



PLANNING COMMISSION - PC - SPECIAL MEETING

WEDNESDAY, APRIL 19, 2023

**COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595
REGULAR MEETING 6:00 P.M.**

Kim Strong - Chair
Eric Filar - Vice Chair
Arrin Banks - Commissioner
Brianna Bernard - Commissioner
George Cambero - Commissioner

Matthew Bassi - Community Development Director Stephanie Gutierrez, Assistant City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

NOTICE:

Planning Commission meetings may be live-streamed, photographed, and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City’s and any third party’s use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

CALL TO ORDER – SPECIAL SESSION - 6:00 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that do not appear on the agenda.

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

2. PUBLIC HEARINGS

3. GENERAL BUSINESS

3.1 Draft General Plan Land Use Plan/Circulation Roadway Network Map - Planning Commission Study Session

Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:

That the Planning Commission consider the Draft General Plan Land Use Plan and Circulation Roadway Network Map and provide a recommendation to the City Council regarding support for the Land Use Plan and Circulation Roadway Network Map.

PLANNING COMMISSION COMMUNICATIONS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

The City of Wildomar encourages your participation in the meeting. The following options are available for the public to participate:

1. You may view the Regular Session meeting live on the City of Wildomar's website at <http://www.cityofwildomar.org> or on cable TV through Frontier Channel 36 or AT&T channel 99. To view from the website, select the live stream link on the top of the front page.

2. You may participate in person.

PUBLIC COMMENT: During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. If you would like to speak on that item, please fill out a speaker slip and submit it in the inbox at the front of the room. When the City Clerk announces your name, please come up to the podium. Public Comments are limited to 3 minutes or such other time as the Commission may provide. Commissioners are not allowed to respond to public comments.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at 951-677-7751 x210.

REPORTS: All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: http://www.cityofwildomar.org/government/agendas__minutes. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

AFFIDAVIT OF POSTING

I, Heidi Jemane-Lobjoit, Wildomar Deputy City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.cityofwildomar.org.

Heidi Jemane-Lobjoit
Deputy City Clerk
Dated:



**CITY OF WILDOMAR
PC - SPECIAL MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: April 19, 2023**

SUBJECT: Draft General Plan Land Use Plan/Circulation Roadway Network Map - Planning Commission Study Session

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:

That the Planning Commission consider the Draft General Plan Land Use Plan and Circulation Roadway Network Map and provide a recommendation to the City Council regarding support for the Land Use Plan and Circulation Roadway Network Map.

PROJECT DESCRIPTION:

OVERVIEW AND BACKGROUND

At the City Council's very first meeting upon incorporation, the Council adopted the 2003 Riverside County General Plan (RCIP), Elsinore Area Plan, County Zoning Code and EIR. Since incorporation, the city has used these documents to guide development in the Wildomar community. However, the current General Plan is an unwieldy 1,000-page document that is difficult to use by the development community and public and may no longer reflect the City's specific vision or address local/community issues.

On February 9, 2022, the City Council approved an agreement with PlaceWorks, Inc. to prepare a comprehensive update to the City's General Plan and Zoning Code and the associated Program Environmental Impact Report (EIR). The General Plan work currently underway will establish a community vision for the City through the year 2040 and identify specific goals and policies necessary to achieve the vision. The motto for the General Plan update is "Envision Wildomar 2040: Future by Design", a statement that emphasizes the importance of the Wildomar residents and business owners in envisioning the City's future. As a result, all aspects of the preparation of the General Plan have included significant and valuable input from the community.

One year into the GP update, the following key project milestones have been completed:

- Publication of an online Briefing Book examining the City's existing conditions;

- Confirmation of the City’s foundational Vision Statement (adopted in 2017); and
- Development of six related Guiding Principles (Attachment 1) via citizen-led community input.

Following the development of those principles, the project entered the next phase of the update project - the development of a preferred Land Use Plan (Attachment 2), which is being presented for your consideration. The Land Use Plan designates the land uses that will be permitted on all properties in Wildomar (residential, commercial, open space, etc.) and establishes standards for the density or intensity of development that could be permitted in the future (units per acre for residential uses and floor area ratio for commercial and industrial uses).

PUBLIC OUTREACH PROCESS

The comprehensive General Plan update has included a robust public engagement program that has engaged all sectors of the City’s population in the planning effort with the goal of identifying the community’s values and translating those values into a community vision. Following the project’s Public Engagement Plan, the program of public outreach has comprised a diversity of platforms and techniques. An iterative process of public engagement for this phase of work has included five (5) public meetings of the General Plan Advisory Group (GPAG), three (3) Community Pop-Up events, four (4) Citywide community workshops, two (2) online surveys and 15 stakeholder interviews/meetings, with regular updates and information on key milestones posted to the project website at envisionwildomar2040.com and via the City’s social media platforms. The activities conducted via each of those outreach methods is outlined below.

General Plan Advisory Group

The GPAG is an 8-member ad hoc advisory group established by the City Council to serve as one of the primary channels for engagement related to the General Plan Update. The purpose of the GPAG is to provide important recommendations to city staff and the consultant team on key components such as the vision, opportunity areas, land use plan and roadway network map. The GPAG also performs an important role in expanding public awareness and participation in the GP update process and in conveying community input.

The GPAG participated in five (5) meetings that were critical to confirming the Vision Statement and developing the Guiding Principles, preferred Land Use Plan and updated Roadway Network Map.

1. June 16, 2022: This meeting was oriented around an overview of the General Plan, identification of City Strengths, Weaknesses, Opportunities and Threats (SWOT), and a Visioning exercise.
2. September 15, 2022: This meeting focused on the development of Guiding Principles

based on public feedback, an overview of land use market conditions, and discussion of potential changes to residential land use designations to simplify categories and terminology inherited from the County that may not be beneficial to describing land uses in Wildomar.

3. October 10, 2022: This meeting centered around discussions of the potential updates to the Land Use Plan. Discussions included adjustments to land use designations to address public comments received about the importance of maintaining residential neighborhoods and opportunities for large lot properties. The GPAG also reviewed and confirmed for public consideration “Focus Areas” of the City identified as more likely to change by virtue of their current condition (such as vacant land), or where the City may want to proactively guide future use. Focus Areas were identified by excluding the City’s lower density residential neighborhoods and other areas unlikely to change (in order to preserve the rural character of these areas), such as areas designated for open space and conservation. Out of the remaining areas identified as more likely to change, which included lands designated for commercial, industrial and higher density residential development (many of which included significant portions of vacant land), the GPAG confirmed nine (9) Focus Areas (shown in Attachment 3) for public consideration of potential changes to designated land uses and preliminary ideas for future land use concepts.

4. February 2, 2023: The GPAG members considered the extensive public input provided on potential land uses in the Focus Areas (Attachment 4) in developing their recommendations for a preferred Land Use Plan. Following the meeting, these recommendations were used to guide the project team in their preparation of the preferred Land Use Plan presented tonight for your consideration.

5. March 30, 2023: This meeting focused on the City’s transportation infrastructure as it relates to the General Plan update, including an overview of the substantial recent planning efforts that the City has undertaken around mobility and transportation and the process for preparing the City’s new Circulation/Mobility Element. The GPAG also provided their feedback on a draft update to the City’s Roadway Network map (Attachment 11).

Community Pop-Ups

Three (3) Community Pop-Ups have been held to date to raise awareness of the project and provide opportunities to engage community members who don’t typically attend traditional workshops. These pop-ups were held at prominent existing community events, including Coffee with the City on June 14, 2022, Wildomar’s 14th Birthday Celebration on July 19, 2022 and Mariachi Night on September 17, 2022. At these events, information on the General Plan Update project was distributed and comments were solicited on vision concepts and draft guiding principles. Over 300 comments were collected at these events. Comments gathered at these Pop-Ups can be found in Attachment 5.

Citywide Workshops

Since GP update initiation, we have held two (2) community-wide workshops that have been a critical tool for sharing information and gathering input from a broad range of community members, while also enabling the project team to more efficiently and personally connect with and engage a large number of individual residents and stakeholders. To reach a broad cross section of community stakeholders, workshops have been conducted in-person and virtually (very successful). They have been widely advertised online via the project website, City newsletter and social media and in person via flyers, digital billboards and local newspaper.

In July 2022, the City of Wildomar hosted the first Citywide Workshops to solicit input from the community on the update of the City's General Plan. An in-person workshop held at the Corporate Room on July 14th was attended by approximately 15-20 community members. A virtual workshop, covering the same content, was hosted on Zoom on July 19th and attracted 18 community members. Both workshops began with a welcome, followed by a PowerPoint presentation that included an overview of the General Plan update project. The bulk of each workshop was dedicated to interactive activities to solicit feedback on important areas of the City, opportunities to enhance the City's land uses, desires related to open spaces and recreation, and circulation opportunities and challenges. The feedback gathered at these workshops can be found in Attachment 6.

The second Citywide Workshops for Wildomar's General Plan update were 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. At each workshop comments were solicited on what land uses should be encouraged in each of the nine (9) focus areas, based on options reflective of the Guiding Principles, market opportunities, prior public feedback, and consideration of surrounding uses. The feedback gathered at these workshops can be found in Attachment 7.

Online Surveys

The General Plan Update effort has incorporated the use of online surveys at critical junctures in the process to duplicate the feedback solicited at Public Workshops and provide community members with an alternate method to provide input on the update process at a time and place of their convenience.

The "Let's Envision Wildomar Survey" was conducted over an 8-week period to capture community values, concerns, and aspirations for the City of Wildomar over the next 20 years. The survey was available online in English and Spanish from June 13, 2022, to August 7, 2022. The survey was promoted on the www.EnvisionWildomar2040.com project website, through the City's weekly email listserv, City Facebook page, and shared by the Murrieta/Wildomar Chamber of Commerce. The survey was also promoted at two (2) in-person pop-up events, including the Chamber's Coffee with the City on June 14, 2022 at the

Corporate Room and Wildomar's 14th Birthday Celebration on July 9, 2022 at Marna O' Brien Park. The project team collected 222 total "Let's Envision Wildomar" survey responses. The results of this survey can be found in Attachment 8.

An online survey on Land Uses was available for 5 weeks between November 30, 2022 and January 4, 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 and the second section solicited input on what land uses should be encouraged in nine (9) focus areas in the City. The second 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 and "other" option was also provided for participants to write in their own preferred land use for the focus areas. The results of this survey can be found in Attachment 9.

Project Website

Since its launch on June 14, 2022, the project website at www.envisionwildomar2040.com has been a key platform for promoting engagement activities, soliciting comments, and providing background information, including a virtual tour of the City and the online Existing Conditions Briefing Book. The website also hosts a record of the materials presented at public meetings, including GPAG and Workshop meeting materials and records and summaries of comments received via various engagement activities. As of March 30th, 2023, roughly 2,600 unique visitors have accessed the website since its launch on June 14, 2022.

Stakeholder Interviews

The GP update project team conducted 15 separate interviews with key community stakeholders, as identified in collaboration with City staff, from June through August 2022. Stakeholder groups included representatives from the Wildomar Historical Society, Kaiser Permanente, Inland Valley Medical Center, Mt. San Jacinto College, Lake Elsinore Unified School District, Riverside Transit Agency, Murrieta/Wildomar Chamber of Commerce, the Farm Property Owners Association, Mayor Pro Tem Morabito, Councilmembers Ashlee DePhillippo and Bridgette Moore, and Planning Commissioners Arrin Banks, Brianna Bernard, Eric Filar, and Kim Strong.

Results of the Public Outreach Process

Over the past nine (9) months, the consultant team has followed the guidance of the members of the GPAG and members of the public in developing recommendations for updates to Wildomar's Land Use Plan and Roadway Network Map. This input informed the recommendations provided by the GPAG members on the preferred Land Use Plan at their

meeting on February 2, 2023 and on the Roadway Network Map on March 30, 2023. The results of those recommendations are presented for your consideration this evening.

Preferred Land Use Plan

The Land Use Plan presented for your consideration identifies land uses for all areas of the City. This includes properties where the existing uses and development types will remain as-is (i.e., preserving the lower densities) as well as those that have been identified for change through the outreach process, discussions with the GPAG and staff. Changes to land use designations generally fall into three distinct categories, as described below.

1) The first category of revisions to the Land Use Plan discussed with the GPAG and general public were changes of an administrative nature that addressed opportunities to streamline the land use designations from the old Riverside County General Plan to more accurately reflect Wildomar's specific needs and to eliminate redundancy. For this purpose, the Rural Community residential designations were combined with the lowest density Community Development designations. Additionally, the Medium High Density and High Density Residential categories were consolidated in order to provide more flexibility in accommodating a range of medium-density housing types, including townhouses, stacked flats, courtyard homes, and zero lot line homes.

The land use conversion table (Attachment 10) compares the current General Plan land use designations with the proposed updated land use designations. Additional revisions to the land use designation definitions were made to clarify the guidelines for clustering of residences in the Rural Mountainous designation, indicate a maximum density in the Highest Density Residential designation, expand the allowed uses in the Light Industrial designation to allow for complimentary commercial uses, and to define two distinct mixed-use designations (Mixed Use Low and Mixed Use High). Current densities and intensities were generally unchanged. Administrative adjustments were also made to the boundaries of some land use designations to align them with parcel boundaries and eliminate parcels with split designations.

2) The second category of revisions comprises changes made to land use designations to revert to existing land uses and reflecting on the ground conditions. This includes areas of the City where residential designations were adjusted lower to reflect current densities and address community desires for maintaining large lot properties and to prevent subdivision. Changes were also made to apply the Public Facilities designation more consistently throughout the City.

3) The final category of revisions includes revisions meant to guide future change in the nine (9) focus areas and along key corridors, and to reflect plans in progress and staff recommendations for changes. The changes recommended for each Focus Area, based on public feedback and GPAG comments, are summarized below.

- **Focus Area 1** – Sedco Hills: Maximum residential densities are reduced to better align with current densities. The Mixed Use Low designation is applied to properties along Mission Trail to reflect the exiting mixture of lower density residential and commercial uses and to allow for flexibility in future uses.
- **Focus Area 2** – Mixed Land Uses along Corydon: The Mixed Use High designation is applied to the large parcel located at the corner of Corydon Road and Grand Ave, across from the existing commercial center. The Mixed Use Low designation is applied to rest of the area to provide flexibility in future uses at a scale that is sensitive to adjacent residential areas.
- **Focus Area 3** – Vacant Land around Bundy Canyon Road and I-15: Commercial Use is retained in this area to protect it as a future retail center. On the west side of the area, adjacent to Elsinore High School and existing residential neighborhoods, low density residential and mixed use designations are applied to respect and maximize those adjacencies.
- **Focus Area 4** – Old Town: At the intersection of Palomar Street and Wildomar Trail, commercial use is retained, with the possibility for event and community spaces with a unique character befitting this “heart” of the City. The Mixed Use Low designation is applied along Wildomar Trail to allow for flexible uses in this important corridor connecting two of the City’s future centers of activity.
- **Focus Area 5** – Vacant Land around Wildomar Trail and I-15: Across from the Baxter Village Mixed-Use project, the Mixed Use High designation is applied to maximize the opportunity to create a center of commercial and residential activity oriented around prime freeway access and visibility.
- **Focus Area 6** – Vacant Land west of Palomar Street and south of Clinton Keith Road: At the western terminus of the City’s primary commercial thoroughfare, a low density mix of uses is allowed along Clinton Keith Road. To the south, residential designations are standardized at a density consistent with existing development to the east.
- **Focus Area 7** – Vacant Land west of I-15 and south of Clinton Keith Road: Mixed Use High is applied to allow for maximum flexibility for this large vacant property adjacent to the City’s commercial heart. A future Specific Plan for this area will allow for consideration of a more fine-grained distribution of uses.
- **Focus Area 8** – Vacant Land adjacent to future Mt. San Jacinto College Site: The updated Light Industrial designation is applied to allow for small scale manufacturing and complimentary commercial services, like a micro-brewery, that could leverage the regenerative agricultural uses envisioned for the college site and fulfill the area’s potential as an economic engine for the City.

- **Focus Area 9** – Vacant Land west of Palomar St and north of Wesley St: Existing commercial uses are preserved, while allowing for residential uses on vacant land at a density consistent with adjoining residential neighborhoods.

There are 13,122 individual parcels within the City. Of those, 1,587 are recommended for changes to address the cleanup of land use designations from the old Riverside County land use plan. An additional 1,186 parcels are recommended for land use designation changes to guide future uses in the nine (9) focus areas and along key corridors, reflect plans in progress and staff recommendations for changes, and to revert to existing land uses.

Draft Updated Roadway Network Map

Based on discussions with City staff, network changes to the current Mobility Element network were suggested to better support the planned land uses that are part of the General Plan Update. The following changes to the draft roadway network were made:

- New Collector Roadways were added to provide more connectivity between residential neighborhoods and the City's main arterials. Such roadways include: Olive Street, Almond Street, Waite Street, Walnut Street, Bryant Street, Lorena Lane, Wesley Street, Como Street, and Catt Road.
- A new roadway classification "Rural Collector" was introduced. The intent of this roadway classification is to provide better connectivity between rural neighborhoods and the rest of the City. Additionally, rural collector roadways may serve as important emergency evacuation routes. Roadways with this classification include: Lost Road, Cottonwood Canyon Road, Oak Circle Drive, Sauer Road, and Sunset Avenue.
- Potential connections were introduced. These are roadways that will provide important connections across major barriers in the City such as Interstate 15 or the hills between Bundy Canyon Road and La Estrella Street. Potential connections include: Sunset Avenue between Bundy Canyon Road and La Estrella Street as well as Inland Valley Drive between Prielipp Road and Gateway Drive. It is important to note that the construction of these roadways may extend beyond the year 2040.
- Removal of roadways from the Mobility Element due to feasibility issues or because the roadway does not provide major connectivity benefits. These roadways removed from the Mobility Element include: Susan Drive, La Estrella Street between Bayless Road and Wildomar Trail, Depasqualle Road, Bunny Trail between Inland Valley Drive and Yamas Drive, Jana Lane, and Stable Lanes Road.
- Re-alignment of Inland Valley Drive and Hidden Springs Road. The Bluffs at Hidden Springs Specific Plan (a new SP proposal) proposes to realign Hidden Springs Road between

Clinton Keith Road and Inland Valley Road as well as Inland Valley Drive between I-15 and Palomar Street.

The current and proposed Roadway Network Map can be found in Attachment 11.

Summary

The Planning Commission is asked to review and comment on the Draft Land Use Plan and Draft Roadway Network Map. With the Planning Commission’s recommendation, staff will take the Draft Land Use Plan and Roadway Network Map to the City Council for their consideration of the “preferred” project. That meeting is scheduled for May 17, 2023. Ultimately, the Preferred Land Use Plan approved by the City Council will be utilized to project the realistic buildout of the General Plan for the 2040 horizon year. Those development projections will be used to analyze the potential environmental impacts of the Plan as part of the General Plan Program Environmental Impact Report (EIR).

Next Steps

After completion of the City Council study session in May 2023, major work on the draft EIR will commence. In addition, the Consultant team will begin preparation of the General Plan Elements and goals and policies. As this is being developed, the community will have the opportunity to guide the policy recommendations that will comprise each of the General Plan Elements. The development of the EIR will include an initial Notice of Preparation, public scoping meeting, tribal consultation, technical analysis and preparation of the Draft and Final EIR documents through late 2023. A parallel process will prepare comprehensive updates to the City’s Zoning Code to align with the new General Plan update and to reflect the City’s vision and values. Based on the above schedule, it is Staff’s plan that public hearings on the EIR, General Plan update (including all consistency zone changes) and Zoning Code update will occur in February/March 2024.

Attachments:

1. Guiding Principles
2. Draft Preferred Land Use Plan
3. Focus Areas
4. Public Comments on Focus Area concepts
5. Comments received at Community Pop-Ups
6. Comments received at first Citywide Workshops
7. Comments received at second Citywide Workshops
8. Comments received via first Citywide Survey
9. Comments received via second Citywide Survey
10. Land Use Conversion table
11. Draft Updated Roadway Network Map

ATTACHMENTS:

Attach 1 - Guiding_Principles.pdf
Attach 2 - Draft_PREFERRED_Land_Use_Plan.pdf
Attach 3 - Focus_Areas.pdf
Attach 4 - Public_Comments_on_Focus_Area_Concepts.pdf
Attach 5 - Pop_Up_Summaries.pdf
Attach 6 - Workshop_1_Summary.pdf
Attach 7 - Workshop_2_Summary.pdf
Attach 8 - Survey_1_Summary_W_Appendix.pdf
Attach 9 - Survey_2_Summary_W_Appendix.pdf
Attach 10 - Land_Use_Conversion_Table.pdf
Attach 11 - Current_and_Proposed_Roadway_Network.pdf

Envision Wildomar 2040 Vision Statement & Guiding Principles

“The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel.” - City Council Adopted Vision Statement (February 2017)

Guiding Principles for preparing the General Plan

Wildomar is a city that...

Community Character

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

Growth, Land Use and Development

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

Environment

Protects the visual and ecological value of its natural resources

Economic Health

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

Mobility

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

Infrastructure and Services

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

Draft General Plan Land Use Plan

Draft 4/3/23

Wildomar City Boundary

Proposed General Plan Land Use Designations

Residential

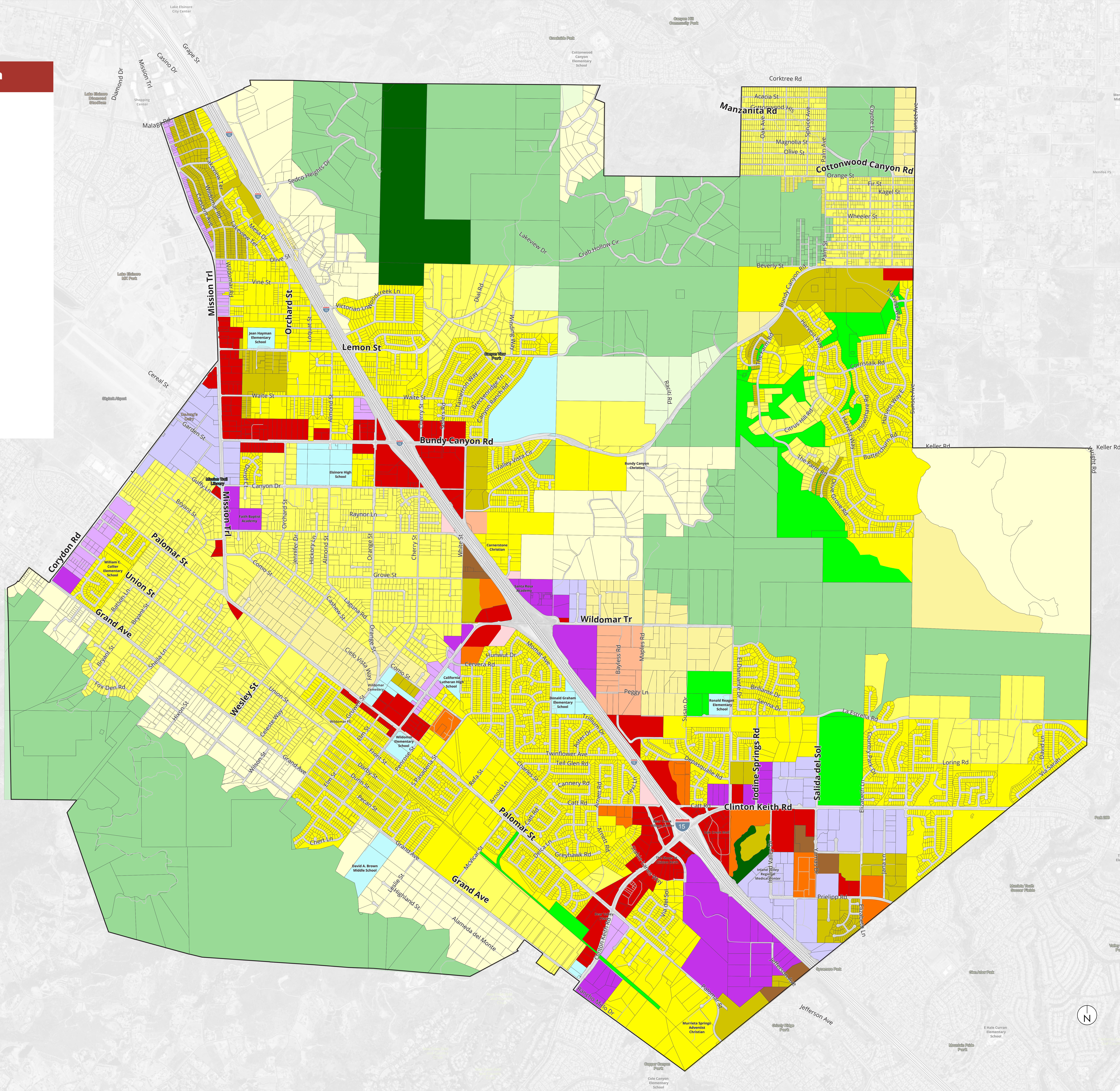
- RM Rural Mountainous
- LLR Large Lot Residential
- EDR Estate Density Residential
- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium High Density Residential
- VHDR Very High Density Residential
- HHDR Highest Density Residential

Non-Residential

- BP Business Park
- CO Commercial Office
- CR Commercial Retail
- LI Light Industrial
- MUL Mixed Use Low
- MUH Mixed Use High
- PF Public Facilities

Open Space / Rural

- OS-CH Conservation Habitat
- OS-R Open Space Recreation



Focus Areas for Consideration

Focus Areas

- ① Sedco Hills
- ② Mixed Land Uses along Corydon St
- ③ Vacant Land around Bundy Canyon & I-15
- ④ Old Town (Palomar St & Wildomar Trail)
- ⑤ Vacant Land around Wildomar Trail & I-15
- ⑥ Vacant Land west of Palomar St & south of Clinton Keith Rd
- ⑦ Vacant Land west of I-15 & south of Clinton Keith Rd
- ⑧ Vacant Land adjacent to future Mount San Jacinto College site
- ⑨ Vacant Land west of Palomar St & north of Wesley St

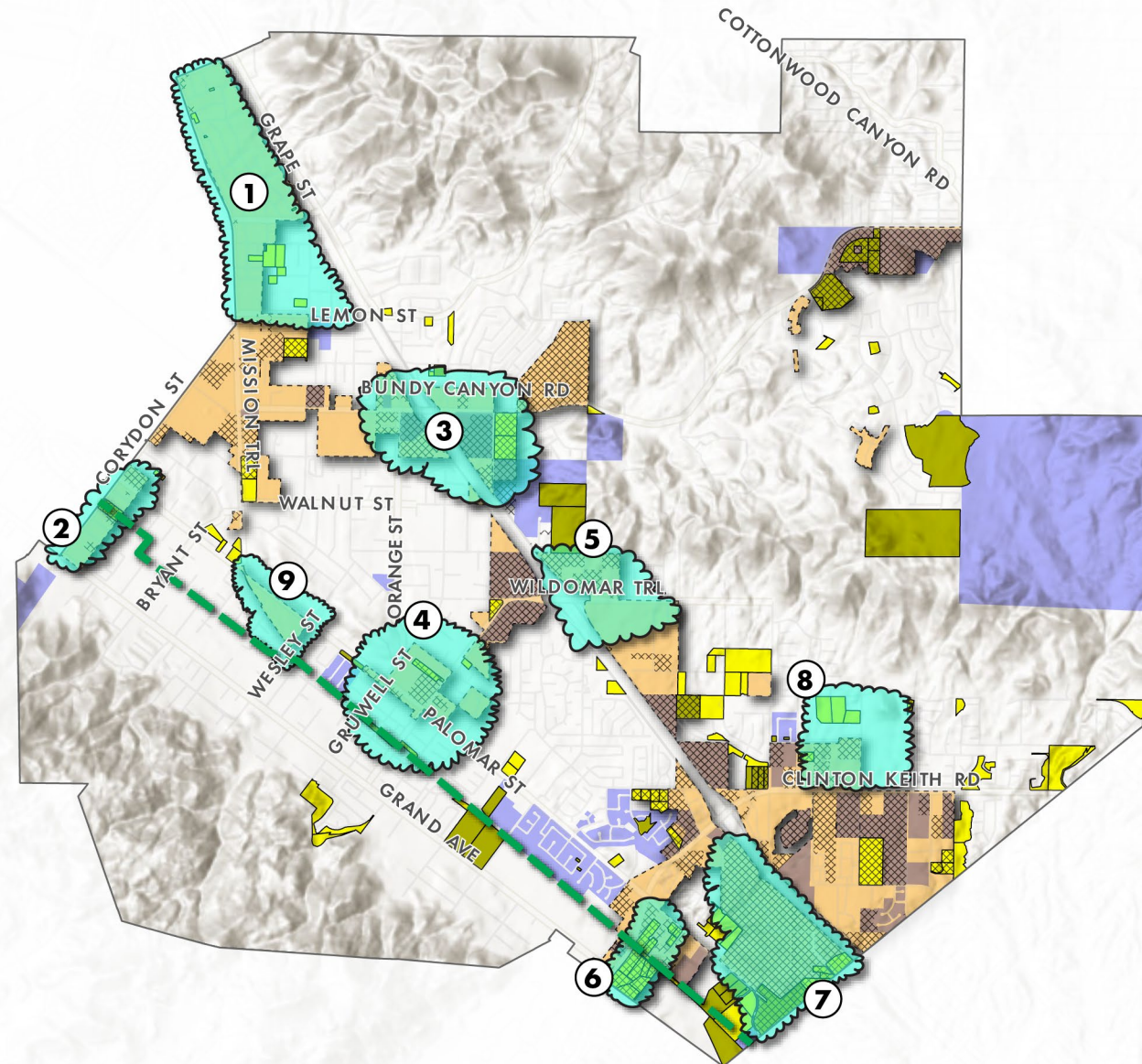
--- Murrieta Creek Regional Trail

--- Areas of Potential Change

▨ Vacant Land (Within Areas of Potential Change)

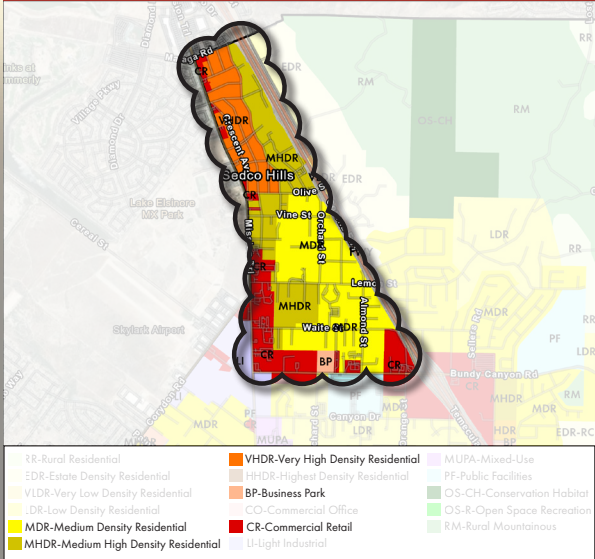
■ 6th Cycle RHNA Housing Opportunity Sites

■ Development Projects



FOCUS AREA 1

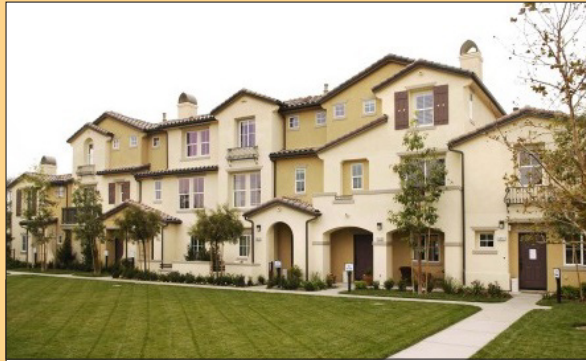
Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: HIGHER DENSITY RESIDENTIAL

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

(25) 10%

(number of votes)



CONCEPT B: LOWER DENSITY RESIDENTIAL

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

(113) 44%

(number of votes)



CONCEPT C: MIXED-USE

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

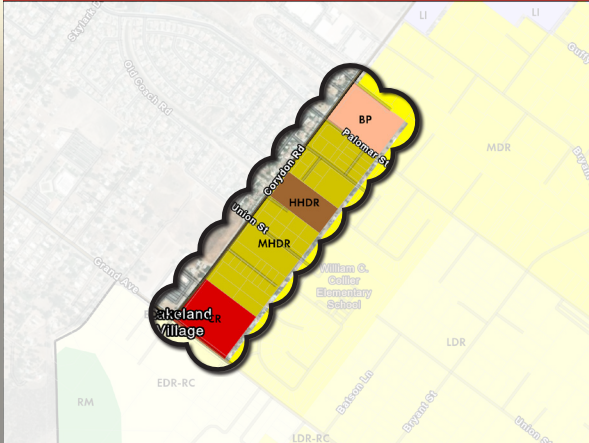
(95) 37%

(number of votes)

Other
(24) 9%

FOCUS AREA 2

Current General Plan Land Use



CR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
VLDL-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
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	

Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: ALL RESIDENTIAL

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

(60) 23%

(number of votes)



CONCEPT B: MIXED-USE

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

(162) 64%

(number of votes)

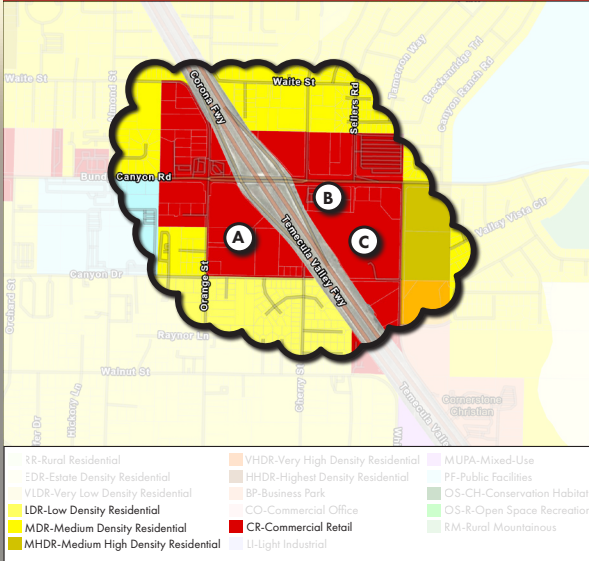
OTHER THOUGHTS OR IDEAS

(33) 13%

(number of votes)

FOCUS AREA 3

Current General Plan Land Use



Key Considerations

- Opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Ⓐ Approved commercial Parcel Map for 7-lot commercial subdivision
- Ⓑ Bundy Canyon Plaza
- Ⓒ Former Walmart site

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Protect this area as a retail center.

(152) 59%

(number of votes)



CONCEPT B: MIXED USE

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

(77) 30%

(number of votes)

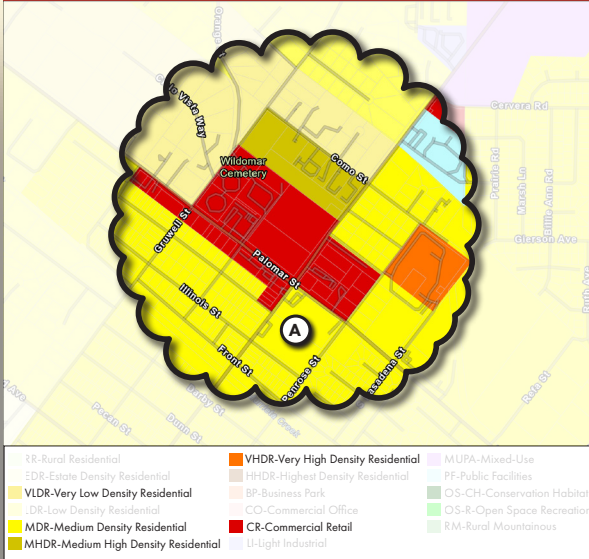
OTHER THOUGHTS OR IDEAS

(30) 11%

(number of votes)

FOCUS AREA 4

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL USES WITH EVENTS AND COMMUNITY SPACE

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

(207) 80%

(number of votes)



CONCEPT B: MIXED USE

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

(24) 9%

(number of votes)

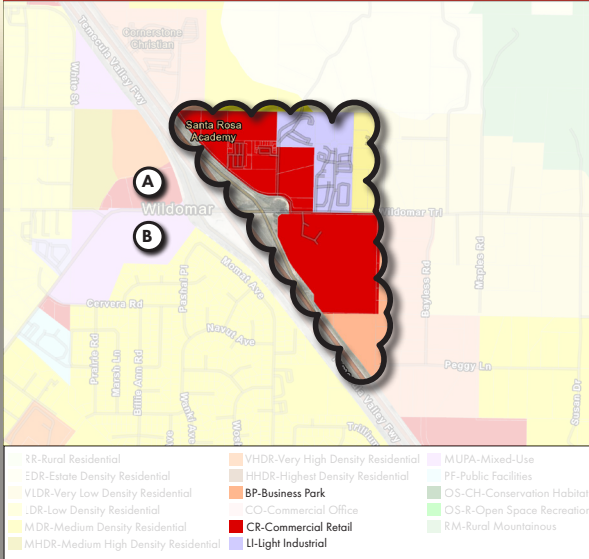
OTHER THOUGHTS OR IDEAS

(29) 11%

(number of votes)

FOCUS AREA 5

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: PRIMARILY COMMERCIAL USES

Protect this area as a retail center.

(85) 33%

(number of votes)



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

(138) 54%

(number of votes)

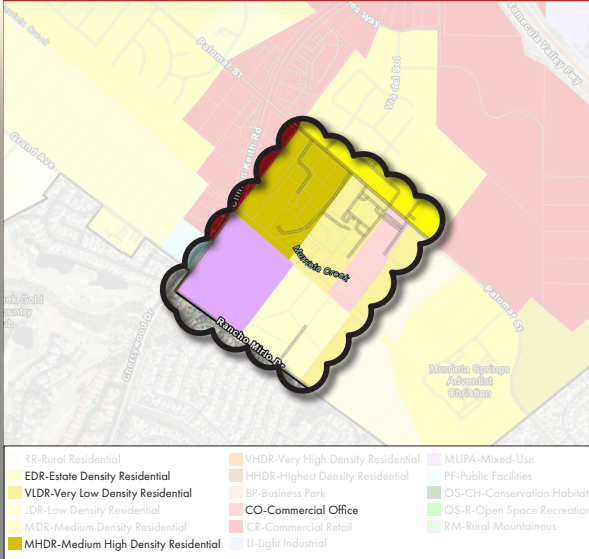
OTHER THOUGHTS OR IDEAS

(32) 13%

(number of votes)

FOCUS AREA 6

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: MIXED-USE

Allow for mixed-uses throughout with higher density residential.

(109) 42%

(number of votes)



CONCEPT B: RESIDENTIAL

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

(112) 44%

(number of votes)

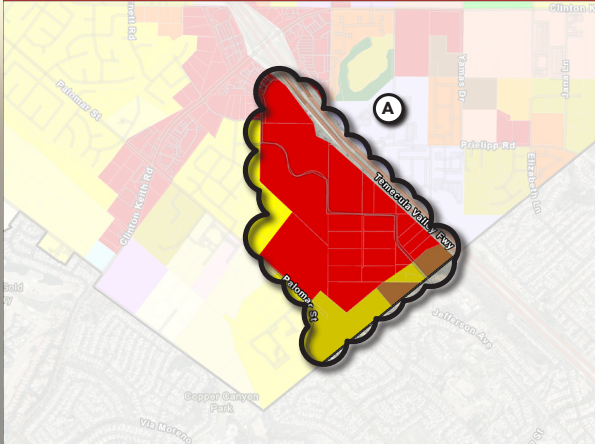
OTHER THOUGHTS OR IDEAS

(36) 14%

(number of votes)

FOCUS AREA 7

Current General Plan Land Use



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

Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.

(152) 60%

(number of votes)



CONCEPT B: MIXED USE

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

(77) 30%

(number of votes)

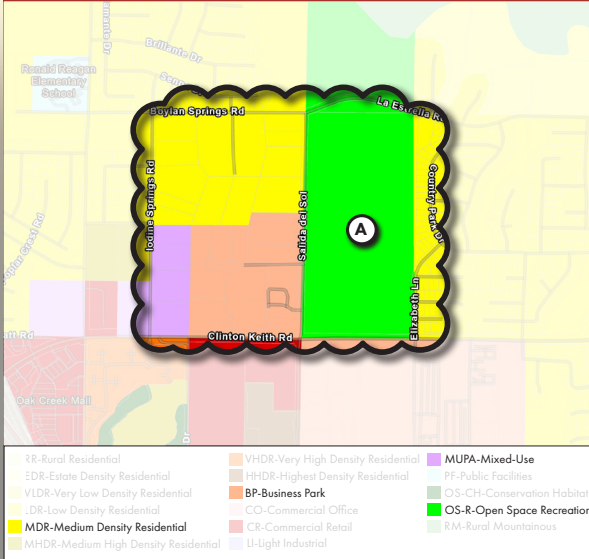
OTHER THOUGHTS OR IDEAS

(25) 10%

(number of votes)

FOCUS AREA 8

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

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

(168) 67%

(number of votes)



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

(46) 18%

(number of votes)

OTHER THOUGHTS OR IDEAS



Envision Wildomar 2040

Pop-Up #1: Coffee with the City

June 14th, 2022

8:30-9:30 AM

OVERVIEW

The first community pop-up for the City of Wildomar’s General Plan Update was held on June 14th, 2022, from 8:30 – 9:30am at the Corporate Room. The Pop-up occurred as part of the Murrieta/Wildomar Chamber of Commerce’s Coffee with the City, which is hosted monthly and open to the public. The agenda for the meeting included a presentation by the consultant team providing an overview of the General Plan and overview of the public outreach plan for the project. Following the presentation, attendees completed a Strength, Weaknesses, Opportunities, & Threats (SWOT) exercise. Key takeaways from the SWOT exercise are shown below. Complete responses are included in an appendix to this summary.

SWOT Analysis

Strengths

- Small town rural area feel
- High level of civic and community engagement
- Beautiful and scenic
- A lot of land for growth and large home parcels

Weaknesses

- Infrastructure (roads, water and sewer system)
- There is not enough streetscape in the city
- There needs to be more open spaces, recreational spaces and outdoor activities
- Lack of a central business district
- Needs more retail
- More Public services (School, healthcare)

Opportunities

- More commercial opportunities
- Control density and population growth
- Bringing in more jobs

Threats

- State regulations and mandates
- Traffic
- Becoming a larger city

Strengths

Small town feel - rural-ish

Horse Trails

Many home sites have large lots

People (i.e. residents/neighbors) great!

City Management/Staff

Wildomar Beautification

Large # of willingness from residents to volunteer

Opportunities

More business

More revenues

Weaknesses

Need more sidewalks (i.e. Clinton Keith)

Road conditions

Bundy Canyon ☺

Need more trees & landscape along roadsides & Freeway exits!

Design elements ^{not} implemented into current design standards

SWOT ANALYSIS

Threats

Cost to upgrade roads

State regulations

Time it takes to complete construction

Strengths

Small town feel

Community Events

People that care for the city

Close to needed facilities (Hospital, Shopping etc.)

Multi use trails for Recreation

Opportunities

Jobs

Retail

Positive Growth

Able to get involved with city

Weaknesses

Street Sweeping (None)

No Beautification Plan

Beautification of Entrances to

city (on Ramps/off Ramps of Freeway)

City maintained TRASH CANS throughout

the city (Needed)

^{- AS wildoma/ grows -}
Schools needed / more Public works workers needed

SWOT ANALYSIS

Threats

Grow to fast

Apartments

Roadblock due to Growth Roads

Not Keeping up with more Traffic

Graffiti, Latch Key children

Homeless people

Not enough LAW Enforcement

Strengths

Weaknesses

- CITY HAS A GREAT FEEL AS A PLACE TO RAISE FAMILY OR RETIRE
- RETAIL THUS FAR IS STRONG
- LAND AVAILABLE FOR RESIDENTIAL AND MIXED USE PROJECTS

- NO SERVICE CENTER
- ADULTS TO ATTRACT AND KEEP BUSINESSES
- NO LARGE GENERATORS FOR REVENUE TO CITY (FRANCHISE)
- OUTREACH MUST IMPROVE TO RESIDENTS

SWOT ANALYSIS

Opportunities

- LAND AN ANCHOR RETAIL TRAFFIC THAT CAN SPAWN SMALLER NON FRANCHISE BUSINESSES

Threats

- INCREASED TRAFFIC AS WE CONTINUE TO GROW AND STREET PARK MUST BE IN PLACE TO AVOID GRIDLOCK
- CLOSE BY CITIES HAVE A HEAD START ON DRAWING RETAIL

Strengths

Weaknesses

IT USED TO BE A SMALL TOWN
 33 YEARS AGO BUT HAS NOW
 BECOME A CITY THAT WANTS
 TO COMPETE WITH THE
 NEIGHBORING CITY.

LOST THE RURAL SMALL
 TOWN FEEL. ROADS IN DIS
 REPAIR. ETC

SWOT ANALYSIS

Opportunities

BACK OFF ON DEVELOPMENT.
 RETURN TO SMALL TOWN FEEL.

Threats

THE ~~CONSTITUTE~~ CONSTANT
 MOVEMENT TO BECOME A
 BIGGER CITY. GROWING TO
 EAST. INCREASE IN TRAFFIC
 LACK OF WATER.

Strengths

Weaknesses

Community feel and engagement

~~Land~~ Land

~~Community feel and engagement~~

Circulation

Defined Downtown area

Planning Department flexibility

SWOT ANALYSIS

Opportunities

Threats

New zoning for new opportunities - Development + Business

Flexibility in zoning

Out side the box mentality

Nimby Mentality

State Mandates

all

all

Strengths

- Strong Community
- Good Business Environment
 - The city seems to support businesses and work well with them
 - The Business owners I have met seem to care about their community

Weaknesses

- Cannot Buy ^{a pair} underwear in the city.

SWOT ANALYSIS

Opportunities

Threats

Strengths

- open space
- rural feel
- unique climate / pleasant weather
- equine community
- slower paced living vs neighboring "dream" ^{extremely}

Weaknesses

- poor road condition
- lack infrastructure
- lack of activities / recreational opportunities
- lack of retail companies
"can't buy a pair of underwear in Wildomar"

SWOT ANALYSIS

Opportunities

- budding economic development
- build more towards equine / horse owners / properties
- court businesses w / outdoor-related recreation opportunities

Threats

- overdevelopment of tract homes
- "urbobolis"
- not protecting or incorporating green belts / open space

Strengths

- rural atmosphere
- have the land to grow
- influence where we want to be in the next couple years.

Weaknesses

- not enough retail for people to come
- not enough activities
 - movies
 - bowling
 - shopping
 - brewing

SWOT ANALYSIS

Opportunities

- room to grow and build
- bring in more job opportunities
- bring in manufacturing
 - brings in tax

Threats

- being a small city

Strengths

City council leadership & involvement
 Community outreach projects
 Parks & Rec growth
 Community clean up program - Bridgette involved
 Small town
 Hospitals / preventive care
 Wildomar Walkers / outdoor recreation
 communication

Weaknesses

lack of community involvement
 youth involvement
 Senior residents / Senior care
 Retirement community
 School programs / funding
 low income employment
 Paved roads / grid lock

SWOT ANALYSIS

Opportunities

New city new growth New ideas
 innovation
 parks & rec
 location location location 16-24 yrs old
 job training / internship programs
 hand

Threats

surrounding cities
 lack of partnership / collaboration
Company Warehouse in Lake Elsinore
 New City
 LEAPs
 unemployment
 homeless / drugs / mental illness

Strengths

Great Economic development team!

Bridgette Moores - cleanup crew!

So many awesome restaurants!

In the last 3 years

I've found myself in Hudson more than ever!

Opportunities

Jobs!

Collaboration within the city and surrounding cities.

To advertise with the Chamber for all events & new development!

Weaknesses

no parks and rec. dept. would LOVE to see that!

SWOT ANALYSIS

Threats

Being forgotten being wedged between two larger cities with homelessness, development, activities, growth etc. .

Strengths

Small ^{city} attractions such as dairy, parks, etc

Being a united ~~community~~ ^{community}

(The overall community environment)

Weaknesses

Lack of economic growth w/in city

Better development on fixing roads

Opportunities

Availability to have involvement w/in the city decisions +

opportunities for community service

Threats

Large chain stores competing with small city businesses (city competition)

More job ^{career} availability in neighboring towns

SWOT ANALYSIS

Strengths

Weaknesses

SCENIC

INFRASTRUCTURE

COMMUNITY

LOW DENSITY

SWOT
ANALYSIS

Opportunities

Threats

CRIME

STATE

Strengths

Rural lifestyle

Weaknesses

① Lack of a city center

② "Lack of healthy infrastructure
Roads in poor shape Aging water &
sewer system"

③ Poor outreach-

④ Centralized shopping-

~~⑤ Aging P.~~

SWOT ANALYSIS

Opportunities

ESTABLISH OUR VIEW FOR
the future

Threats

① HIGHEST DENSITY HOUSING

② LACK OF MAINTENANCE BUDGET

③ OVERPRICED RESTAURANTS

④ Aging TRACT HOME COMMUNITIES

⑤ STATE REGULATIONS



Envision Wildomar 2040

Pop-Up #2: Wildomar’s 14th Birthday Celebration

Marna O’Brien Park
July 9th, 2022
6-9 PM

OVERVIEW

The second community pop-up for the City of Wildomar’s General Plan Update was held on July 9th, 2022, from 6 – 9PM at Marna O’Brien Park. The Pop-up occurred as part of Wildomar’s 14th Birthday Celebration event. The event included multiple public and private vendors, a stage with performances, and was attended by the larger Wildomar community. The pop-up included a booth with project fact sheet takeaway flyers and engaged community members with a birthday card activity. Community members were asked to wish Wildomar a happy birthday by filling out a birthday card. The birthday cards had prompts for participants to fill in how many years they have known the City of Wildomar, their favorite thing about the city, and their birthday wish for the city over the next 20 years. In the spirit of the Wildomar’s birthday, helium filled balloons were given out to participants and children. A summary of key takeaways of completed birthday cards are shown below. Complete responses are included in an appendix to this summary.

Summary of Responses

- 45 Total Birthday Card responses.

What’s your favorite thing about the city?

Responses were categorized into themes. The top four themes are listed below, followed by their number of occurrences.

- Community (14)
- Recreational Open Space (8)
- Small/Rural Feel (8)
- Activities (5)

What’s your birthday wish for Wildomar over the next 20 years?

Responses were categorized into themes. The top four themes are listed below, followed by their number of occurrences.

- Be sensitive to growth (5)
- More activities / things to do (5)
- Water amenities / splash pads (5)
- More commercial (4)
- Keep the community feel (4)

Happy Birthday City of Wildomar!

Can you believe it's been 7 years since we first met?

My favorite thing about the city is That
is Fun

For the next 20 years, my birthday wish for the City is...
For Freedom

Let's keep in touch, please email me at (email)

Sincerely, Sienna Haas



Happy Birthday City of Wildomar!

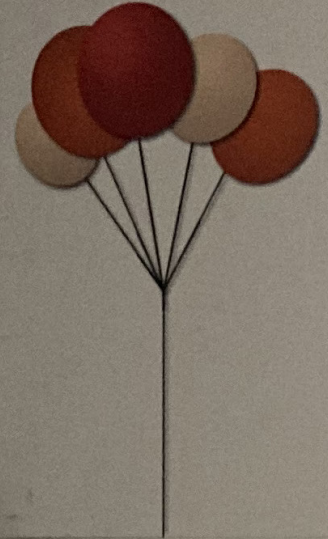
Can you believe it's been 9 years since we first met?

My favorite thing about the city is that its
FAMILY FRIENDLY

For the next 20 years, my birthday wish for the City is...
THAT WILDOMAR STAYS FAMILY,
FRIENDLY & CONSERVATIVE;
FREE OF RESTRICTIONS
PLEASE PRESERVE THE HISTORICAL ELEMENTS OF WILDOMAR

Let's keep in touch, please email me at CHAS81@Yahoo

Sincerely, CHRIS HAAS



Happy Birthday City of Wildomar!

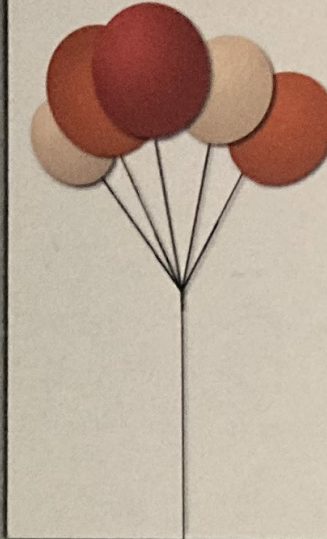
Can you believe it's been 14 years since we first met?

My favorite thing about the city is _____

For the next 20 years, my birthday wish for the City is...
is that I will still
be alive to enjoy - Chm
75 yrs. I wish to see
Bundy Canyon completed

Let's keep in touch, please email me at (email)

Sincerely, Adelba Sanchez



Happy Birthday City of Wildomar!

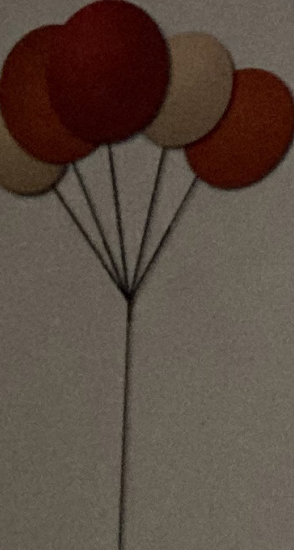
Can you believe it's been 6 years since we first met?

My favorite thing about the city is _____
the people

For the next 20 years, my birthday wish for the City is...
Infrastructure
Development
Culture

Let's keep in touch, please email me at (email)

Sincerely, Anthony Forbes



Happy Birthday City of Wildomar!

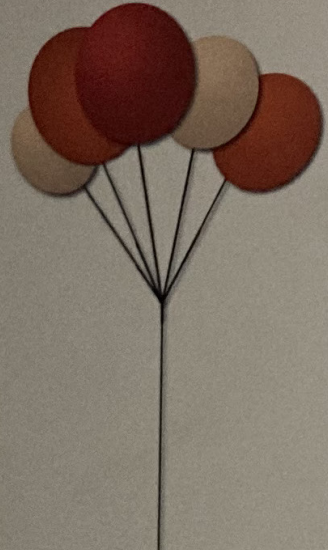
Can you believe it's been 8 years since we first met?

My favorite thing about the city is the sky
Happines

For the next 20 years, my birthday wish for the City is...
I wish for the city to
be clean

Let's keep in touch, please email me at (email)

Sincerely, (your name)



Happy Birthday City of Wildomar!

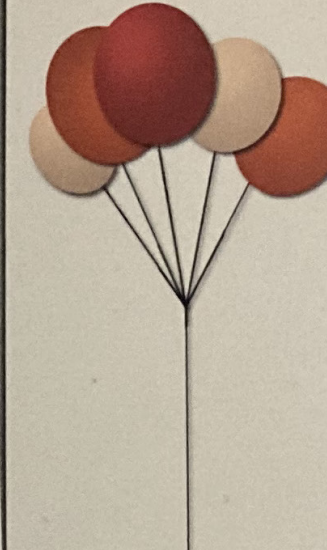
Can you believe it's been _____ years since we first met?

My favorite thing about the city is The People

For the next 20 years, my birthday wish for the City is...
Finish Bundy Canyon

Let's keep in touch, please email me at (email) JMTOWKING@Yahoo.com

Sincerely, Jesse Martin



Happy Birthday City of Wildomar!

Can you believe it's been 14 years since we first met?

My favorite thing about the city is how
rural we are

For the next 20 years, my birthday wish for the City is...
To make the city feel
more like a small
town.

Let's keep in touch, please email me at nikkibann@
aol.com

Sincerely, Nikki



Happy Birthday City of Wildomar!

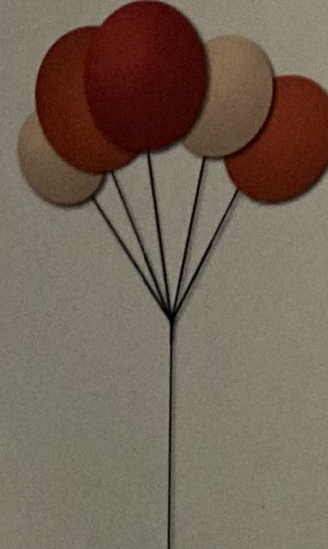
Can you believe it's been 5 years since we first met?

My favorite thing about the city is swimming

For the next 20 years, my birthday wish for the City is...
I wish there were
in the neighborhood

Let's keep in touch, please email me at (email)

Sincerely, (your name)



Happy Birthday City of Wildomar!

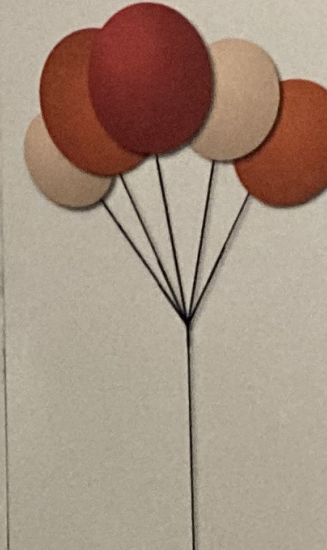
Can you believe it's been 34 years since we first met?

My favorite thing about the city is _____
Country Living

For the next 20 years, my birthday wish for the City is...
stay a little bit
Country

Let's keep in touch, please email me at (email)

Sincerely, Marqui A.



Happy Birthday City of Wildomar!

Can you believe it's been _____ years since we first met?

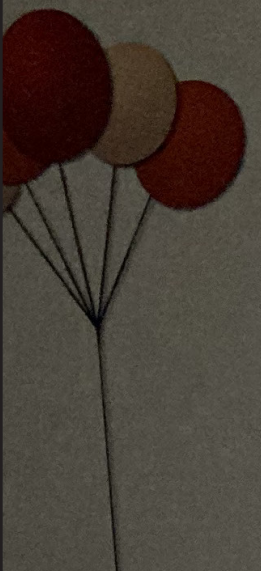
My favorite thing about the city is _____

For the next 20 years, my birthday wish for the City is...

STAY THE SAME

Let's keep in touch, please email me at _____ (email)

Sincerely, *Pere*



Happy Birthday City of Wildomar!

Can you believe it's been 14 years since we first met?

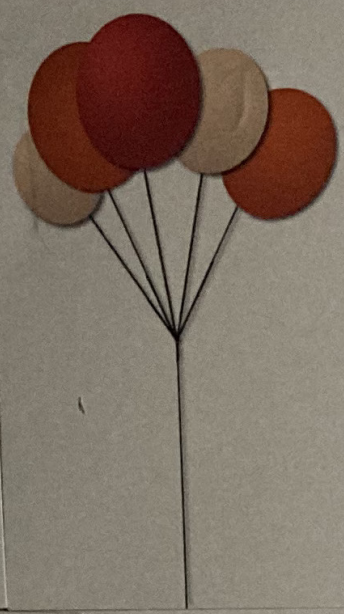
My favorite thing about the city is The People Community

For the next 20 years, my birthday wish for the City is...

LOOKING AT MORE TRAILS TO WALK ON SAFE STREETS

Let's keep in touch, please email me at _____ (email)

Sincerely, _____



Happy Birthday City of Wildomar!

Can you believe it's been 3 years since we first met?

My favorite thing about the city is Community

For the next 20 years, my birthday wish for the City is...

24 hour fitness

Let's keep in touch, please email me at _____ (email)

Sincerely, Christina *minor14@gmail.com*



Happy Birthday City of Wildomar!

Can you believe it's been 5 years since we first met?

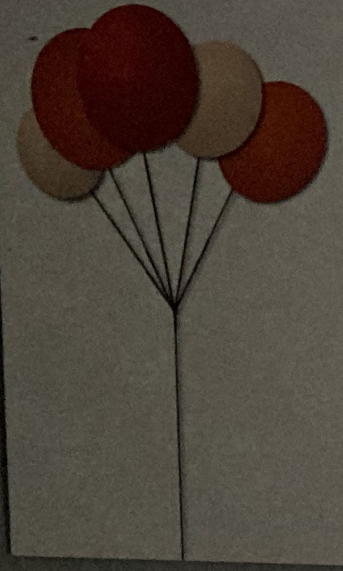
My favorite thing about the city is THE COMMUNITY AND LOCALITY OF AMENITIES

For the next 20 years, my birthday wish for the City is...

TO BUILD A CITY PARK BY CITY HALL

Let's keep in touch, please email me at _____ (email)

Sincerely, CHRIS DIOLATA *CESPENSBYDESIGN@YAHOO.COM*



Happy Birthday City of Wildomar!

Can you believe it's been 4 years since we first met?

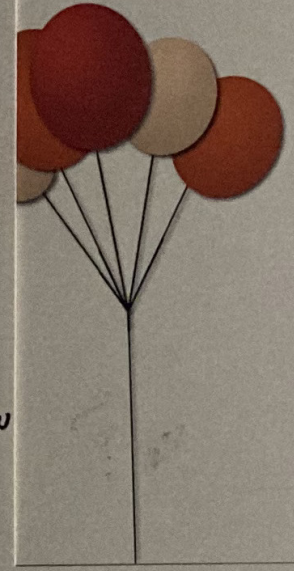
My favorite thing about the city is Community Activities

For the next 20 years, my birthday wish for the City is...

Safe Bike & Walk Hiking Trails Open

Let's keep in touch, please email me at _____ (email)

Sincerely, _____



Happy Birthday City of Wildomar!

Can you believe it's been _____ years since we first met?

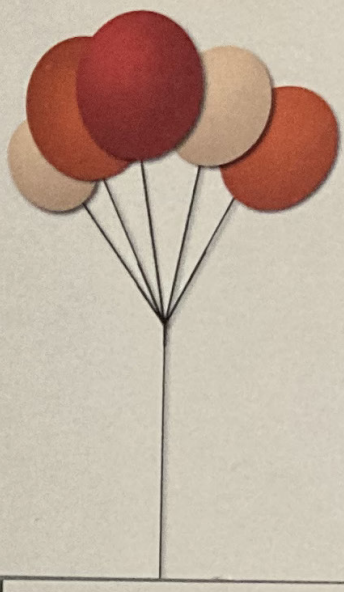
My favorite thing about the city is THAT IT'S WILDOMAR

For the next 20 years, my birthday wish for the City is...

Get better water treatment operators

Let's keep in touch, please email me at _____ (email)

Sincerely, _____



Happy Birthday City of Wildomar!

Can you believe it's been 3 years since we first met?

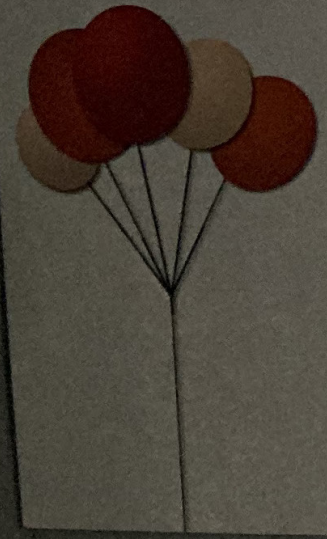
My favorite thing about the city is The People

For the next 20 years, my birthday wish for the City is...

to stay & get better

Let's keep in touch, please email me at _____ (email)

Sincerely, Summer



Happy Birthday City of Wildomar!

Can you believe it's been 34 years since we first met?

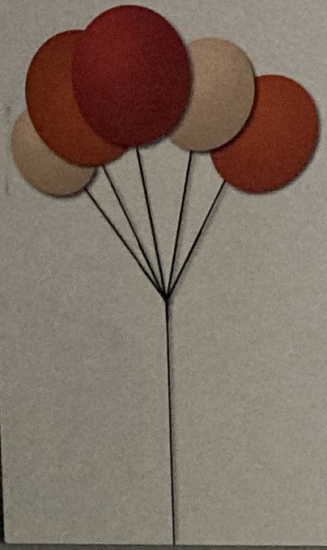
My favorite thing about the city is The Rural history

For the next 20 years, my birthday wish for the City is...

less worry about potholes, more worry about drugs and crime!

Let's keep in touch, please email me at _____ (email)

Sincerely, Jessica Vonegas *SCHILLACE85@GMAIL*



Happy Birthday City of Wildomar!

Can you believe it's been 36 years since we first met?

My favorite thing about the city is _____

For the next 20 years, my birthday wish for the City is...

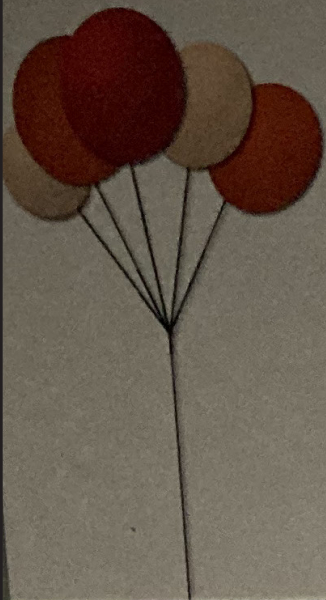
More stores, development

Let's keep in touch, please email me at _____ (email)

Sincerely, Emmanuel



Happy Birthday City of Wildomar!



Can you believe it's been 24 years since we first met?

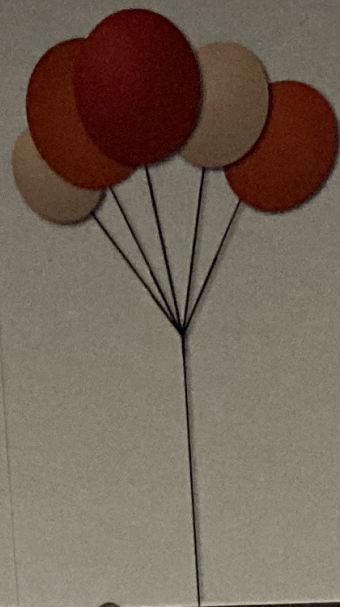
My favorite thing about the city is the food @ the Round up

For the next 20 years, my birthday wish for the City is... we get a splash pad for some hot days

Let's keep in touch, please email me at (email)

Sincerely, Daniela

Happy Birthday City of Wildomar!



Can you believe it's been 1 years since we first met?

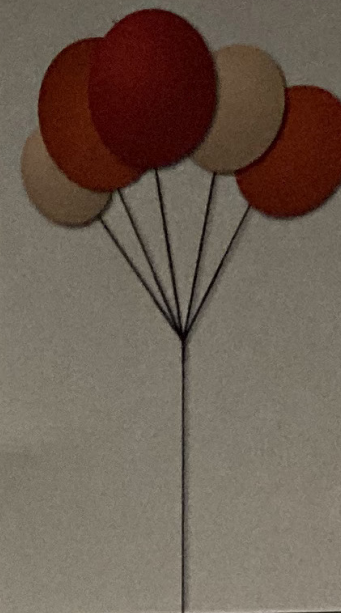
My favorite thing about the city is the activities the town has.

For the next 20 years, my birthday wish for the City is... More activities for adults separate from the kids.

Let's keep in touch, please email me at blondemommy90@gmail.com

Sincerely, lea

Happy Birthday City of Wildomar!



Can you believe it's been 12 years since we first met?

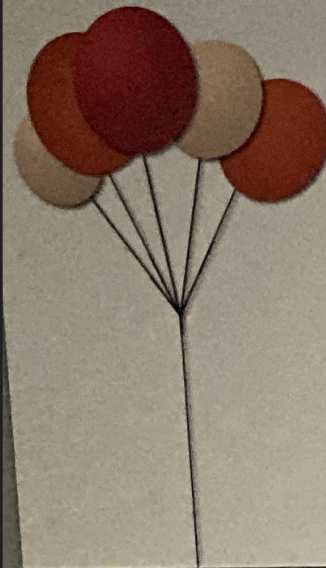
My favorite thing about the city is The People & the hills

For the next 20 years, my birthday wish for the City is... Better Roads but stay with that small town feeling

Let's keep in touch, please email me at

Sincerely, haley mae fell

Happy Birthday City of Wildomar!



Can you believe it's been 24 years since we first met?

My favorite thing about the city is No Traffic small town girl!

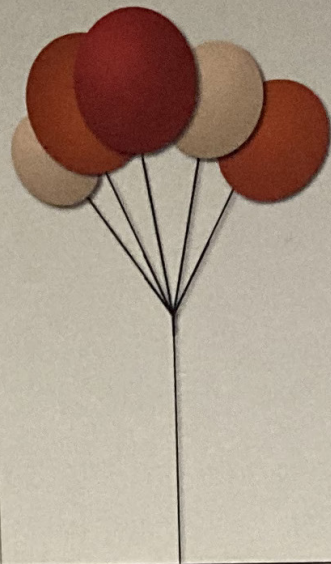
For the next 20 years, my birthday wish for the City is...

Splash pad

Let's keep in touch, please email me at (email)

Sincerely, Lorraine Chosenonez@yahoo

Happy Birthday City of Wildomar!



Can you believe it's been _____ years since we first met?

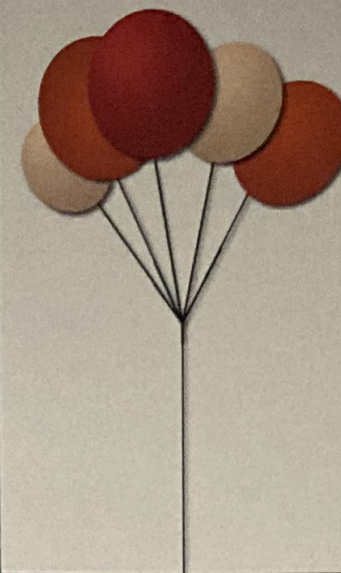
My favorite thing about the city is it is peaceful

For the next 20 years, my birthday wish for the City is... more stores and a street sweeper

Let's keep in touch, please email me at Shaunaredmond@yahoo.com

Sincerely, Redmond

Happy Birthday City of Wildomar!



Can you believe it's been 8 years since we first met?

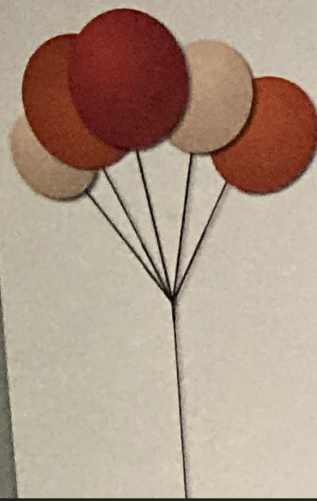
My favorite thing about the city is the community.

For the next 20 years, my birthday wish for the City is... Less traffic, keep it small.

Let's keep in touch, please email me at Nichole Butlers@gmail.com

Sincerely, Nichole

Happy Birthday City of Wildomar!



Can you believe it's been 1 years since we first met?

My favorite thing about the city is Rural Country feel

For the next 20 years, my birthday wish for the City is... Corporate Finance / Country Feel

Let's keep in touch, please email me at (email)

Sincerely, Anthony Pineda

Happy Birthday City of Wildomar!



Can you believe it's been 10 years since we first met?

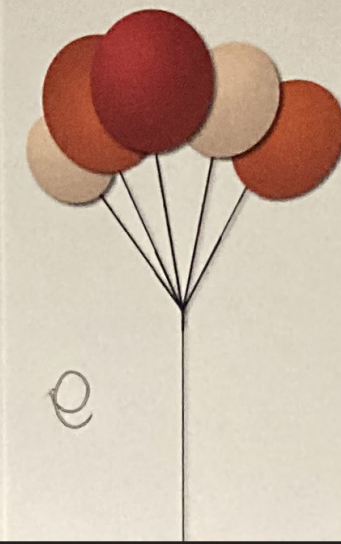
My favorite thing about the city is the now calm it is

For the next 20 years, my birthday wish for the City is... For it to be more clean & more places to visit

Let's keep in touch, please email me at (email)

Sincerely, janelle

Happy Birthday City of Wildomar!



Can you believe it's been 2 years since we first met?

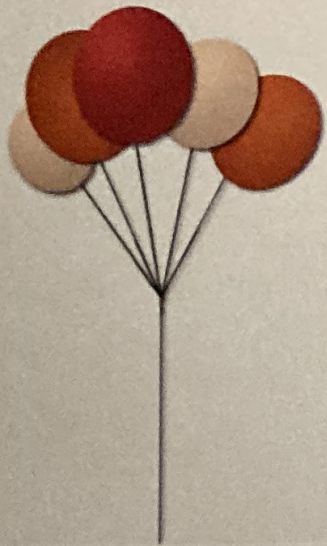
My favorite thing about the city is all feels like the country. Small town feel.

For the next 20 years, my birthday wish for the City is... to have its history preserved. For my children to learn about their city. Wildomar needs a museum to preserve what we have!

Let's keep in touch, please email me at (email)

Sincerely, Sophie Sophie Pilar Gallegos@gmail.com

Happy Birthday City of Wildomar!



Can you believe it's been 9 years since we first met?

My favorite thing about the city is The Park

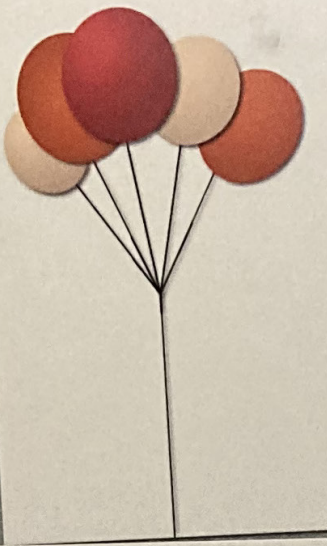
For the next 20 years, my birthday wish for the City is...

hardly no more panic

Let's keep in touch, please email me at cristiano

Sincerely, (your name)

Happy Birthday City of Wildomar!



Can you believe it's been 29 years since we first met?

My favorite thing about the city is Dairy

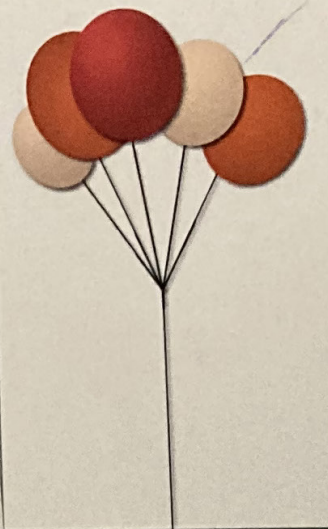
For the next 20 years, my birthday wish for the City is...

more parks, activities for families

Let's keep in touch, please email me at jessicaholmby@gmail.com

Sincerely, Giovani

Happy Birthday City of Wildomar!



Can you believe it's been 11 years since we first met?

My favorite thing about the city is The Sense of Safety

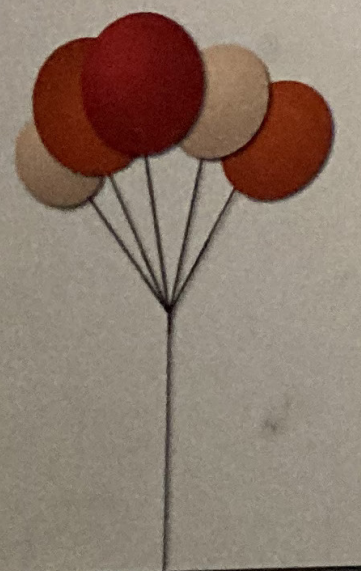
For the next 20 years, my birthday wish for the City is...

Keep Being As Safe & Quiet as you have Always been

Let's keep in touch, please email me at Bianca.Taci@yahoo.com

Sincerely, Bianca

Happy Birthday City of Wildomar!



Can you believe it's been 17 years since we first met?

My favorite thing about the city is its slow paced & not crowded

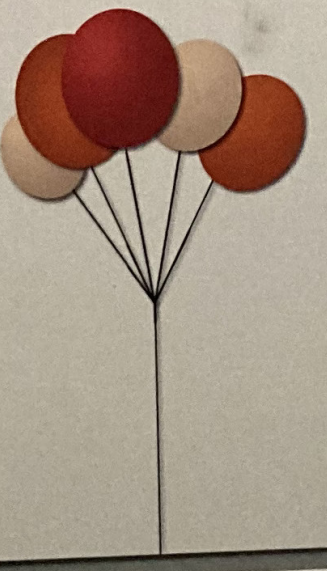
For the next 20 years, my birthday wish for the City is...

Property Value Increase

Let's keep in touch, please email me at NormanLuv47@gmail

Sincerely, Norman McDonald

Happy Birthday City of Wildomar!



Can you believe it's been 11 years since we first met?

My favorite thing about the city is The BMX Park

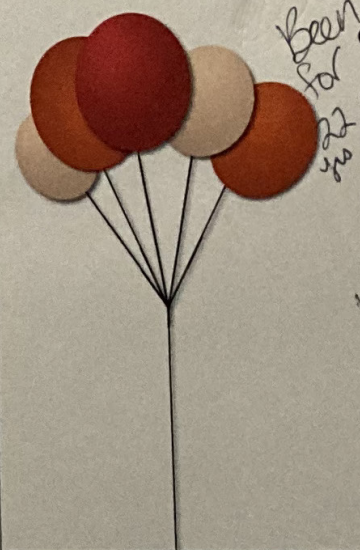
For the next 20 years, my birthday wish for the City is...

a community pool

Let's keep in touch, please email me at (email)

Sincerely, Blitzer

Happy Birthday City of Wildomar!



Can you believe it's been 14 years since we first met?

My favorite thing about the city is Community

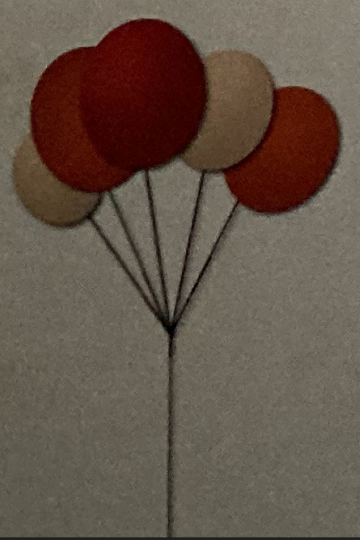
For the next 20 years, my birthday wish for the City is...

to not grow We all too much. more free

Let's keep in touch, please email me at housechayes@verizon.net

Sincerely, USA Hayes

Happy Birthday City of Wildomar!



Can you believe it's been 14 years since we first met?

My favorite thing about the city is Safety, cleanliness,

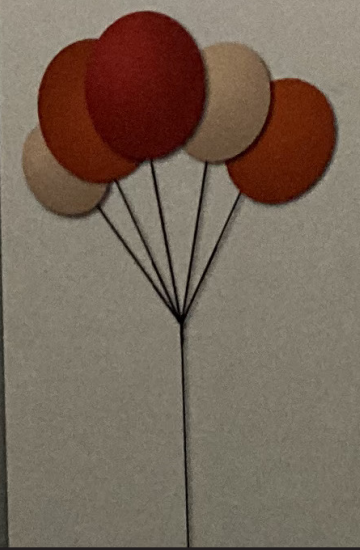
For the next 20 years, my birthday wish for the City is...

for more people to live here in peace, love and harmony.

Let's keep in touch, please email me at silviasanchez@olive.com

Sincerely, Silvia Sanchez

Happy Birthday City of Wildomar!



Can you believe it's been 4 years since we first met?

My favorite thing about the city is the home town feel with rural areas.

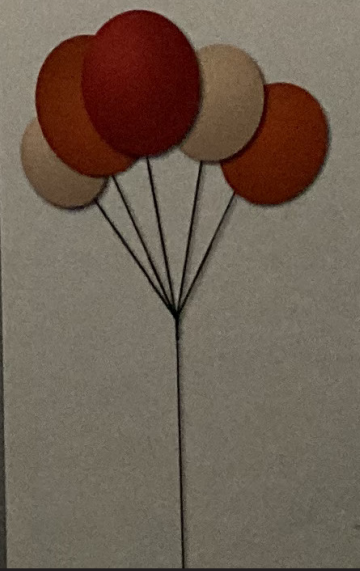
For the next 20 years, my birthday wish for the City is...

a Harkins Theatre LGBTQ outreach, events, support City Hall

Let's keep in touch, please email me at geovrg214@gmail.com

Sincerely, Tricia O.

Happy Birthday City of Wildomar!



Can you believe it's been 20+ years since we first met?

My favorite thing about the city is environment - people

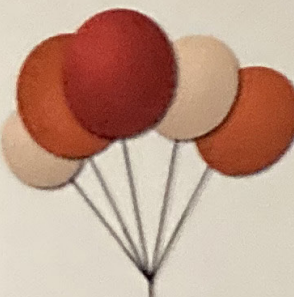
For the next 20 years, my birthday wish for the City is...

Splash pad :)

Let's keep in touch, please email me at Mancillas0627@aol.com

Sincerely, Ashley M.

Happy Birthday City of Wildomar!



Can you believe it's been 5 years since we first met?

My favorite thing about the city is patios :)

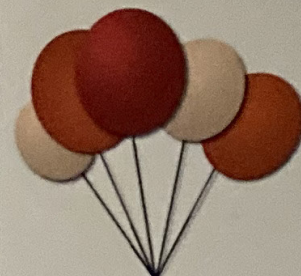
For the next 20 years, my birthday wish for the City is...

there is a wonderful family community

Let's keep in touch, please email me at _____

Sincerely, China

Happy Birthday City of Wildomar!



Can you believe it's been 2 years since we first met?

My favorite thing about the city is the park and great neighbors

For the next 20 years, my birthday wish for the City is... MORE SCHOOLS!

Let's keep in touch, please email me at _____

Sincerely, Estefania C.

Happy Birthday City of Wildomar!



Can you believe it's been 1 years since we first met?

My favorite thing about the city is activity

For the next 20 years, my birthday wish for the City is...

Peace

Let's keep in touch, please email me at Jmart@hmail

Sincerely, Jose

Happy Birthday City of Wildomar!



Can you believe it's been 33 years since we first met?

My favorite thing about the city is Independence, Sense of Community, BRIDGET!

For the next 20 years, my birthday wish for the City is...

Embrace the growth

Let's keep in touch, please email me at _____

Sincerely, sue middlemas 29@gmail.com

Happy Birthday City of Wildomar!



Can you believe it's been 12 years since we first met?

My favorite thing about the city is Marna OBRIEN park

For the next 20 years, my birthday wish for the City is...

to be prosperous

God Bless

Let's keep in touch, please email me at _____

Sincerely, marvin basala@gmail.com
Marv

Happy Birthday City of Wildomar!



Can you believe it's been 19 years since we first met?

My favorite thing about the city is it is very friendly, Beautiful

For the next 20 years, my birthday wish for the City is...

to grow but not to long to stay a bit Country but still

have enough to new stores so we don't have to drive all the way to Temecula

Let's keep in touch, please email me at springrock69@yahoo.com

Sincerely, Rose Farris

Happy Birthday City of Wildomar!



Can you believe it's been 20 years since we first met?

My favorite thing about the city is the people

For the next 20 years, my birthday wish for the City is...

Move Community events

Let's keep in touch, please email me at _____

Sincerely, _____

Happy Birthday City of Wildomar!



Can you believe it's been 5 years since we first met?

My favorite thing about the city is Park & people

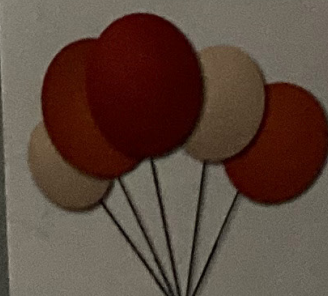
For the next 20 years, my birthday wish for the City is...

water parks

Let's keep in touch, please email me at _____

Sincerely, _____

Happy Birthday City of Wildomar!



Can you believe it's been 14 years since we first met?

My favorite thing about the city is The parks

For the next 20 years, my birthday wish for the City is...

Grow and keep having events for families.

Let's keep in touch, please email me at _____

Sincerely, Bella



Envision Wildomar 2040

Pop-Up #3: Mariachi Night

Marna O’Brien Park
September 17th, 2022
6-9 PM

OVERVIEW

The third community pop-up for the City of Wildomar’s General Plan Update was held on September 17, 2022, from 6 – 9PM at Marna O’Brien Park. The Pop-up occurred as part of Wildomar’s Mariachi Night event. The event included multiple public and private vendors, a stage with performances, and was attended by the larger Wildomar community. The pop-up included a booth with project fact sheet takeaway flyers and solicited feedback from community members on the draft Guiding Principles. Participants used stickers to vote on whether they agree or disagree with the draft Guiding Principles, and were allowed to provide comments. A summary of feedback received is included below.

Guiding Principles

1. **Community Character: Provides a welcoming, safe and family-friendly environment with opportunities for healthy, self-sustaining lifestyles for all residents**
 - a. 51 Agree
 - b. 0 Disagree
2. **Growth, Land Use & Development: Balances responsible growth with preservation of rural character, open spaces and historical resources**
 - a. 45 Agree
 - b. 0 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. 50 Agree
 - b. 2 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. 43 Agree
 - b. 3 Disagree
5. **Environment: Protects the visual and ecological value of its natural resources**
 - a. 50 Agree
 - b. 0 Disagree
6. **Mobility: Maintains safe roadways and high-quality pedestrian, bicycle, multi-purpose trail and transit networks**
 - a. 43 Agree
 - b. 3 Disagree



Envision Wildomar 2040: The City of Wildomar’s General Plan Update CITYWIDE WORKSHOP SUMMARY Workshop #1

Date/Time: Thursday, July 14, 2022, 6:00-8:00 pm (in person) & Tuesday, July 19, 6:00-8:00pm (virtual)
Format: The Corporate Room (in person) & Zoom (virtual)

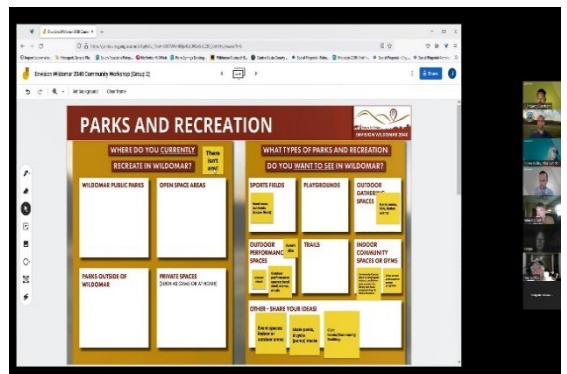
OVERVIEW

In July 2022, the City of Wildomar hosted the first citywide workshops to solicit input from the community on the update of the City’s General Plan. An in-person workshop held at the Corporate Room on July 14th was attended by approximately 15-20 community members. A virtual workshop, covering the same content, was hosted on Zoom on July 19th and attracted 18 community members.

Both workshops began with a welcome, followed by a PowerPoint presentation that included an overview of the General Plan update project, and the interactive activities being facilitated that evening. These activities consisted of four workshop stations: Let’s Envision Wildomar, What’s Missing?, How Does Wildomar Move? and What Do You Love About Wildomar?

At the end of the presentation, community members were directed to the project website (envisionwildomar2040.com) to learn more about the General Plan update.

Attendees at the in-person event were invited to participate in each activity in an Open House Format. Those who attended the workshop virtually participated in each activity as a group in breakout rooms on the Zoom video conference platform. Each attendee for the in-person and virtual workshop had the opportunity to engage with the information for each activity, ask staff members clarifying questions and provide their input on the future of Wildomar through various commenting formats. The comments collected at both of these events are summarized below and all of the comments submitted by participants are included as an Appendix to this report.



KEY TAKEAWAYS

Station 1: Let’s Envision Wildomar

Description: For the in-person version of this activity participants were asked to use dots to indicate on a map of the city where they lived, where they liked to shop, eat, etc. and where they thought the heart of Wildomar was. For the virtual version of this activity participants were asked to identify where they thought the heart of the city was located and input was taken down with virtual sticky notes.

For the in-person portion, the number in the parenthesis indicate how many times a dot was placed in a certain area on the map. For the virtual portion, the number in the parenthesis indicate the number of times a topic was mentioned on the virtual sticky notes.

In Person	Virtual (were not asked to identify home and activity areas)
<ul style="list-style-type: none"> ▪ Community members tend to spend their leisure time near the intersection of Clinton Keith Road and the 15 freeway which is on the opposite end of Wildomar from where most of the attendees indicated they live. At this intersection, there are a variety of eateries and shops to support some of the everyday needs of residents (10) ▪ Majority of the areas suggested for the heart of the city are located at the intersection of Wildomar Tr. and Palomar St. which is where the Elementary school is located along with post office, the historic bell, transit stops, a market, eateries and stores to support everyday needs (5) 	<ul style="list-style-type: none"> ▪ Participants in the virtual workshop identified two general areas- the intersection of Clinton Keith and the 15 freeway and the intersection of Wildomar Trail and Palomar St. – as being/having potential to be the heart of the city (6)

Station 2: What's Missing

Land Use Map

Description: For both the in-person and virtual versions of this activity, participants were asked to share what they thought Wildomar was missing in terms of housing type and quantity, employment opportunities, shopping and services, dining and entertainment, and any additional thoughts.

The number in the parenthesis indicate how many times a topic was mentioned in the raw comments.

In Person	Virtual
<ul style="list-style-type: none"> ▪ Performing arts center (4) ▪ Variety of employment for all (4) ▪ More opportunities for small business (retail, dining, entertainment) (3) ▪ There is a need for affordable housing for families and seniors (3) ▪ A civic center is wanted (2) ▪ A larger library that provides a variety of services is needed (2) ▪ More recreational activities (2) 	<ul style="list-style-type: none"> ▪ Concerns in housing that is higher in density; wants to maintain rural feel of the area (5) ▪ Want to see better infrastructure as the city begins to grow (3) ▪ Would like to see some remanence of the Old Town vision (2) ▪ Want to see implementation of areas that allow for residents to linger around. (2) ▪ Need more fun activities to do for adults and kids (2) ▪ A better mix of small businesses and larger franchise businesses (2)

Open Space

Description: In this activity, participants were asked “What makes open space special in Wildomar?” To help guide the discussion, three categories were provided, along with a fourth open ended option. The categories included: places for recreation and nature, protection of plants and animals, and beautiful views. Participants could write in their response or add a dot sticker to vote for a category.

The number in the parenthesis indicate how many times a topic was mentioned in the raw comments or how many dots were placed under a topic.

In Person	Virtual (Did not do dot portion)
<ul style="list-style-type: none"> ▪ Recreation in nature (5) ▪ Beautiful views (5) ▪ Protection of plants & animals (4) ▪ Hiking trails with an opportunity to learn about the nature would make Wildomar’s open space special (2) ▪ Beautiful views consist of mountains and forest (2) 	<ul style="list-style-type: none"> ▪ Emphasize the importance of needing open space (5) ▪ Want to see more trails for pedestrian and horse use (4) ▪ Implementation of ordinances to control lighting in the city to preserve the dark skies at night (2)

Parks & Recreation

Description: For the in-person and virtual activity, participants were asked “What types of Parks and Recreation do you want to see in Wildomar? Six categories were provided for people to vote on and discuss. An “other” option was also provided for other ideas.

The number in the parenthesis indicate how many times a topic was mentioned in the raw comments or how many dots were placed under a topic

In Person	Virtual (Did not do dot portion)
<ul style="list-style-type: none"> ▪ Trails (5) ▪ Outdoor performance spaces (4) ▪ Outdoor gathering spaces (3) ▪ Sports field (2) ▪ Playgrounds (2) ▪ Residents are engaged with the outdoors however, additional things such as opportunities to learn about nature would make the experience better (2) 	<ul style="list-style-type: none"> ▪ There is a need for a formal performance area other than a park (4) ▪ There is a need for event spaces, large venues, and a civic center (4) ▪ Connect existing trails together (2) ▪ More shaded areas in parks (2) ▪ Off road biking and biking trails (2)

Station 3: How Does Wildomar Move?

Description: For the in person and virtual versions of this activity, participants were asked how they get around the city and the challenges they encounter in walking, biking, taking transit, or driving in the city. For the in-person activity, responses were written down on sticky notes and placed on the map.

The number in the parenthesis indicate how many times a topic was mentioned in the raw comments.

In Person	Virtual
<ul style="list-style-type: none"> ▪ Comments made on the map generally focus on increasing pedestrian safety in certain areas (6) ▪ There is a high concentration of comments made along Palomar St. (4) as well as Clinton Keith Road (4) 	<ul style="list-style-type: none"> ▪ Majority of the concerns are along Palomar St. (4) ▪ Would like to see some resemblance of the old town vision in the city (2)

Station 4: What Do you Love About Wildomar?

Description: For the in-person version of this activity, participants took photos holding up a whiteboard with what they love about Wildomar written on it. For the virtual version of this activity, participants shared what they love about Wildomar and their responses were recorded using virtual sticky notes.

The number in the parenthesis indicate how many times a topic was mentioned in the raw comments.

In Person	Virtual
<ul style="list-style-type: none">▪ The people are friendly (3)▪ Access to the trails (3)▪ Enjoy the peace (2)	<ul style="list-style-type: none">▪ Residents enjoy the rural feel Wildomar offers (5)▪ The people are nice, welcoming and care for each other (3)



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

I Agree  **3 VOTES**

I disagree  **2 VOTES**

self-sustaining doesn't work for me

Want horse trails on Baxter

Want to see "family" removed

Streets have not been repaved

Haven't had a park or grocery store

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



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

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...

Growth, Land Use, & Development

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

I Agree  **2 VOTES**

I disagree  **3 VOTES**

Comments:

- We are destroying our historical resources
- There are no historical resources
- 2000 apartments already approved is not responsible
- We don't have access to open space



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

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...

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

"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...

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



**We have
no control
over
education**

1
VOTES



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

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...

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

"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)

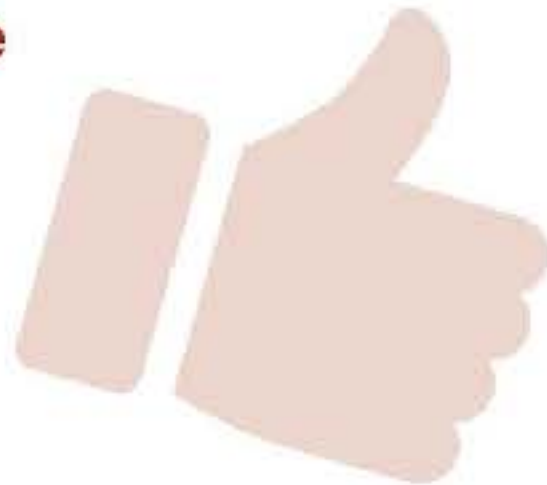
Do the Guiding Principles reflect your vision for Wildomar?

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

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

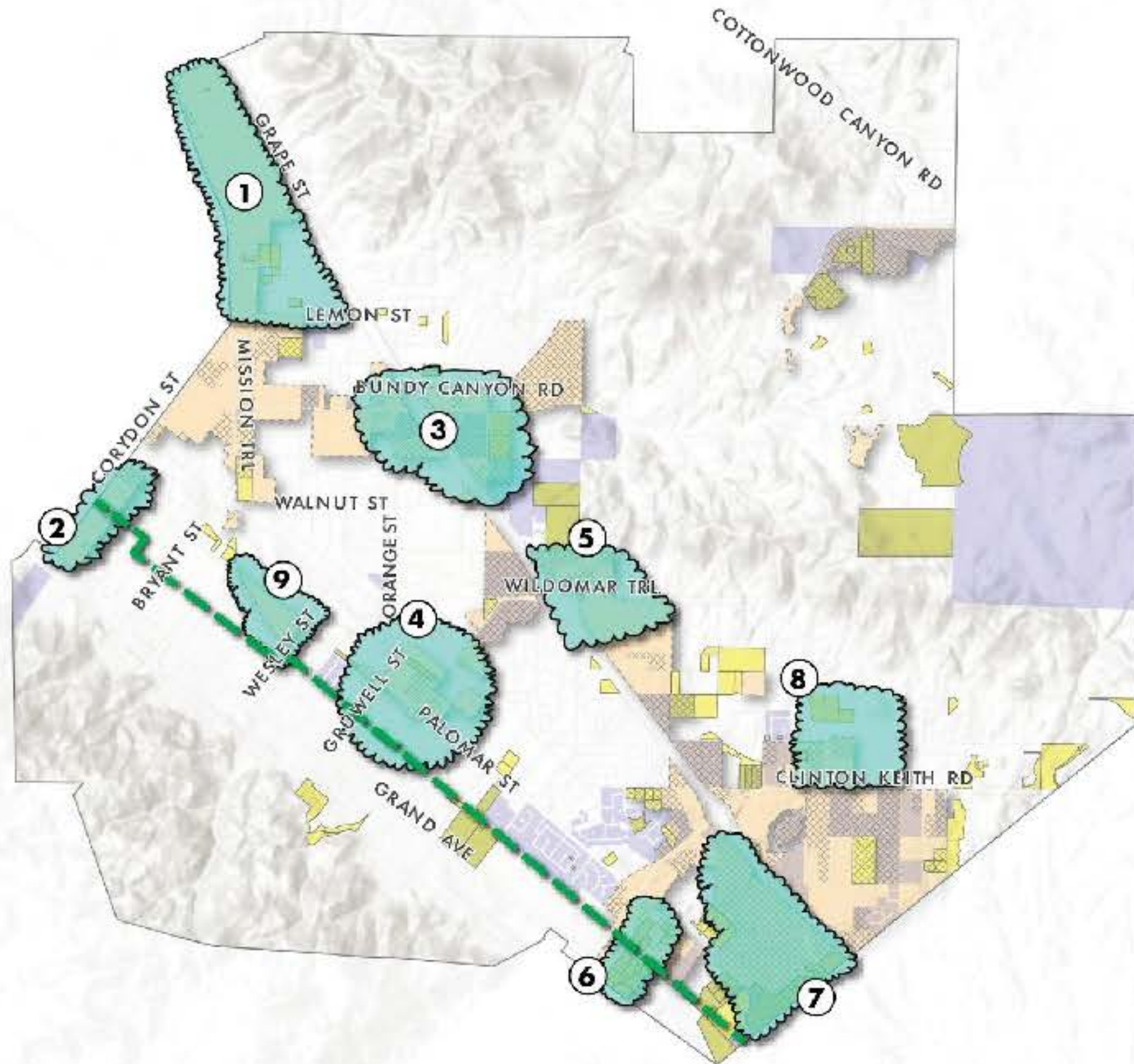


Use "raise hand" to agree. Specific comments or suggestions? Let us know!

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

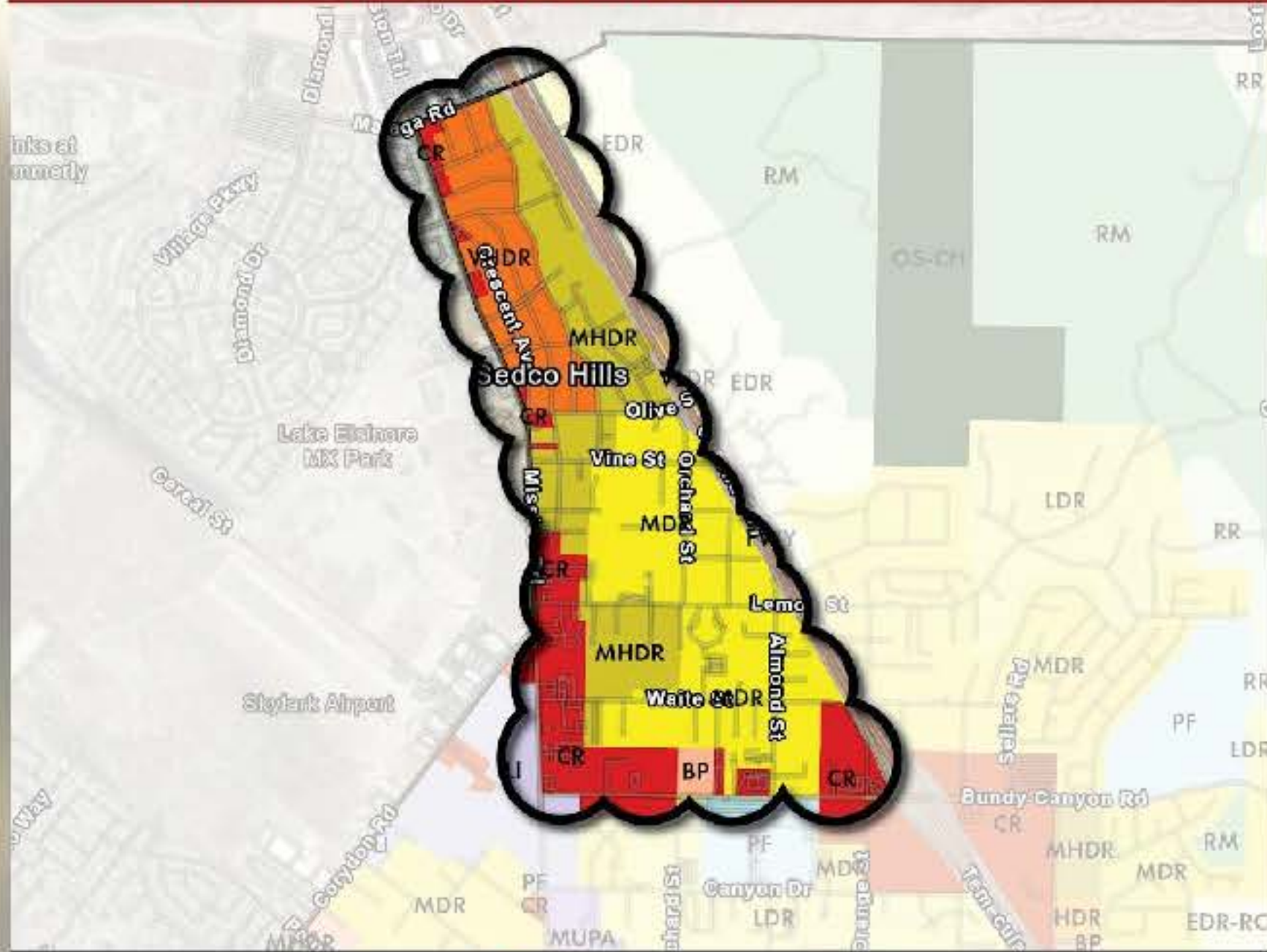
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

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



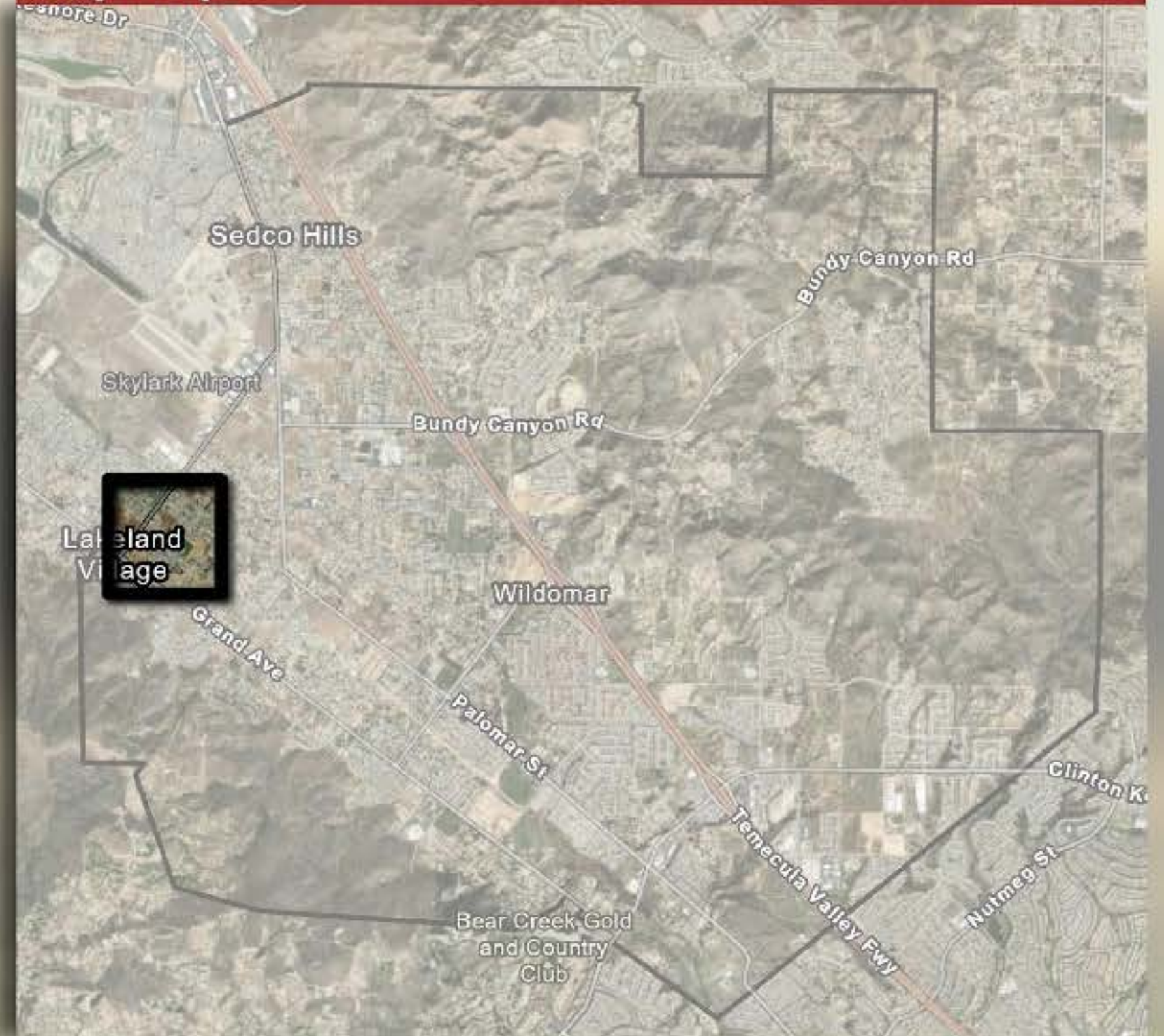
Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 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
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 Medium-Density
MHDR-Medium High Density Residential	LI-Light Industrial	

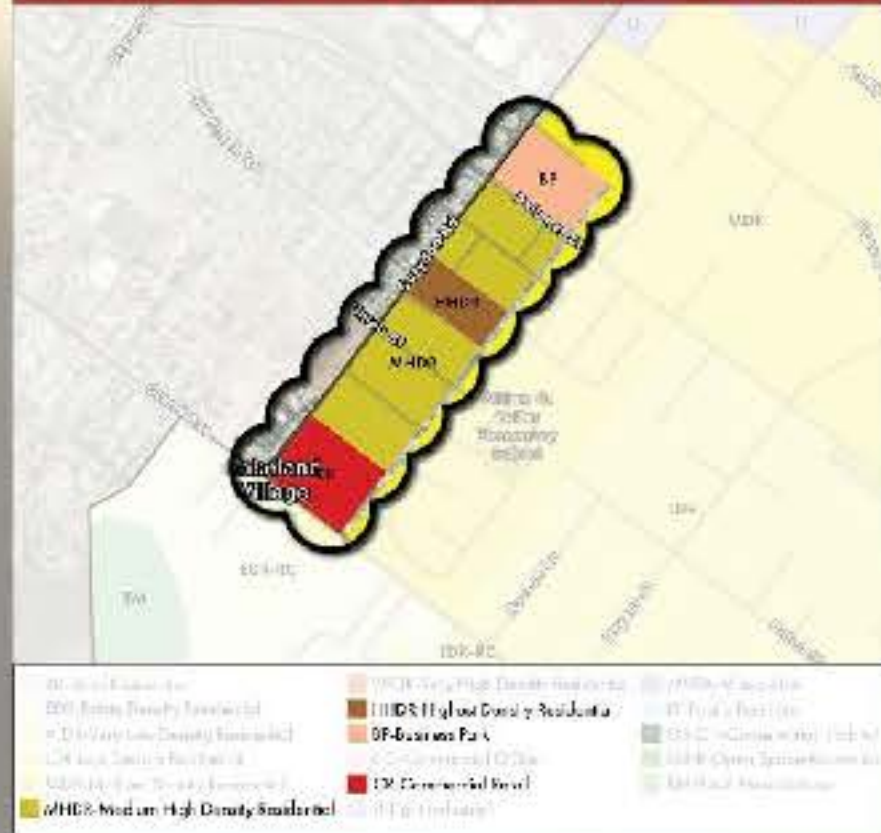
Existing Land Use



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

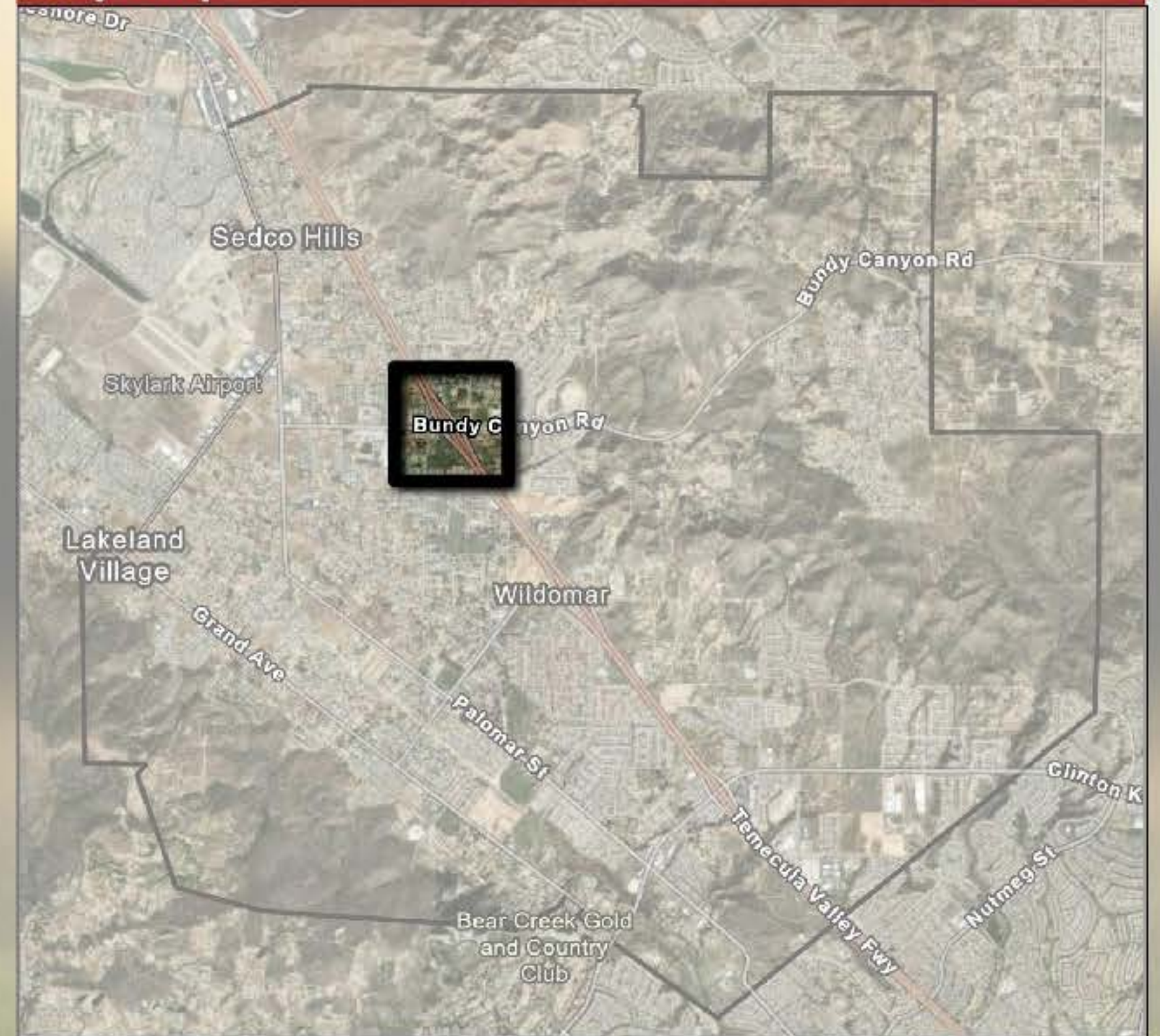
Keep commercial on Mission Trail

FOCUS AREA 3

Key Considerations

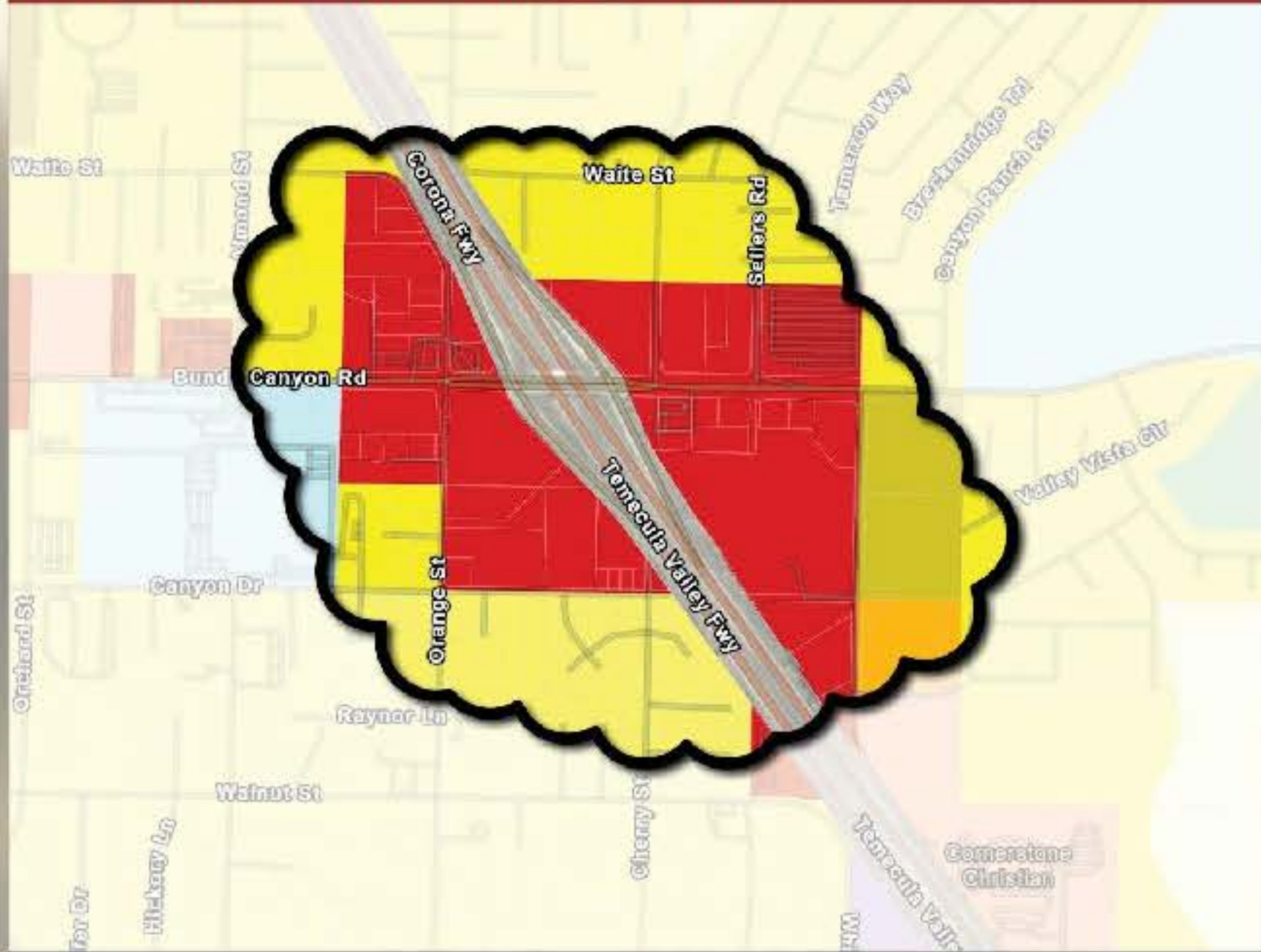
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for 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	DS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	DS-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) Approved Parcel Map for 7-lot commercial subdivision

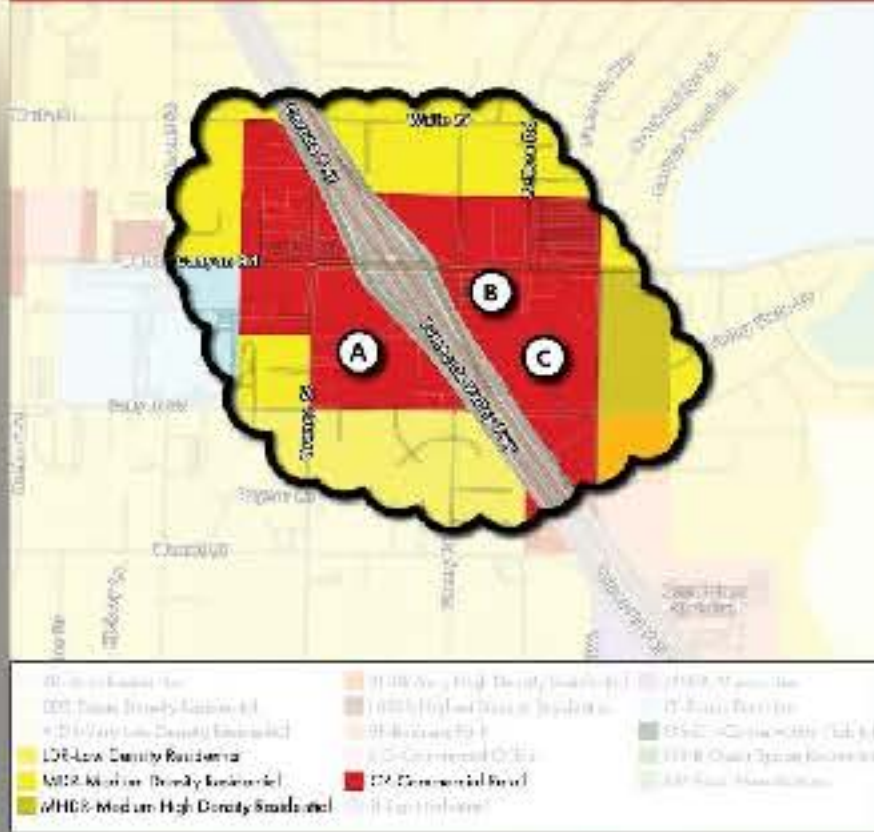
(B) Bundy Canyon Plaza:

(C) Former Walmart site

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

FOCUS AREA 3

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

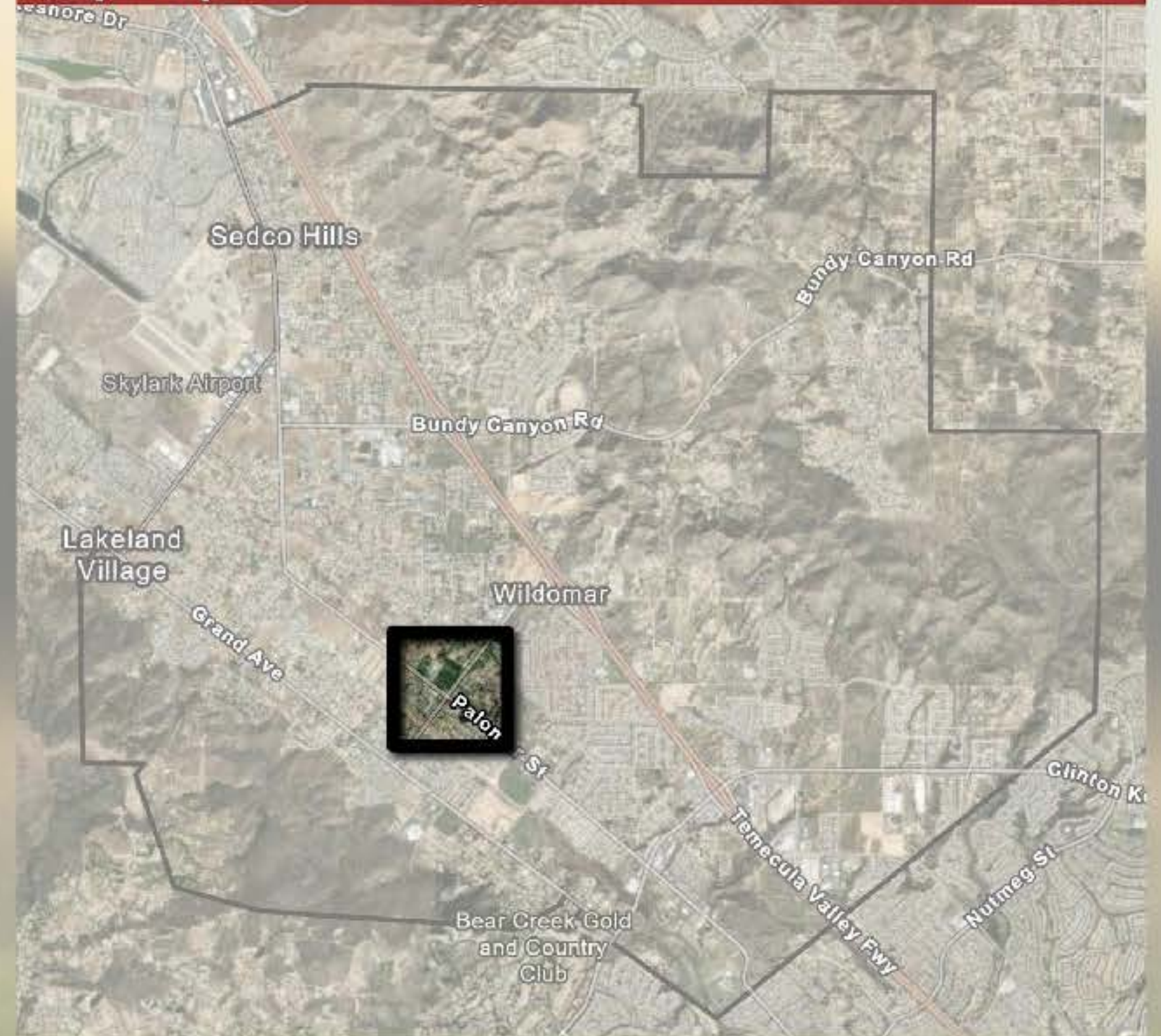
Would love a Winco

FOCUS AREA 4

Key Considerations

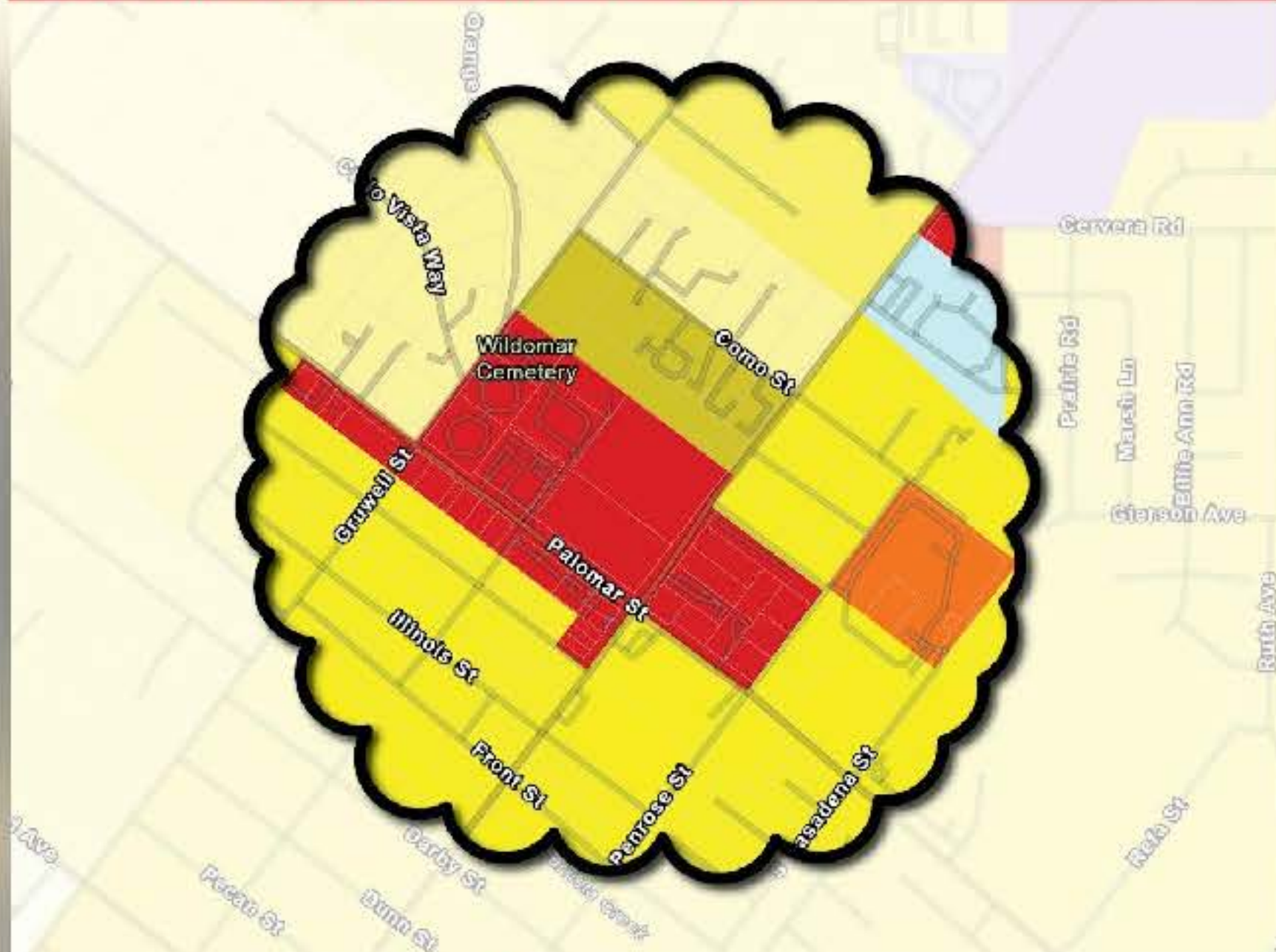
- Considered by many as the “Heart of the City”
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map



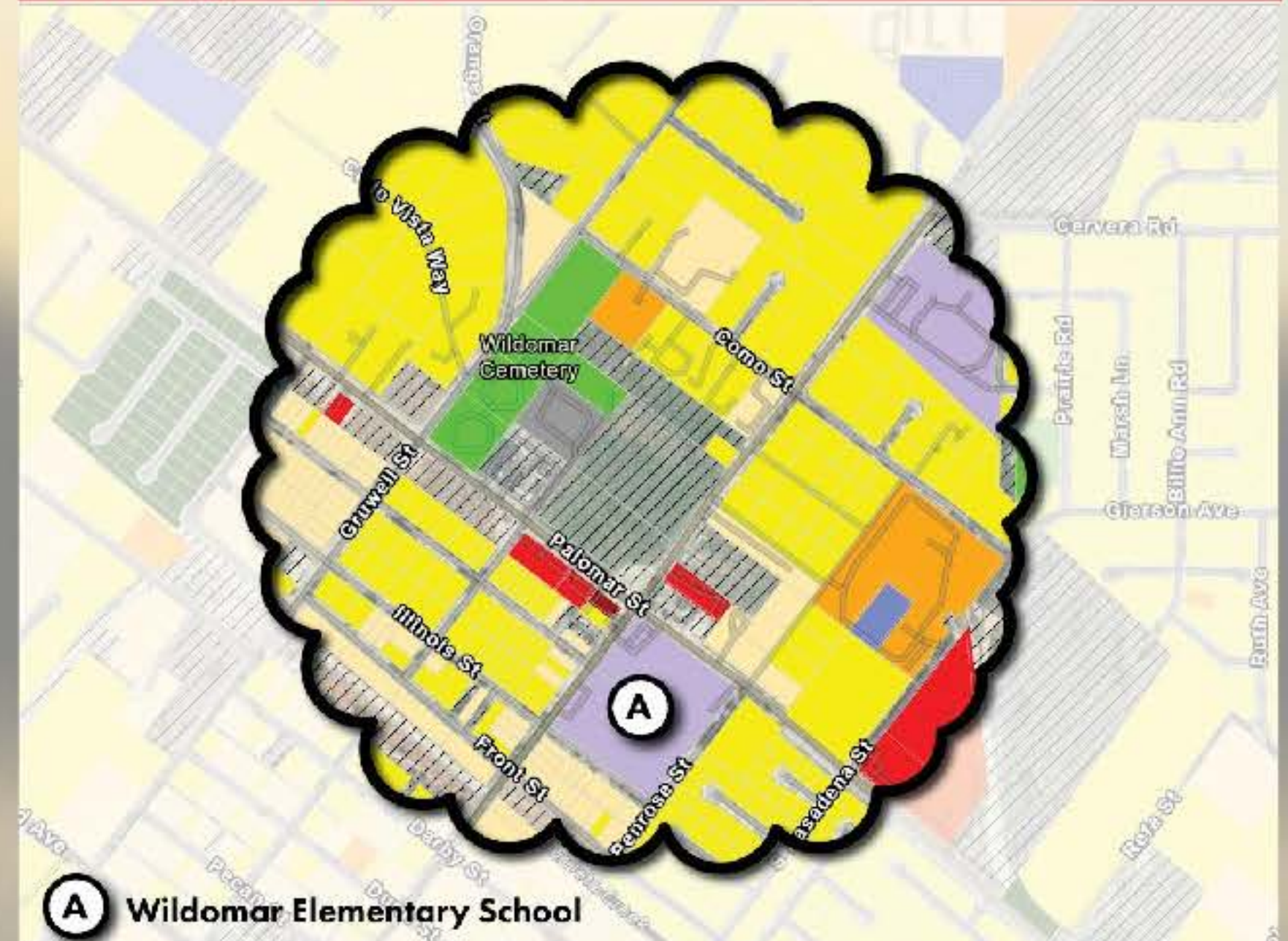
FOCUS AREA 4

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed Use
EDR-Estate Density Residential	HHDR-High 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

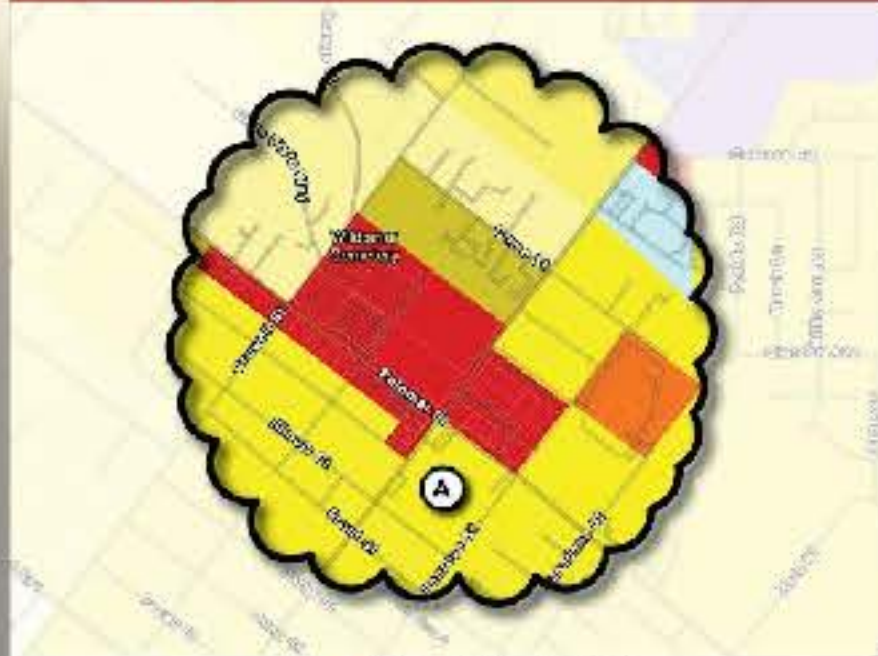


A Wildomar Elementary School

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



VLDR - Very Low Density Residential	WHDR - Very High Density Residential	SP - Streetcar
MDR - Medium Density Residential	CR - Commercial Retail	OS - Office/Service
WDR - Very High Density Residential	CP - Community Park	OS - Office/Service
WDR - Very High Density Residential	CP - Community Park	OS - Office/Service

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

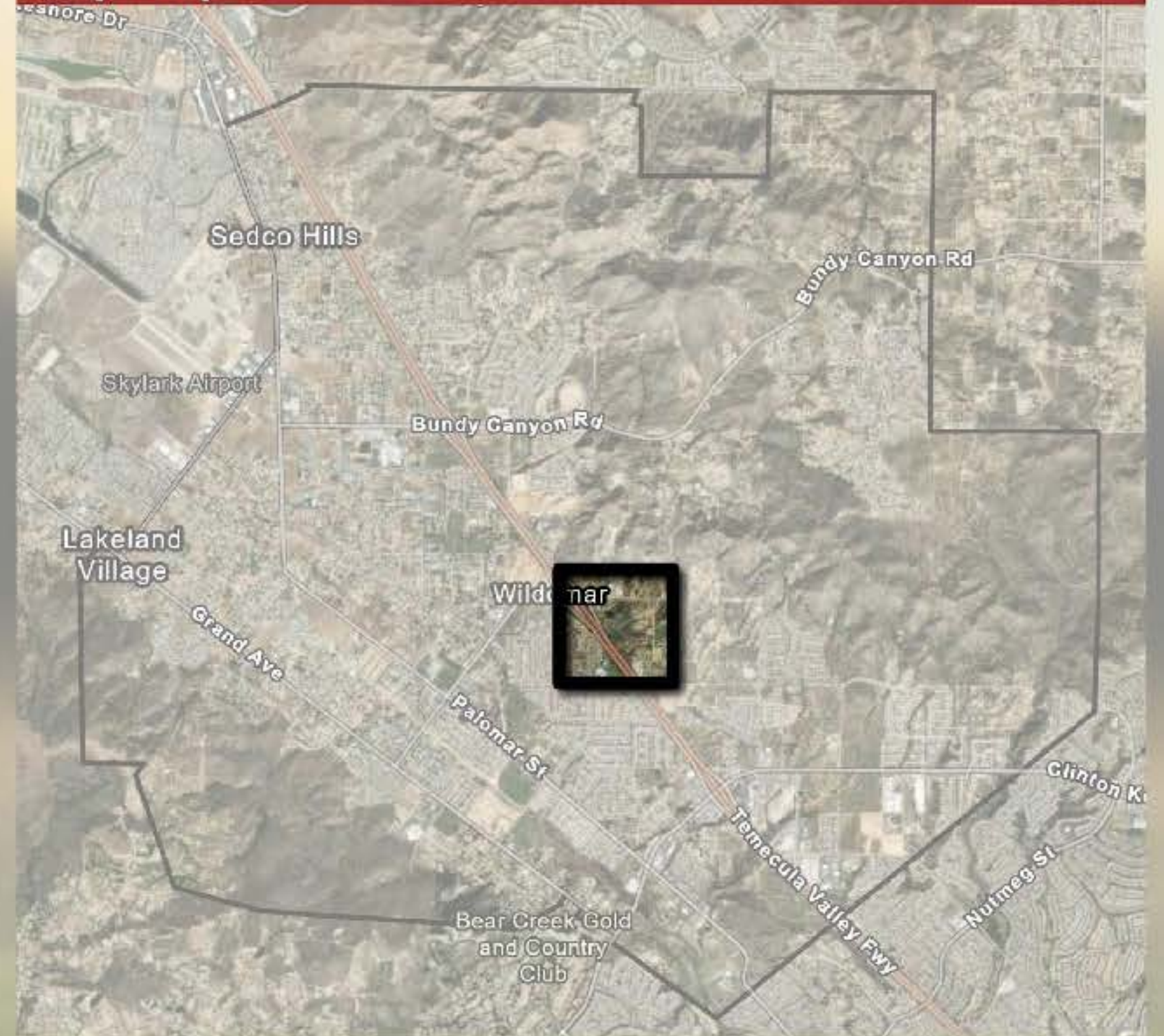
Don't want homes near earthquake fault

FOCUS AREA 5

Key Considerations

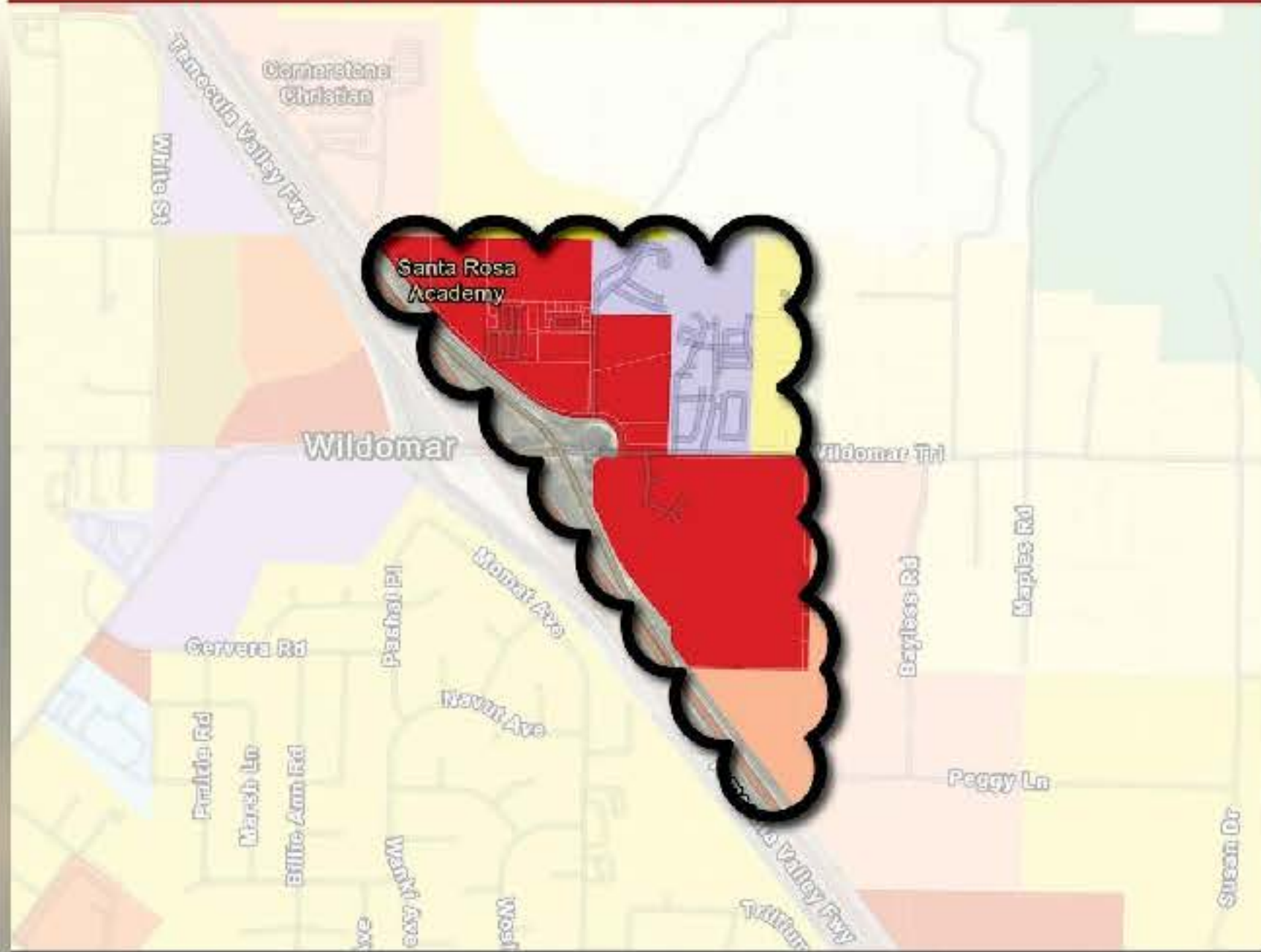
- Large Vacant sites
- Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

Key Map



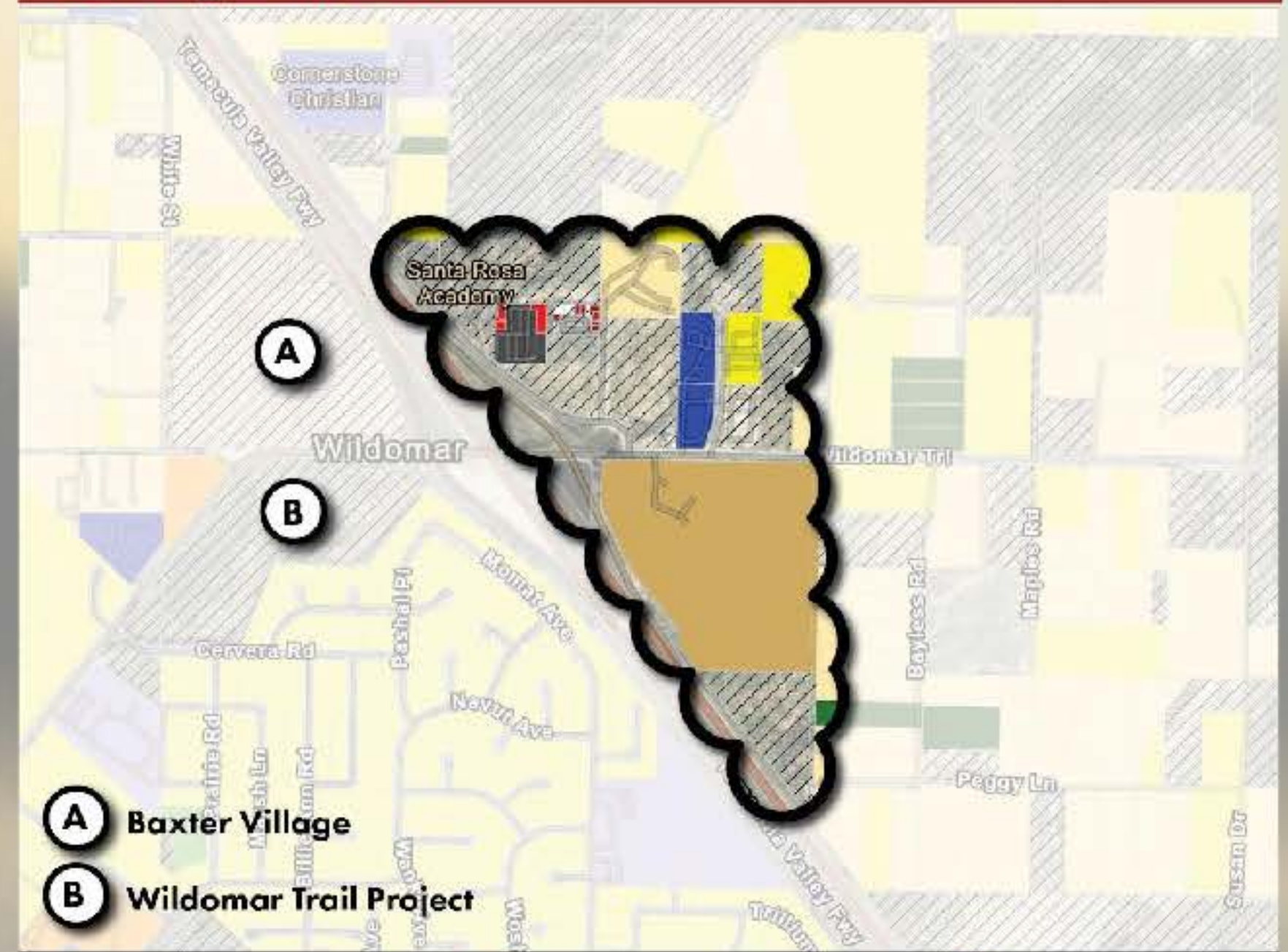
FOCUS AREA 5

Current General Plan Land Use



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



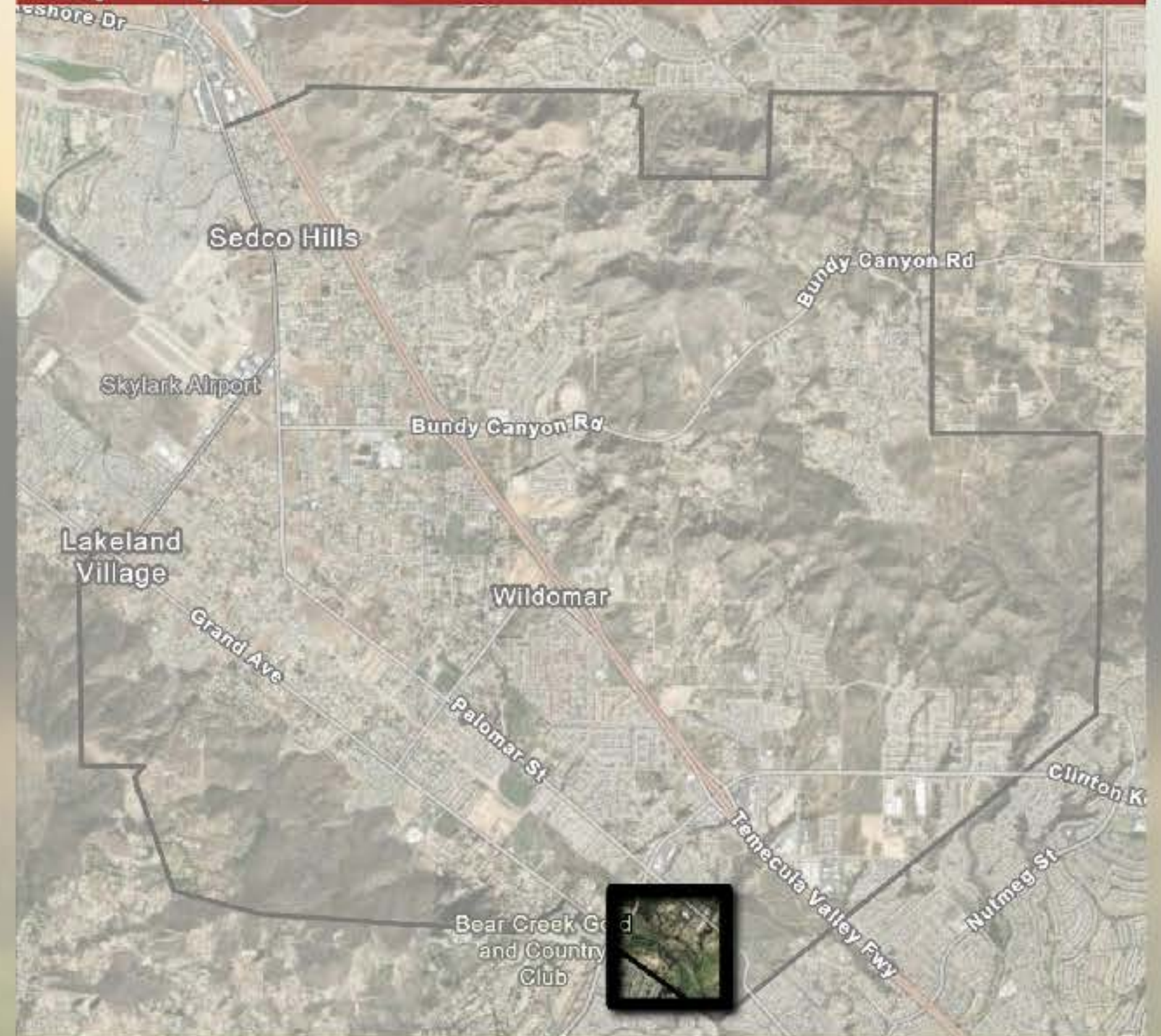
Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 6

Key Considerations

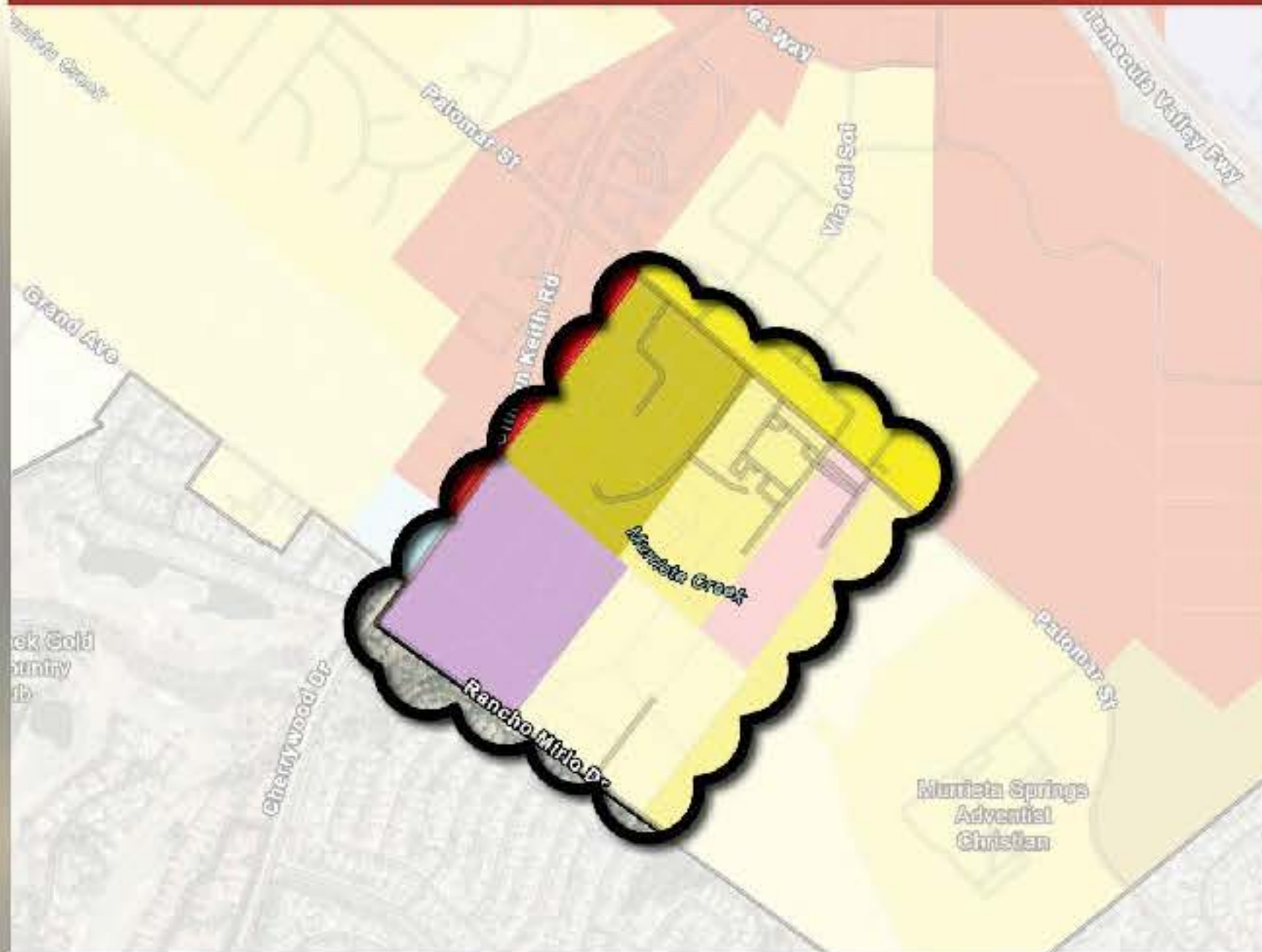
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map



FOCUS AREA 6

Current General Plan Land Use



Existing Land Use

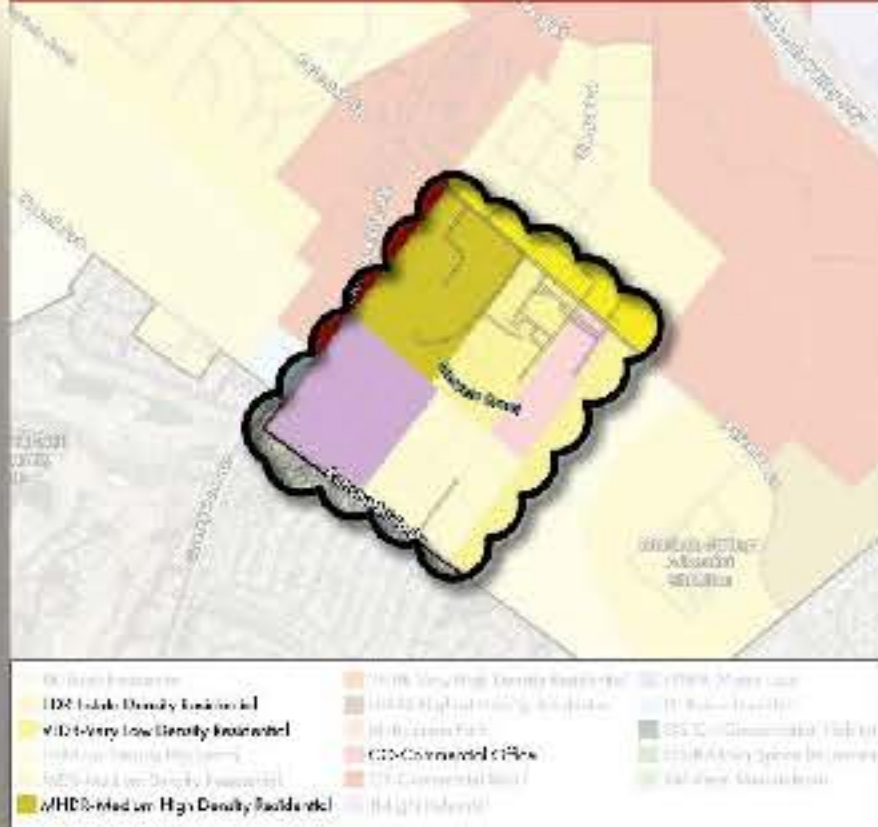


- | | | |
|--------------------------------------|------------------------------------|----------------------------|
| RR-Rural Residential | VHDR-Very High Density Residential | MUPA-Mixed Use |
| EDR-Estate Density Residential | HHDR-Highest Density Residential | PF-Public Facilities |
| VLDR-Very 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 | |

- | | | |
|------------------------------|--------------------------------|------------------------|
| 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

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

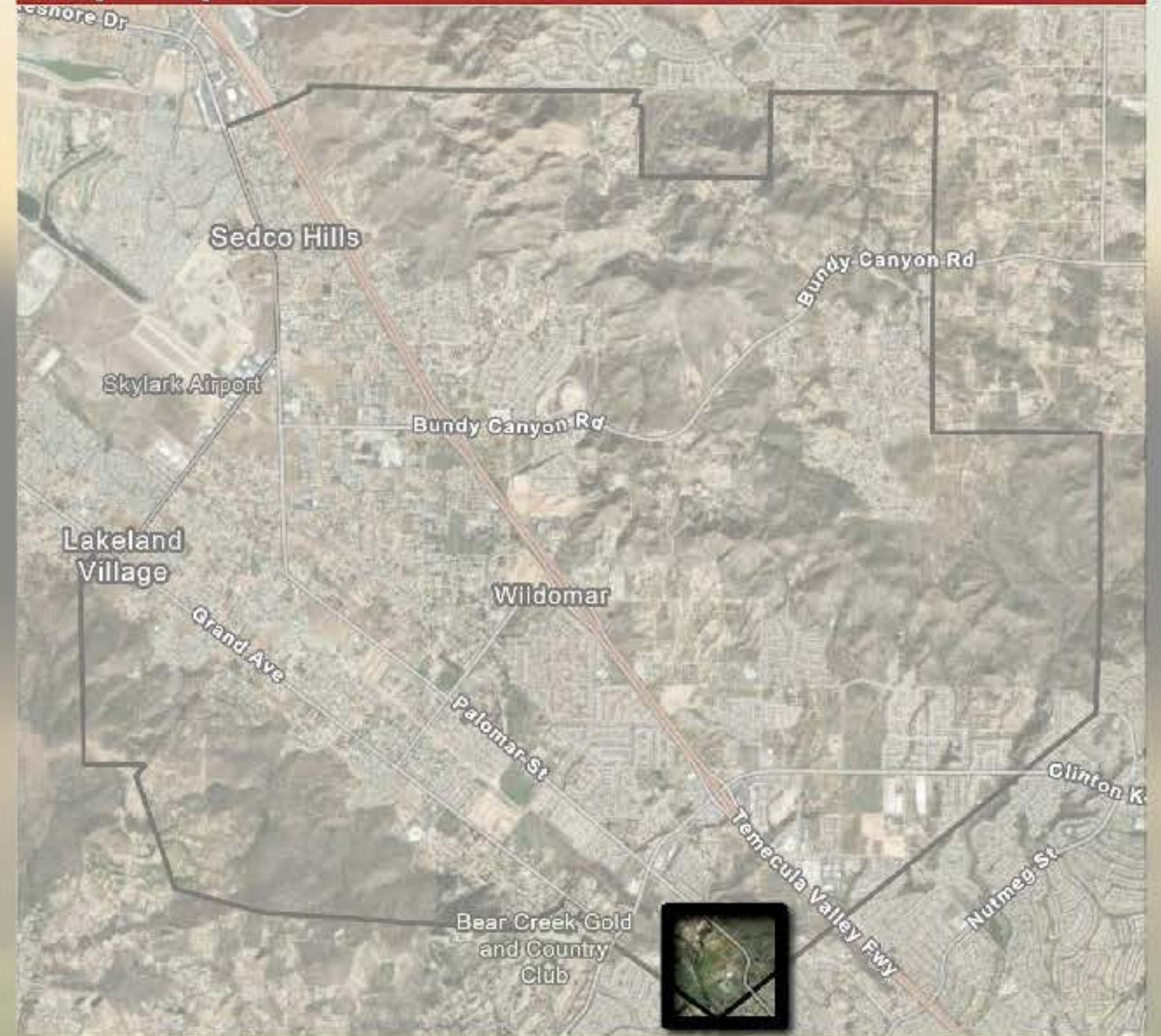
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

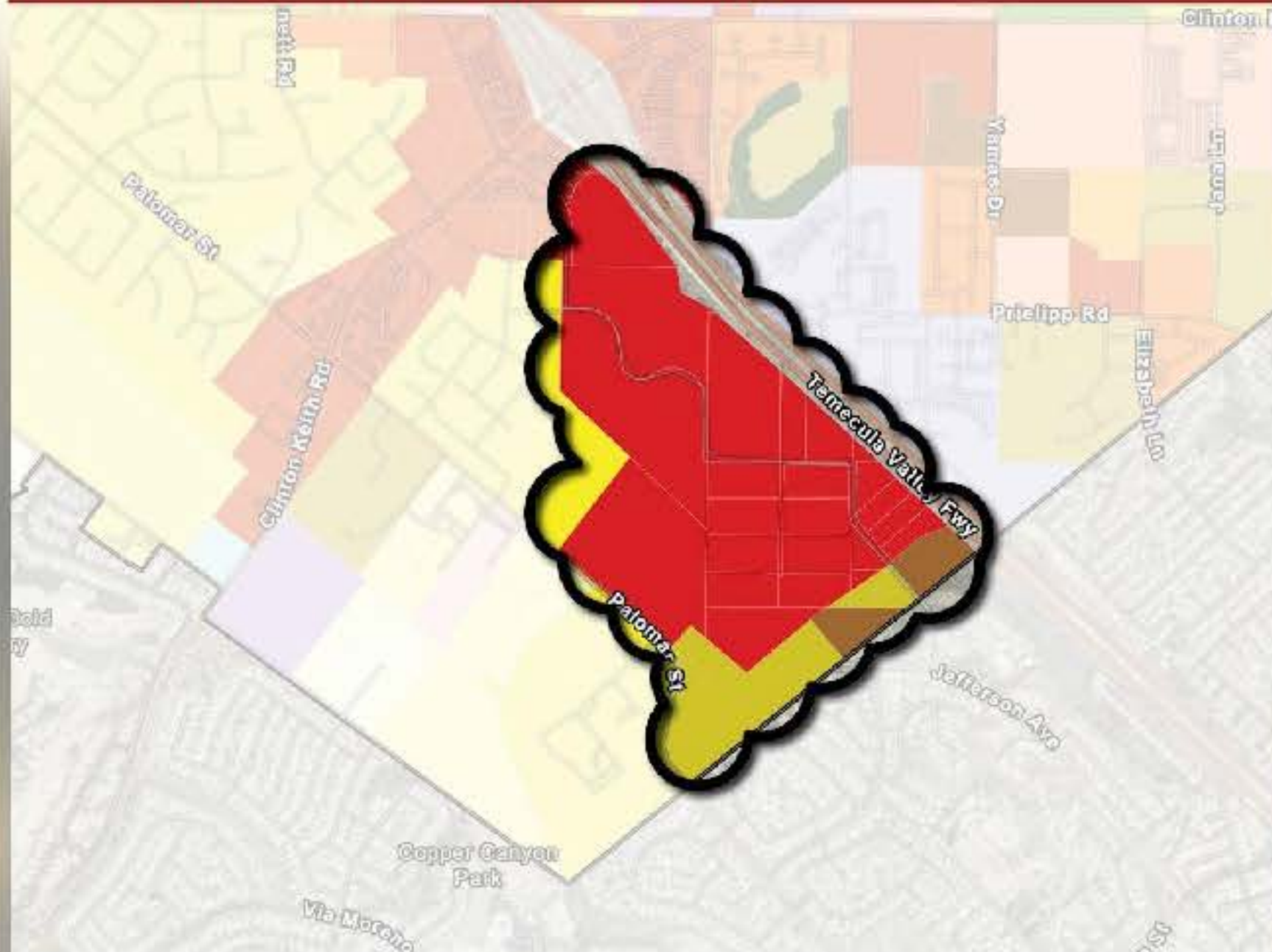
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map



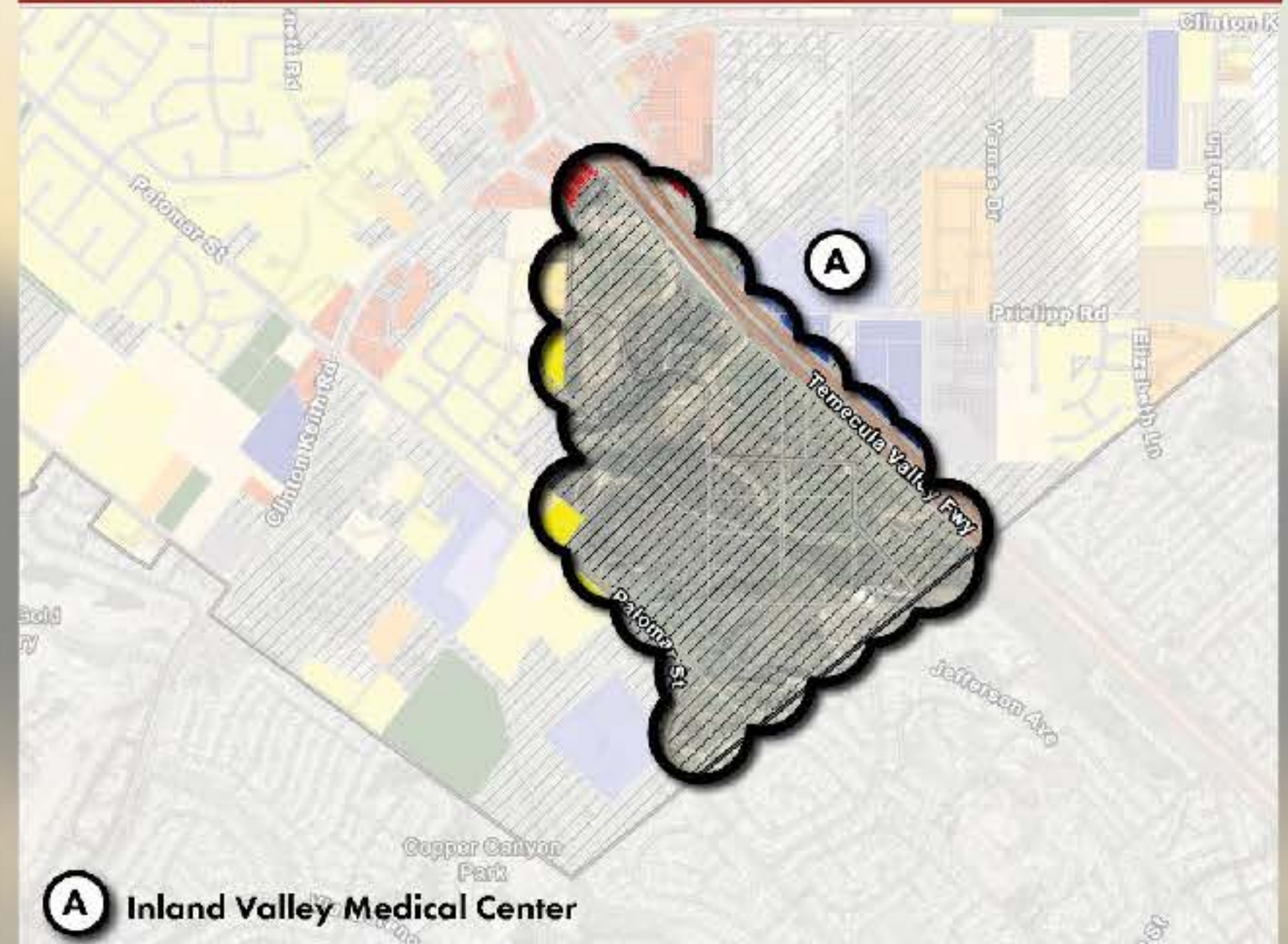
FOCUS AREA 7

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

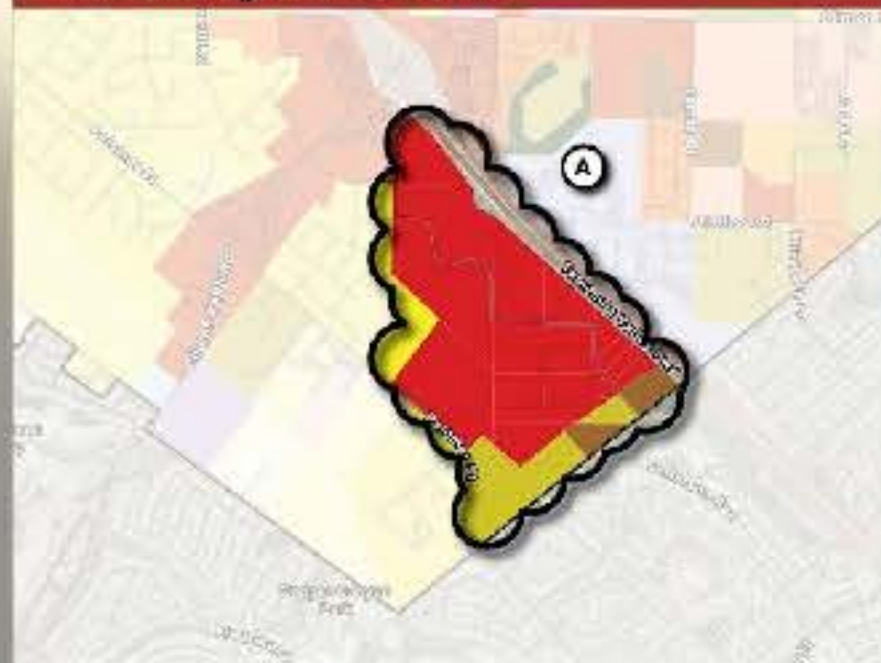


Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

A Inland Valley Medical Center

FOCUS AREA 7

Existing Land Use



<ul style="list-style-type: none"> 1000 - Low Density Residential 10000 - Low Density Residential 2000 - Medium Density Residential 3000 - High Density Residential 4000 - High Density Residential 5000 - High Density Residential 6000 - High Density Residential 7000 - High Density Residential 8000 - High Density Residential 9000 - High Density Residential 10000 - High Density Residential 	<ul style="list-style-type: none"> 1000 - Low Density Residential 2000 - Medium Density Residential 3000 - High Density Residential 4000 - High Density Residential 5000 - High Density Residential 6000 - High Density Residential 7000 - High Density Residential 8000 - High Density Residential 9000 - High Density Residential 10000 - High Density Residential 	<ul style="list-style-type: none"> 1000 - Low Density Residential 2000 - Medium Density Residential 3000 - High Density Residential 4000 - High Density Residential 5000 - High Density Residential 6000 - High Density Residential 7000 - High Density Residential 8000 - High Density Residential 9000 - High Density Residential 10000 - 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

(A) 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

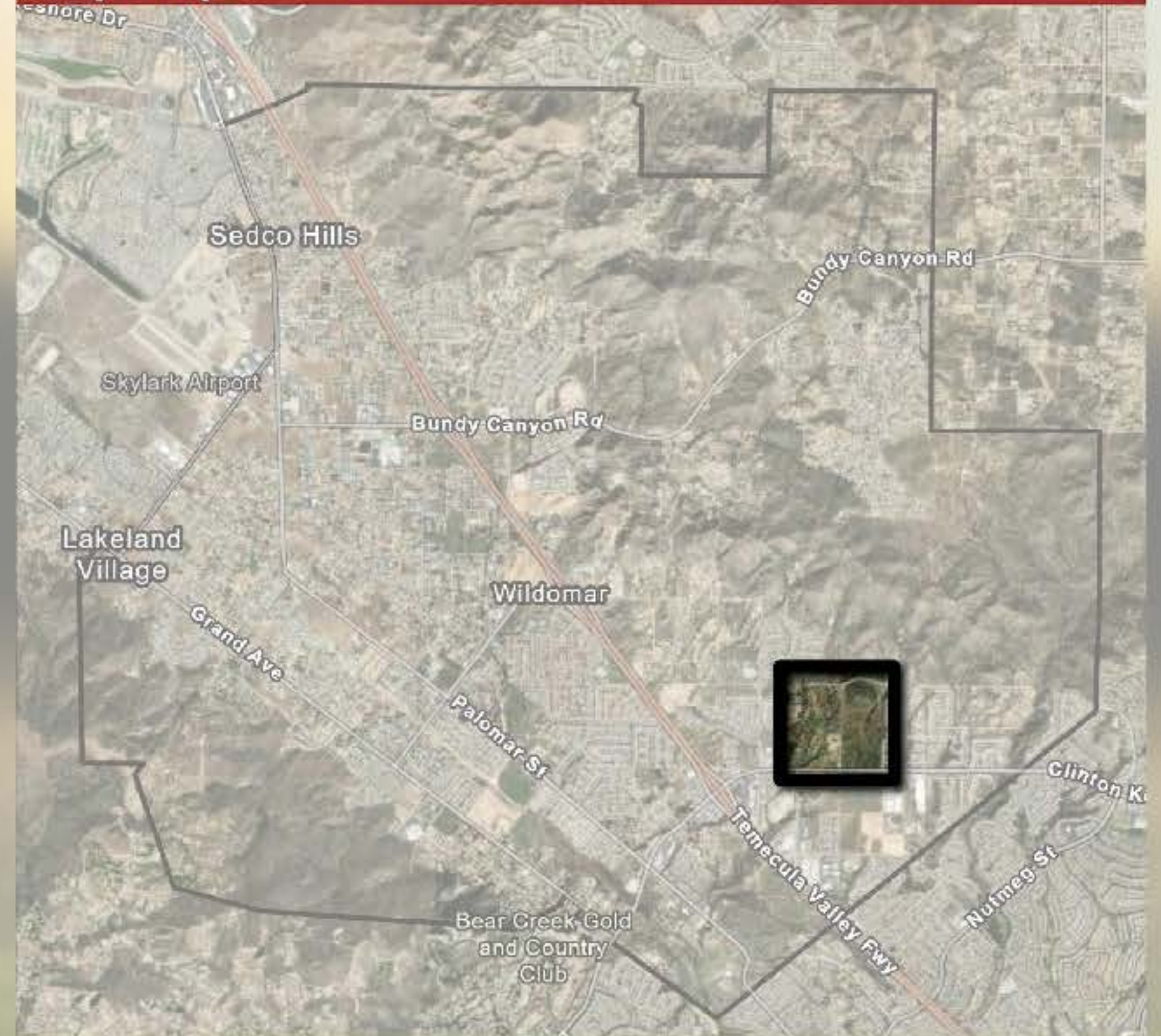
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

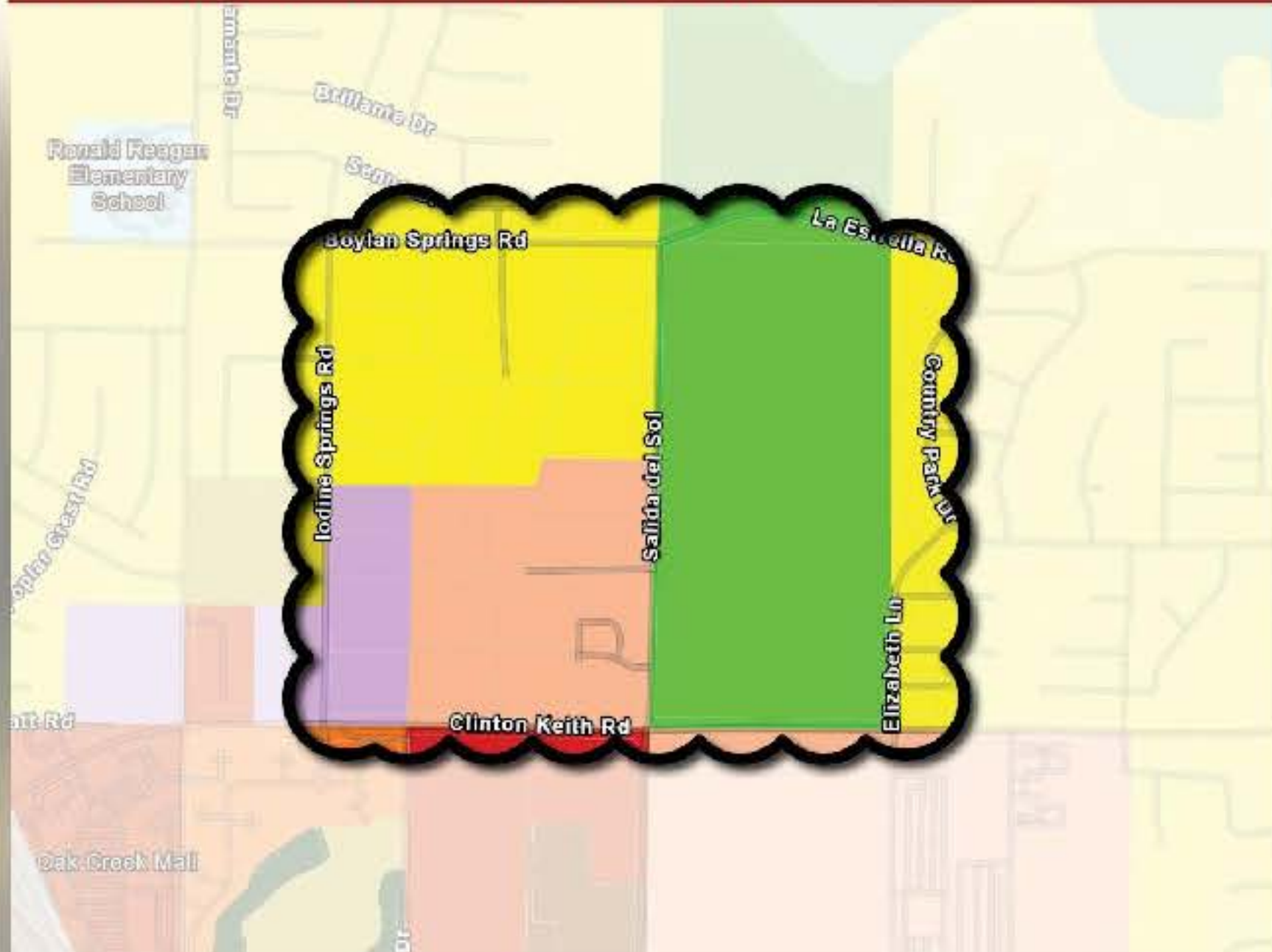
- Large Vacant Land
- Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

Key Map

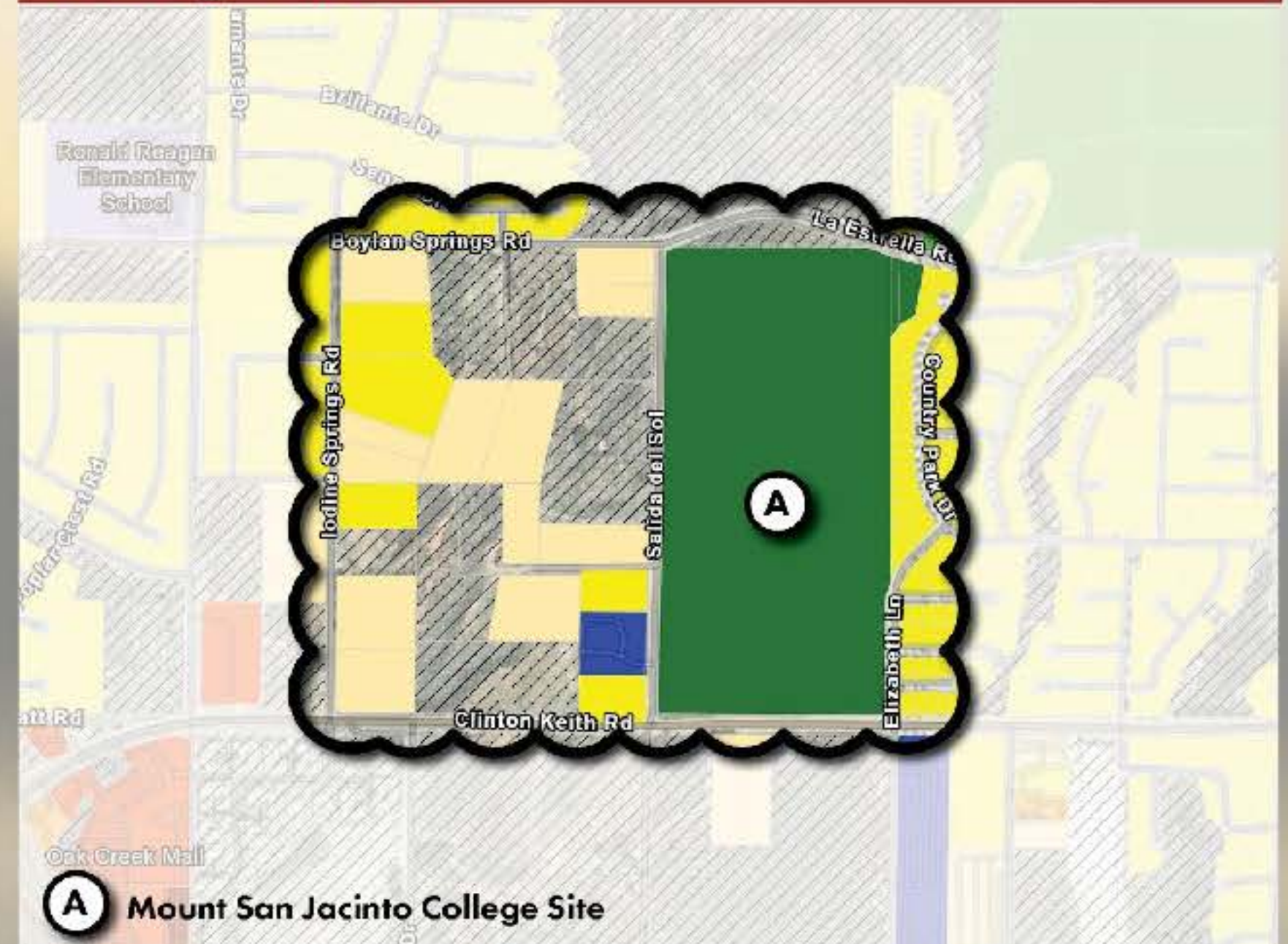


FOCUS AREA 8

Current General Plan Land Use



Existing Land Use



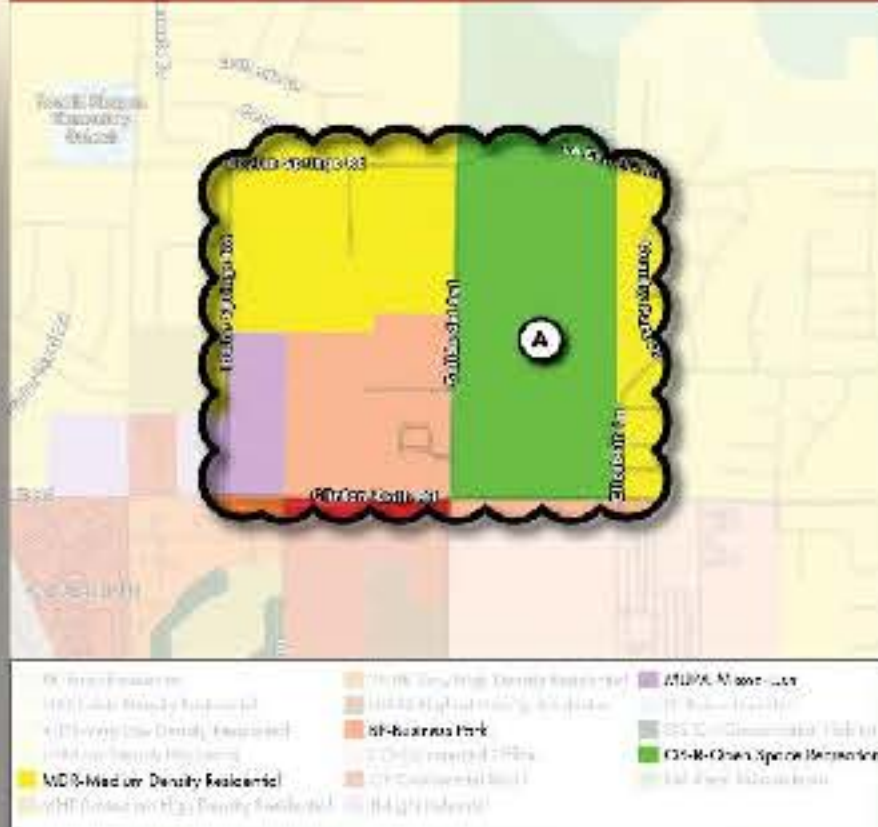
A Mount San Jacinto College Site

- | | | |
|--------------------------------------|------------------------------------|----------------------------|
| 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 | |

- | | | |
|------------------------------|--------------------------------|------------------------|
| 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 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

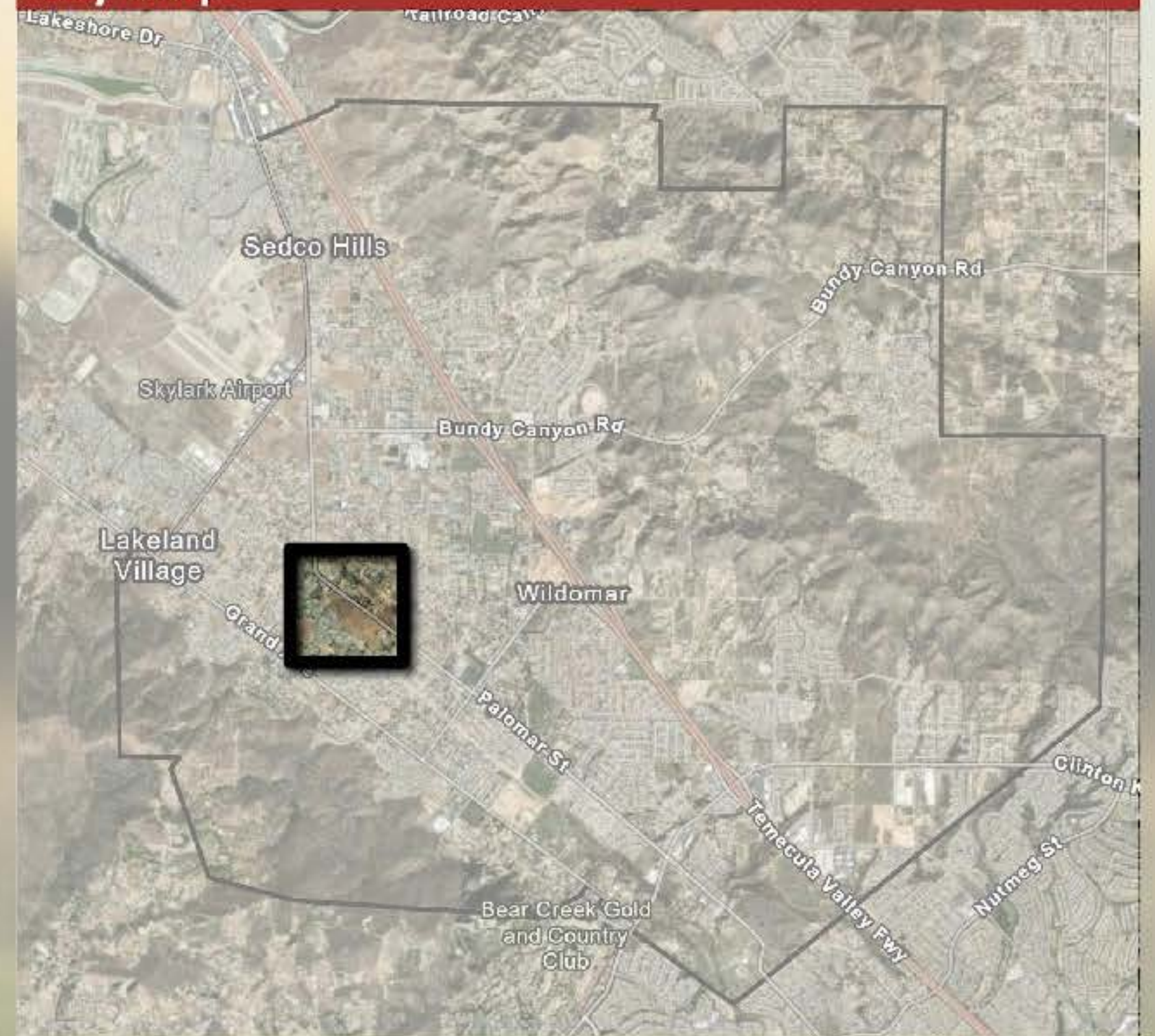
OTHER THOUGHTS OR IDEAS

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



Existing Land Use



A Existing Commercial Uses

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	CS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountaineer
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 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."

- 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 residents.

I Agree



7

I disagree



X
VOTES



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

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...

Growth, Land Use, & Development

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

I Agree



7VOTES

I disagree



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

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...

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



7
VOTES

I disagree



X
VOTES



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

WILDOMAR'S GUIDING PRINCIPLES

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- 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...

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



7
VOTES

I disagree



X
VOTES



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

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...

Environment

Protects the visual and ecological value of its natural resources.

I Agree



7
VOTES

I disagree



X
VOTES



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

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)

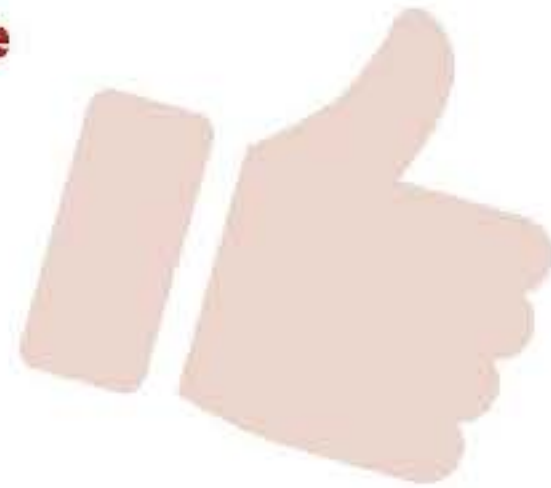
Do the Guiding Principles reflect your vision for Wildomar?

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

Mobility

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

I Agree



7
VOTES

I disagree



X
VOTES

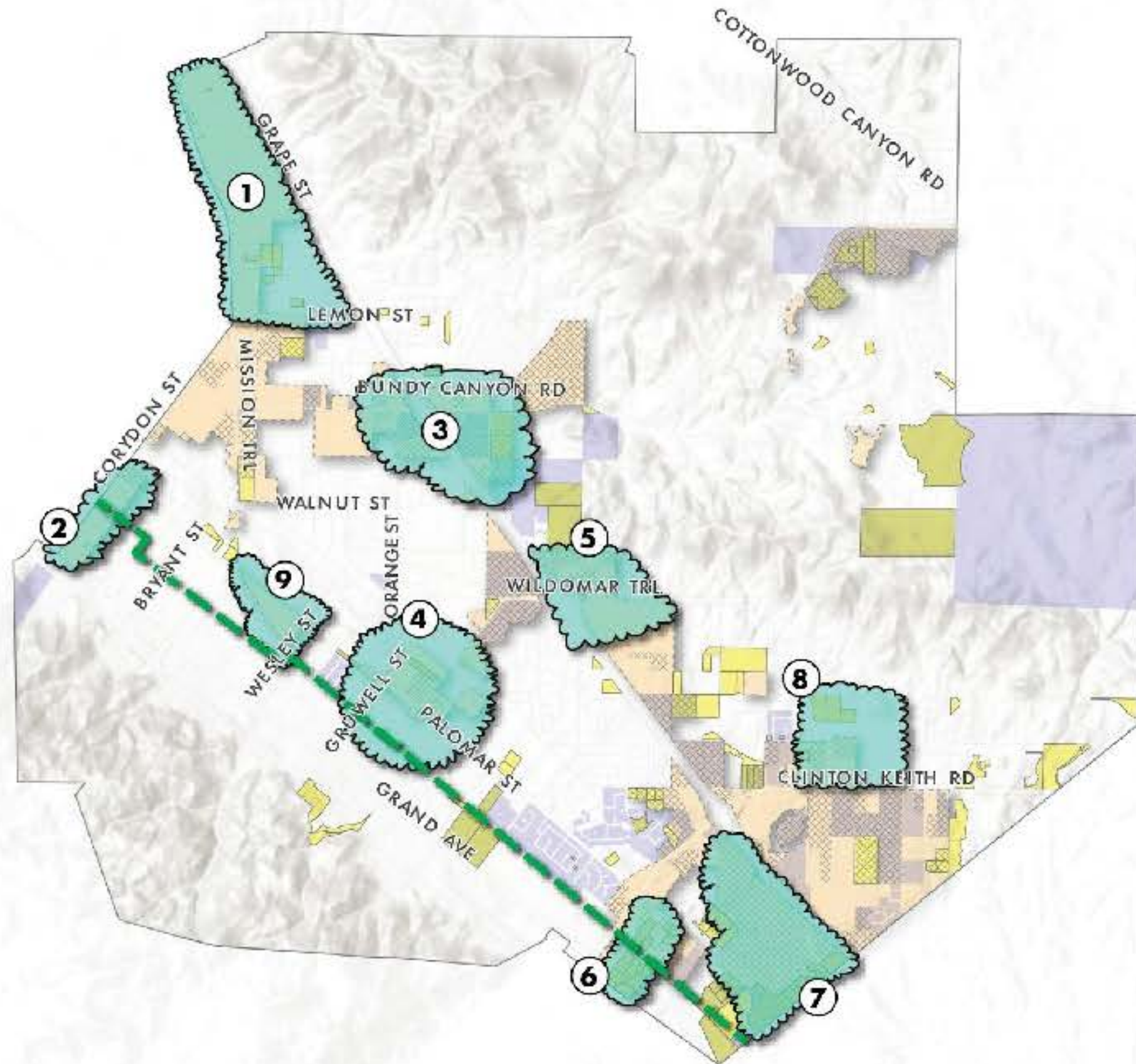


Use "raise hand" to agree. Specific comments or suggestions? Let us know!

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

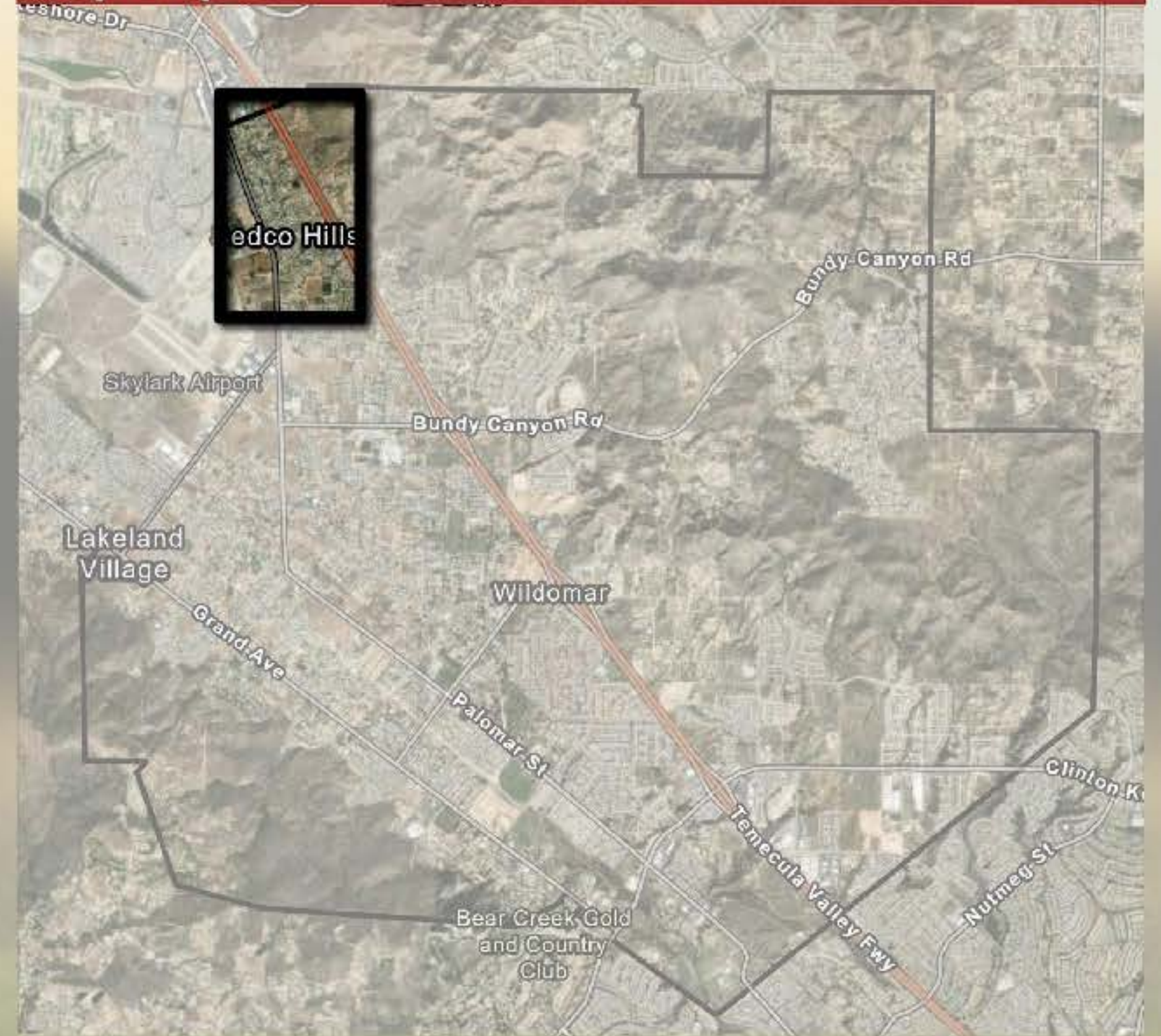


FOCUS AREA 1

Key Considerations

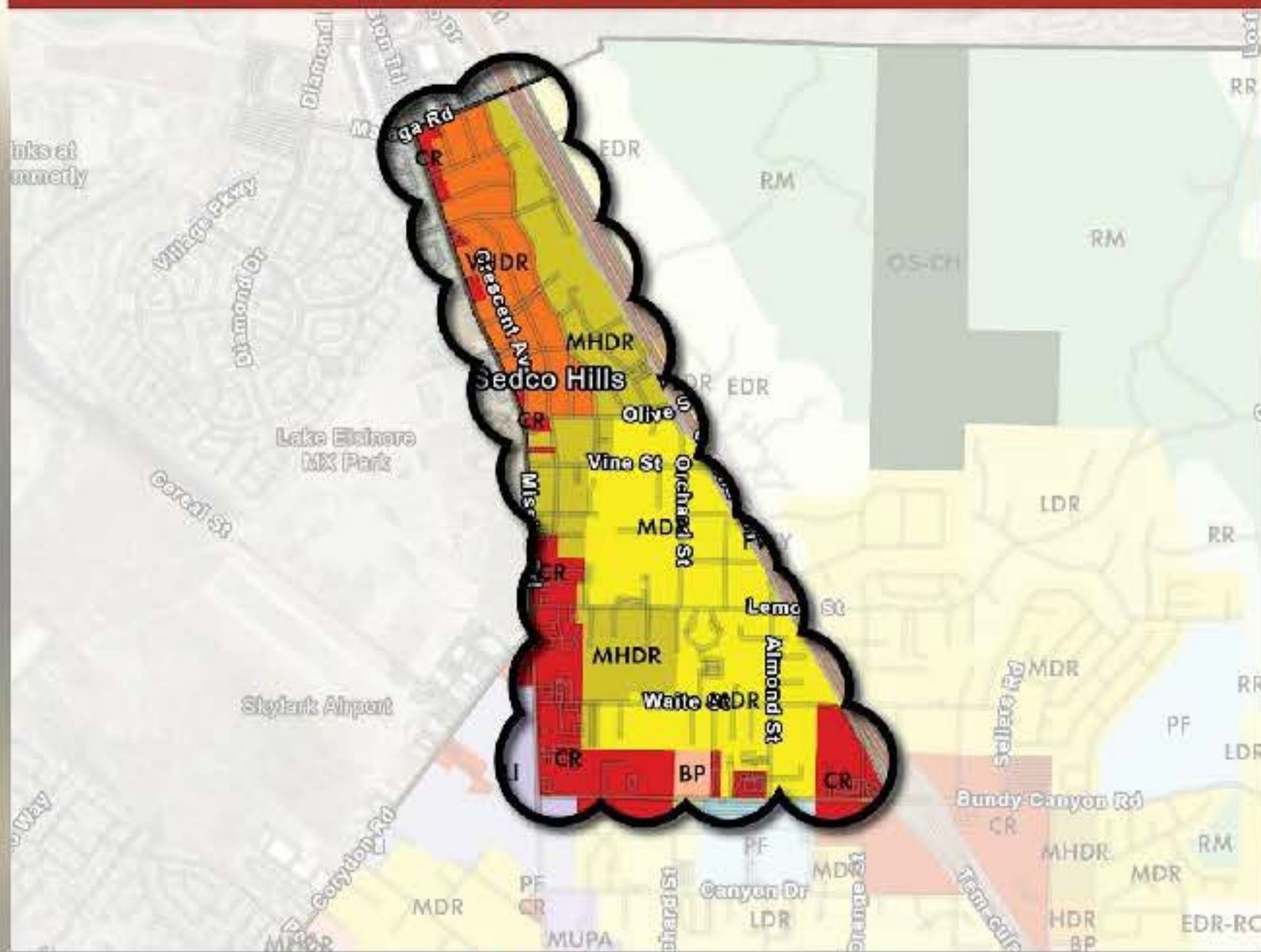
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map



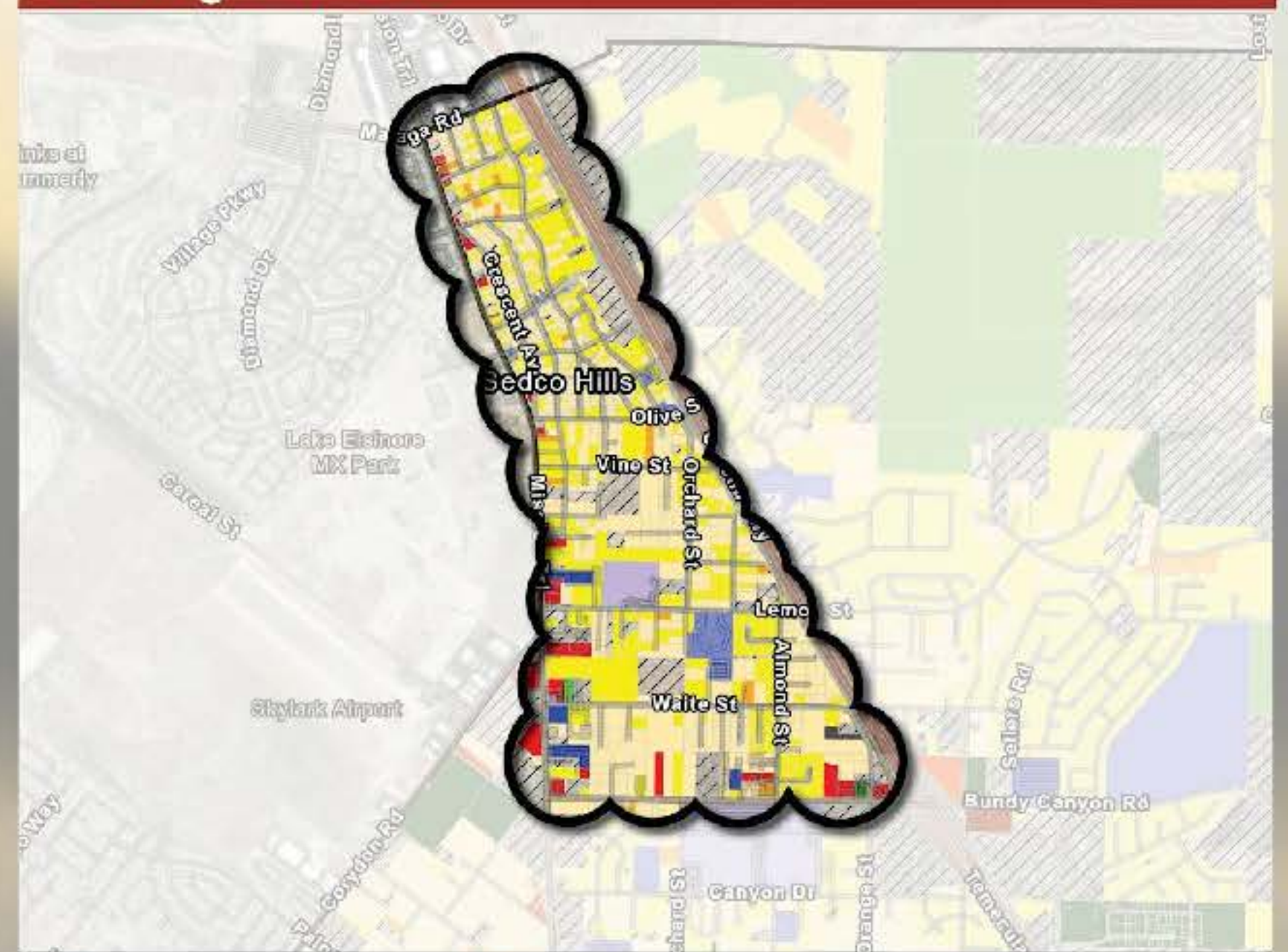
FOCUS AREA 1

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed Use
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 AREAS

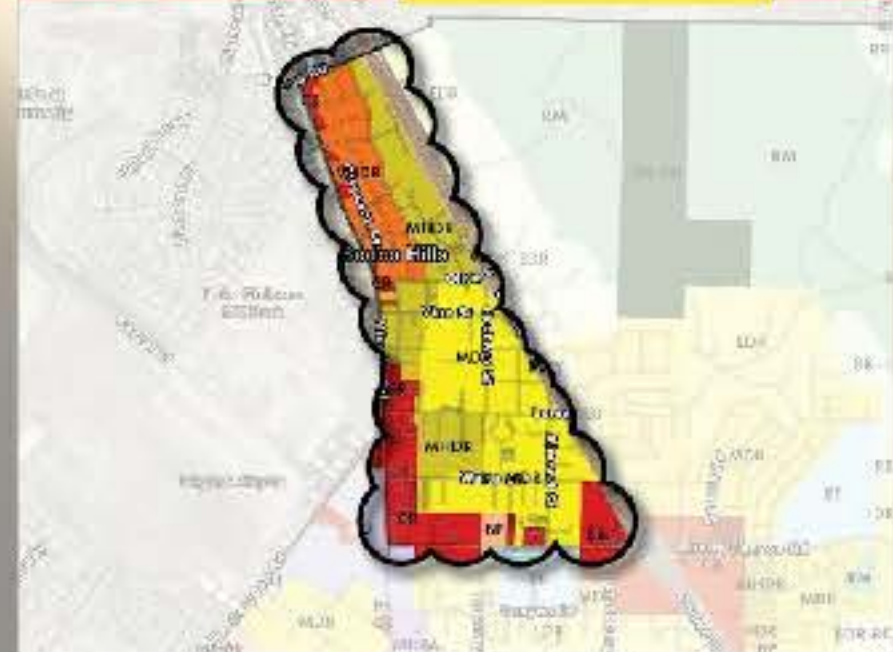
Need to be careful about displacement. Only place to live if lower income. Forgotten part of Wildomar.

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



WV - Very High Density Residential	WHD - High Density Residential	WMD - Medium Density Residential	WLD - Low Density Residential	WCD - Commercial District	WPD - Professional District	WSD - Special District
WVH - Very High Density Residential	WHDH - High Density Residential	WMDH - Medium Density Residential	WLDH - Low Density Residential	WCDH - Commercial District	WPDH - Professional District	WSDH - Special District

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 should 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

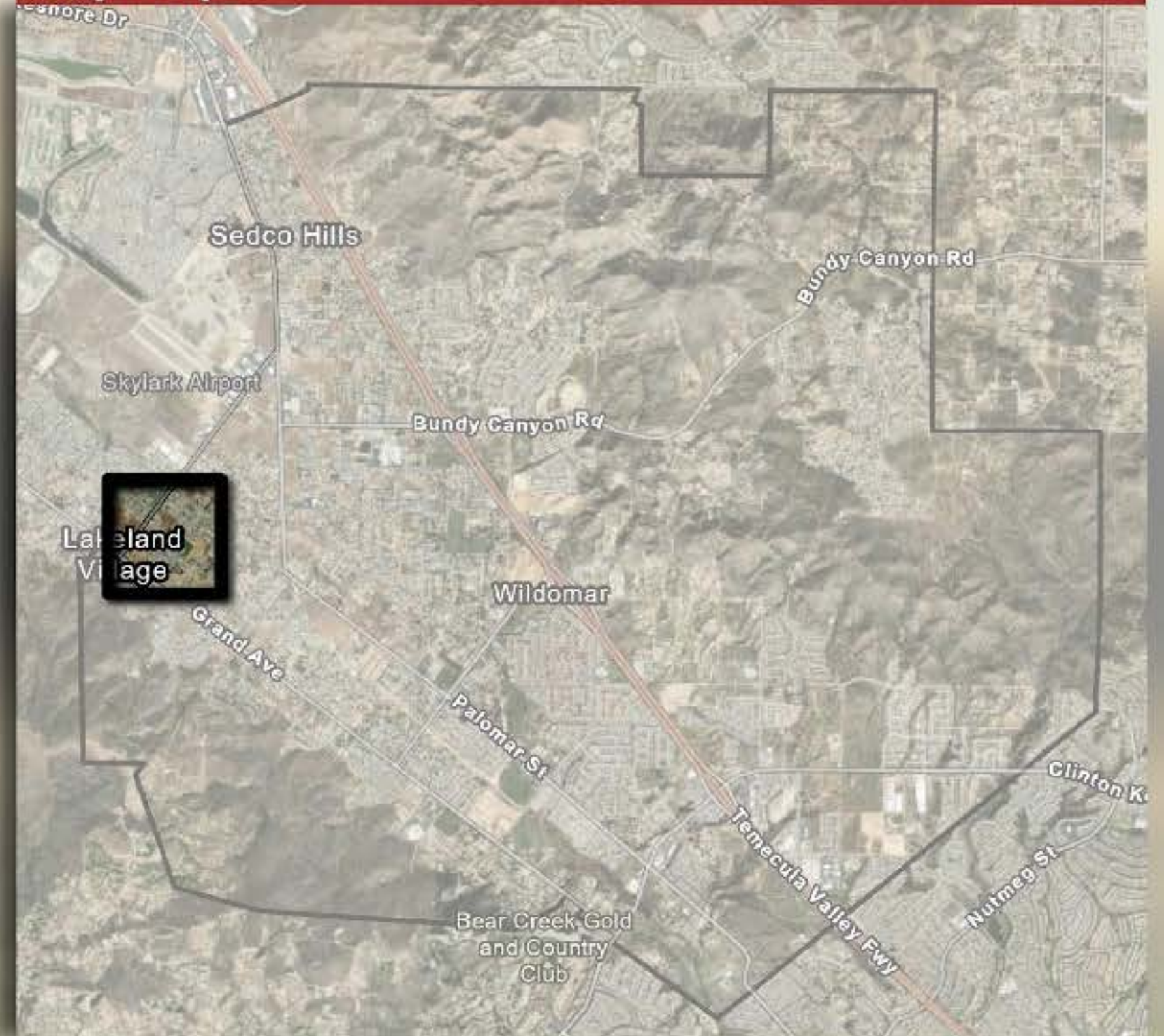


FOCUS AREA 2

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



Existing Land Use

- A** Grand Plaza Shopping Mall
- B** Collier Elementary School

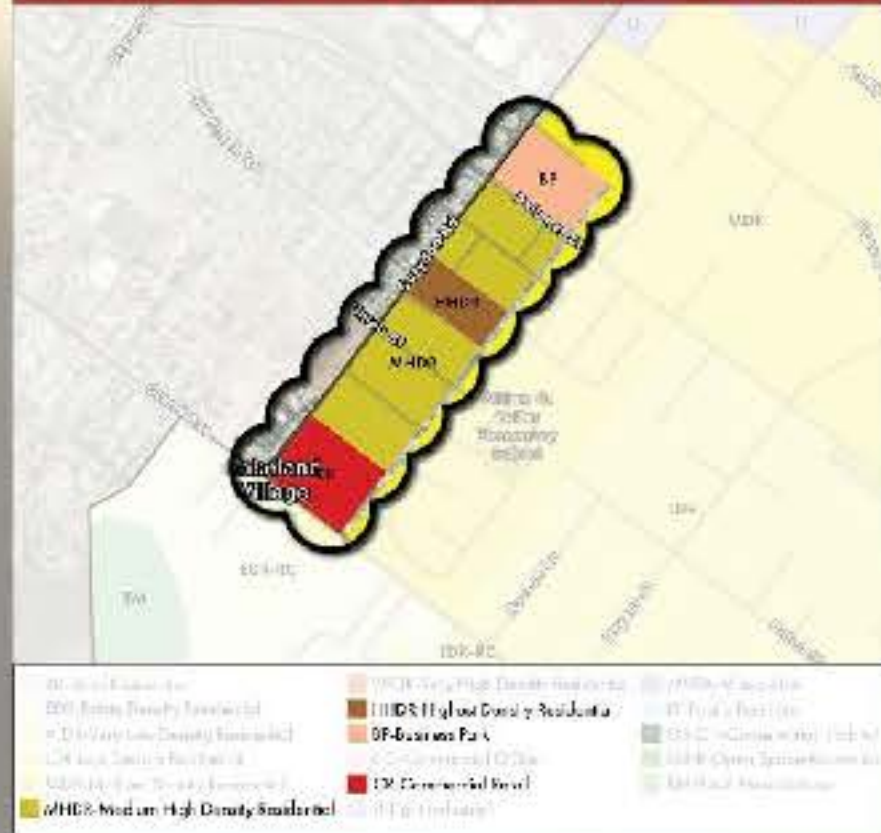


RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed-Use
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VHDR-Very Low Density Residential	BP-Business Park	OS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Medium-Density
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 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

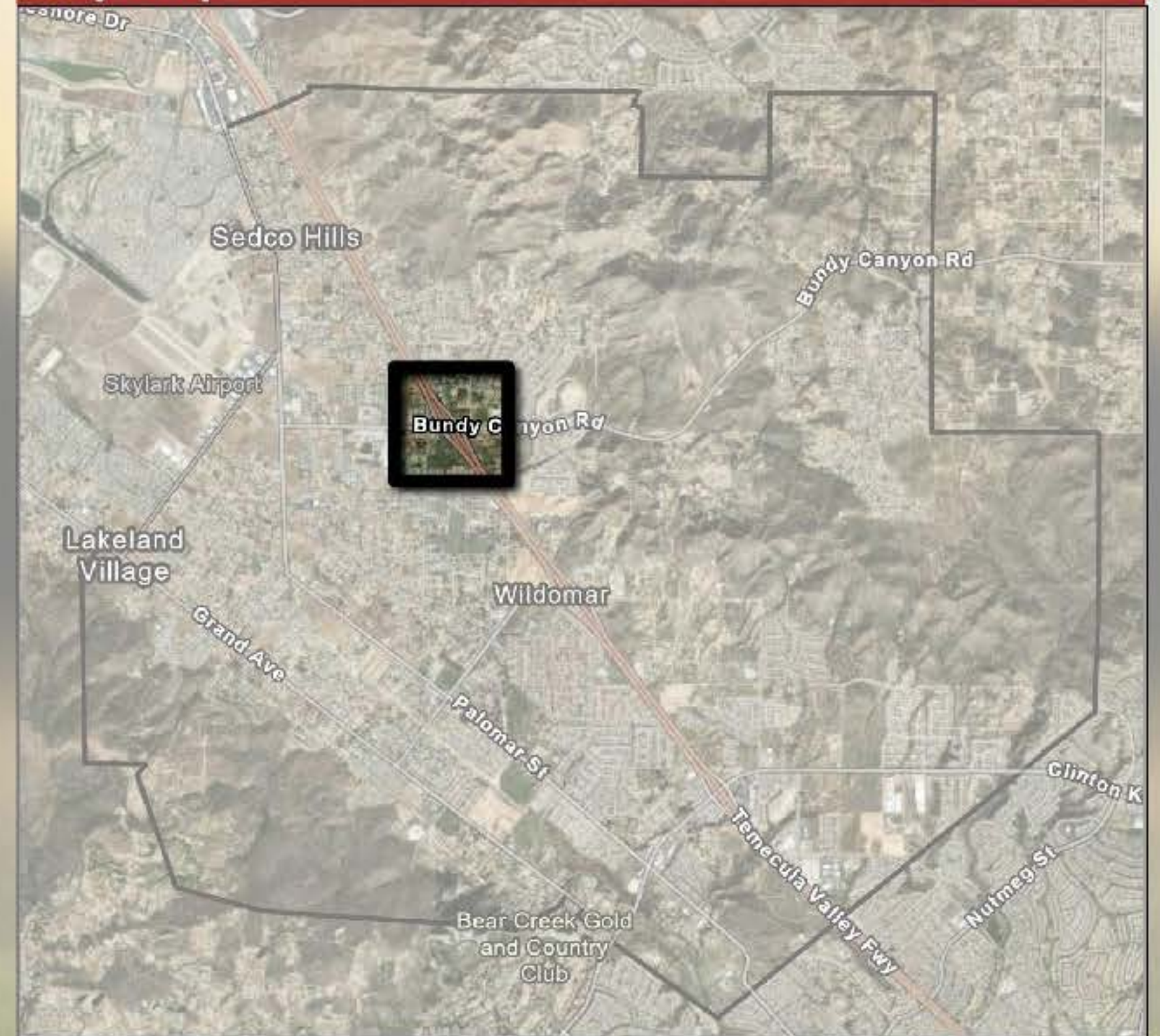
OTHER THOUGHTS OR IDEAS

FOCUS AREA 3

Key Considerations

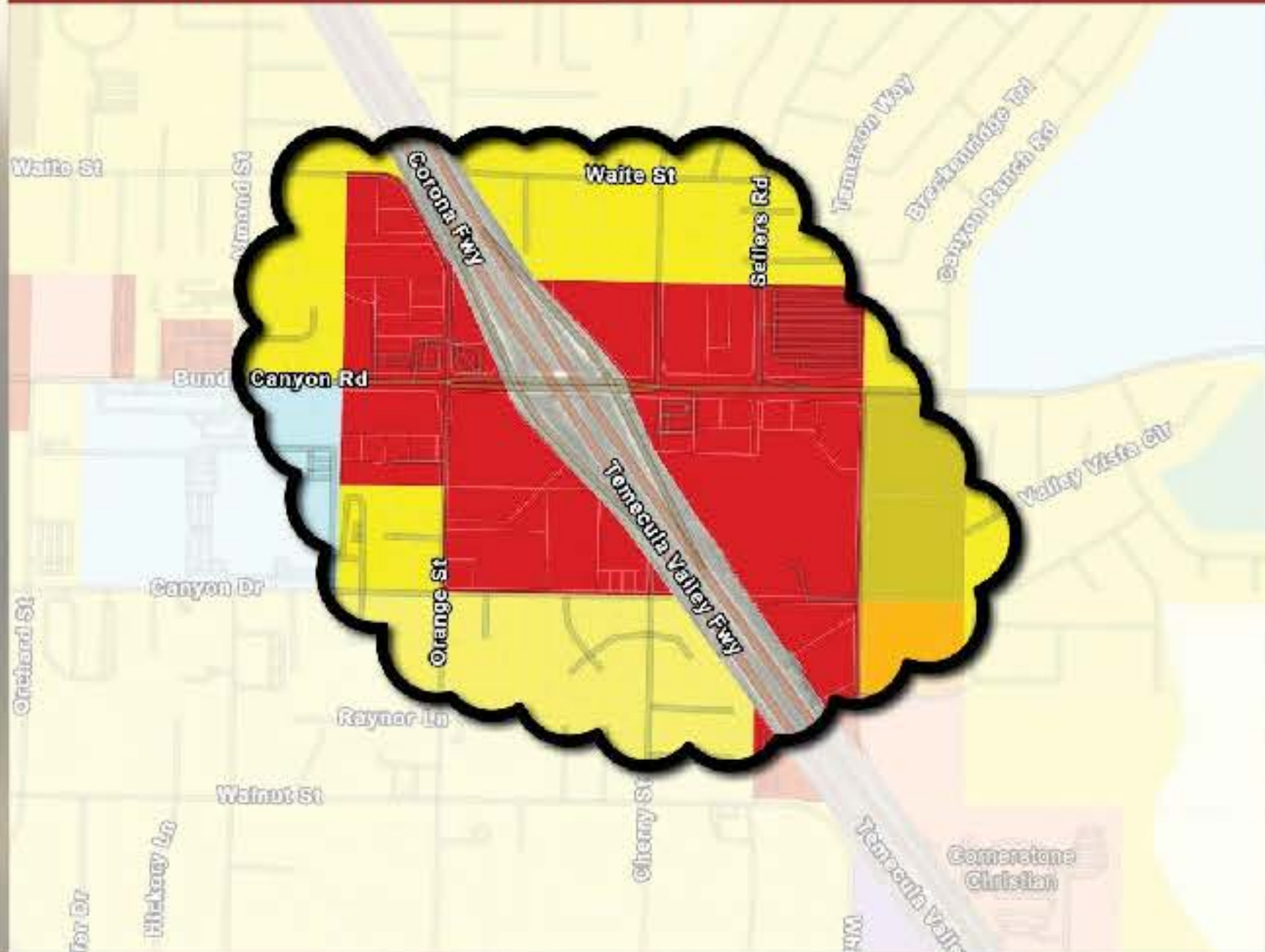
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for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

Key Map



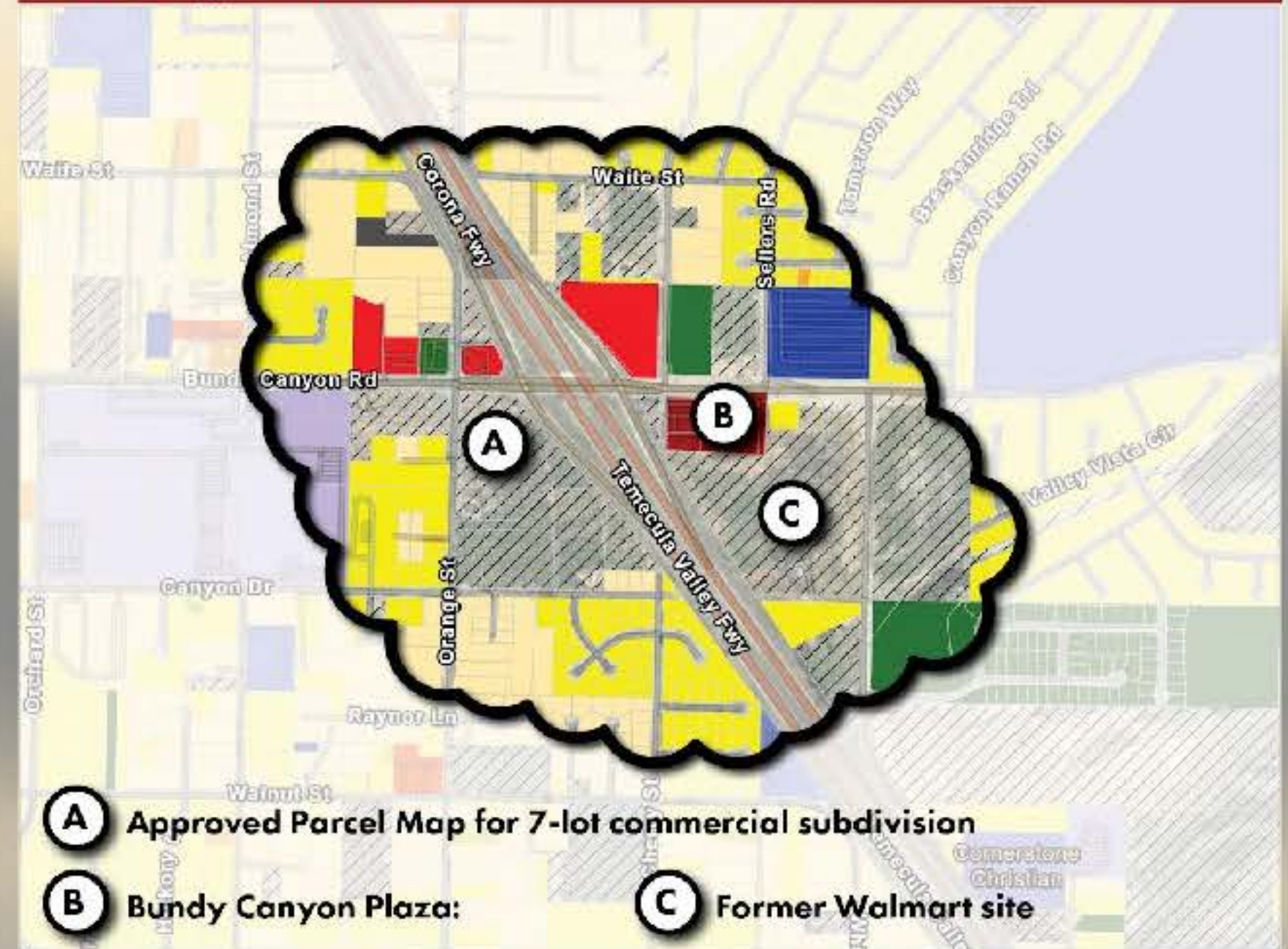
FOCUS AREA 3

Current General Plan Land Use



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	DS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	DS-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 Approved Parcel Map for 7-lot commercial subdivision

B Bundy Canyon Plaza:

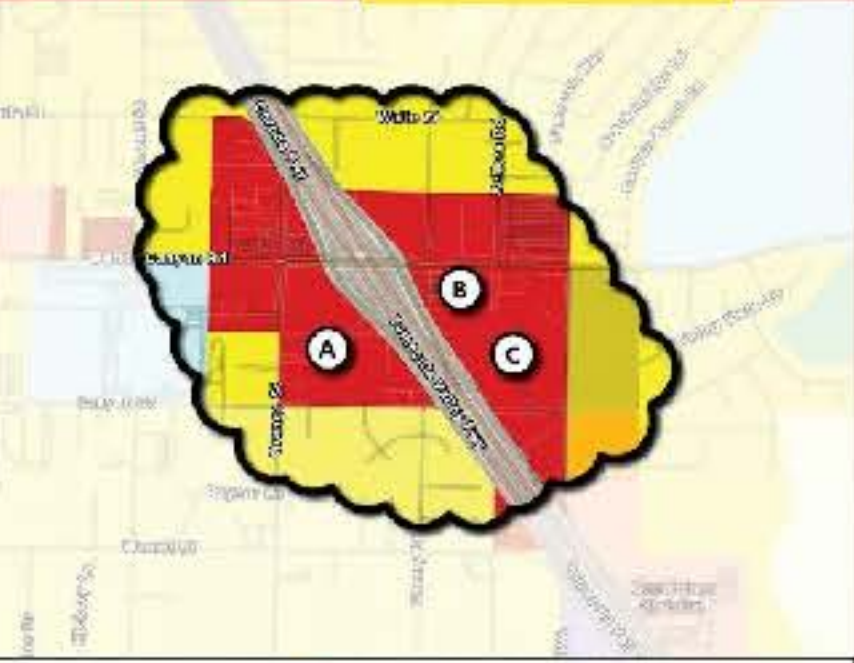
C Former Walmart site

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

Don't want strip malls.

Concerned about land abutting freeways is good for commercial.

Existing Land



<ul style="list-style-type: none"> DD1-Dense Street/Neighborhood DD2-Dense Street/Neighborhood DD3-Dense Street/Neighborhood DD4-Dense Street/Neighborhood DD5-Dense Street/Neighborhood DD6-Dense Street/Neighborhood DD7-Dense Street/Neighborhood DD8-Dense Street/Neighborhood DD9-Dense Street/Neighborhood DD10-Dense Street/Neighborhood DD11-Dense Street/Neighborhood DD12-Dense Street/Neighborhood DD13-Dense Street/Neighborhood DD14-Dense Street/Neighborhood DD15-Dense Street/Neighborhood DD16-Dense Street/Neighborhood DD17-Dense Street/Neighborhood DD18-Dense Street/Neighborhood DD19-Dense Street/Neighborhood DD20-Dense Street/Neighborhood DD21-Dense Street/Neighborhood DD22-Dense Street/Neighborhood DD23-Dense Street/Neighborhood DD24-Dense Street/Neighborhood DD25-Dense Street/Neighborhood DD26-Dense Street/Neighborhood DD27-Dense Street/Neighborhood DD28-Dense Street/Neighborhood DD29-Dense Street/Neighborhood DD30-Dense Street/Neighborhood DD31-Dense Street/Neighborhood DD32-Dense Street/Neighborhood DD33-Dense Street/Neighborhood DD34-Dense Street/Neighborhood DD35-Dense Street/Neighborhood DD36-Dense Street/Neighborhood DD37-Dense Street/Neighborhood DD38-Dense Street/Neighborhood DD39-Dense Street/Neighborhood DD40-Dense Street/Neighborhood DD41-Dense Street/Neighborhood DD42-Dense Street/Neighborhood DD43-Dense Street/Neighborhood DD44-Dense Street/Neighborhood DD45-Dense Street/Neighborhood DD46-Dense Street/Neighborhood DD47-Dense Street/Neighborhood DD48-Dense Street/Neighborhood DD49-Dense Street/Neighborhood DD50-Dense Street/Neighborhood 	<ul style="list-style-type: none"> DD51-Dense Street/Neighborhood DD52-Dense Street/Neighborhood DD53-Dense Street/Neighborhood DD54-Dense Street/Neighborhood DD55-Dense Street/Neighborhood DD56-Dense Street/Neighborhood DD57-Dense Street/Neighborhood DD58-Dense Street/Neighborhood DD59-Dense Street/Neighborhood DD60-Dense Street/Neighborhood DD61-Dense Street/Neighborhood DD62-Dense Street/Neighborhood DD63-Dense Street/Neighborhood DD64-Dense Street/Neighborhood DD65-Dense Street/Neighborhood DD66-Dense Street/Neighborhood DD67-Dense Street/Neighborhood DD68-Dense Street/Neighborhood DD69-Dense Street/Neighborhood DD70-Dense Street/Neighborhood DD71-Dense Street/Neighborhood DD72-Dense Street/Neighborhood DD73-Dense Street/Neighborhood DD74-Dense Street/Neighborhood DD75-Dense Street/Neighborhood DD76-Dense Street/Neighborhood DD77-Dense Street/Neighborhood DD78-Dense Street/Neighborhood DD79-Dense Street/Neighborhood DD80-Dense Street/Neighborhood DD81-Dense Street/Neighborhood DD82-Dense Street/Neighborhood DD83-Dense Street/Neighborhood DD84-Dense Street/Neighborhood DD85-Dense Street/Neighborhood DD86-Dense Street/Neighborhood DD87-Dense Street/Neighborhood DD88-Dense Street/Neighborhood DD89-Dense Street/Neighborhood DD90-Dense Street/Neighborhood DD91-Dense Street/Neighborhood DD92-Dense Street/Neighborhood DD93-Dense Street/Neighborhood DD94-Dense Street/Neighborhood DD95-Dense Street/Neighborhood DD96-Dense Street/Neighborhood DD97-Dense Street/Neighborhood DD98-Dense Street/Neighborhood DD99-Dense Street/Neighborhood DD100-Dense Street/Neighborhood 	<ul style="list-style-type: none"> DD101-Dense Street/Neighborhood DD102-Dense Street/Neighborhood DD103-Dense Street/Neighborhood DD104-Dense Street/Neighborhood DD105-Dense Street/Neighborhood DD106-Dense Street/Neighborhood DD107-Dense Street/Neighborhood DD108-Dense Street/Neighborhood DD109-Dense Street/Neighborhood DD110-Dense Street/Neighborhood DD111-Dense Street/Neighborhood DD112-Dense Street/Neighborhood DD113-Dense Street/Neighborhood DD114-Dense Street/Neighborhood DD115-Dense Street/Neighborhood DD116-Dense Street/Neighborhood DD117-Dense Street/Neighborhood DD118-Dense Street/Neighborhood DD119-Dense Street/Neighborhood DD120-Dense Street/Neighborhood DD121-Dense Street/Neighborhood DD122-Dense Street/Neighborhood DD123-Dense Street/Neighborhood DD124-Dense Street/Neighborhood DD125-Dense Street/Neighborhood DD126-Dense Street/Neighborhood DD127-Dense Street/Neighborhood DD128-Dense Street/Neighborhood DD129-Dense Street/Neighborhood DD130-Dense Street/Neighborhood DD131-Dense Street/Neighborhood DD132-Dense Street/Neighborhood DD133-Dense Street/Neighborhood DD134-Dense Street/Neighborhood DD135-Dense Street/Neighborhood DD136-Dense Street/Neighborhood DD137-Dense Street/Neighborhood DD138-Dense Street/Neighborhood DD139-Dense Street/Neighborhood DD140-Dense Street/Neighborhood DD141-Dense Street/Neighborhood DD142-Dense Street/Neighborhood DD143-Dense Street/Neighborhood DD144-Dense Street/Neighborhood DD145-Dense Street/Neighborhood DD146-Dense Street/Neighborhood DD147-Dense Street/Neighborhood DD148-Dense Street/Neighborhood DD149-Dense Street/Neighborhood DD150-Dense Street/Neighborhood
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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 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

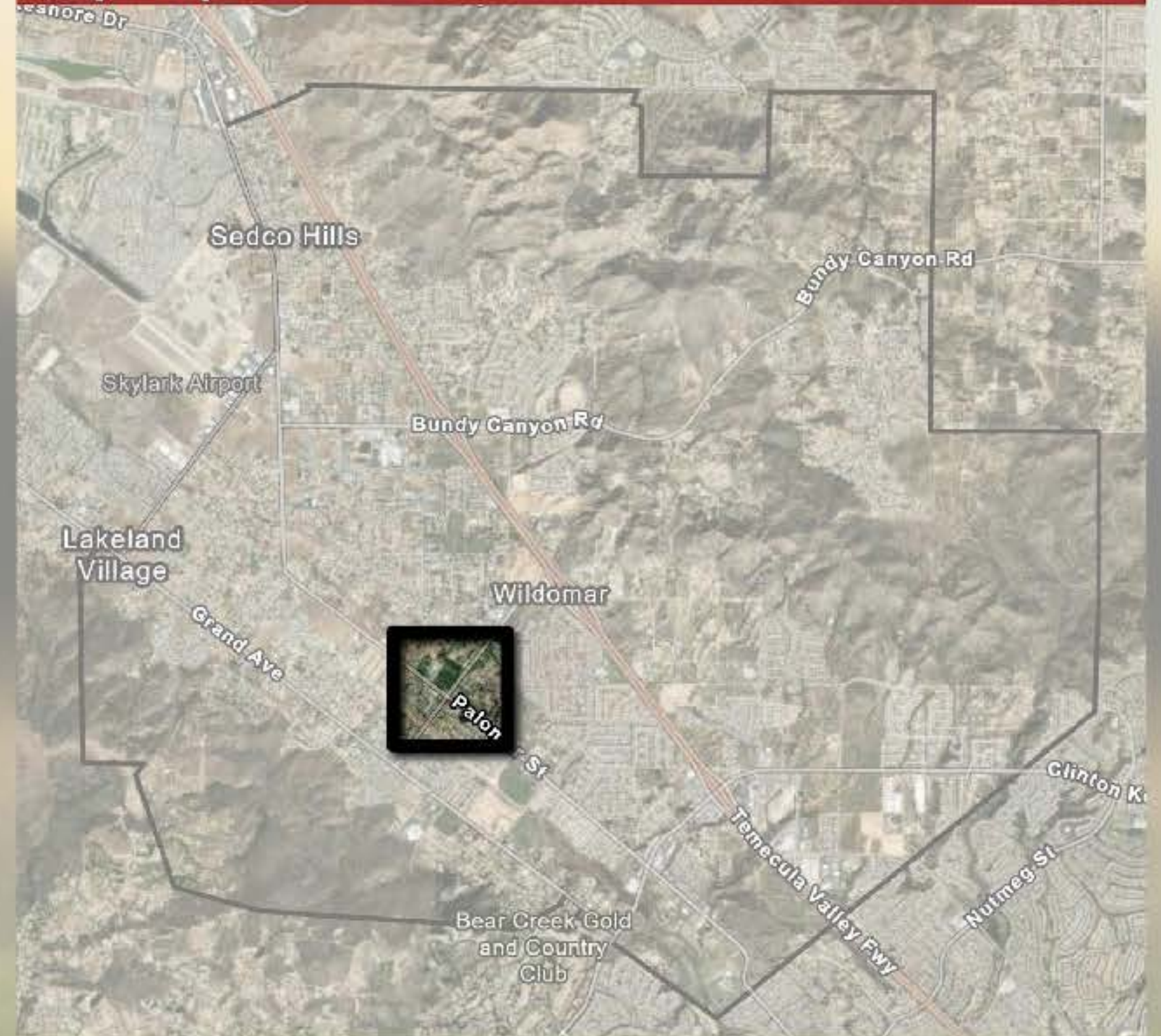
OTHER THOUGHTS OR IDEAS

FOCUS AREA 4

Key Considerations

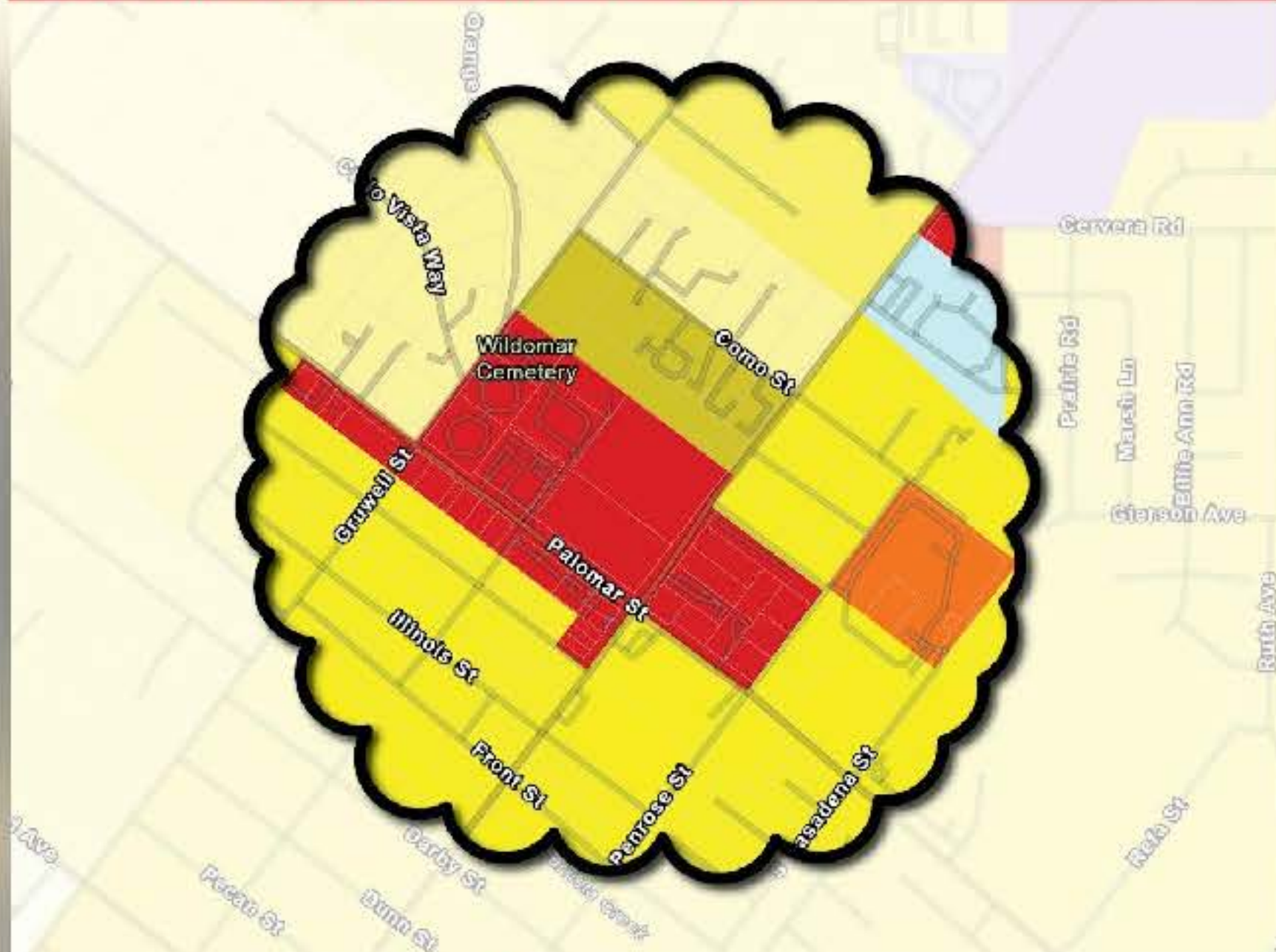
- Considered by many as the “Heart of the City”
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map



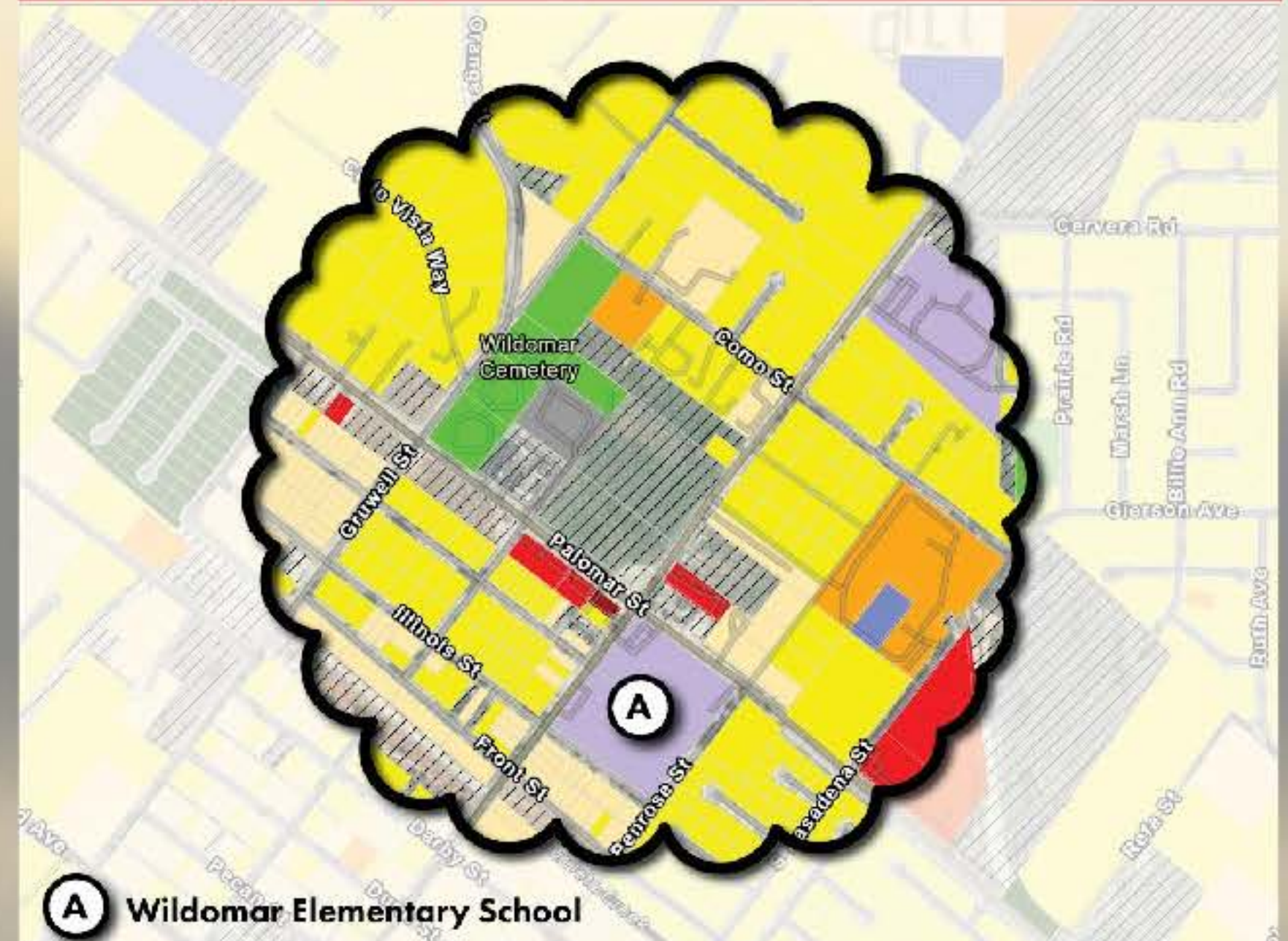
FOCUS AREA 4

Current General Plan Land Use



RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed Use
EDR-Estate Density Residential	HHDR-High Density Residential	PF-Public Facilities
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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

Restaurants and smaller businesses.

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

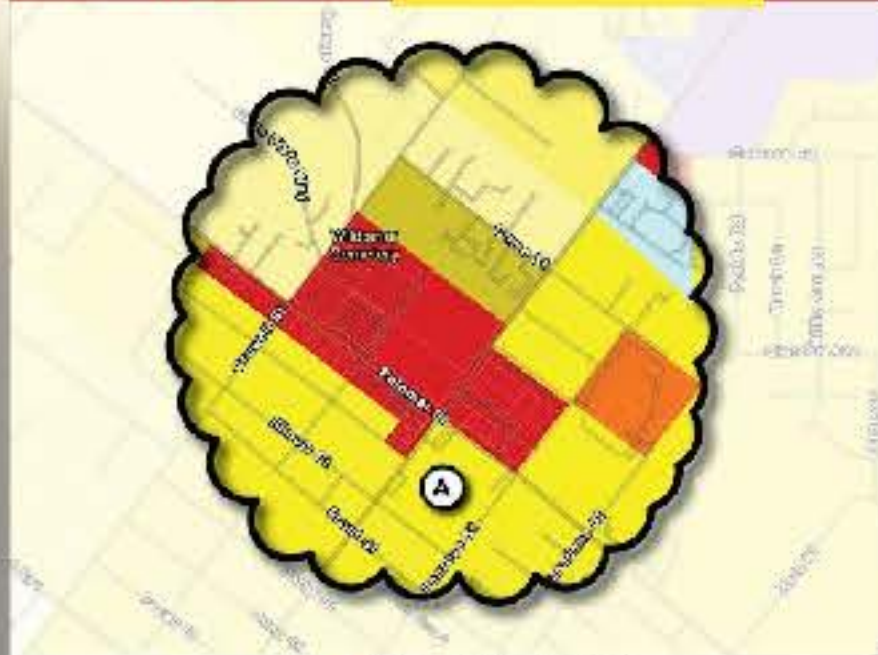
Whatever happens, need parking.

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

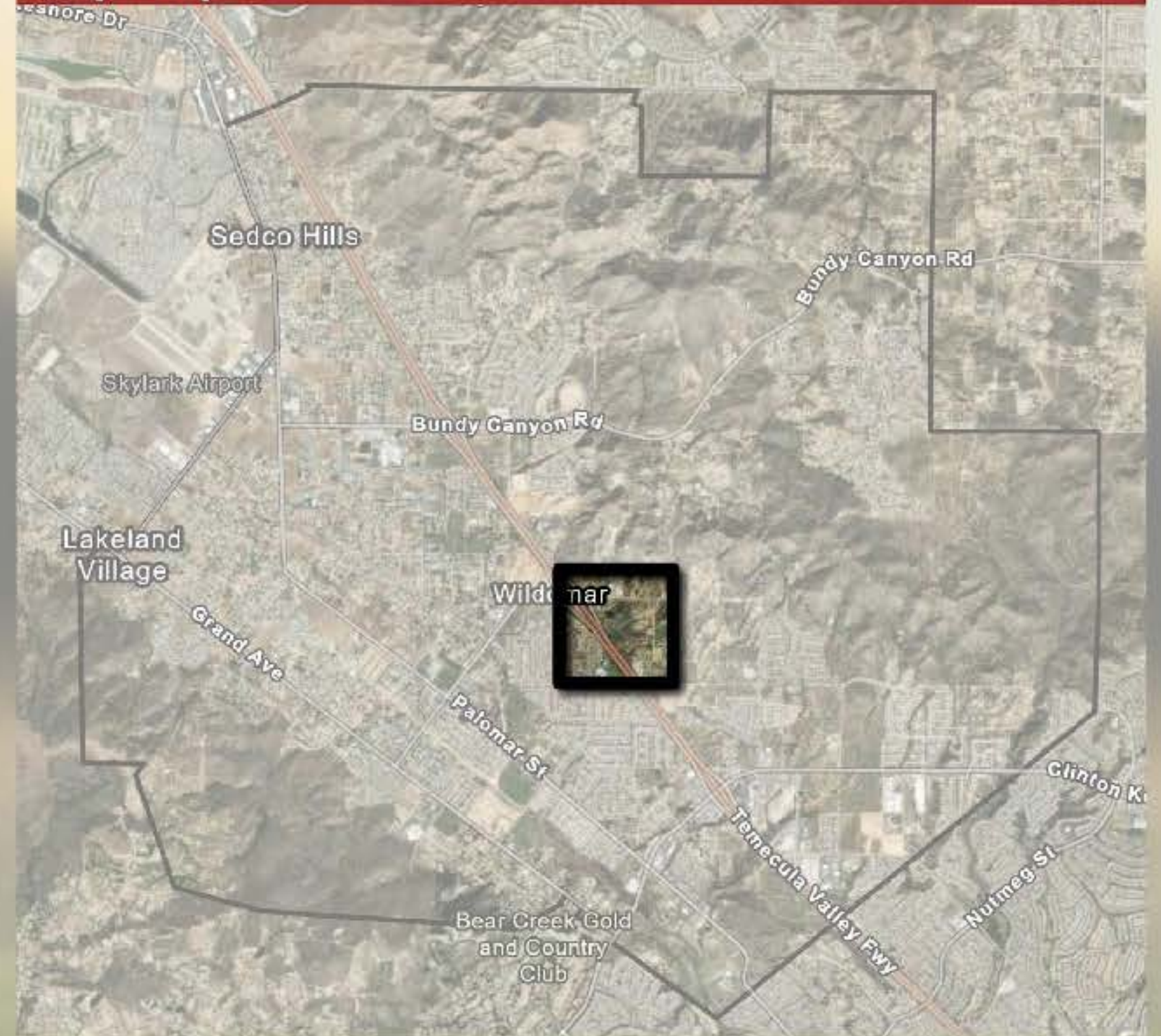
- Considered by many as the "Heart of the City"
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

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

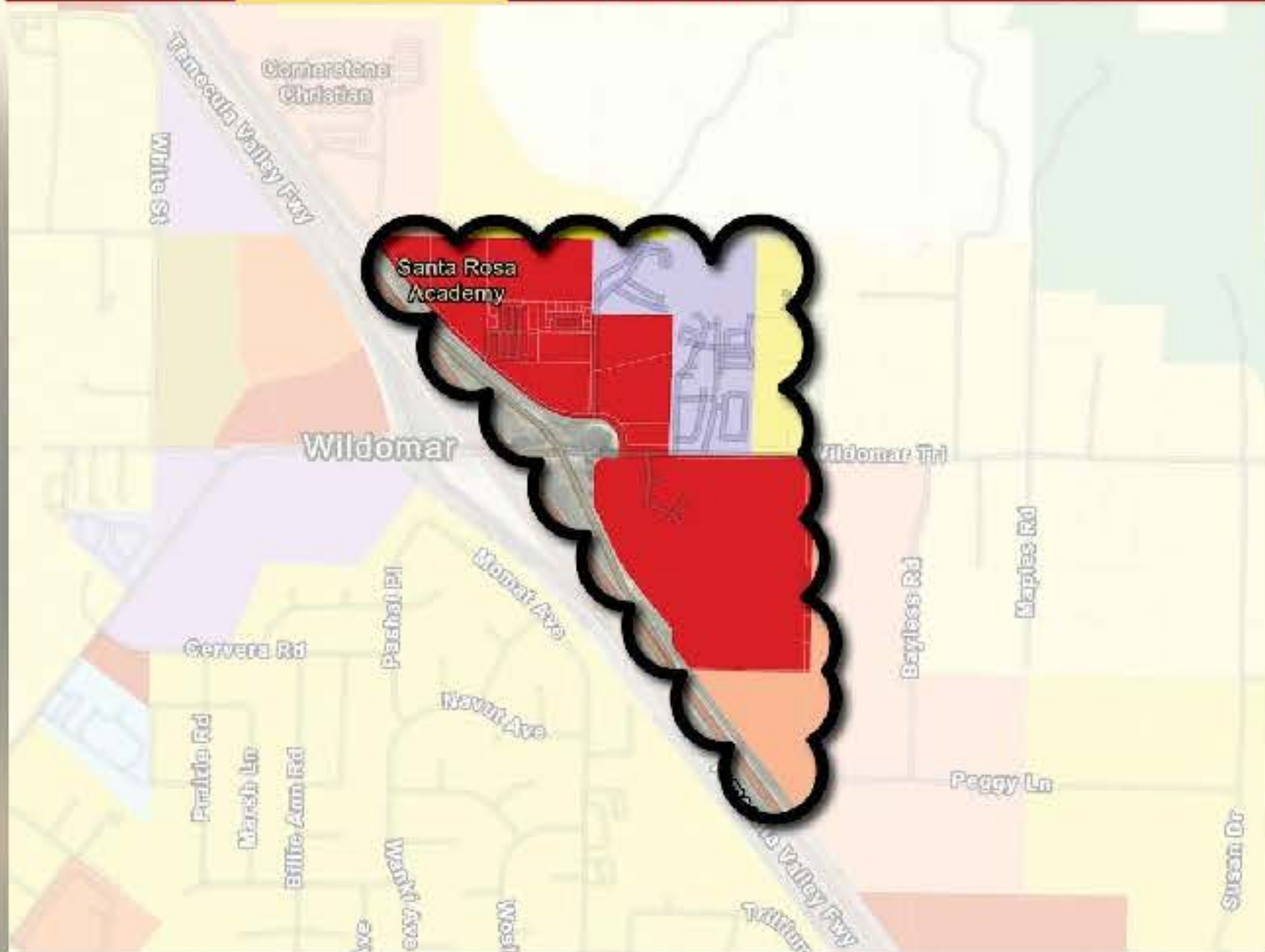
Key Map



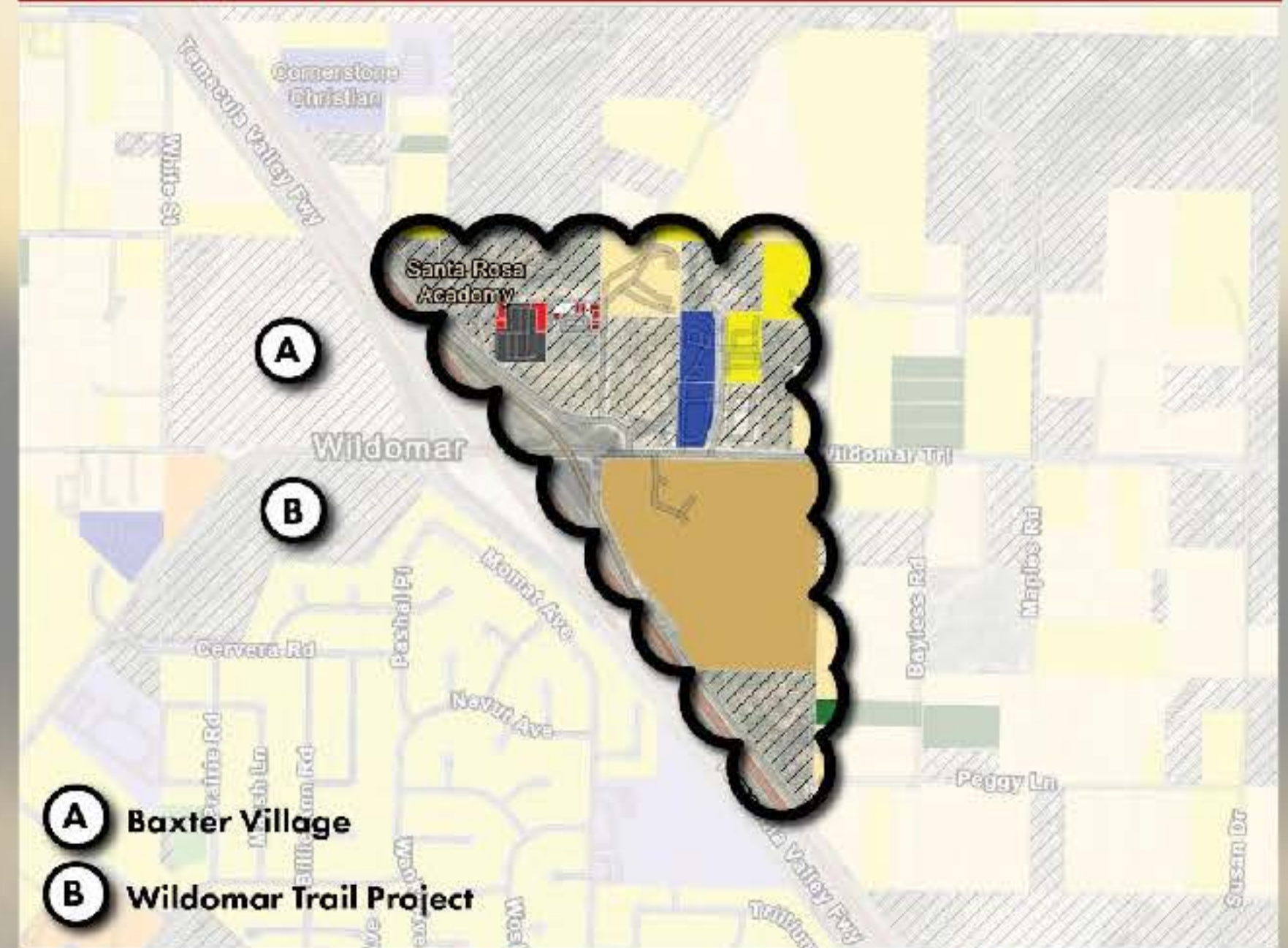
FOCUS AREA 5

Baxter project description is outdated.

Current City Land Use



Existing Land Use



A Baxter Village
B Wildomar Trail Project

RR-Rural Residential	VHDR-Very High Density Residential	MUPA-Mixed Use
EDR-Estate Density Residential	HHDR-Highest Density Residential	PF-Public Facilities
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MHDR-Medium High Density Residential	LI-Light Industrial	

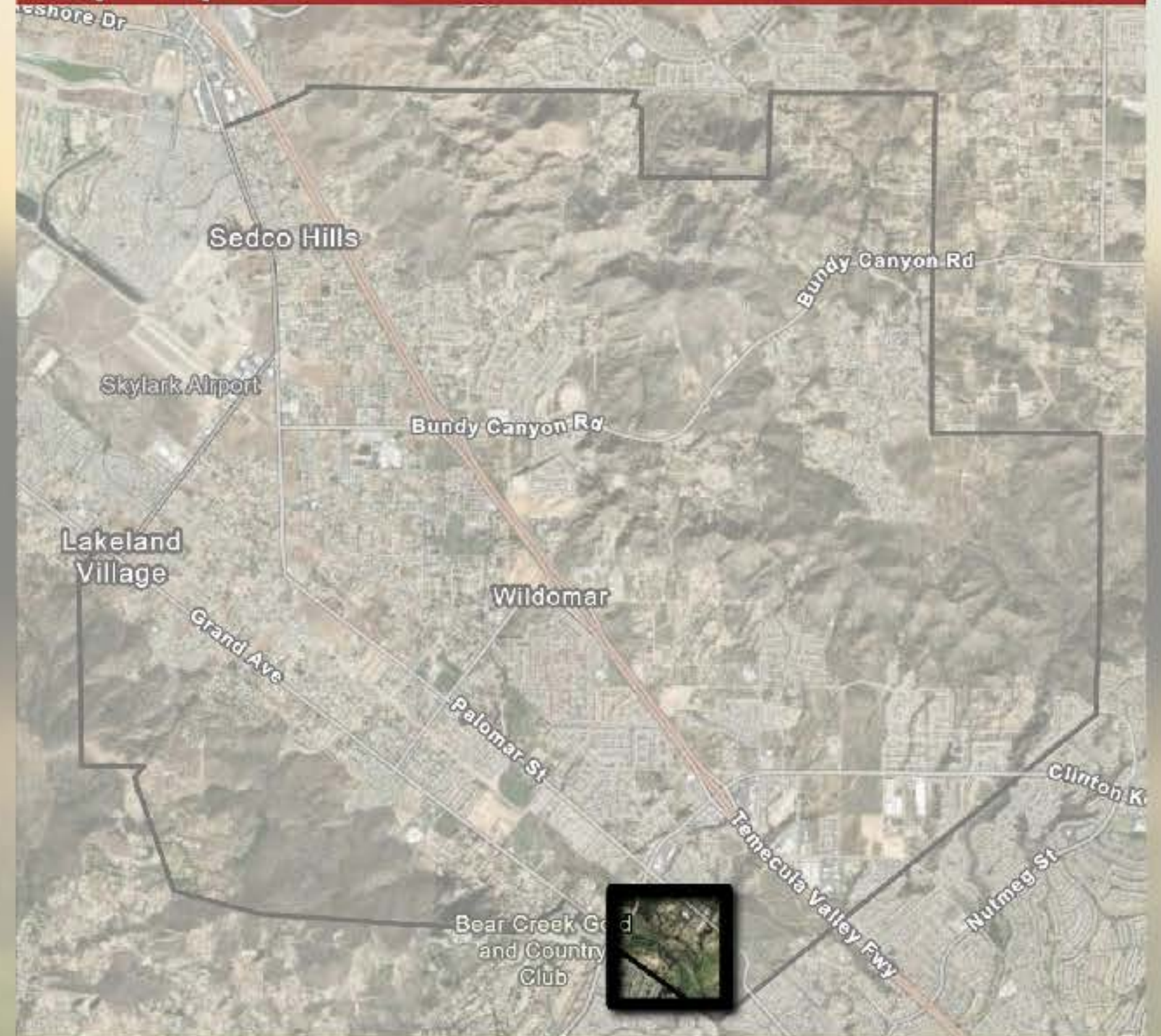
Rural Residential	Mixed Residential & Commercial	Industrial
Mobile Homes & Trailer Parks	Commercial & Services	Facilities
Single Family	General Office	Military Installations
Mixed Residential	Agriculture	Education
Multi-Family Residential	Open Space & Recreation	Vacant

FOCUS AREA 6

Key Considerations

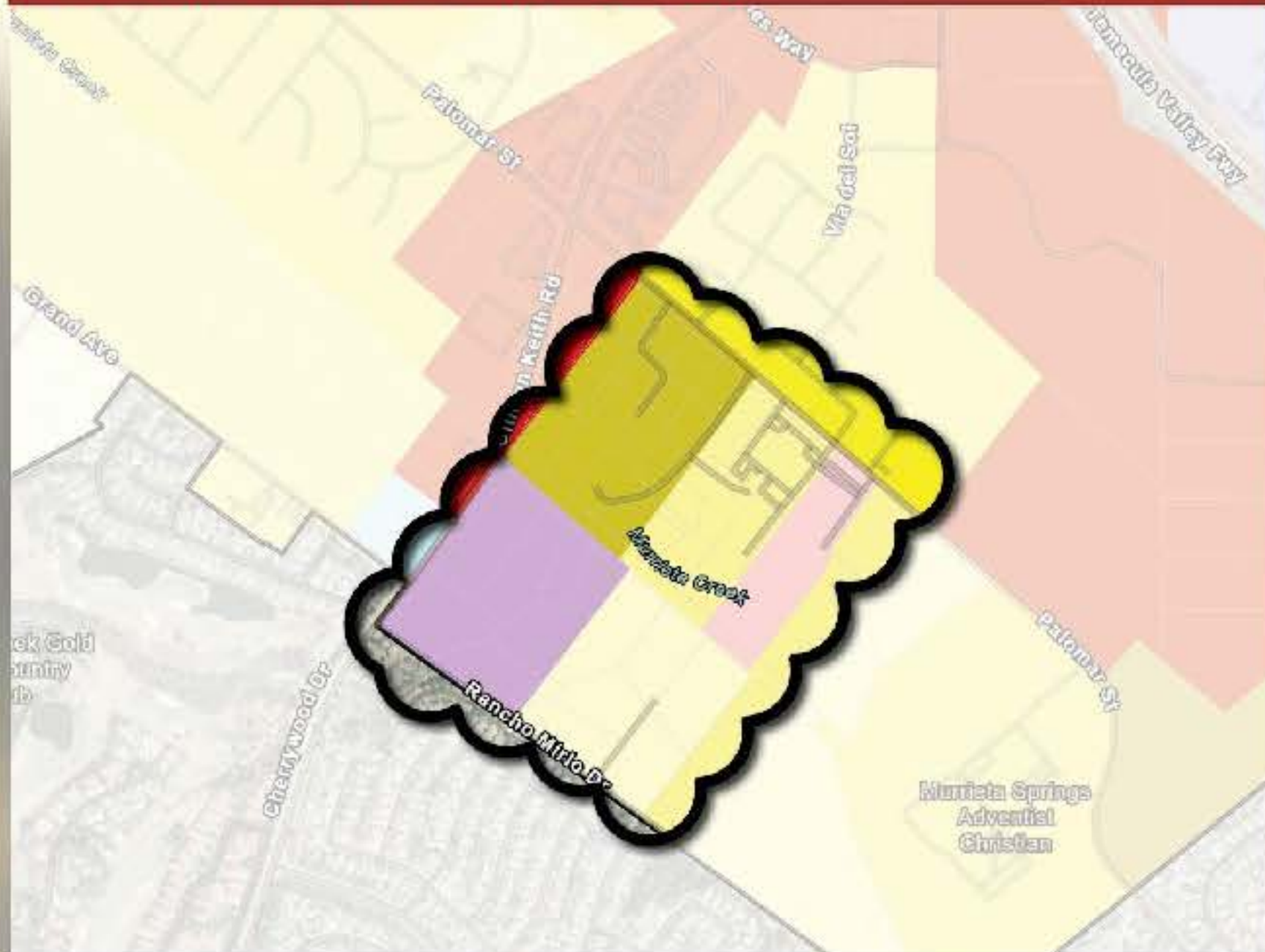
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map



FOCUS AREA 6

Current General Plan Land Use



Existing 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 | |

- | | | |
|------------------------------|--------------------------------|------------------------|
| 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



LD1-Low Density Residential	MD1-Medium Density Residential	CD1-Community Center
LD2-Low Density Residential	MD2-Medium Density Residential	CD2-Community Center
LD3-Low Density Residential	MD3-Medium Density Residential	CD3-Community Center
LD4-Low Density Residential	MD4-Medium Density Residential	CD4-Community Center
LD5-Low Density Residential	MD5-Medium Density Residential	CD5-Community Center
LD6-Low Density Residential	MD6-Medium Density Residential	CD6-Community Center
LD7-Low Density Residential	MD7-Medium Density Residential	CD7-Community Center
LD8-Low Density Residential	MD8-Medium Density Residential	CD8-Community Center
LD9-Low Density Residential	MD9-Medium Density Residential	CD9-Community Center
LD10-Low Density Residential	MD10-Medium Density Residential	CD10-Community Center

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

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

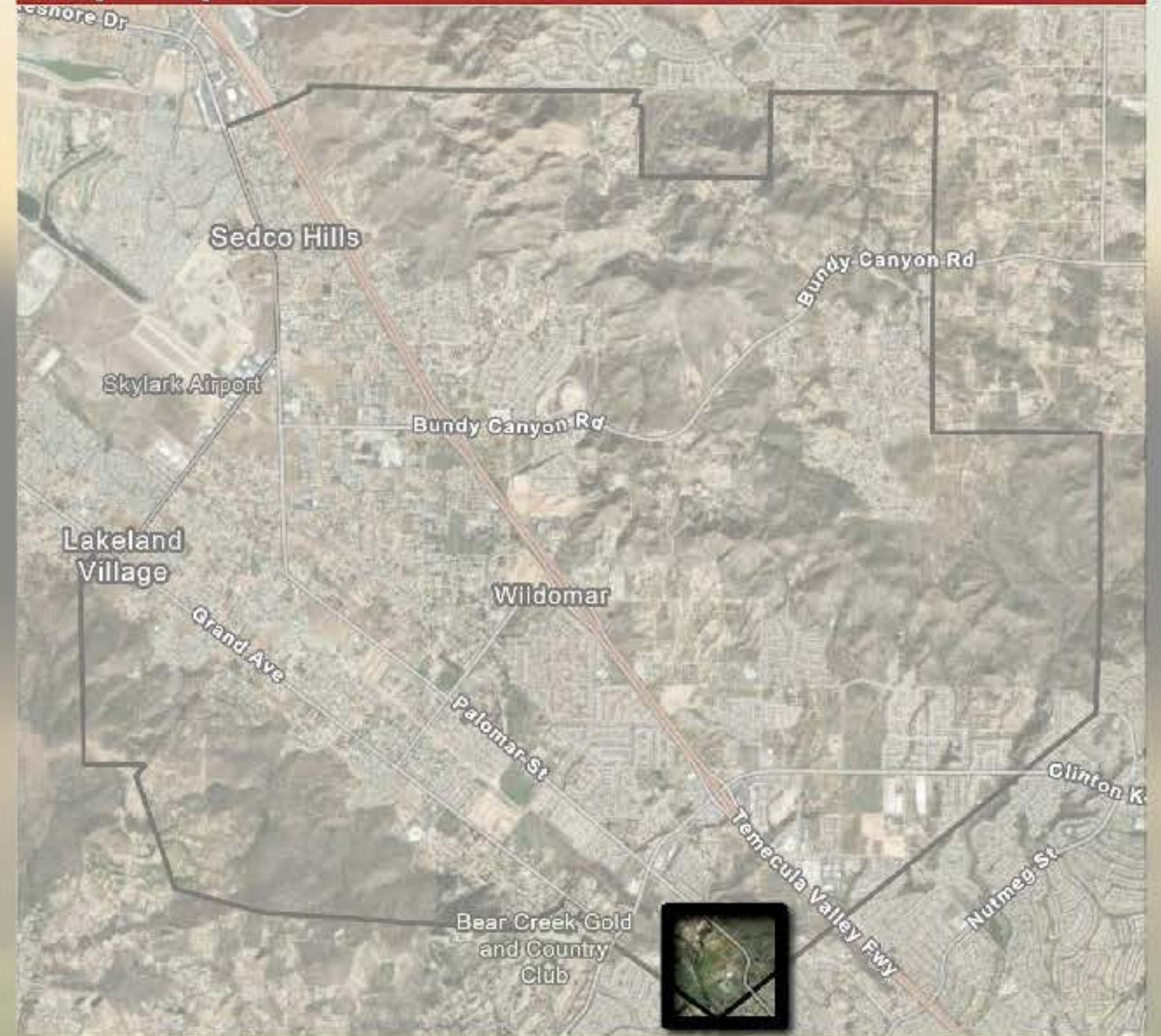
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

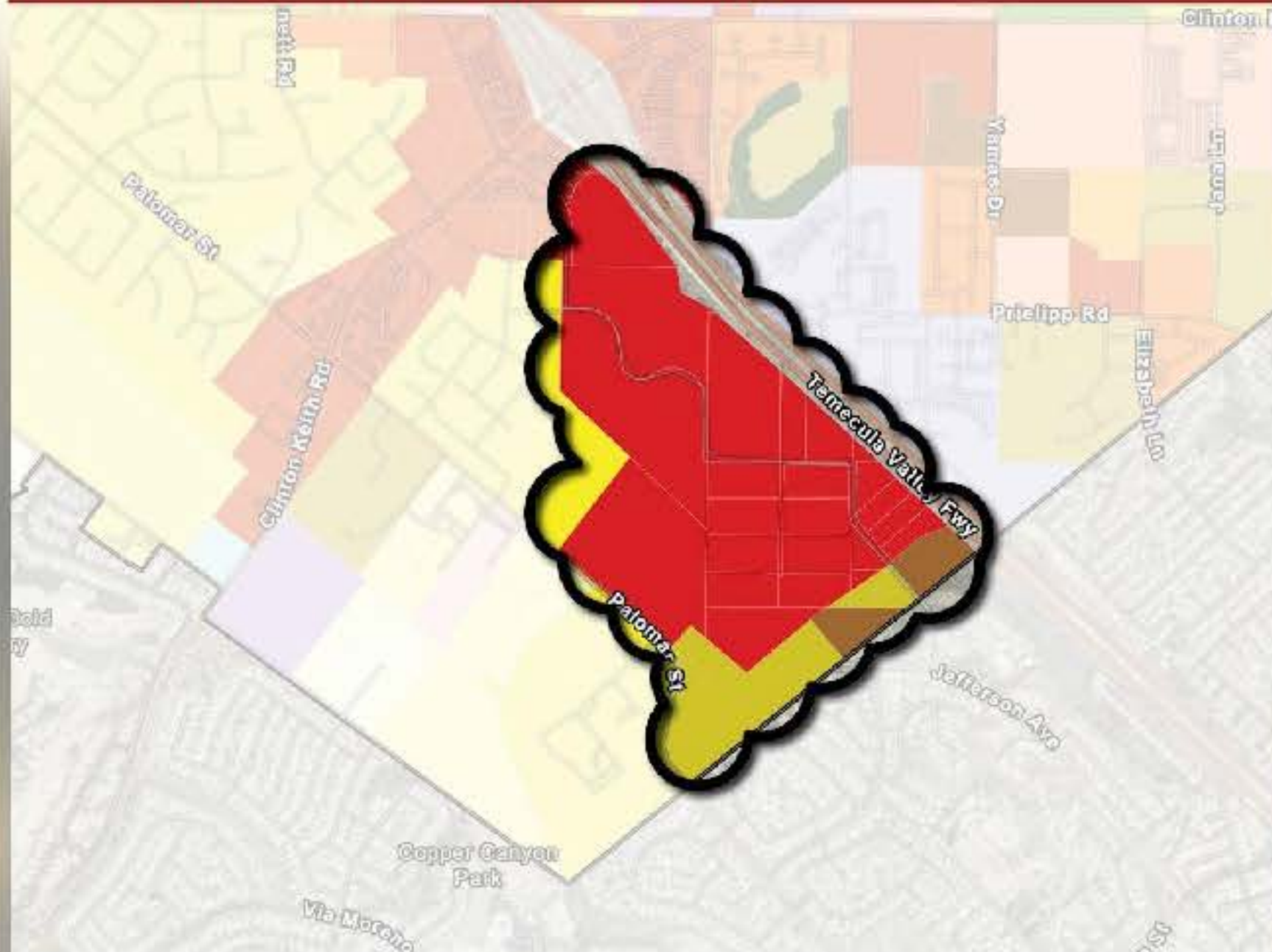
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map

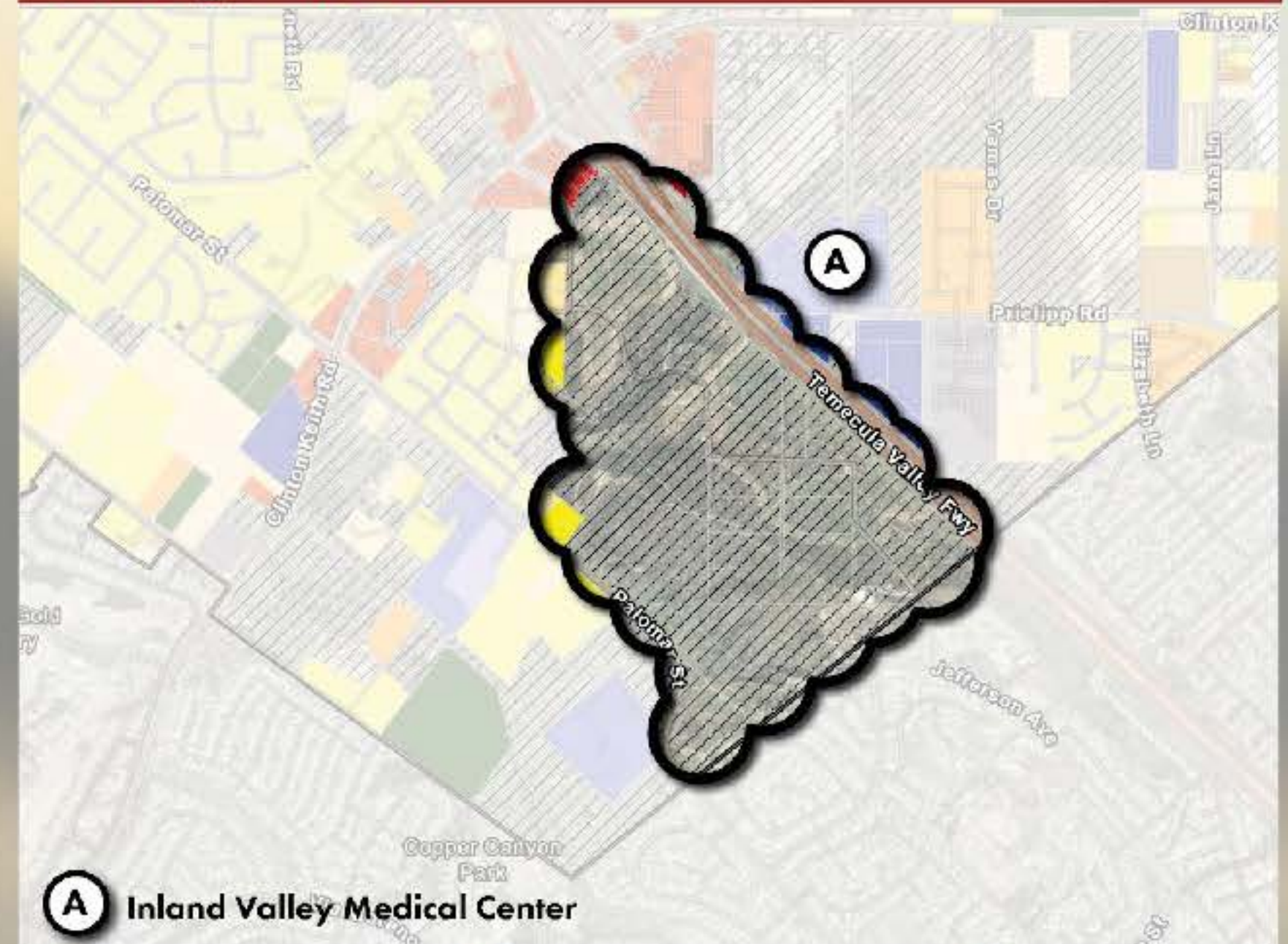


FOCUS AREA 7

Current General Plan Land Use



Existing Land Use



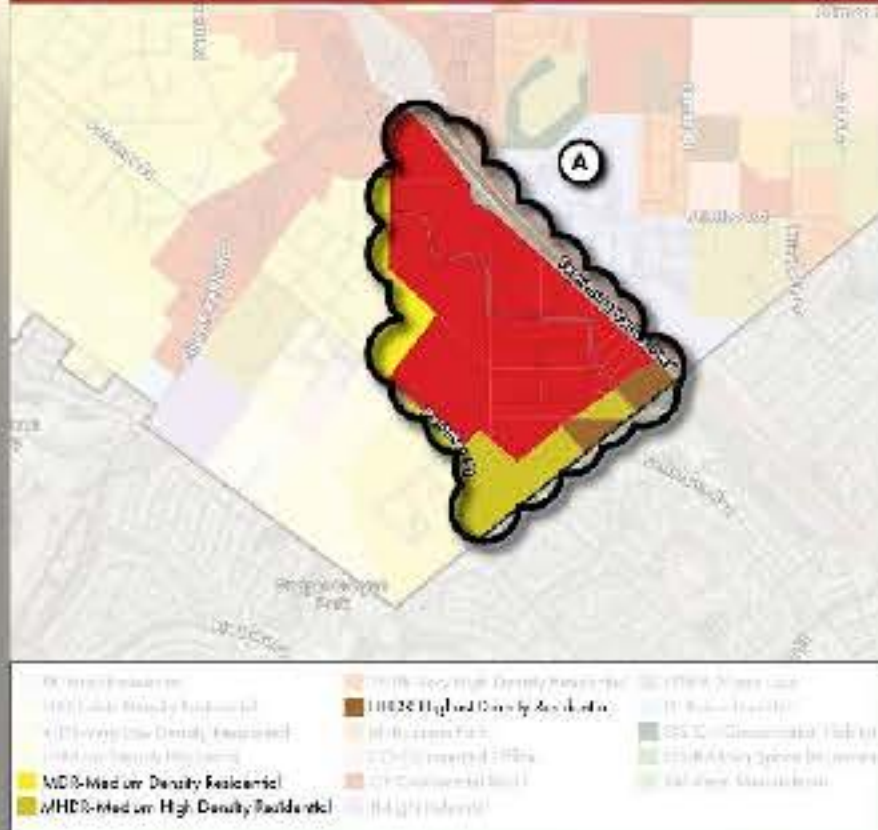
A Inland Valley Medical Center

- | | | |
|--------------------------------------|------------------------------------|----------------------------|
| RR-Rural Residential | VHDR-Very High Density Residential | MUPA-Mixed Use |
| EDR-Estate Density Residential | HHDR-Highest Density Residential | PF-Public Facilities |
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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 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.

4
VOTES



CONCEPT B: MIXED USE

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

X
VOTES

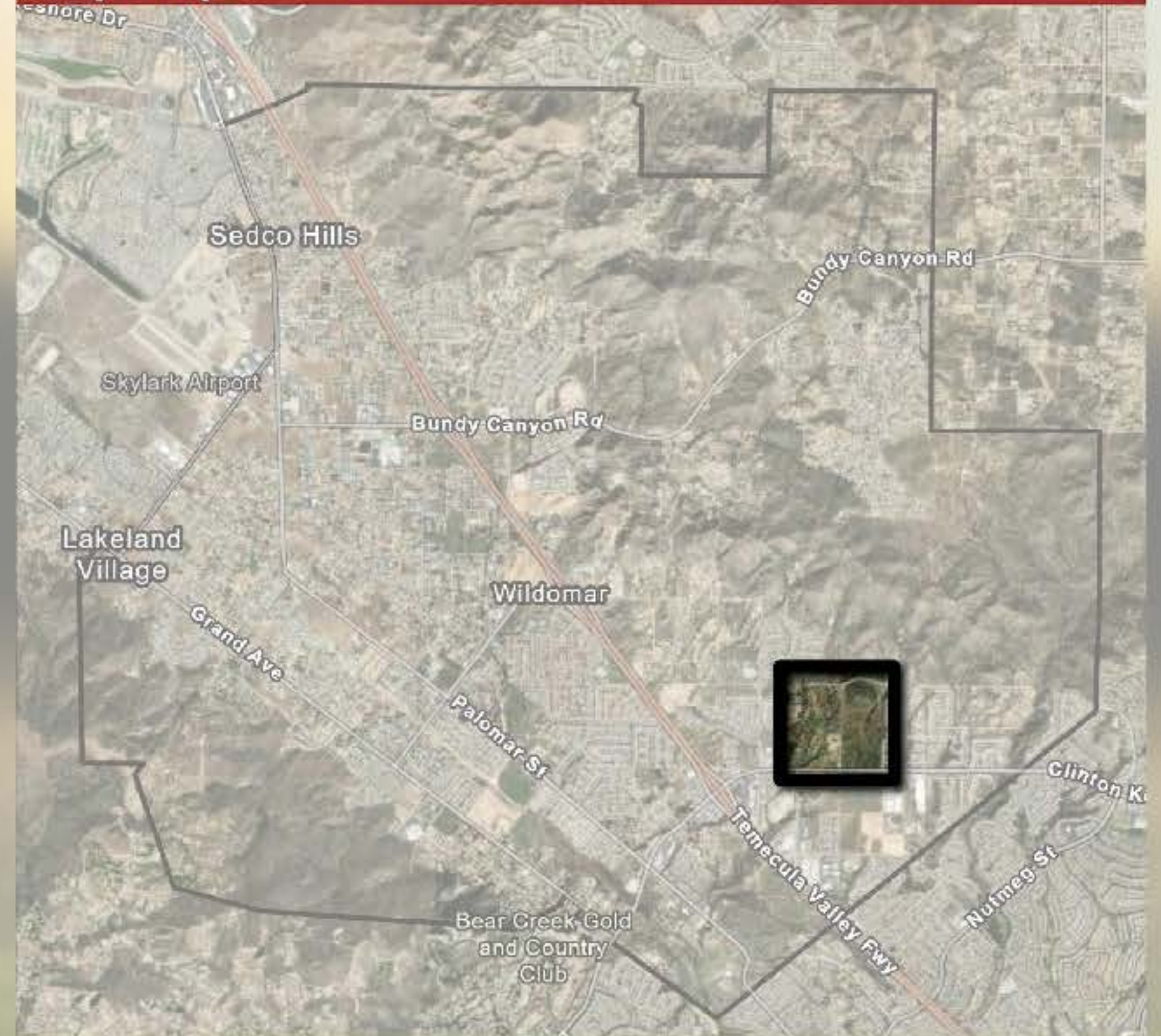
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

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

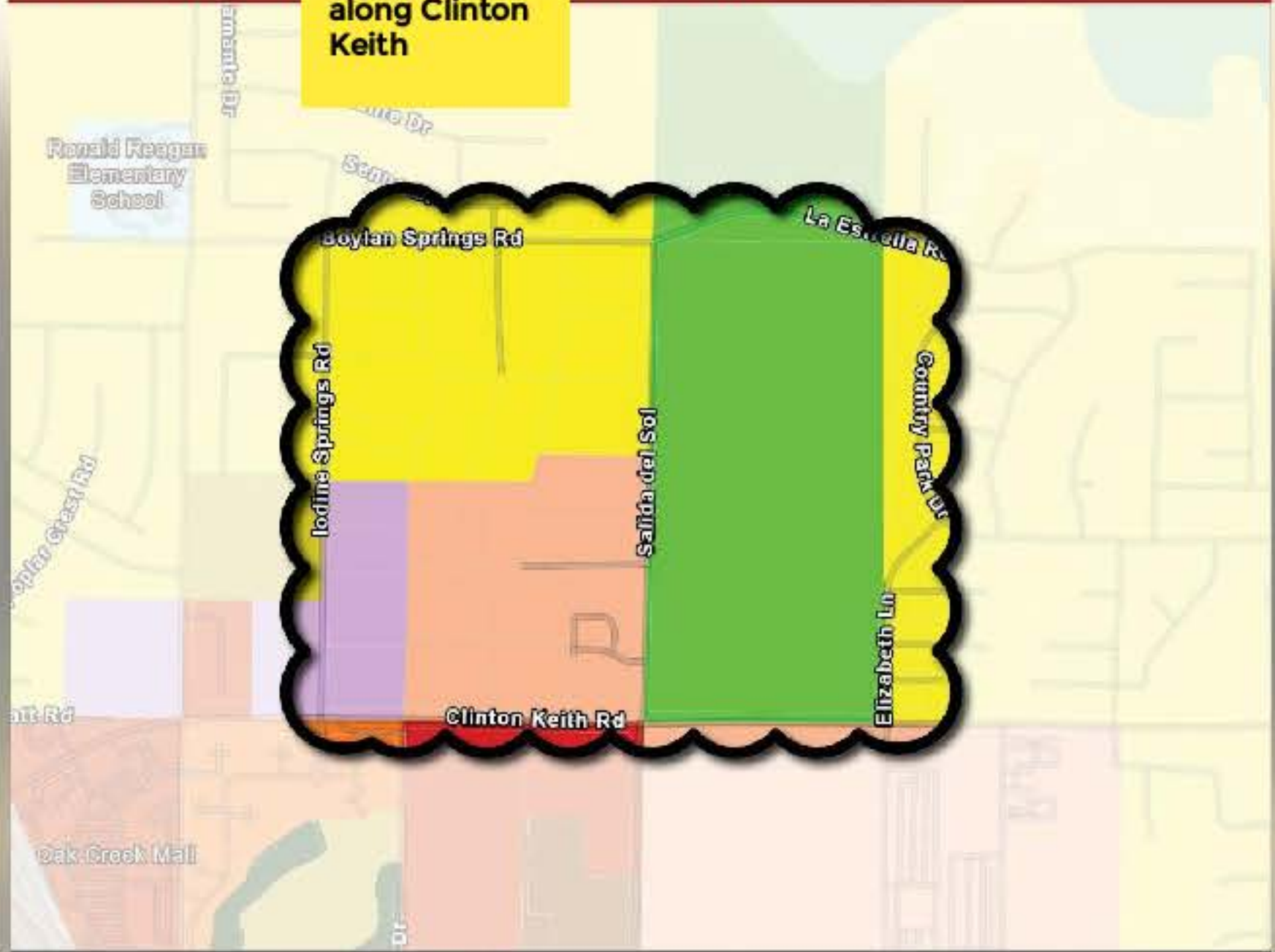
Key Map



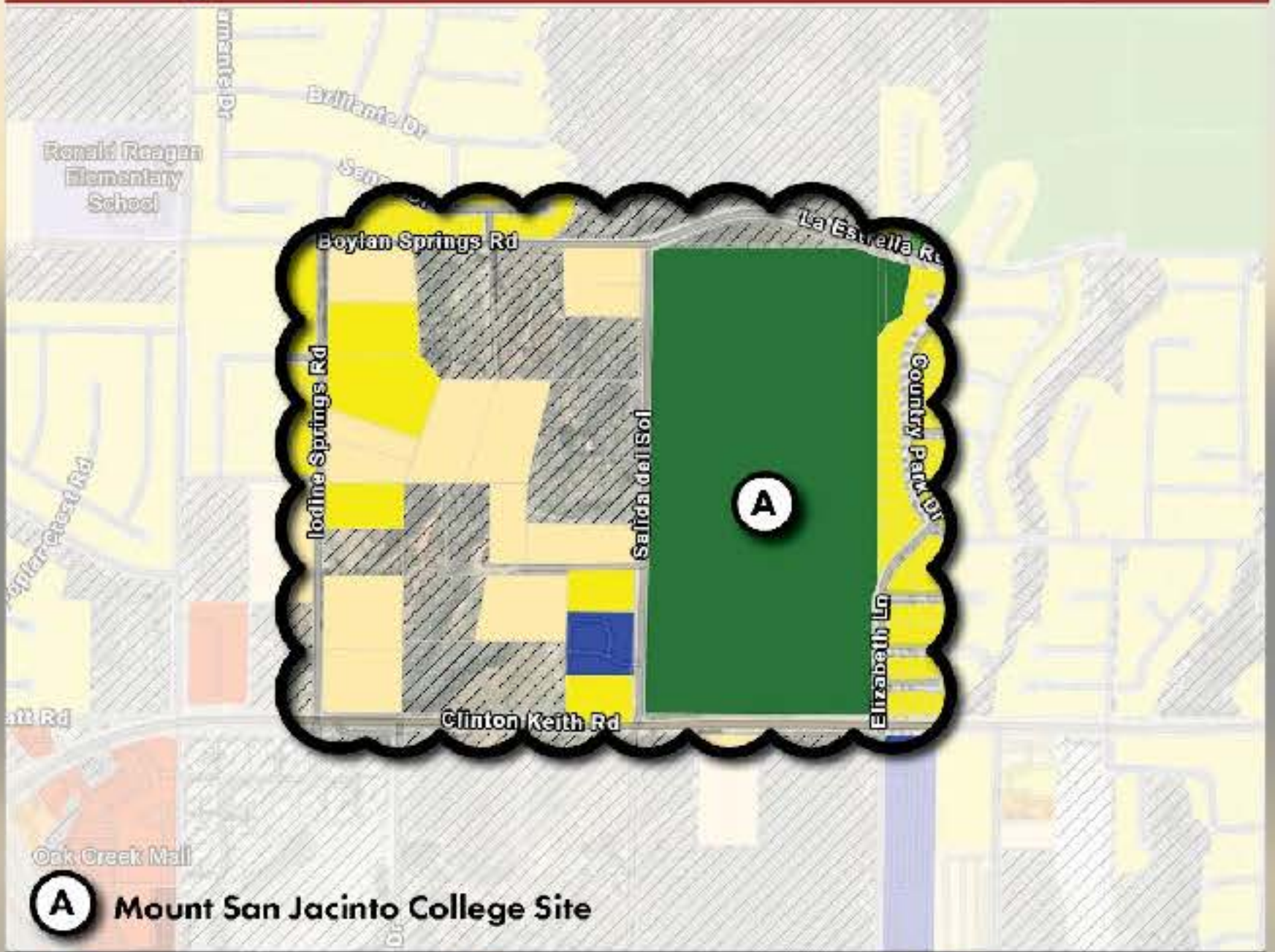
FOCUS AREA 8

Current General Land Use

residential in the back, with industrial flex along Clinton Keith



Existing Land Use



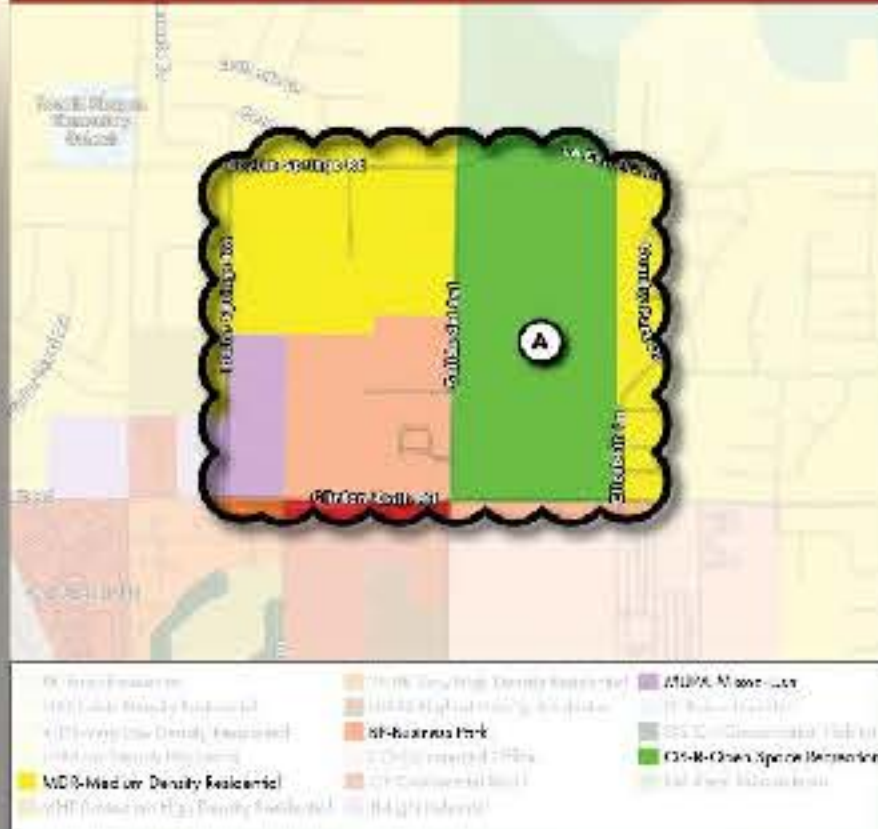
A Mount San Jacinto College Site

RR-Rural Residential	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	

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 8

Existing Land Use



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

Key Considerations

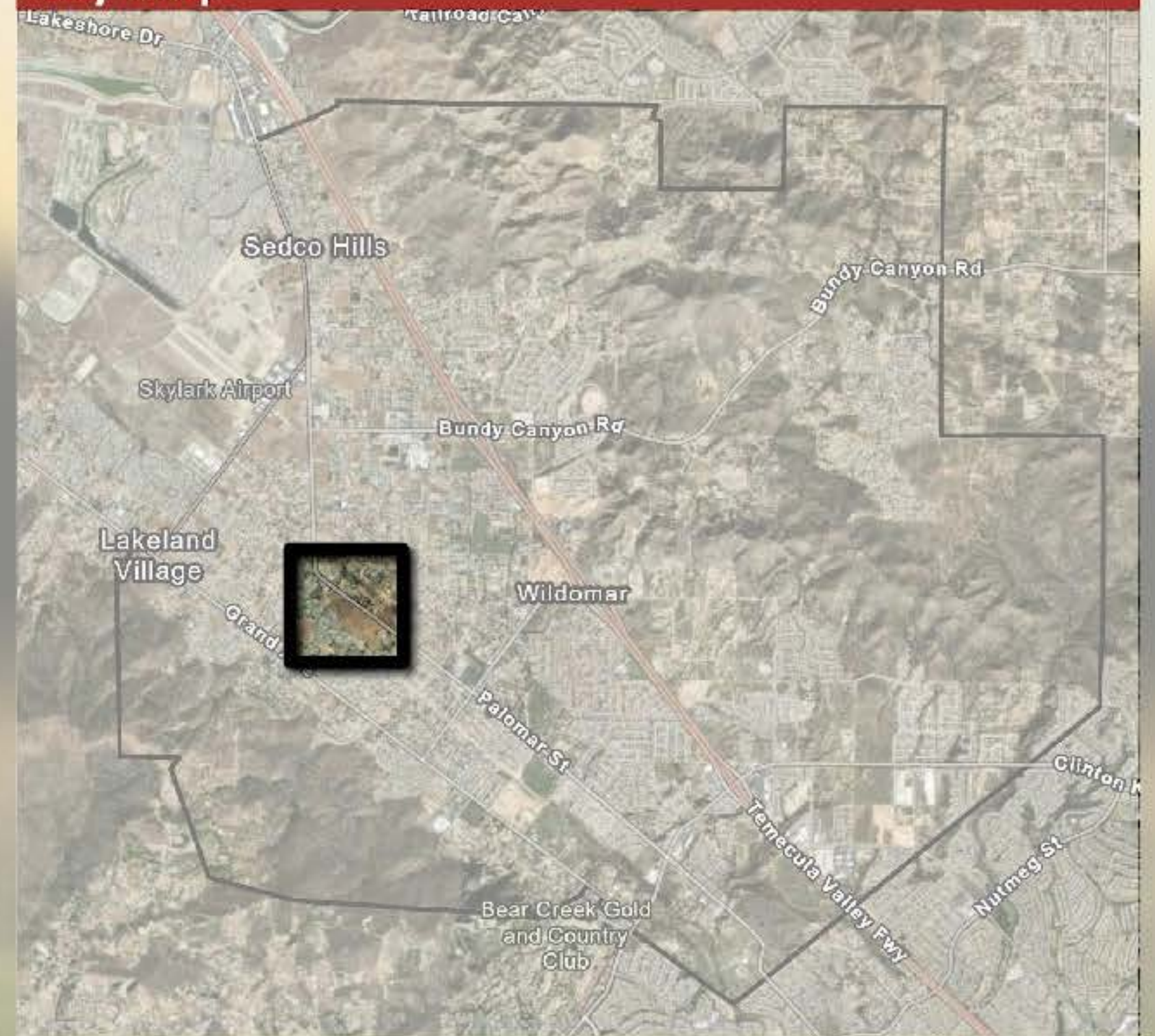
- Large Vacant Land
- Ⓐ Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

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



Existing Land Use



A Existing Commercial Uses

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	CS-CH-Conservation Habitat
LDR-Low Density Residential	CO-Commercial Office	OS-R-Open Space Recreation
MDR-Medium Density Residential	CR-Commercial Retail	RM-Rural Mountaineer
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 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...

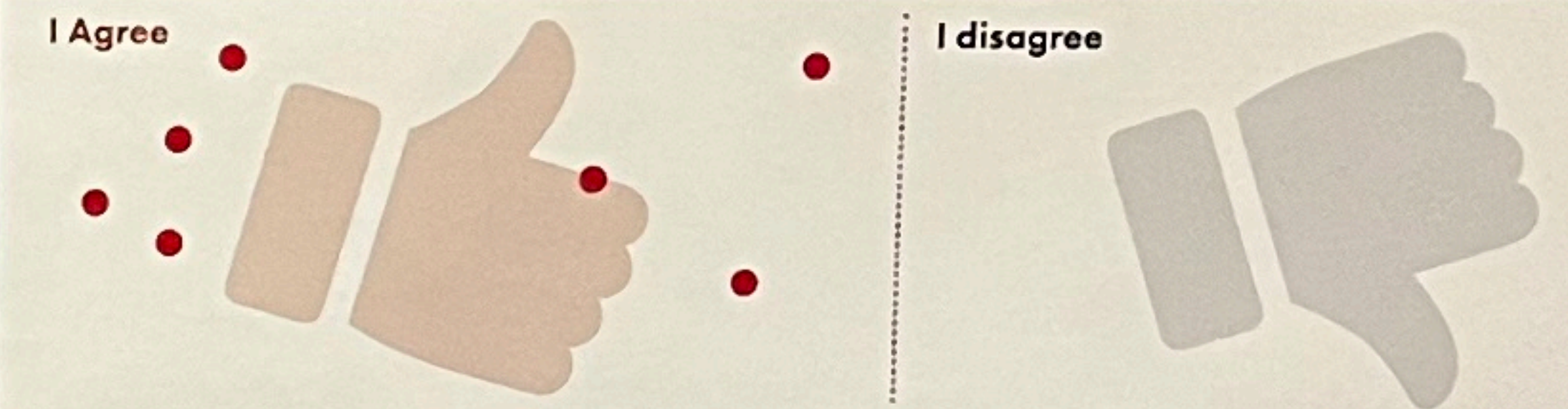
Community Character

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



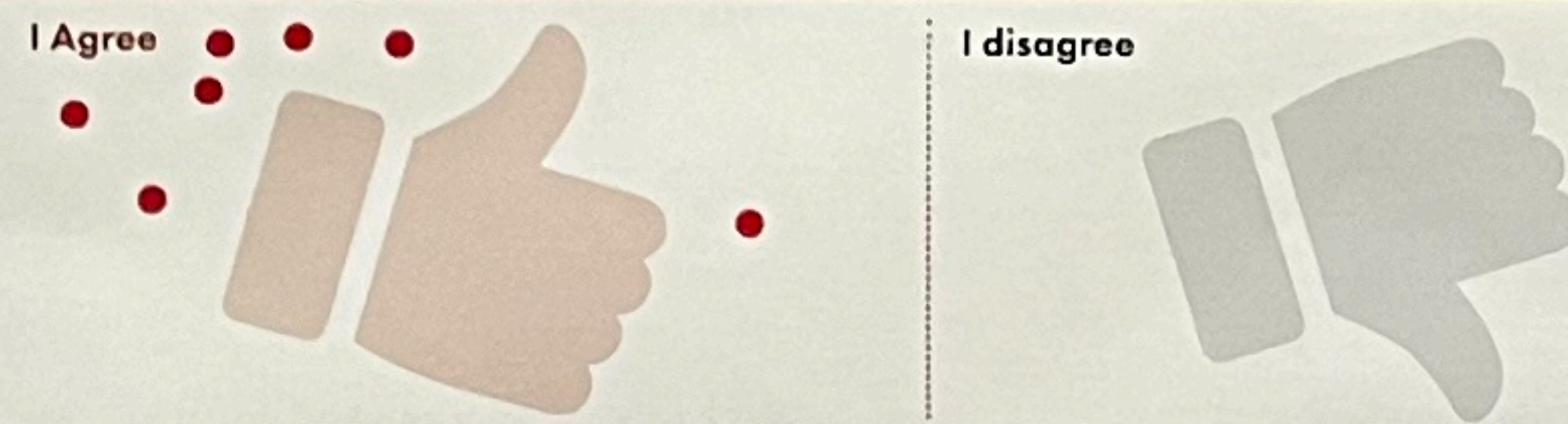
Growth, Land Use, & Development

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



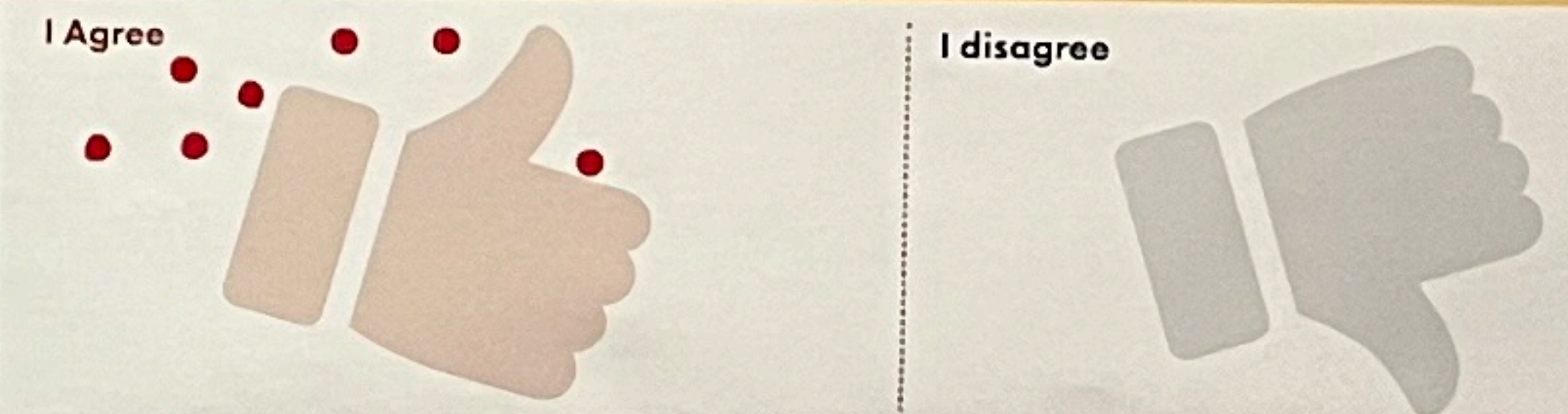
Infrastructure & Services

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.



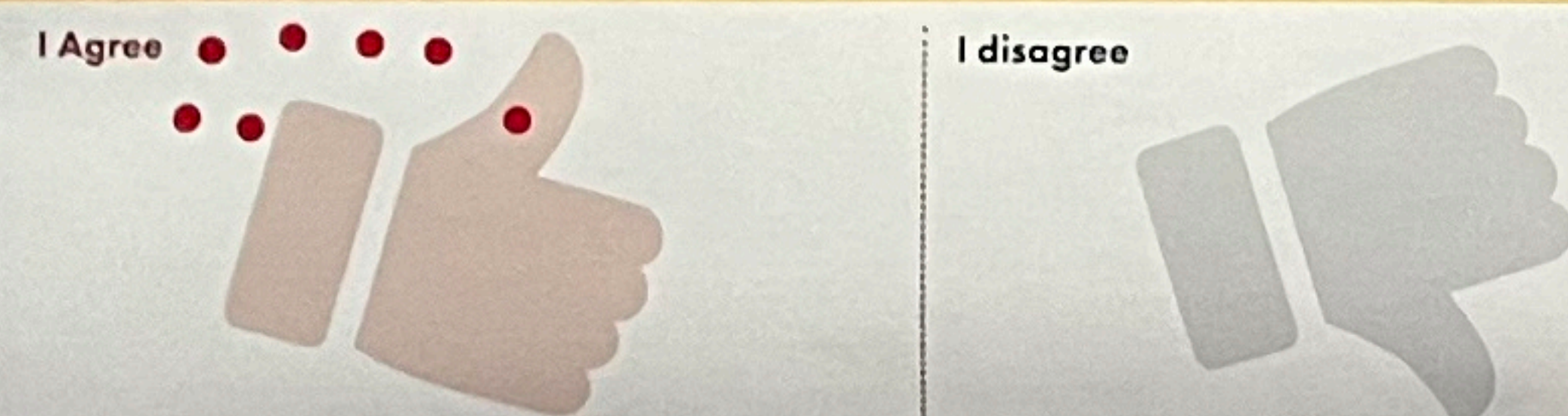
Economic Health

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.



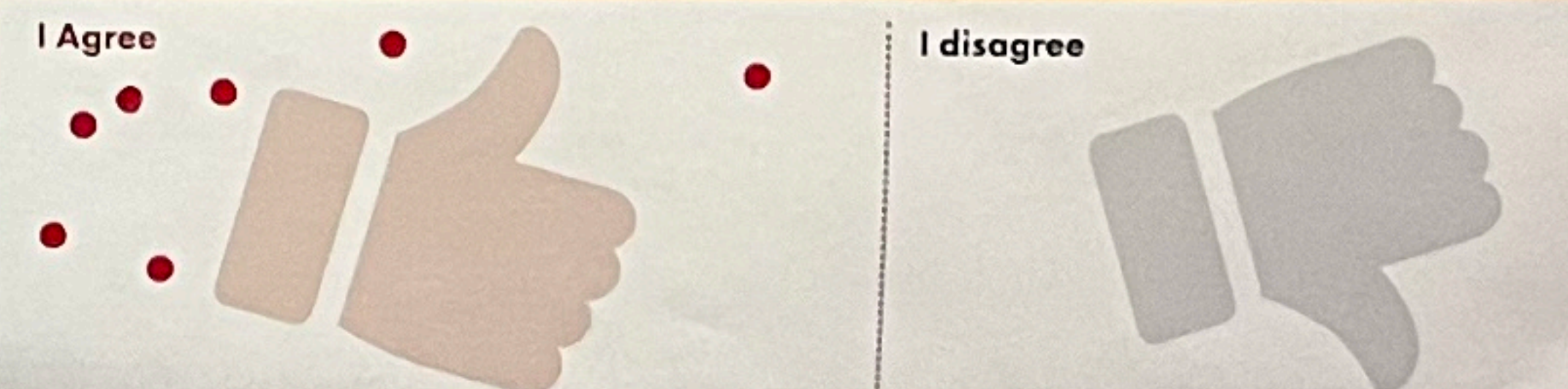
Environment

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.



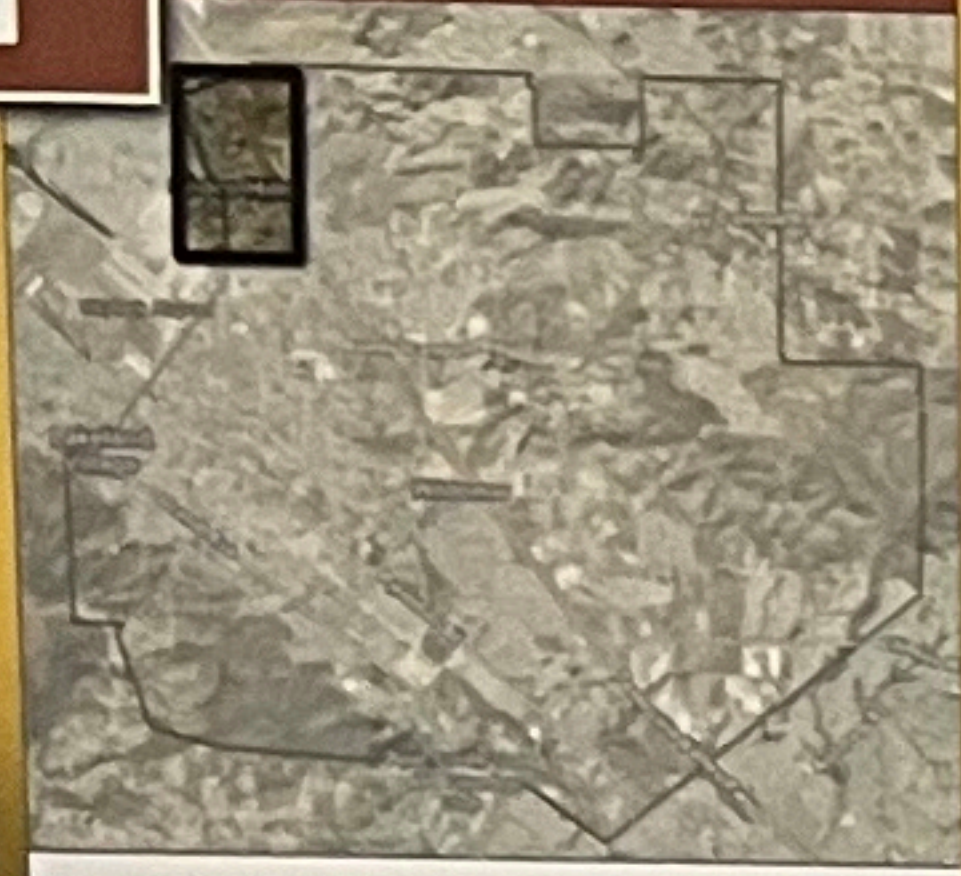
Focus Areas

Envision Wildomar 2040

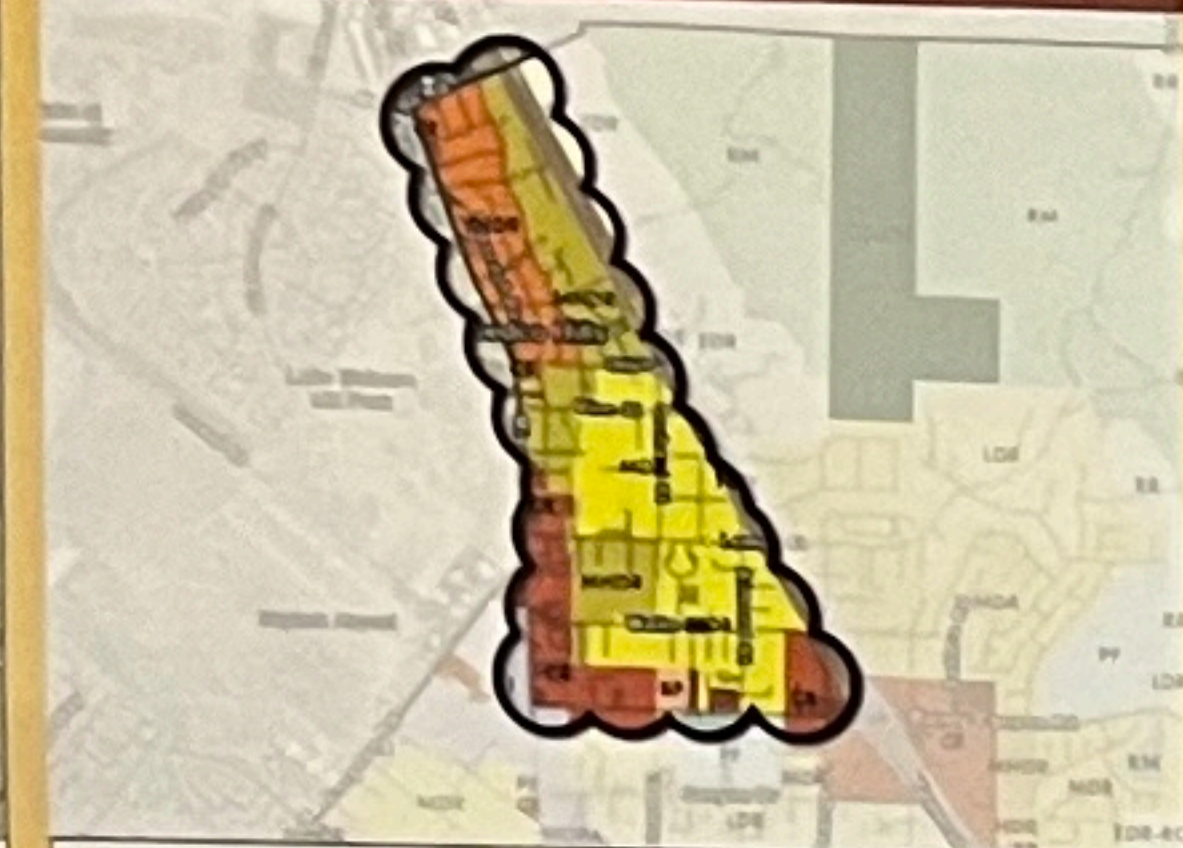


1

Key Map



Current General Plan Land Use



Existing Land Use



<ul style="list-style-type: none"> RD-Rural Residential UDR-Very High Density Residential MDR-Medium Density Residential MHR-Medium High Density Residential 	<ul style="list-style-type: none"> SP-Business Park CI-Commercial Retail CH-Community Center CS-City Office AG-Agriculture CS-Clean Space & Recreation 	<ul style="list-style-type: none"> MS-Medium Density Residential HR-High Density Residential MS-MS-1 MS-MS-2 MS-MS-3 MS-MS-4 MS-MS-5 MS-MS-6 MS-MS-7 MS-MS-8 MS-MS-9 MS-MS-10 MS-MS-11 MS-MS-12 MS-MS-13 MS-MS-14 MS-MS-15 MS-MS-16 MS-MS-17 MS-MS-18 MS-MS-19 MS-MS-20 MS-MS-21 MS-MS-22 MS-MS-23 MS-MS-24 MS-MS-25 MS-MS-26 MS-MS-27 MS-MS-28 MS-MS-29 MS-MS-30 MS-MS-31 MS-MS-32 MS-MS-33 MS-MS-34 MS-MS-35 MS-MS-36 MS-MS-37 MS-MS-38 MS-MS-39 MS-MS-40 MS-MS-41 MS-MS-42 MS-MS-43 MS-MS-44 MS-MS-45 MS-MS-46 MS-MS-47 MS-MS-48 MS-MS-49 MS-MS-50 	<ul style="list-style-type: none"> IR-Industrial Facilities Military Installations Education Vacant
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Key Considerations

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

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



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

Place a dot here to select your preferred concept.



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

Place a dot here to select your preferred concept.



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

Place a dot here to select your preferred concept.

2

Key Map



Current General Plan Land Use



Existing Land Use



<ul style="list-style-type: none"> RD-Rural Residential UDR-Very High Density Residential MDR-Medium Density Residential MHR-Medium High Density Residential 	<ul style="list-style-type: none"> SP-Business Park CI-Commercial Retail CH-Community Center CS-City Office AG-Agriculture CS-Clean Space & Recreation 	<ul style="list-style-type: none"> MS-Medium Density Residential HR-High Density Residential MS-MS-1 MS-MS-2 MS-MS-3 MS-MS-4 MS-MS-5 MS-MS-6 MS-MS-7 MS-MS-8 MS-MS-9 MS-MS-10 MS-MS-11 MS-MS-12 MS-MS-13 MS-MS-14 MS-MS-15 MS-MS-16 MS-MS-17 MS-MS-18 MS-MS-19 MS-MS-20 MS-MS-21 MS-MS-22 MS-MS-23 MS-MS-24 MS-MS-25 MS-MS-26 MS-MS-27 MS-MS-28 MS-MS-29 MS-MS-30 MS-MS-31 MS-MS-32 MS-MS-33 MS-MS-34 MS-MS-35 MS-MS-36 MS-MS-37 MS-MS-38 MS-MS-39 MS-MS-40 MS-MS-41 MS-MS-42 MS-MS-43 MS-MS-44 MS-MS-45 MS-MS-46 MS-MS-47 MS-MS-48 MS-MS-49 MS-MS-50 	<ul style="list-style-type: none"> IR-Industrial Facilities Military Installations Education Vacant
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Key Considerations

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

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



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

Place a dot here to select your preferred concept.



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

Place a dot here to select your preferred concept.

OTHER THOUGHTS?

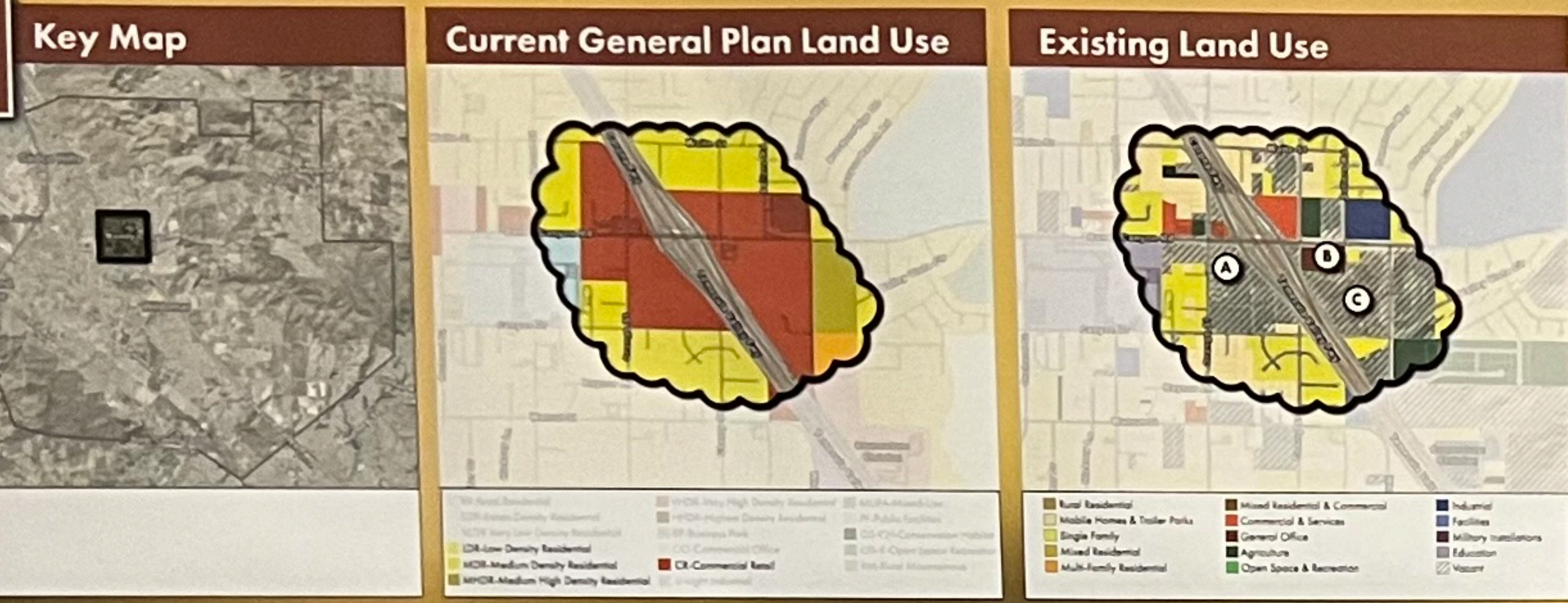
Write your comments below.

Focus Areas

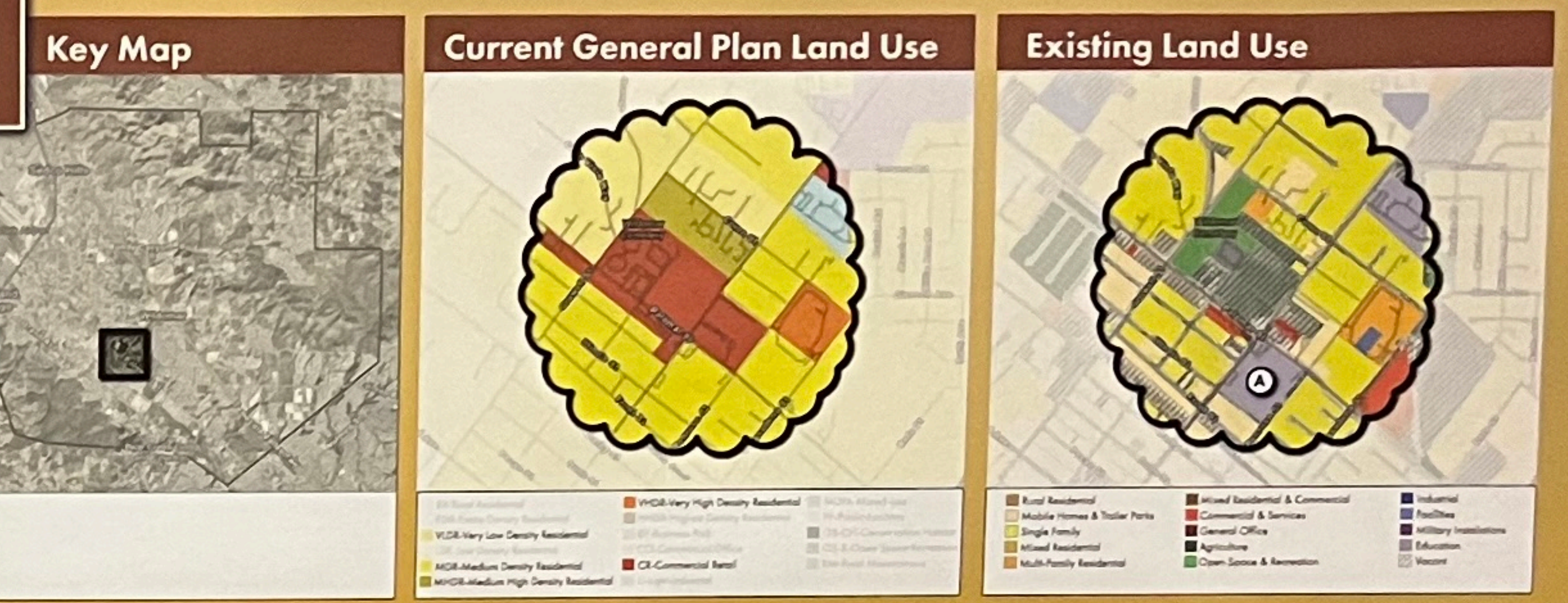
Envision Wildomar 2040



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.

OTHER THOUGHTS?
Write your comments below.

AREA B: Something other than fast food!

Sit down Rest. rents no fast food Grocery store

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.

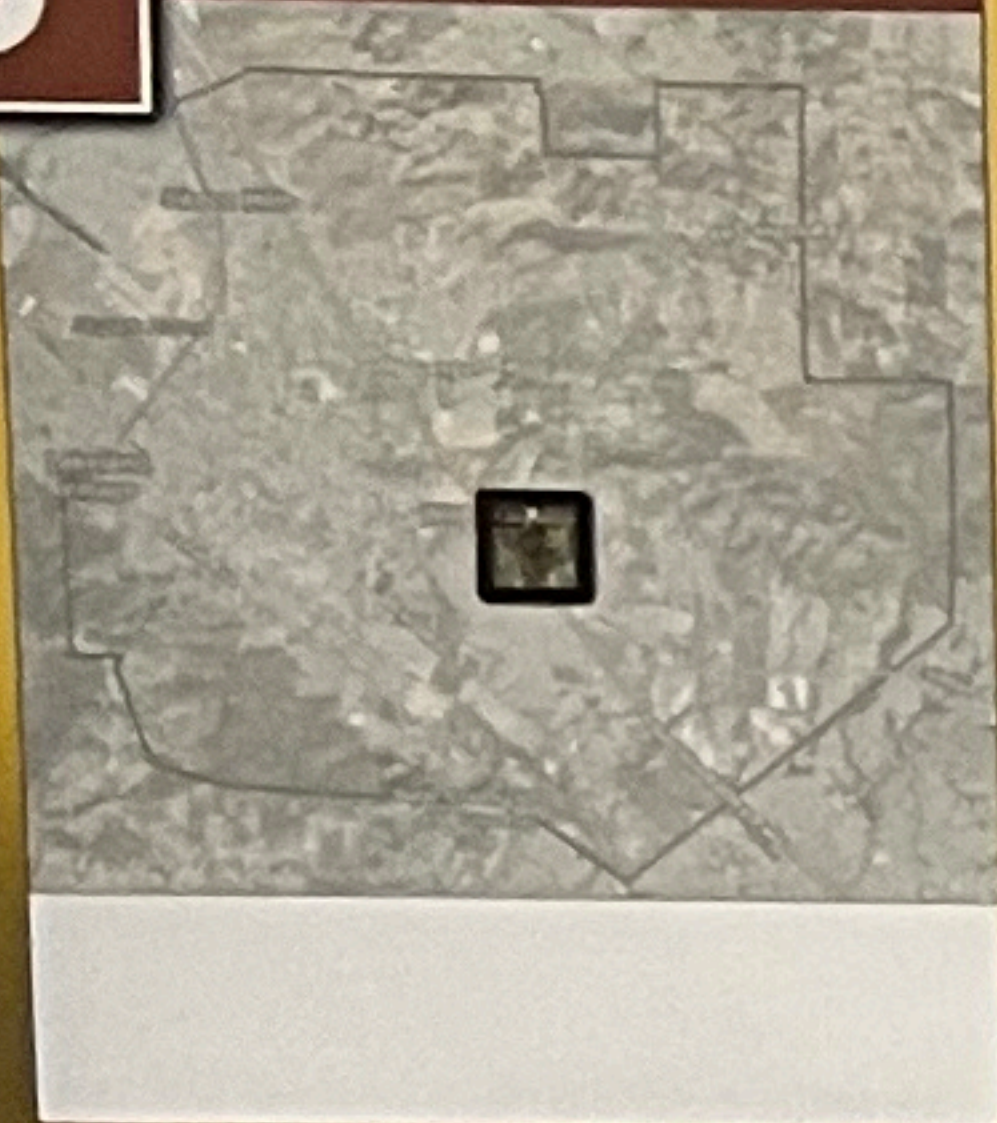
infrastructure urgently needed here drainage is horrible by WES

Focus Areas

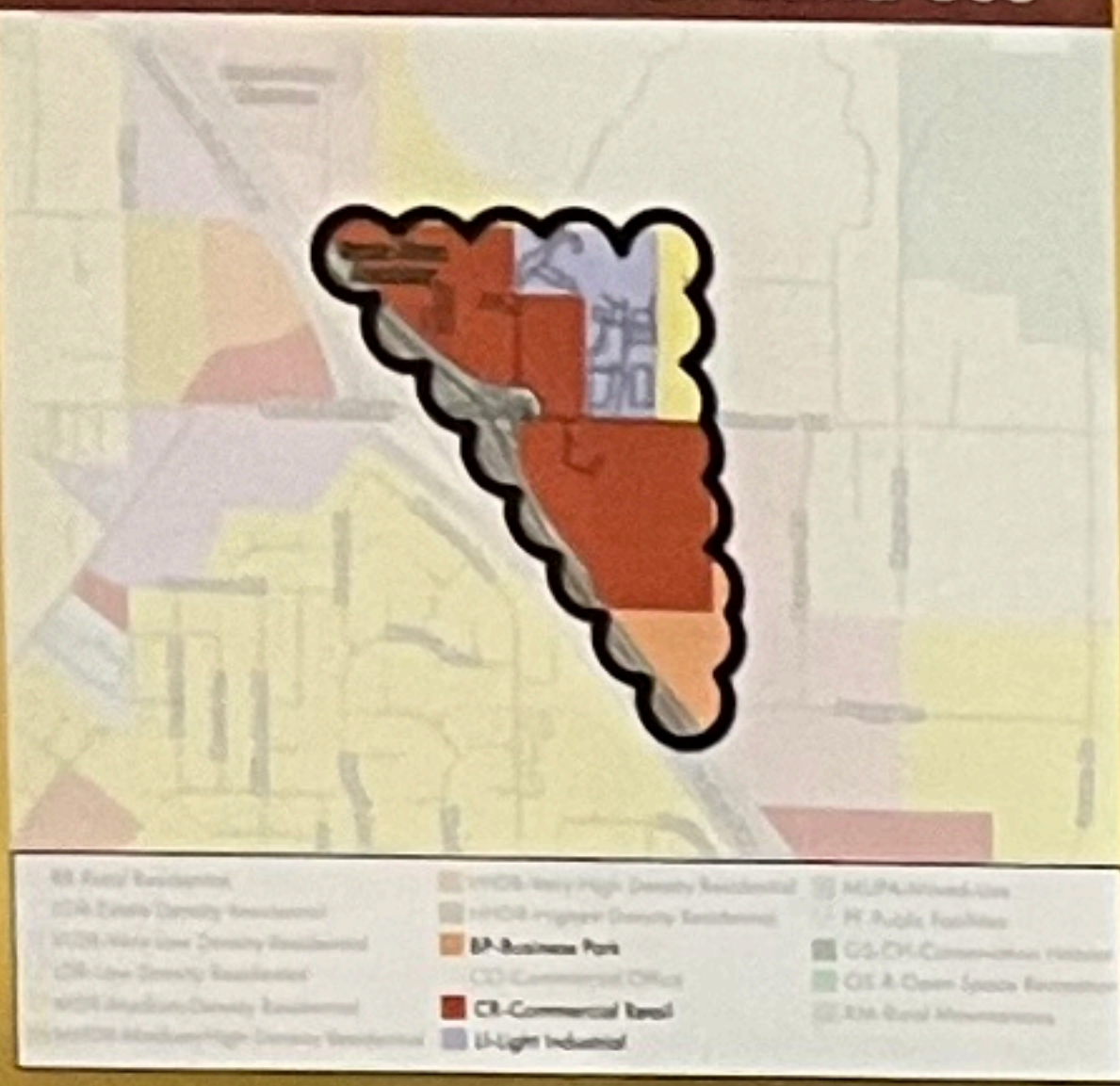
Envision Wildomar 2040

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

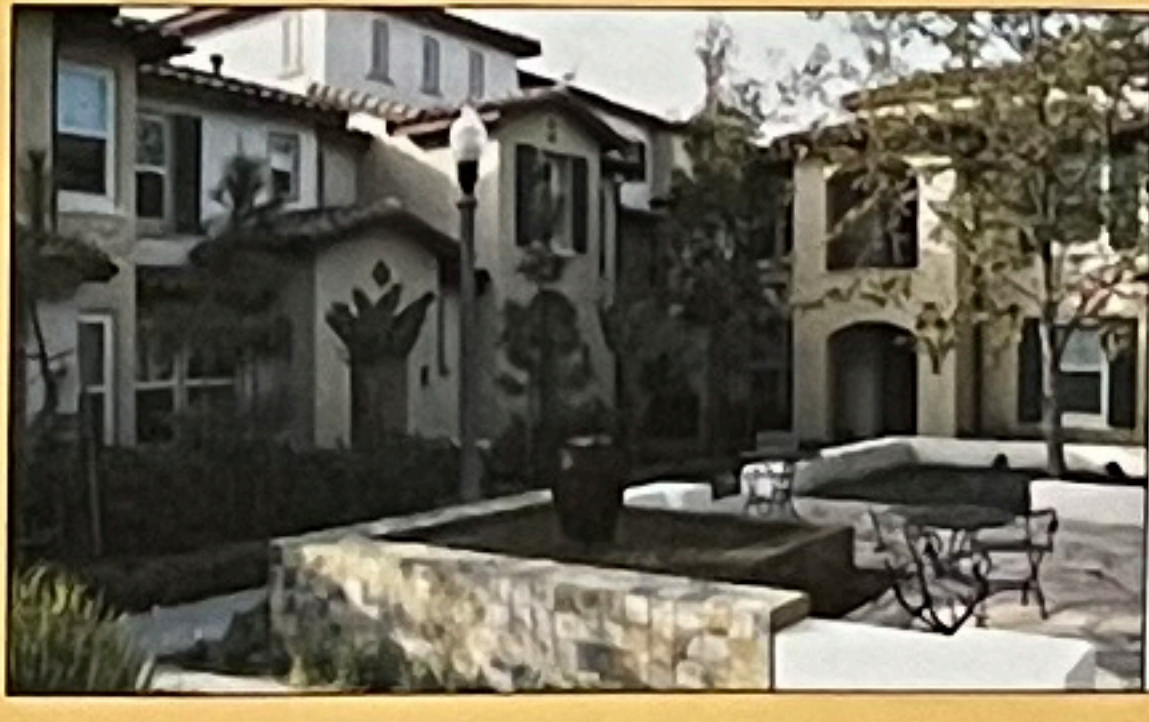
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

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

6
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 	<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 	<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
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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.

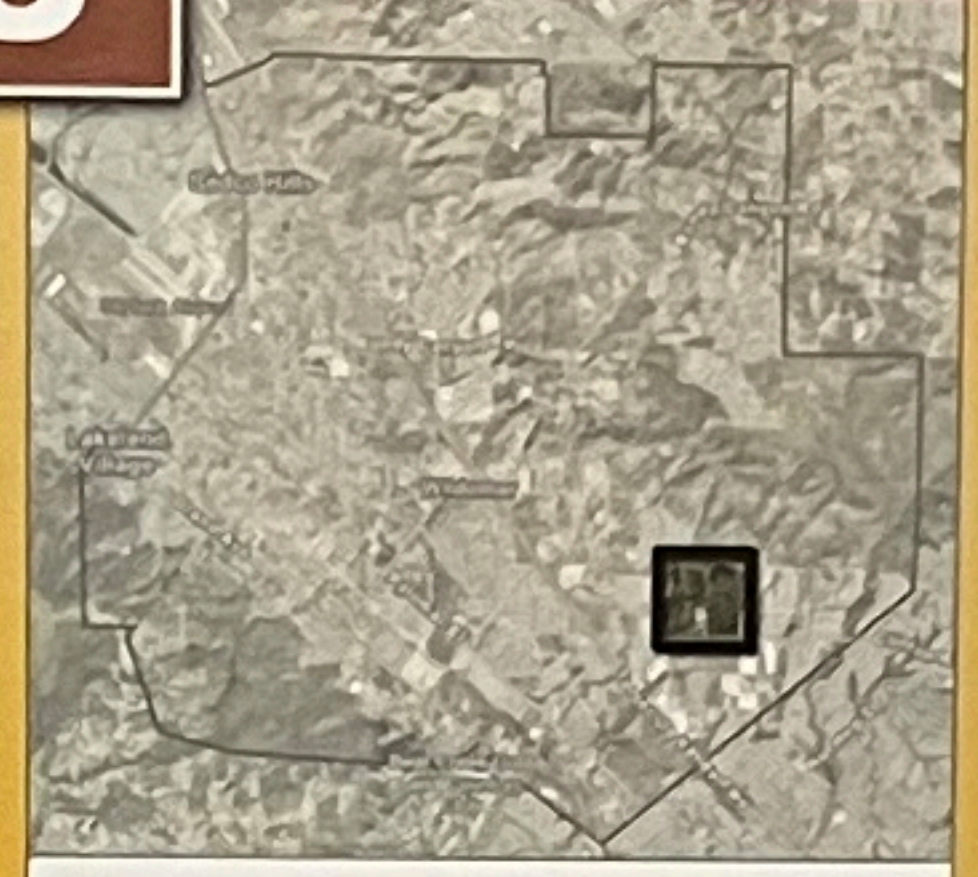
Green belts please

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 	<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 	<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
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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.

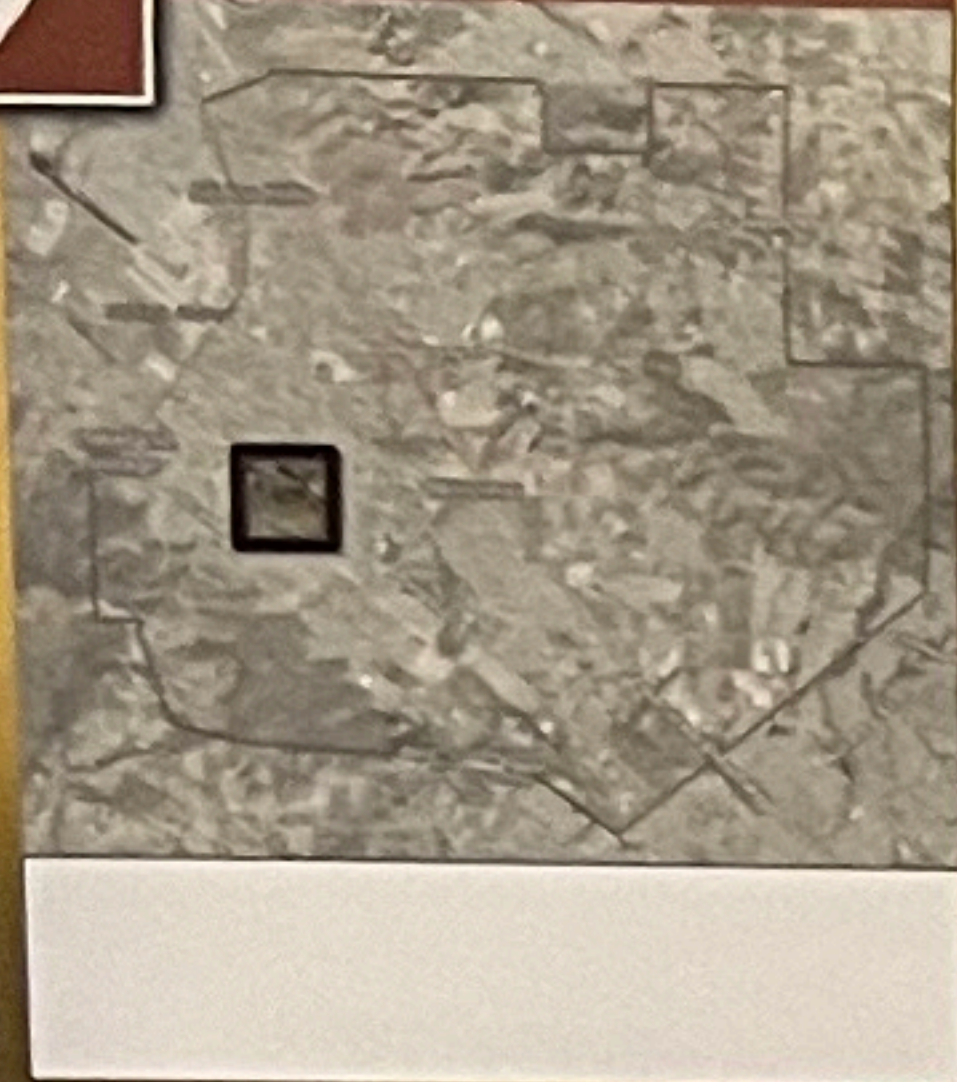
Focus Areas

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





Envision Wildomar 2040 Let’s Envision Wildomar Survey Summary

CURRENT VISION STATEMENT

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

- City Council Adopted Vision Statement (February 2017)

OVERVIEW

The Let’s Envision Wildomar Survey was conducted over an 8-week period to capture community values, concerns, and aspirations for the City of Wildomar over the next 20 years. Community responses to the survey will be used to craft the General Plan Vision Statement and ensure that the General Plan Update reflects the values of the community. The survey was available online in English and Spanish from June 13, 2022 to August 7, 2022. The survey was promoted on the Envision Wildomar 2040 project website, through the City’s weekly email listserv, City Facebook page, and shared by the Murrieta/Wildomar Chamber of Commerce. The survey was also promoted at two in-person pop-up events, including the Chamber’s Coffee with the City on June 14, 2022 at the Corporate Room and Wildomar’s 14th Birthday Celebration on July 9, 2022 at Marna O’ Brien Park. The survey included four questions followed by optional demographic questions. The following summarizes community responses to each question. Responses to each question were organized into themes. The top 10 themes are shown for each question, followed by the number of times each theme appeared for each question. Complete survey responses are included in an appendix to this summary.

222 Total Survey Responses

Q1: What do you like about Wildomar? (Use 3 words or phrases)

Words	Count	Rank
Small Town	78	1
Rural	70	2
Proximity to goods/services	34	3
Quiet	31	4
Friendly	31	4
Open Space	30	5
Community	26	6
No Traffic	17	7
Affordable	16	8
Safe	16	8
Freeway access	14	9
Family Oriented	13	10

Q2: What challenges face the City of Wildomar? (Use 3 words or phrases)

Words	Count	Rank
Infrastructure	92	1
Safety	50	2
Urbanization	48	3
Traffic	44	4
Businesses that reflect community needs	26	5
Homelessness	23	6
Drug use	15	7
Cleanliness	14	8
Timely Development	12	9
Employment for all skill levels	12	9
City Funding	11	10

Q3: What would you like to see more of? (Use 3 words or phrases)

Words	Count	Rank
Community Amenities	70	1
Infrastructure	69	2
Safety measures	50	3
Commercial	40	4
Trails	22	5
Open space	20	6
Community Events	19	7
Restaurants	19	7
Fresh Food options	15	8
less development	13	9
Cleanliness	11	10

Q4: What's your vision of Wildomar? (Open Ended)

Words	Count	Rank
Community Amenities	54	1
Rural	44	2
Infrastructure	44	2
Small Town Feel	36	3
Open Space	31	4
Safe	28	5
Less development	28	5
Activities	26	6
Planned Growth	24	7
Cleanliness	22	8
Commercial	19	9
Family Oriented	18	10

Summary of Demographic Question Responses

- 96% of responses live in Wildomar’s zip code (92595); 191 Responses
- Race / Ethnicity (195 responses)
 - White 133 (68%)
 - Two or More 24 (23%)
 - Hispanic or Latino 18 (9%)
 - Other 10 (5%)
 - Black or African 3 (1.5%)
 - Asian 2 (1%)

Age	Count	Rank	Percent
20-29	5	6	2.36%
30-39	34	4	16.04%
40-49	42	2	19.81%
50-59	41	3	19.34%
60-69	58	1	27.36%
70+	32	5	15.09%
Grand Total	212		100.00%

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
1	1. Small Town 2. Tranquil 3. Mostly friendly	1. Ever increasing regional population 2. Too few parks 3. Rude drivers	1. Parks 2. Live entertainment 3. More shopping choices for non food items	Growth that doesn't outpace infrastructure. Measure twice and cut once. Don't delay important things that will only cost twice as much to do ten years from now. Don't allow freeway billboard sign blight. We need our own police substation, and a community center. We're a small town, so we don't expect all what bigger towns have, but that doesn't mean we want nothing.	92595	50-59	American_Indian_and_Alaska_Native,Asian,Black_or_African_American,Hispanic_or_Latino,Native_Hawaiian_and_Other_Pacific,White,Two_or_More_of_the_above_Races/
2	1. Local 2. Welcoming 3. Friendly	1. Urbanization 2. Traffic 3. Over developed	1. Coffee shops 2. Bakeries 3. Parks	A small town rural community that is welcoming and friendly and a stop for the weary. It's a city that connect family and friends in areas that to meet up such as the local coffee shop or park.	92595	30-39	White
3	1.small hometown feel 2.open land, not filled up with developments 3.Low light pollution	1.maintaining country feel 2.min. growth 3. Get worthy new businesses	1.more youth programs 2.senior programs 3.Winco	A cohesive, thriving community. Where private & public entities work together to better our community. Promote volunteering both for young & old on community projects.	92595	60-69	Hispanic_or_Latino
4	1. Affordability 2. Close to hospital and supermarkets 3. Semi-rural lifestyle	1. Traffic 2. Climate change 3. Inflation/expenses	1. Public transit 2. Mixed-use development 3. Active transportation	In 2040, Wildomar will remain one of the fastest-growing cities in California with a population approaching 50,000, but it will remain as vibrant as ever. Inland Valley Medical Center and the shopping centers on Clinton Keith Road will still exist, but there will be more economic development opportunities (such as big-box stores) on Bundy Canyon Road and a tree-lined corridor on Wildomar Trail that leads to a well-defined downtown with eateries and breweries. There will be more frequent bus service to Temecula and Lake Elsinore, more bike lanes and pedestrian trails, well-paved streets, and a rail line along I-15 that stops right in front of the hospital and takes cars off the freeway. The once-proposed Mount San Jacinto College campus will be built and become the most widely-attended in the system. Most importantly, the area's safety, affordability and natural beauty will be preserved, and it will be a place that people will continue to want to call their home.	92592	20-29	White
5	1. Not overly crowded 2. Lots open space throughout the City 3.	1. CRIME! LE and/or RiversideCo officers are not sufficient. We need our own dept! 2. Homelessness and drugs	1. Parks and recreation. Sport parks, pump tracks, community center w/pool 2. Police presence. 3. Breweries	An open space country living vibe where crime rates are low. I'd like to see more places like parks/recreation for our youth. More businesses/restaurants that provide the City adequate tax revenue to sustain maintenance of City streets and funding for our OWN police department. Maybe a amphitheater for small festivals or concerts. A community recreation center with a pool that provides year around classes for things like fitness/sports/summer leisure, local team youth activities/summer camps, and senior citizen activities. Making Wildomar a place where residences can spend their time AND money in the city they live in rather than driving to Temecula or Murrieta for everything worth doing	92595	30-39	
6	1.Where I live, next to a field. 2.Friendly neighbors/community. 3.Nature.	1.Bundy Canyon Road expansion has stalled. 2.More roads/wider roads needed. 3.Grocerv store needed.	1.Grocery Store near Bundy Canyon Rd. 2.Trade Joe's store. 3.Less home building.	Wildomar has it's beauty from the wildlife and nature in the area. I hope to see this remain by not building it up as much as the neighboring cities. A Trader Joe's store would be welcome.	92595	60-69	White
7	1. The proximity to both San Diego and OC 2. The mix of open space and tract homes 3. The weather	1. Growing with a plan 2. Lack of smaller, affordable homes to buy: condos, townhomes 3. Need more employers	1. More affordable housing to buy 2. More businesses to employ residents 3. Communication from city official	My vision for Wildomar is that it becomes a welcoming, safe and clean city for all demographics and political ideologies. I'd like it to be a place where people can buy a home, raise a family if they choose, and send their kids to highly regarded schools. I want retirees to want to live out their lives here and be able to access healthcare and stores. My vision includes neighborhood parks with recreation centers and activities for children and teens. I'd like to see summer programs at the parks like we had in the 1970's: swimming and tennis lessons, art classes, indoor and outdoor organized games and sports. I would also like a dedicated "downtown" area where the city offices are located.	92595	50-59	Black_or_African_American
8	1.Rural 2. 3.	1. Infrastructure 2. Aging water and sewer system 3. Aging tract home communities	1. Access to open space 2. Murrieta Creek Trail 3.	Remain a rural bedroom community	92595	60-69	other

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
9	1. rural small community feel 2. open spaces and hillsides 3. small business friendly	1. overdevelopment 2. housing: density vs city vision 3. protect small business while welcoming large corps	1. green belts 2. public parks 3. recreational businesses providing activities	I love Wildomar's small hometown feel! We have lots of open space and beautiful views we should preserve as part of Wildomar's image. Greenbelts and community parks are an important part of housing developments. Preserving the city's ag/ranch feel while meeting density requirements is a challenge that needs unique solutions. larger lot-size developments that are zoned/suitable for horses/small farms to fit our horse-town image can be balanced with multi-family housing developments. I don't want to become a sea of tract homes like Murrieta! Small business should be prioritized over large out of state corporations; it keeps with the small hometown image and keeps company profits circulating and benefiting our local economy. Attracting businesses that provide unique services not found in neighboring cities will help differentiate ourselves. Creative mixed zoning that allows small markets in residential areas: decentralizing resources encourages pedestrian activity and reduces traffic	92595	40-49	White
10	1. small town 2. Lived here since population 800 3. Nice community	1. Code enforcement 2. Too much growth 3. Little league doesn't seem to use their budget for field & kids	1. More fields 2. More code enforcement 3. Street sweepers	No more new houses or commercial buildings.	92595	40-49	White
11	1. A small town feel 2. Relatively open spaces 3. The diversity of residents	1. The roads are terrible 2. The business tax base is limited 3. General city improvements are lax	1. City pride 2. Attracting better businesses 3. Fix the roads	Community, improved infrastructure, planned events, code enforcement, beautification.	92595	50-59	Two_or_More_of_the_above_Races/
12	1. not too much traffic 2. Love the family feel of the schools 3. Love that lots of families know each other	1. School reputation - need duel immersion through k-8. Diff languages. -clean neighborhoods -Infrastructure	1. The neighborhoods need to be cleaned up/ more code enforcement 2. Traffic enforcement at stop signs 3.	Wildomar is still small and so in a great place to grow as a progressive, fun, beautiful city. To get there, we need more educated home owners, a better reputation for our schools and a cleaner city. If we can do that and keep the small town feel, I think we can be a one in a million city. Start by offering programs in the schools that are not offered in the neighboring cities- duel immersion of several language choices k-8, could be one. And let's get the schools looking beautiful. So many of them seem rundown and sad. We could also make more trails for horses and walkers. Making the walkability of the city better would draw in more families. Making those trails accessible to horses keeps the rural feel of the city. Finally, we've got to clean up some of the eyesore properties. I think having stricter code enforce rules would go a long way in improving the reputation of the city. We can't let this town seem like a place where druggies and low class folks like to live.	92595	40-49	White
13	1. the vibe 2. the views 3. how close it is to bigger areas but not as crowded	1. 2. 3.	1. more sprout/activities for kids 2. Better middle school 3. More parks/splash pad	A great place to raise a family with more activitis/sport leagues and parks like our surrounding areas. I wish we could break away from LEUSD and part of murrietta school district.		30-39	Two_or_More_of_the_above_Races/
14	1. People friendly town 2. Those that run things are really just one of us. 3. Events put on by city.	1. Too much growth 2. New low income housing in medium income housing areas. 3. No street sweeping.	1. Open comunication. 2. More of the events for the people of the city. 3. Police presence in neighborhoods.	My vision would never happen. I grew up in Huntington Beach in the 1960s when it was still country living like Wildomar. Today it is such a sad place. It is big time citified and that makes me almost come to tears when I visit the old homestead. Keep Wlldomar a city in the country.	92595	70+	White
15	1. No multi story commercial buildings to obstruct view. 2. Generally quiet.	1. Crime, drugs and car racing 2. 3.	1. Public parks with trees 2. community events 3.	Clean, safe, community Affordable housing Community garden/farmers market- not in Elsinore.	92595	70+	White
16	1. small town feel 2. not crowded 3. friendly people	1. drugs 2. transients 3. not much to do	1. parks 2. shops 3. restaurants	I would like to see more activities being advertised for our youth. Concerts at the park, family activities. Wildomar has so much space but every time something is being built it's either a gas station, smoke shop, liquor store, more homes or another fast food place.	92595	40-49	Hispanic_or_Latino
17	1. parks 2. Business 3. Farming	1. sidewalks 2. maintained streets 3. lack of trees and vegetation	1. Trees 2. Side walks 3. More fresh food	Side walks and bike lanes down main streets. Trees and vegetation every where. Smaller and more affordable housing in empty lots. Please do not keep allowing massive, expensive dwellings to be built. More schools need to be built before housing. A Splash pad park. More family friendly businesses.		30-39	White

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
18	1. Quiet 2. Suburb 3. Family friendly	1. Too many marijuana stores 2. Government/ affordable housing 3. Approval of big chain stores to be built	1. Family owned businesses/shops 2. Own school district 3. Community events	Wildomar is a growing suburb that has potential to be a great city! We need to have a great schools, family owned businesses, and safe places for kids to play. A park with a pool and toys for families. Keep out businesses that are not family friendly. Marijuana stores attract crime. Keep out big chain stores. Keep Wildomar with that small city feel.	92595	40-49	Two_or_More_of_the_above_Races/
19	1. Green 2. Part rual 3. Hardly any homeless	1. Too many new houses 2. Not enough professional and blue collar jobs 3.	1. Professional and blue collar jobs 2. Youth programs 3.	I don't know at the moment	92595	60-69	Two_or_More_of_the_above_Races/
20	1. Quiet 2. Rural 3. Unpretentious	1. Population boom 2. Loss of small community feel 3. Infrastructure (see nos. 1 & 2)	1. Not buildings or car washes 2. Not houses or apartments 3. Not fast-food or gas stations	Keep it small-town. No more "progress." Fix existing roads and infrastructure.	92595	50-59	White
21	1.Rural/country feeling 2.Diversity (business, shopping) 3.Space	1.Crime/homeless 2.Infrastructure needs improvement 3.Some parts need clean-up	1.Small grocery, esp in Northwest. Like Trader Joes. 2.Old Town/Farmers market 3.Community events	Keep that country, spacious feeling. Bring in local grocery, small business. Old town/down town, farmer markets.	92595	50-59	White
22	1.quiet 2.rural 3.home	1. Police response 2. Infrastructure 3.not enough jobs if not retail or food	1.higher paying jobs 2.police presence 3.bike lanes	A safe still rural town with some industrial areas and jobs where you don't have to commute.	92595	50-59	White
23	1.Wildomar is rural 2.Quite 3.small town community	1.poor road conditions 2.urban sprawl coming 3.poor community development	1.bike & hiking trails & parks 2. Improved community development 3. Improved land scape streets & roads.	I would like to see Wildomar as a community that is well planned out and welcoming to the people who live here. Bundy Canyon would no longer be a death trap to pedestrians and bike cycle riders. I would like Wildomar to remain rural with open spaces that are not a bunch of strip malls and littered with blight.	92595	60-69	American_Indian_and_Alaska_Nati,White
24	1.small town 2.not cookie cutter 3.areas of rural	1. People wanting it to be like Temecula 2.old kranks 3.	1. Large lots when building homes 2.apartments done nicely and affordable. 3.	A place with more city maintained spaces.	92595	60-69	White
25	1. Low taxes 2. Backyard Fruit trees, gardens, and livestock 3. Friendly people and businesses	1. Trying to be like other cities 2. Road maint./mobility 3. "legal" marijuana cost to city & crime	1. Small businesses along palomar/mission trail 2. Lower fees to build 2nd homes on property 3. Road repair	Family friendly, safe, improve current parks with water features and swings and structures for adults with disabilities. Encourage agriculture and grow local, water storage, private funded art,	92595		
26	1. Smaller town feel in the right places 2. Having council members available when needed 3.	1.Staff salaries, being overstaffed 2. Bandaiding the roads 3.Pushing home based businesses out of the city	1. fix the roads and leave everything else alone 2. 3.	Honestly, don't try to make us something we are not. This is a bedroom community, and we don't need 1/2 the staff that is hired. Fix the roads, figure out a way to get the drug houses closed down, and get City Hall into someplace that we are paying through the roof with nothing to show in the end.	92595	60-69	White

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27	1. Proximity to I15 2. Small, rural population 3. The right amount of commercial development	1. Road maintenance 2. Beautification 3. Commercial maintenance, ie: Palomar Plaza	1. Public spaces 2. Nature parks/trails 3. Local historical sites/monuments/parks	A planned, uniform building style (like The Barn on Clinton Keith and Palomar), a main central community and/or government space, a local paper or circular	92595	50-59	White
28	1.love the country feel 2. Love our mountains 3. Love our diversity	1. Traffic 2. Rapid growth 3. Street degradation	1. Winco store 2. Horse trails 3.bike trails	A quiet, diverse community. Keep commercial businesses near the freeway. Homes away from the freeway.	92695	60-69	White
29	1. Quiet neighborhood 2. Not as much traffic as Temecula and Murrieta 3. Little more rural not as developed	1. Run down/littered homes and property- needs enforced- fire hazards 2. Homeless people 3. Drug houses	1. Less condos/track homes 2. More trees and greenery 3. Better restaurants (no more chains, no car wash)	A safe and clean community to raise families. Better school ratings. Support more small business. Stop developing condos and track homeS. Start enforcing cleanup for properties littered with trash and broken down crap everywhere- they're fire hazards and no one wants to live next to them. More trees or parks and keep open space. Stop building on every available inch of open land, instead clean them up and plant trees and build parks. Need more greenery.	92595	30-39	White
30	1.close to everything. 2.friendly 3.family values	1.traffic 2.affordability 3.crime	1our own stores. 2.couple more gas stations 3.a college	Keep it rural, simple and affordable.	92595	60-69	White
31	1.Rural atmosphere with open space 2. Balanced housing to business 3.Good people and good neighbors	1.slowng growth 2.we owe Wildomar citizens housing not the nation (no build, build build) 3.balance/caution	1.parks 2.trails 3.24 he fitness	Live here until the good Lord decides otherwise	92595	60-69	Two_or_More_of_the_above_Races/
32	1. Rural 2. Friendly 3. Accessible	1. Homelessness 2. Poor choices for new business 3. Crime	1. Parks! 2. Green space 3. In n Out or Chic fil a	Wildomar should be a community with plenty of parks and safe neighborhoods with a rural feel. It's accessibility to the 15 freeway and low taxes should help it continue to grow as a great place for families.	92595	50-59	White
33	1.Small Community 2.Very Convenient 3.	1.Needs better parks . 2.parks should have restrooms and water. 3.no water or restrooms at some parks	1.Shopping 2.Parks 3.Bike trails for kids.	More shopping to avoid Temecula. Better parks and open space for trails.	92595	70+	White
34	1.location 2.community 3.potential	1.living cost 2.potholes 3.traffic on the 15	1.night life 2.activities 3.putting stuff on all the dirt lots around	A city that isn't half dirt lots and apartment buildings, I think it would be beneficial for the city and its community to have activities in the city, bringing in new businesses and restaurants and bars, a downtown area. So that I don't have to leave the valley to have fun.	92595	20-29	Two_or_More_of_the_above_Races/
35	1. Small city vibes 2. The local restaurants and coffee places 3. Quickness of the response of counsilmember	1. Not enough sports focus 2. Expanding but not thinking of traffic 3. Not fixing the roads	1. Youth sports 2. City rec center 3. City events	I hope Wildomar will become a great place people will want to come to. There is a lot of "new Wildomar" vs "old Wildomar" and its clashes against each other. I hope that the city will unify and come together to be the new "it" place to hang out and be.	92595	20-29	Two_or_More_of_the_above_Races/
36	1.Rural atmosphere 2.Location 3.Available resources (stores, hospitals, etc.)	1.Traffic 2.Dirt roads 3.	1. 2. 3.	A rural feel, horse town type atmosphere. Not over developed like our fine neighbors in Murrieta. A Norco, Ca feel. large expensive estate properties'.	92595	60-69	White
37	1. It's like Temecula 30 years ago. 2. 3.	1. Roads 2. Old Trailers and manufactured homes. 3.	1. Upscale very nice tract housing developments that have Associations 2. 3.	The finest city in Southern California.	92595	60-69	Two_or_More_of_the_above_Races/

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
38	1.Rural Feel 2.The Dairy! 3.Easy access to freeways	1.Too much development 2.Infrastructure 3.Water	1. Water conservation 2.Public Works department expanded (roads, etc) 3.open space preservation	A small town that retains the small town feel with locally owned and operated business. Not the next Temecula... We need thoughtful and spread out planning and not focus on putting everything in one corridor. Spread it out between several of the main roads / exits we have off the freeway but also plan for it with infrastructure (roads, utilities, drainage, etc).	92595	40-49	White
39	1.quaint 2.quiet 3.neighborly	1.need swimming place 2.need more Sheriff s 3.more fixing streets	1.more shops 2.more police 3.community parks	Need to be able to swim in our city! Been here in Wildomar for 45 years, beautiful city!	92595	60-69	White
40	1.safety and security 2. Close proximity to hospitals 3. Small city atmosphere	1. Growth 2. Industry 3. Maintain a low tax base for homeowners	1.jobs jobs jobs 2. 3.	Slow growth	92595	70+	White
41	1.general rural area 2.convenient shopping 3.	1.traffic 2.bus service 3.excessive development	1.less building 2.more police presence 3.street maintenance	Better roads	92595	70+	White
42	1. Rural small-town feel 2. Affordable Housing 3. Close to nearby amenities	1.Crappy Street Maintenance 2.Sellers Road closed/excessive time 3.JMI selected contractor for Bundy imp	1.parks 2.road cleaning/repairs 3.Sellers Road to Open	To keep the small-town feeling	92595	50-59	White
43	1.Not over populated 2. Family community 3. Have mountains	1. Streets many potholes 2.Not too many shopping: 3. Not too many restaurants with great foods	1. Smoother road 2. Safety/ security for speeding/ tailgating 3. Better landscaping entry way from freeway	More stores for revenues to improve community		50-59	
44	1.affordable 2.small town feel 3.	1. lack of businesses growth 2. Poor school district 3. Potholes	1. Shopping center 2. Parks/walking trails 3. A downtown or Main Street area	A small town feel with parks, shopping, a Main Street, and walking trails	92595	30-39	Hispanic_or_Latino,White
45	1.close to temecula 2. 1 he from the beach 3. "Affordable" when we moved here	1.no city municipalities (road repair/street sweeping) 2. Hoarders 3. Empty shopping centers	1.small businesses 2. Variety of stores 3. Enforced Parking regulations	Beautification. So many people say they love the "ruralness" of Wildomar but to the outside eye it's a dump. Hoarders on big plots, cars parked for weeks to months collecting dirt, deteriorating roads. Wildomar looks like it takes no pride in itself. We have huge shopping centers left vacant while we keep cramming businesses off of Central in Elsinore. Wildomar can keep is small community feel without looking like it's taking in the unwanted of Orange County. I am proud to own my home, but I feel so many of my neighbors and the city don't care to be proud of themselves.	92595	30-39	White
46	1. Quiet neighborhoods 2. Ability to do what you want to your home. 3. Citizens being involved	1. Homeless people coming in. 2. Weeds growing everywhere 3. Not fixing things on time.	1. More activities for kids. 2. Park celebrations 3. Parks near bundy/seller.	I would love the city to offer more jobs, community activities, shops, parks for kids/dogs.	92595	30-39	Black_or_African_American,White
47	1. Quiet is appealing. 2. People are considerate. 3. Love business access.	1.Homelessness. 2. Street repairs needed. 3. Sewage access needed.	1. Community gatherings. 2. Elderly checkups. 3.Activities for teens.	Let's stay small town but with modern amenities. Access to the cities are a must, however, traffic is a real problem. We need to expand law enforcement. Fresh/clean water should be a right for all. A large community center would be a big improvement for the community.	92595	60-69	White

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48	1.community 2.rural small town feel 3. A Good class if people still live here	1.keeping the small town feel & rural look 2. homeless/drug addicts 3 law enforcement presence	1.less homelessness drug addicts 2.more law enforcement around 3.more trees/ nature around the city	A rural small town feel still. House with bigger property. Not just a bunch of track homes close together with no back yards. Don't make the city housing so cheap that the city starts attracting people with no sense of class. Trees and nature through out the city so it does not look nor feel like I'm living in a cement block. A tight community with activities for all ages and special needs.	92595	40-49	Hispanic_or_Latino
49	1.semi-rural areas with animals plus hospitals/shopping 2. Welcoming to ALL 3.peaceful west side	1. Affordable housing, incl. mid & low income 2. Maintaining rural feel 3. Traffic that comes with growth	1. More walking paths (like on Grand) 2. Green spaces/parks 3. Restaurants that aren't all fast food	Sufficient services and safe walking paths that allow people, pets, and horses to get around town without always having to drive would be nice. A sense of being at home, peaceful with lots of open space and green areas yet important services are nearby.	92595	70+	White
50	1. Great neighbors. 2. Country feel 3. Love the weather	1. Growth 2. abstract planning 3. Traffic increase	1. Police 2. Code Enforcement 3. Street repairs	Slow controlled growth, more community programs for our youth & elderly with a focus on diversity. A need for more city parks, and engage in more special events to draw attention and increase revenue for our local business creating a warm memorable hometown environment.	92595	70+	White
51	1.Family 2.Small Town 3.Location	1. Infrastructure 2. Lack of Good Schools 3. Lack of Tourism Attractions	1. Tourism 2. Entertainment 3. Zoning that supports/attracts businesses.	School districts need to be at the same levels as Temecula and Murrieta. A large area designated for business/industrial parks will attract more business coming into Wildomar (similar to the large business stretch on Jefferson Ave in Murrieta). Infrastructure that supports tourism and attractions. A Cal State University.	92595	30-39	Hispanic_or_Latino
52	1. Smaller Community 2.Close to everything 3.	1. Ongoing growth 2.Traffic 3.	1. Better parks for kids 2.Water and restrooms in all parks 3.	Ongoing community input and consistent growth for community.	92595	70+	White
53	1.rural atmosphere 2.small town living 3.	1.remain small but prosper 2. 3.	1. 2. 3.	My vision would not include the fuel station that is proposed at the I-15 Wildomar Trail location. Having big rig's congregating in that area will lead to both air and noise pollution that will greatly affect those Windsong Valley residents whose property backs up to that area. We do not need a truck stop in our backyard. This is not what we anticipated when we bought in this wonderful rural town.	92595	70+	Two_or_More_of_the_above_Races/
54	1. It has a developing but still grounded cowboy culture. 2. 3.	1. Crime and negative outside changes. 2. 3.	1. Embrace our cowboy and rancher roots 2. Encouragement of gun ownership including concealed carry 3.	A peaceful and safe community of aspiring ideas and businesses but set in the backdrop culture and environment of our cowboy and rancher past. This can easily be accomplished by encouraging more gun ownership, social events with police, organic farm to table farmers markets, opening of gun ranges to teach proper gun safety, and the adoption of laissez faire politics to keep our community free of government overreach.	92595	30-39	other
55	1. Not a lot of city rules 2. It hasn't turned into Lake Elsinore 3. Not pretentious like Murrieta	1. Crime 2. Too much politics and government involvement in our lives. 3. Saving our cultural past.	1. Farmers markets 2. Gun shops and shooting ranges 3. Encouragement of local farming including bee hives.	A community that doesn't embrace the woke ideology that turns everything to crap. Please don't allow marijuana shops in our town. It attracts the bad element. We should have more citizens carrying guns to keep us safe. Police are too late in responding and as the last two school shootings proved, the police don't engage shooters. Only residence can keep the criminal element out of our town. We should have more local farming. DeJongs Dairy Farm is a perfect example of what our town needs more of. What a local blessing DeJongs provided during the pandemic when you couldn't get eggs or milk at the grocery stores but it was produced locally in our great little town and provided much needed milk and eggs. We need more dairies, farms, local meat production like cow ranches and bee hives.		40-49	Two_or_More_of_the_above_Races/
56	1.rural 2.community 3.wildlife	1.too many car washes 2.grocery needed off Palomar 3.housing planning a disaster	1.building continuity 2.more park land 3.public road landscaping as in Murrieta	Need lots of improvement to beautify Wildomar Landscaping, building design, parks, road improvements	92595	70+	White
57	1.proximity to other cities 2. 3.	1.infrastructure 2.retail development (bundy canyon area) 3.	1.businesses 2.parks 3.community	A place to grow a family without having to travel to neighboring cities for necessities.	92595	30-39	Hispanic_or_Latino

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
58	1.Small community 2.Somewhat rural feel 3.Low rate of serious crimes	1.Growing traffic + poorly timed lights 2.Deteriorating infrastructure (roads, power, etc) 3.Handling growth	1.Parks 2.Small businesses 3.Updated/repared infrastructure	When my family moved here in 2020, Wildomar was a small, friendly community. I understand that growth is necessary for any city, and that state/county require certain amounts of high-density housing, but I feel like Wildomar should hold to the minimums in that regard. Also, being small business-friendly would attract a broader tax base and bring in diverse retail and services. We could possibly create a unique shopping opportunity for locals and visitors to compete with Temecula Old Town.	92595	60-69	White
59	1.rural 2.quiet 3.soothing infrastructure	1.urbanization 2.too many people 3.not enough	1.country 2.community 3.respect for others	We want Wildomar to remain a large,y rural community		70+	White
60	1. Rural/country feel 2. Family oriented 3. Community	1. Traffic/Dangerous roads: Bundy Canyon 2. Traffic lights 3. Some communities lack public transportation	1. Traffic lights on Bundy Canyon Road. 2. Public transportation 3. Own police force.	Wildomar should continue to have the country feel. It is one of the biggest reasons a lot of families including my own moved here. I would like to see more public transportation too. This would help my daughter who is going to MSJC who doesn't own a car yet, tremendously. We need more community events for all. Maybe a community center where recreational classes can be held. Maybe expand our community library too. It can be the extension of a community center for all ages. My family and I like going to the Marna O'Brien park. I don't know if there could be another closer to the east of Wildomar? I would like to see major improvement on Bundy Canyon. My family and I have been living in the Farm Community for the past 17 years. We have heard and seen so many accidents happen on this road. It is especially dangerous at night! It is really dark. Dogs get lose and ran over. Drivers do not slow down...not even at night.	92595	50-59	Hispanic_or_Latino
61	1. Farm life 2. The views /although we are losing them 3. When it was quiet with no construction or traffic.	1. Kaiser building going in 2. new gas stations 3. homeless and drugs coming in. Schools with agendas	1. Police 2. Farm life 3. Farmers markets	No more gas stations. More houses with more property so people can have live stock and gardens. Stop placing houses so close together.	92595	40-49	White
62	1.community 2.neighborhood unity 3.expansive area	1.overcrowding 2.business zoning 3.roadwork improvement	1.community events 2.neighborhood watch 3.traffic control maintain, rural feel while monitoring and growth	Moderate business growth for the well being of the city while offering improvement to the landscape and infrastructure	92595	50-59	Hispanic_or_Latino
63	1.open spaces 2.quiet neighborhood 3.lack of surface street traffic	1.over development 2.lack of infrastructure 3.increased property crimes	1neighborhood police presence 2. organized parks and rec programs 3neighborhood beautification incentives	More organized recreation opportunities, improved infrastructure, improvement/cleanup of blighted areas, increased night patrols by police	92595	60-69	White
64	1.Not overpopulated 2.View of sunset over the Ortega 3.Tons to do!	1.low income housing 2.meth 3.crappy roads	1.trees and landscape 2.restaurants & movie theatre 3.community fun!	Stop building! Too many cookie cutter ugly apartments. Unless it's a community pool(s) park, bbq's, water park for kids with sun shades and misters! It's sooo hot here- and clean up the Lake! Nothing should be that colour!	92531	50-59	White
65	1.The country feel to the city. 2.Friendly people. 3.Shopping and doctors are close.	1.Growing homeless population 2. Water shortage 3. drugs off the streets	1.Upkeep on roads 2.parks and walking trails 3.paved streets and sidewalks	Hopefully Wildomar keeps a small town feel while improving roads. A few parks would be nice. Open areas for wildlife. I grew up in California and just moved to Wildomar for the openness and country feel.	92595	60-69	Two_or_More_of_the_above_Races/

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
66	1.rural 2.space 3.small	1.building 2. Small lots 3.traffic	1. Open space 2. Homes on 1/2 to 2 acre lots 3. More rural	So many times you lose the value of your property because the city becomes a nightmare like Temecula. The reason Wildomar is special is because it's more rural and it will just be like any other town that blends into lake Elsinore and Temecula and it will lose its value if we lose our space and our rural element... Homes should be on Big lots and more of a farm feel which translates to privacy and hence more value.	92595	60-69	White
67	1.Preservation of our historic past 2.It still feels like a small town 3.	1. Lack of gun rights 2. Too many building restrictions 3. Crime	1. More freedom 2. More local fresh produce and meat sources 3. More community education on how to thrive	Lets face it. We are on the precipice of a recession and most likely a historic depression with continual food inflation. We as a community need to become self sustaining to weather any future calamities like more inflation, pandemics, economic turmoil. The citizens of our community need to be encouraged to start family back yard farming. We need more local gardening/farming.		40-49	White
68	1.everything 2. 3.	1.Paving dirt roads 2.stop blocking roads to get to your home (Westly and Palomar Rd) 3.	1.Dirt Roads Paved 2. 3.	More sport parks for the Kids	92595	70+	White
69	1.small town feel 2.horses 3.less crowded than murrieta and temecula	1.reducing lot sizes for higher density 2. traffic 3.horses to safely move around the traffic	1.keep it rural 2.maintaining horse trails 3.put up signals versus stop signs when traffic becomes dangerous	Go back to what we all bought into this city for. Keep it small town rural. Give us a street like old town murrieta so we can spend our money in our own city.	92595	40-49	White
70	1.Rural atmosphere. 2.Stores for shopping and restaurants. But not to close. 3.Police respond fast.	1.Slum looking housing. 2.Roads 3.Parking for cars.	1.Speed bumps. 2.More stop signs. 3.More police .	Start HOAs in places that have slum looking houses on the blocks of the homes that were built in the early 90s. To many families living in a single family home. To many cars blocking the side walks.	92595	70+	White
71	1.size 2.cleaniness 3.affortability	1. smoothRoads!!! 2.sidewalk connectivity 3.speeders!!	1. code enforcement on empty fields and their fences 2.traffic enforcement!!! 3. again, enforce deweeding.	I would like to see Wildomar stay about the same size. I would love to see more traffic enforcement but just not with speeders or rolling stops but with littering and graffiti. Pretty much anything that is offensive on a daily drive. Keep what we have but make it much better. Connect the sidewalks so people can walk uninhibited. Bike lanes!!! A couple more parks but not everywhere. Install cameras (like London) then change the laws so it's easier to prosecute. 😊	92595	60-69	White
72	1. It seems safe 2. It seems clean 3.	1. Not enough for older kids to do 2. Places for families 3. Not enough community parks, pools, amenities	1. Parks that are enjoyable for families 2. Community spaces 3. Community/family events	Growth that includes well thought out communities with amenities, particularly for families, kids, and young adults. Leaving the city to work is almost a given, but to leave for any recreation is not a healthy city. It breeds unhealthy and unsafe activities when kids have nowhere to go. Cultural, creative, and fun spaces and events for families will attract quality residents as well as we grow. Thinking libraries with Makers Spaces; technology & robotics clubs/training, arts, crafts, pools, live theatre, culture, an attractive walkable "downtown", museums...	92595	40-49	White
73	1.small town 2.conservative community 3.quiet	1.too much building/lacking infrastructure 2.communityfacilities ie aquatic center & parks 3. Apartments	1. Aquatic center 2.parks 3. Sidewalks	To keep the small town feel, conservative values, family oriented community sites i.e. aquatic center and parks and perhaps Wildomar can get its own high school. Less apartments less building in general. Hire more city employees perhaps work on Friday so that people who actually work have options.	92595	40-49	Hispanic_or_Latino
74	1. Family orientated 2. Has a small town feel 3.	1. Growth-we need more businesses/attractions 2. Crime (we need our own police station) 3. Businesses	1. Attractions Winery/Brewery w/water slide or prk 2.Cmmtly- Sprts Prk/Prk w/a pool 3.Voter Integrity	Start utilizing our hills! Get a Winery/Brewery going to start making Wildomar more self sufficient. No more houses, there are many different business that we can get contractors for, we have way too many houses and not enough attractions/businesses. Stop focusing on things that can bring revenue to Wildomar. Get out from underneath other Cities (like Murrieta) and reclaim what has been taken from us. Focus on community, a community center in a sports park that also has a public pool. We could charge NON residents to swim in our pool plus have a "Summer" Snack Bar/Grill. I know we have Marna O'Brien but from what I've been told there's not much more we can do with that Park. Lets get small Businesses back up and running and become more local/small Business sufficient. Some business ideas for Wildomar: Winery/Brewery w/a waterpark and water slide, Waterpark, Drive In Movie Theater, Skating Rink, (Ice in Winter/Roller in Summer) TRADER JOES, Trampoline Park, Equestrian Center.	92595	60-69	other

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
75	1. More rural than surrounding areas (Murrieta, etc) 2. Small town vibe 3. Less development	1. Traffic 2. Retaining small town feel 3. Overdevelopment	1. Community activities 2. Services such as street sweeping done REGULARLY 3. More parks/open spaces	To see the city grow with a well thought out plan; development seems haphazard and not well considered. More open spaces/greenbelt areas/parks rather than filling up every empty space with densely packed housing developments and large commercial enterprises. To keep small town feel and not choke out rural atmosphere by overdeveloping.			
76	1.Semi Rural 2.Proximity to Nature 3.Low Population	1.Rising Crime 2.Poor Road Maintenance 3.Water & Trash Costs	1. Restaurants 2. Ice Skating Rink 3. Public Pool	1.Non-corporate businesses 2.Routine Litter Pickup & Enforced Littering fines-currently \$1000. in some very clean cities 3.Small starter/retirement homes; tiny home village; duplexes & triplexes instead of mini mansions 4.High revenue business with ample parking & traffic flow	92595	50-59	White
77	1.nature 2.activities 3.hikes	1. 2. Lack os stores 3.	1.groceries 2. 3.stores	More stores	92595	30-39	White
78	1. Rural feeling 2. Beautiful valley scenery 3. Access to all shopping needs	1. Over building 2. Over population 3. Traffic	1. Police presence 2. Street maintenance 3. Community activities	Keeping the rural feeling. Controlling the over building and keeping down the population.	92595	60-69	White
79	1. Small Town feel. 2. Proximity of amenities. 3. Easy to get on and off freeway.	1.Water, push for desalinization plant. 2. Over populating community. 3. Road and driving hazards increase.	1. Mega indoor recreational community center 500 to 1000 captivity. 2. Restrict building 3. Sports programs	I envision Wildomar to be the leader in technology and aerospace engineering. We can create jobs where we live by reaching out to companies and provide the work space right here at home. Secondly let us take a hard look and at Natural resources. Food, water, and power are in high demand. Preparing for the future, requires a detailed plan for success. Support local farming, and encourage home grown food. Encourage drought tolerate plants in our neighborhoods. Create more community events so families can enjoy our town. Furthermore, we need to mitigate risk to the community, implement risk management procedures through a risk assessment. Log hazards and implement controls. Roads need to be assessed for drivability, proper drainage, and correct asphalt or concrete mix applications. Signage and street name changes should be requested through the county of Riverside. Lastly, our children are our most important resource, we need to keep these future leaders educated and engaged.	92595	40-49	White
80	1.away from the city 2.decent shopping 3.great neighbors	1.crime 2.homeless 3.road construction	1.police 2.restaurants 3.traffic lights	Since we're in a drought how about stop building more housing.	92595	60-69	White
81	1.country like 2.less populated 3.houses with acreage for horses	1.crime 2.unemployment 3.illegal drugs	1.police 2.community patrols 3.decreased crime	If continues at current path,a lot of us will MOVE!!	92595	60-69	White
82	1. rural feel but close to grocery stores, hwy 2. Not as busy as Temecula 3. Not too many homeless	1.shopping options (target) . prefer to pay taxes towards wildomar 2. Community evens 3. School ratings	1.local shopping 2.upkept streets 3.city events with more participation	I see Wildomar as a place for families to live and enjoy it, not so much a tourist destination like Temecula. It would be nice to provide activities for local families including parks, activities, with city hosted events. More mom and pop restaurants would be great.		30-39	Asian
83	1.not over built like Temecula and Murrieta 2.still somewhat rural 3.open spaces green areas	1.sales tax revenue 2.traffic 3.law enforcement staffing	1.more cops 2.more restaurants 3.more single family homes and less apartments	Keep the rural feeling of the city by not building on every piece of open space. More cops on the street to do targeted Enform like transients, package theft etc.	92595	50-59	White
84	1.Country Feel 2.Open Spaces 3.Convenient Shopping	1.Traffic 2.Low Income Housing 3.	1.Hiking Trails 2. 3.	I don't have a vision right now	92595	70+	White

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85	1. Our People! 2. Small town feel 3. Room to breathe	1. Tax money to necessities 2. Large low income housing invading 3. Road paving needed	1. Street sweeping 2. Police 3. Farmers market	Stay with the small town feel while slowly growing with companies/businesses/stores that will generate more revenue for the city.	92595	60-69	White
86	1.the weather 2.close to hospitals 3.friendly residents and neighbors	1.development 2.drought 3.potential fires/floods	1. PEDESTRIAN ACCESS TO SHOPS 2.sidewalks 3.police	A great place to raise a family or retire. Not only great, but safe.	92595	60-69	White
87	1. Small town feel 2.growing 3.easy access	1.growth 2.tolerance 3.diversity	1.community events 2.education about diversity 3.home growth	To create a community that is diverse and respectful of all its citizens regardless or race, gender or sexual orientation.	91595	40-49	Hispanic_or_Latino
88	1.Less housing 2. 3.	1.Bundy Canyon Road 2. 3.	1.Restriction on housing 2. 3.	More open space	92595	70+	White
89	1.quiet at night 2.scenic views of mountains 3.horse trail on Grand Av.	1.Tre Logos Development 2.development along Clinton Keith 3.Drivers doing rolling stops at stop signs	1. More OPEN SPACES 2.limit on fast food facilities 3.a Whole Foods store	I would like have Wildomar remain a small community with a smaller scaled development for subsidized housing. Also, this community should not allow the establishment of warehouses. Most of all we need a community center with a large park surrounding it.	92595	70+	Black_or_African_American
90	1. Small 2. Town 3. Living	1. The City is selling us out 2. The project proposal by Staters 3. Crime in the rise	1. More police patrol 2. Parking for the businesses 3.	Stop low income/ halfway house project. If you must sell us out, please consider the infrastructure that is needed to support it.	92595	40-49	White
91	1.community 2.quaint rural vibe 3.general friendliness	1. Excessive growth 2. Poor (or delayed) structural/engineering 3. Traffic	1. Pedestrian paths 2. Community support decreased vehicle traffic 3. Local companies (job opportunities)	Keep the quaint esthetics of the area with growth with businesses, while increasing pedestrian and bicycle traffic and decreased vehicle traffic.	92595	50-59	Two_or_More_of_the_above_Races/
92	1. Affordable 2. Rural 3. Close knit	1. Crime (thanks to the governor) 2. Homeless (thanks to the governor) 3. Lack of entertainment	1. More reduction in crime 2. Cleaner streets 3. Local entertainment	A nice rural town with clean streets, little crime, and a place to take the kids for a fun night out.	92595	40-49	White
93	1. Country vibe 2. Quiet nights 3. Less traffic 4. Friendly people 5. Open spaces	1. Stop the urbanization 2. Stop building the "burbs" EVERYWHERE! 3. Providing water, electric, internet	1. Open spaces 2. Less housing tracts being built 3. More Farmer Markets along the open roads/highways	For Wildomar to retain the open country feeling it has, that's why I moved here. Stop trying to compete with the BIG city's.... People that want the BIG city aren't going to be moving to Wildomar as long as it retains it homey, country feeling.... I love the peacefulness Wildomar offers! That's the best part of Wildomar. Small town living not far from the BIG city if you want to venture out into it.	92595	60-69	White
94	1. small town feel 2. open space 3. quiet	1. over development 2. traffic 3. homelessness and crime	1. slow down development 2. street repairs 3. more responsive police department	Keeping the small town "country" feel. Increased police force, including traffic enforcement.	92595	50-59	White
95	1.country feel, foothills 2.the trees, vegetation, 3. Just close enough to stores	1. Growth, too many housing developments 2. traffic & noise of it 3. Lack of safety	1. Street maintenance 2. Bike trails, lanes 3. Country store with local produce, etc	All of the above. Keep it as is, but clean it up. Prune trees, not remove. Keep the country feel.			

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96	1. Rural 2. Friendly 3. Small Town feel	1. Bundy Canyon traffic and road is horrible. 2. Most roads need repair. 3. Need street sweepers	1. Sidewalks Street lamps 2. Planting of drought resistant plants and clean up of freeway.	More law inforcement visibility.	92595	70+	
97	1.Small community 2. Has family-owned businesses 3. Generally a quiet place to live	1.Expensive Electricity 2. Known as a fire hazard area by home insurance agents 3. Lack of diverse jobs	1. Department store 2. Local entertainment 3. Expanded resources for the community	It would be nice to see a shaded park for family picnics on the east side of the I-15. More community events would be nice, such as farmers markets, educational events, job fairs or entertainment events.	92595	30-39	Hispanic_or_Latino
98	1.Rural yet suburban 2. Safe neighborhoods 3. Great place to raise kids	1. Growth of businesses without infrastructure support 2. Homeless 3. Increase in crime - need more patrols	1. Police patrols 2. Information dispersed 3. City activities	Growth with enough infrastructure built to support the growth. Parks and open spaces. Do not want the proposed build in Windsong Valley which will increase crime and lower our property values	92595	50-59	White
99	1. Ample shopping and stores 2. Close to OC, SD, and Riverside 3.	1. Crime from Lake Elsinore. 2. Recession/Depression that will impact local economy 3.	1. Joint police and citizen anti crime events 2. Farmers markets 3. Workshops for self sustained living	A mecca of community self sustainability.			
100	1.Nice retail corridor along Clinton Keith 2.Some walking trails 3.	1.Crime 2.Run down properties 3.Lack of mobility	1.Diverse retail/business 2.City wide mobility 3.Better city planning utilizing new general plan	Balanced growth of housing /businesses	92595	50-59	White
101	1.small 2.private 3.proximity to larger cities	1.overcrowding 2.traffic 3.crime	1. Clear zones for industries and housing 2. More parks, and trees 3. Less construction	Its nice that Wildomar isn't completely built out, we don't need a building on every lot, we need open spaces, trees and walking trails. The traffic is getting bad because these communities were not built for so many people. Grow wisely not quickly.	92595	30-39	Two_or_More_of_the_above_Races/
102	1.freeway close 2.lower cost of housing 3.centally located	1.drugs 2.lack of jobs 3.homelessness	1.police 2.opportunities for homeless/jobless 3.more code enforcement	clean it up! Terrible drug and crime problems in Wildomar. Also, need better code enforcement in some of the 'older' neiborhoods		40-49	Two_or_More_of_the_above_Races/
103	1. Wildomar still feels like a small town which is great 2. City planning seems to be strategic 3.	1. Too many regulations and rules 2. Illegal immigration 3. Real Estate prices	1. Less homes, more farming 2. Horse trails 3.	embracing of our core values as a community such as farming, raising horses and protecting our 2nd amendment.		40-49	
104	community involvement 2.open space 3.country look and feel.	1.Hiking Trails 2.Safe bike routes 3.Over growth impacting our roadways.	Community Center for kids and adults 2. Community Swimming pool. 3.Community garden	Safe activities for teenagers and Interaction with teens and adults. Older adults sharing their skills with our youth in our community	92595	70+	White
105	1. Indoor Shooting Range 2. When break ground 3. Love my Neighborhood	1. 2. 3.	1. 2. 3.	To have it's own Indoor Shooting Range	92595	70+	White

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106	1.Rural feel 2. Close to cities 3. Low crime	1.Traffic increase (Clinton Keith Rd. 2. Existing roads maintenance 3. Oodles of dirt roads in parts of town	1. Public plunge 2. Traffic enforcement 3. Indoor recreation	Entertainment and recreation center surrounded by open foothill views	92595	70+	Two_or_More_of_the_above_Races/
107	1.small town atmosphere 2.mixed housing opportunities 3.	1.road repair 2.tax income opportunities 3.crime and homelessness	1.more police presence 2.more parks 3.more working opportunities	Maintain historically significant items (buildings, bell, etc.) while growing the city with retail and commercial areas. Keep our ranches and large lots and our open areas as much as possible. We also need the college to be built and a large park with ball diamonds, football fields and basketball courts. How about a community swimming pool. Just a fe2 ideas!	92595	70+	White
108	1. Small rural town feel 2. Not too busy 3. Less traffic	1. Homeless encampments 2. Road damage/disrepair 3.	1. More open space 2. Parks 3. Better roads and walking paths	Small rural town	92595	50-59	
109	1. small town feel 2. adequate grocery shopping available 3. an attempt to keep residents involved	1. businesses detrimental to Wildomar's reputation are being allowed 2. traffic at major intersections 3.	1. rope-lined paths (like along Grand) 2. police presence 3. higher end restaurants	Upgrading allowed businesses/ no more cannabis, dollar stores, similar. Businesses that provide higher paying jobs. A community center for large meetings, facilities and resources for seniors, make undeveloped lots on Clinton Keith open spaces/parks, instead of fast food businesses that only bring more traffic. A plan for aesthetic improvement around the Inland Valley medical center/Clinton Keith intersection. Fix the **** roads. Area around the post office needs to be improved visually. Better communication with the residents; I know you send out the mayor's message and invite people to meetings, but we hear nothing about what is being discussed or decided. A well organized volunteer organization. Organized sports for seniors; i.e., morning/evening walk, senior stretch classes, etc., at Marna O'Brien park. The city is just not very pedestrian friendly.	92562	60-69	White
110	1. Mom & Pop businesses 2. Rural spaces for horse ownership/livestock 3. Helpful library personnel	1. Growing too fast, school district lines will need to be redrawn 2. Increasing traffic 3. Taxes	1. Services: veterinarian, VA, home improvement, etc. 2. SCHOOLS 3. Improved streets	NO MORE BUILDING. Wildomar is not Temecula. It's not Murrieta. We don't have nor want the infrastructure in place for that kind of growth. Most of us were attracted to this area because it was open and undeveloped and still within a few minutes of necessities. The traffic and constant growth isn't sustainable and it's tainted the charm of the area.		30-39	
111	1.open land 2.like minded individuals 3.farming	1.increased laws and regulations 2.illegal immigration 3.water supply	1.more farmers 2.horse trails 3.tractor supply store	A place where we can keep open land and be self sufficient.		40-49	White
112	1.small feel 2. Quiet 3.not far from stores	1.things to do for teenagers 2.bikability/ walkability 3.keeping quiet small feel	1.mini/ glow put 2.work programs for young 3.	A nice community for families of all ages. With lots of activities for all ages. Abilities for teenagers to work, not just fast food. Being able to bike or walk to nice parks and/or local owned establishments	92595	40-49	White
113	1. Location 2. Weather 3. Community	1. Traffic 2. Schools need better scoring 3. High density housing is not the answer for either	1. Fireworks 2. Family neighborhoods 3. Parks-I know some are on the books	Dont make the mistakes Temecula did, and Murrieta is currently on the verge of... Growth is great, and needed, but dont block main access arteries without the proper additions for egress.	92595	30-39	White
114	1. Events, Eateries, Family owned businesses 2. People I've met since I moved here. 3. Outdoor Activities	1.Traffic, to many speedsters 2.Development - stop building houses. 3. Noise Ord., Vandels, etc	1. More affordable Venue's 2. Safer streets for cyclers, walkers, horses & riders 3. Safer neighborhood's	If I see it in my lifetime. Pretty much what we have already discribed in the 2040 update. Our streets need to become alot safer, easier commuting throughout our 3 cities, more available & affordable transportation with in our 3 cities. Stop taking away OUR open space!! When I moved here in 2014/2015 it reminded me of the small city I moved away from, we are now turning into yet another large city that will eventually be over run by gangs we don't need or want. I love my little town and would like to see it not get way overgrown. There's enough empty homes to fill we don't need anymore that will sit empty and clutter our area. Enough said . So now to test you??? How many of you actually take the time to read my comments or any of the other comments that we sent in.		60-69	White

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115	1. Neighbors helping Neighbors 2. Community Service 3. A couple of very involved Councilpersons	1. Growth needs to attract higher level job opp. 2. Too many Car washes & cannabis shops 3. Road conditions	1. Better Roads 2. Entertainment 3. Parks & Recreation Department	A major thing I would like to see is a serious Parks and Recreation department like Murrieta or Lake Elsinore. Residents currently can attend classes, sports etc. out of our city at a non-resident rate but it's time Wildomar has their own! Wildomar is in major need of Entertainment such as a theatre, splash pad, ice rink (this would draw so many kids/adults in for Hockey, ice skating lessons, public skating, broom ball, birthday parties, etc. currently everyone in Murrieta, LE, Temecula etc has to drive to Riverside or further and we do it and those cities benefit. Get it here before one of our neighboring cities gets one!	92595	50-59	other
116	1. The wonderful community 2. The location 3. It's small town rural feel	1. Funding 2. Crime/lack of law enforcement 3. Bringing in positive economic development	1. A downtown 2. Recreational activities/programs through parks & rec 3. A Sportspark & Community Center	In my vision for the future of Wildomar I see it having a beautifully designed, designated downtown space filled with shops and restaurants. There will be live music and farmers markets and Santa during the holidays where the community can gather and enjoy. There will be positive growth and expansion including new and upgraded schools, but the city will still maintain its rural, country feel. There will be more green spaces, less empty dirt lots. There will be a Sportspark, a Community Center, and there will be programs and activities offered through Parks and Rec that the citizens of Wildomar can take advantage of. Finally, my vision of Wildomar includes it developing something that makes it stand out and sets it apart from neighboring cities. Something like a rodeo that fits it rural feel but is not offered elsewhere.	92595	30-39	White
117	1. Ruralness of area 2. Family friendly 3. Independent business owner support	1. Traffic control 2. Road surface updates 3. Slow business growth	1. Tighter measures on auto storage in residential areas 2. Sidewalk additions 3. Increase in green areas	City council members who support the general plan and show community involvement	92595	60-69	Hispanic_or_Latino
118	1. Quiet Community 2. Small Community 3. Still Growing	1. Traffic on two-lane streets 2. Large trucks on two-lane streets 3. More revenue for the city	1. More businesses 2. More participation by younger residents 3.	My vision for Wildomar is to see the city continue to grow into it's own and to be true to what Wildomar is about.	92595	50-59	Black_or_African_American
119	1.small town 2.still has open spaces 3.	1.increase school rankings 2.improve all street maintenance 3.More Youth activities	1. Sports Park E of the 15 as was planned many years ago. 2 Main Street where you can walk, shop and eat 3.	Beautify the main thoroughfares. Plan for a small town Main Street with upscale shops, easy free parking, pleasant walking/resting areas and unique eateries, nice restaurants and bakeries. Why fight traffic to go to Temecula, stay in town for a night out. No more storage development. Deter crime with visual presence of police officers patrolling all over town any time of day.		60-69	
120	1.Rural 2. Not far from SD or LA 3. Very close to my work	1.leadership doesn't care for residents 2. Those running our city are OVERPAID 3.very close to Lake Elsinore	1.Designated Sheriff patrol 2. Child Development Centers 3. Things for kids, & preteens to do(youth center)	We need less car washes, more non-chain restaurants, and more social workers/mental health support for the Homeless that WALK up/down Catt rd all day long. Wildomar has NOTHING for students to do when school is out. There are no tennis or pickle ball courts for residents recreation. Keep the rural parts rural, and keep out the investors looking to place businesses that we don't need (who needs ANOTHER carwash when Clinton Keith has 5 in a matter of BLOCKS??)	92595	40-49	White
121	1. My neighbors 2. Close but far enough away from stores 3. Freeway is close for commute	1. Updating infrastructure 2. Shortcomings of civil engineering 3. Keeping contractors on task	1. Shooting range 2. Smooth roads 3. Bundy Canyon/Sellers opening up!	Additional fire and police station Small scale dog parks Less housing construction	92595	40-49	Two_or_More_of_the_above_Races/
122	1.more affordable homes 2.larger home lots allow space from neighbors 3.growing shopping & restaurants	1.infrastructure: roads cracked, torn 2.growing homeless population 3.balancing growth, rural benefits	1.noise ordinance (loud neighbors) 2.improve roads, sidewalks to residential streets 3. homeless issues	I live in Northern Wildomar on a .8 acre property. Do NOT want area near me to change zoning and suddenly have apartments or multiple homes on lots--want to keep the rural nature. At same time, improvements to roads, adding sidewalks, and other help for making the neighborhood nicer would be great. I want growth for some shopping and restaurant options but not at sacrifice of quiet, larger lot	92595	50-59	White

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
123	1. 2. 3.	Streets need repairs 1. 2.Streets need repairs 3.streets need repairs	1. Repair the streets 2. 3.	Nice roads less housing and traffic	92595	60-69	White
124	1.calm, relaxing environment 2. Home prices More bang for your buck 3.palomar shopping center!	1. Fwy Traffic 2. Not many Fwy On & off ramp 3. Pot holes	1. Walking trails (palomar example) 2. 3.	I love it Wildomar as is not much change needed..	92595	40-49	American_Indian_and_Alaska_Nat i
125	1.Laid back 2.Family-oriented 3.Safer than some surrounding areas	1.Crime/Homeless 2.Corporate development 3.Building too much in small spaces, feeling cramped	1.Planned community 2.Infrastructure like better roads 3.Community center with indoor gym	To have no smoker/drug shops esp. next to schools. To not be cramped in. To be smart in what and where business are allowed to build, and making sure infrastructure is in place before building new residential communities. To have a beautiful community with open roads that have sidewalks, trees, and nice fencing. I think Wildomar residents would like to keep our more rural feel while still having access to good schools, and safe uncrowded places to eat, shop and live. Make sure that new construction/businesses makes sense based on where residents currently live and space available - it should not be so disruptive to our daily lives or make us feel so overcrowded, so that we want to move away. Many of us moved here to get away from the overcrowded cramped in feeling. It should not take such a long time to drive only a few miles in our community.	92595	50-59	White
126	1.rural feel 2.small town feel 3.local run businesses	1.general infrastructure 2.well planned downtown area 3.lack of opportunities for children and seniors	1.community center building / senior center 2. historical society 3.preservation of community heritage	Less urban sprawl and strip malls More concise zoning Focus on community heritage and history Place for families can learn and grow together and feel supported by their community	92595	40-49	White
127	1. Patriotic 2. History 3. Safety	1. Liberalism 2. Change 3. Indoctrination	1. CCW citizens 2. Cops 3. Fix roads	Same as her neighbor Murrieta. Be patriotic and stay patriotic. No room for indoctrination like city of Temecula.	92595	30-39	Hispanic_or_Latino
128	1. Small town feel 2. 3.	1. Activities for young people 2. Senior Center 3.	1. See above 2. 3.	Small town but activities for all in our community.	92595	60-69	other
129	1.The Ranch/Craftsman Style homes. 2.The multi-purpose trails. 3.The positive energy for Parks and events.	1. The lack of new voices on City Council. 2. Industrial job growth. 3. Additional parkland availability.	1. Industry 2. Multi-purpose Trails 3. Road Repairs	A well maintained community with nice smooth roads, plenty of parks and trails and a high quality industrial manufacturing sector. I also believe we should have a high school with either the name of the city, or of a beloved person from the past, not a neighboring city's name. Elsinore lost the right to keep the name of the school when they dropped Wildomar from their sphere of influence. I would like the City to openly push on the County to create a Regional Park where they had initially planned to. The college won't need that property, and has yet to purchase it. It was purchased to be a Regional Park with horse trails and a rodeo area and that would be a good fit here.	92595	60-69	White
130	1. It's home, been here since '85 2.? 3. DeJongs Chocolate Milk	1.City allowing builders to close roadways with no repercussions if they pass deadlines. 2. 3.	1.City Hall working on Friday. 2.Creating a parks & rec program for kids 3. More visibility into top issues	.	92595	30-39	other
131	1. Small town feel 2. A little less traffic congestion 3. Slower pace	1. Too much housing being planned 2. In need of a variety of good restaurants 3. More parks	1. Open spaces/ green belts/good parks 2. Trees!! 3. Community spaces with quaint shops and open areas	Keep the small town feel, add more green spaces keep businesses in business district not neighborhoods. Keep new housing to a minimum and make it single family not high density.	92595	50-59	
132	1. Home town feel 2. Proximity to the freeway 3. Potential to grow	1. Available land 2. No real "place to go" = i.e. downtown 3. Have to go elsewhere for entertainment	1. Parks / Amenities 2. Job opportunities 3. Niche Businesses (different from other cities)	A vibrant destination with rural roots and practical growth	92595	30-39	White

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133	1.small town feel 2.not overly crowded 3.proximity to other larger cities	1. Some roadways are outdated 2. School system under performing 3.	1. Police Services 2. Community events 3.	Improved parks and commerce (grocery stores) etc.	92595	30-39	
134	1.We know our neighbors 2 City council meetings are easy to attend 3.We know our city representatives	1. We legalized marijuana in our city 2. Because of Sacramento, we are short of funding the city expected 3.	1.Candidate debates for city council and school board 2. 3.	Family values, family friendly	92595	60-69	
135	1. semi-rural nature of the community 2.mountain views 3. convenient shopping opportunities	1. infrastructure 2. road maintenance (more frequent, please) 3. density of residential new construction	1. Fix this darned survey--can't input 2. more consistent road maint 3. police presence to deter crime	Looking forward to seeing the medical complex build-out on Wildomar Trail. Surveys that aren't limited to 100 characters per field--ridiculous!	92595	60-69	White
136	1. The rural areas. 2. Close to my parents. 3. I'm close to my kids' school, I love their school.	1.DRUGS 2. Police response time 3.homeless	1.we NEED police presence 2. Help with the DAILY/NIGHTLY theft 3. Actual help when citizens have an issue.	I'd love to see Wildomar slow down. Less building, more taking care of what we already have! Stop building parks until we get the druggies out of the ones we have. Keep the history of Wildomar alive. Wildomar needs to use stepping stones. Clean up the messes first, THEN build. I want my children to grow up here, like I did. But Wildomar isn't the same. There is drugs, and crime everywhere and nobody who could do anything about it bats an eye.	92595	30-39	White
137	1. 2. 3.	1.growth 2. Infrastructure projects 2. 3.	1.paving Clinton Keith fro the 15 over pass Eastward to the Muriettia boundry. 2. 3.	More business oriented	92595	70+	White
138	1. Close to freeway. 2. Affordable homes. 3.	1. Poor city roads, disjointed community. 2. Not enough high-paying jobs. 3. Poorly-rated schools.	Clinton Keith Rd needs to be expanded to 2 lanes in both directions from the I-15 to the border of Murrieta.	School ratings that rival Temecula and Murrieta. Better bike paths and trails. Attract more career-oriented businesses, rather than service jobs. Temecula is dragging their feet on a new competition-level aquatics center. Maybe Wildomar should build one and built up business around it. Brush should be cleared regularly, it's a fire hazard. Give us a reason to live, work, and play in Wildomar - instead of just live.		40-49	White
139	1. Rural 2. Safe 3. Quiet	1. Too much development 2. Crime 3. Potholes in roads	1. Police 2. Community events 3. Open spaces	Keep it rural! No more multi-unit housing or big development.	92595	60-69	White

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140	1.the open surroundings and scenery 2.a small hometown feel, history 3.a growong young diverse cummunity	1.growing infrastructure 2. lack of areas for the cummunity to meet/ shop/ play/ entertainment 3. Revenue	1.officials going into neighborhoods, meeting the community 2.improved roads, street signs afordable homes	To create an area or district where we have an official wildomar Downtown walk and convention center and maybe even a (music hall / arena / amphitheater ?) to bring people together and money into the city while creating local jobs. Most people have no clue about wildomar. They drive by to other venues! Lets make us a place to stop and know! Improved roads are a sign of organizational strength and pride. Thats what people see and feel coming into our city. Next is the cleanliness we keep in our right ways. Next comes openness of our surroundings, we can be a complex busy city or keep it simple home town feel with affordable homes and small businesses districts to support our local community needs. People love history and entertainment but also a safe and clean community to live and visit. So Lets bring those to our community and our visitors of today and tomorrow! When this happens lets celebrate with a festival and parade, this could be an annual event thru our downtown walk!	92595	40-49	White
141	1.Quiet 2. RURAL 3. Light traffic.	1. High density development 2. No green space 3. Putting corporate greed ahead of small town atmosphere.	1.more open space, preserves 2. More jogging/biking paths 3. Small business	Rural, stop high density housing. Preserve open spaces and wilderness area.	92595	60-69	other
142	before Richmond homestead on Palomar it was quiet don't like the assholes that voted the Kaiser building in	1.Paid for city council members 3. We need all new city council.	1.more parks 2.Less corporate whore and businesses 3. New city council members.	Well you guys have ruined a lot of it. For 12 years we watched lies about the brown house and then the Kaiser buildings. Using our tax dollars to change Baxter road to wildomar trail which was a complete waste. What are we wanting people to pull off the freeway and go see the Kaiser buildings. You guys are idiots and can't manage city planning better that a 3 year old.		40-49	White
143	1.Quiet, easy freeway access, close to shopping 2. 3.	1.too much "filler" growth, like car washes, storage facilities, not enough deputies 2. 3.	1.slower growth, BETTER restaurants 2. 3.	It stays smaller then big Murrieta/Temecula it is not filled with taco shops, & liquor stores	92595	70+	White
144	1.rural Family community Law abiding 2. 3.	1.roadwork 2. 3.infrastructures	Public pool1. 2.nice dog park 3.water park for families	To keep it a rural town without industrial buildings	92595	50-59	Hispanic_or_Latino
145	1.Nothing now that it is a city 2. 3.	1.corrupt politicians 2. 3.	1.less building 2.leave empty land alone 3.go back to being county not city	Leave vacant land vacant . Stop all this needless building.. we need empty spaces.. why build more home ,apartments, businesses if we keep having a drought.. just a bunch of stupid ass politicians making money.. leave things alone.. I used to like Wildomar when I bought here 30 years ago but not anymore.. it went to hell when it became a city.. I would love to look at a vacant lot than have a damn neighbor so close they can hear more fart!! Stop building!!			American_Indian_and_Alaska_Nat i
146	1.Still a quiet community 2.Not bombarded with homelessness/crime 3.Solid great restaurants	1.Not as much stuff to do 2.Not that many significant jobs that are higher paying 3Solid community statement	1More community activities for residents 2small business showcase like downtown Murrieta 3Arts,music fests	My vision is that there would be a set spot for creativity to flourish. Where everyone could have a safe haven being outside but also having ample shade to withstand heat. Having activities for everyone that coincides with the season and weather of Wildomar.	92595	40-49	Asian

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147	1.small town 2.frendly people 3.low crime	1.Growth of people and building 2.Road conditions expansion and repair 3.Community senior care programs	1.Less residential growth 2. Less commercial growth 3. Return to small town	Return to small town vision. Stop trying to become like surrounding city's. IE Murrieta. Slow down all the building residential and commercial. Fix the existing roads.	92595	70+	
148	1. Farm/horse, rural country 2. Not a lot of traffic to get where I need to 3. Small-town vibe	1. Over-development of unnecessary places/things, brand new houses 2. Keeping the roads pot-hole free 3.	1. Community events 2. Gardens/more trees/fruit trees 3. Better paved roads	Stop building so many new houses... protect/repair/upgrade what is already here... more paths for horses... add more trees, flowers/gardens & DEFINITELY edible plants & fruit producing trees for everyone!!	92595	30-39	White
149	1.rural 2.less traffic 3.family oriented	1.needs money 2.getting more mom and pop restaurants with cool /beach vibes 3. Infrastructure needs work	1. Mom & pop bar and grills with Beach vibes 2. Specialty :Trader Joe's ,sprouts 3. Maybe our own water park	May be a combination of all of it,cool restaurants bar and grills, Some businesses such as your Kaiser buildings but not too much more of those and everything needs to be designed where it's nice and not junky looking's with a nice coloring (not blue and red). Need to fix up the corner next to post office, even if a parking lot is put in could be tastefully done instead of leaving it a dirt lot.	92595	60-69	White
150	1. Friendly 2. 3.	1. Communication about projects 2. Overgrowth of apartments and houses 3. Lack of planning	1. Open space 2. Rural atmosphere preserved 3. Outdoor venues/farmers markets etc.	A downtown that preserves a rural atmosphere - independently owned businesses. Nix the Arco/7-11 on every corner. Create an ambiance that encourages community interaction - right now, everything is hodge-podge. The area with City Local is about the only nice place to go to socialize. Palomar could be revitalized in a way that encourages local shops.			
151	1. It's rural but has the benefits of city life. 2. Small town feel 3.	1. Illegal immigration 2. Crime 3.	1. Small family farms 2. Gun ranges 3.	A place that looks and feels like a small town in classic Norman Rockwell's America with some modern aspects. More local farming with farmers markets.			
152	1. Quiet 2. Lack of traffic 3. Weather	1. Too long for road construction 2. No pedestrian paths along Bundy Canyon 3.	1. 7/11 store 2. Not enough food choices 3. Increase park amenities	More pedestrian paths for running and biking along Bundy canyon. Would be nice to have designated path for bikers and runners that encircled Wildomar from Bundy canyon to Clinton Keith	92595	30-39	Black_or_African_American
153	1. Rural atmosphere 2. Small town feel 3. Mountain views	1. Traffic 2. Commercial zoning 3. Homelessness	1. Police; Security 2. Restaurants 3. Open space/parks	Quality restaurants so we don't have to go to Murrieta/Temecula. Keep our tax dollars here. Infrastructure keep up with growth, i.e., roads, etc.	92595	60-69	White
154	1. Small Town 2. Neighborliness 3. Climate	1. Water 2. Traffic 3. Lack of Commercial Development	1. Multi-use trails 2. Parks 3. Large Retail	A walkable town that can meet the needs of the populace without sending them driving to other towns.	92595	60-69	White
155	1.small town 2.quiet 3.	1.growth 2. 3.	1.road maintenance 2.cleanup roadside 3.	Keep open spaces available by not developing every inch of land in the city.	92595	40-49	

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156	<ol style="list-style-type: none"> The weather My home My Councilman 	<ol style="list-style-type: none"> Insufficient police staffing HUGE road maintenance backlog Dearth of city services & amenities 	<ol style="list-style-type: none"> Proactive policing & Traffic Enforcement REAL Road maintenance Municipal services and amenities 	<p>NOT WILDO-COMPTON!</p> <p>A city where existing single-family residential neighborhoods are protected from "slum-hood" resulting from multi-unit construction on single family home zoned properties, AND close proximity three-story abominations (think Tres Lagos and incompatible diesel Truck Stops!</p> <p>A city where much of the existing rural zoned properties are maintained or developed as such by those with the resources to do so, with my thanks, their aesthetics benefiting the entire community.</p> <p>A city which has not "pissed" away all the commercially valuable freeway/offramp adjacent properties to low city revenue producing development, (think three story apartments and medical buildings).</p> <p>A city with well-maintained roads and right-of-ways.</p> <p>A city with enough fire stations.</p> <p>A city with enough policing.</p> <p>A city with sufficient parks, not necessarily a requirement that every playground be covered with "Gucci" sunshades. (:>)</p> <p>Actually, A WILDO-MURRIETA!</p> <p>I am 73. Ce la vie! Never going to happen!</p>	92595	70+	White
157	<ol style="list-style-type: none"> Smaller town Homes are reasonably priced Close to everything 	<ol style="list-style-type: none"> Getting overpopulated Not getting enough votes for taxes that will help our city 	<ol style="list-style-type: none"> Street lights Sidewalks Better roads with curbs 	<p>To clean up some of the poorly kept houses and properties. Adding lamp posts or some kind of lighting. Improving our streets by adding curbs and sidewalks and more bike trails. Keeping our streets clean from trash. Building more stores and restaurants and please no more churches.</p>		40-49	Native_Hawaiian_and_Other_Pacific_White_Two_or_More_of_the_above_Races/
158	<ol style="list-style-type: none"> Trees! Birds! Small town 	<ol style="list-style-type: none"> Over development Avoiding that "suburb" feel 	<ol style="list-style-type: none"> Bike lanes A town square with locally owned businesses and regular events. 	<p>As stated above.</p>	92595	50-59,60-69	White
159	<ol style="list-style-type: none"> small town feel but not back country mostly quiet responsive city employees 	<ol style="list-style-type: none"> need more revenue sources an attractive sports complex Road maintenance 	<ol style="list-style-type: none"> revenue sources variety of shops..not just oil change or car washes More usable parks 	<p>Wildomar needs to continue growing. As much as I love the small town feel, we need revenue. We need to attract people into our city. A sports complex that would allow for tournaments as well as a hotel for them to stay... money maker.</p>	92595	50-59	White
160	<ol style="list-style-type: none"> Close proximity to larger cities Small town Relaxed 	<ol style="list-style-type: none"> Need more sources of revenue Need grocery stores Need shopping areas 	<ol style="list-style-type: none"> Grocery Retail Nice roads 	<p>Any future housing builds to include property so you're not right on top of your neighbor.</p> <p>Sidewalks, parks, recreation for kids.</p>	92595	30-39	White
161	<ol style="list-style-type: none"> Small town city is trying to make it better The community activities Our P.O. staff is the best 	<ol style="list-style-type: none"> Crime & vandalism Roads & traffic Forgetting about improving older areas but building new 	<ol style="list-style-type: none"> Better restaurants not fast food City center or gathering place Community activities 	<p>we are an "in between town" I feel like we're trying to grow up to be our own place & have all the things here, but honestly when I go out, I ask myself do I need to go to a surrounding town to do what I need to do. It would be nice to keep the \$ here. I also feel that the city is trying to make this a better place, but have forgotten about some of the older areas that have become worn down & are eye sores.</p> <p>With the increase of homes, have come the increase of crime & vandalism. The police that we do have are stretched so thin. They are great but just not enough.</p> <p>It would be nice to have some sort of city center area. Our town seems like more of a mish mash. No real heart of the city. Murrieta created one. Temecula and Elsinore's old Towns are theirs. What is Wildomar's? The bell at the elementary school? The park? The post office/cemetery?</p> <p>We love living here. love our neighborhood but glad we raised our kids in Murrieta because there was so much to do without leaving town</p>	92595	50-59	White
162	<ol style="list-style-type: none"> Less traffic than surrounding cities Small town feel View of the Ortegas 	<ol style="list-style-type: none"> Road conditions Crime 	<ol style="list-style-type: none"> Safe bicycle / pedestrian routes in all neighborhoods Enforcement of stop signs 	<p>I would love for Wildomar to remain a place where horses, goats, and chickens are welcome. I hope that in our quest to attract tax dollars the city needs, we don't lose touch with our roots.</p>	92595	50-59	White

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
163	1. Nice parks 2. 3.	1. Finish the construction by Bundy canyon. 2. Junk in yards 3. Pave the 20% of dirt roads in wildomar.	1.Pave the dirt roads 2. More trees 3. PAVE THE DIRT ROADS	Stop paving the same roads and actually pave the dirt roads in wildomar. It's ridiculous!	92595	30-39	White
164	1.Small town feel. 2. Businesses work with the community. 3. Fun small town events.	1. Bad roads 2. Saving funds for the future. 3. Diversifying businesses —no department stores here	1. A long term vision 2. Better use of zoning along Clinton Keith 3. More diversity in businesses.	Keep some areas rural —more on the west side Increase other areas in diversified businesses—east side Define our purpose, mission for long term— what is the City of Wildomar going to be known as?	92595	60-69	White
165	1.it's a farm like feel 2. We have great community activities 3. Great place to live	1. Too much new construction 2. Crowding 3. Slow construction	1. 2. 3.	A small family community	92595	30-39	Hispanic_or_Latino
166	1. 2. 3.	1. 2. 3.	1. 2. 3.	a small city with connections to rural areas and wildlife corridors, an emphasis on education and the history of the area			
167	Small town feel 2.close enough to amenities 3.good air quality	1.overgrowth 2.small town political views 3.public transportation	1.keeping it rural 2.limit of new housing 3.public transportation	Keeping a rural atmosphere. A little more response from police dept.	92595	60-69	White
168	1. Small town feel. 2. Generally the weather is nice. 3. Limited crime	1. Tax revenue 2. Traffic issues 3. Getting developers interest	1. Timed lights 2. Limiting light pollution 3. More cleanup days	Wildomar is a great little community. How viable is it long term I'm not sure. It would be great if the city could be totally self sufficient but I'm not sure if there are enough resources. I personally would love a drive in movie theater and a really great network of hiking trails.	92595	40-49	White
169	1. country 2. my town 3. people enjoy literature	1. We need a city library 2. We need to foster literacy at a city level 3. roads are terrible	1. better roads 2. city library 3. literacy programs	better roads and a CITY library	92595	50-59	White
170	1. Rural 2. Open space 3. Less traffic	1. Not having a municipal library 2. Growth without infrastructure 3. Keeping Wildomar rural	1. Municipal library! 2. Homes with acreage 3. Natural spaces	First, I would like to see Wildomar remain rural/semi-rural. That's why I chose to live here in the first place. Secondly, we need a municipal library. The county library is too small to handle the growth of the city, and due to RCLS constraints, does not meet the needs of our community at large. Having a city library would allow for more community involvement with more resources for all demographics. Libraries are now community centers, not just places to read books. It would be great to have a larger space to incorporate a maker space, larger community room, more programs and to let the community know that we care by offering these free services.	92595	40-49	White

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171	<ol style="list-style-type: none"> the open feeling of the city cleanliness of the roads the city has a hospital 	<ol style="list-style-type: none"> no sense of community or soul There are no parks or community centers or pools , 	<ol style="list-style-type: none"> parks community pool, adult center, youth 	<p>A city that provides its citizens a healthy sustainable and safe place to live, with parks and trees and ponds and fishing, and trails..</p> <p>A community that thrives in building sustainable areas that all people can enjoy and betters the planet at the same time. That gives families a place to play and grow and learn.</p> <p>A city that prides itself in community building and providing its children places to learn and be safe, outdoor spaces that give families a reason to stay in the city on the weekends and programs that enhance the lives of all that live here.</p> <p>A world class library, Amphitheater Town Center Adult Care Centers Youth Center Community Pool Baseball fields Soccer fields Trees planted for future cooling of the whole city Fruit trees planted so the hungry and pick them. Services provided by the city to enhance the lives of all</p>	92595	60-69	White
172	<ol style="list-style-type: none"> The Library The many food options The parks 	<ol style="list-style-type: none"> Expansion Gentrification Water Conservation 	<ol style="list-style-type: none"> Less houses More scenic views Low rent 	<p>A place that stays wide and doesn't try to be what its not to fill people's pockets. Selling out all our land and blocking our views of the mountains.</p>		20-29	White
173	<ol style="list-style-type: none"> helpful, friendly neighbors interesting history rare traffic jams 	<ol style="list-style-type: none"> providing high quality amenities addiction-related crime and homelessness transportation 	<ol style="list-style-type: none"> bigger library easy battery/bulb recycling & redemption of CRV items classes/rec./enrichment programs 	<p>Capitalize on scenery, weather, location, history (1800s female cofounder was college grad/successful author of stories set in places like Wildomar).</p> <p>Let's build a civic center in historic area (Palomar./Wildomar Trail), by post office, cemetery and school bell.. Add a city hall, library/rec. center with cost-efficient multi-purpose spaces for meetings, classes, shows, historical displays and income-producing events (weddings, quinceañeras). Include a playground for kids and a courtyard "playground" for adults, featuring a bistro, outdoor movies, performances, weddings, etc. Create a nearby transit hub linking Tem. Valley to metro area transit (Metrolink, Coaster, trollies) to provide viable transportation for business (commutes, business travel, medical appts.) and recreation (airports, beaches, cultural sites). Entice diverse jobs (min. wage to high-paid careers) with these amenities. Long commutes harm physical/mental health, so quality mixed use development is encouraged..</p>	92595	60-69	
174	<ol style="list-style-type: none"> World Harvest Church Historical Reads Diverse neighborhoods 	<ol style="list-style-type: none"> Aged/tattered roads Open land that isn't very used more opportunities to build business locations 	<ol style="list-style-type: none"> build a community garden A sports park for the community to gather and make memories 	<p>My vision for Wildomar is for the city and its people develop in a way that makes people want to "cruise through" the city</p>	92562	20-29	
175	<ol style="list-style-type: none"> Small Walking, hiking Great Trails 	<ol style="list-style-type: none"> Growth Signal lights Pedxing, traffic 	<ol style="list-style-type: none"> Open Space Events, Outdoor Interaction w/city (Walking, hiking, biking trails) 	<p>To ensure our small city stays rural, less housing</p>	92595	60-69	
176	<ol style="list-style-type: none"> Small Friends Trails 	<ol style="list-style-type: none"> Growth Signal lights Traffic 	<ol style="list-style-type: none"> Open spaces Events community More hiking/biking trails 	<p>Stays rural, less housing</p>	92595	60-69	

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177	1. Less traffic 2. Small town feel 3. New stores	1. Fence laying orange st 2. Clean up orange/bundy 3. Walnut st needs Resurfacing	1. Roads resurfaced (Walnut st) 2. Clean up 3.	Continue with updating and making our city look nice. We're happy to see nice changes along Grand. We drive bundy canyon to orange street daily. It's awful. The fence has been laying on the ground for years	92595	50-59	White
178	1. Trails 2. Some undeveloped space 3. community activities in the park	1. Loss of dark skies 2. traffic chokepoints 3. bike and walking trails not fully connecting	1. Attention to light pollution 2. larger conservation areas 3. collaboration with other cities on lighting	Preserve the rural and open space character where possible. One character that can be preserved without affecting growth is dark skies, as this requires only attentiveness to the type of light fixtures.	92595	60-69	White
179	1. farming 2. quiet 3. small	1. dirt roads remaining next to new builds 2. pot holes in streets 3.	1. keeping the city as is 2. no more new construction 3. Improving residential streets	Everything is good as is. I would like to see the city stay the same and keeping the open farm life the city has. It's disappointing seeing the trees gone and new construction going on off the wildomar trails's freeways exit. The new build will not match the city of wildomar for the area that it's being added to. Maybe it could have been an addition near the inland valley hospital. I would like to see roads fixed and paved roads added to the residential homes near Gruwell.	92595	30-39	
180	Open space, enviormental strength, Vision for future Attention to the peoples opinion Great city	Water, green space, carbon, traffic control 1. 2. 3.	Kindness, and support of neighbors 1. 2. 3.	Growth, vision, strength in numbers	92601	70+	White
181	1. Community 2. Safe small town 3. Open spaces	1. Higher density building causing damage to roads and traffic 2. No community center 3. Revenue	1. Old town strip like murrieta 2. Equestrian spaces 3. Community center with programs for adults and kids	Keep it rural and take it back to its western roots. We can be a refuge for people to visit who need a break from the crowded city (Temecula). We can host outdoor rural events for those inside and outside of our city.	92595	40-49	White
182	1. 2. 3.	1. Getting Bundy Canyon project done 2. Bus route up Bundy to MSJC 3. More businesses	1. Parks 2. Bundy bus route 3. Better traffic flow — connect Bundy wiith Clinton Keith	Wonderfulness		60-69	White
183	1. small 2. quiet 3. easy access to 15	1. unfinished construction areas 2. not enough dining 3. no outdoor rec	1. walking running path 2. wider road on Bundy canyon 3. more food	Small but vibrant city with outdoor activities such as walking and running paths	92595	30-39	Black_or_African_American
184	1. Open Space/ Rural 2. Dark skies 3. Landscape	1. Roads 2. Accumulated trash on properties 3. Maintenance	1. Sidewalks 2. Paved Streets 3. Stores to Shop	Downtown center, paved roads, little boutique shops.			
185	1. Rural 2. Friendly 3. Mostly quiet	1. Too much construction 2. Losing the country atmosphere 3. Noisy and more traffic and unfriendliness	1. Bring back the country atmosphere 2. 3.	I moved to Wildomar from Orange county to get away from the hustle and bustle of a big city. Wildomar is now getting too much like Orange county. I would like to see construction halted to reestablish and maintain the country atmosphere that Wildomar once had.	92595	70+	White

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
186	1. I was able to afford to buy a house here. 2. It's located near family. 3. The traffic isn't too bad.	1. Some properties look like trash. 2. Not very walkable/bikeable. 3. Looks like a wasteland (drought).	1. People taking down trashy, divisive political flags and slogans. 2. Sidewalks and bike lanes. 3. Rain.	My vision would be for people to take pride in their community, clean up their trashed out properties, have the streets looking more finished with sidewalks and gutters, more living trees, take down all the dead trees and bushes everywhere.	92595	40-49	White
187	1. small-town feel. 2. The members of the city council. 3.	1. Not enough money for more police. 2. 3.	1.faster police response for prowlers, illegal fireworks, and racing cars. 2.more Public transportation. 3.	I like where the city council is leading us.	92595	30-39,60-69	White
188	1.Clean 2.Growing 3.New	1attract more people from surrounding City's 2.There needs to be more a draw to City 3. Community Support	1.Medical 2.Office 3.Retail	I think Wildomar needs to have a draw to bring people there. We have Plenty of Restaurants! We need more Commercial retail , Shops, gyms, Theaters to bring people to town. The should help businesses survive give people to do living in Wildomar	92595	50-59	other
189	1. Stores are close 2 Neighbors 3. it's small	1. homelessness 2.burgleress 3.drugs	1.City wide Major Art Work 2.widing of Palomar road 3.less gas stations and more electrical stations	Defiantly more open space epically for dogs and animals. A lot more (if you even had any) art work such as statues and paintings and a Wildomar Logo put every where. Lets have better services for the elderly and help them get out of their homes. It is not easy.	92595	60-69	White
190	1.wide open spaces 2.historically slow growth 3.no big shopping centers	1.traffic and speed, thoroughfare 2.open land disappearing 3.growing too fast	1.septic changed to sewer 2. Traffic enforcement 3.programs for seniors or shut-ins	It's difficult for me to envision Wildomar in 2040 because in all likelihood I won't be here. I know some want to see growth but I miss the rural community I fell in love with, the open spaces and quiet, the breathtaking sunsets. I used to park on McVicker and watch the sun go down. A new housing project will block that view. Give the community a facelift and improve roads to entice small businesses that will draw consumers for financial growth and stop building new communities. That's my vision.	92595	70+	White
191	1. Small town feel 2. Don't have the congestion like neighboring towns. 3. Small businesses.	1. Stop residential bldg. 2. Stop commercial bldg. 3. Keeping our small town small. Take another exit!	1. More Agricultural family business. 2. Neighbors on horseback again. 3. More PD/Sheriffs Clinton Keith	To remain a small town where we know/recognize each other. Support of our family businesses. To not be another commuter, fast food, cheap stores exit on the I15 corridor. There's enough residential/commercial bldg started/finished. Needs to be a cap! Plans to make us another congested exit off the I15 is deplorable. Stop it! We need our fresh fruit/vegetables business back, family owned businesses and safe neighborhoods. There's already a rise in crime and transients. There's plenty of hospitals, medical buildings, gas stations, dollar stores and retailers. You can travel to the next nearest exits and see the same cheap retailers, home improvement and big box stores. Why the need to pollute our lovely town with what the is already available nearby? Catering to commuters who move here for less expensive living for their tax dollars to build us into what they left and what they bring with them is an obvious money grab and needs to stop. Keep Wildomar small and family friendly.	92595	50-59	White
192	1.mountains 2.small town 3.wildlife	1.Over population 2.Traffic 3.Housing taking up land.	1.Open Spaces 2.Consideration for Wildlife 3.Cemeteries	To remain as Rural as possible and Unique as possible.	92595	60-69	White
193	1.Hometown feeling 2.Good people 3. Marna O'Brien Park	1. Speeders on Grand Ave 2. 3.	1.Reduce speed limit on Grand Ave 2. Gates at Marna O'Brien Park open at sunrise, the opening time 3.	With water shortage, why so much new housing to use more water?	92595	60-69	White

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
194	1. 2. 3.	1.Keep up with traffic and keep traffic from building up 2. Crime rates 3. Homeless	1. Community service 2.community club house 3. Public	To have more community things. Like a ymca. Where people can go swimming and enjoy work outs and have community clubs for children and more family friendly parks	92595	40-49	
195	1.Close to our family 2.Close to shopping 3.View from our house	1.Roads need improvement 2.Traffic enforcement 3.Properties not maintained	1.Downtown for community 2.More retail 3.Code enforcement	I would like to see the town being more cared for and places to go to in Wildomar. Keep the retail dollars in Wildomar rather than having them go to other cities. I would like people to keep their yards maintained and take pride in ownership. I would like the City and City Council to be more proactive in attracting business and development. Also, Code Enforcement should be out citing what the council puts in place for our community to put forth a positive presence for our community.	92595	60-69	White
196	1.small community 2.family oriented 3.close to everything	1.Tres Lagos Project 2.bringing in mental health people into our community 3.water supply	1.parks 2.transportation 3.street cleaning	From what I see with the approval of Tres Lagos that our community will only go downhill.	92595	70+	Hispanic_or_Latino
197	1.not too crowded 2.lower cost of living 3.convenient access to freeway	1.no community center 2.lack of police presence 3.apathy of its residents	1.police patrols 2.walking trails 3.community involvement	Wildomar will continue to be a bedroom community if we do not have our own community center. There needs to be more low income housing, even though it would be unpopular.	92595		other
198	1. NOT congested 2. Streets are maintained 3. Added horse lanes along major road	1. Ukept trashy residences 2. Palm trees need pruning 3. Undeveloped vacant land	1. Sidewalks 2. Stores & Markets 3. Restaurants	To look like Murrieta.			
199	1. Affordability 2. Equestrian / chickens and small farm animals 3. Small town	1. Roads and drainage 2. Trashy yards and homes in certain areas 3. No clothing stores/shopping	1. Parks with pools or water parks 2. Nice department stores 3. Community center for all ages	No gangs, or homeless communities Large park with community center Neighborhoods cleaned up/beautified	92595	60-69	White
200	1.Country style of living 2.convenience of grocery stores 3.country roads	1.over crowding 2.medical facilities 3.police force	1.sprouts grocery store 2.senior center 3.sizzler	More parks Walking trails for seniors Fix Clinton Keith's street	2595	70+	White,Two_or_More_of_the_above_Races/
201	1. Quiet 2. Small town feel 3. Friendly	1. Keeping crime low 2. Outgrowing the small-town feel 3.	1. Sidewalks 2. Micro Breweries 3. Mom & Pop type restaurants	Leave it as is! Seriously though, don't fill all the open spaces with buildings, parking lots or low-income housing. Moved here in 2018 and have loved the small town feel of Wildomar. I hate seeing the developments taking up the open spaces (yeah, talking about the Wildomar Trail project).	92595	40-49	White
202	1.small town feel 2.rural area 3.friendly people	1.roads need repairs 2.street lights, need more of 3.police patrolling more.	1.police patrol 2.street sweeping 3.roads fixed	To continue to have the small town, rural feel. I enjoy seeing farm animals in the area, keep the life style in Wildomar simple.	92595	50-59	Hispanic_or_Latino
203	1. Quiet 2. Friendly people 3. Close to Murrietta & Temecula, but more affordable housing	1. Old, run down neighborhoods 2. Not enough shopping centers 3. Weaker school systems	1. Newer buildings, shopping centers etc 2. New housing projects 3. Better school options	New, safe and expanding city with lots of opportunities for professional local work (a lot of us commute), better schools, more green areas-parks for children. A town center- main street like Old Town Temecula would be a plus. A larger grocery store or a shopping center chain would be greatly appreciated (Costco, Walmart, Target).	92595	30-39	White
204	1. rural 2. small 3.close to freeways	1.bundy canyon pot holes 2.code enforcement 3.weed abatement/fire hazards	1.work on bundy canyon 2.more police activity 3.	to become more self sustaining and more new areas	92595	50-59	White

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
205	1.rural 2.no traffic 3.no street lights	1.police response time 2.streets falling apart 3.lack of bike lanes	1.police 2.more neighborhood watch 3.more bike lanes	Moved to wildomar in 1995 when we still had hitching posts at one of the only markets in town. I loved the how rural it was. I know that growth has to happen but what we need is growth that will actually bring in money to the city. High rise dr offices will not bring in money for the city.	92595	50-59	White
206	1. FAMILY 2. WOKE FREE 3. COMMUNITY	1. FAR LEFT DEMS 2. BIG BOX STORES 3. TOO FEW JOBS	1. MOM AND POP BIZ 2. PARKS FOR FAMILIES 3. MORE INFRASTRUCTURE	GENTLEMAN STYLE RANCHES 1 OR 2 ACRES MAX. KEEP FAMILY AS THE KEY TO THE FUTURE HERE. PROMOTE RESPECT IN THE COMMUNITY WITH ONE ANOTHER		70+	Two_or_More_of_the_above_Races/
207	1.proximity 2.up and coming 3.	1.infrastructure 2. Economic development 3.	1. Community 2. Retail and grocery stores near bundy canyon 3.	Self sustainable / economic development (residents not having to travel to nearby cities for goods), more community development / opportunities for youth	92595	30-39	Hispanic_or_Latino
208	1.mountains 2.rural feel 3.open spaces	1.traffic that comes with growth 2.maintaining rural feel 3.not becoming Orange County	1.walking paths 2.bike lanes 3.good restaurants	Rural, open feel ...that all are welcome here, with open spaces and walking/bike/horse paths.	92595	70+	White
209	1.The small town feel 2.The rural feel 3.The closeness to anything I might need	1.Taking forever to get anything done. 2.Lack of citizen involvement 3.Open City Council - NO DISTRICTS	1.A few more larger businesses for shopping 2.More speeding tickets - ex: Bundy Canyon 3.A community center	All the things I mentioned above	92595	60-69	White
210	1.Open space 2.calm/friendly due to low density 3.family oriented	1.overbuilding too quickly 2.Increased Demands for water and electric 3.road congestion/increasing density	1.parks /open space 2.local city events -farmers market 3.take care of Wildomar interest first	Like it just the way it is. Slow down rapid building. We should have a 20+ year plan in place. Hopefully this is the case. We should preserve Wildomar while growing to accommodate our children's local housing needs and our aging. However, we should not feel like we have to become a housing "build, build, build; there's a national housing crises"	92595	40-49	American_Indian_and_Alaska_Native
211	1. Easy access to fwy. 2. Close to schools and Dairy 3. For the most part, it's quiet	1.Tore up roads. 2.Lack of sidewalks for kids walking to school 3.Tag all over 4.Bundy/Sellars issue.	1. More stores and restaurants 2. Nice landscape on the on and off ramps of freeways. 3. Bike paths	Well kept safe city. With clean and nicely paved roads. Sidewalks for our kids to get all over. Parks and bike paths	92595	50-59	White
212	1.open spaces 2. 3.	1.loss of rural areas 2.too many homes 3.keeping up infrastructure maintenance and repair	1. keep rural and horse properties from being eaten up by development 2.new city council. 3.	Stick to the wildomar roots		60-69	White
213	1. Population 2. Scenery 3.taxes	1. Road work 2. Rural areas 3. Landscaping	1. Upkeep 2. Stores 3. Community gatherings	Small town feel with modern style shops, like Victoria gardens, time for some upgrades	92595	40-49	White
214	1. Population 2. Scenery 3.taxes	1. Road work 2. Rural areas 3. Landscaping	1. Upkeep 2. Stores 3. Community gatherings	Small town feel with modern style shops, like Victoria gardens, time for some upgrades	92595	40-49	White
215	1.rural 2.peaceful 3.open	1.crime 2.dumping 3.infrastructures	1.infrastructures 2.public amenities 3.common sense	To remain rural with limited growth as the infrastructure improves.	92595	50-59	White

	What do you like about Wildomar?	What challenges face the City of Wildomar?	What would you like to see more of?	What's your vision for Wildomar?	Where do you live?	What is your age?	How would you identify your race/ethnicity?
216	1.small town feel 2.rural/horses, trails/open spaces 3.council members/mayor accessible at city events	1.run down/weedy properties 2. Enticing businesses to benefit OUR residents. Restaurants, shopping. 3.roads	1.events for adults 2.workshops-gardening 3.unique restaurants, shopping & experiences	For Clinton Keith to become a major traveled road containing larger stores like target and decent restaurants. Keep Wildomar Trail rural. Put all the big business and traffic on Clinton Keith. I'd love to see an equestrian center and more focus on horse trails and hiking. Make Wildomar Trail a "old town" with the school bell, post office, cemetery, antiques, shops, restaurants.	92595	60-69	White
217	1. Accessible, open-minded city staff. 2. Safe community 3. Business-friendly	1. Development costs 2. Few incentives for people and businesses to move here 3. Tax base, limited growth	1. Housing and entertainment 2. Friendly business climate 3. Incentives to develop difficult terrain	"Why should my business/family move to Wildomar vs Murrieta/Menifee/Elsinore?" Only 3% growth since 2010, is that correct? Don't create another Canyon Lake-style pretentious attitude at the city. There is no doubt we are in an economic slowdown, our communities are competing for fewer development dollars. Incentivize infrastructure development to attract more investment; developers can build affordable housing and entertainment to attract people. We need more restaurants! Create an active lifestyle mix of rural and urban, family and adult entertainment (not THAT kind of adult entertainment) connected by efficient roads. Keep the pot shops/smoke shops OUT! There has been blighted housing and neighborhoods for too long. Underground the power lines (fire safety and gets rid of that blighted feel). We're headed in the right direction - we just need to be more aggressive to stave off competition from nearby cities.		50-59	
218	1.low taxes 2 small town vibe 3. Hidden gem	1.small infrastructure 2. Homelessness 3. Crime/drugs(see #1)	1.road repair not horse trails 2. Code enforcement, places are looking sloppy. Residential and commercial	I imagine wildomar will be an apartment or storage facility haven. Maybe a park East of the 15? How long has Wildomar been a city? 2008?	92595	40-49	Two_or_More_of_the_above_Races/
219	1.More of a country feel 2.Nice neighbors 3.quiet	1. 2. 3.	1.grocery store, shops, bundy canyon area 2. 3.	Be similar to Norco, country feel but with all the amenities	92595	40-49	White
220	1 Liked it when the original general plan was being followed. 2. 3.	1. General Plan: Inability to follow 3. Staff attitude.	Following the original general plan Unfortunately it's too late for these suggestions.	It's too late, the vision no longer exists.		60-69	other
221	1. Rural character of the area 2. Easy access to 15 Freeway 3. Hometown feel	1. Lack of Infrastructure. 2. Minimal funding 3. Minimal revenue stream	1. Fire station, Senior Ctr, Amphitheatre, Sheriff station.. 2. Equestrian trails 3. Cleaner properties 1.Clinton Keith style shopping center on Bundy canyon	Continue Wildomar's vision to be a safe and active community with reasonable growth and quality infrastructure while keeping a hometown feel. Eliminate placements of Mobile Homes and require permanent structures only with off-site improvement requirements. Establish Infrastructure Districts for new developments to ensure proper roads, parks, fire station(s) are in place. Focus on improving older established areas, via road improvements and existing property clean-up improvements. Ensure trail system is in place for all new developments and continue to support the equestrian community. Ensure all new developments provide on site park and trail amenities. Maintain rural feel throughout the city where possible. Implement citywide funding program that all residents are required to fund via property taxes for new Fire station, Sheriff/Police station, citywide street sweeping, landscaping, and road maintenance. Clean up properties throughout the city (eliminate blight).	92595	50-59	White
222	1.Peace 2.Quiet 3.Unique	1.Slow Development 2.Restaurants & shops are not conveniently located 3. Bundy Canyon/Scott dangerous road	2. Trails to walk 3. Jobs such as manufacturing	Have all services and conveniences that our neighboring cities have. More jobs, schools, shops. There needs to be a "downtown area" where the community can hang out.	92595	30-39	Hispanic_or_Latino



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 30th, 2022 and January 4th 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%

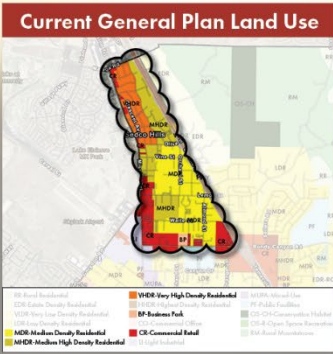
4. **Economic Health:** Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities and commercial services that capture local spending and generate revenues to support Wildomar’s vision for the future.
 - a. Agree (180) 75.31%
 - b. Disagree (59) 24.69%

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 townhouses, 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)

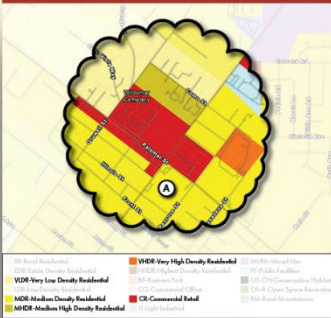
OTHER THOUGHTS OR IDEAS

(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%

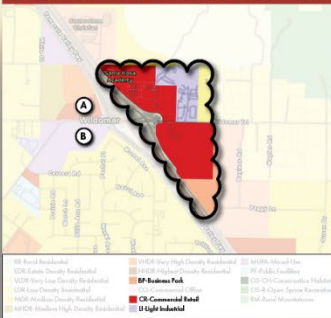
(number of votes)

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%

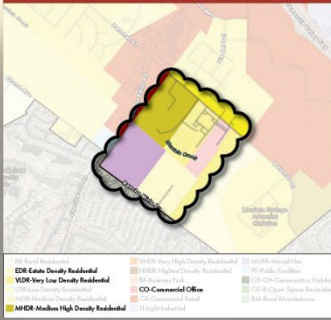
(number of votes)

OTHER THOUGHTS OR IDEAS

(29) 12%
(number of votes)

FOCUS AREA 6

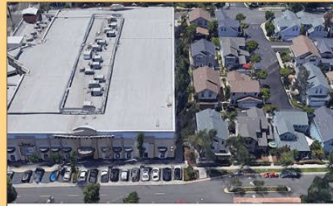
Current General Plan Land Use



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)

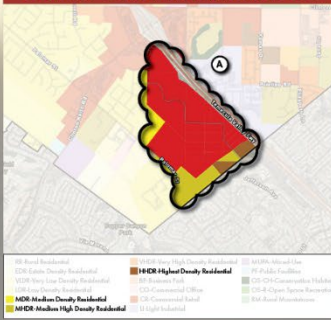
OTHER THOUGHTS OR IDEAS

(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)

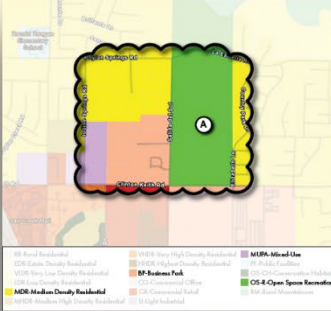
OTHER THOUGHTS OR IDEAS

(24) 10%

(number of votes)

FOCUS AREA 8

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

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

(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

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

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.

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.

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.

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

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

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

Guiding Principle 2: Additional Comments

Emphasis on preservation of rural character

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

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.

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...

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

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

These are things we like about Wildomar.

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

Guiding Principle 3: Additional Comments

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

YESS!!!!

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

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 beleave we are behind our naughbering 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.

Haven't seen anything yet!

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

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

Some large parks!

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

Hope we get a community center before 20 yrs

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

Guiding Principle 4: Additional Comments

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.

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

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

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

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

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

Keep Wildomar rural looking with open spaces

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

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.

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

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.

This is crucial for our city's growth

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.

Please No Warehouses in Wildomar

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

Guiding Principle 5: Additional Comments

We are not doing a good job at this today!

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.

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.

Priority

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 it 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		
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	
other	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
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	
Concept A: Higher Density Resid	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 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 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	
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 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	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	

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	

Concept C: Mixed-Use	Higher density would look better because across Mission Trail is high density already built.
----------------------	--

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
	I don't like either option. They're too busy. But if there were no other options I'd pick B.
other	Mixed use and 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 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		
Concept A: All Residential		
Concept B: Mixed-Use		
other	Single family homes	No congestion
Concept B: Mixed-Use		
Concept A: All Residential		
Concept B: Mixed-Use		We need more shopping and businesses
Concept A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
other		
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 A: All Residential		
		Definitely go with mixed use. Depending on how it's done, maybe 2/3 residential and 1/3 business.
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 A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
other	Leave it alone. We don't want to be like Irvine or Meniffee or every cookie cutter city.	
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		

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 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

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 B: 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: Mixed-Use		
other	Minimal low scale development.	
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
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
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		
other		Improve road way, already high traffic with little space
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		
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 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 B: Mixed-Use		
Concept A: Commercial Center		Stop pushing high density housing in Wildomar
other		Leave as is
other		Leave as is
Concept B: Mixed-Use		
Concept A: Commercial Center		
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 immediate 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		

Concept A: Commercial Center

Concept A: Commercial Center

Concept A: Commercial Center

other

Nothing...

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

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept B: Mixed-Use

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.

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept A: Commercial Center

Concept A: Commercial Center

Concept A: Commercial Center

Prime commercial

Concept A: Commercial Center

Concept B: Mixed-Use

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 A: Commercial Center

Concept A: Commercial Center

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept A: Commercial Center

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	
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	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept B: Mixed-Use	Mixed use would be fine, but here the percentage should be at least 2/3 business.
Concept A: Commercial Center	
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 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

Concept B: Mixed-Use

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 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

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

Concept A: Commercial Uses with

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		This is not the heart of the city. Heart is located southwest of this focus area
Uses with		
Concept A: Commercial		
Uses with		
Concept A: Commercial		
Uses with		
Concept A: Commercial		
Uses with		
other		lack of water access in some areas. Check liquefaction and soil stability issues.
cemetery, open space, agriculture, arena, farmer's market and food trucks		
other		
Concept A: Commercial		
Uses with		
Concept A: Commercial		
Uses with		
Concept A: Commercial		
Uses with		
other		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.
See notes		
Concept A: Commercial		
Uses with		
other		
Concept A: Commercial		
Uses with		
Concept A: Commercial		Should never be high residential in Wildomar
Uses with		
Concept A: Commercial		Need more info
Uses with		
Concept A: Commercial		Yes please Wildomar needs a "main st" like in Lake Elsinore and Temecula
Uses with		
other		Neither option. That space has too much traffic with all 3 schools using the route
Concept B: Mixed-Use		

Concept B: Mixed-Use		
	continue to keep majority of rural with some parks and animal friendly areas. How are we to get our horses to trail areas?	Dillon Cir is low density and it show as medium density. My surrounding neighborhood is also incorrectly identified
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept B: Mixed-Use		
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other		
other	Old town vision plan	
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept B: Mixed-Use		
Concept A: Commercial Uses with		
other	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
Concept A: Commercial Uses with		
other	Low scale buildings and development.	

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	

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 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 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

Concept A: Commercial
Uses with

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept A: Commercial
Uses with

other

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

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

Concept B: Allow a Mix of Uses

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

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

Concept B: Allow a Mix
of Uses

Concept B: Allow a Mix
of Uses

other	Civic Center would be perfect here.
-------	-------------------------------------

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
-------	-------------------

Concept A: Primarily
Commercial

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 A: Primarily Commercial	
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	
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 A: Primarily Commercial	
Concept A: Primarily Commercial	
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		

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 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 A: Primarily
Commercial

Concept B: Allow a Mix
of Uses

Concept B: Allow a Mix
of Uses

other

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

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
Concept B: Allow a Mix of Uses	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 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

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 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 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	
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	

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

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

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

Concept B: Residential

Concept A: Mixed-Use

Concept A: Mixed-Use

Concept A: Mixed-Use

Concept A: Mixed-Use

Concept B: Residential

Concept B: Residential

Concept A: Mixed-Use

Concept A: Mixed-Use

Concept A: Mixed-Use

Concept B: Residential

Concept A: Mixed-Use

Concept A: Mixed-Use

Concept B: Residential

Concept A: Mixed-Use

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

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

Concept B: Residential

Concept B: Residential

Concept B: Residential

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

other

Concept A: Mixed-Use

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept A: Mixed-Use

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

Concept B: Residential

Concept B: Residential

other	No housing	Without promoting small business usage, Wildomar will only continue to lose residents
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Concept B: Residential

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
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Concept B: Residential

Concept A: Mixed-Use

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept A: Mixed-Use

Concept B: Residential

Concept A: Mixed-Use

Concept A: Mixed-Use

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 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

Concept B: Residential

Concept A: Mixed-Use

Concept A: Mixed-Use

other Mixed use and low density housing.

other Hotel, Condos, Mixed Use

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

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept A: Mixed-Use

Concept B: Residential

Concept A: Mixed-Use

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept B: Residential

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

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept B: Residential

Concept A: Mixed-Use

Concept A: Mixed-Use

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

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		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		
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

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 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

Concept A: Commercial Center

Concept B: Mixed-Use

Concept A: Commercial Center	
Concept A: Commercial Center	
Concept A: Commercial Center	
Concept B: Mixed-Use other	Senior housing
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 other	Undecided need more info
Concept A: Commercial Center	
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 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	
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 B: Mixed-Use

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

Concept A: Commercial
Center

other	Leave open land.
-------	------------------

other	Residential
-------	-------------

Concept A: Commercial
Center

Concept A: Commercial
Center

other

Concept A: Commercial
Center

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

Concept B: Mixed-Use

Concept B: Mixed-Use

Concept A: Commercial
Center

Concept B: Mixed-Use

other	Rural
-------	-------

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 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		

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

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 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 B: Mixed-Use

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 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	
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	
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	

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	
other	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?
Concept B: Mixed-Use	
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	
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 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	

include some green space here please

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

other
 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

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

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

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

Focus Area 8 Responses

Other (Write in Concept)

Additional Comments

Concept A: Industrial Flex
 Concept A: Industrial Flex
 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 B: Traditional Office		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
other	Mix of "A" & "B"	
	Industrial flex could be sculpture and arts community like Laguna	Is "regenerative agriculture" at the MSJC site or a proposal for the focus area 8?
other	Beach Mixed Use	
other		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
other	Leave it as is	
Concept A: Industrial Flex		
other		
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	Where did the open space go?	The area along La Estrella is wildlife are and should remain such. Flex industrial is ok along Clinton Keith.
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		

Concept A: Industrial
Flex

Concept A: Industrial
Flex

Concept B: Traditional
Office

Concept A: Industrial
Flex

Concept A: Industrial
Flex

	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
--	---	---

Concept A: Industrial
Flex

Concept B: Traditional
Office

other	Open space
-------	------------

Concept A: Industrial
Flex

Concept A: Industrial
Flex

Concept A: Industrial
Flex

Concept A: Industrial
Flex

Concept A: Industrial
Flex

Concept A: Industrial
Flex

Concept B: Traditional
Office

Concept A: Industrial
Flex

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.
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.
Concept A: Industrial Flex		
Concept A: Industrial Flex		
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.
other		Focus are 8 should be extended west to Wildomar trail
Concept A: Industrial Flex		
Concept B: Traditional Office		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept B: Traditional Office		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		

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 A: Industrial Flex	
Concept B: Traditional Office	
other	A PARK OR LEAVE AS OPEN SPACE
Concept B: Traditional Office	
Concept B: Traditional Office	
Concept A: Industrial Flex	
Concept A: Industrial Flex	
Concept A: Industrial Flex	Clinton keith gets so much traffic including commuters which would bring in additional income and businesses.
Concept A: Industrial Flex	
Concept A: Industrial Flex	
Concept A: Industrial Flex	
Concept A: Industrial Flex	
Concept A: Industrial Flex	
Concept A: Industrial Flex	Definitely need to support local small businesses and encourage more night life
Concept A: Industrial Flex	
Concept A: Industrial Flex	
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 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		

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
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

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

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

Concept B: Commercial

other Leave rural

Concept B: Commercial

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept A: Residential

other Mixed use

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Rural Residential

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept B: Commercial

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

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept B: Commercial

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

other Leave us some open bare spaces?

Concept A: Residential

Concept A: Residential

other High density residential mixed use

Concept B: Commercial

Concept B: Commercial

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

Concept B: Commercial

Concept B: Commercial

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.

Concept A: Residential

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

Concept B: Commercial

Concept B: Commercial

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

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

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

other

Nothing or green space

Stop developing every spare piece of land

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept B: Commercial

Concept B: Commercial

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept B: Commercial

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

other

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

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept B: Commercial

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

other

Fault and liquifaction zone. Leave it alone.

Concept B: Commercial

Concept A: Residential

Concept A: Residential

Concept A: Residential

Concept A: Residential

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

Concept B: Commercial

Concept B: Commercial

other No more traffic

Concept B: Commercial

Concept A: Residential

other Leave it open Leave it rural

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept B: Commercial

Concept A: Residential

Concept A: Residential

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 .

Concept A: Residential

other Leave vacant

Concept B: Commercial

other Open space

Concept B: Commercial

Concept A: Residential

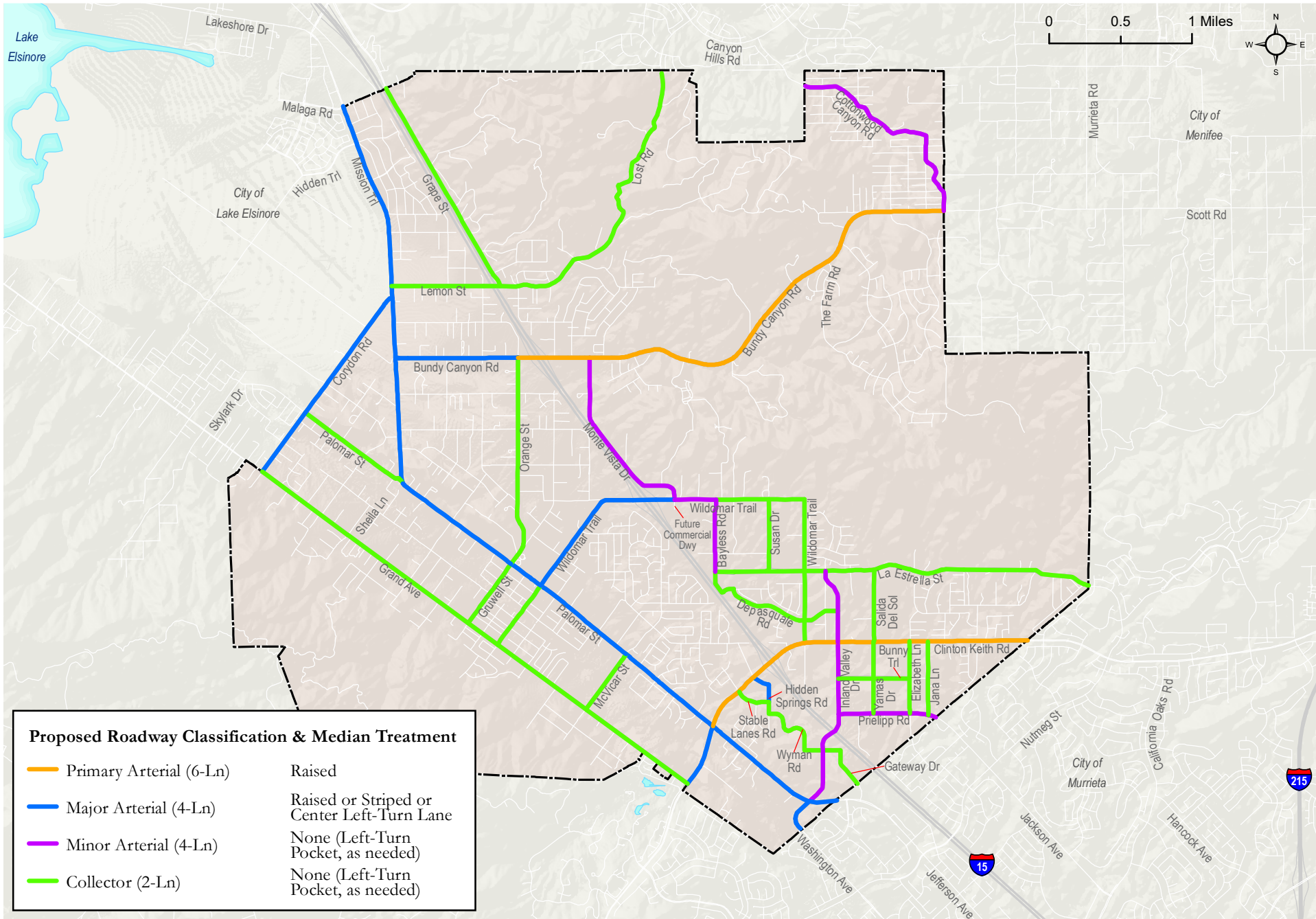
other	Mixed use	Mixed use might minimize crime and transient population problems while maximizing revenue for the city.
Concept B: Commercial		
Concept A: Residential		
other		Skatepark, family picnic areas, sports park
Concept B: Commercial		
Concept B: Commercial		Keep the commercial and include an indigenous cultural center
Concept A: Residential		
other		Build a Rodeo Facility, we'll be able to have many money making events Horse events,concerts and many community events
Concept B: Commercial		
Concept A: Residential		
Concept B: Commercial		
Concept A: Residential		
Concept A: Residential		Not a good location for more commercial, especially since it next to residential. Commercial should be focused next to the Freeway.
Concept B: Commercial		
Concept A: Residential		
Concept A: Residential		

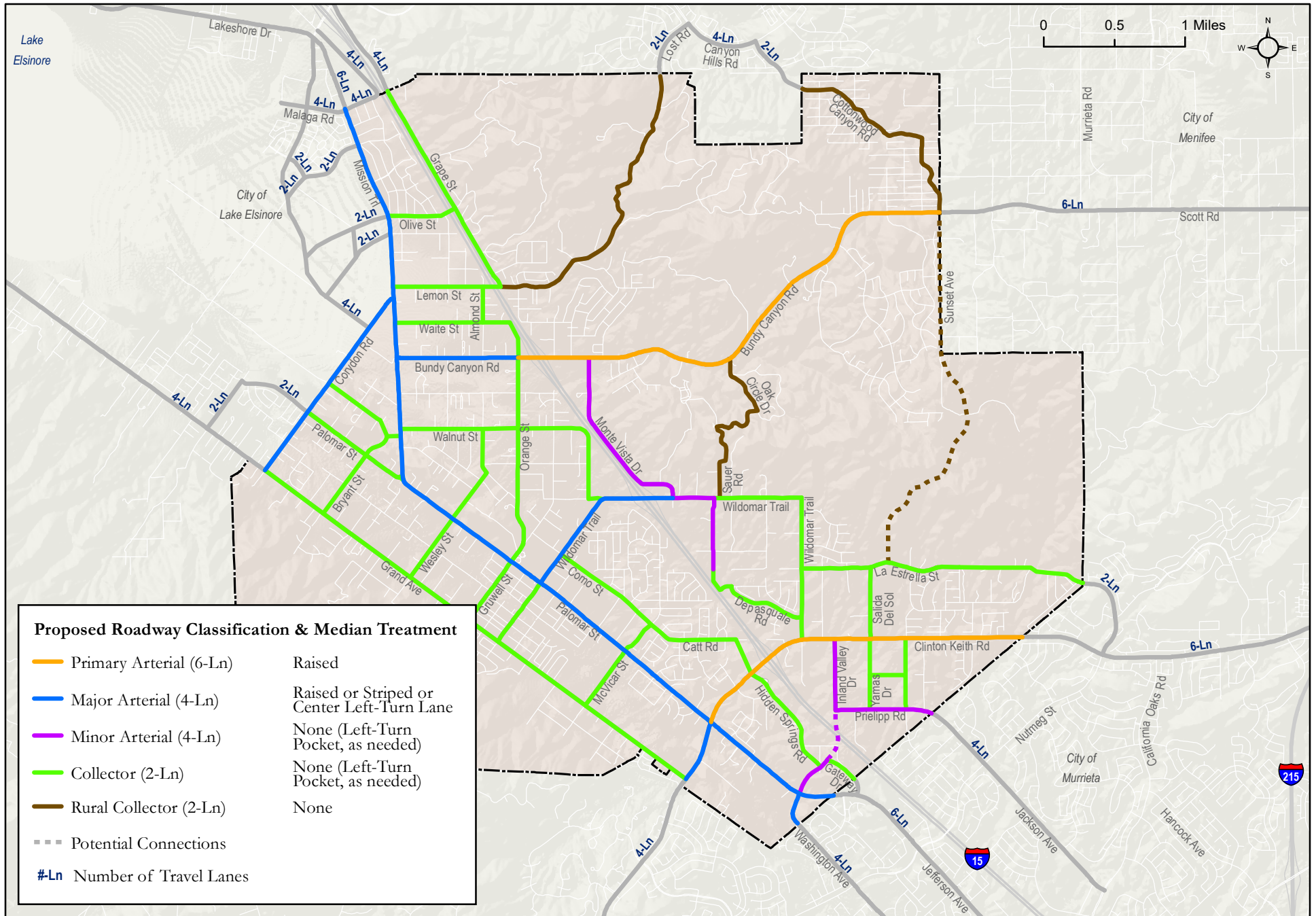
Envision Wildomar 2040: Land Use Conversion Table

Draft: 4/3/23

Current GP			Proposed GP		
Designation	Description	Density	Designation	Description	Density
Residential			Residential		
RM: Rural Mountainous	Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.	10 ac min	RM: Rural Mountainous	Provides for single-family detached residential uses within mountainous areas of the City, with a minimum lot size of 10 acres. Clustering of residential uses on smaller lots is allowed to minimize grading and alteration of natural landforms, including visually significant ridgelines, but the total number of units cannot exceed the 1 unit per 10-acre ratio. Clustering is also encouraged to avoid sensitive natural habitat areas and hazardous conditions such as landslides. Also provides for animal keeping and limited agriculture.	1 du/10 acres 10 ac min
RR: Rural Residential	Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.	5 ac min	LLR: Large Lot Residential	Single-family detached residences with a minimum lot size of at least 5 acres in size. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.	1 du/5 acres 5 ac min
EDR: Estate Density Residential	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.	0.2 - 0.5 du/ac	EDR: Estate Density Residential	Single-family detached residences on large parcels of 2 to 5 acres in size. Agriculture and animal keeping is allowed.	1 du/2 - 5 acres 0.2 - 0.5 du/ac
EDR-RC: Estate Density Residential - Rural Community	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.	0.2 - 0.5 du/ac			
VLDR: Very Low Density Residential	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged	0.5 - 1 du/ac	VLDR: Very Low Density Residential	Single-family detached residences on large parcels of 1-2 acres in size. Agriculture and animal keeping is allowed.	1 du/1 - 2 acres 0.5 - 1 du/ac
VLDR - RC: Very Low Density Residential - Rural Community	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.	0.5 - 1 du/ac			
LDR: Low Density Residential	Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.	1 - 2 du/ac	LDR: Low Density Residential	Single-family detached residences on large parcels of 1/2 to 1 acre in size. Agriculture and animal keeping is allowed.	1 - 2 du/ac
LDR - RC: Low Density Residential - Rural Community	Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.	1 - 2 du/ac			
MDR: Medium Density Residential	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.	2-5 du/ac	MDR: Medium Density Residential	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.	2 - 5 du/ac
MHDR: Medium High Density Residential	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.	5-8 du/ac	MHDR: Medium High Density Residential	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses , and zero lot line homes with a density range of 5 to 14 dwelling units per acre.	5-14 du/ac
HDR: High Density Residential	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .	8-14 du/ac			
VHDR: Very High Density Residential	Single-family attached residences and multi-family dwellings.	14-20 du/ac	VHDR: Very High Density Residential	Single-family and multi-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, triplexes and zero lot line homes with a density range of 14 to 20 dwelling units per acre.	14-20 du/ac
HHDR: Highest Density Residential	Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.	20+ du/ac	HHDR: Highest Density Residential	Multi-family attached residences, including townhouses, condominiums apartments, and stacked flats. Multi-storied (3+) structures are allowed.	20-30 du/ac
Commercial			Commercial		
CO: Commercial Office	Variety of office related uses including financial, legal, insurance and other office services.	0.35 - 1.0 FAR	CO: Commercial Office	Variety of office related uses including financial, legal, insurance and other office services.	0.35 - 1.0 FAR
CR: Commercial Retail	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.	0.20 - 0.35 FAR	CR: Commercial Retail	Local and regional serving commercial/ retail and service uses.	0.20 - 0.35 FAR

Mixed Use			Mixed Use		
MUPA: Mixed Use Planning Area	This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.	-	MUL: Mixed Use Low	This designation provides for neighborhood-serving goods and services and residential uses in a mixed-use format (vertical or horizontal).	5 du/acre to 30 u/acre for residential portion; 1.0 FAR
			MUH: Mixed Use High	This designation is applied throughout the City with a minimum lot size of 2 acres. areas outside of Community Centers. The intent of this designation is not to require identify a particular mixture or intensity of land uses, but to designate areas, including multi-family residential (30-50%), and commercial/office/entertainment/educational and/or recreational uses in a mixed-use format (i.e., master planned).	30 du/acre to 40 u/acre for multi-family portion; 2.0 FAR
Industrial			Industrial		
BP: Business Park	Employee intensive uses, including research & development, technology centers, corporate offices, “clean” industry and supporting retail uses.	0.25 - 0.60 FAR	BP: Business Park	Employee intensive uses, including research & development, technology centers, corporate offices, “clean” industry and supporting retail uses.	0.25 - 0.60 FAR
LI: Light Industrial	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .	0.25 - 0.60 FAR	LI: Light Industrial	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. Also provides a suitable location for start-up businesses and “maker” spaces for breweries, arts & crafts, clothing, food and similar small-scale industries.	0.25 - 0.60 FAR
Other			Other		
OS - R: Open Space Recreation	Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.	N/A	OS - R: Open Space Recreation	Recreational uses, including but not limited to, public/private parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.	N/A
OS - CH: Open Space Conservation Habitat	Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.	N/A	OS - CH: Open Space Conservation Habitat	Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans.	N/A
PF: Public Facilities	Civic uses such as County administrative buildings and schools.	0.60 FAR	PF: Public Facilities	Civic uses such as County City administrative buildings and schools.	0.60 FAR





Wildomar General Plan Update: Proposed Mobility Element Network

Proposed Network 2023