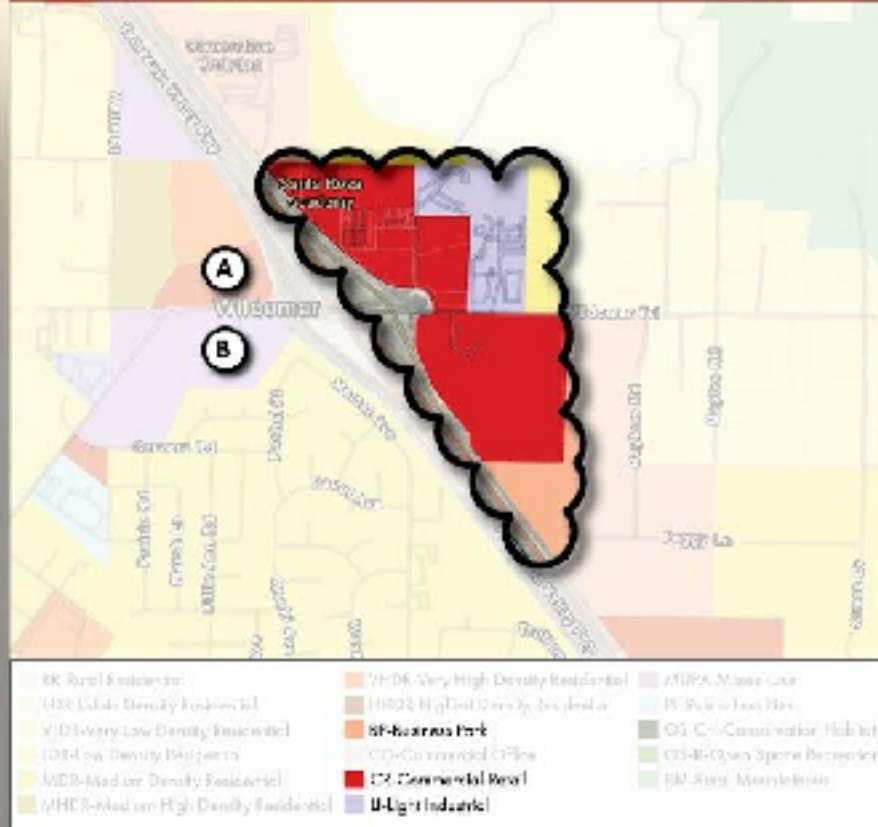
Existing Land Use



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

FOCUS AREA 5

Existing Land Use



Key Considerations

- Large Vacant sites
- Ⓐ Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Ⓑ Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

What Uses should be encouraged here?



CONCEPT A: PRIMARILY COMMERCIAL USES

Protect this area as a retail center.

3
VOTES



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

consistent
with what is
allowed on
other side of
freeway

1
VOTES

OTHER THOUGHTS OR IDEAS

unsightly
area for
homes

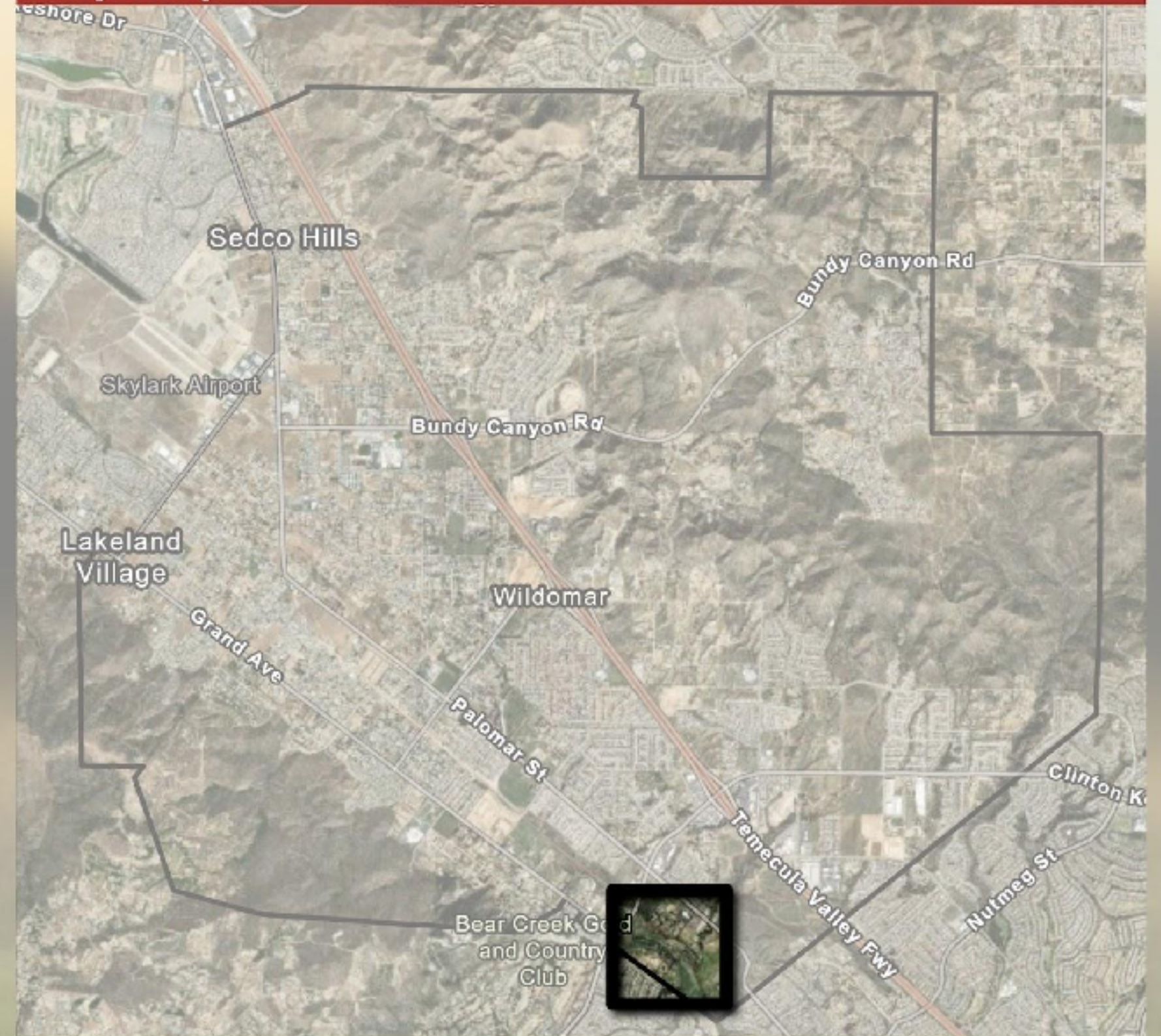
freeway
adjacent is
right area for
commercial

FOCUS AREA 6

Key Considerations

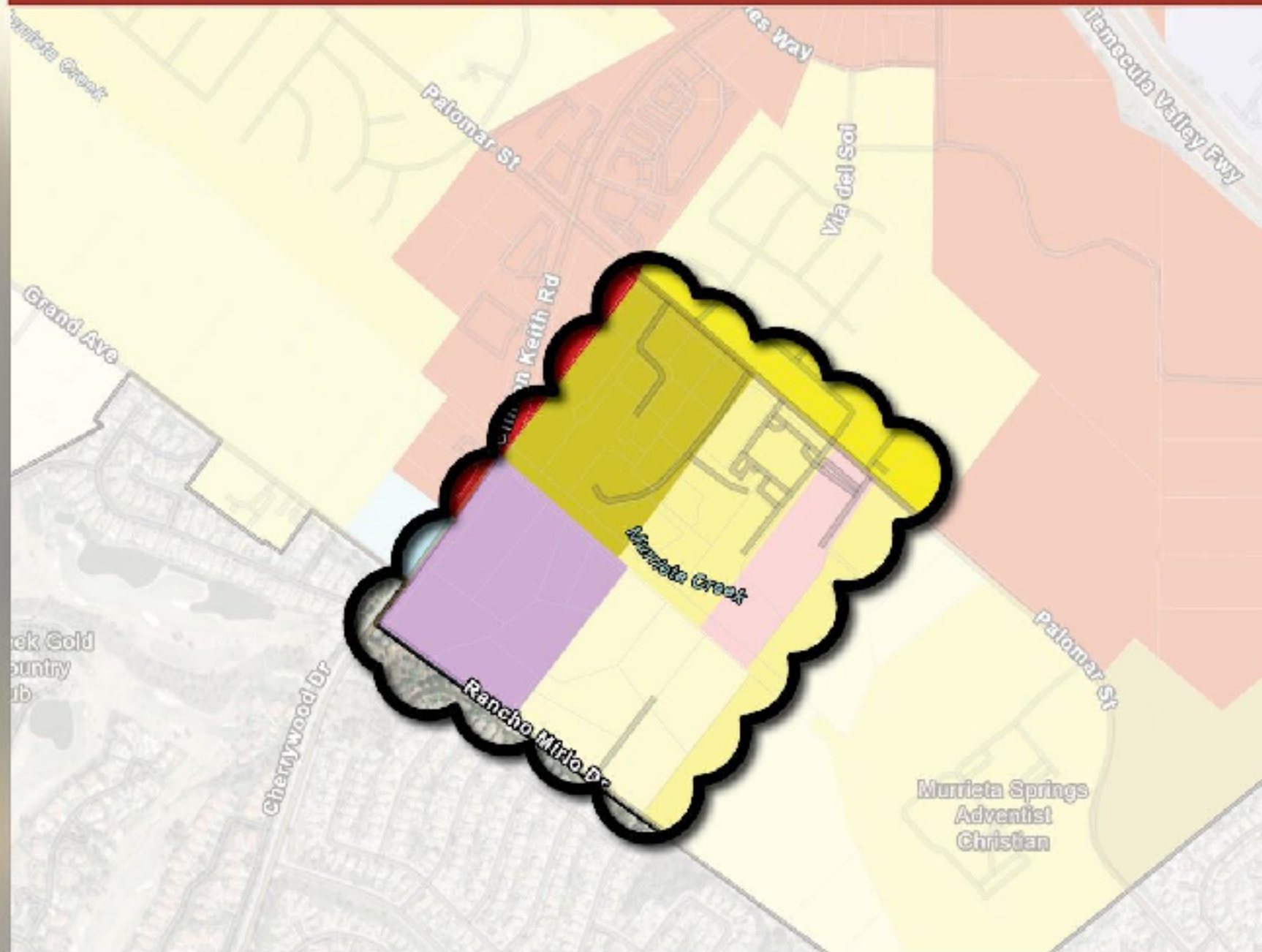
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map



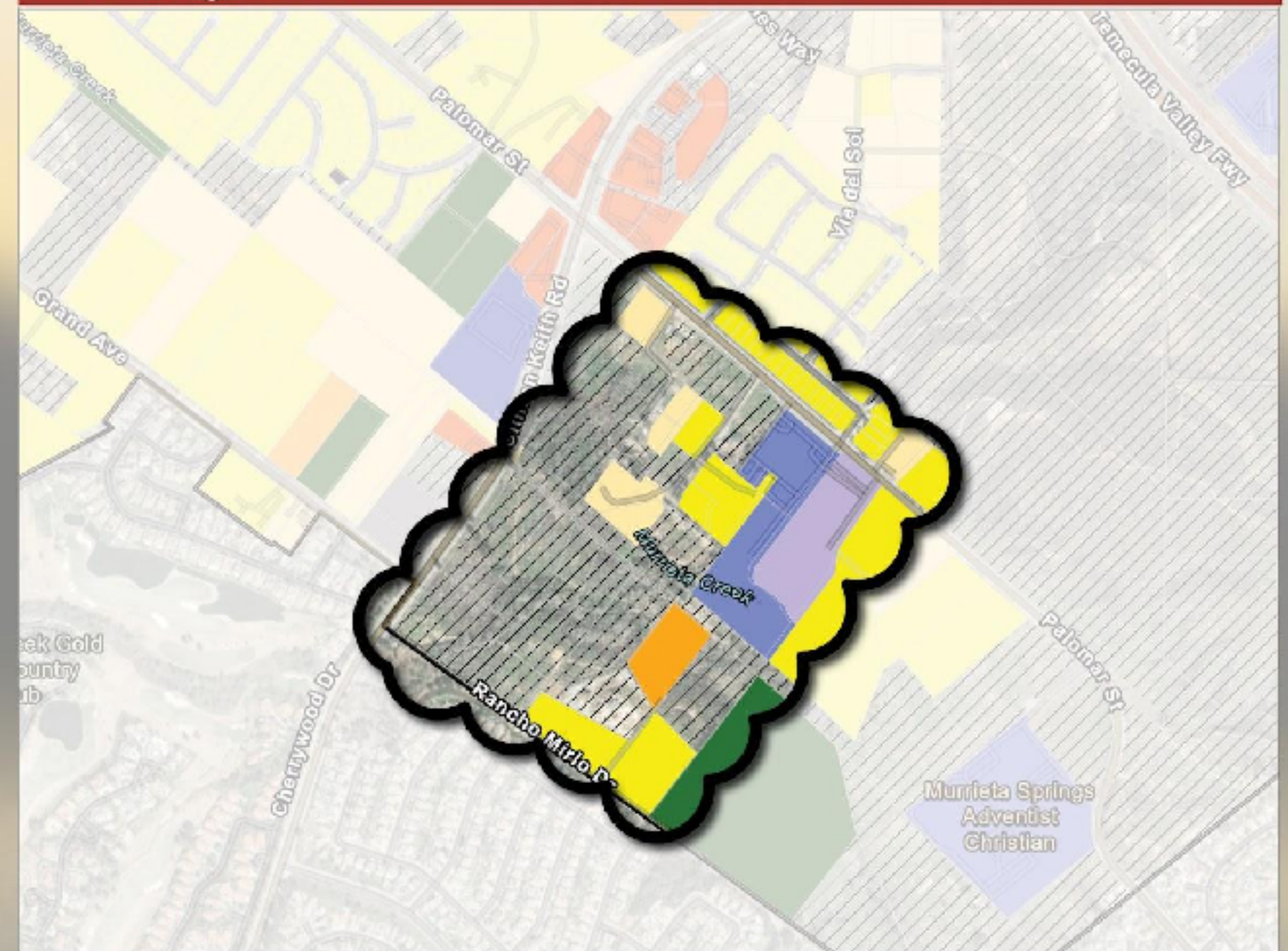
FOCUS AREA 6

Current General Plan Land Use



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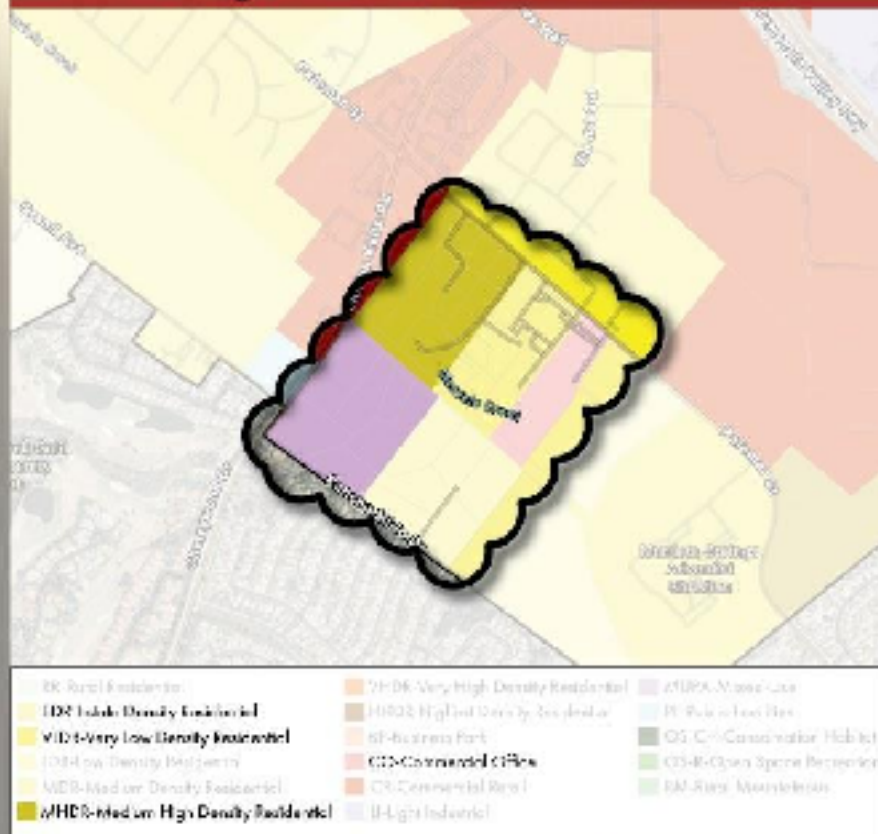
Existing Land Use



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

FOCUS AREA 6

Existing Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: MIXED-USE

Allow for mixed-uses throughout with higher density residential.

1
VOTES



CONCEPT B: RESIDENTIAL

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

3
VOTES

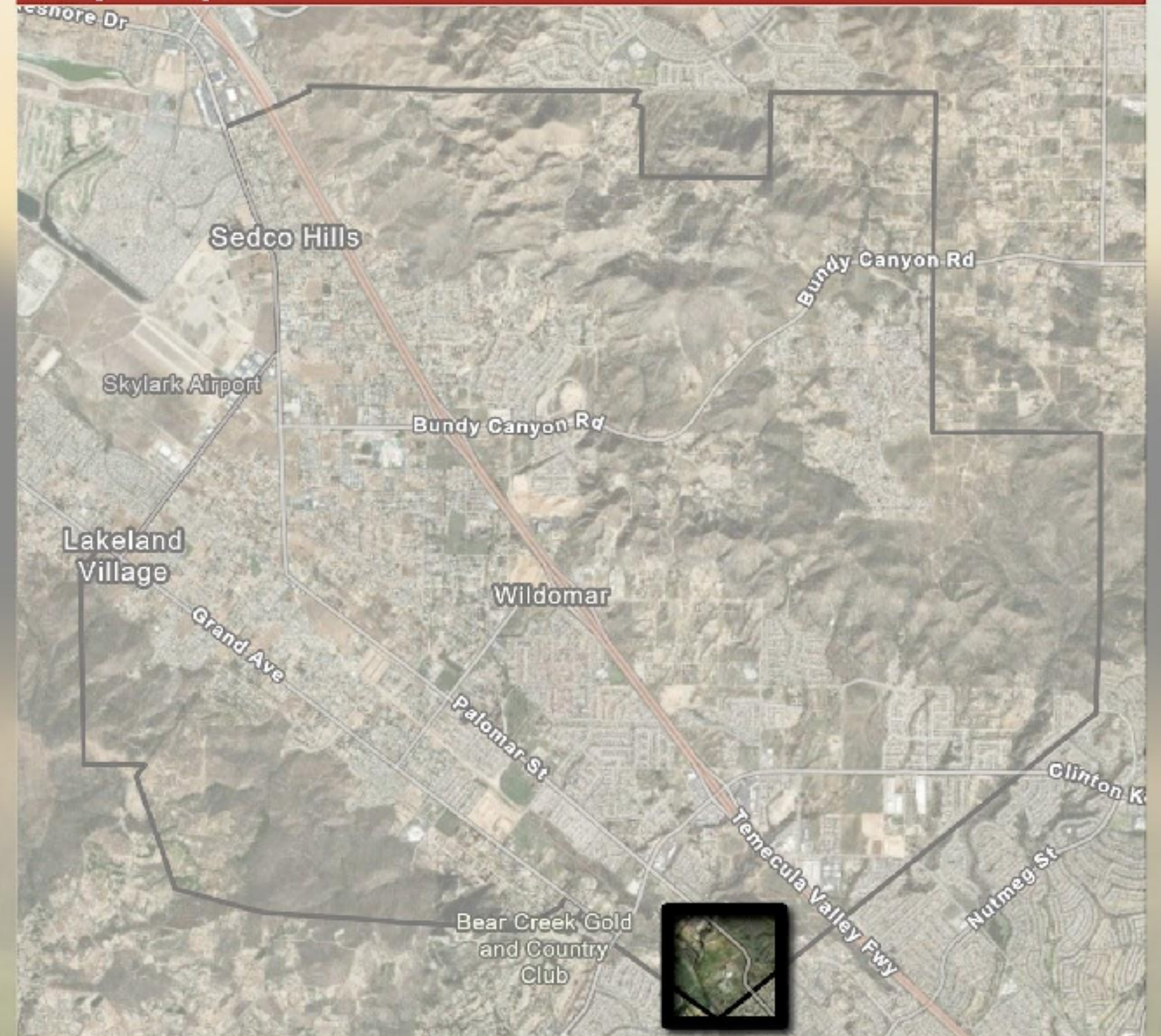
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

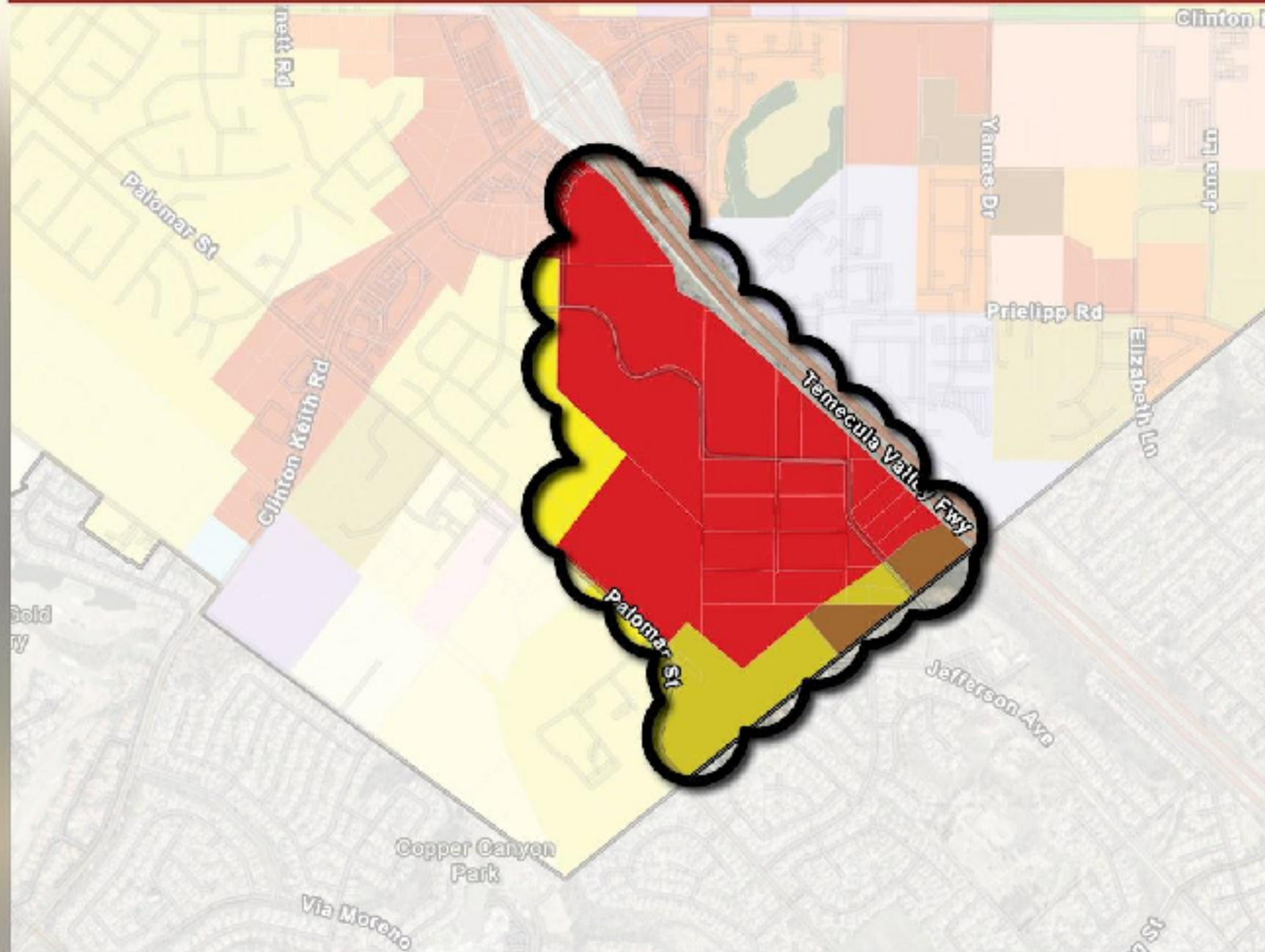
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map



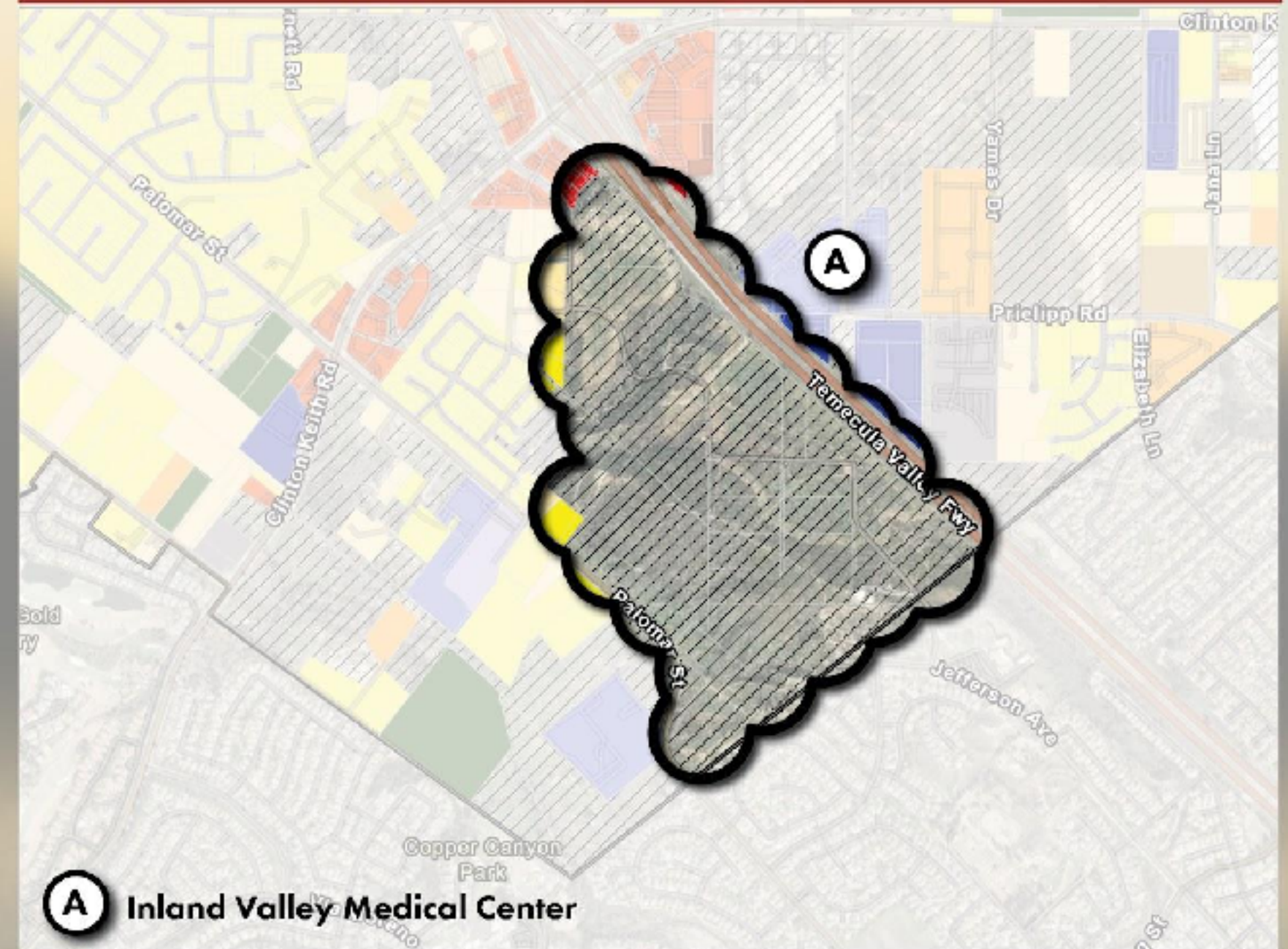
FOCUS AREA 7

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use

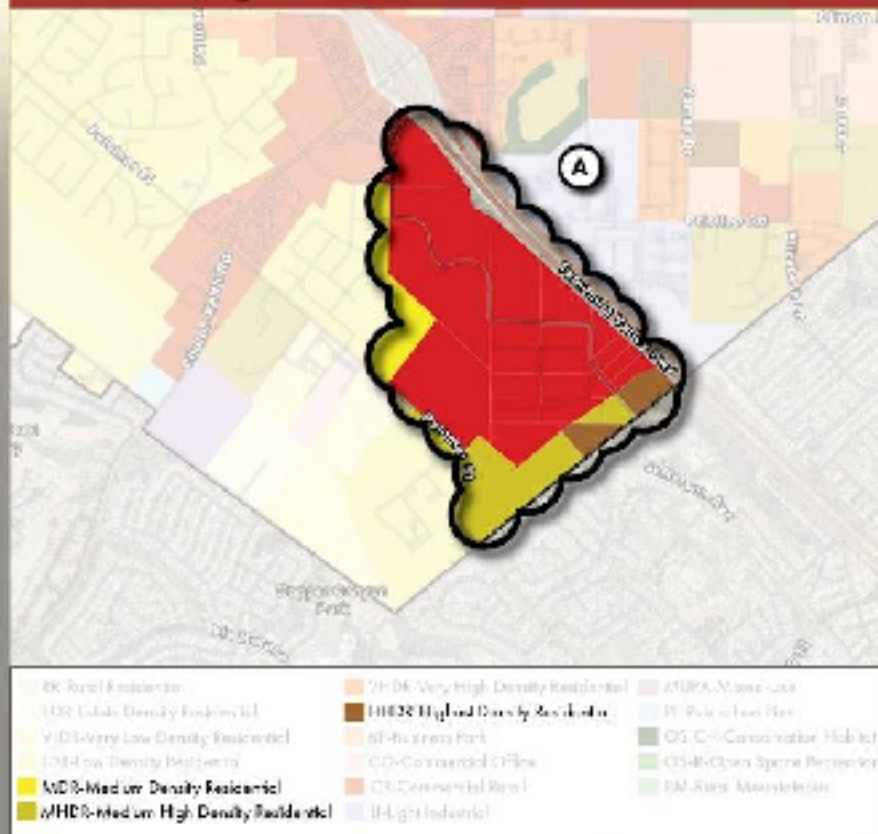


Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

A Inland Valley Medical Center

FOCUS AREA 7

Existing Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.

protect for
commercial
and tax base

3
VOTES



CONCEPT B: MIXED USE

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

1
VOTES

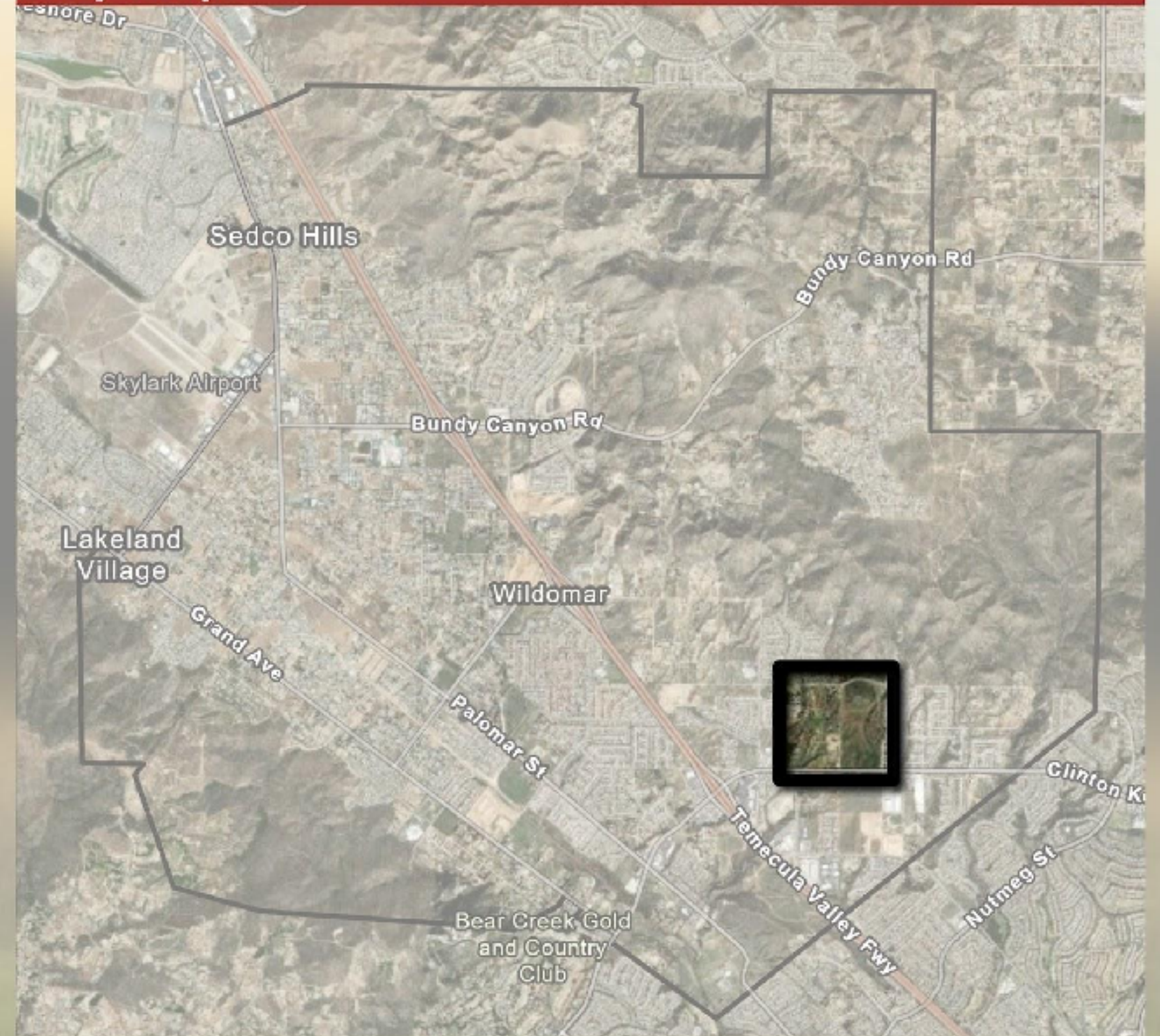
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

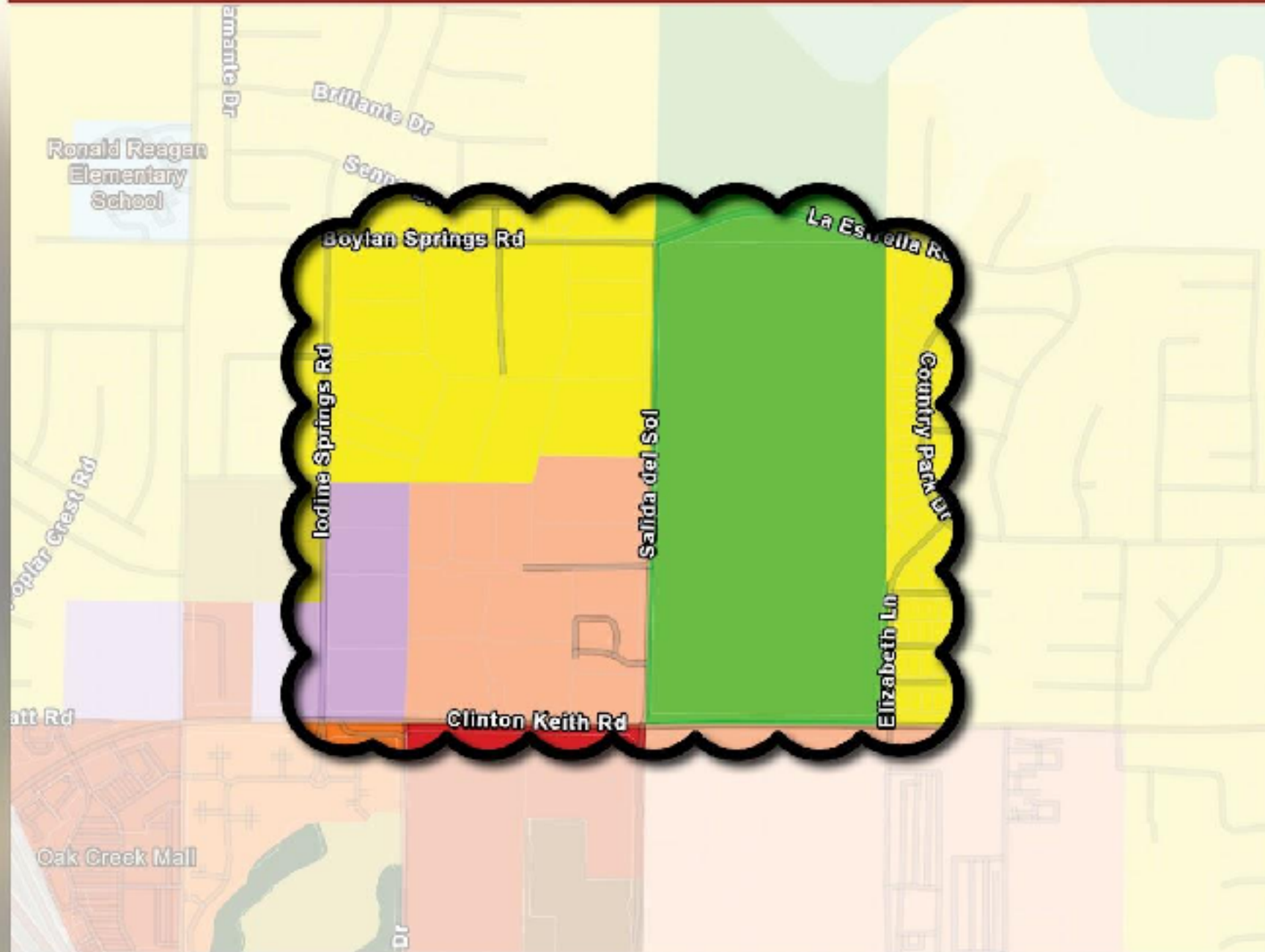
- Large Vacant Land
- Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

Key Map



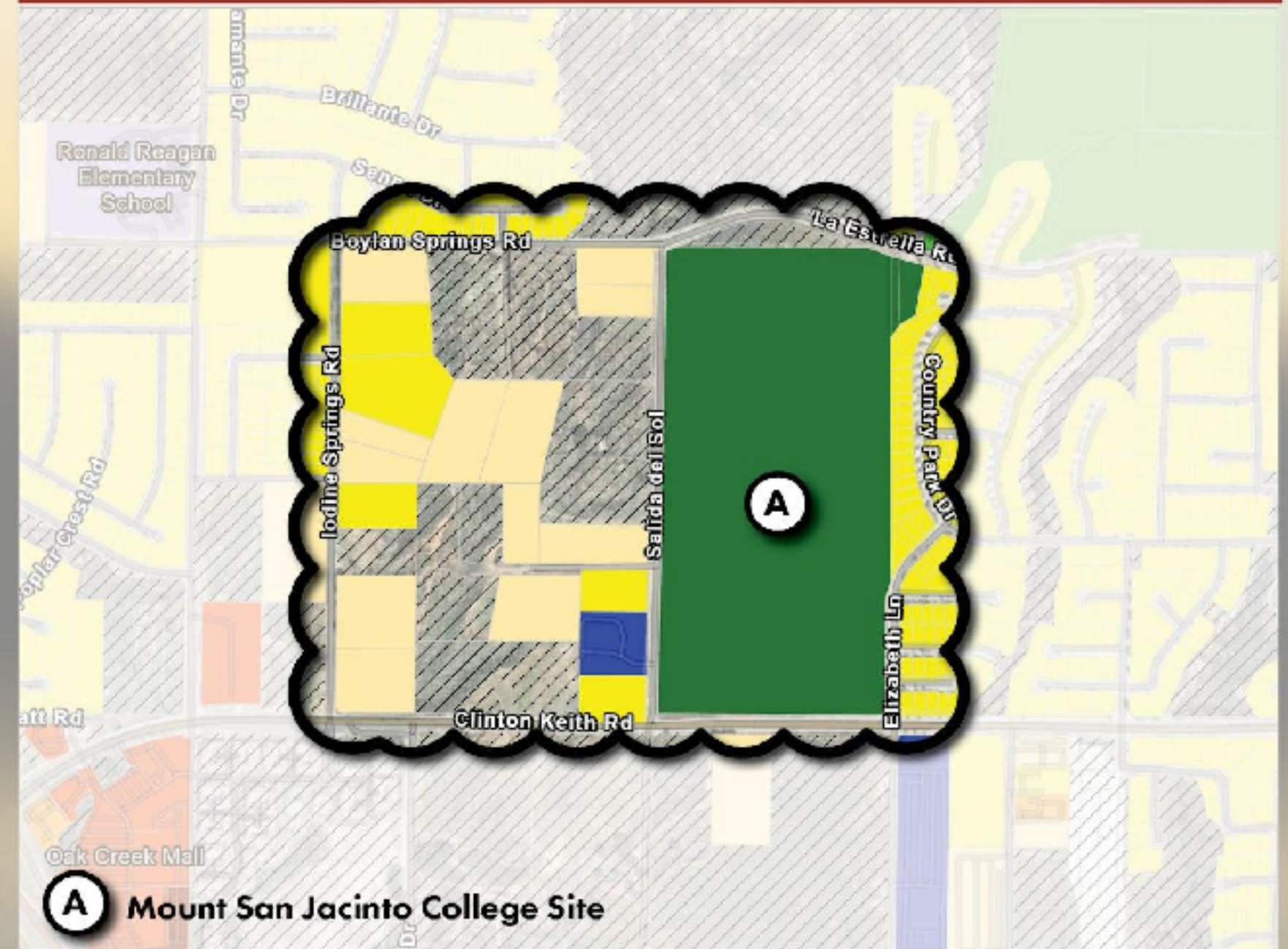
FOCUS AREA 8

Current General Plan Land Use



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Existing Land Use

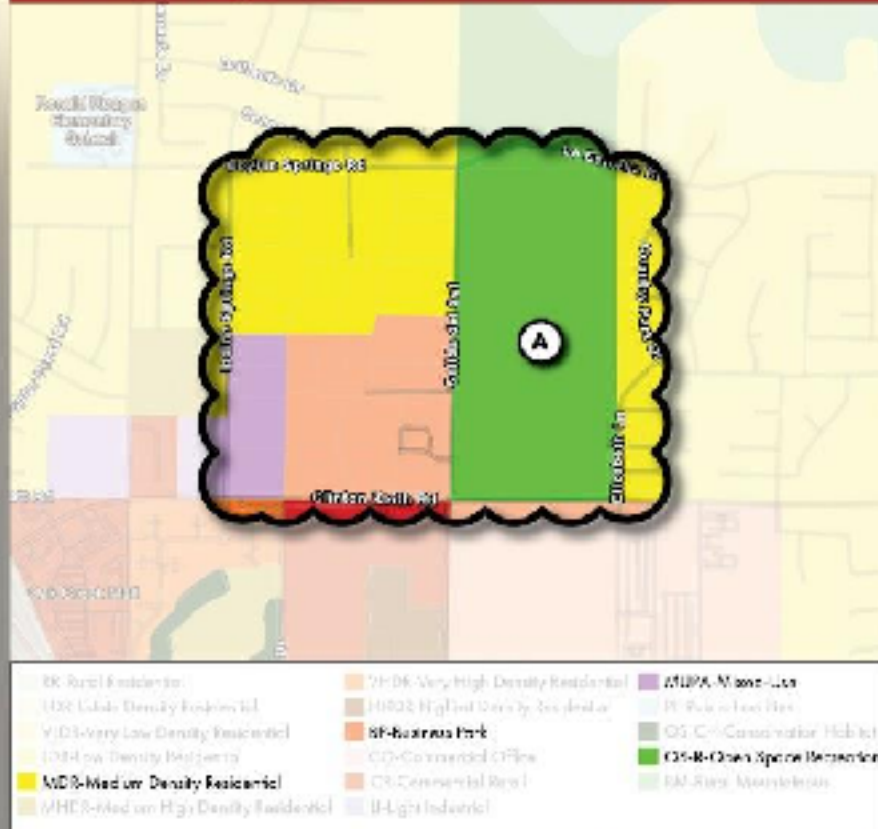


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Single Family	General Office	Military Installations
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Multi-Family Residential	Open Space & Recreation	Vacant

A Mount San Jacinto College Site

FOCUS AREA 8

Existing Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

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

Potential to put Wildomar on the map

4
VOTES



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

X
VOTES

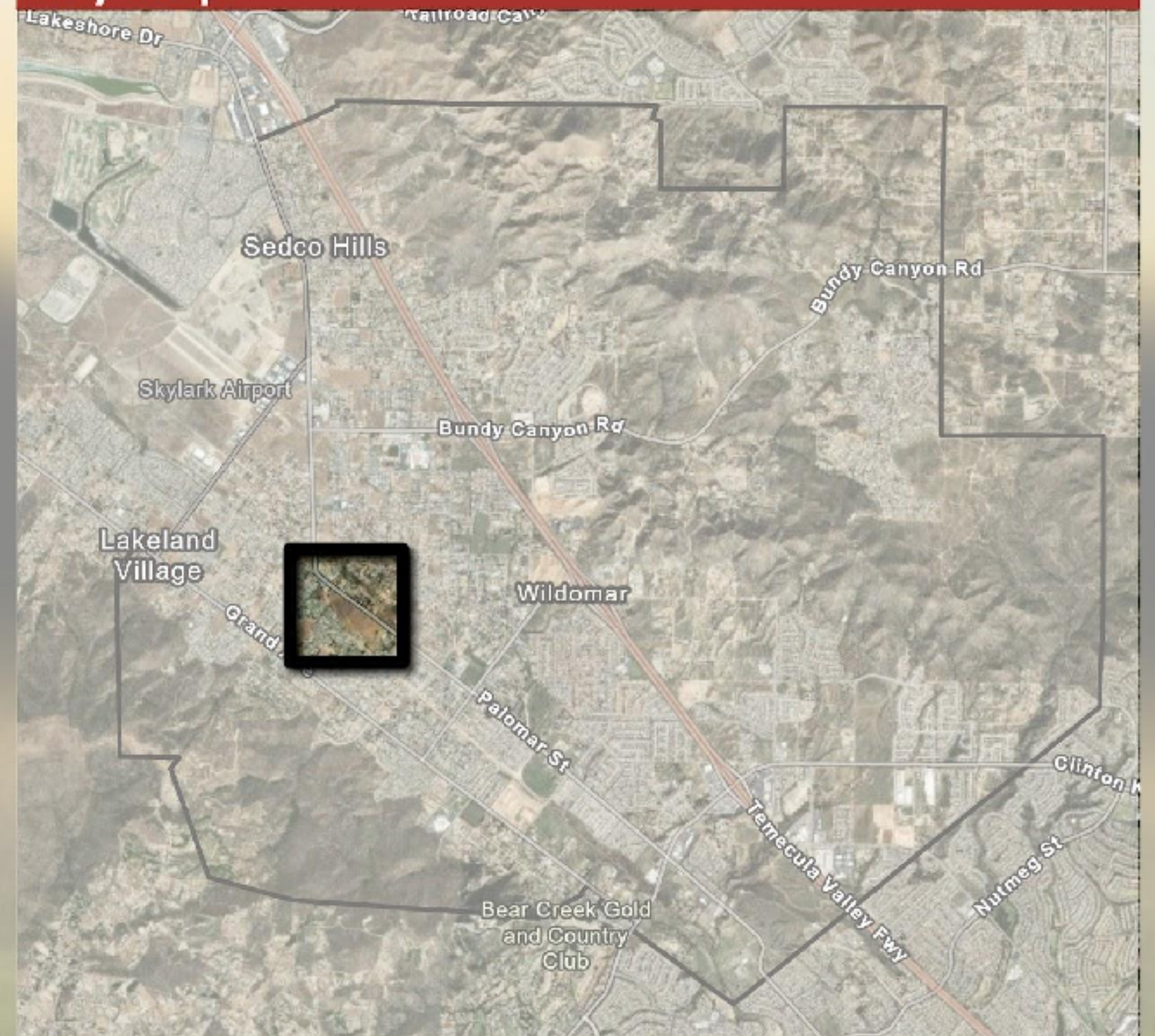
OTHER THOUGHTS OR IDEAS

FOCUS AREA 9

Key Considerations

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

Key Map



FOCUS AREA 9

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
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Existing Land Use



A Existing Commercial Uses

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

FOCUS AREA 9

Existing Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: RESIDENTIAL

Preserve existing commercial and allow residential uses consistent with surrounding residential uses.

2
VOTES



CONCEPT B: COMMERCIAL

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

2
VOTES

OTHER THOUGHTS OR IDEAS

Mix of
uses?



WELCOME TO THE CITY OF WILDOMAR'S

GENERAL PLAN UPDATE

COMMUNITY WORKSHOP #2

NOVEMBER 15, 2022 (VIRTUAL)

WILDOMAR'S GUIDING PRINCIPLES



"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

- City Council Adopted Vision Statement (February 2017)

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

Community Character

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

Infrastructure & Services

Provides for social, physical and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure and gathering places for residents of all ages and abilities.

Environment

Protects the visual and ecological value of its natural resources.

Growth, Land Use, & Development

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

Economic Health

Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities and commercial services that capture local spending and generate revenues to support Wildomar's vision for the future.

Mobility

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

WILDOMAR'S GUIDING PRINCIPLES

not sure what self-sustaining mean



"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

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Do the Guiding Principles reflect your vision for Wildomar?

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I Agree



7

I disagree



**X
VOTES**



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

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7VOTES

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I Agree



7
VOTES

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

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7
VOTES

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X
VOTES

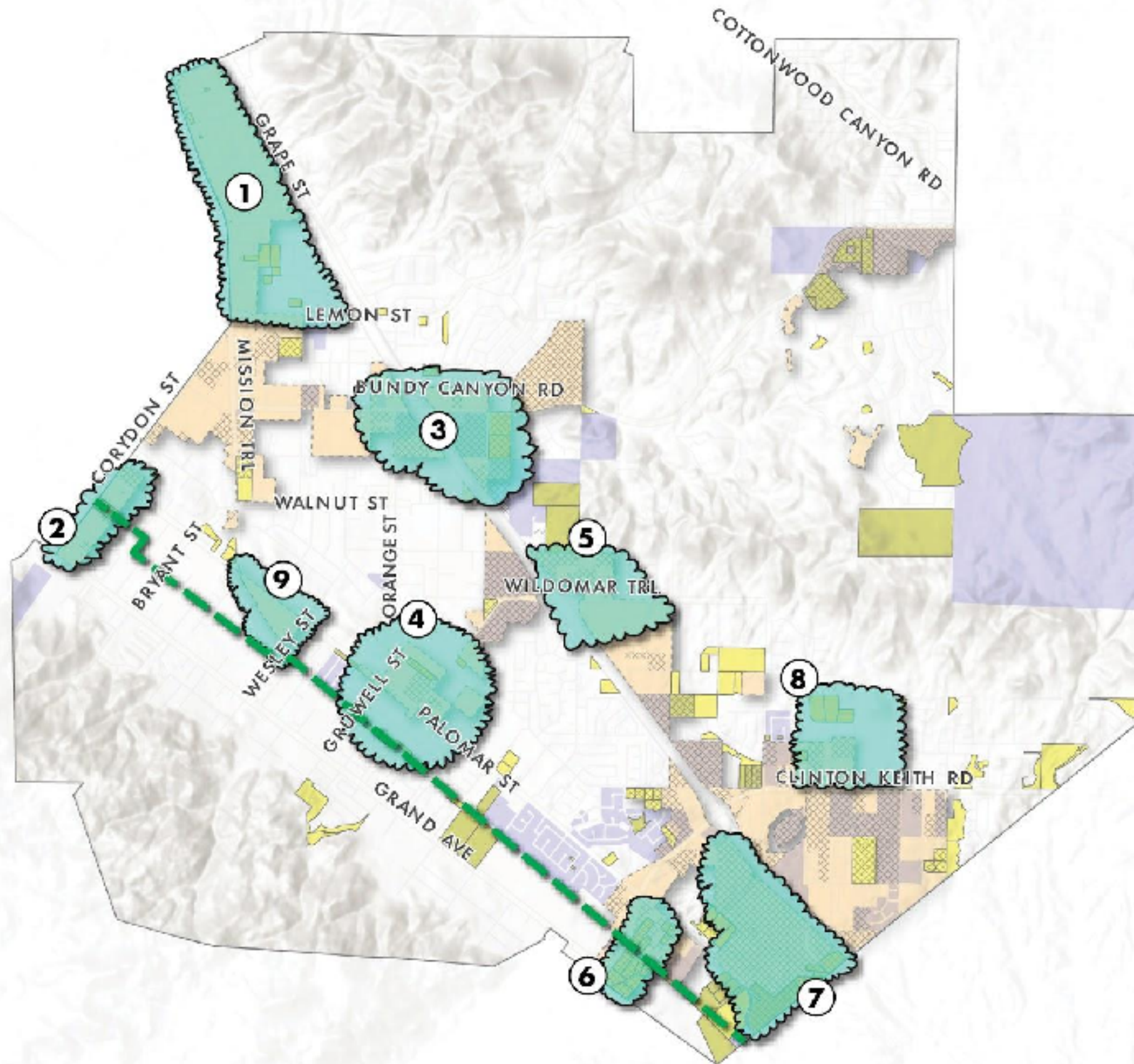


Use "raise hand" to agree. Specific comments or suggestions? Let us know!

FOCUS AREAS

Focus Areas

- ① Sedco Hills
 - ② Mixed Land Uses
 - ③ Vacant Land (Bundy Canyon Plaza)
 - ④ Old Town
 - ⑤ Mixed Use Overlay / Baxter Village
 - ⑥ Vacant Land / Housing Opportunity
 - ⑦ Vacant Land / 160 ac
 - ⑧ 'Redustrial Zone' / MSJC
 - ⑨ Vacant Land (Palomar St)
-  Murrieta Creek Regional Trail
 -  Areas of Potential Change
 -  Vacant Land (Within Areas of Potential Change)
 -  6th Cycle RHNA Housing Opportunity Sites
 -  Development Projects



FOCUS AREA 1

Key Considerations

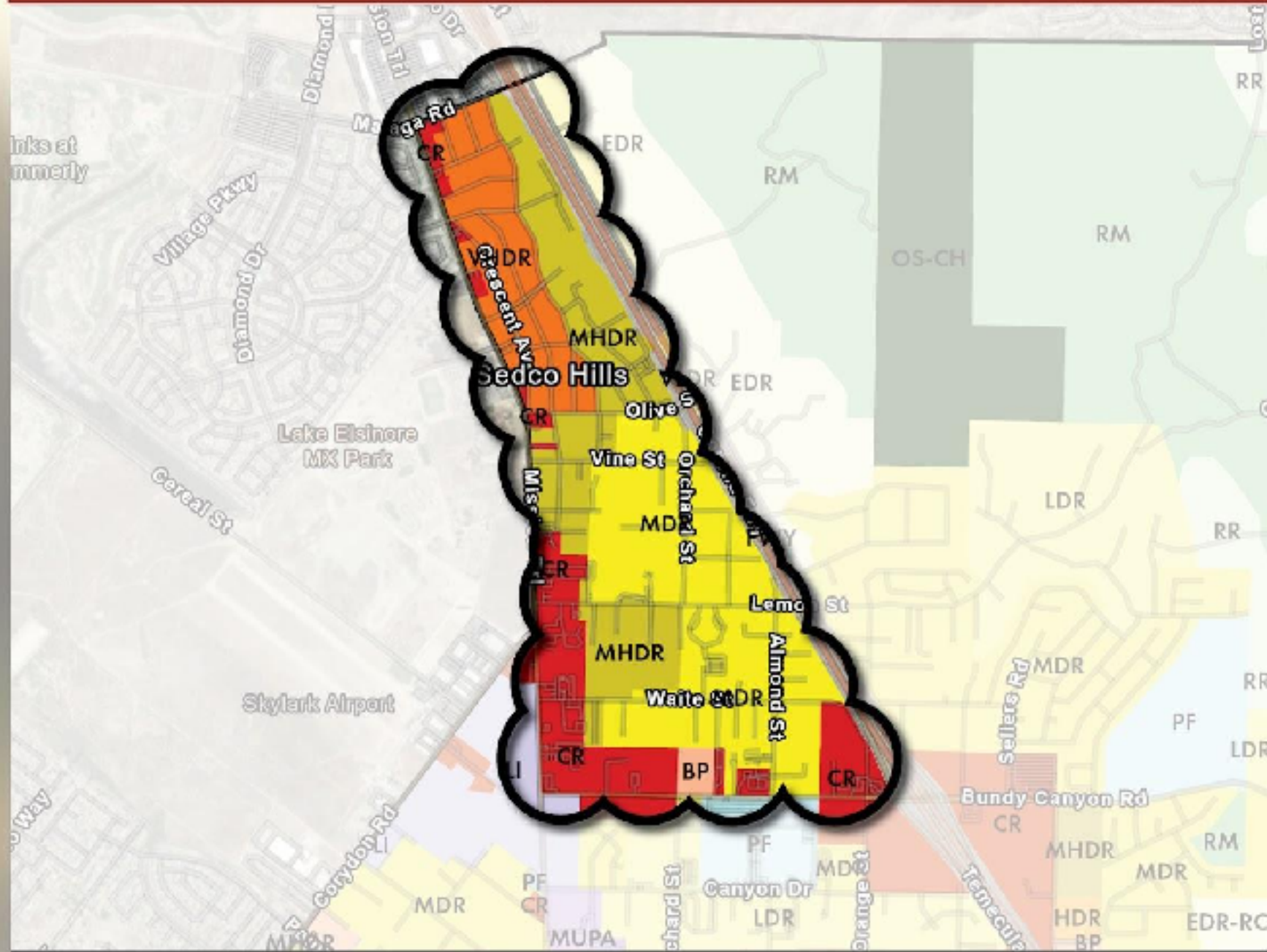
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map



FOCUS AREA 1

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
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Existing Land Use



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

FOCUS AREAS

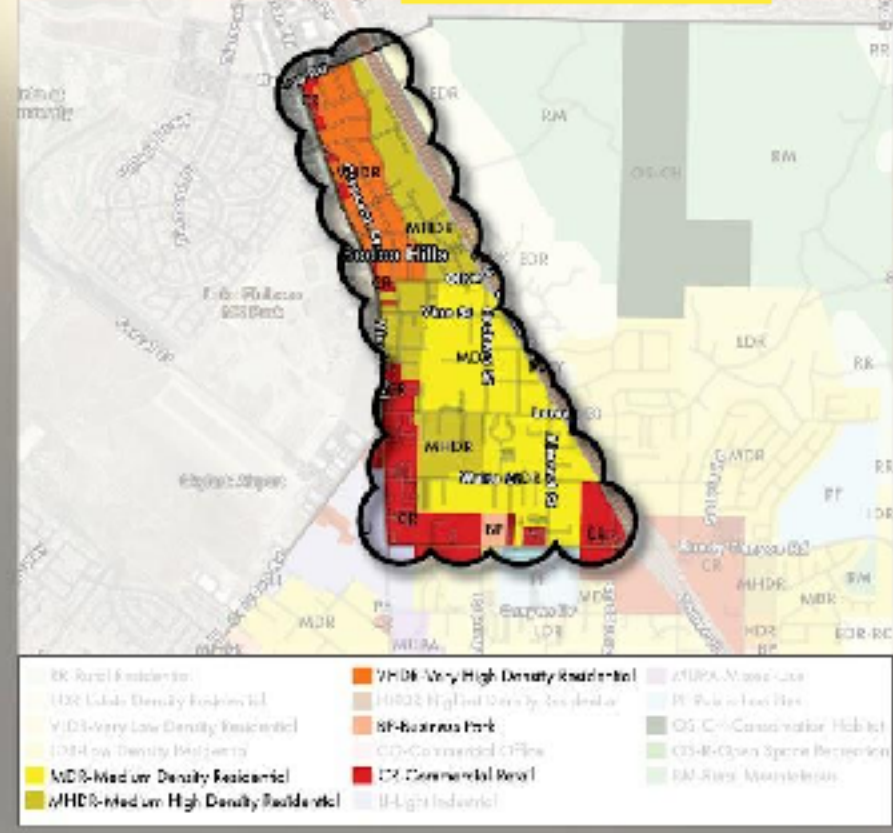
Need to be careful about displacement. Only place to live if lower income. Forgotten part of Wildomar.

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

Sewer won't come unless the majority want it.

need a pre-school. Think together for kindergarten.

Current General Use



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 would be there



CONCEPT A: HIGHER DENSITY RESIDENTIAL

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

3 VOTES



CONCEPT B: LOWER DENSITY RESIDENTIAL

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

2 VOTES



CONCEPT C: MIXED-USE

Allow higher density residential types with commercial development in combination with or adjacent to housing/residences. Encourage walkable neighborhood. May require lot consolidation.

MU on Mission Trail is good.

2 VOTES

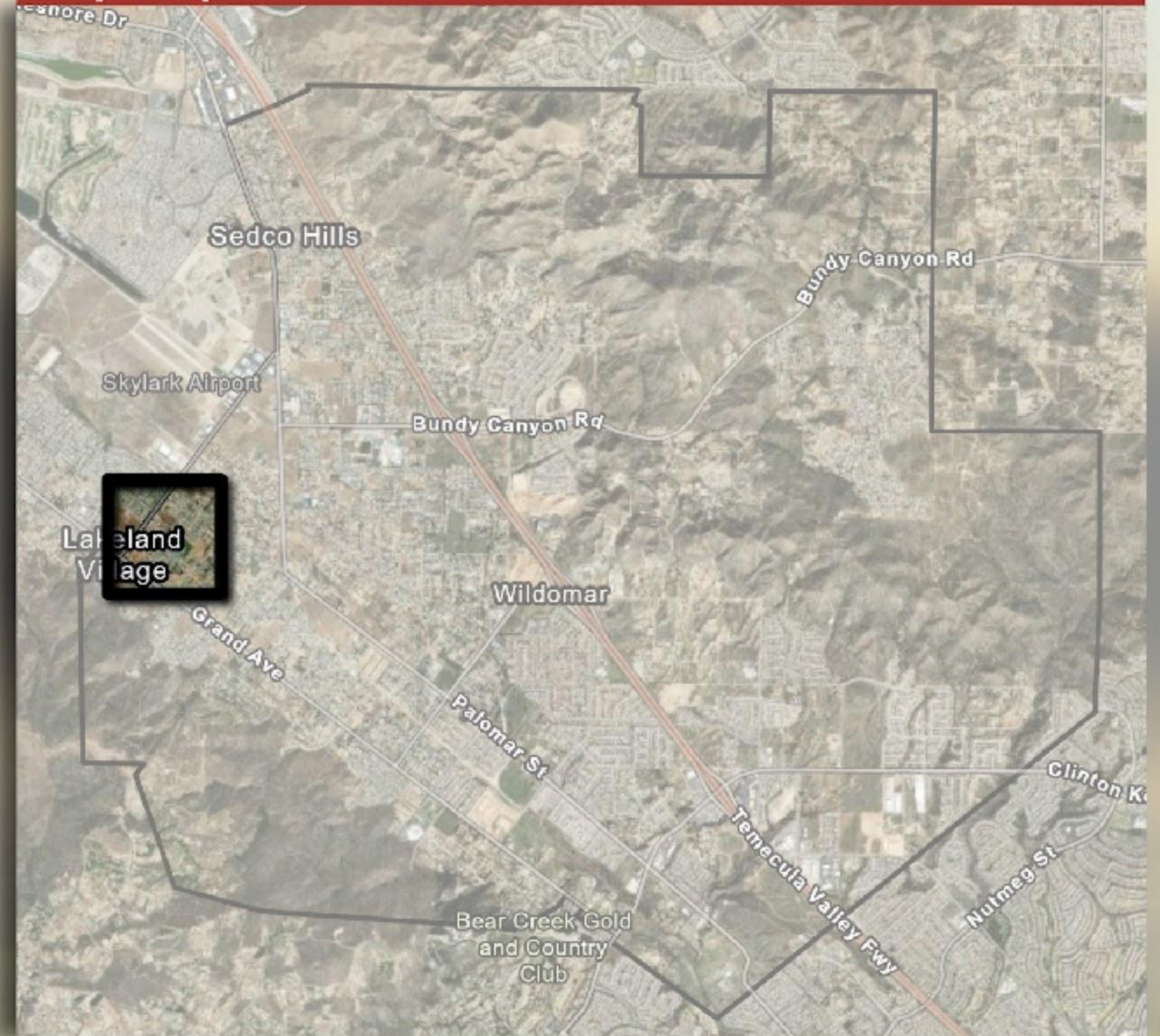


FOCUS AREA 2

Key Considerations

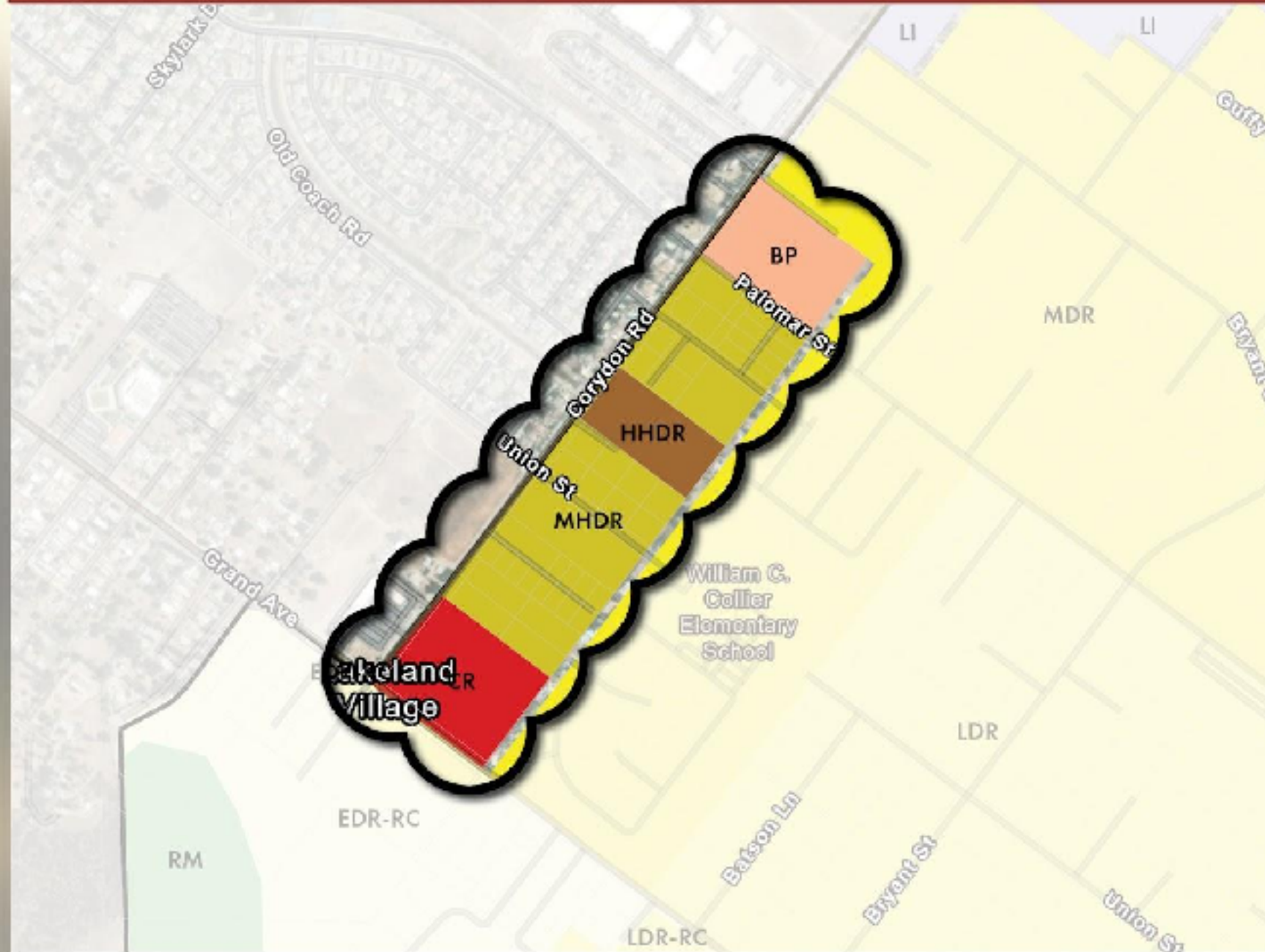
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

Key Map



FOCUS AREA 2

Current General Plan Land Use



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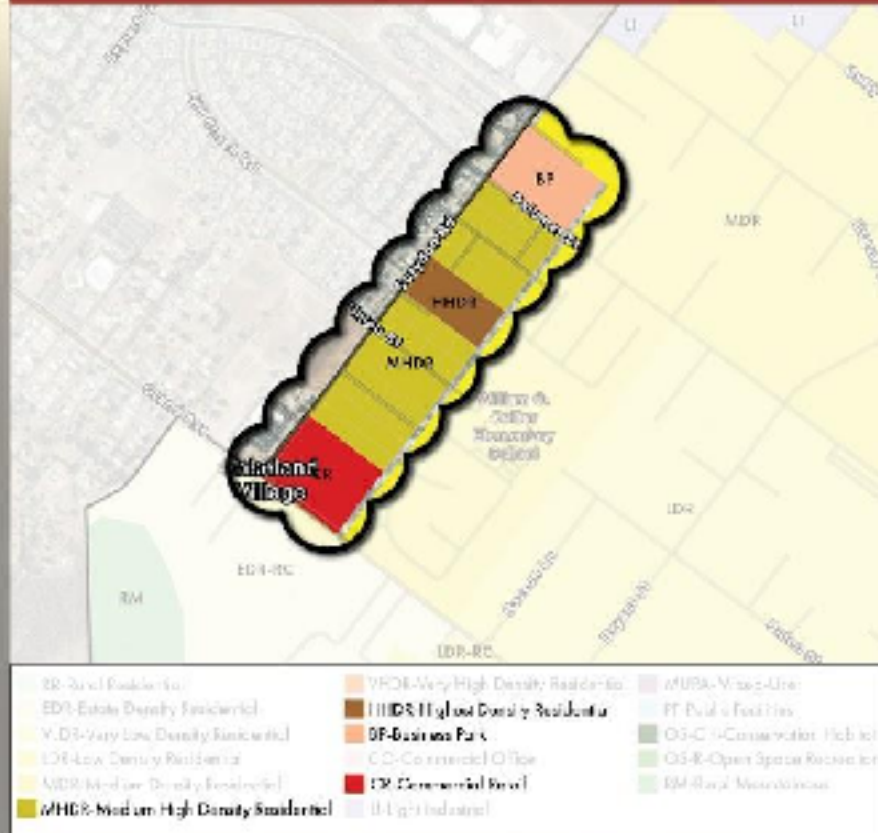
Existing Land Use



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

FOCUS AREA 2

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: ALL RESIDENTIAL

Allow for only for medium density residential uses, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes in this area.

1
VOTES



CONCEPT B: MIXED-USE

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

3
VOTES

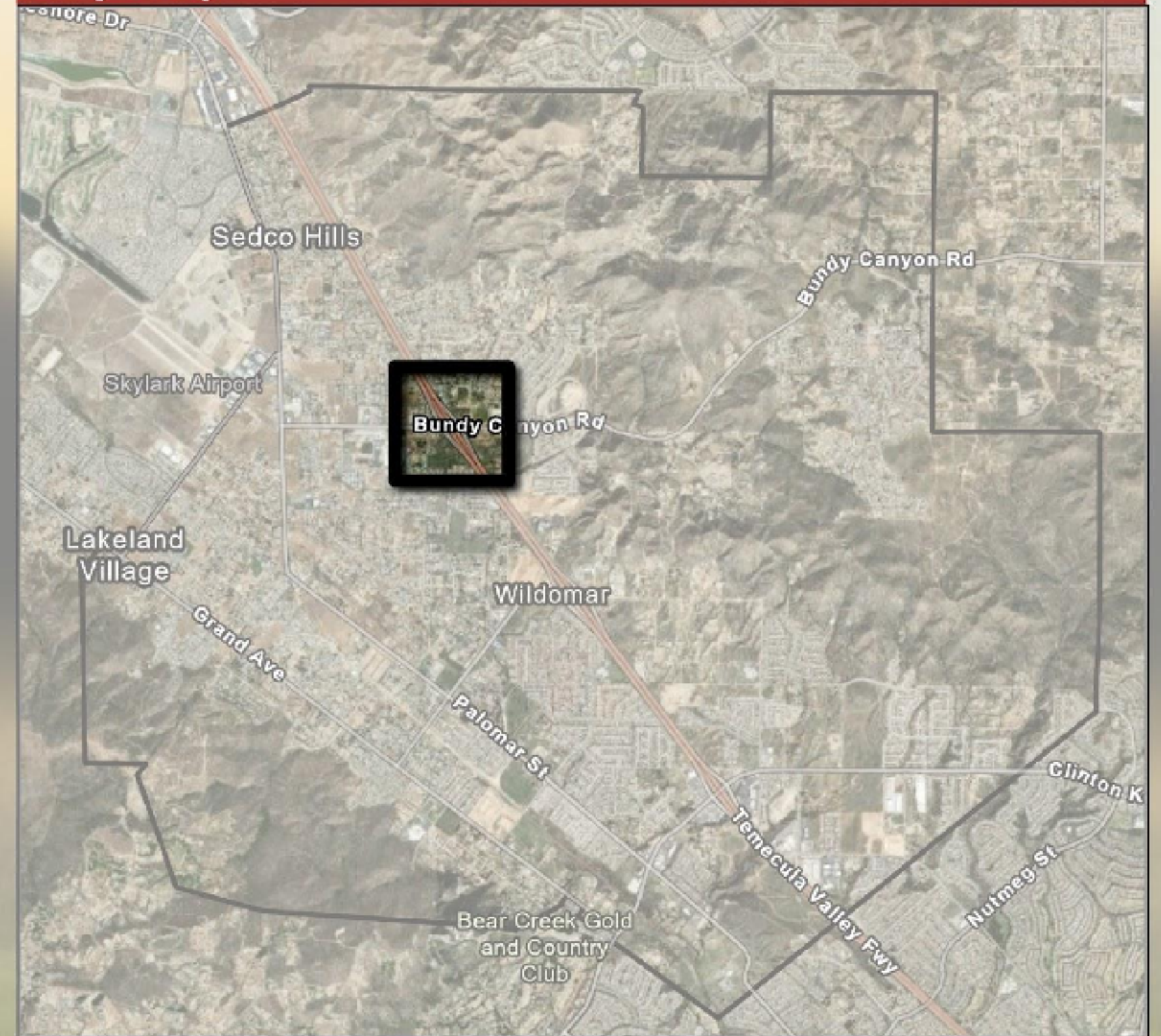
OTHER THOUGHTS OR IDEAS

FOCUS AREA 3

Key Considerations

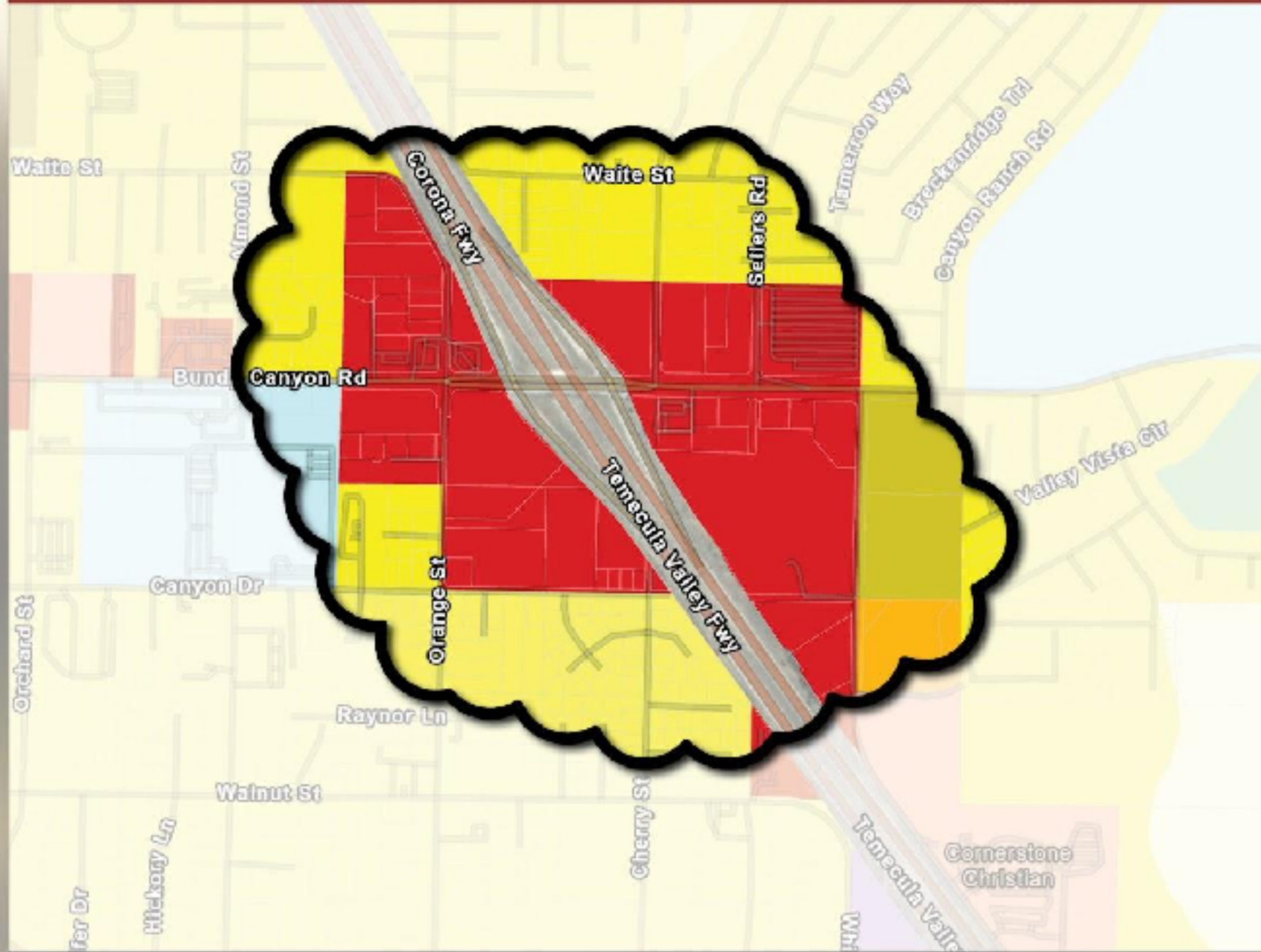
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for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

Key Map



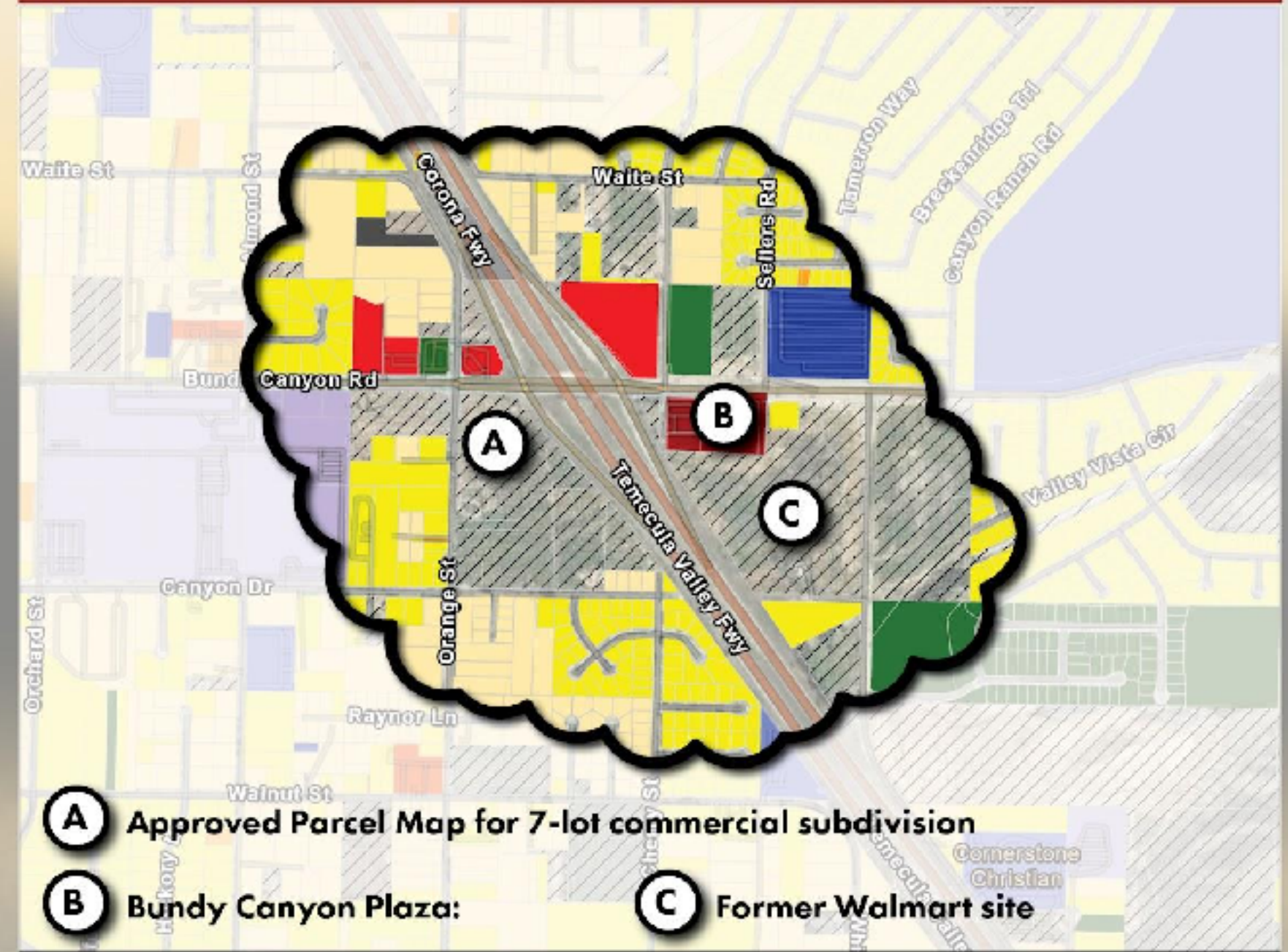
FOCUS AREA 3

Current General Plan Land Use



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Existing Land Use



Rural Residential	Mixed Residential & Commercial	Industrial
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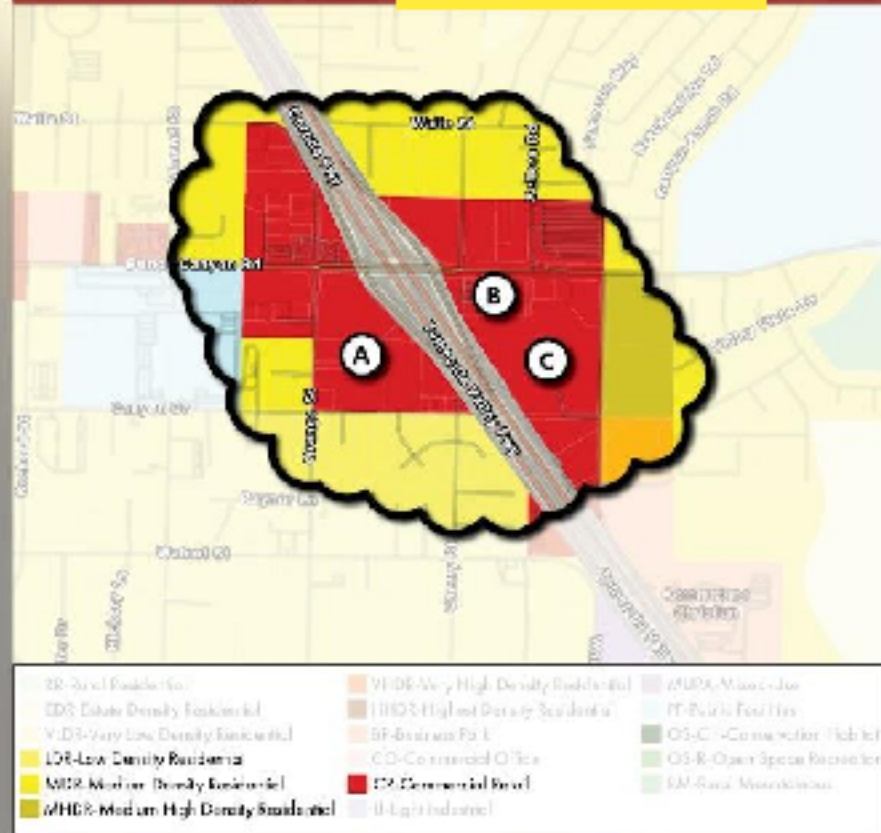
A Approved Parcel Map for 7-lot commercial subdivision
B Bundy Canyon Plaza:
C Former Walmart site

FOCUS AREA

Don't want strip malls.

Concerned about land abutting freeways is good for commercial.

Existing Land



What should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Protect this area as a retail center.

4
VOTES



CONCEPT B: MIXED USE

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

X
VOTES

OTHER THOUGHTS OR IDEAS

Key Considerations

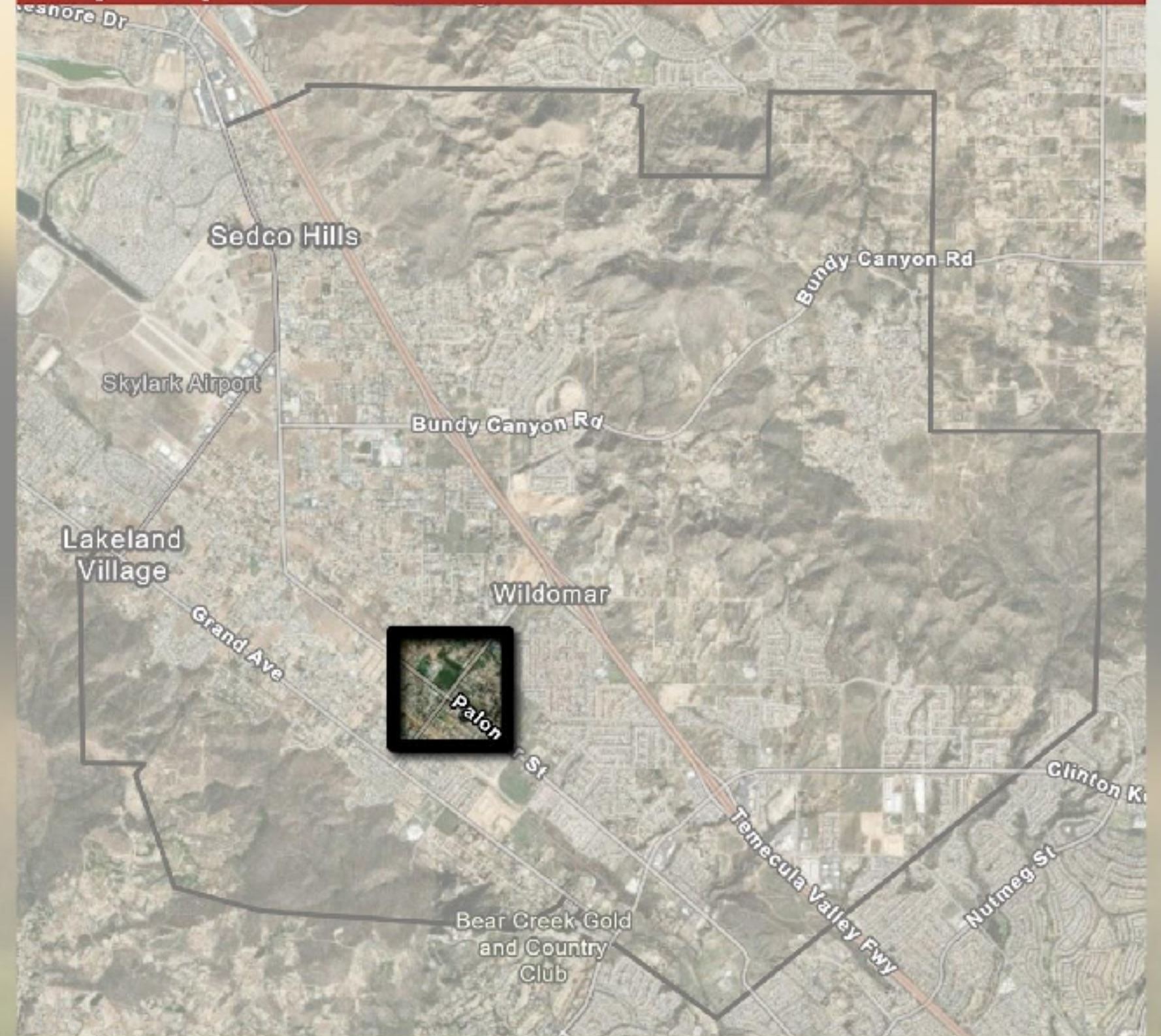
- Opportunity site for neighborhood scale commercial with local serving uses.
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- Ⓐ Approved commercial Parcel Map for 7-lot commercial subdivision
- Ⓑ Bundy Canyon Plaza
- Ⓒ Former Walmart site

FOCUS AREA 4

Key Considerations

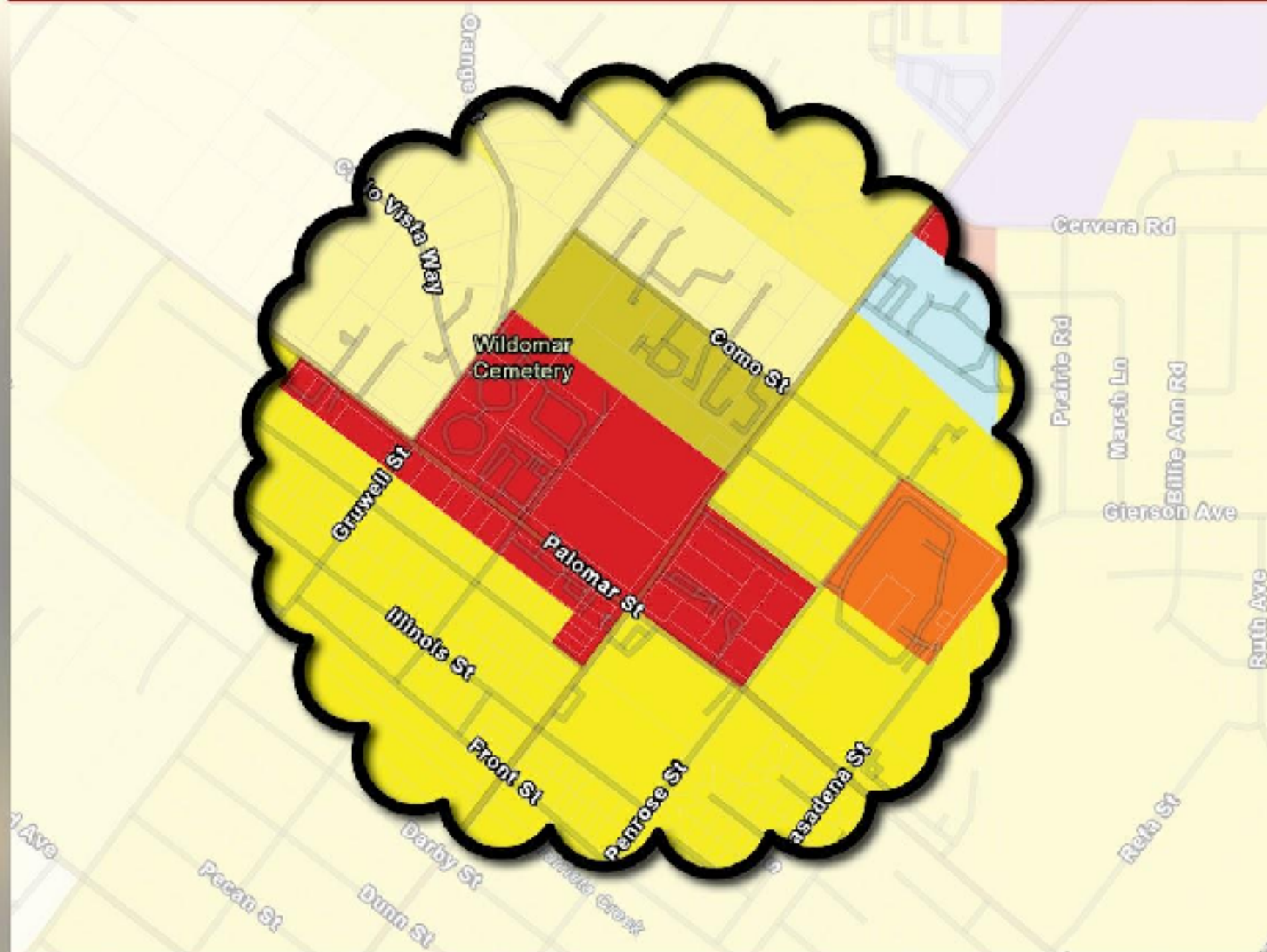
- Considered by many as the “Heart of the City”
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map

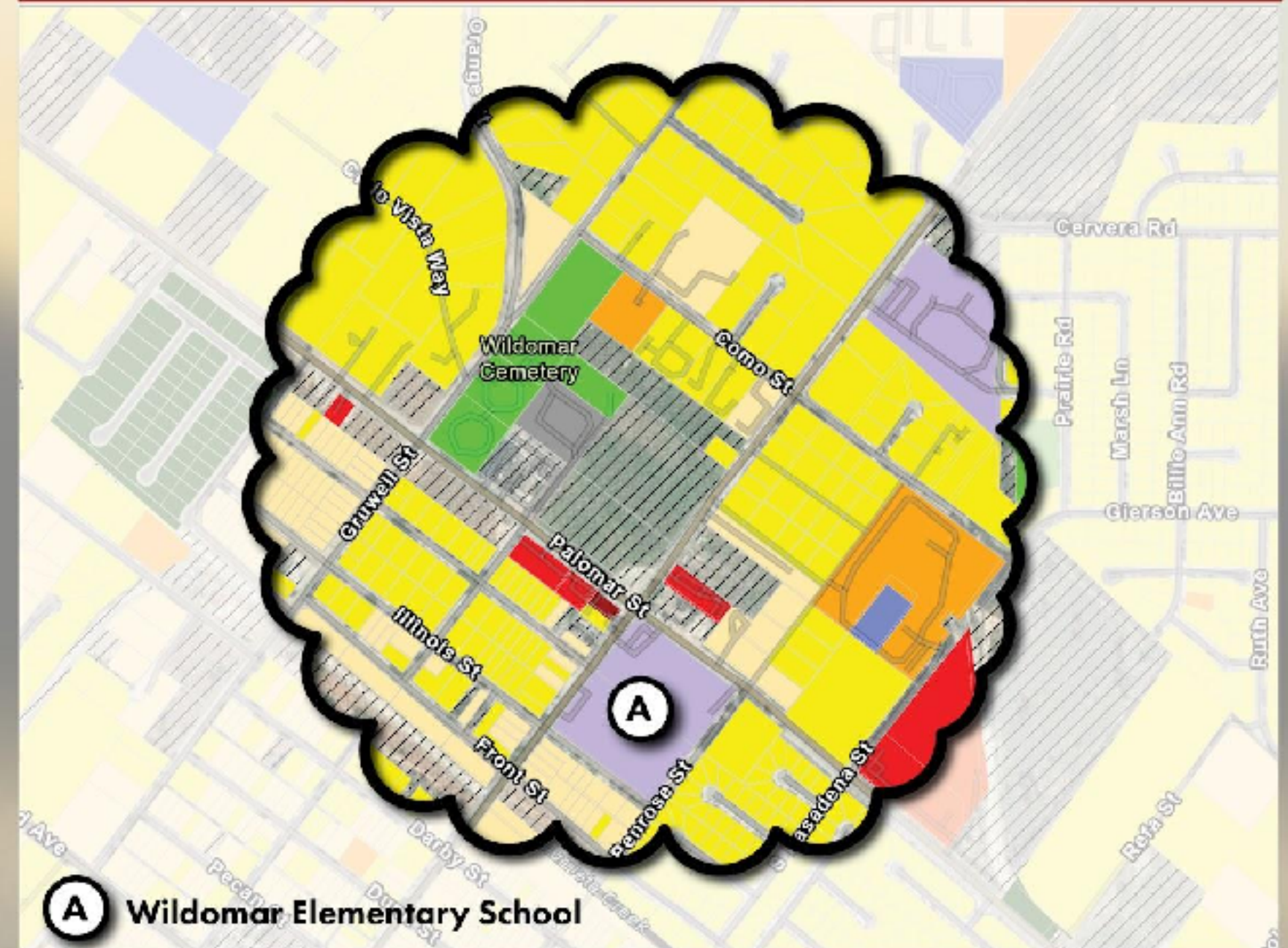


FOCUS AREA 4

Current General Plan Land Use



Existing Land Use



A Wildomar Elementary School

- | | | |
|--------------------------------------|------------------------------------|----------------------------|
| RR-Rural Residential | VHDR-Very High Density Residential | MUPA-Mixed-Use |
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| MHDR-Medium High Density Residential | LI-Light Industrial | |

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

FOCUS AREA

Restaurants and smaller businesses.

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

Whatever happens, need parking.

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

mini library in elementary school



Existing Land



What Uses

Encouraged here?



CONCEPT A: COMMERCIAL USES WITH EVENTS AND COMMUNITY SPACE

Allow commercial uses and encourage events and community space with a unique character and identity.

Concept A was discussed during incorporation

5 VOTES



CONCEPT B: MIXED USE

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

X VOTES

OTHER THOUGHTS OR IDEAS

Key Considerations

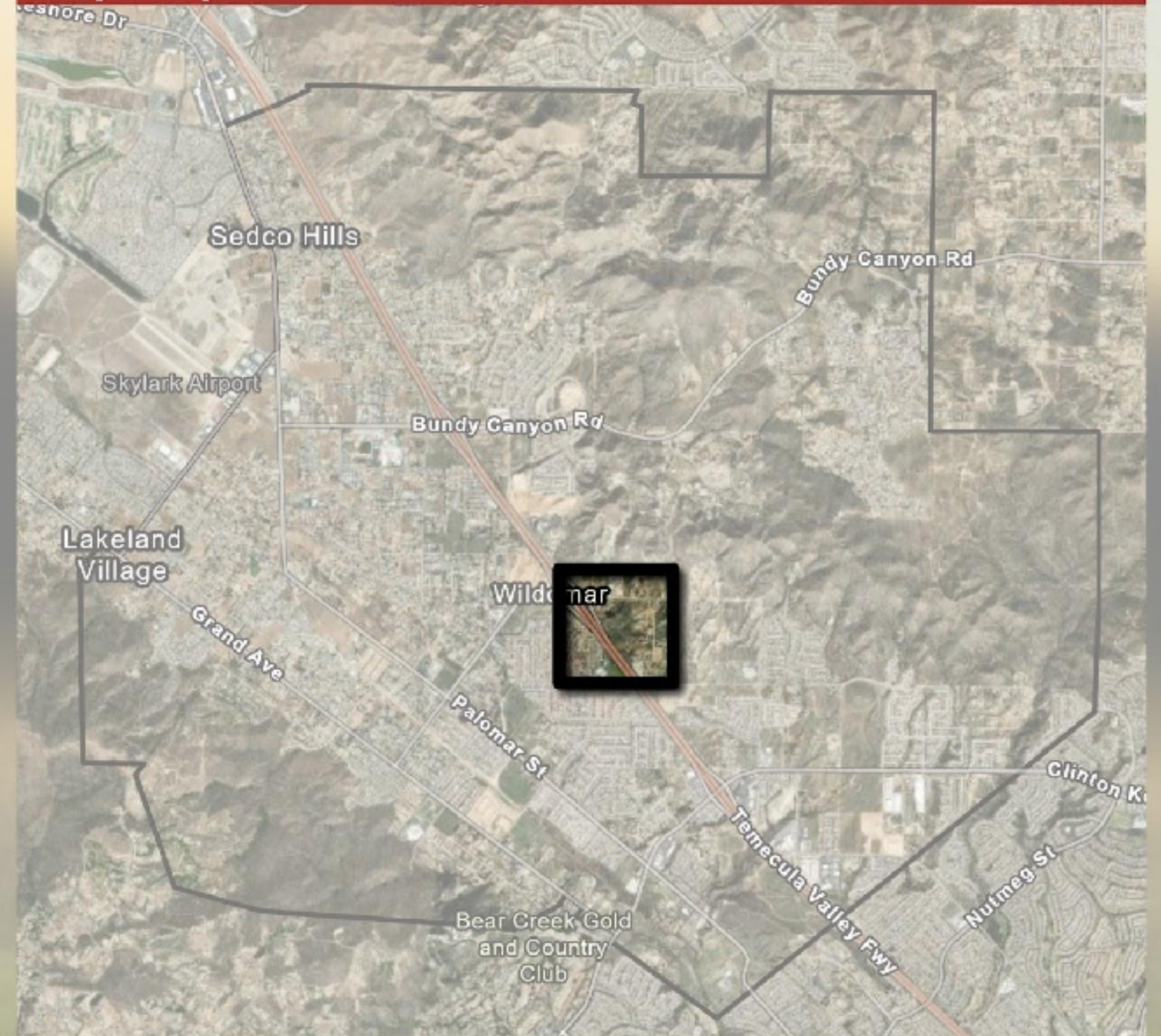
- Considered by many as the "Heart of the City"
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

FOCUS AREA 5

Key Considerations

- Large Vacant sites
- Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

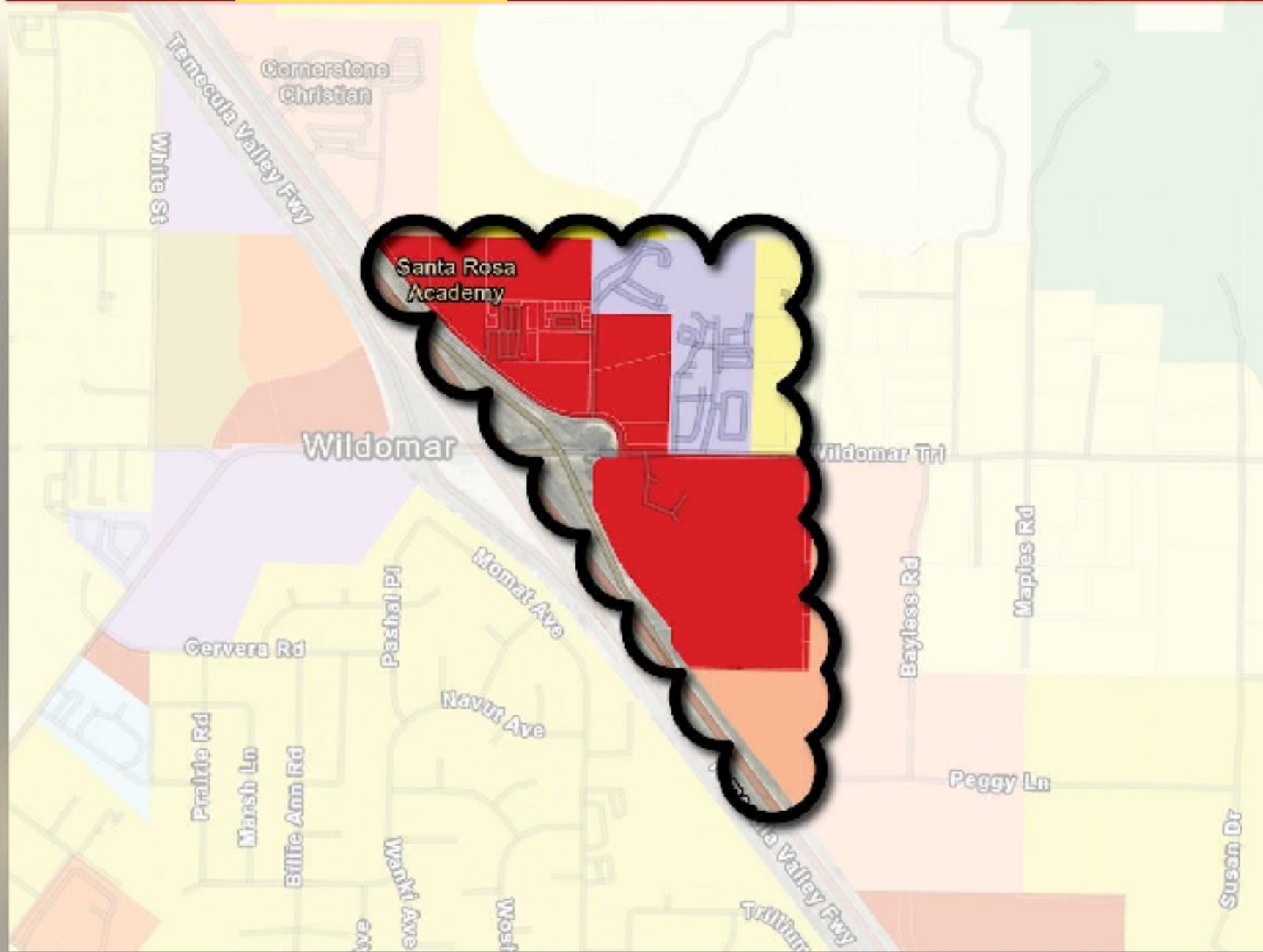
Key Map



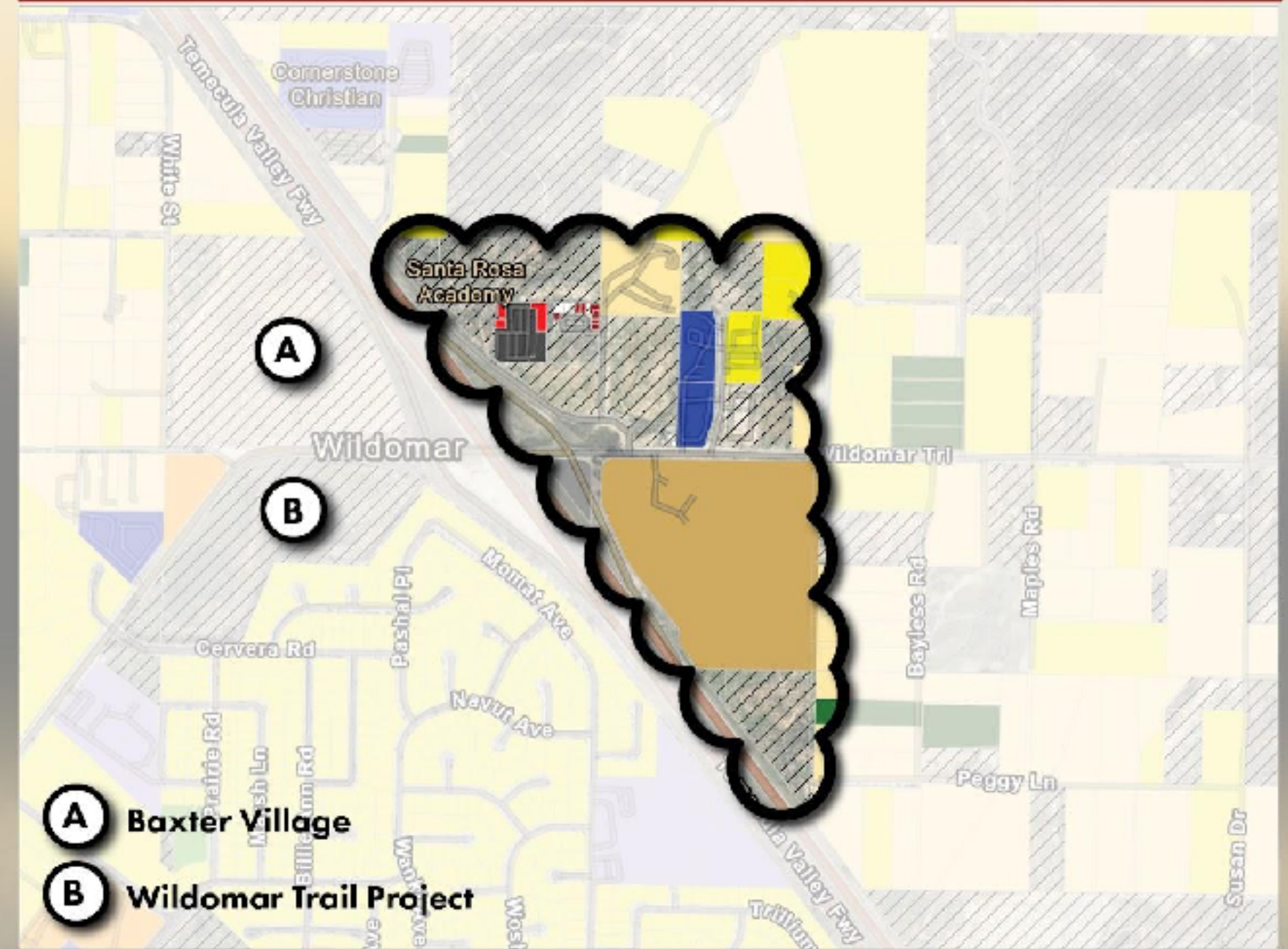
FOCUS AREA 5

Baxter project description is outdated.

Current Community Land Use



Existing Land Use

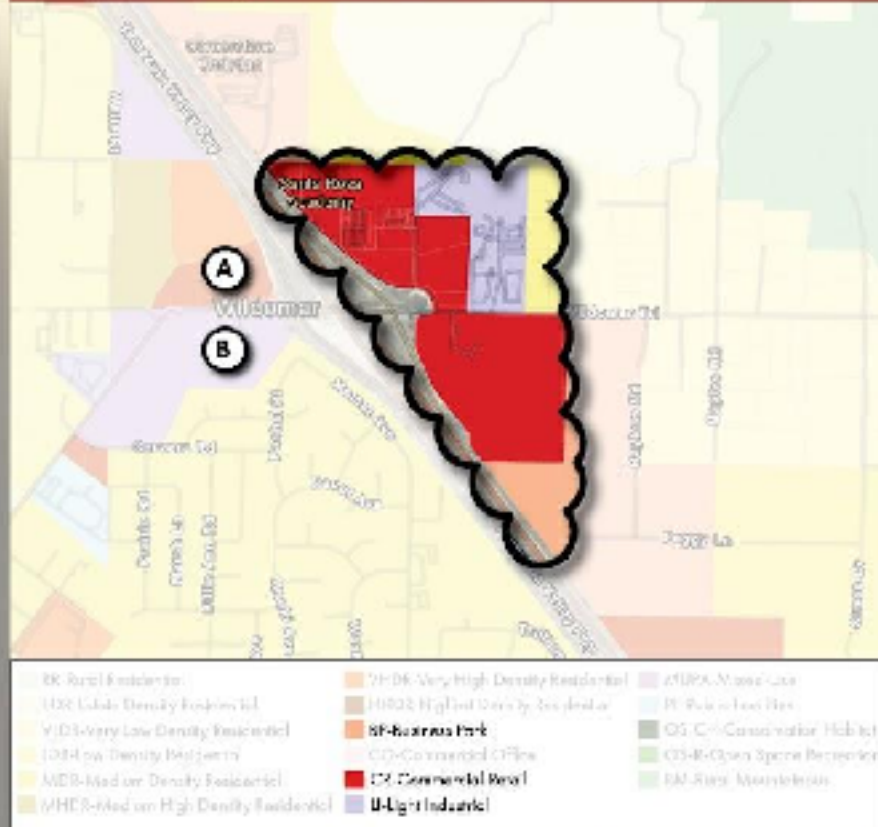


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FOCUS AREA 5

Existing Land Use



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- Ⓑ 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.

4
VOTES



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

0
VOTES

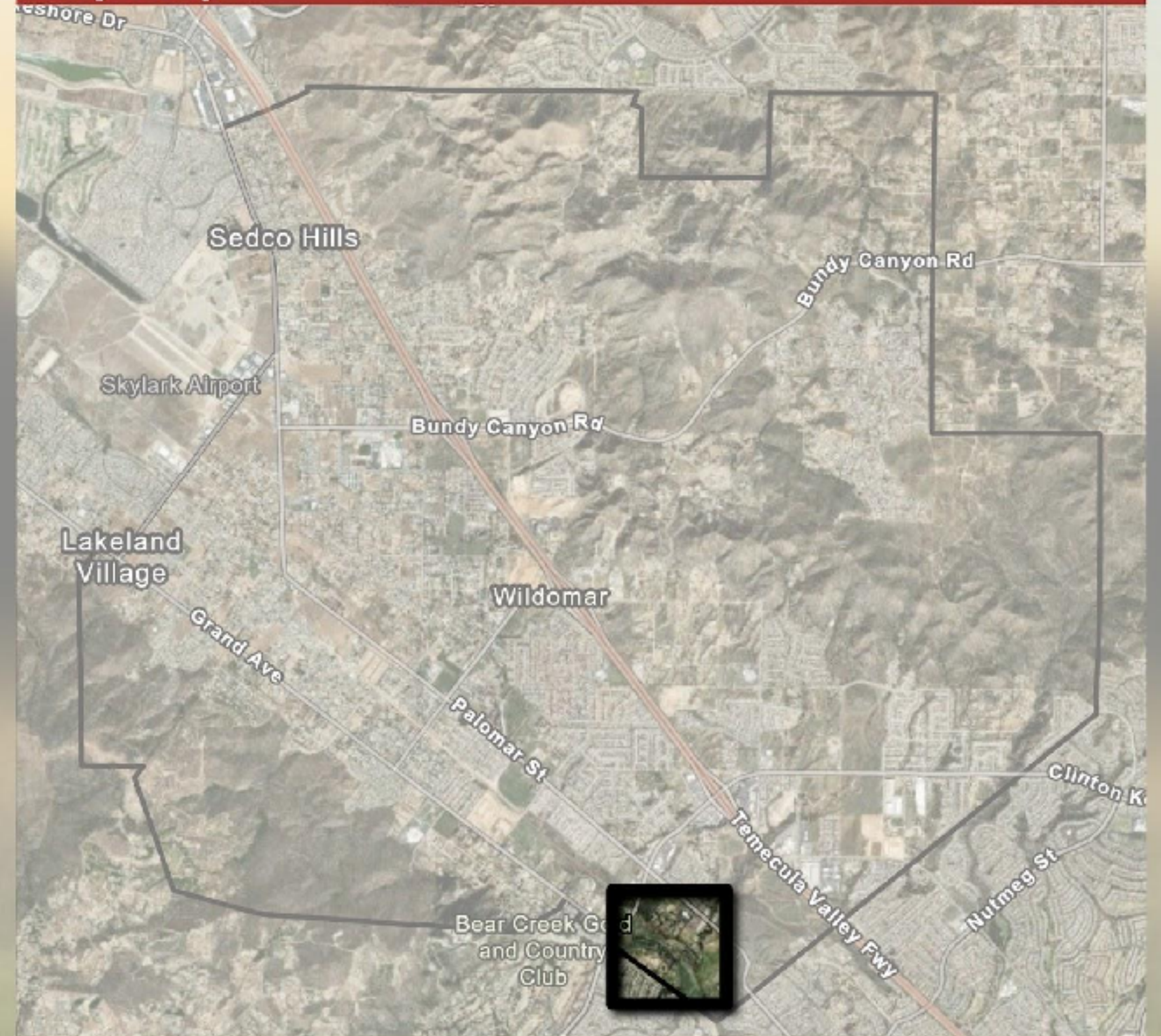
OTHER THOUGHTS OR IDEAS

FOCUS AREA 6

Key Considerations

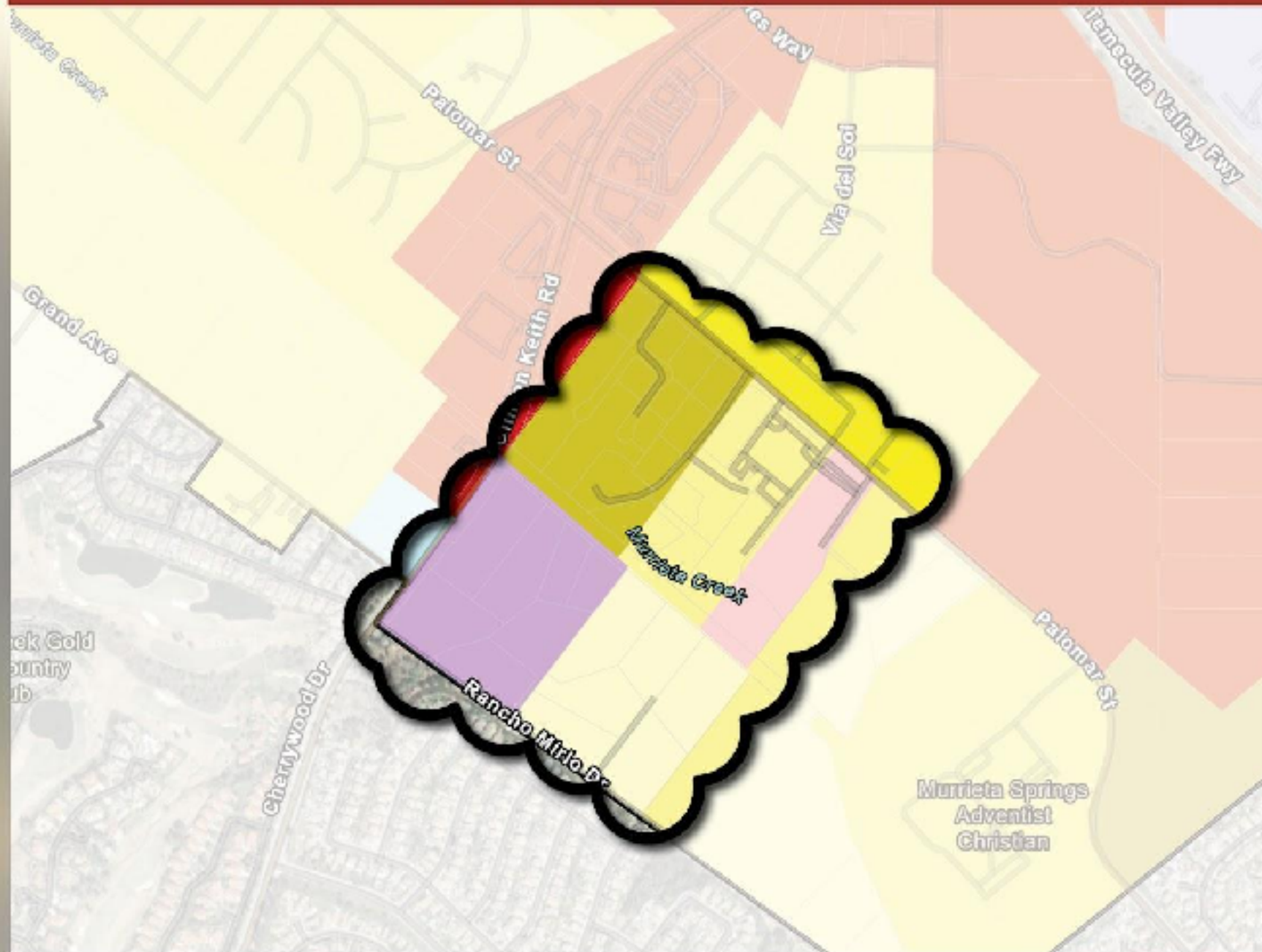
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map



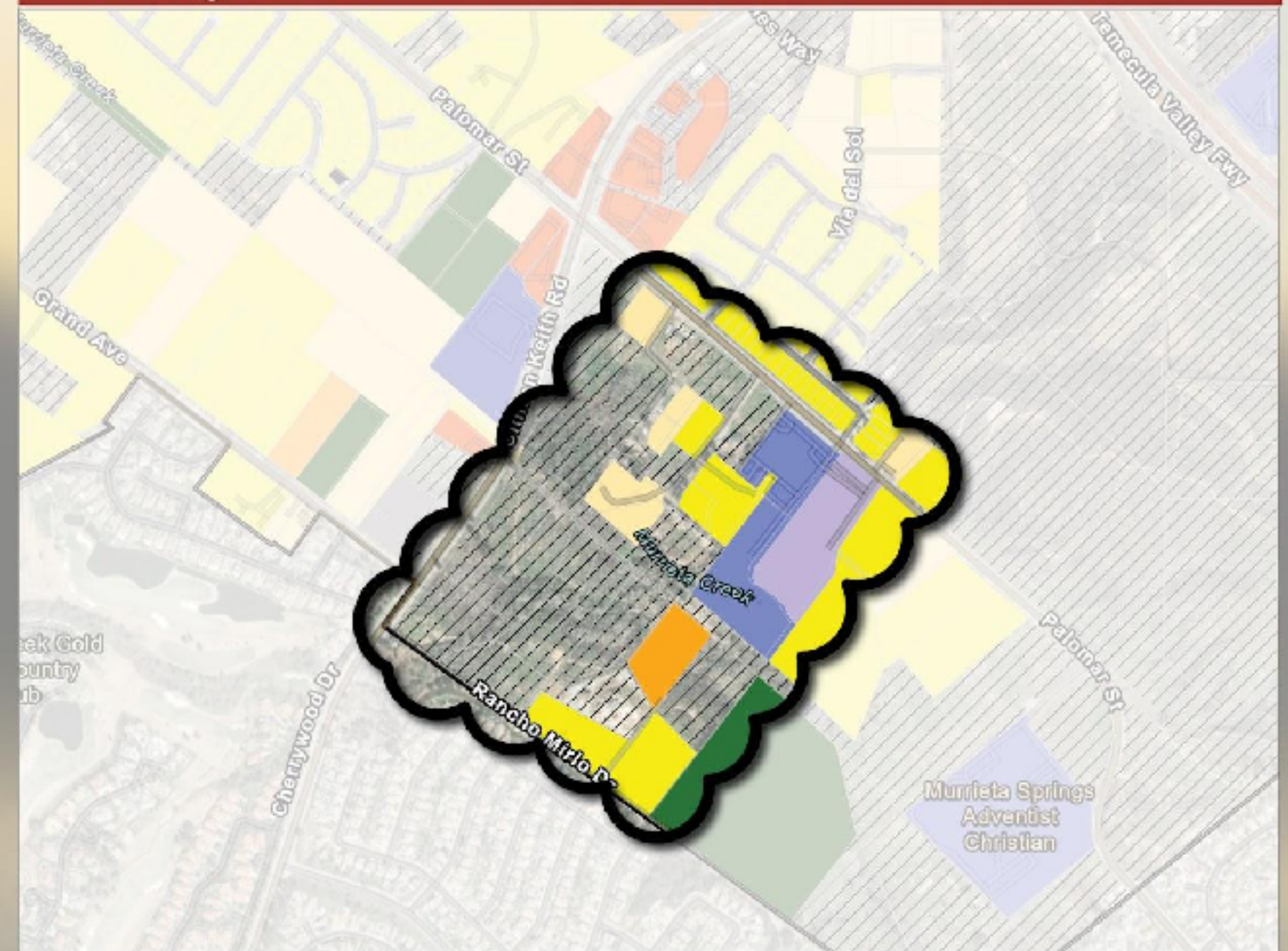
FOCUS AREA 6

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use



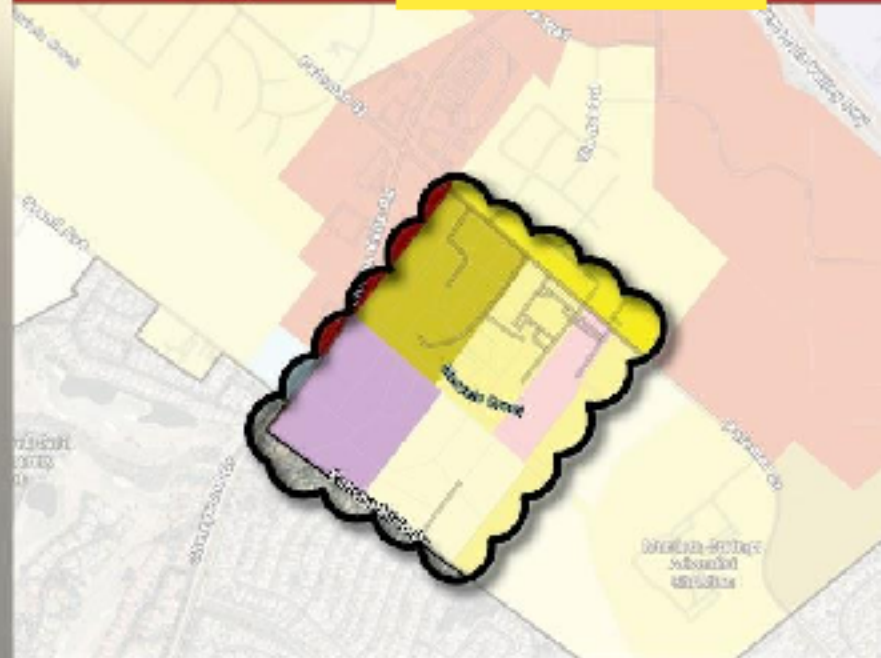
Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 6

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

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

Existing Land



IK Rural Interstate	YH-04 Very High Density Residential	MS-04 Medium Density Residential
LD-01 Low Density Residential	HD-02 High Density Residential	W-01 Water Use
VL-01 Very Low Density Residential	BP Business Park	W-02 Water Use
LD-04 Low Density Residential	CO-02 Commercial Office	OS-C-1 Open Space Habitat
MD-01 Medium Density Residential	CR-01 Commercial Retail	OS-04 Open Space Recreation
MD-02 Medium Density Residential	CR-02 Commercial Retail	RM-01 Rural Medium Density Residential
MD-03 Medium Density Residential	IL-01 Light Industrial	

Key Considerations

- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned 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.

small neighborhood commercial with mostly residential

5 VOTES



CONCEPT B: RESIDENTIAL

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

if want to do higher density, need sewer

X VOTES

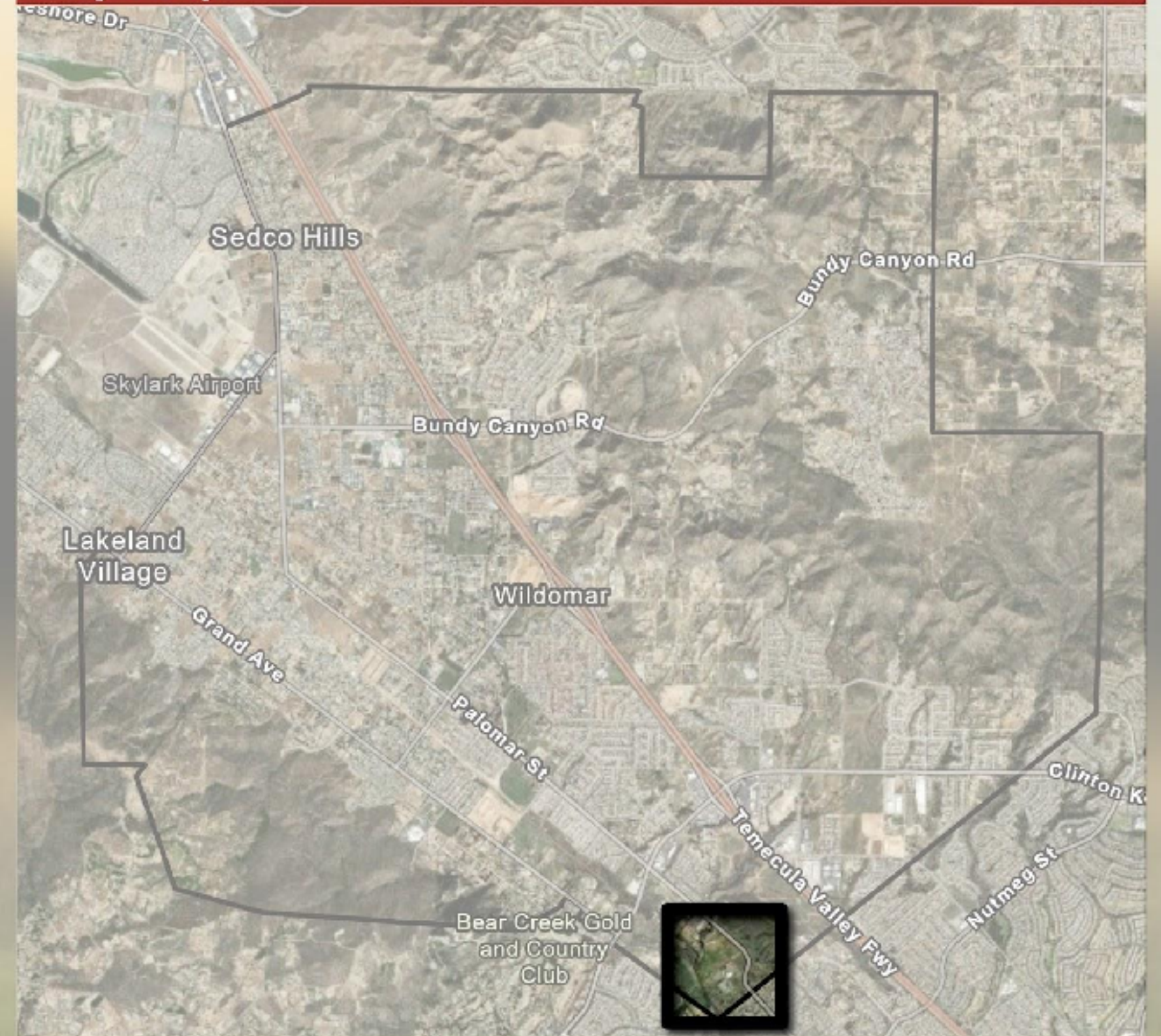
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

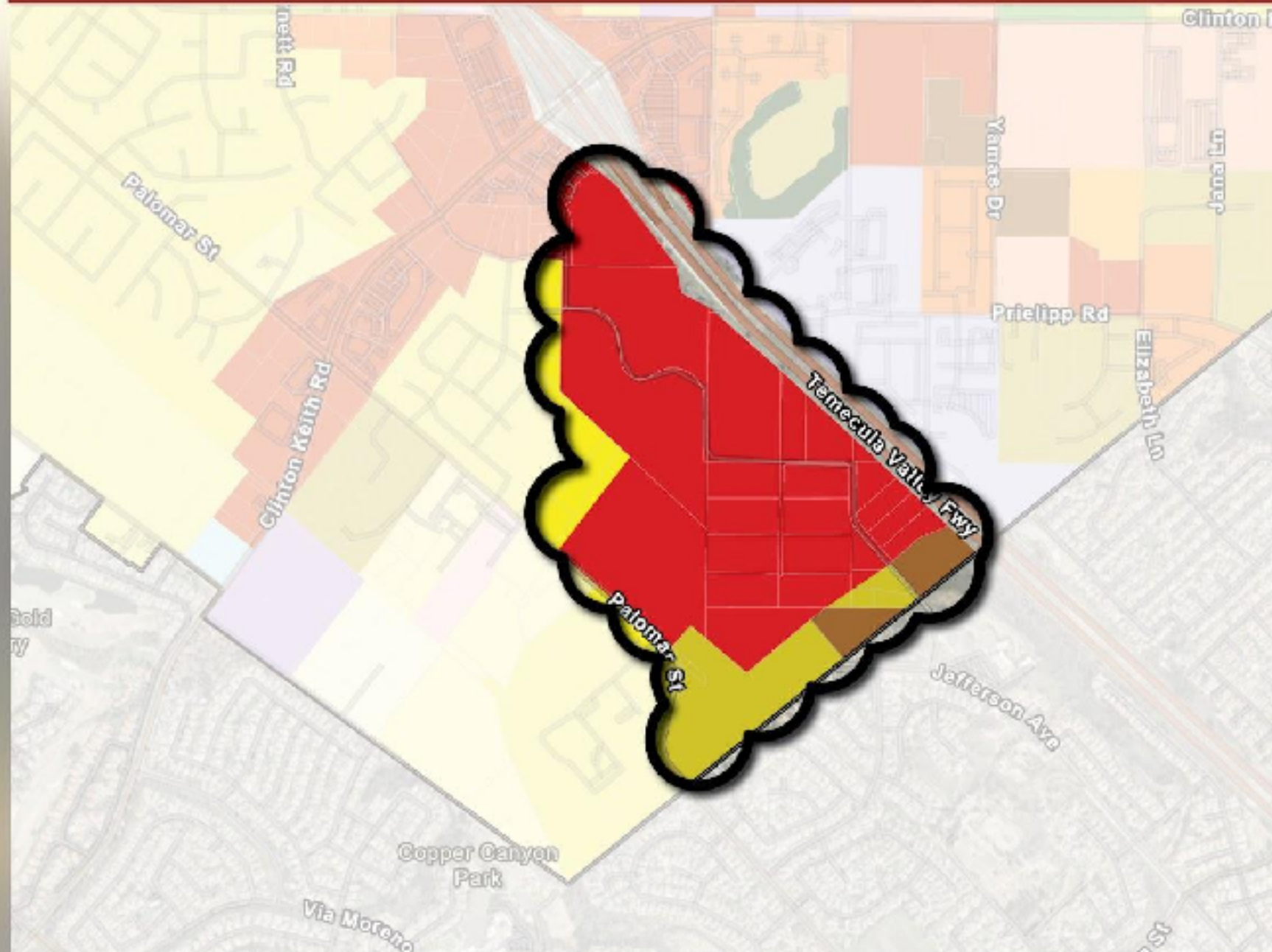
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map



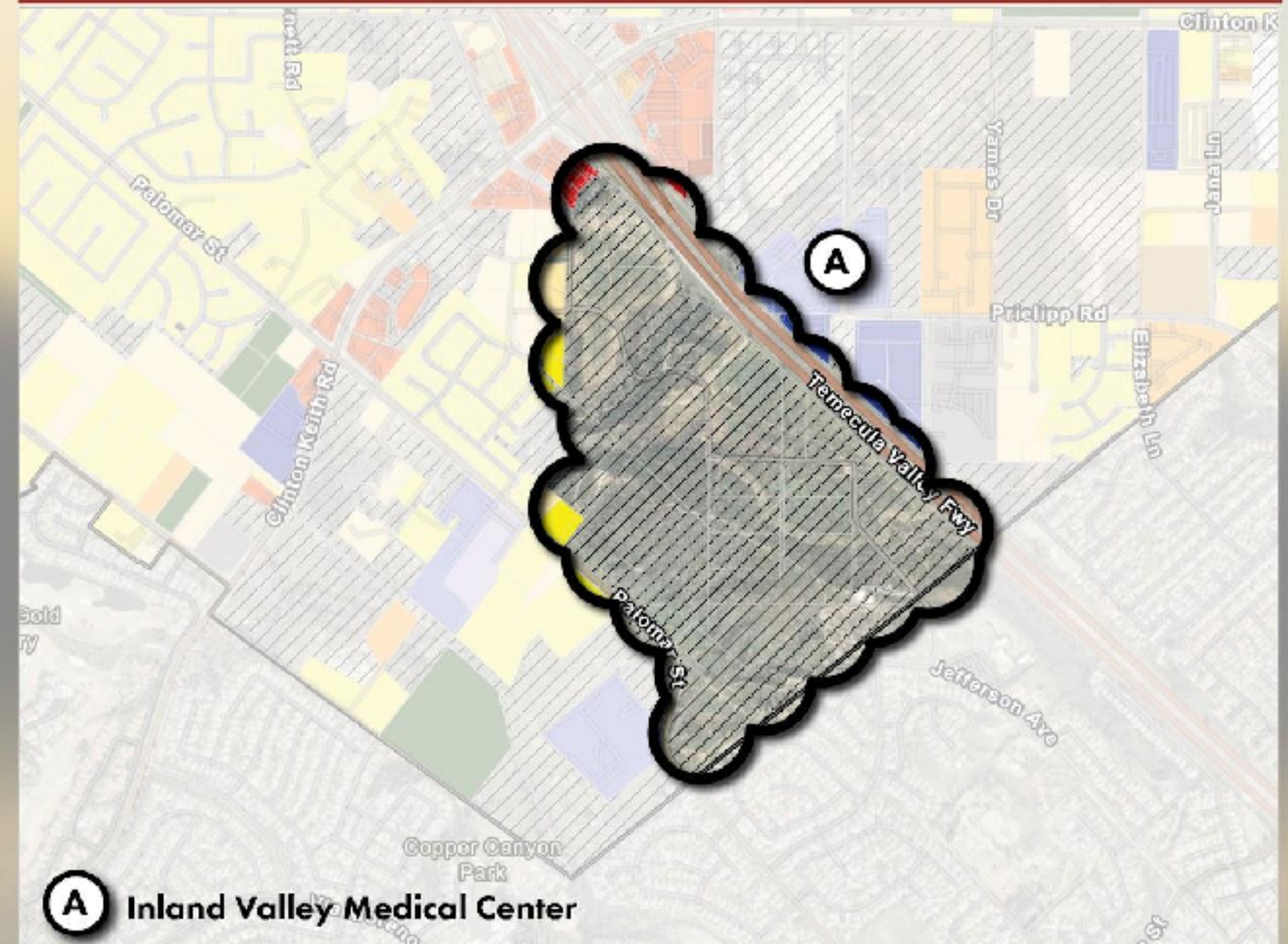
FOCUS AREA 7

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use

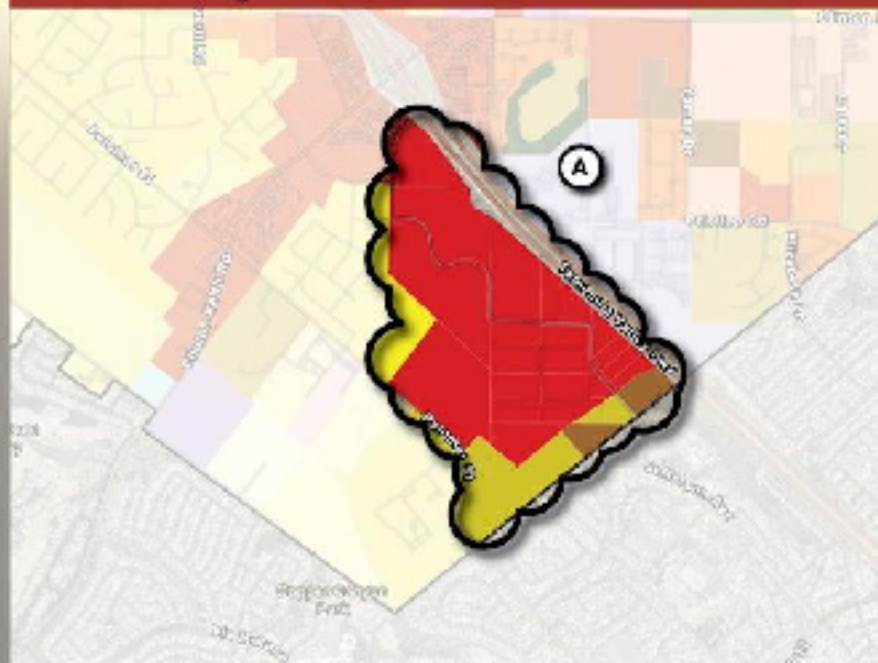


A Inland Valley Medical Center

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

FOCUS AREA 7

Existing Land Use



<ul style="list-style-type: none"> RM-Rural Residential LDL-Low Density Residential VL-D Very Low Density Residential LDL-Low Density Residential MD-Med Low Density Residential MHD-Med Low High Density Residential 	<ul style="list-style-type: none"> VH-DH Very High Density Residential HD-High Density Residential MF-Business Park CO-Commercial Office CS-Commercial Retail IL-Light Industrial 	<ul style="list-style-type: none"> MUPA-Mass Use PL-Play and Leisure OS-C-Casual Walker Habitat OS-H-Open Space Recreation EM-Rest, Maintenance
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Key Considerations

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

Ⓐ Inland Valley Medical Center

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.

4
VOTES



CONCEPT B: MIXED USE

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

X
VOTES

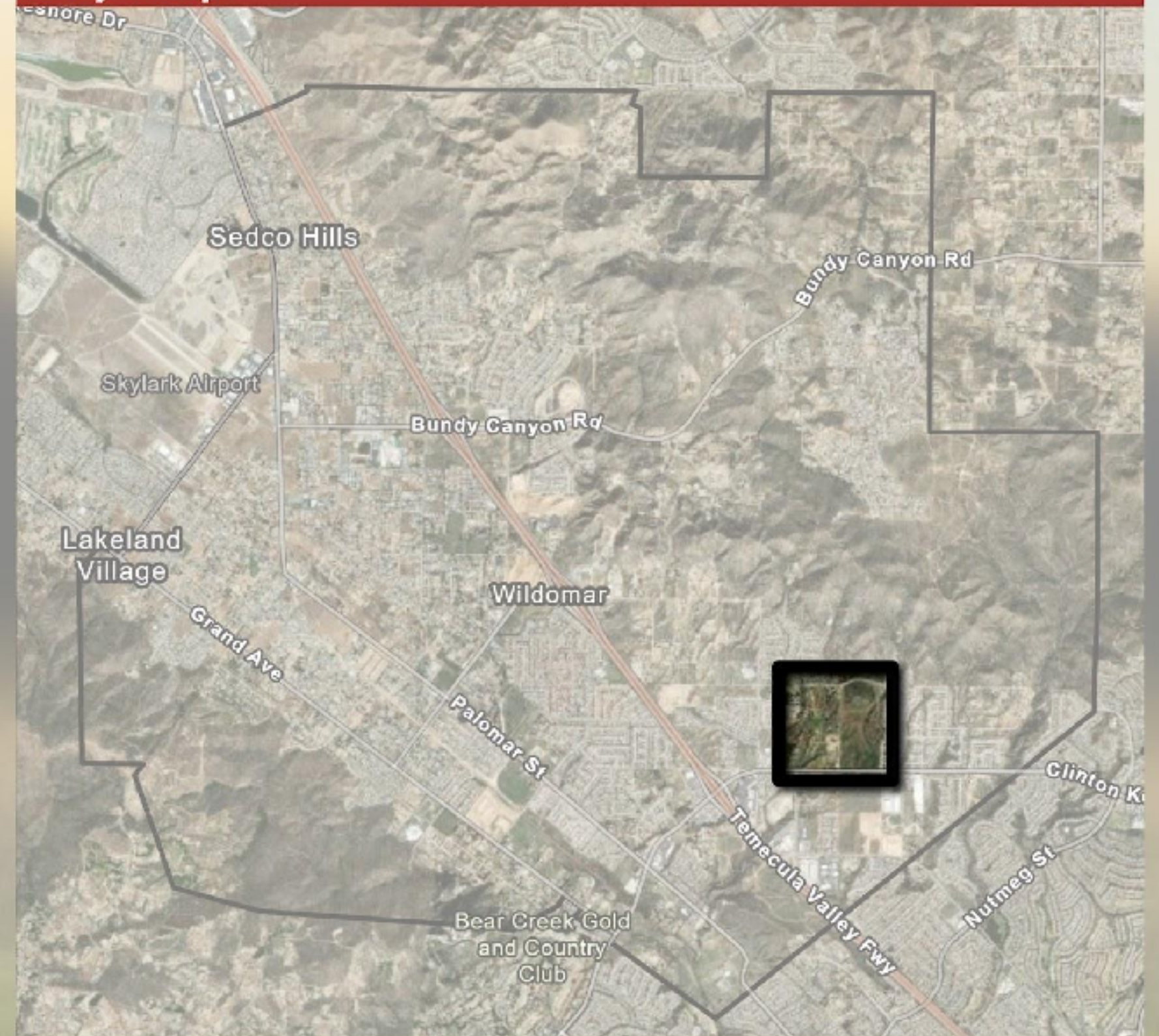
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

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

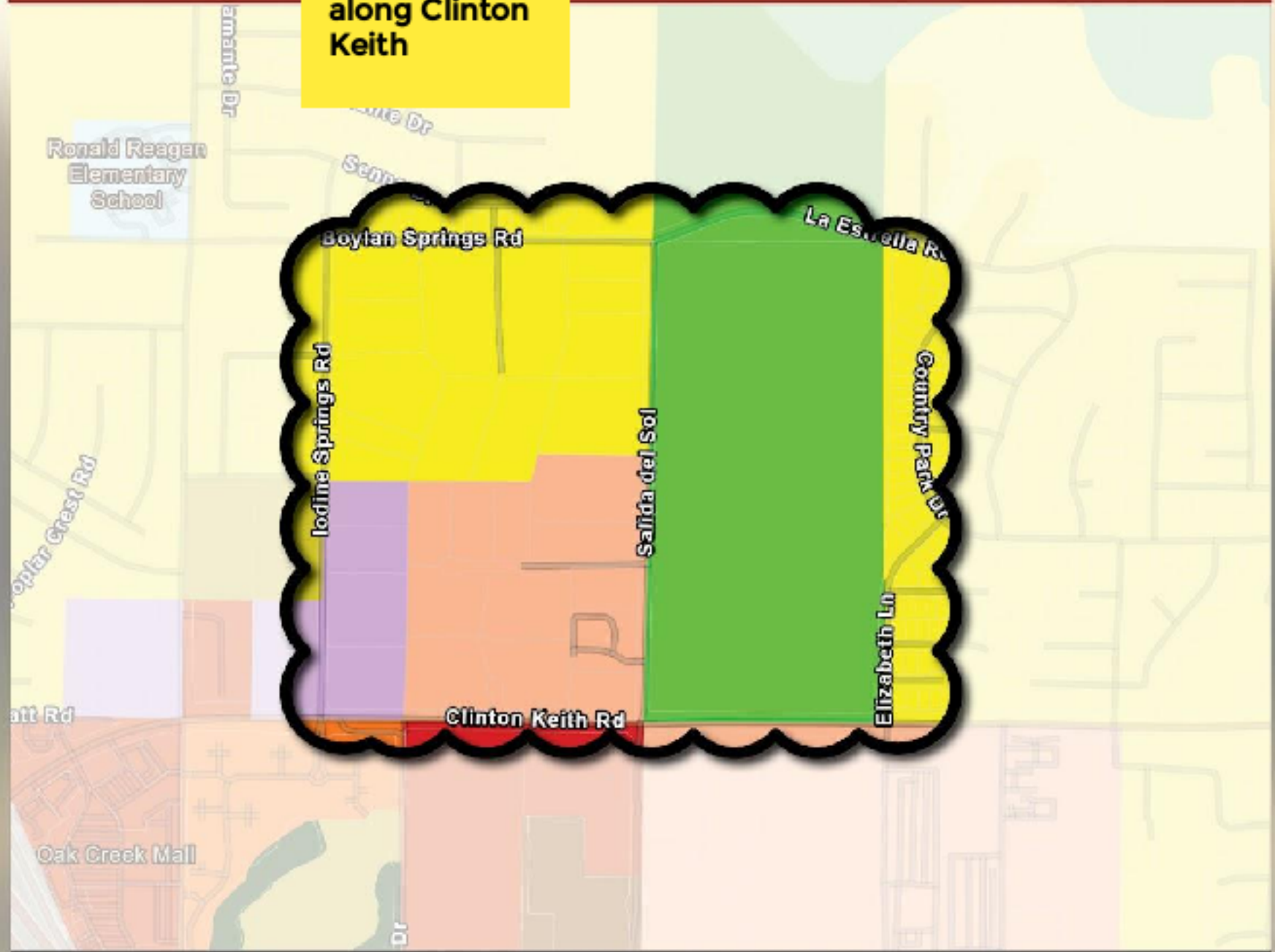
Key Map



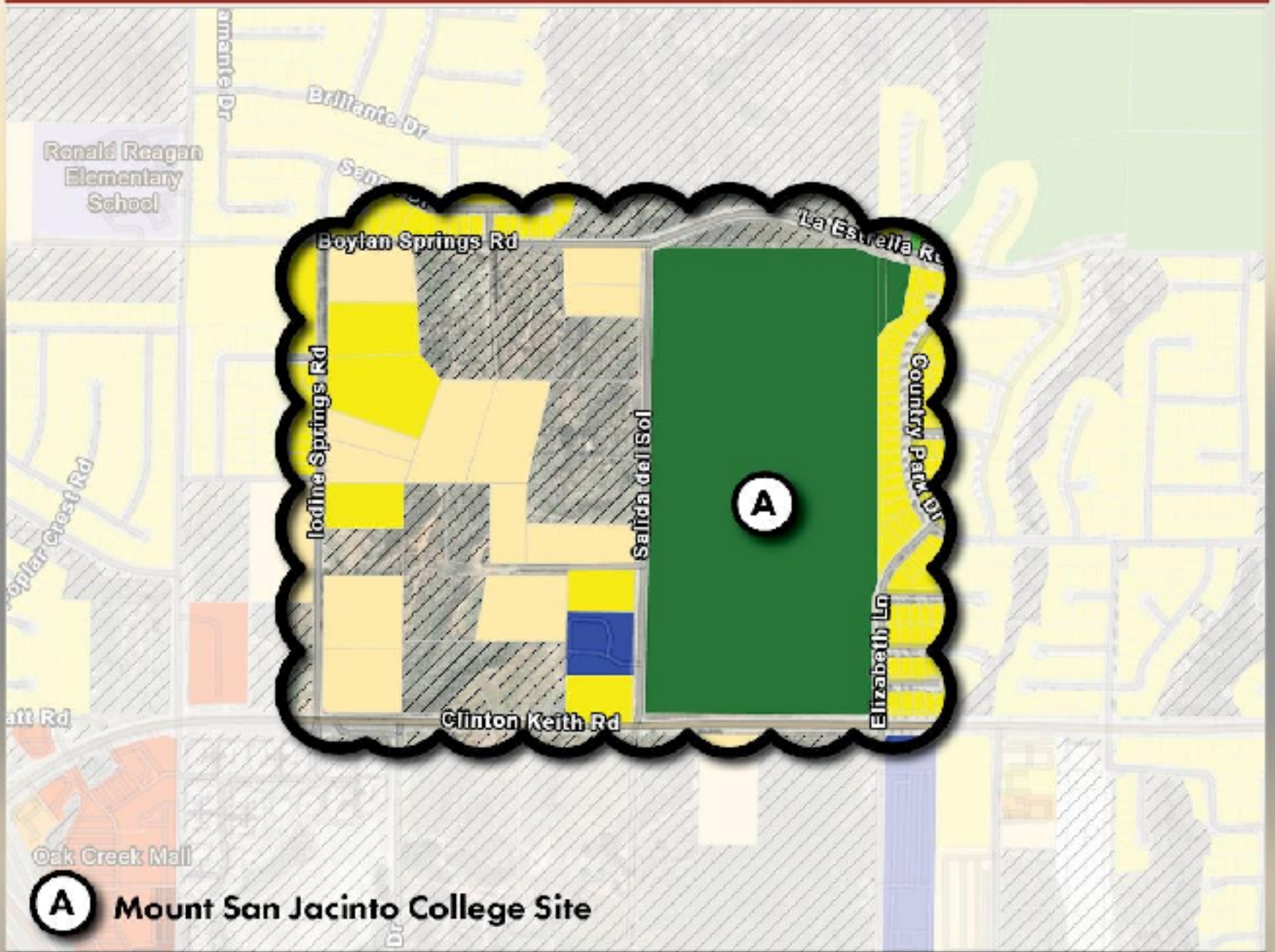
FOCUS AREA 8

Current General Land Use

residential in the back, with industrial flex along Clinton Keith



Existing Land Use



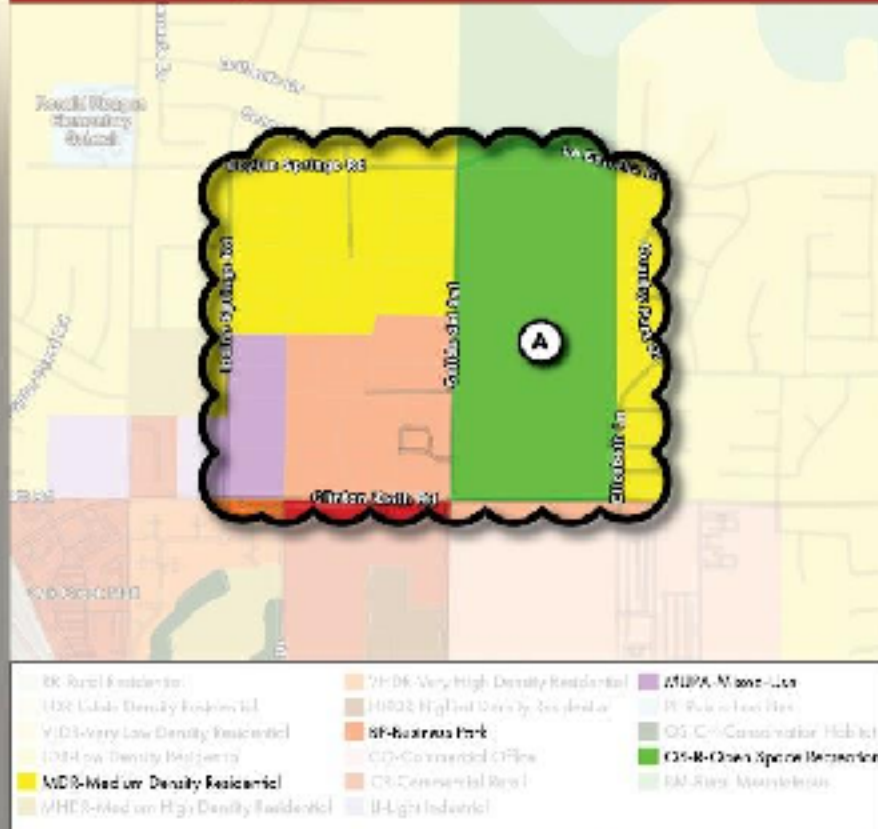
A Mount San Jacinto College Site

- RR-Rural Residential
- EDR-Estate Density Residential
- VLDR-Very Low Density Residential
- LDR-Low Density Residential
- MDR-Medium Density Residential
- MHDR-Medium High Density Residential
- VHDR-Very High Density Residential
- HHDR-Highest Density Residential
- BP-Business Park
- CO-Commercial Office
- CR-Commercial Retail
- LI-Light Industrial
- MUPA-Mixed-Use
- PF-Public Facilities
- OS-CH-Conservation Habitat
- OS-R-Open Space Recreation
- RM-Rural Mountainous

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

FOCUS AREA 8

Existing Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

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

0
VOTES



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

0
VOTES

OTHER THOUGHTS OR IDEAS

residential in the back, with industrial flex along Clinton Keith

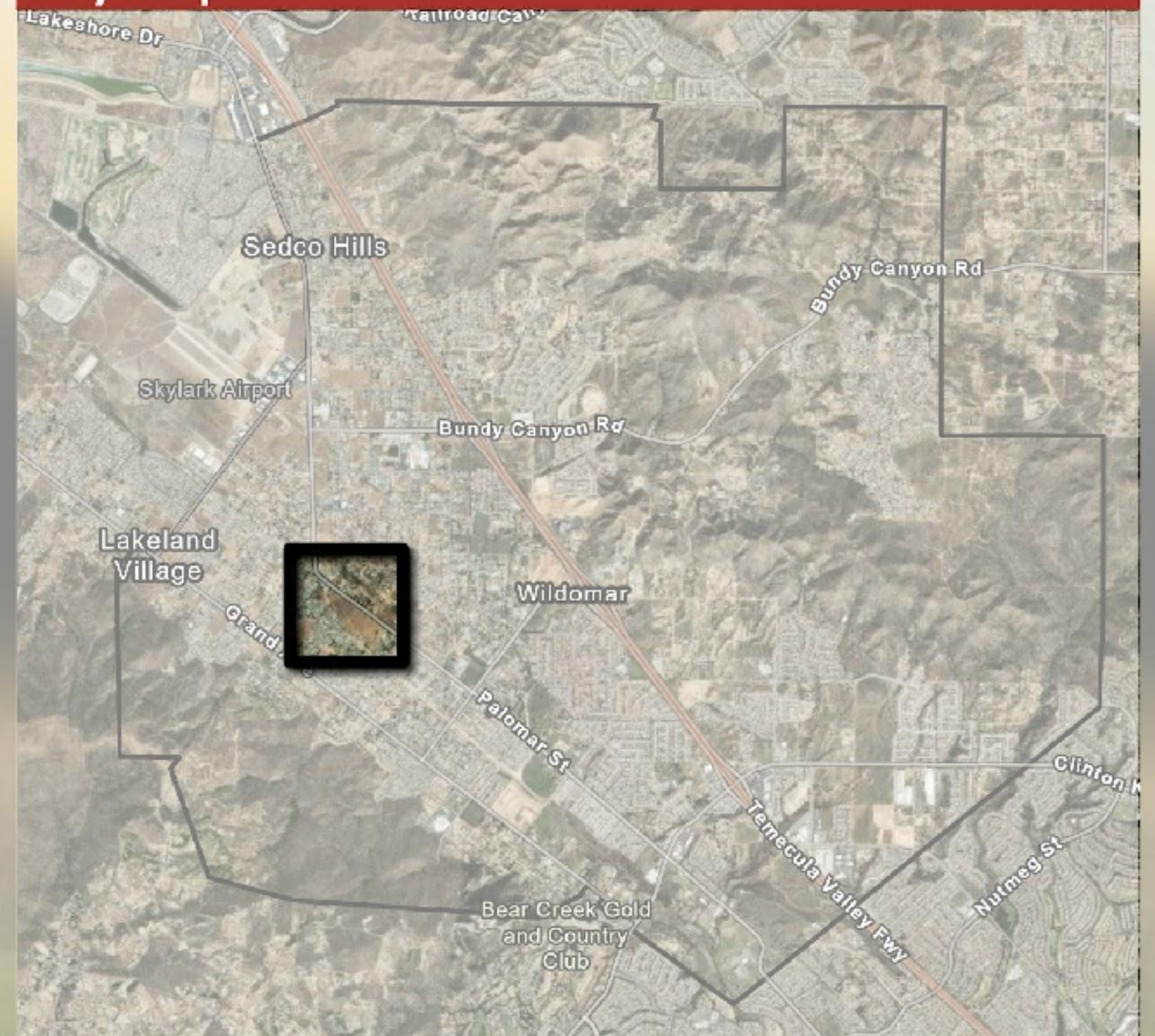
5
VOTES

FOCUS AREA 9

Key Considerations

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

Key Map



FOCUS AREA 9

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountainous
MHDR-Medium High Density Residential	LI-Light Industrial	

Existing Land Use



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

A Existing Commercial Uses

FOCUS AREA 9

Existing Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: RESIDENTIAL

Preserve existing commercial and allow residential uses consistent with surrounding residential uses.

prefer similar density

5
VOTES



CONCEPT B: COMMERCIAL

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

X
VOTES

OTHER THOUGHTS OR IDEAS

Wildomar's Guiding Principles

Envision Wildomar 2040



Do the Guiding Principles reflect your vision for Wildomar?

"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

City Council Adopted Vision Statement (February 2017)

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

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

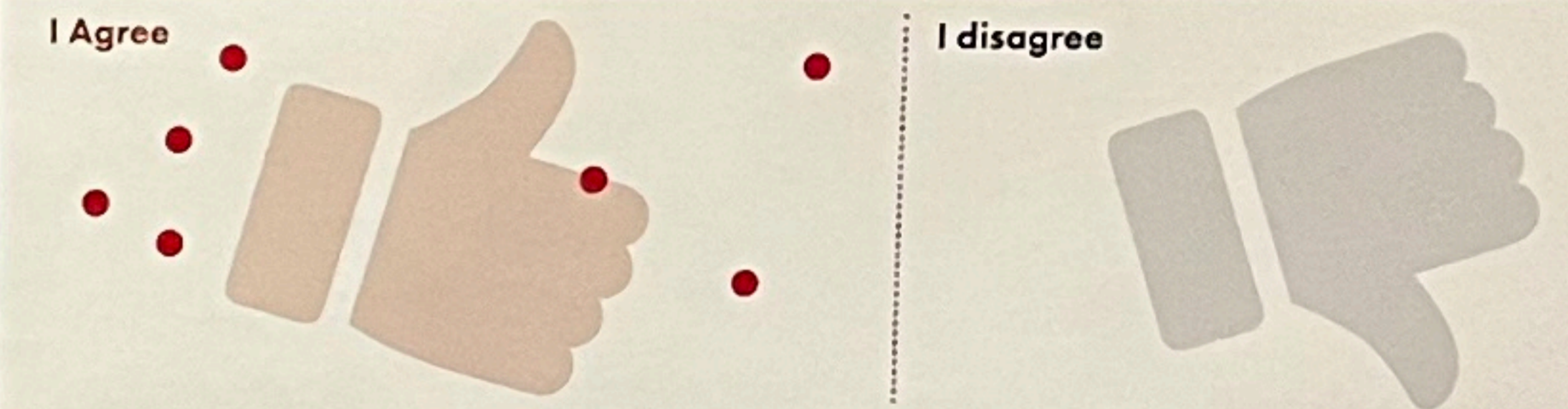
Community Character

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



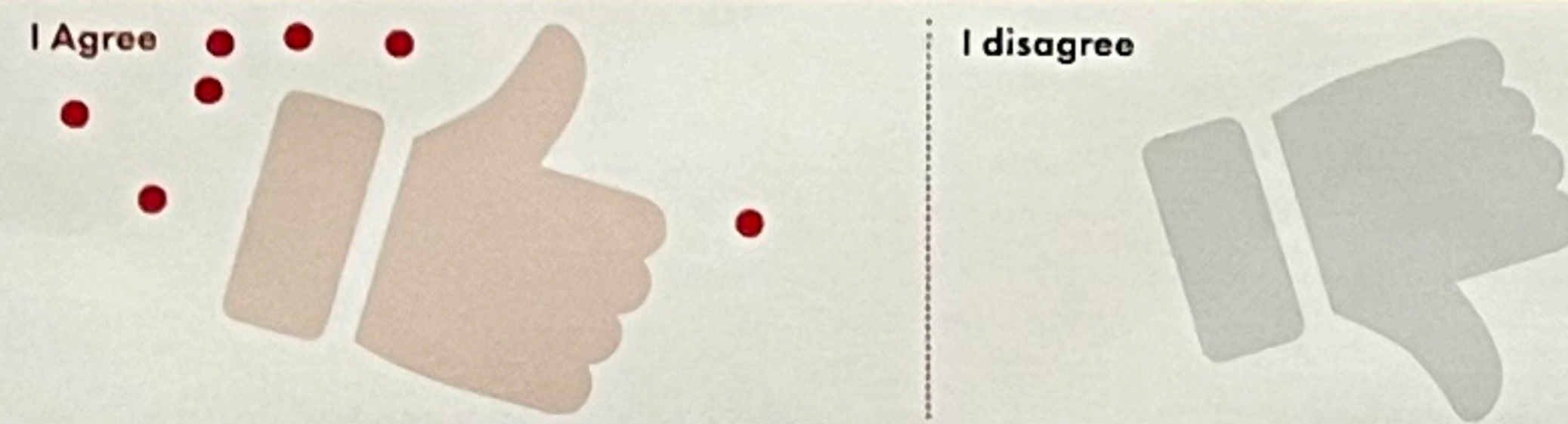
Growth, Land Use, & Development

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



Infrastructure & Services

Provides for social, physical and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure and gathering places for residents of all ages and abilities.



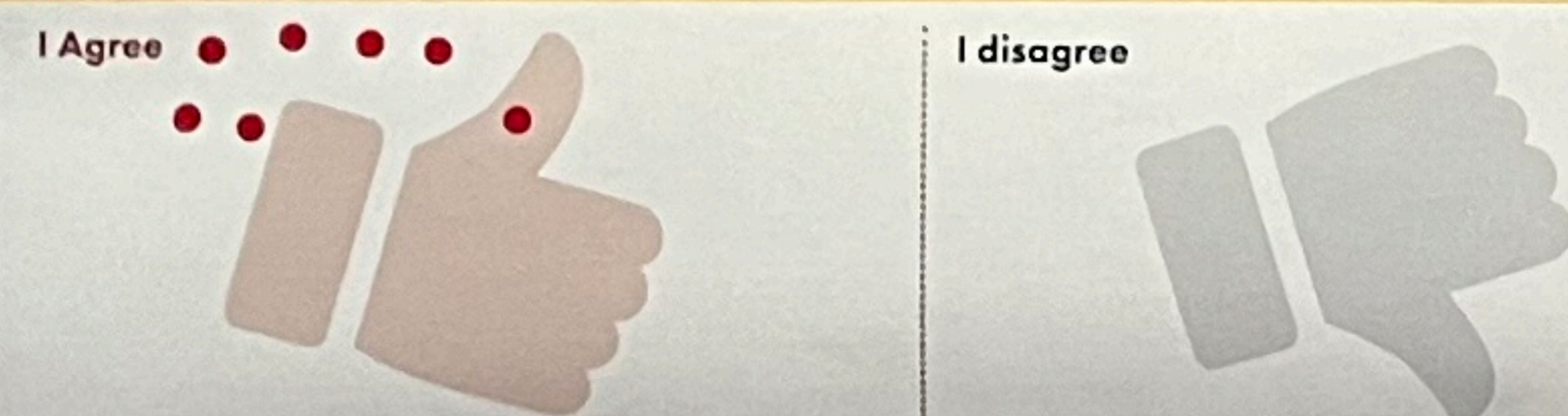
Economic Health

Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities and commercial services that capture local spending and generate revenues to support Wildomar's vision for the future.



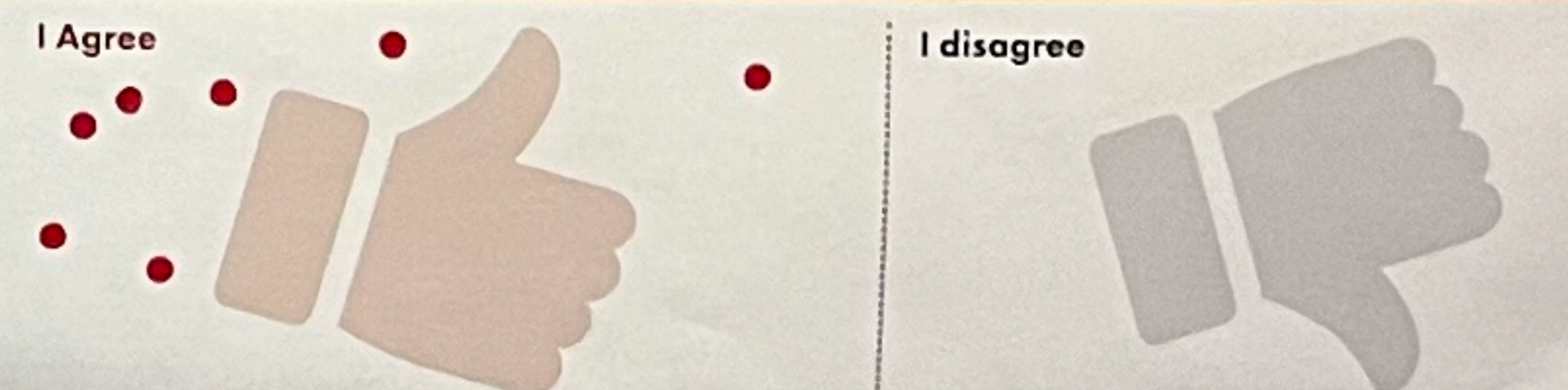
Environment

Protects the visual and ecological value of its natural resources.



Mobility

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



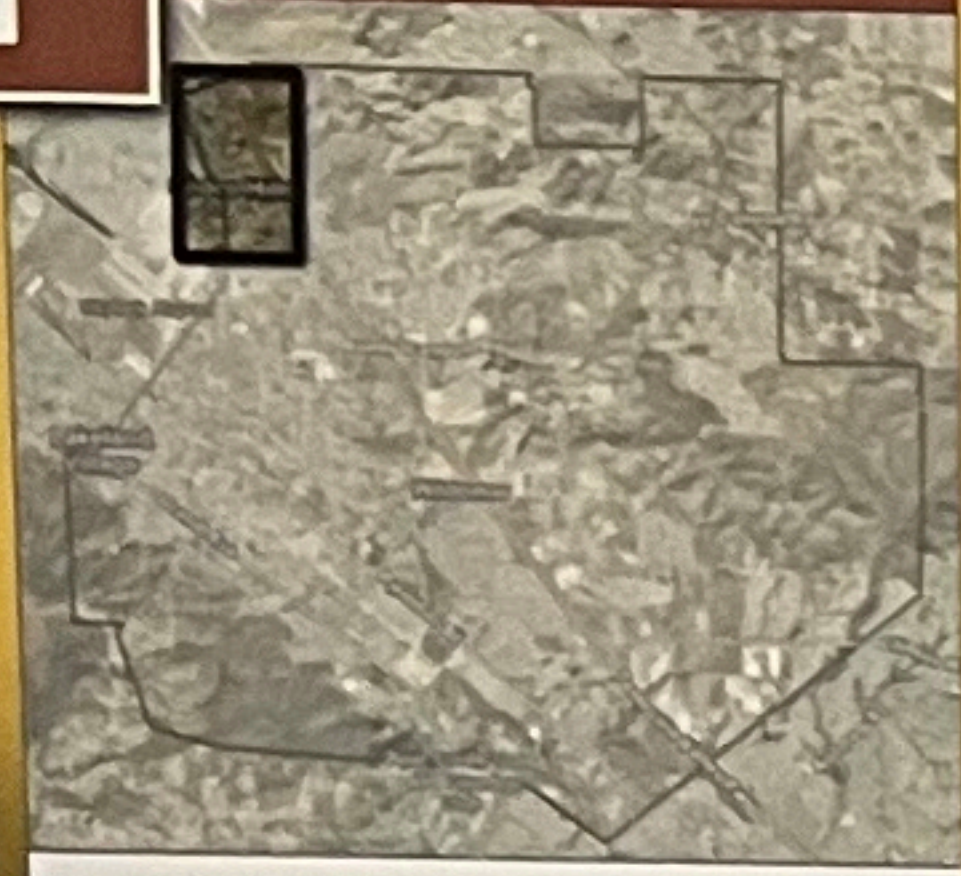
Focus Areas

Envision Wildomar 2040

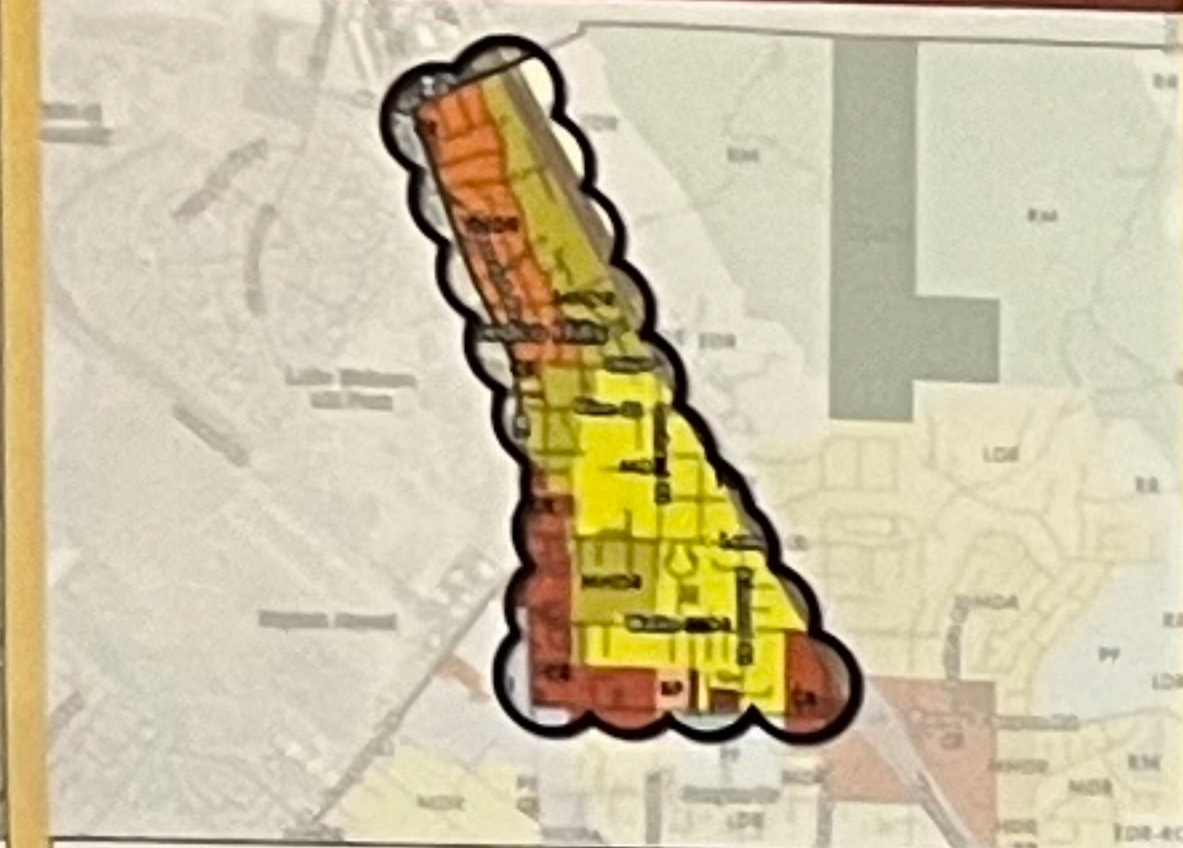


1

Key Map



Current General Plan Land Use



Existing Land Use



<ul style="list-style-type: none"> YVDR Very High Density Residential YDR High Density Residential MDR Medium Density Residential MDR-High Density Residential 	<ul style="list-style-type: none"> SP-Business Park CI-Commercial Retail CI-Commercial Office CI-Commercial Industrial 	<ul style="list-style-type: none"> Public Facilities Community Center Open Space & Recreation Other
<ul style="list-style-type: none"> Rural Residential Mobile Homes & Trailer Parks Single Family Mixed Residential Multi-Family Residential 	<ul style="list-style-type: none"> Mixed Residential & Commercial Commercial & Services General Office Agriculture Clean Space & Recreation 	<ul style="list-style-type: none"> Industrial Facilities Military Installations Education Vacant

Key Considerations

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

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



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

Place a dot here to select your preferred concept.



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

Place a dot here to select your preferred concept.



CONCEPT C: MIXED-USE
 Allow higher density residential types with commercial development in combination with or adjacent to housing/residences. Encourage walkable neighborhood. May require lot consolidation.

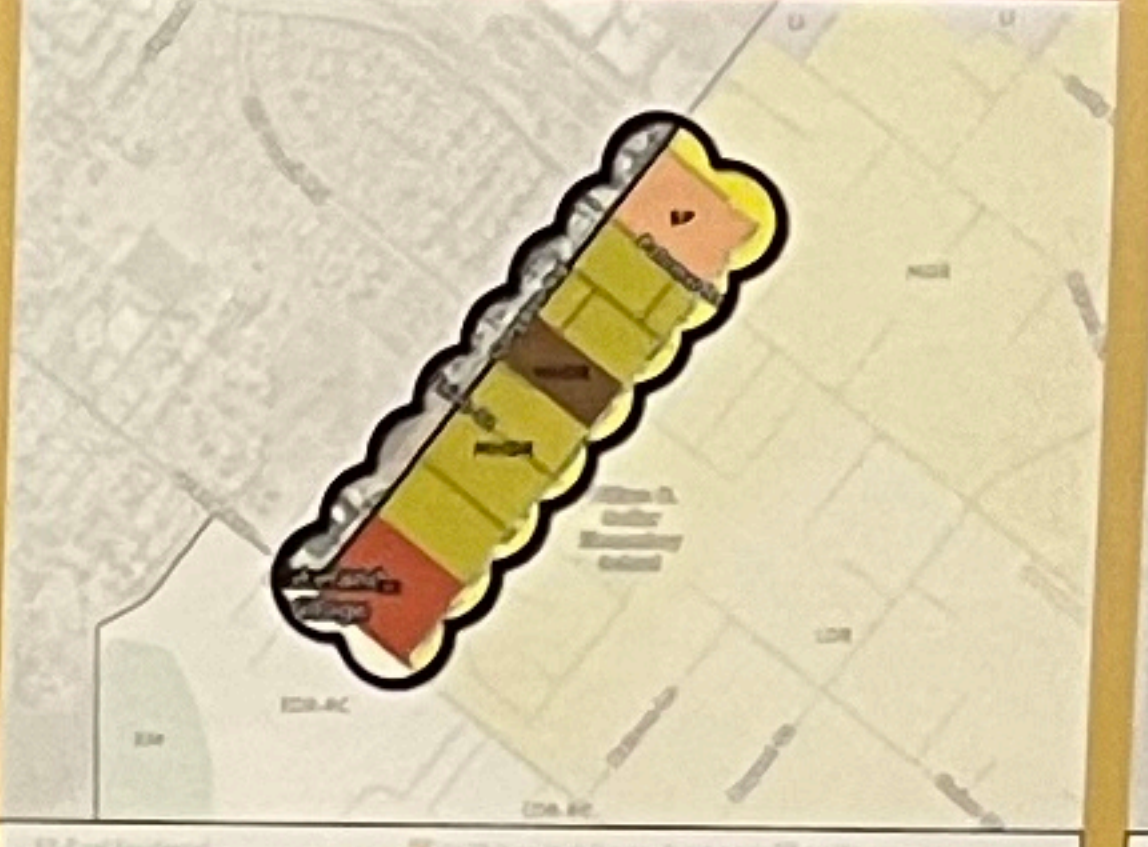
Place a dot here to select your preferred concept.

2

Key Map



Current General Plan Land Use



Existing Land Use



<ul style="list-style-type: none"> YVDR Very High Density Residential YDR High Density Residential MDR Medium Density Residential MDR-High Density Residential 	<ul style="list-style-type: none"> SP-Business Park CI-Commercial Retail CI-Commercial Office CI-Commercial Industrial 	<ul style="list-style-type: none"> Public Facilities Community Center Open Space & Recreation Other
<ul style="list-style-type: none"> Rural Residential Mobile Homes & Trailer Parks Single Family Mixed Residential Multi-Family Residential 	<ul style="list-style-type: none"> Mixed Residential & Commercial Commercial & Services General Office Agriculture Clean Space & Recreation 	<ul style="list-style-type: none"> Industrial Facilities Military Installations Education Vacant

Key Considerations

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

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



CONCEPT A: ALL RESIDENTIAL
 Allow for only for medium density residential uses, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes in this area.

Place a dot here to select your preferred concept.



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

Place a dot here to select your preferred concept.

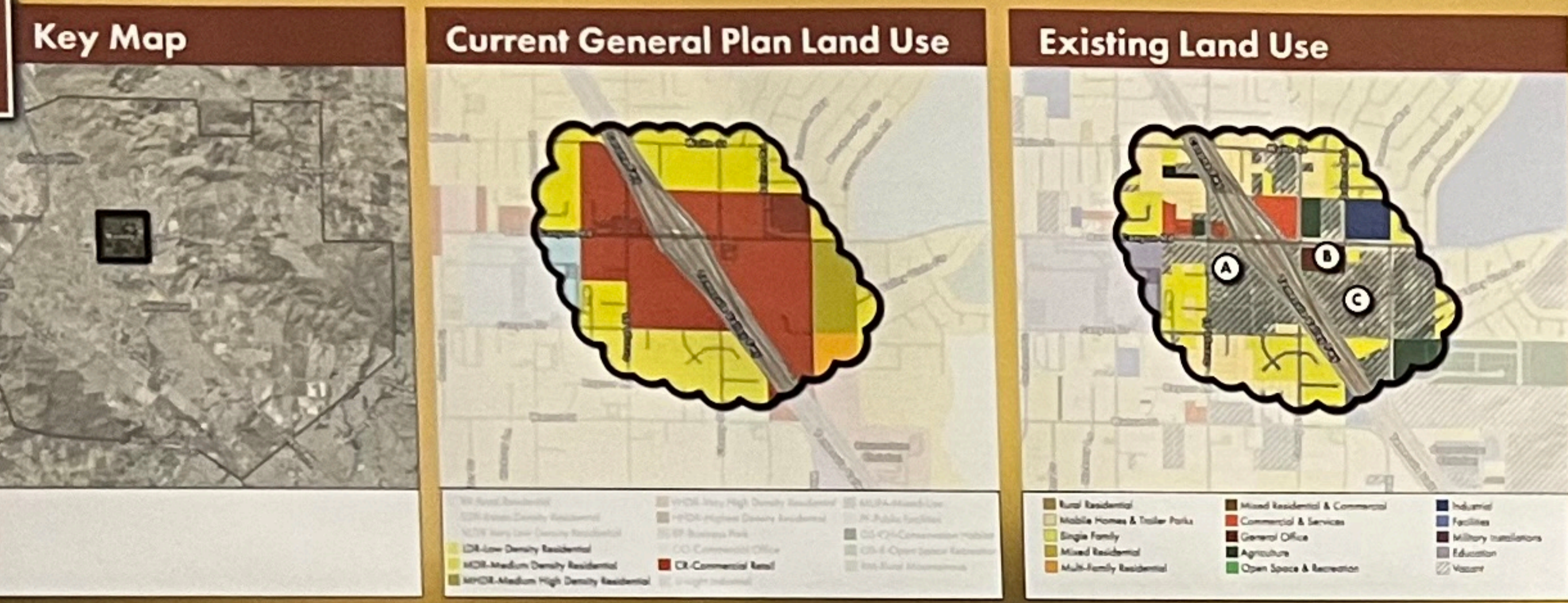
OTHER THOUGHTS?
 Write your comments below.

Focus Areas

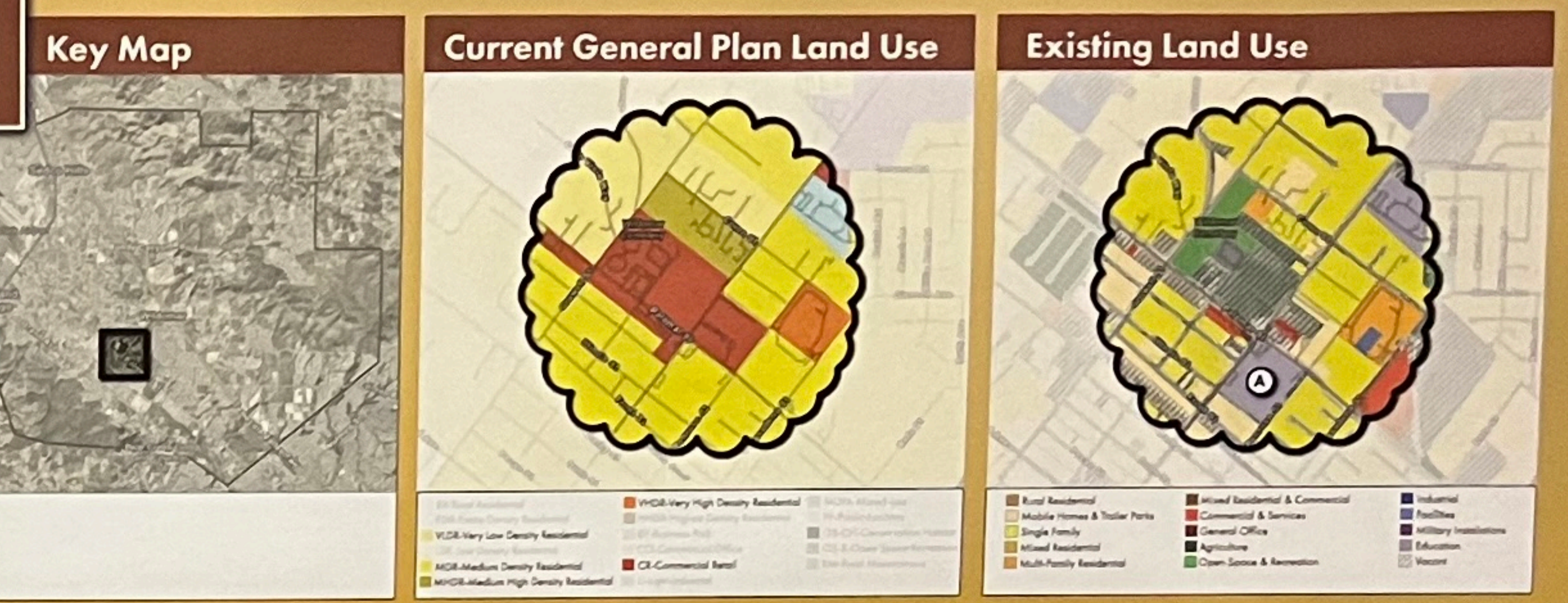
Envision Wildomar 2040



3



4



Key Considerations

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

Key Considerations

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

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

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

Place a dot here to select your preferred concept.

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

Place a dot here to select your preferred concept.

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

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

Place a dot here to select your preferred concept.

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

Place a dot here to select your preferred concept.

OTHER THOUGHTS?
Write your comments below.

AREA B: Something other than fast food!

Sit down Resto rents no fast food Grocery store

OTHER THOUGHTS?
Write your comments below.

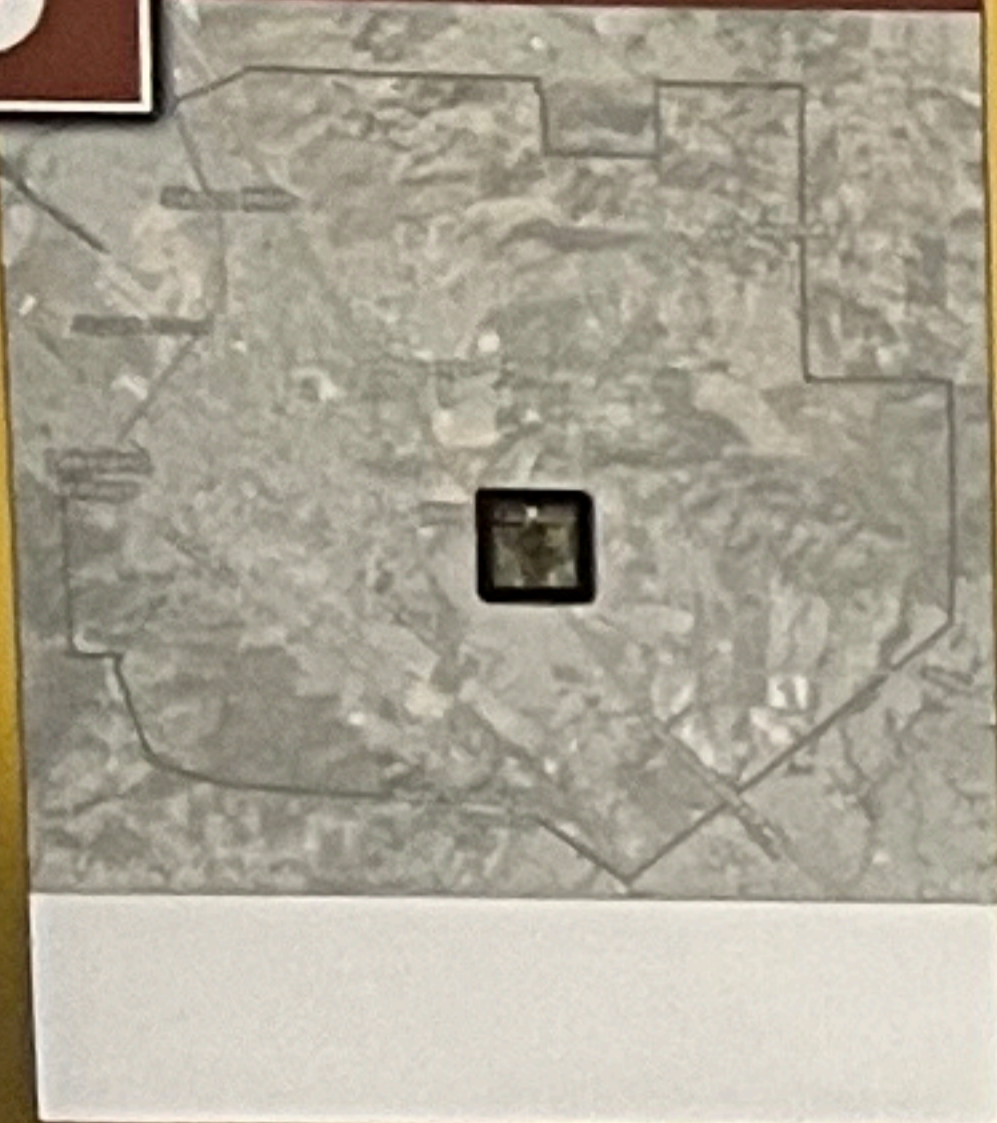
infrastructure urgently needed here drainage is horrible by WES

Focus Areas

Envision Wildomar 2040

5

Key Map



Current General Plan Land Use



Existing Land Use



Key Considerations

- Large Vacant sites
- Ⓐ Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Ⓑ Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

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



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

Place a dot here to select your preferred concept.



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

Place a dot here to select your preferred concept.

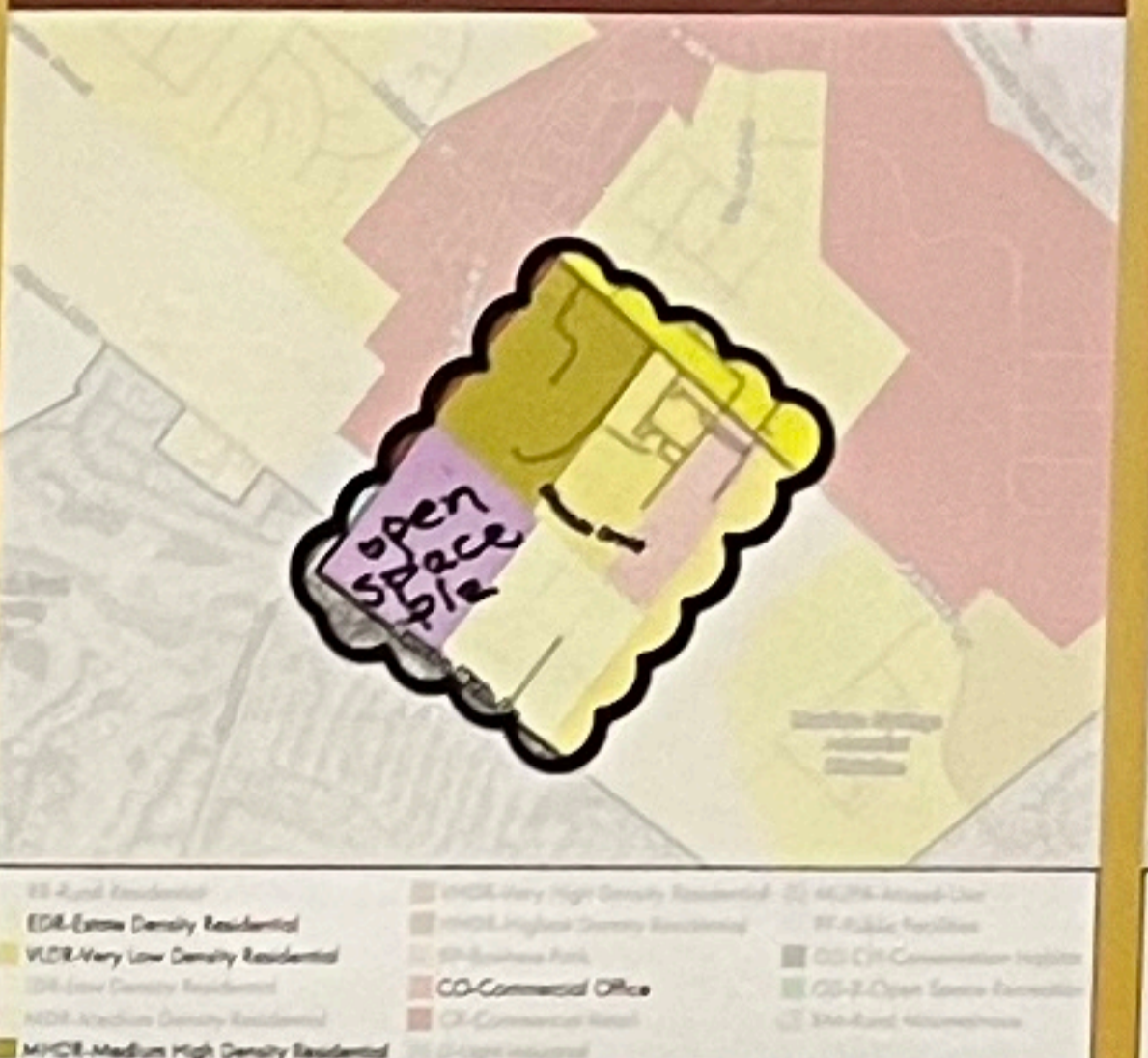
OTHER THOUGHTS?
Write your comments below.

6

Key Map



Current General Plan Land Use



Existing Land Use



Key Considerations

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

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



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

Place a dot here to select your preferred concept.



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

Place a dot here to select your preferred concept.

OTHER THOUGHTS?
Write your comments below

Commercial Retail Along Highway 15
Open Space
High Density Residential

Focus Areas

Envision Wildomar 2040

7

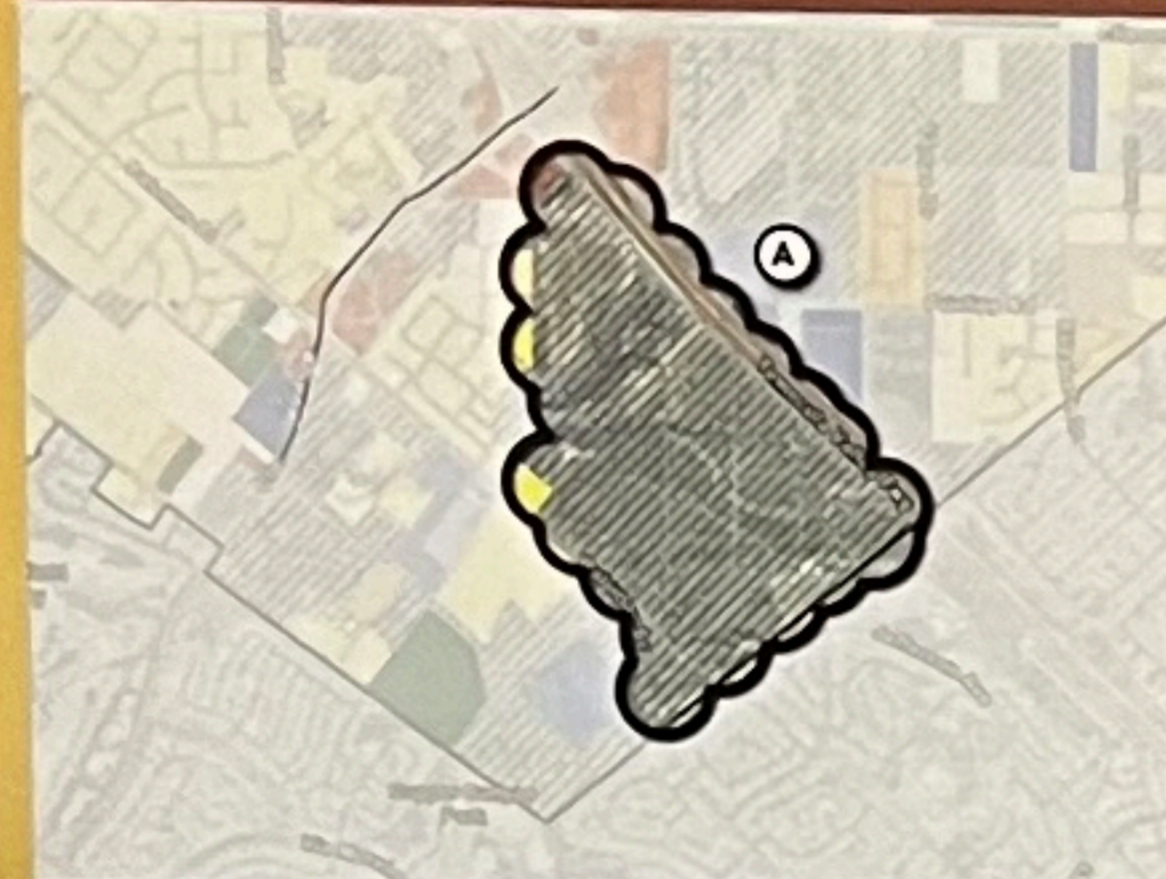
Key Map



Current General Plan Land Use



Existing Land Use



<ul style="list-style-type: none"> MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential 	<ul style="list-style-type: none"> MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential 	<ul style="list-style-type: none"> MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential
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Key Considerations


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

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



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.




Place a dot here to select your preferred concept.

With A Park



CONCEPT B: MIXED USE

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



Place a dot here to select your preferred concept.

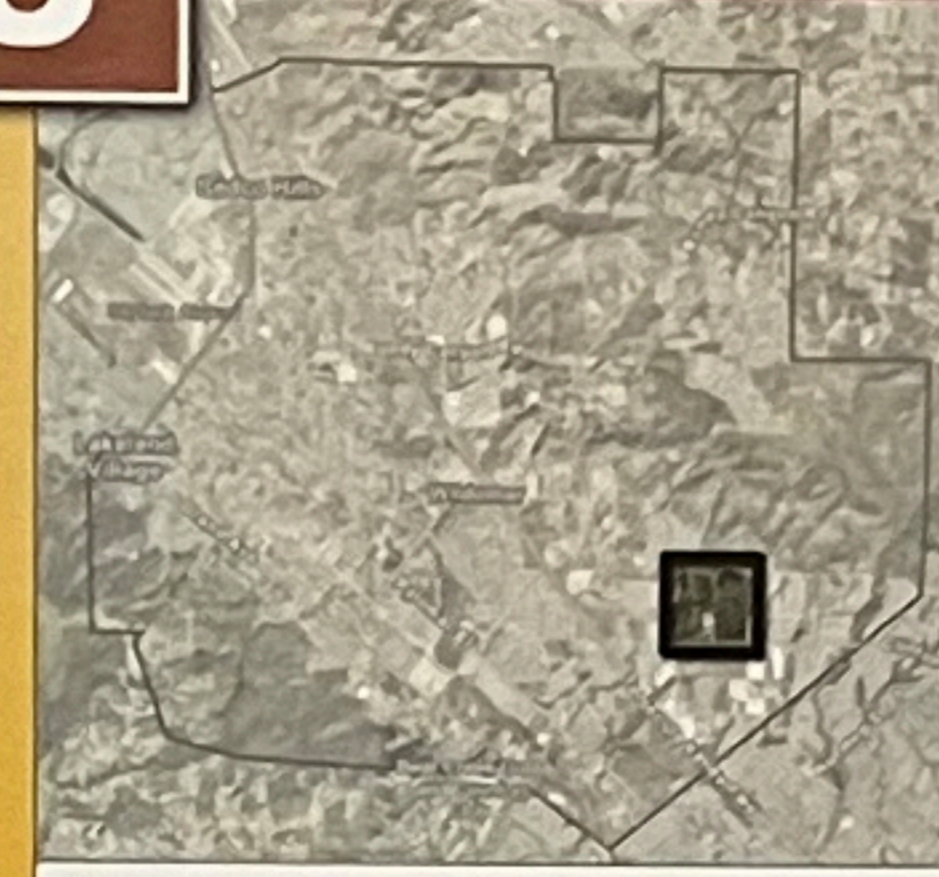
OTHER THOUGHTS?

Write your comments below.

Green belts please

8

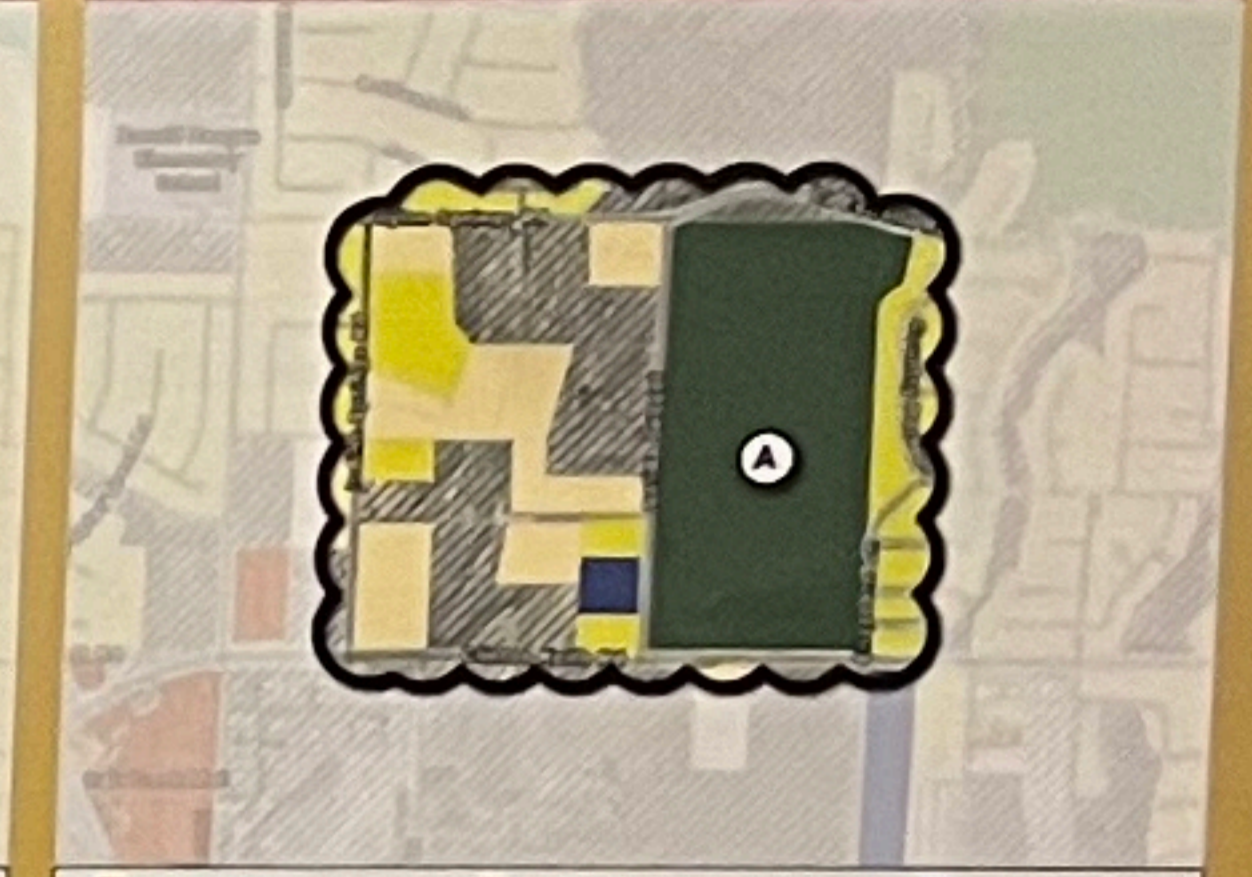
Key Map



Current General Plan Land Use



Existing Land Use



<ul style="list-style-type: none"> MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential MSR - Medium Density Residential 	<ul style="list-style-type: none"> MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential 	<ul style="list-style-type: none"> MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential MSR - High Density Residential
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Key Considerations


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

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



CONCEPT A: INDUSTRIAL FLEX

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




Place a dot here to select your preferred concept.



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.



Place a dot here to select your preferred concept.

OTHER THOUGHTS?

Write your comments below.

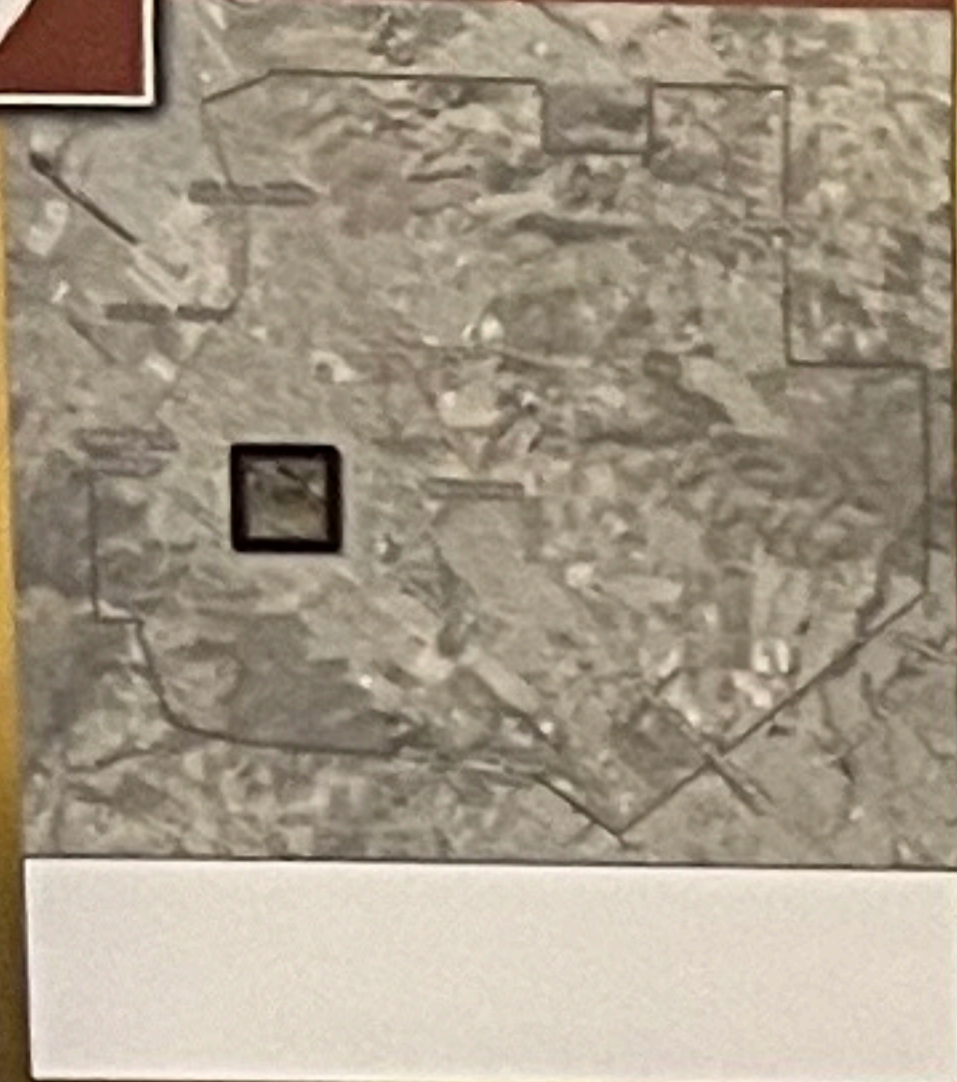
Focus Areas

Envision Wildomar 2040



9

Key Map



Current General Plan Land Use



Existing Land Use



Key Considerations

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

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



CONCEPT A: RESIDENTIAL

Preserve existing commercial and allow residential uses consistent with surrounding residential uses.

Place a dot here to select your preferred concept.



CONCEPT B: COMMERCIAL

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

Place a dot here to select your preferred concept.

OTHER THOUGHTS?

Write your comments below.

Mixed use? Retail/Commercial along mainfares w/ residential in proximity

TELL US MORE

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

Map 3: Existing Land Use



Wildomar City Boundary

Current General Plan Land Use Designations

Residential

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

Commercial

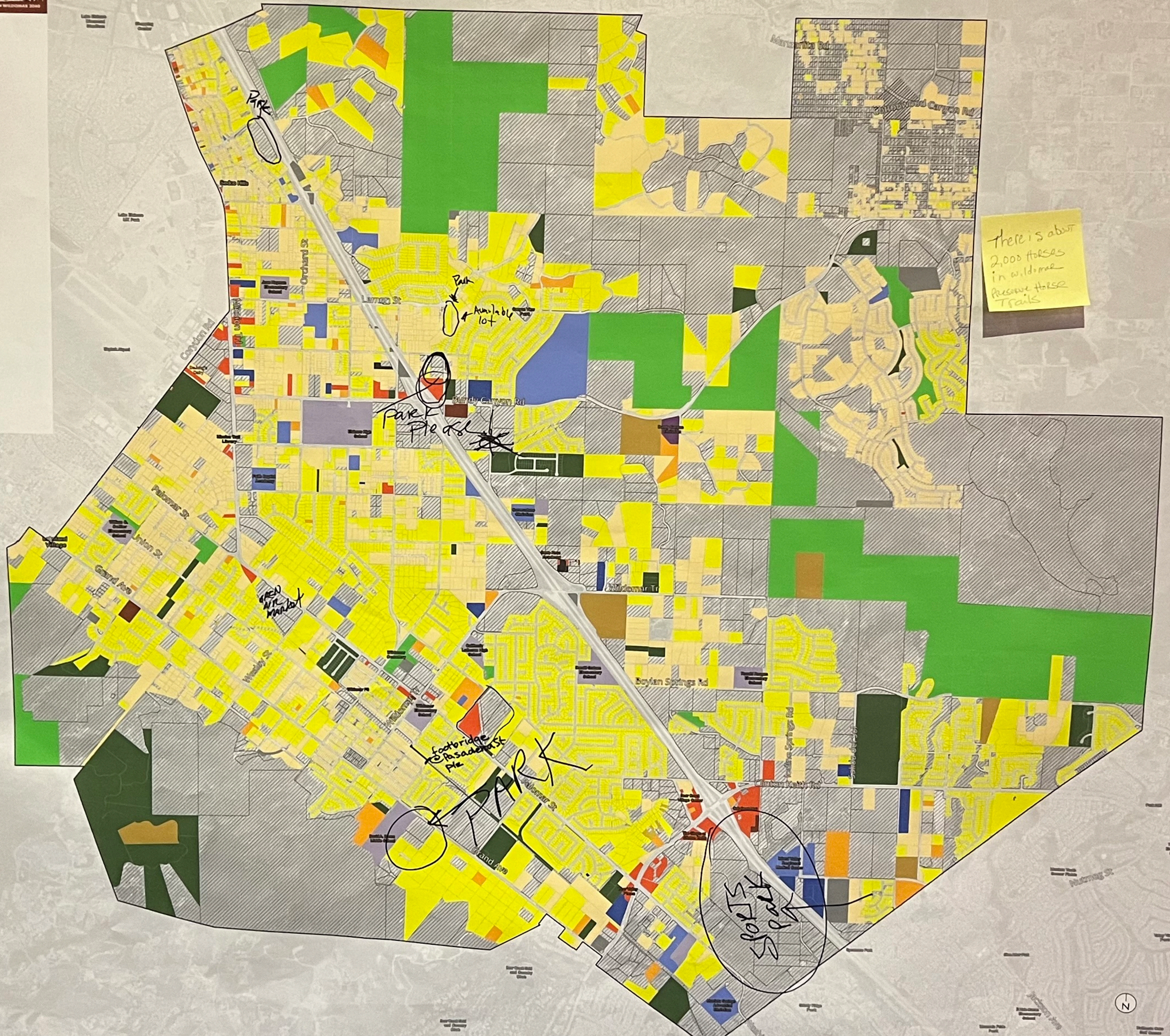
- Commercial and Services
- General Office

Agriculture + Open Space

- Agriculture
- Open Space and Recreation

Other

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



There is about 2,000 horses in wildomar. Preserve these Trails

