



# General Plan Project Update

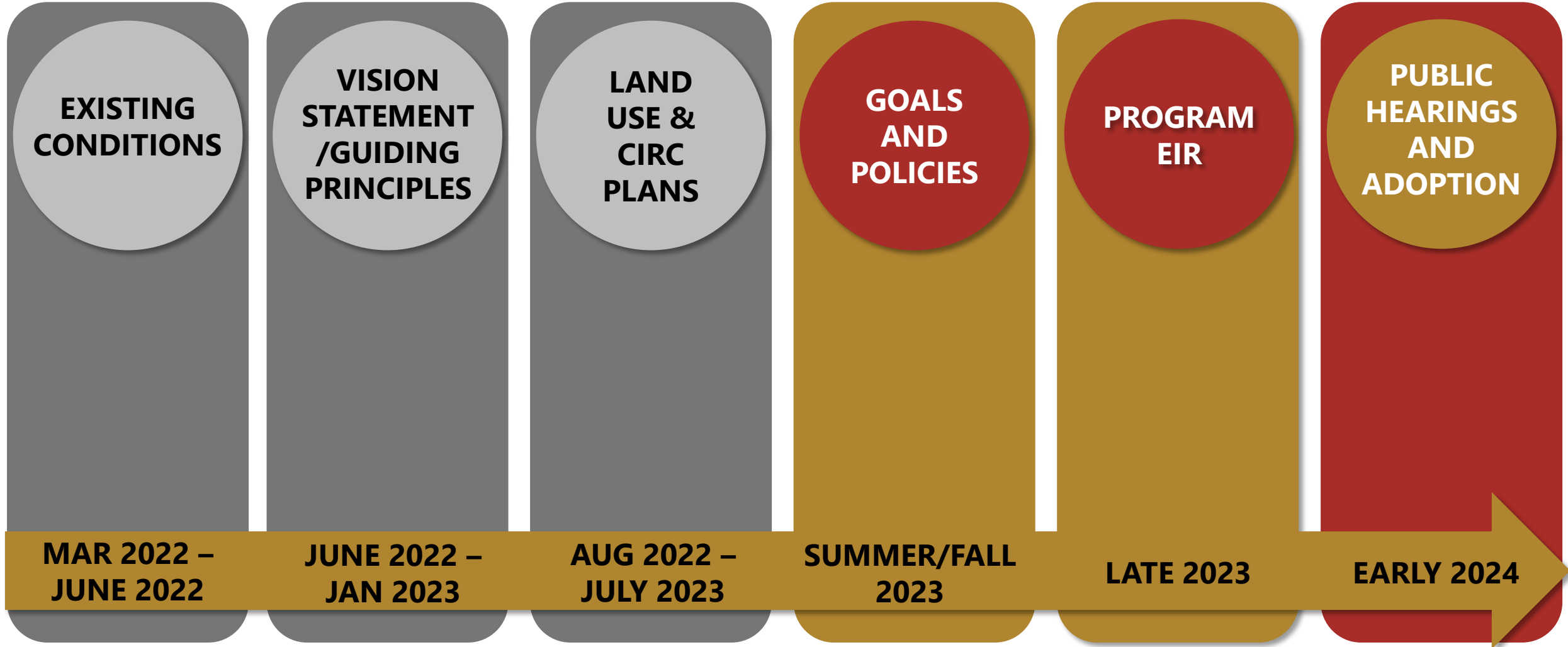
## Coffee with the City

August 16, 2023

# Agenda

- 1. Project Overview and Schedule**
- 2. Overview of Outreach Activities**
- 3. Land Use Plan Development and Process**
- 4. Focus Areas**
- 5. Proposed Land Use Plan**
- 6. Proposed Roadway Network Updates**
- 7. Next Steps**

# Project Schedule



# Public Outreach

# Public Outreach

- **General Plan Advisory Group Meetings**
  - 6/16/22 – Visioning
  - 9/15/22 – Land Use and Focus Areas
  - 10/10/22 – Land Use and Focus Areas Part 2
  - 2/2/23 – Preferred Land Use Plan
  - 3/30/23 – Circulation
- **Community Pop-ups**
  - 6/14/22 – Coffee w/ the City
  - 7/19/22 – Wildomar’s 14th Birthday Celebration
  - 9/17/22 – Mariachi Night
- **Citywide Workshops (In-person & Virtual)**
  - 6/22 - Visioning, Land Use, Open Space, Circulation
  - 11/22 – Land Use and Focus Areas
- **Surveys**
  - 6-8/22 – Visioning
  - 11/22–1/23 – Land Use and Focus Areas
- **Stakeholder Interviews**
  - 6-8/22 – 15 Interviews
- **Project Website**
  - 3,100 unique visitors since launch on 6/14/22



# Land Use Plan Development and Process

# Current General Plan Land Use

## Residential

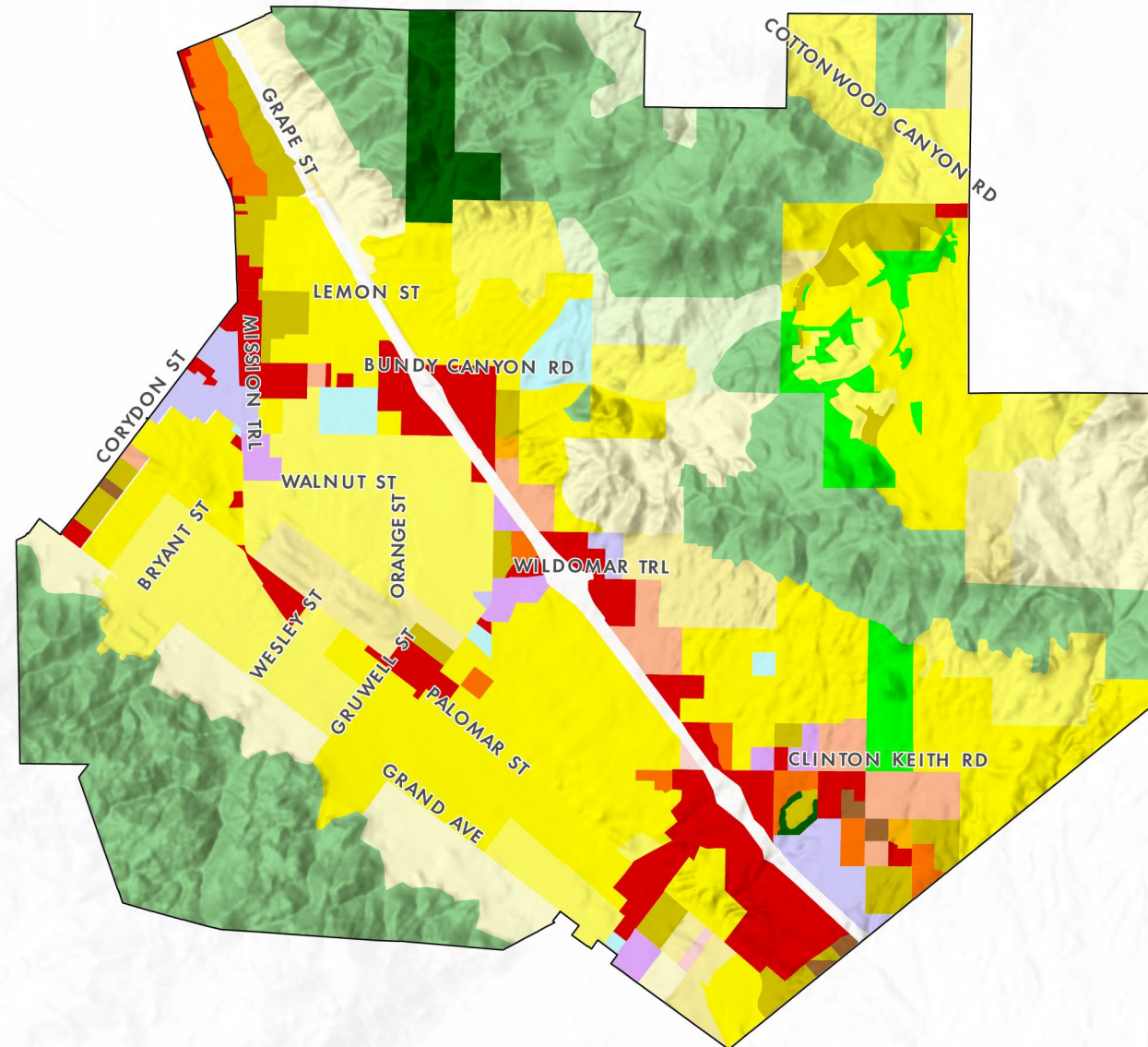
- RR: Rural Residential
- EDR: Estate Density Residential, 2 du/ac
- EDR-RC: Estate Density Residential, 2 du/ac
- VLDR: Very Low Density Residential, 1 du/ac
- VLDR-RC: Very Low Density Residential, 1 du/ac
- LDR: Low Density Residential, 1 du/ac
- LDR-RC: Low Density Residential, 1 du/ac
- MDR: Medium Density Residential, 2-5 du/ac
- MHDR: Medium High Density Residential, 5-8 du/ac
- HDR: High Density Residential, 8-14 du/ac
- VHDR: Very High Density Residential, 14-20 du/ac
- HHDR: Highest Density Residential, 20+ du/ac

## Non-Residential

- BP: Business Park
- CO: Commercial Office
- CR: Commercial Retail
- LI: Light Industrial
- MUPA: Mixed-Use Planning Area
- PF: Public Facilities

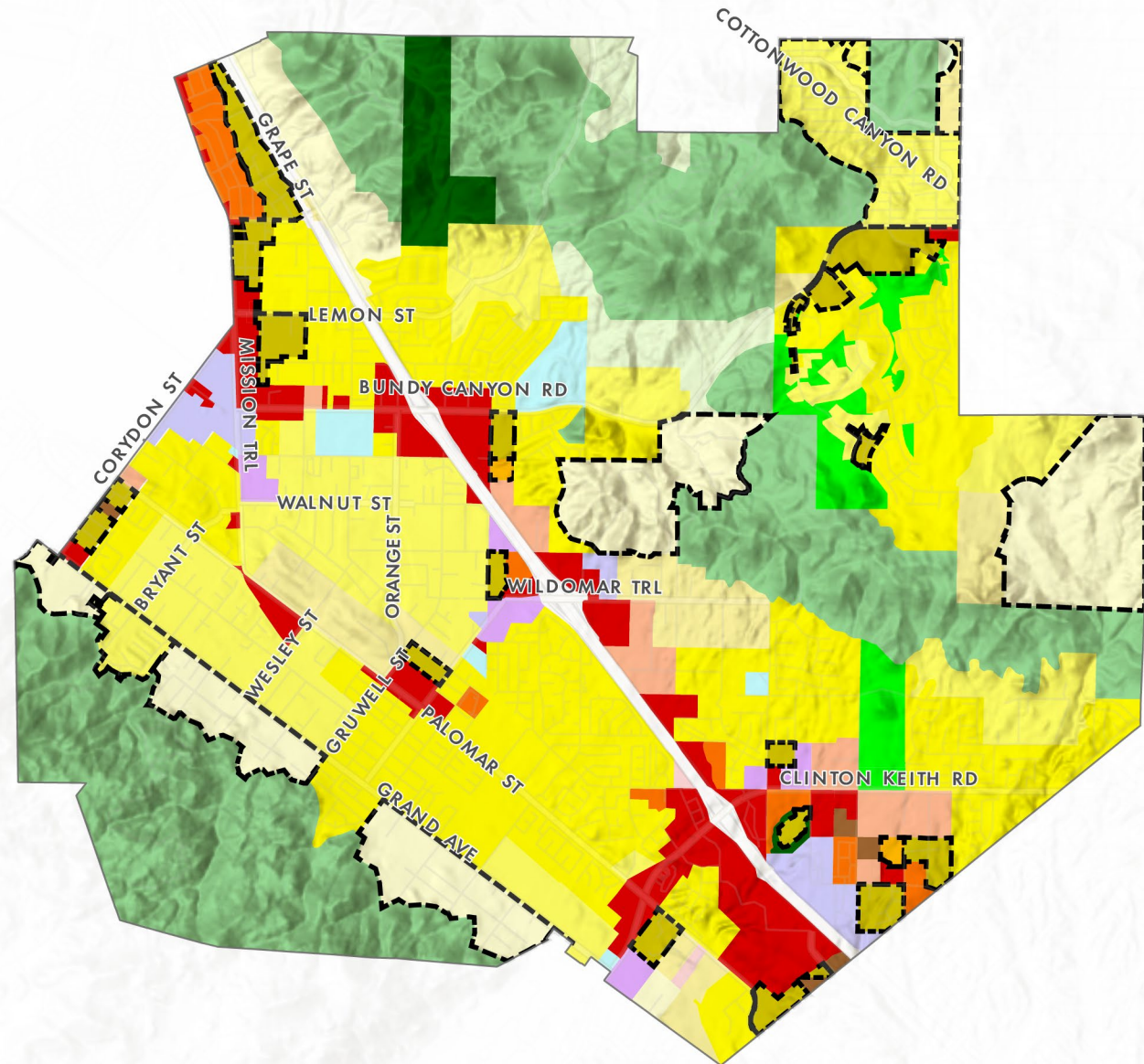
## Open Space / Rural

- OS-CH: Conservation Habitat
- OS-R: Open Space Recreation
- RM: Rural Mountains



# Preliminary Land Use Changes

- The land use map was reconfigured to align to parcel lines
- Land Uses were streamlined to more accurately reflect Wildomar's Specific needs and eliminate redundancy





# Key Changes to LU Designations

## Current General Plan Designations

### Residential

- RM: Rural Mountains
- RR: Rural Residential
- EDR: Estate Density Residential
- EDR-RC: Estate Density Residential
- VLDR: Very Low Density Residential
- VLDR-RC: Very Low Density Residential
- LDR: Low Density Residential
- LDR-RC: Low Density Residential
- MDR: Medium Density Residential
- MHDR: Medium High Density Residential
- HDR: 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
- PF: Public Facilities

### Mixed-Use

- MUPA: Mixed-Use Planning Area

### Open Space / Rural

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

## Proposed General Plan 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
- HDR 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
- PF Public Facilities

### Mixed Use

- MUL Mixed Use Low
- MUH Mixed Use High

### Open Space / Rural

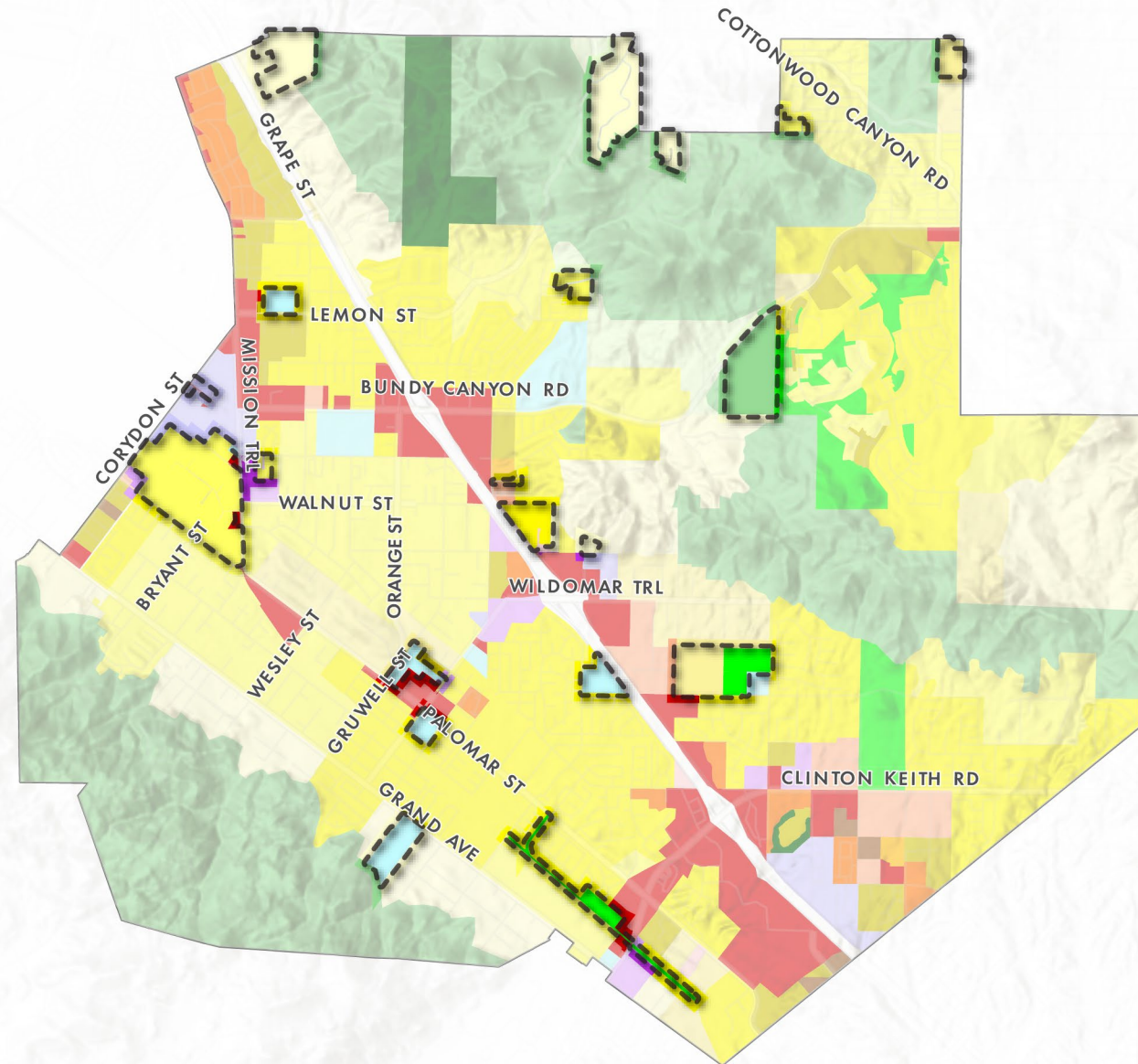
- OS-CH Conservation Habitat
- OS-R Open Space Recreation

# Mixed-Use Designations

	Mixed Use Low (MUL)	Mixed Use High (MUH)
<b>Minimum Lot Size</b>	No Minimum	2 Acres
<b>Residential Density</b>	5-30 du/ac	30-40 du/ac
<b>Non-Residential Intensity (max)</b>	1.0 FAR	2.0 FAR
<b>Format</b>	Vertical or Horizontal (vertical unlikely)	Vertical or Horizontal
<b>Residential Requirement</b>	0-100%	30-50%
<b>Non-Residential Requirement</b>	0-100%	50-70%

# Preliminary Land Use Changes

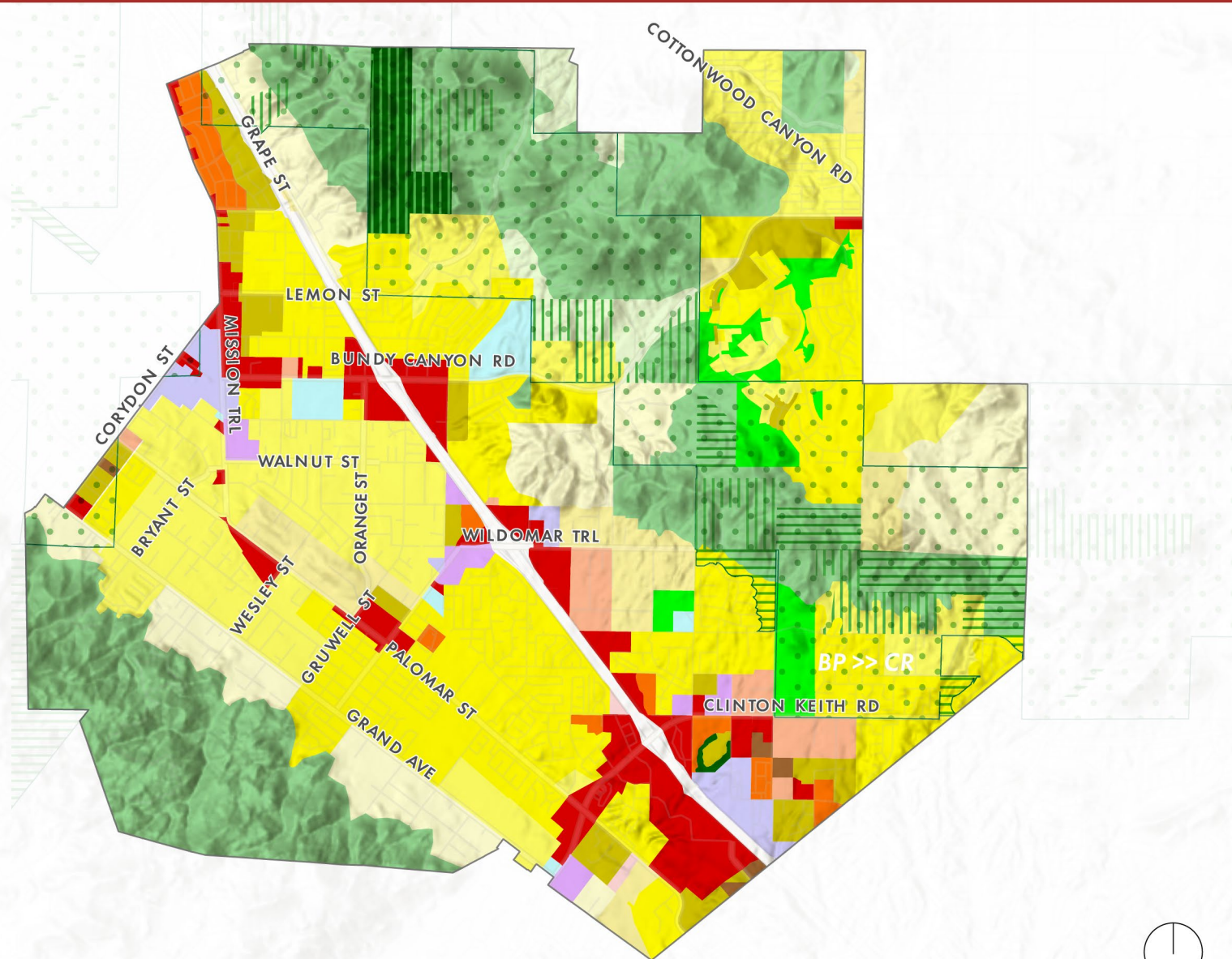
- Land uses were updated to reflect on the ground uses, current densities, and consistent application of the Public Facilities designation



# Focus Areas

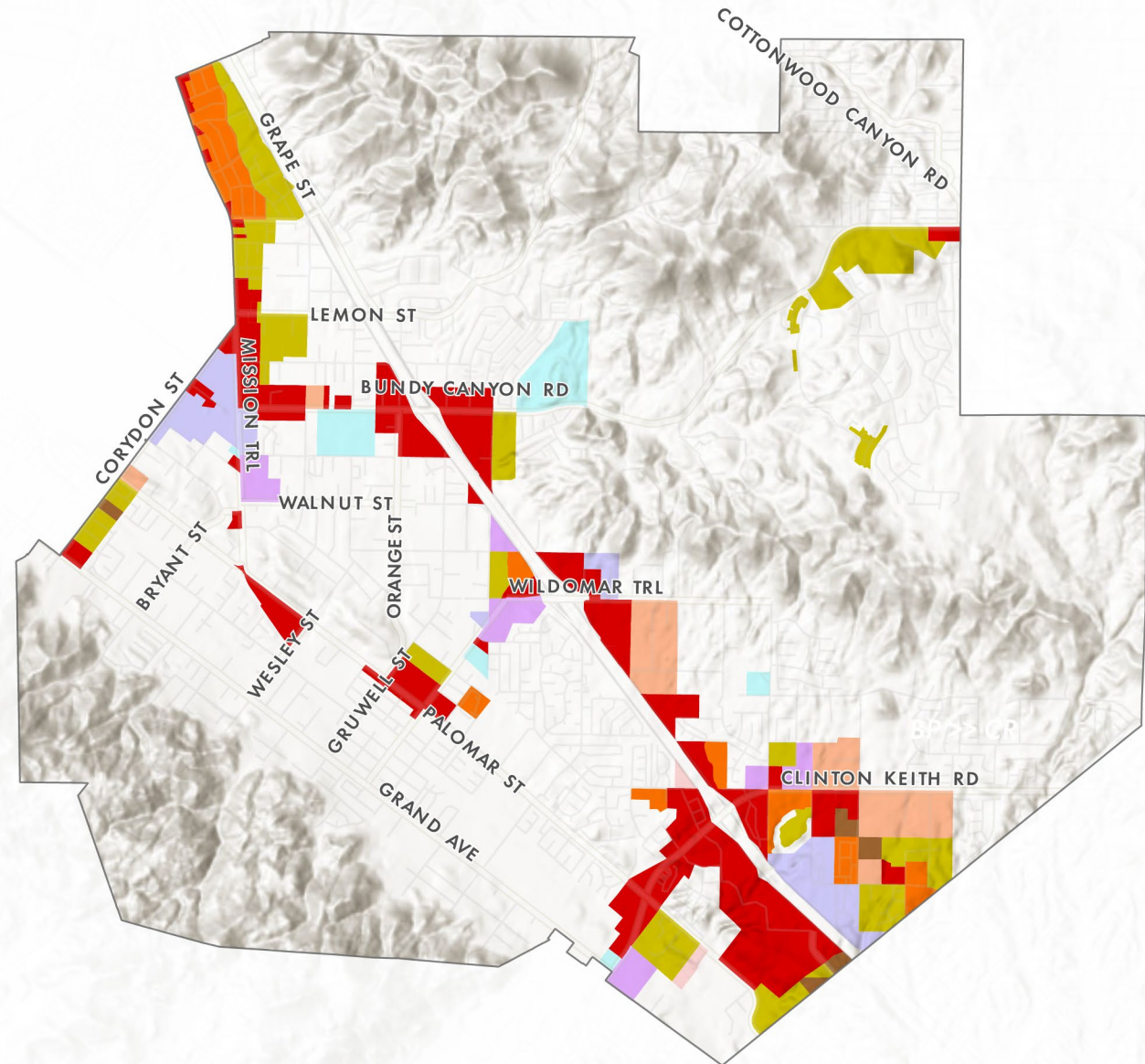
# Areas Unlikely to Change

- **Areas unlikely to change include:**
  - Lower density residential neighborhoods
  - Open Spaces
  - Conserved Lands and Habitat Conservation Areas



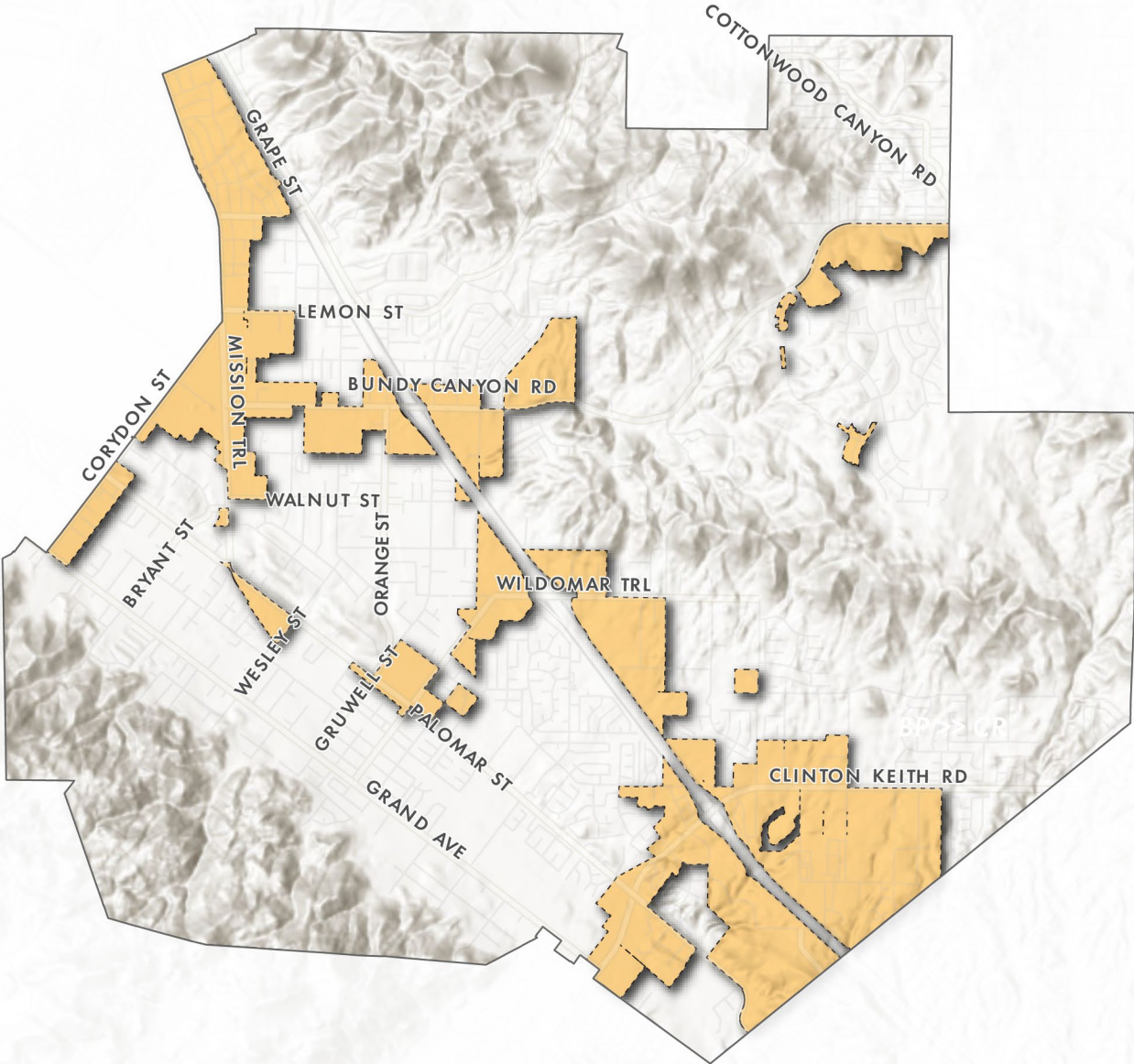
# Areas of Potential Change

- Areas where change is more likely to occur or where the City may want to proactively guide change
- Areas of potential change include higher density residential uses and commercial uses that could be developed or redeveloped to support economic development



# Areas of Potential Change

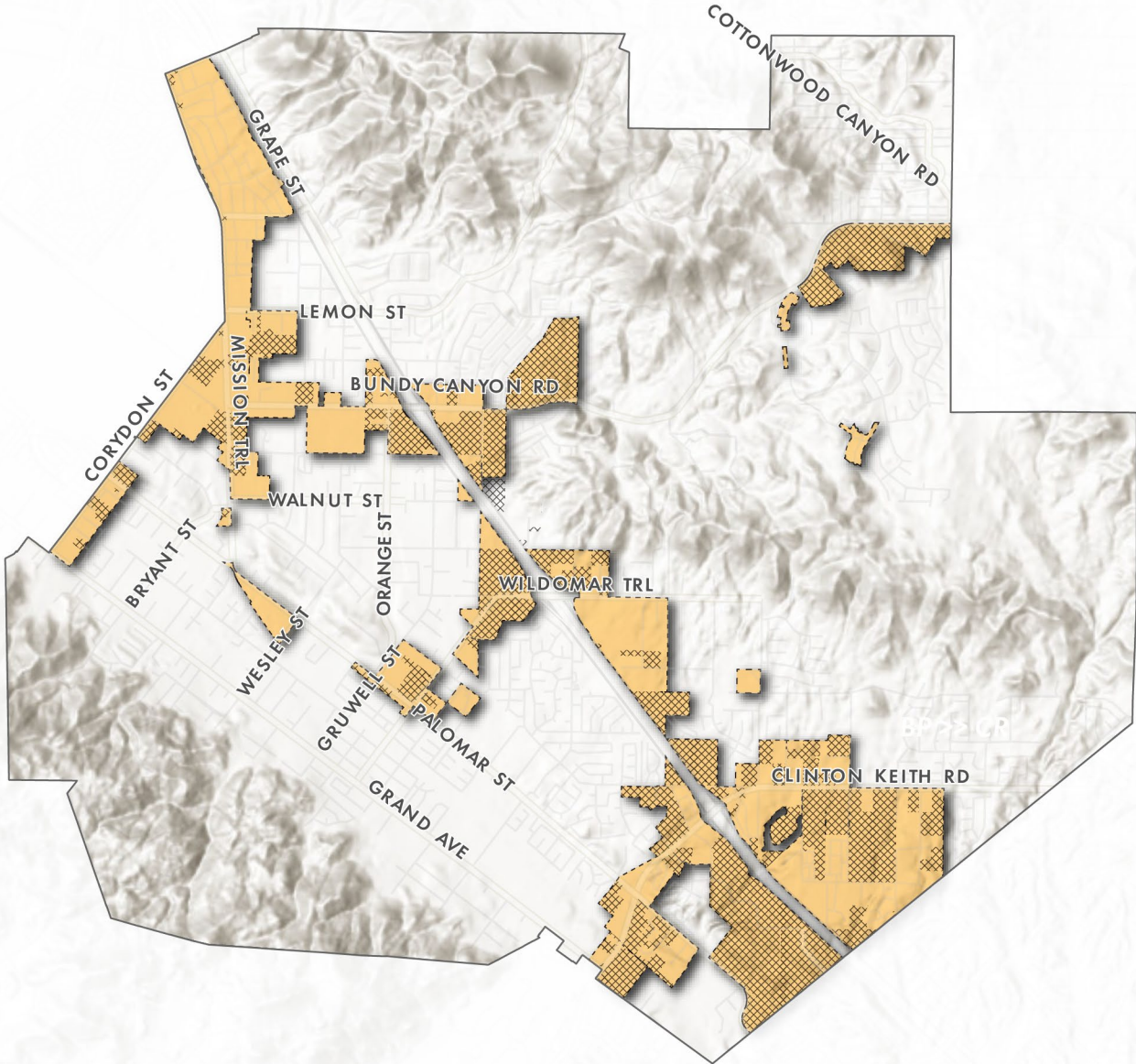
Areas of Potential Change



# Areas of Potential Change

 **Areas of Potential Change**

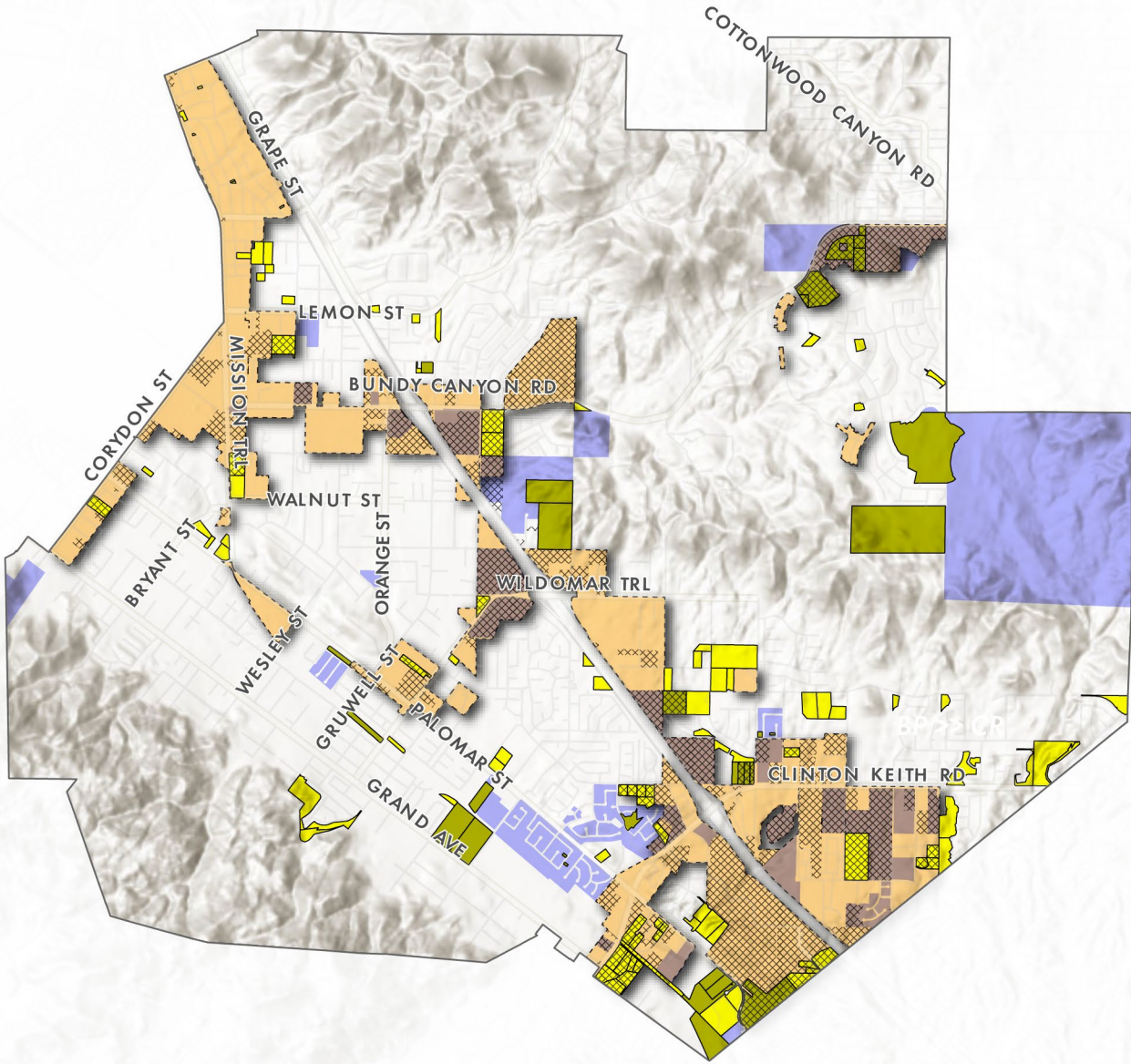
 **Vacant Land**  
*(Within Areas of Potential Change)*





# Areas of Potential Change

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



# Focus Areas for Consideration

## 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

## Commercial Corridors

- A Bundy Canyon Rd
- B Wildomar Trl
- C Clinton Keith Rd

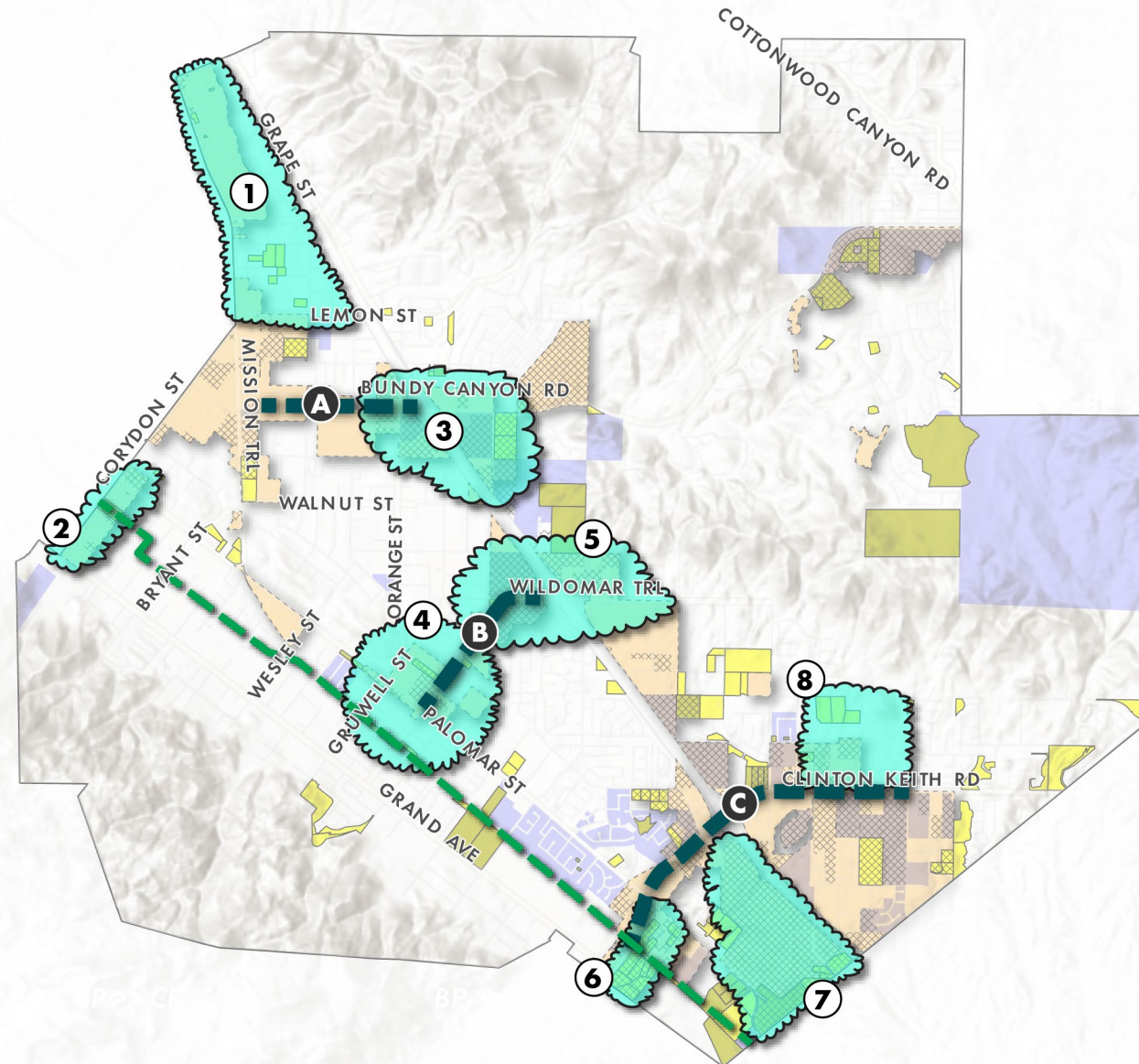
## Murrieta Creek Regional Trail

## Areas of Potential Change

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

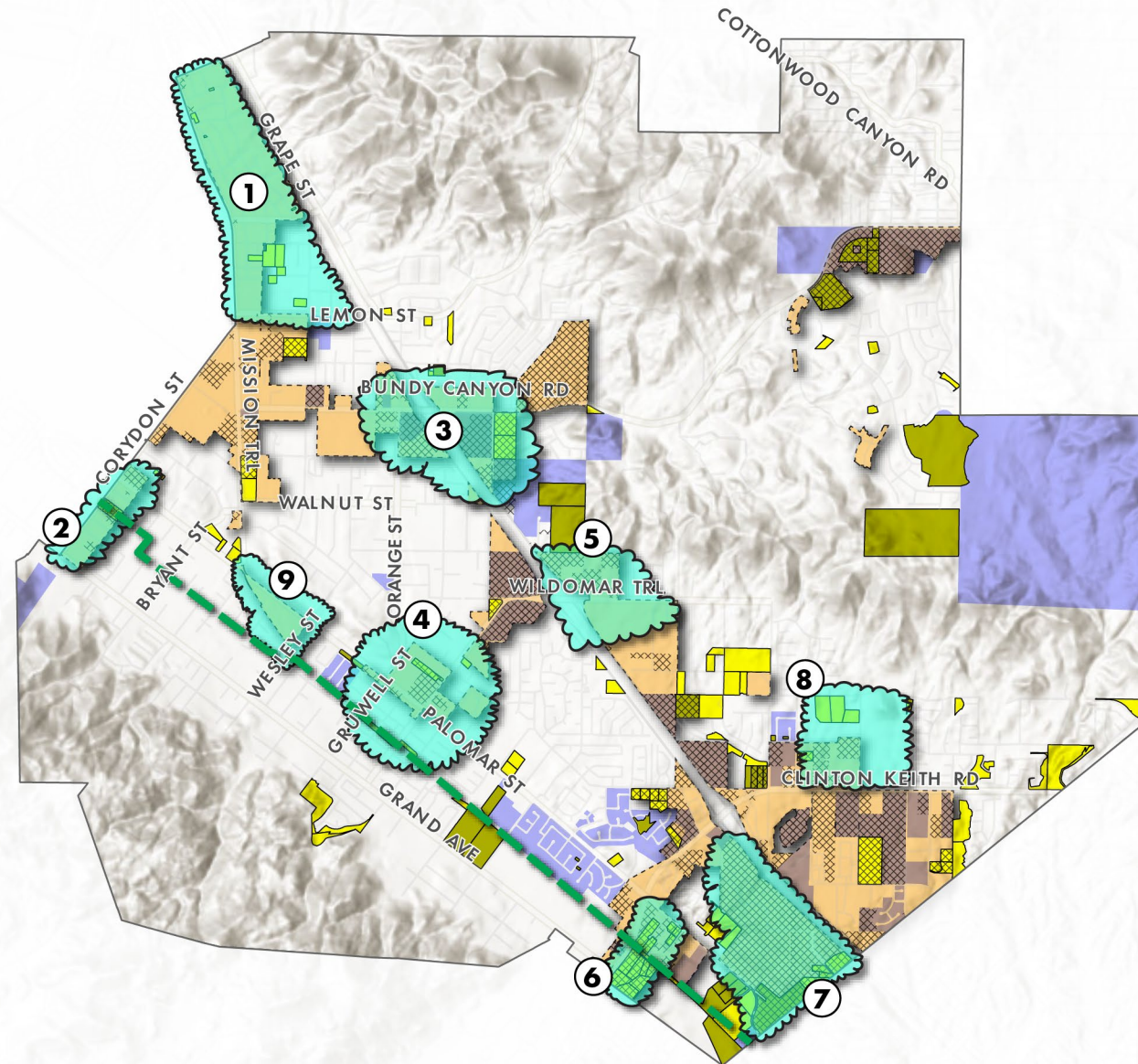
■ 6th Cycle RHNA Housing Opportunity Sites

■ Development Projects



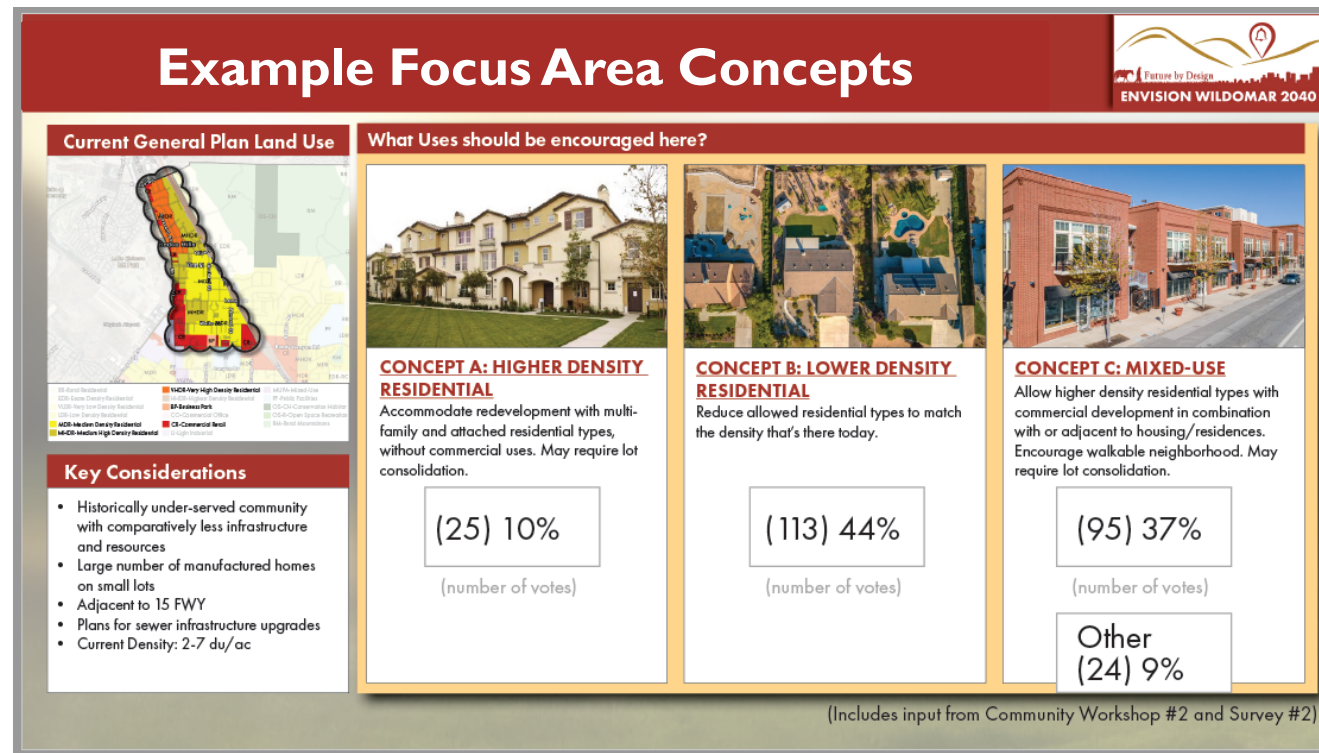
# Focus Areas for Consideration

- GPAG reviewed preliminary changes and provided input on focus areas



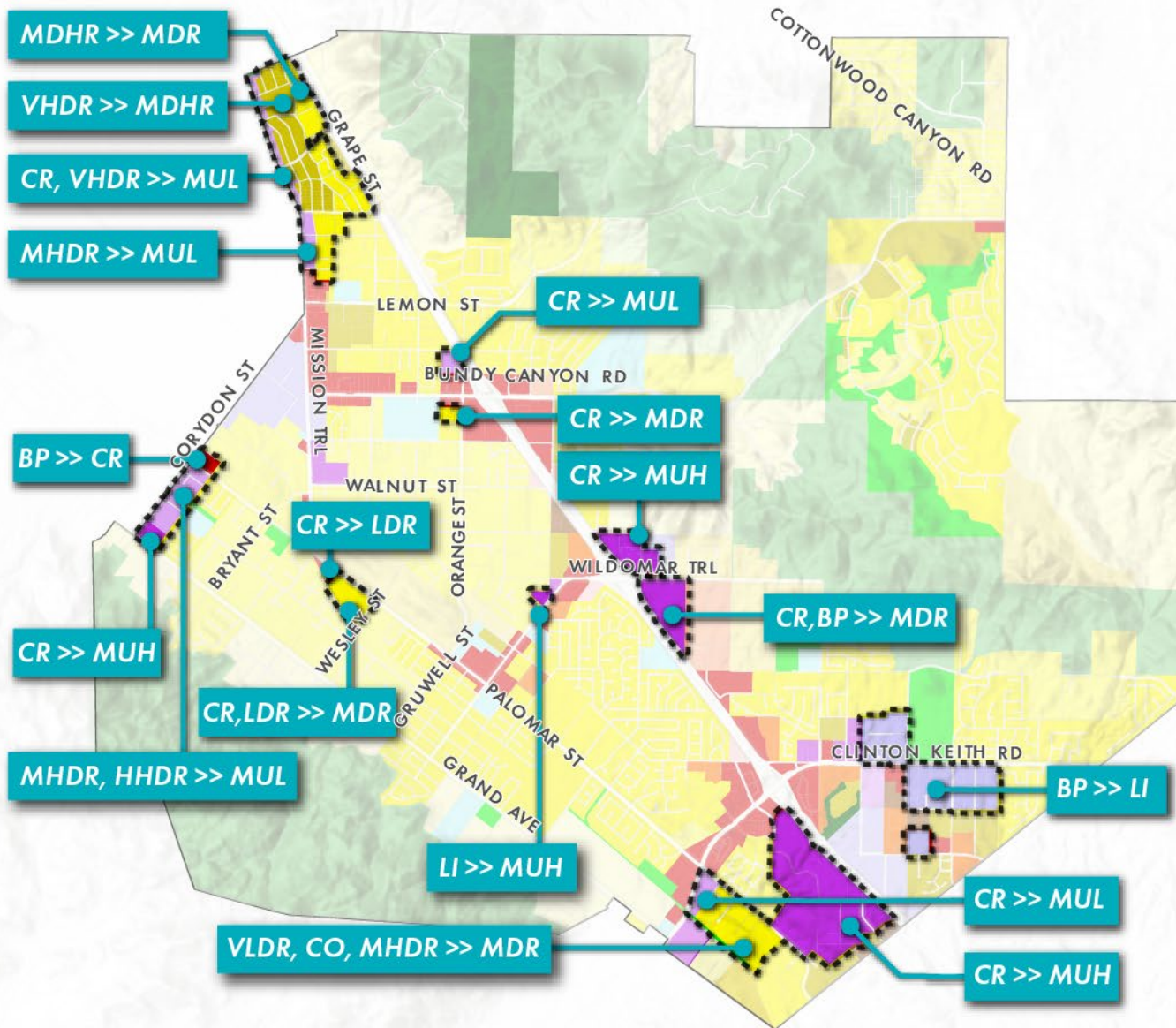
# Focus Area Concepts

- Conceptual land use options were developed for each of the 9 focus areas
- Community input was solicited to determine preferred concepts
  - Citywide Workshop #2 – 39 Attendees
  - Online Survey – 239 Survey Responses



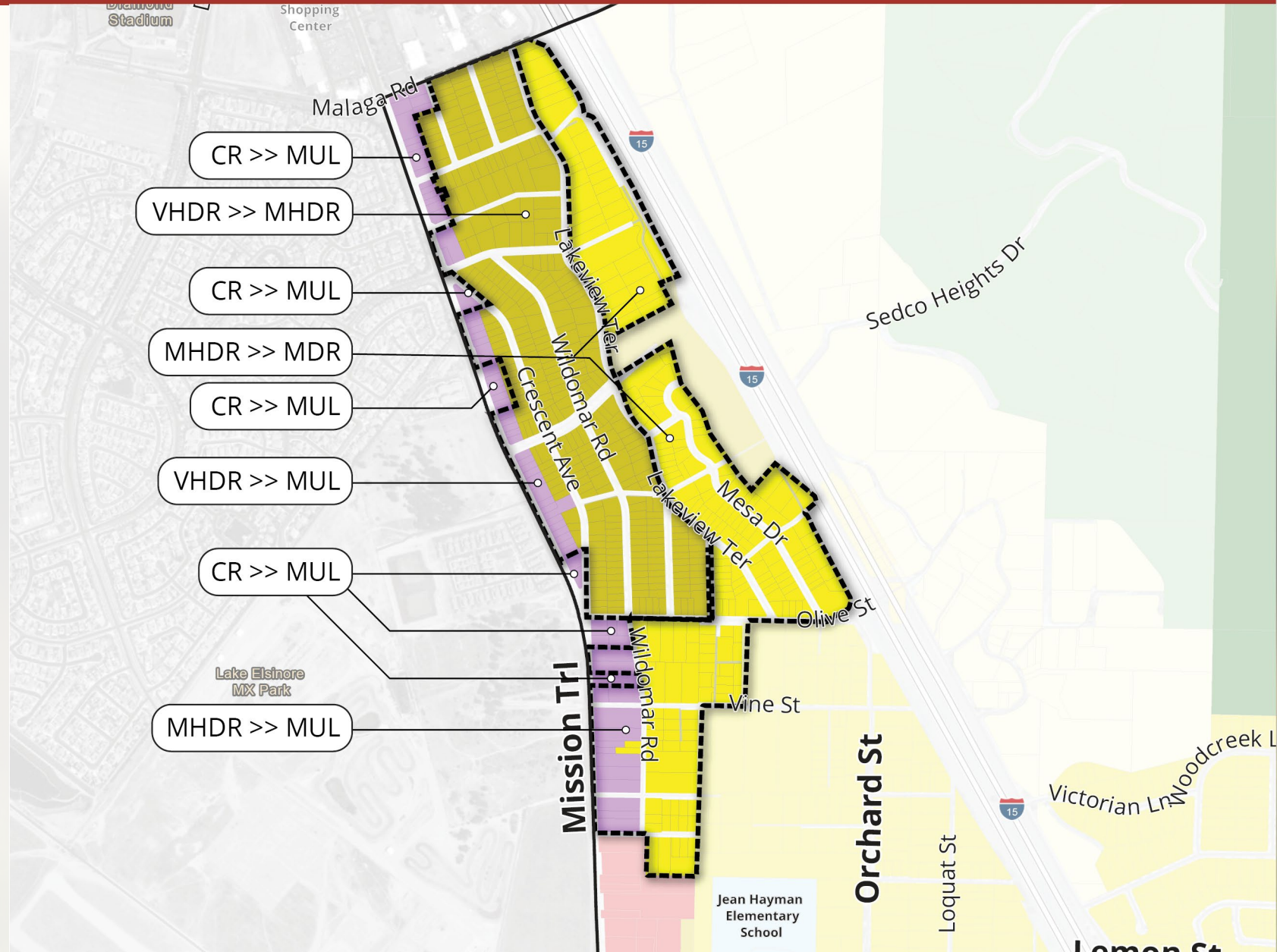
# Focus Area Recommendations

- Approximately 6% of all parcels changed land uses in and adjacent to focus areas



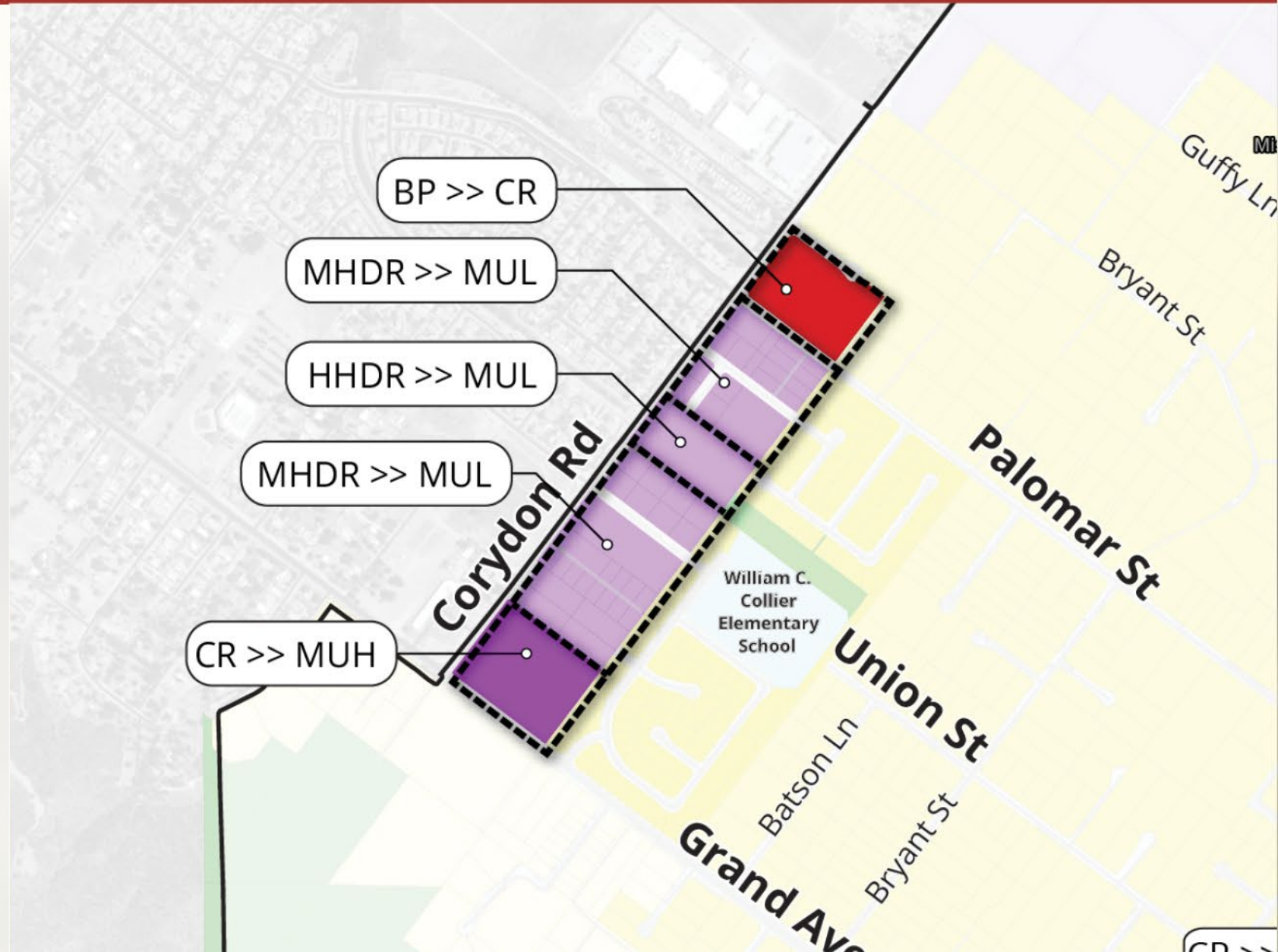
# FOCUS AREA 1: PROPOSED SEDCO HILLS

- Mixed Use Low allows for Commercial or Residential along Mission Trail, consistent with current uses
- Maximum density for residential uses lowered to align with on the ground density



## FOCUS AREA 2: PROPOSED MIXED LAND USES ALONG CORYDON

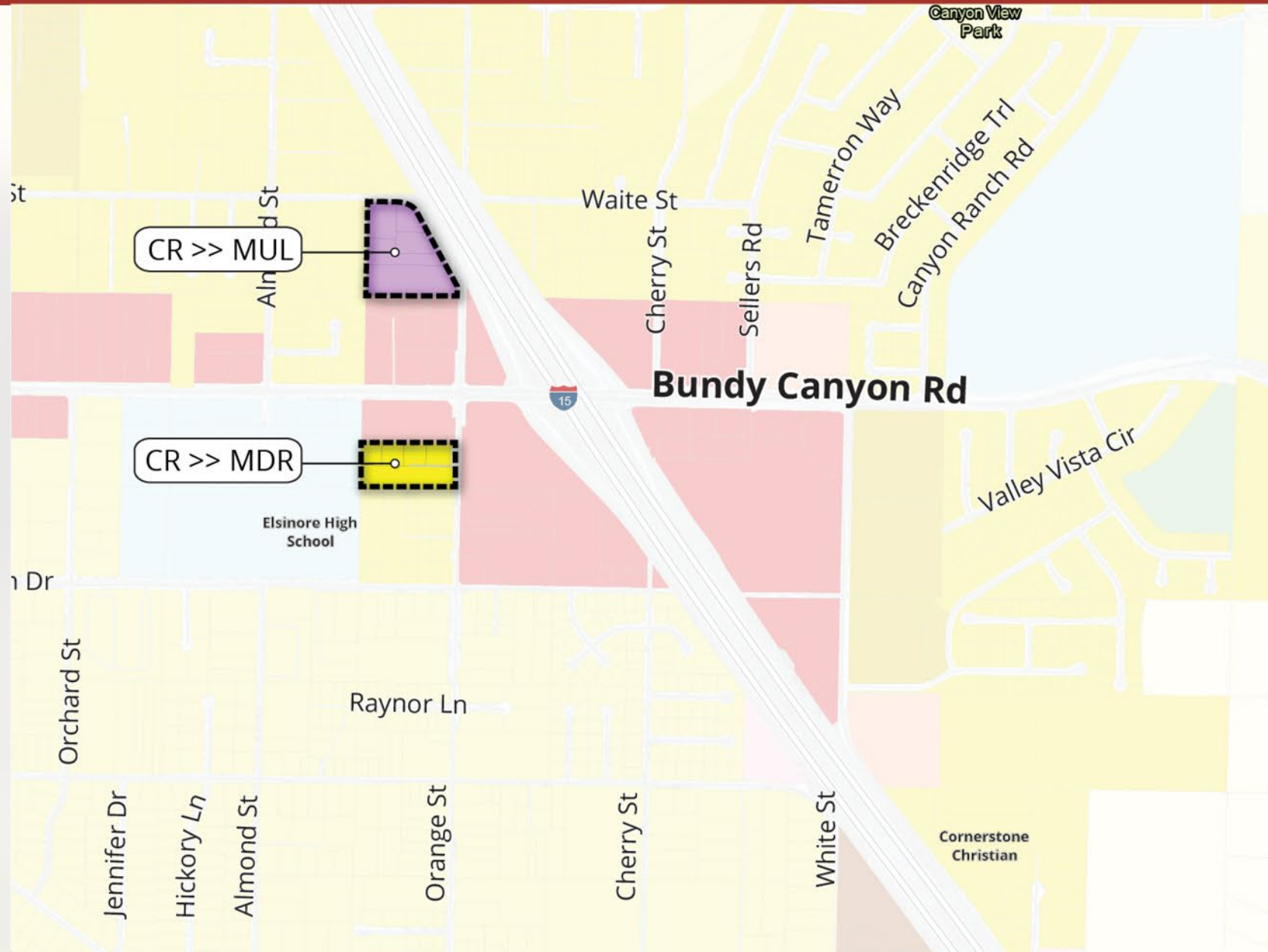
- Mixed Use Low allows flexibility for residential or commercial uses in this area
- Mixed Use High is appropriate for parcels larger than 2 acres



# FOCUS AREA 3: PROPOSED

## VACANT LAND AROUND BUNDY CANYON AND I-15

- Most of area maintained for commercial/retail use
- Mixed Use Low allows flexibility for transitional uses
- Medium Density Residential is appropriate adjacent to Elsinore HS and adjacent residential uses

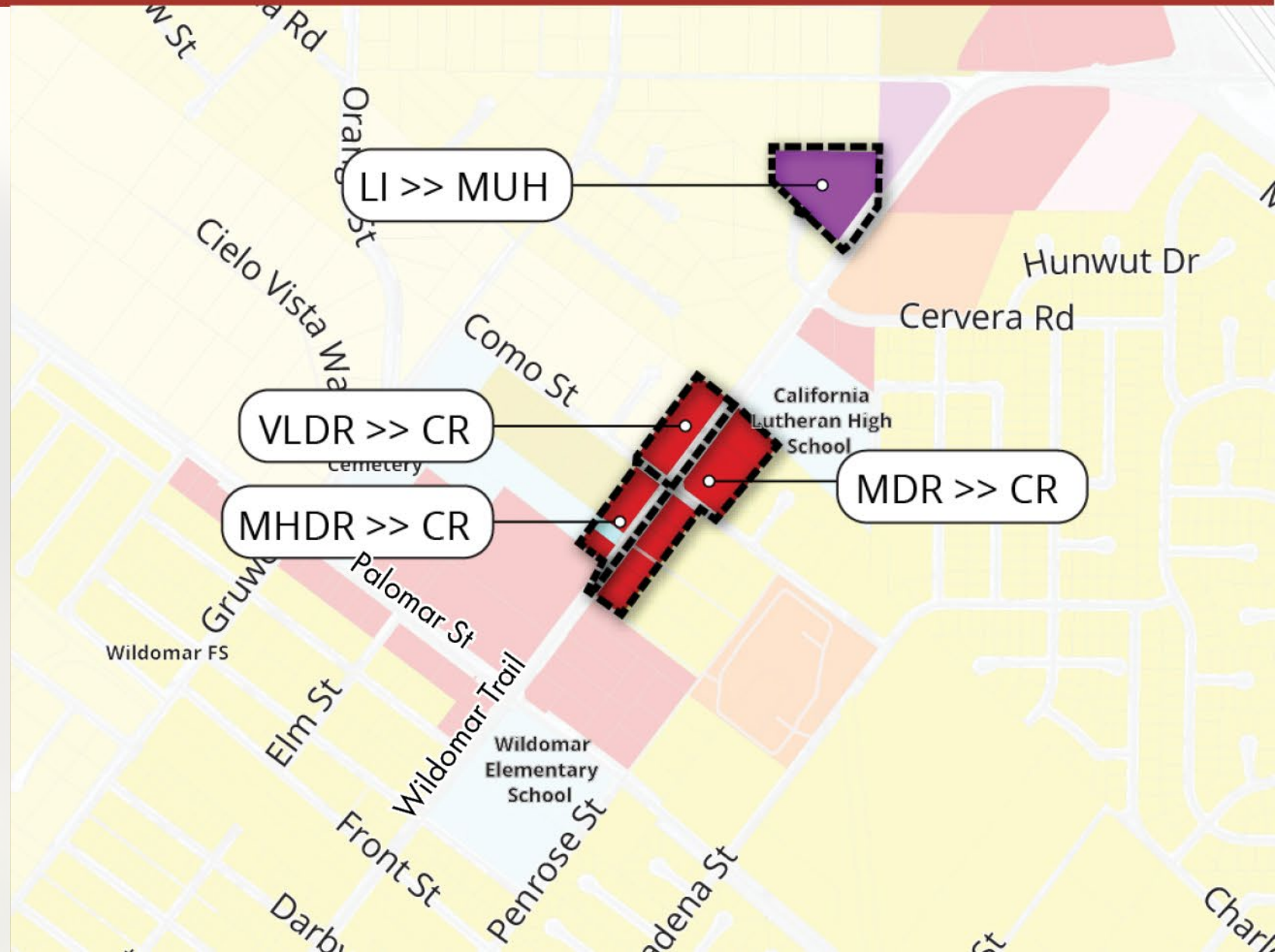




# FOCUS AREA 4: PROPOSED

## OLD TOWN (PALOMAR ST AND WILDOMAR TRAIL)

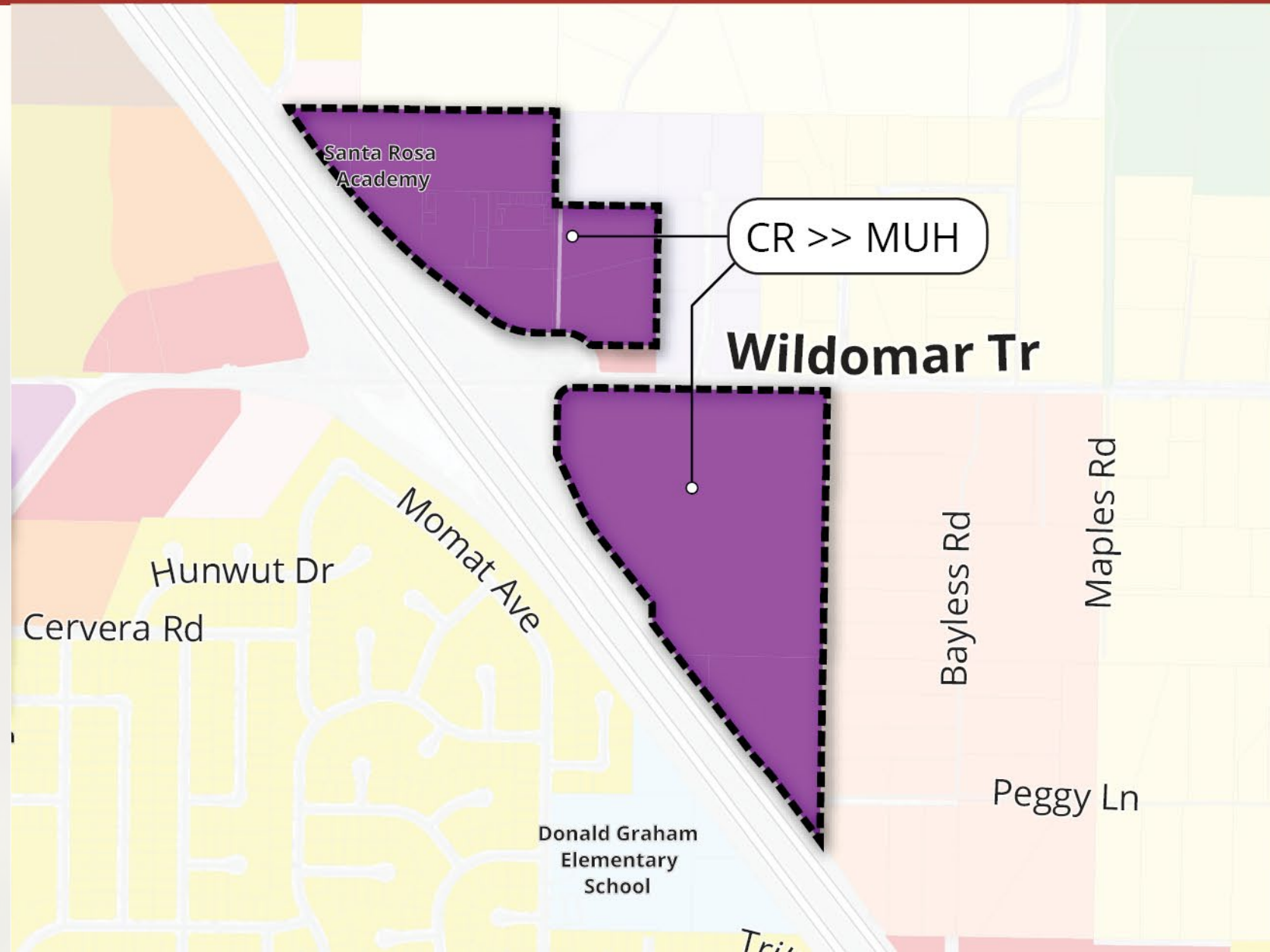
- Commercial uses maintained in Old Town core



## FOCUS AREA 5: PROPOSED

### VACANT LAND AROUND WILDOMAR TRAIL AND I-15

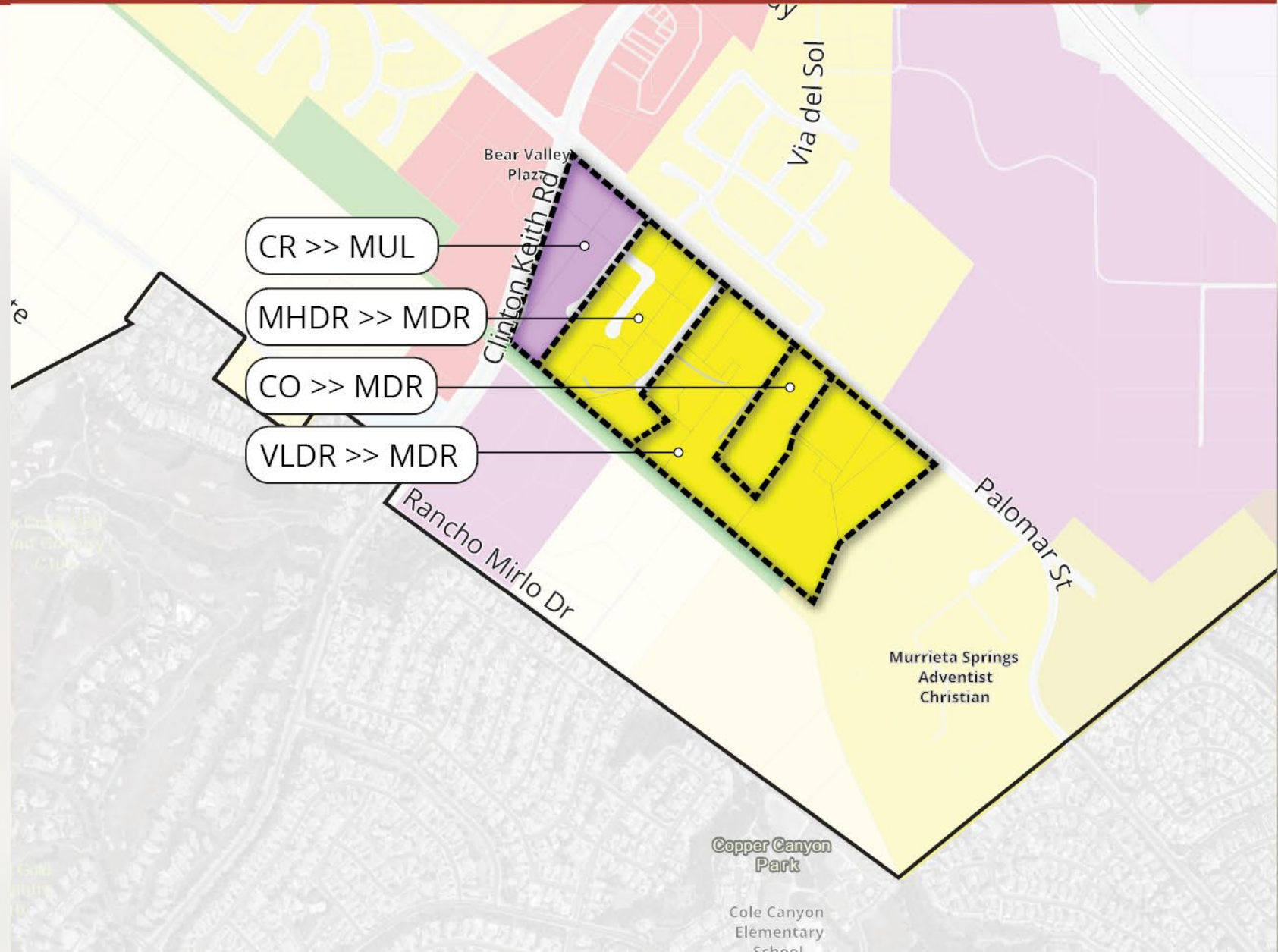
- Mixed Use High provides a mix of residential and commercial uses on large vacant parcels with freeway access



# FOCUS AREA 6: PROPOSED

## VACANT LAND WEST OF PALOMAR ST AND SOUTH OF CLINTON KEITH RD

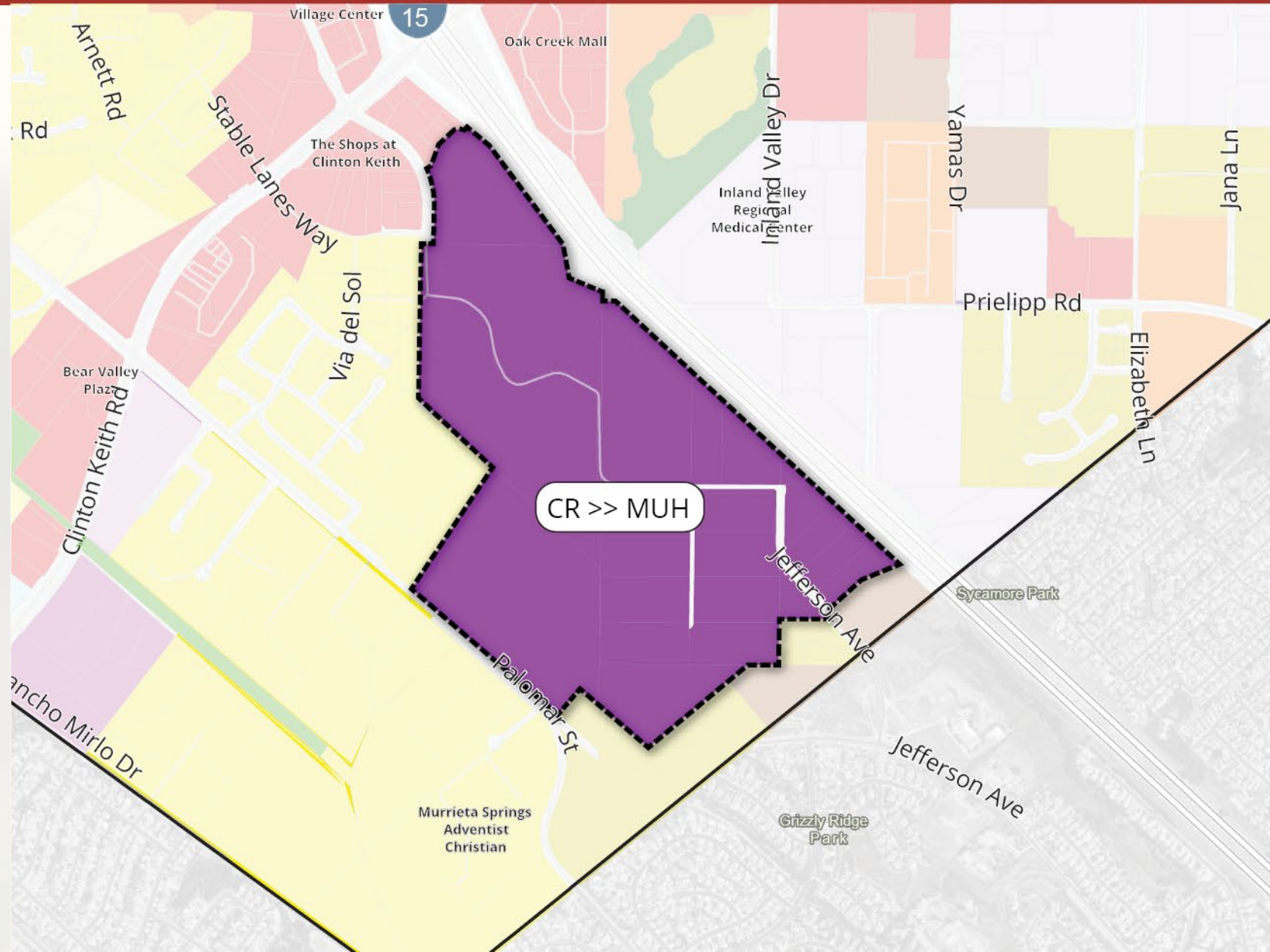
- Mix of uses allowed along Clinton Keith
- Residential areas allow uses consistent with adjacent developed neighborhoods



# FOCUS AREA 7: PROPOSED

## VACANT LAND WEST OF I-15 AND SOUTH OF CLINTON KEITH RD

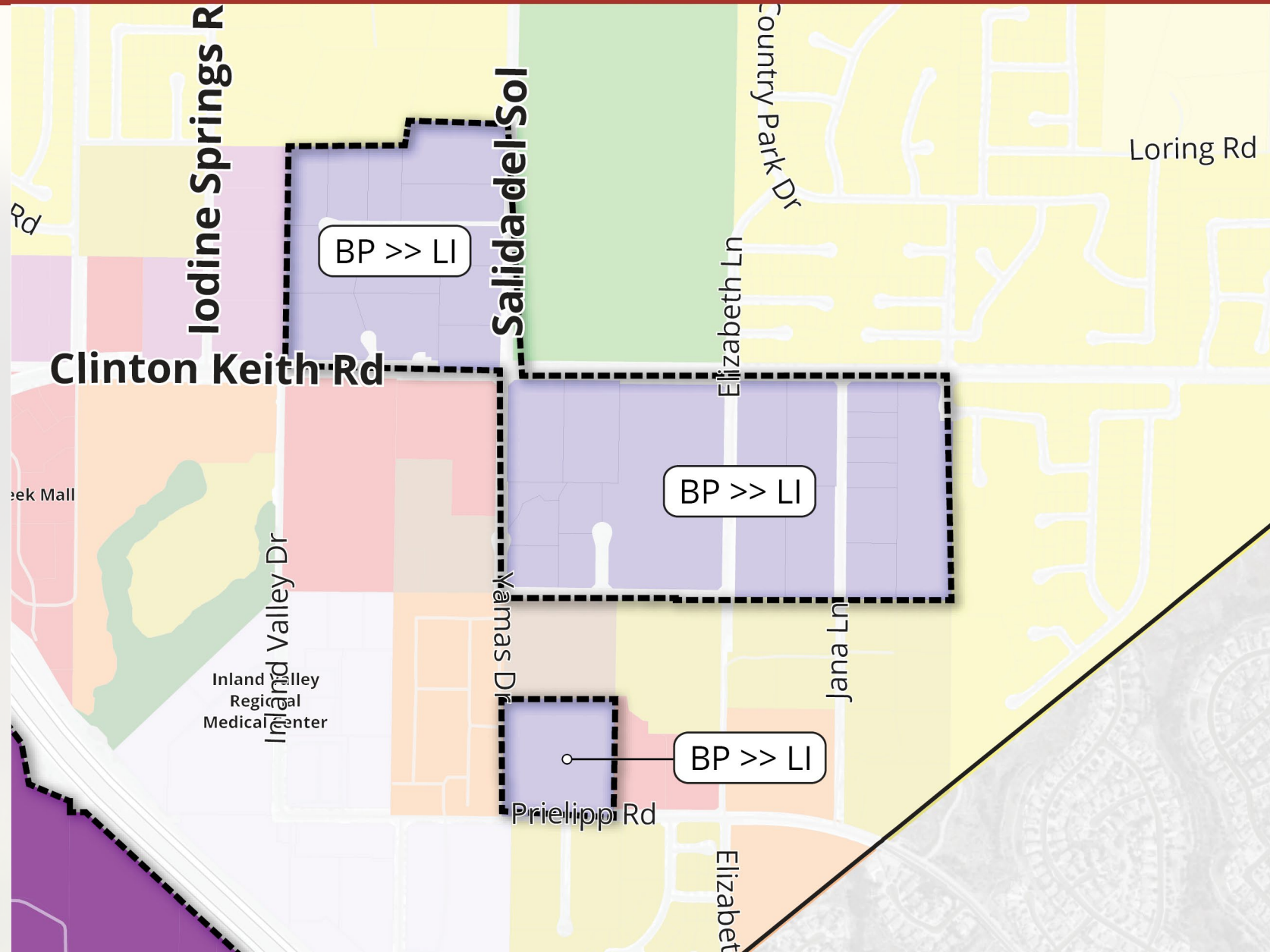
- Mixed Use High allows for maximum flexibility for large vacant property adjacent to the City's commercial heart
- Future Specific Plan will allow for consideration of a more fine-grained distribution of uses



# FOCUS AREA 8: PROPOSED

## VACANT LAND ADJACENT TO FUTURE MOUNT SAN JACINTO COLLEGE SITE

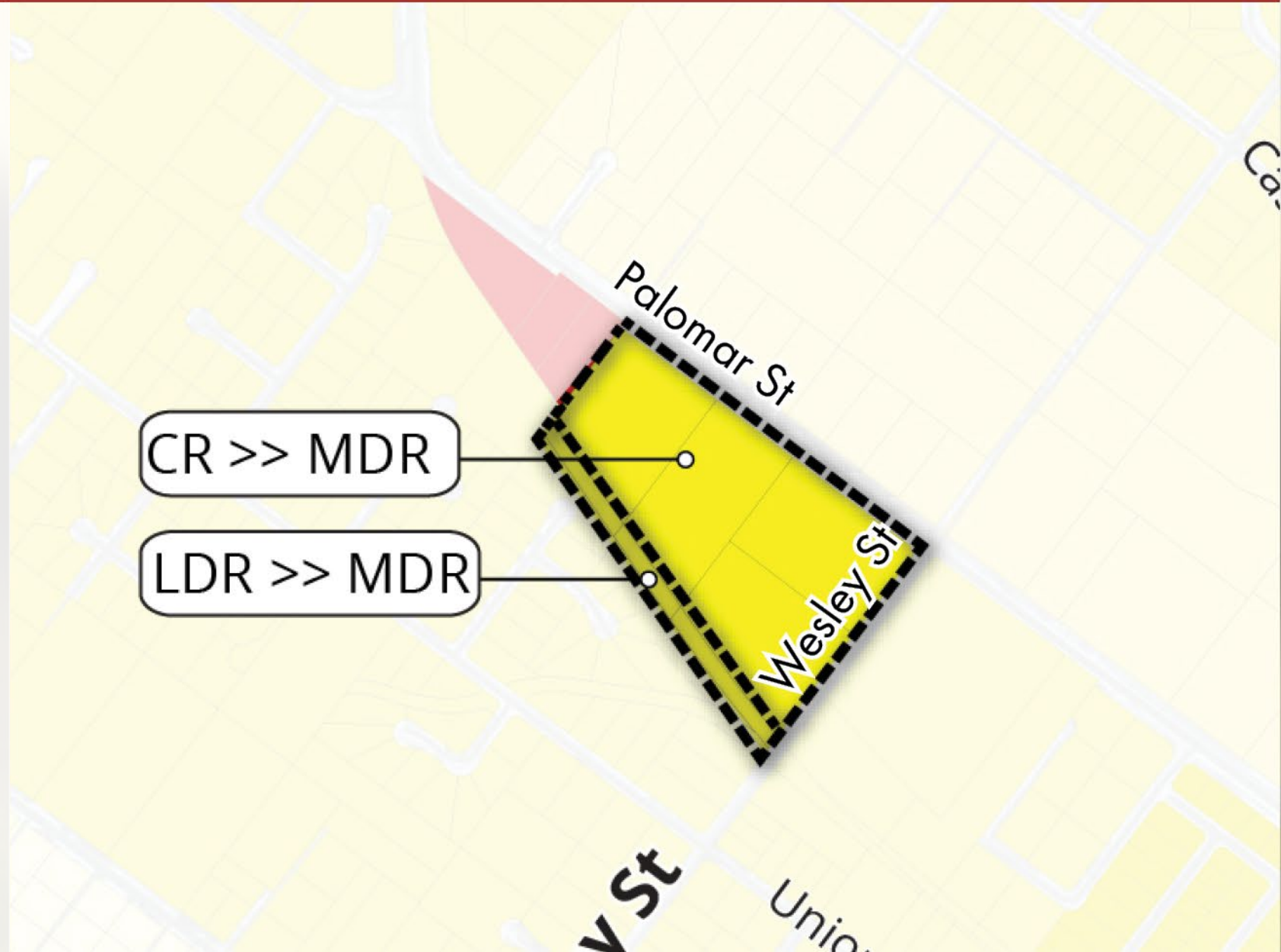
- Light Industrial allows for small scale manufacturing and complimentary commercial uses
- Potential economic engine for the City



## FOCUS AREA 9: PROPOSED

VACANT LAND WEST OF PALOMAR ST AND NORTH OF WESLEY ST

- Preserves existing commercial and allows residential uses consistent with existing adjacent neighborhoods



# Proposed Land Use Plan

# Proposed Land Use Plan

## 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
- HDR High Density Residential
- VHDR Very High Density Residential
- HHDR Highest Density Residential

## Non-Residential

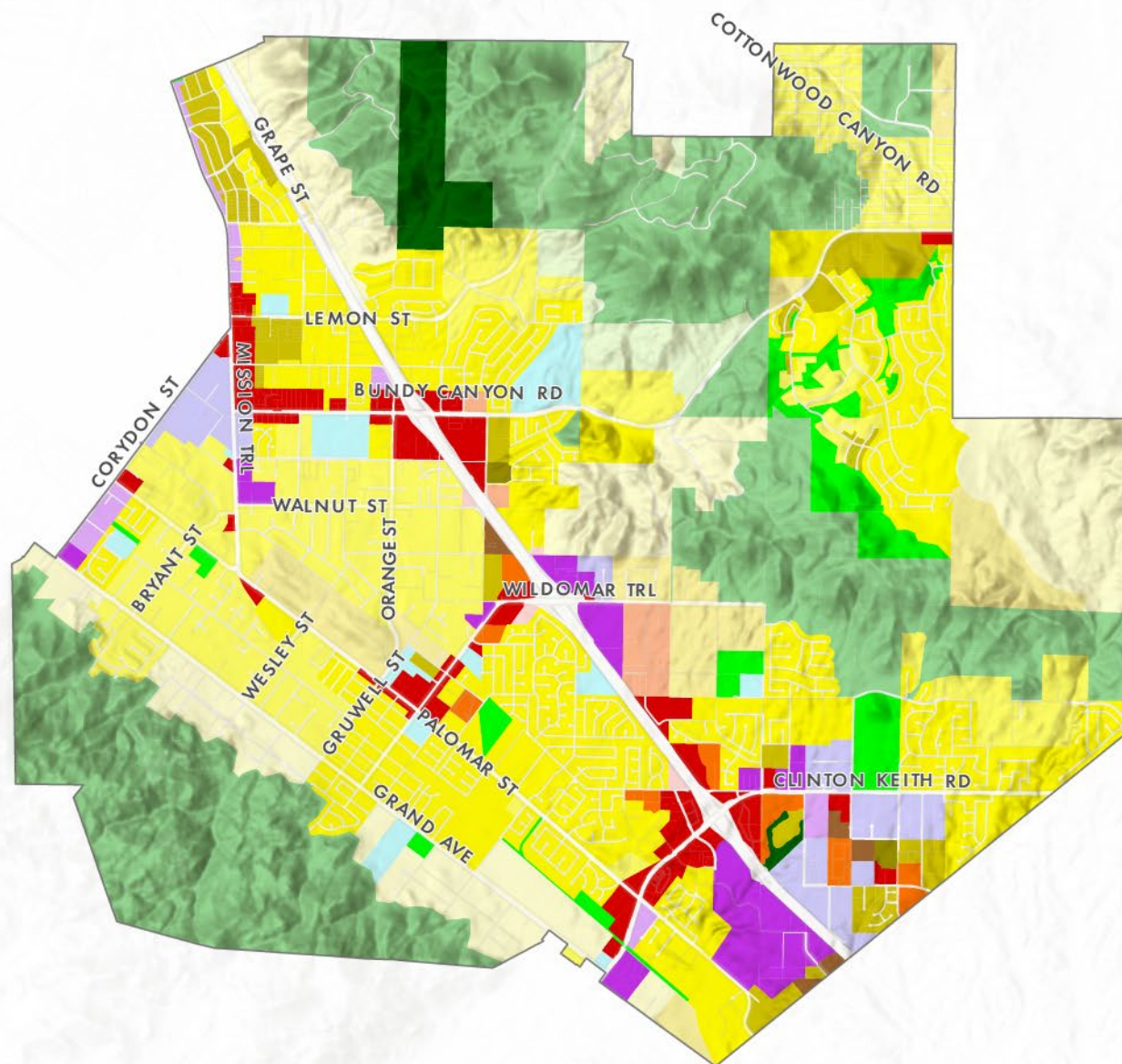
- BP Business Park
- CO Commercial Office
- CR Commercial Retail
- LI Light Industrial
- PF Public Facilities

## Mixed-Use

- MUL Mixed Use Low
- MUH Mixed Use High

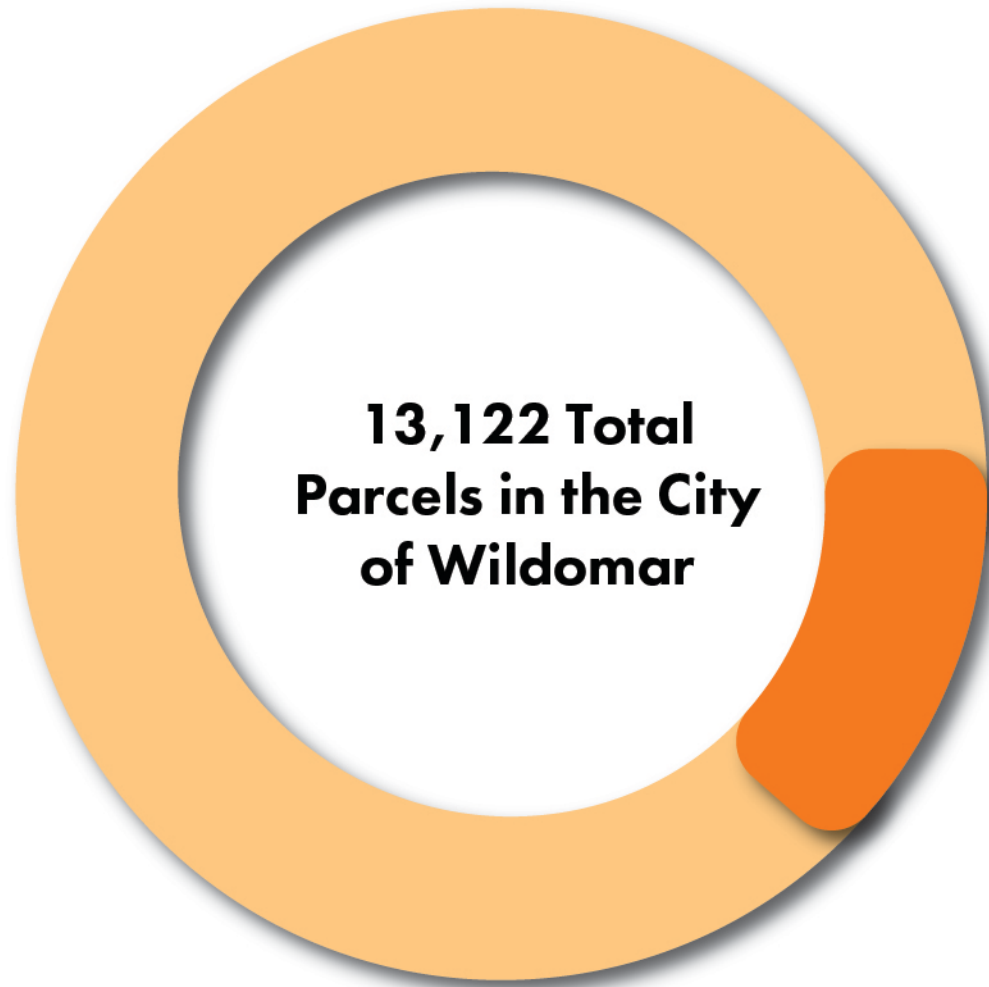
## Open Space / Rural

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







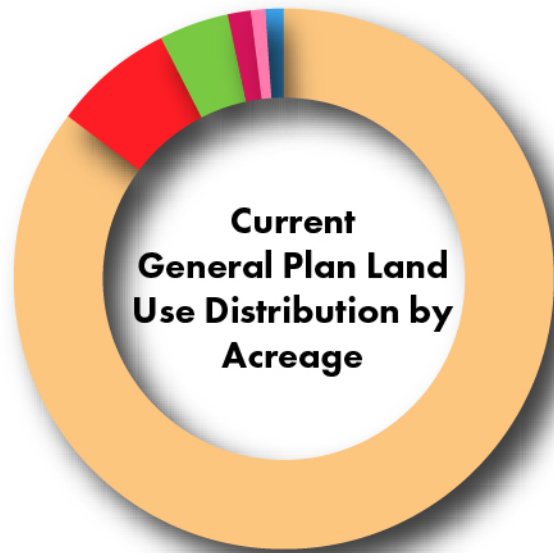
# Key Changes



## Percent of Land Use Update by Parcel

-  Parcels with no land use changes – 91%
-  Parcels with land use changes – 9%

# Land Use Distribution



- Residential - 85% (11,672 acres)
- Mixed Use - 1% (113 acres)
- Commerical, Office & Business Park - 7% (999 acres)
- Open Space, Recreation, & Conservation Habitat - 4% (547 acres)
- Light Industrial - 1% (194 acres)
- Public Facilities - 1% (148 acres)



- Residential - 84% ▼ (11,519 acres)
- Mixed Use - 3% ▲ (421 acres)
- Commerical, Office & Business Park - 4% ▼ (565 acres)
- Open Space, Recreation, & Conservation Habitat - 4% (621 acres)
- Light Industrial - 2% ▲ (313 acres)
- Public Facilities - 2% ▲ (235 acres)

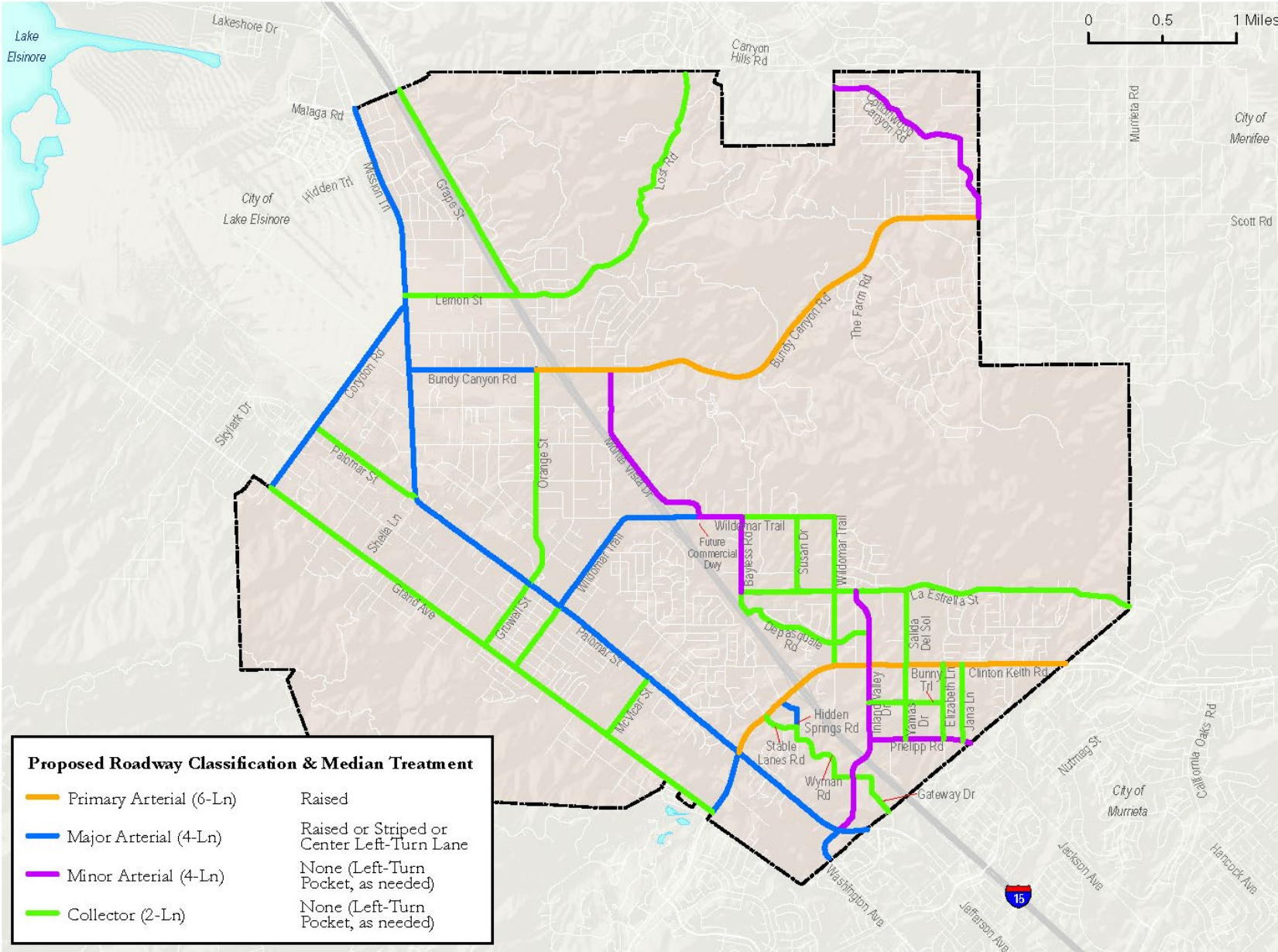
# Buildout Estimates

	Existing	No Project (Current GP)	Proposed GP	Change: No Project Over Existing	Change: Proposed Over Existing	Change: Proposed Over No Project
Dwelling Units	11,988	19,284	20,980	7,297 (+61%)	8,992 (+75%)	1,696 (+9%)
Population	37,326	60,045	65,325	22,719 (+61%)	27,999 (+75%)	5,280 (+9%)
Non-Residential SF	2,992,377	4,252,115	5,957,915	1,259,738 (+42%)	2,965,538 (+99%)	1,705,801 (+40%)
Employment	5,841	9,516	12,115	3,675 (+63%)	6,274 (+107%)	2,599 (+27%)

# Proposed Roadway Network

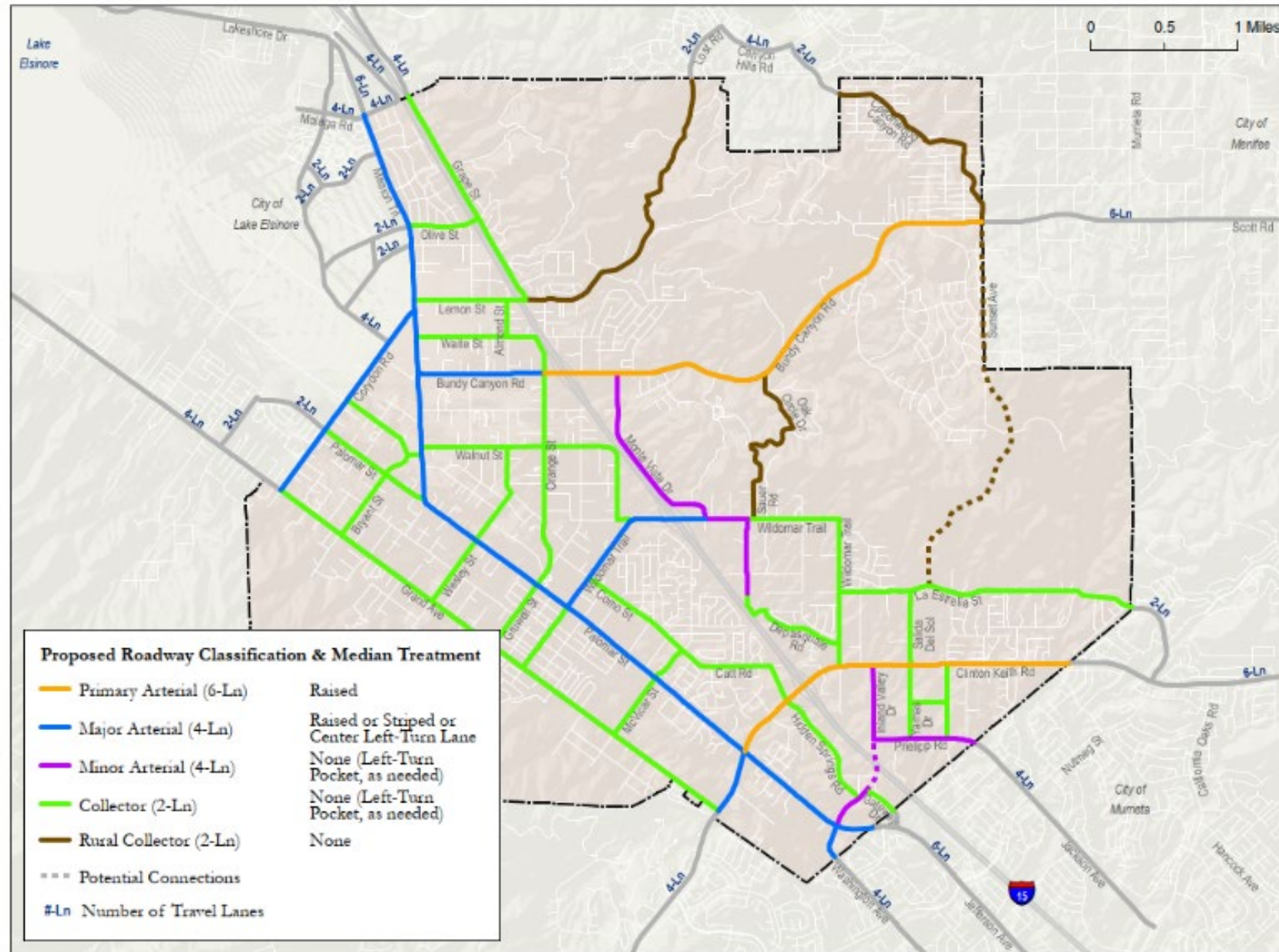
# Current Roadway Network

- As shown in Mobility Element approved in 2021



# Proposed Roadway Network

- New Collector Roadways were added to provide more connectivity between residential neighborhoods and the City's main Arterials
- A new roadway classification "Rural Collector" was introduced
- Potential connections were introduced across major barriers in the City such as Interstate 15 or the hills between Bundy Canyon Road
- Removal of roadways from the Mobility Element due to feasibility issues or because the roadway does not provide major connectivity benefits
- Re-alignment of Inland Valley Drive and Hidden Springs Road



# Next Steps

- Goal and Policy Development (Summer/Fall)
- GPAG Meeting #5 on Goals and Policies (Fall)
- Public Workshop #3 on Goals and Policies (Fall)
- Environmental Review (Summer-Winter)
- Development Code (Summer-Winter)

**Thank You**



# Economic Development Policy Topics

- **Robust Local Economy** (business retention and attraction, visitors and events, education and workforce development)
- **Economic Development Program** (Econ Dev planning and partnerships, marketing and communications)
- **Commercial and Industrial Uses**
- **Financially Resilient Local Governance** (fiscal health, infrastructure and capital improvements)