CITY COUNCIL - CC - SPECIAL MEETING

TUESDAY, JULY 18, 2023

Special Session 6:00 PM

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Joseph Morabito- Mayor | District 3
Bridgette Moore - Mayor Pro Tem | District 4
Ashlee DePhillippo - Council Member | District 5
Carlos Marquez- Council Member | District 1
Dustin Nigg - Council Member | District 2

Daniel York, City Manager Thomas D. Jex, 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:
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CALL TO ORDER - SPECIAL MEETING

ROLL CALL
Council discussion and determination on whether an absence is excused.

FLAG SALUTE

APPROVAL OF THE AGENDA AS PRESENTED
The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR
None scheduled.

2. PUBLIC HEARINGS
None scheduled.

3. GENERAL BUSINESS

3.1 Draft General Plan Land Use Plan / Circulation Roadway Network Map - City Council Study Session
Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:
1. Receive Staff/Consultant Presentation on the General Plan Update;

2. Receive comments from the General Public;

3. Discuss the Draft General Plan Land Use Plan and Circulation Roadway Network Map; and

4. Support the use of the proposed Draft General Plan Land Use Plan and Draft Circulation Roadway Network Map as presented (with Planning Commission changes and/or City Council changes), and direct the Planning Department to move forward with preparation of the General Plan goals and policies and evaluation of the potential impacts for the General Plan Program Environmental Impact Report (EIR).

ADJOURN THE CITY COUNCIL MEETING

PARTICIPATION

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 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.

2. You may participate in person.

PUBLIC COMMENT: After each Agenda Item, the Mayor 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 Council may provide.

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: https://www.cityofwildomar.org/129/Agendas-Minutes. Any writings or documents provided to a majority of the City Council 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.

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AFFIDAVIT OF POSTING

I, Janet Morales, Wildomar City Clerk, do certify that at least 24 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.

Janet Morales, CMC
City Clerk
Dated: July 11, 2023

CITY OF WILDOMAR
CC - SPECIAL MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: July 18, 2023

SUBJECT: Draft General Plan Land Use Plan / Circulation Roadway Network Map - City Council Study Session

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:

1. Receive Staff/Consultant Presentation on the General Plan Update;

2. Receive comments from the General Public;

3. Discuss the Draft General Plan Land Use Plan and Circulation Roadway Network Map; and

4. Support the use of the proposed Draft General Plan Land Use Plan and Draft Circulation Roadway Network Map as presented (with Planning Commission changes and/or City Council changes), and direct the Planning Department to move forward with preparation of the General Plan goals and policies and evaluation of the potential impacts for the General Plan Program Environmental Impact Report (EIR).

SUMMARY:

Overview/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 A) 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 B), 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, industrial, open space, etc.) and will establish standards for the density or intensity of development that could be permitted in the future (e.g., units per acre for residential uses and floor area ratio for commercial and industrial uses).

DISCUSSION:

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 www.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 ("GPAG"):

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 C) 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 D) 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 P).

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 E.

Citywide Workshops:

Since GP update initiation, the City has held four (4) 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 F.

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 G.

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 H.

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 an “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 I.

Project Website:

Since its launch on June 14, 2022, the project website 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 June 30th, 2023, roughly 2,900 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 at tonight's meeting 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, general public and Planning Commission 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 (RC)" residential designations were combined with the lowest density "Community Development" designations. Additionally, the "Medium High Density Residential (MHDR)" and "High Density Residential (HDR)" 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 J) compares the current General Plan land use designations with the proposed/updated land use designations. Current densities and intensities in most land use categories were unchanged. Additional revisions to the land use designation definitions were made to clarify the guidelines for clustering of residences in the Rural Mountainous (RM) designation, indicate a maximum density in the Highest Density Residential (HHDR) designation, expand the allowed uses in the Light Industrial (LI) designation to allow for complimentary commercial uses, and to better define the Mixed Use Planning Area (MUPA) designation by creating two (2) new distinct mixed-use designations referred to as Mixed Use Low (MUL) and Mixed Use High (MUH). 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 smaller subdivisions. Changes were also made to apply the Public Facilities (PF) 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, GPAG comments, and Planning Commission (refer to "Planning Commission recommendations" below) are summarized below.

• **Focus Area 1 – Sedco Hills:** Maximum residential densities are reduced to better align with current densities. The Mixed Use Low (MUL) designation, with a density range of 5-30 dwelling units per acre and maximum FAR of 1.0, 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 Road:** The Mixed Use High (MUH) designation, with a density range of 30-40 dwelling units per acre and maximum FAR of 2.0, is applied to the large parcel located at the corner of Corydon Road and Grand Avenue, across from the existing commercial center. The Commercial Retail (CR) designation is applied to the large parcel located at the corner of Corydon Road and Palomar Street, reflecting a property owner request and limitations on future usage related to seismic hazards. The Mixed Use Low (MUL) 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 (MUL) designation was applied along Wildomar Trail to allow for flexible uses in this important corridor connecting two of the City's future centers of activity. However, the Planning Commission has recommended that

those parcels previously identified as Mixed Use Low between Palomar Street and Cervera Road be changed to Commercial Retail (CR), as shown on page 10 in Attachment K. A parcel east of Cervera Road is recommended for change from Light Industrial (LI) to Mixed Use High (MUH) to allow flexibility to integrate with the adjacent mixed use development.

• **Focus Area 5 – Vacant Land around Wildomar Trail and I-15** : Across from the Baxter Village Mixed-Use project, the Mixed Use High (MUH) 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 (MUH) 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 (LI) designation is applied to allow for small-scale manufacturing and complimentary commercial services, like a micro-brewery, etc., that could leverage the regenerative agricultural uses envisioned for the future college site and fulfill the area's potential as an economic engine for the City.

• **Focus Area 9 – Vacant Land west of Palomar Street and north of Wesley Street:** Existing commercial uses are preserved, while allowing for medium density residential uses on vacant land.

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 inherited upon incorporation in 2008. An additional 1,465 parcels are recommended for land use designation changes (based on community input, etc.) to guide future uses in the nine (9) focus areas and along key corridors, reflect plans in progress and staff recommendations for changes, to revert to existing land uses, accommodate a range of medium-density housing types, and reflect recommendations by the GPAG and Planning Commission.

To allow for more informed consideration of the Draft Land Use Plan, the project team has compiled detailed information on proposed changes to land use type or intensity/density which are included with this report:

• **Attachment K:** Maps depicting the parcels recommended for proposed changes to permitted land use types and/or density/intensity, with the proposed change of land use designation (current land use to proposed land use) indicated by callout. The maps show potential land use changes associated with each category of change type:

- o Changes associated with each Focus Area confirmed by the GPAG and members of the public,
- o Changes to better reflect existing uses,
- o Changes to expand the permitted middle-density housing range,
- o Changes to align with plans in progress,
- o Changes recommended by the GPAG outside of the Focus Areas, and
- o Changes recommended by the Planning Commission.

• **Attachment L:** A spreadsheet has been prepared and provided with information on each parcel proposed for a change to its permitted land use type and/or density/intensity, including its Assessor Parcel Number (APN), acreage, current and proposed land use designation, category of change and street address. This spreadsheet was requested by the Planning Commission to allow for greater detail on the property's being proposed for land use changes.

• A link to an interactive online map showing proposed changes to the Land Use Plan has been provided for Council use and consideration. The interactive map: https://experience.arcgis.com/experience/06e5893cf3094547a8066eded0fb9ae7/ was well received by the Planning Commission. Any individual parcel in the City can be selected to view its current and proposed land use designation and associated density/intensity. Areas identified with a black outline are those that have been proposed for a change of permitted land use type or density/intensity.

Planning Commission Recommendations:

During special study session meetings held on April 19th and May 24th, 2023, the Planning Commission reviewed and considered the Draft Land Use Plan and Draft Roadway Network Map. At its meeting on May 24th, the Planning Commission recommended that the City Council evaluate and approve the Draft General Plan Land Use Plan and Circulation Roadway Network Map, with the following changes to the Land Use Plan, which are highlighted in Attachment M:

1. Change parcels on the east side of Grand Ave between McVicar Street and Clinton Keith Road (north of the SCE substation) currently designated as Low Density Residential (LDR, ½ acre minimum lot size) to Estate Density Residential (EDR, 2-acre minimum lot size). The Commission believed the EDR designation was better suited for the existing uses along this corridor.
2. Change parcels along Wildomar Trail between Palomar Street and Cervera Road that had been recommended for redesignation as Mixed Use Low (MUL) to Commercial

Retail (CR). The Commission believed the CR designation was more appropriate for this area.

3. Change parcel on the north side of Bundy Canyon Road east of Sellers Road currently designated as Commercial Retail (CR) to Business Park (BP), in response to a public comment from Mr. Prestininzi (property owner). The Commission supported this change as it would remove the "legal non-conforming" status on the property.
4. Leave parcels along Palomar Street in Focus Area 9 that had been recommended for redesignation as Low Density Residential (LDR) unchanged from their current designation of Commercial Retail (CR), in response to public comment. This site includes existing retail uses.

Subsequent to the Planning Commission meeting, City staff has recommended designating all City-owned parks as OS-R (Open Space-Recreation) and redesignating the parcel at the southeast corner of Inland Valley Drive and Clinton Keith Road (APN 380-250-002) from Mixed Use High (MUH) to Mixed Use Low (MUL), based on comments received from the property owner during the May 24th meeting and in subsequent communications.

Population Buildout Calculations:

Included for Council's review in this package as Attachment N is the General Plan Land Use Buildout Methodology memorandum. The memorandum includes a description of the process, factors and sources used to calculate existing conditions, future development in accordance with the currently adopted General Plan ("No Project Alternative") and future development in accordance with the changes to land uses proposed in the updated Land Use Plan (Proposed Land Use Plan). The development projections provide an estimate of a reasonable amount of development likely to occur under buildout of the General Plan and will be used to analyze potential impacts of the General Plan Update project in the Environmental Impact Report (EIR). This estimate is also an important tool in providing a foundation for the City to plan for roads, water service, parks, recreation, and other infrastructure and services to support current and future residents and businesses. The estimates do not represent a target or mandate for future development.

Market Analysis Report:

Included for Council's review in this package as Attachment O is the Market Study Technical Memorandum, which provides a basic overview of economic and market forces that are likely to shape growth and development, and especially the demand for new development over time. The estimates for potential future demand have helped shape the Land Use strategies represented in the draft updated Land Use Plan and as a benchmark for the development projections included in the Buildout memorandum.

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:

1) 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.

2) 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.

3) 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 and 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.

4) 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.

5) 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 P. The approved Roadway Network Map will be used to model the potential traffic impacts of the updated Land Use Plan on Level of Service (LOS) and Vehicle Miles Travelled (VMT).

Summary:

The City Council is asked to review and approve the use of the Preferred Draft Land Use Plan and Draft Roadway Network Map, and associated buildout projections, as the basis for analyzing the potential environmental impacts of the General Plan as part of the General Plan Program Environmental Impact Report (EIR). What is presented at tonight's meeting is a result of much collaboration and a lot of community input over the past year. Staff is very supportive of the preferred Land Use Plan and Circulation Plan as proposed and as amended

via community input, GPAG input and Planning Commission input.

Next Steps:

After approval of the updated Land Use Plan and Roadway Network Map, major work on the draft EIR will commence. In addition, the Consultant team will begin preparation of the General Plan Elements and the goals and policies. As this is being developed, the community will have another opportunity to guide the policy recommendations that will comprise each of the General Plan Elements as there will be additional community meetings on this aspect of the Plan.

The development of the EIR will commence with the initial Notice of Preparation (NOP), EIR public scoping meeting, SB 18 & AB 52 tribal consultation meetings, technical analysis and preparation of the Draft and Final EIR documents through late 2023. A parallel process will begin to 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 projected plan that public hearings on the EIR, General Plan update will occur likely at the end Q1 of 2024 (March 2024). The Zoning Code update and Zoning Consistency actions will likely occur in Q2 of the 2024 pending certification of the EIR and approval of the General Plan update.

FISCAL IMPACT:

This General Plan Update study session is part of the scope of work and contract approved by City Council in February 2022. All work for this activity is being charged to Account #125-430-4320-52115.

ATTACHMENTS:

Attach A - Guiding_Principles.pdf
Attach B - Draft_Preferred_Land_Use_Plan.pdf
Attach C - Focus_Areas.pdf
Attach D - Public_Comments_on_Focus_Area_Concepts.pdf
Attach E - Pop_Up_Summaries.pdf
Attach F - Workshop_1_Summary.pdf
Attach G -Workshop_2_Summary.pdf
Attach H - Survey_1_Summary_W_Appendix.pdf
Attach I - Survey_2_Summary_W_Appendix.pdf
Attach J - Land_Use_Translation_Table.pdf
Attach K - Land_Use_Change_Details.pdf
Attach L - Land_Use_Change_Details_Table.pdf
Attach M - Planning_Commission_Recommendatoins.pdf
Attach N - Wildomar_Draft_Buildout_Methodology.pdf
Attach O - Market Study Technical Memorandum - DRAFT.pdf
Attach P - Current_and_Proposed_Roadway_Network Map.pdf
Attach Q - GP Study Session PPT [7-18-23].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 6/26/23

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
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

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 Palomart 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

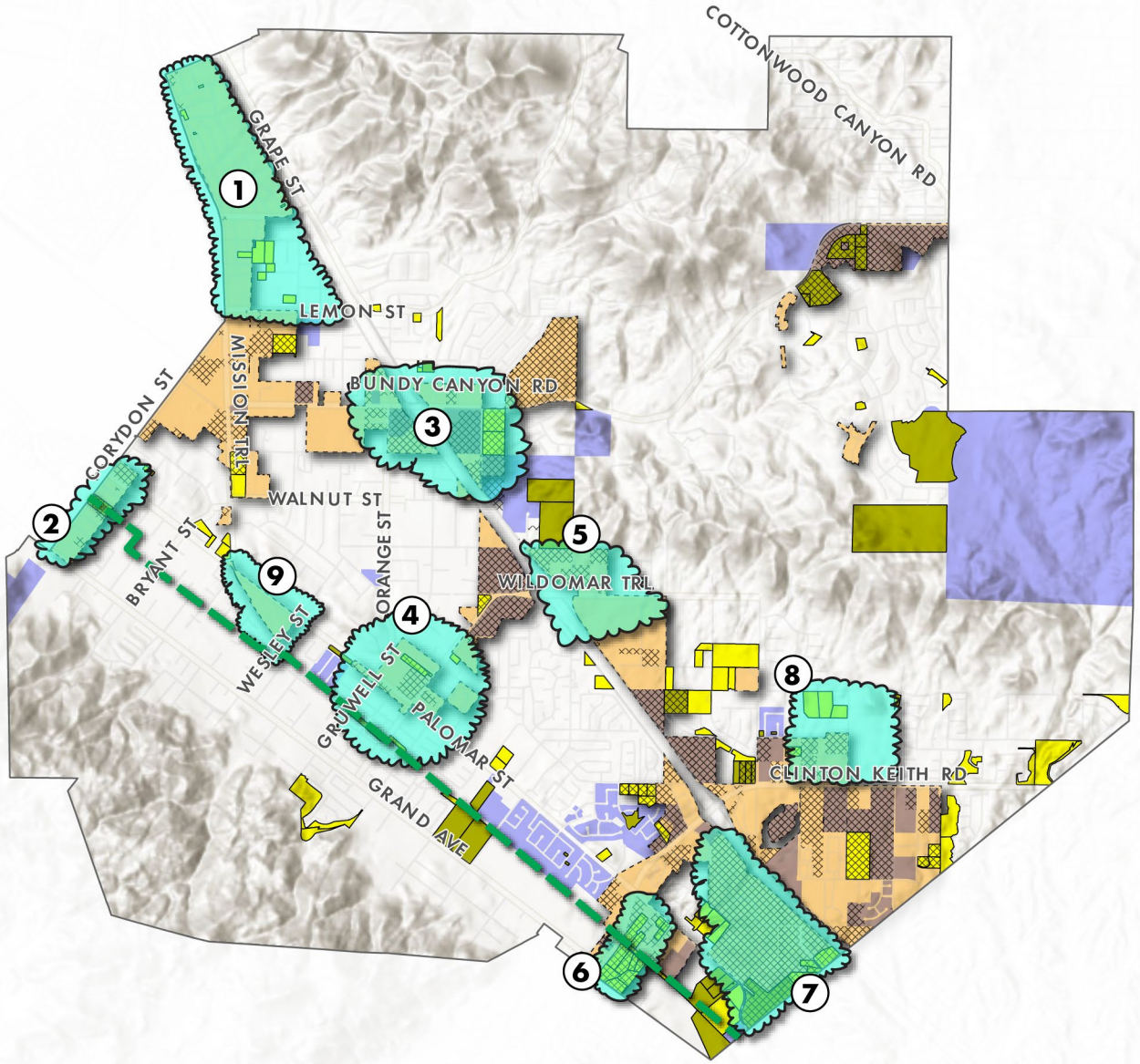
Murrieta Creek Regional Trail

Areas of Potential Change

Vacant Land *(Within Areas of Potential Change)*

6th Cycle RHNA Housing Opportunity Sites

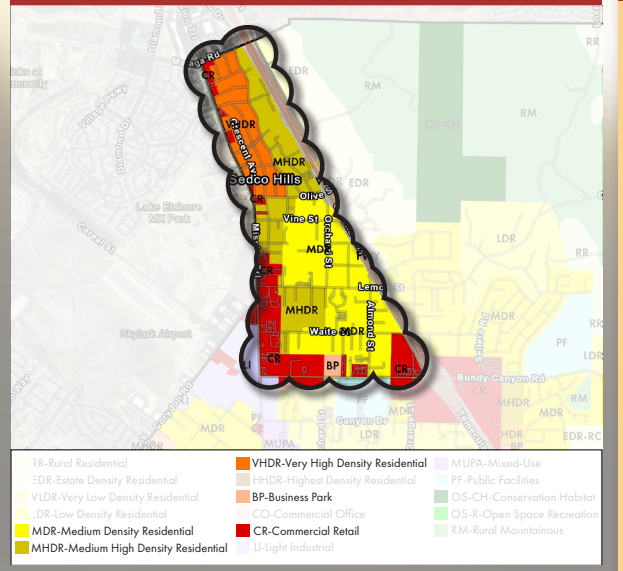
Development Projects



FOCUS AREA 1

Future by Design
ENVISION WILDOMAR 2040

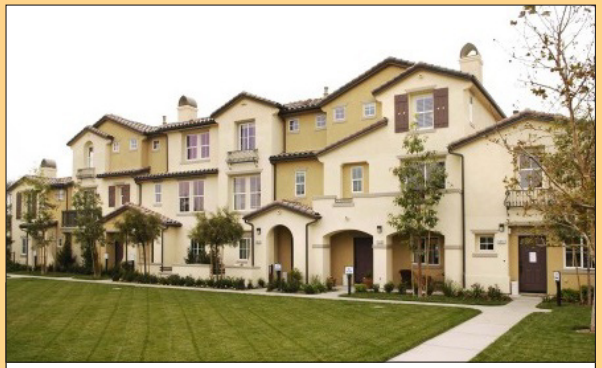
Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: HIGHER DENSITY RESIDENTIAL

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

(25) 10%

(number of votes)

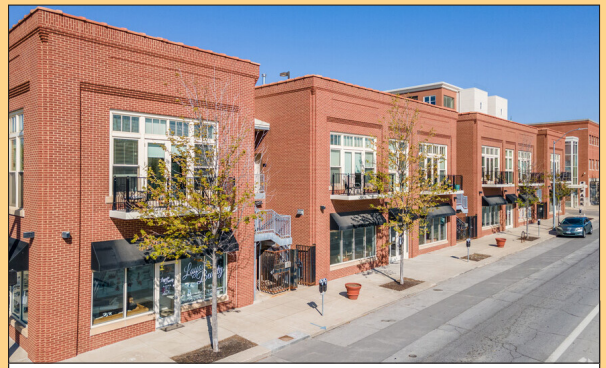


CONCEPT B: LOWER DENSITY RESIDENTIAL

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

(113) 44%

(number of votes)



CONCEPT C: MIXED-USE

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

(95) 37%

(number of votes)

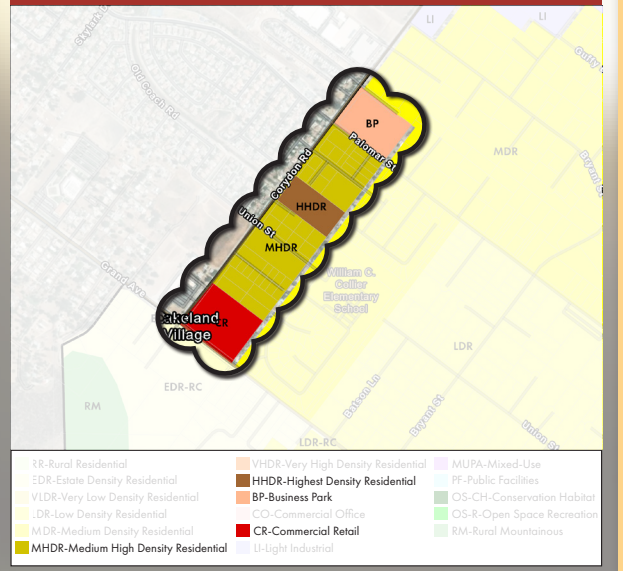
Other
(24) 9%

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

FOCUS AREA 2

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas

(A) Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore

(B) Adjacent to William Collier Elementary School

What Uses should be encouraged here?

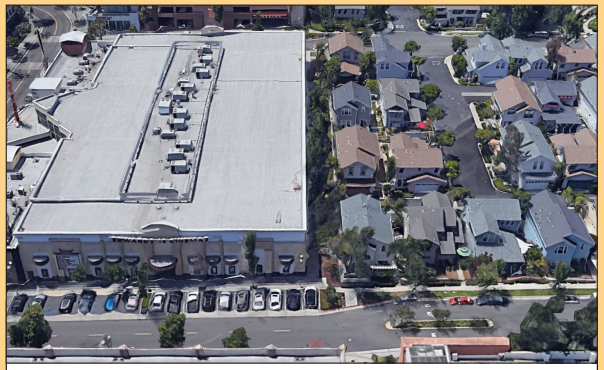


CONCEPT A: ALL RESIDENTIAL

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%

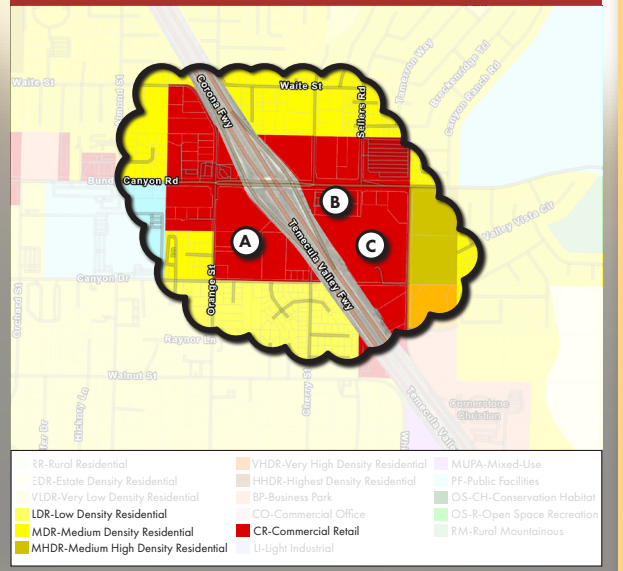
(number of votes)

(Includes input from Community Workshop #2 and Survey 21!)

FOCUS AREA 3

Future by Design
ENVISION WILDOMAR 2040

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

(A) Approved commercial Parcel Map for 7-lot commercial subdivision

(B) Bundy Canyon Plaza

(C) 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%

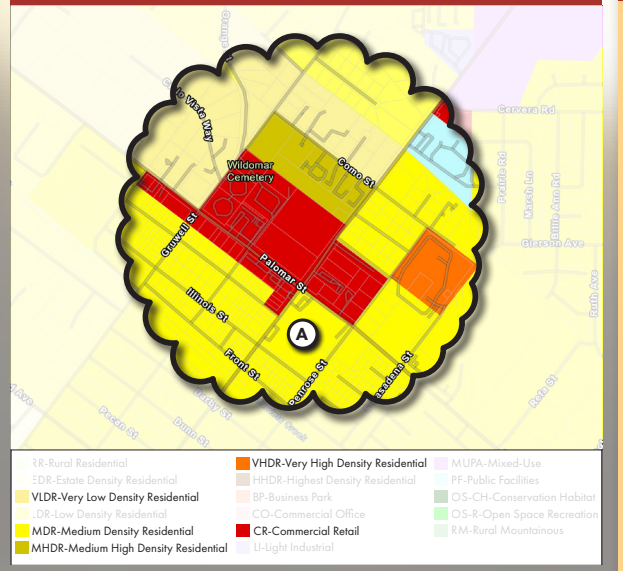
(number of votes)

(Includes input from Community Workshop #2 and Survey 22!)

FOCUS AREA 4

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use

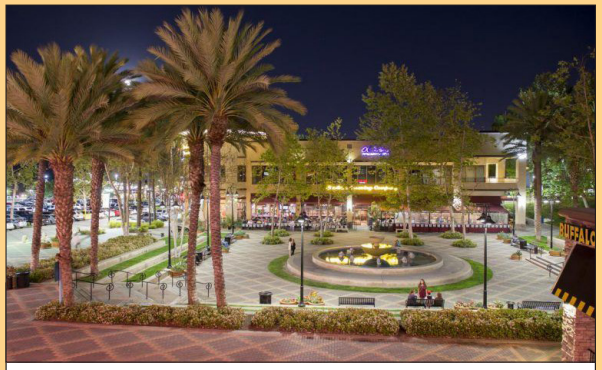


Key Considerations

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

(A) Wildomar Elementary School

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL USES WITH EVENTS AND COMMUNITY SPACE

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

(207) 80%

(number of votes)



CONCEPT B: MIXED USE

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

(24) 9%

(number of votes)

OTHER THOUGHTS OR IDEAS

(29) 11%

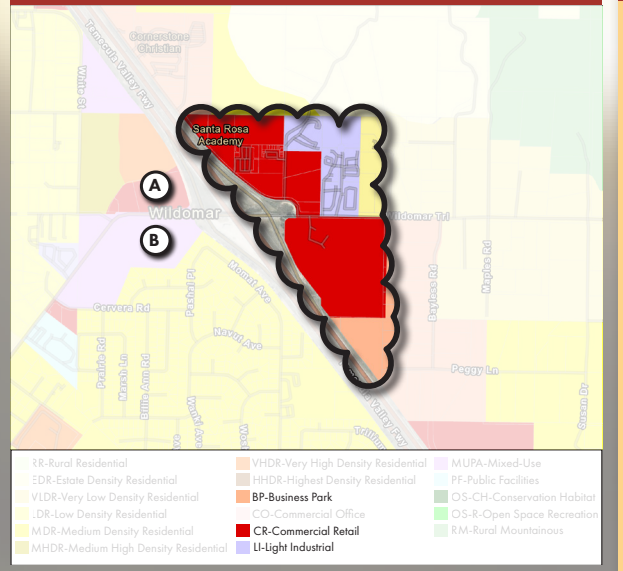
(number of votes)

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

FOCUS AREA 5

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

- Large Vacant sites
- (A) 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
- (B) 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%

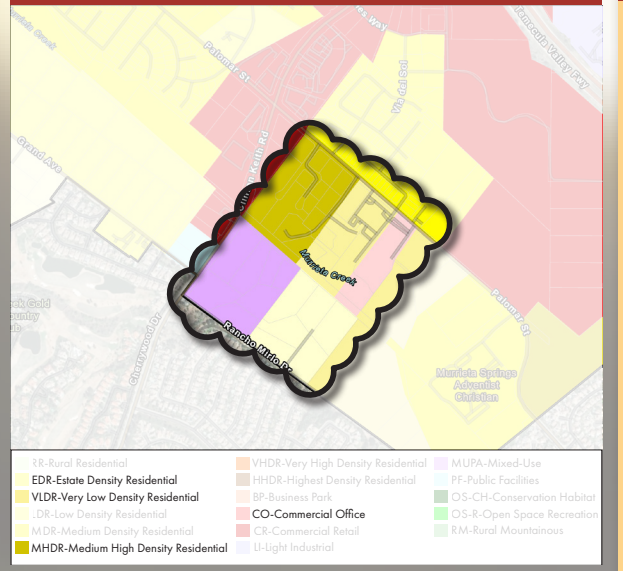
(number of votes)

(Includes input from Community Workshop #2 and Survey 24!)

FOCUS AREA 6

Future by Design
ENVISION WILDOMAR 2040

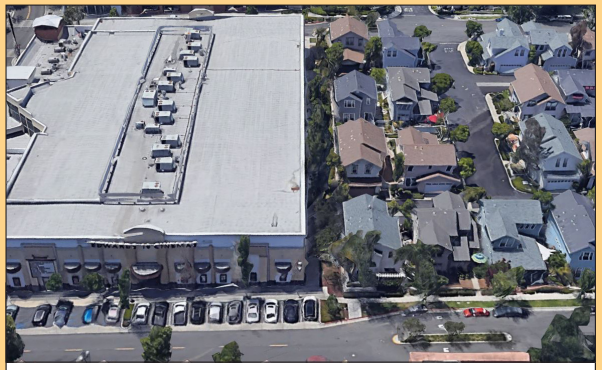
Current General Plan Land Use



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%

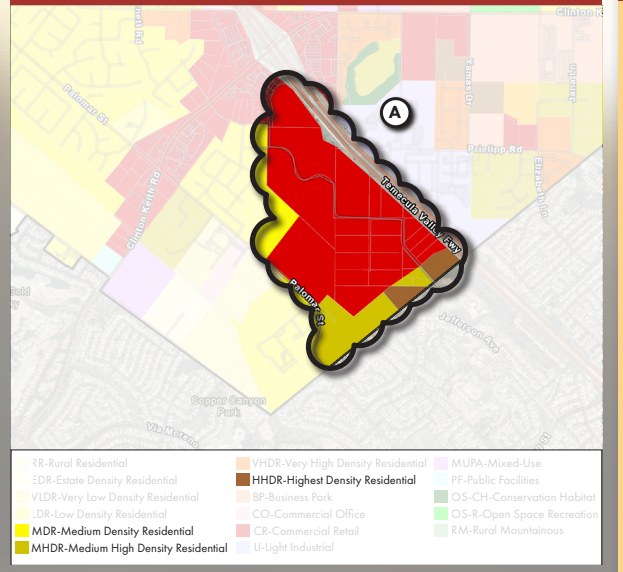
(number of votes)

(Includes input from Community Workshop #2 and Survey 25!)

FOCUS AREA 7

Future by Design
ENVISION WILDOMAR 2040

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.

(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%

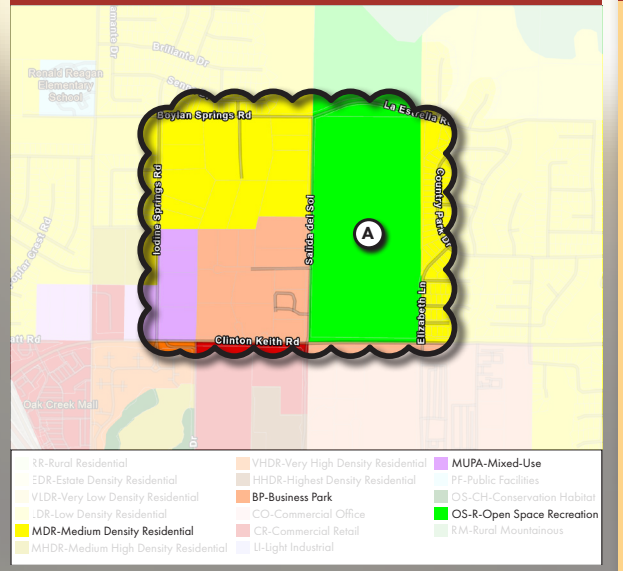
(number of votes)

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

FOCUS AREA 8

Future by Design
ENVISION WILDOMAR 2040

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

(37) 15%

(number of votes)

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

FOCUS AREA 9

Future by Design
ENVISION WILDOMAR 2040

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.

(125) 48%

(number of votes)



CONCEPT B: COMMERCIAL

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

(100) 39%

(number of votes)

OTHER THOUGHTS OR IDEAS

(34) 13%

(number of votes)

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

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

SWOT ANALYSIS

Strengths

Small town feel - rural-ish
Horse Trails
Many none sites have large lots
People - (i.e. residents/neighbors) great!
City Management/Staff
Wildomar Beautification
Large # of willingness from residents to Volunteer

Weaknesses

Need more sidewalks (i.e. Clinton Keith)
Road conditions
Bundy Canyon ☹
Need more trees & landscape along roadsides & Frwy exits!
Design elements not implemented into current design standards

Opportunities

More business
More revenues

Threats

Cost to upgrade roads
State regulations
Time it takes to complete construction

SWOT ANALYSIS

Strengths

Small town feel

Community Events

People that care for the city

Close to Needed facilities (Hospital, Shopping etc.)

Multi use trails for Recreation

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 WILDOMAR GROWS-

Schools Needed / More Public WORKS WORKERS Needed

Opportunities

Jobs

Retail

Positive Growth

Able to get involved with city

Threats

Grow to fast

Apartments

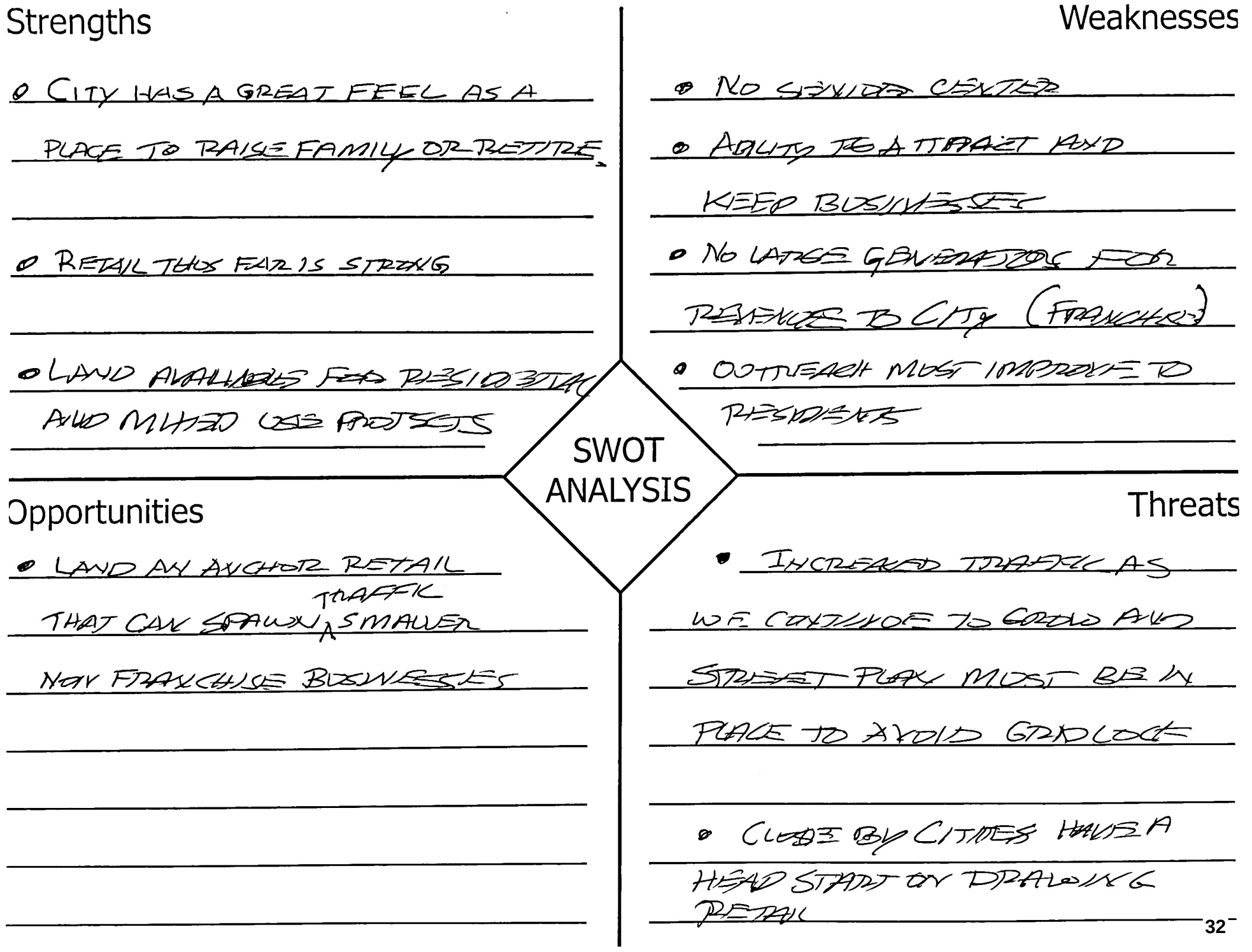
Roadblock due to Growth Bonds

Not Keeping up with more Traffic

Graffiti, Latch Key Children

Homeless people

Not enough LAW Enforcement


Strengths
• 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
Weaknesses
• NO SENIOR CENTER
• ABILITY TO ATTRACT AND KEEP BUSINESSES
• NO LARGE GENERATORS FOR REVENUE TO CITY (FRANCHISE)
• OUTREACH MUST IMPROVED RESIDENTS
SWOT ANALYSIS
Opportunities
• LAND AN ANCHOR RETAIL THAT CAN SPAWN TRAFFIC AS SMALLER NON FRANCHISE BUSINESSES
Threats
• INCREASED TRAFFIC AS WE CONTINUE TO GROW AND STREET PLAN MUST BE IN PLACE TO AVOID GRIDLOCK
• CLOSE BY CITIES HAVE A HEAD START ON DRAWING RETAIL

Strengths

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

Weaknesses

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

SWOT ANALYSIS

Strengths

Community feel and engagement

[redacted] Land

Weaknesses

[redacted]

Circulation

Defined Downtown area

Planning Department flexibility

Opportunities

New zoning for new opportunities - Development + Business

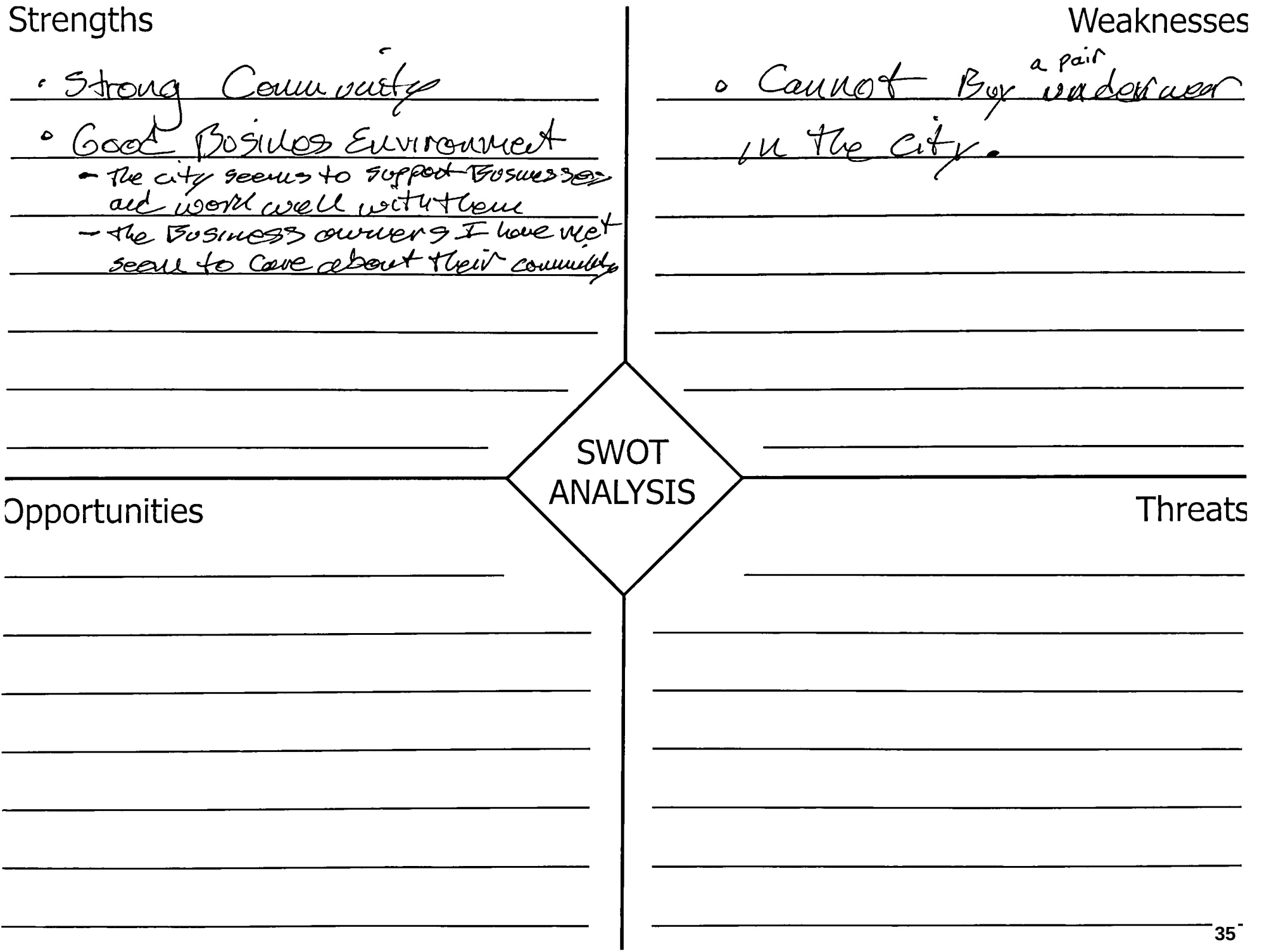
Flexibility in zoning

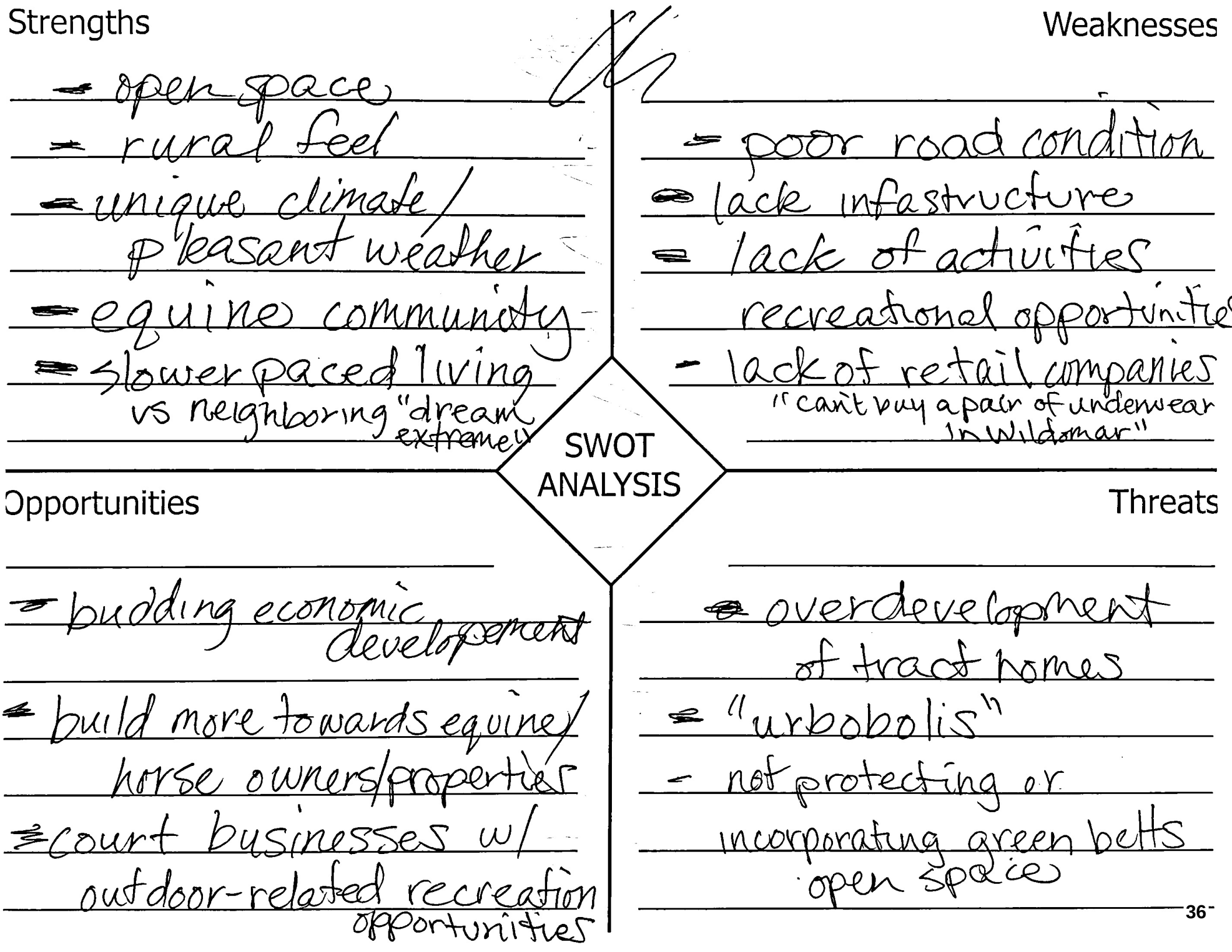
Outside the box mentality

Threats

Nimby Mentality

State Mandates


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 infastructure
- 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

SWOT ANALYSIS

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

Opportunities

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

Threats

- being a small city

SWOT ANALYSIS

Strengths

City council leadership & involvement
community outreach projects
parks & Rec growth
community clean up program — Bradette moore
small town
hospitals / preventive care
Wildomar Walkers / outdoor recreation
communication

Weaknesses

lack of community involvment
youth involvemnt
senior residents / seniorcare
retirement community
School programs / funding
low income employment
paved roads / grid lock

Opportunities

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

Threats

surrounding cities
lack of partenship / collaboration
coming Warehouse in Lake Elsinore
New City
LEAPS
unemployment
homeless / druss / mental illness

SWOT ANALYSIS

Strengths

Great Economic development team!

Bridgette Moores - cleanup crew!

So many awesome restaurants! In the last 3 years I've found myself in Muldoon more than ever!

Weaknesses

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

Opportunities

Jobs!

Collaboration within the City and surrounding cities.

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

Threats

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

SWOT ANALYSIS

Strengths

Small city attractions such as dairy, parks etc

Being a united community

(The overall community environment)

Weaknesses

Lack of economic growth win city

Better development on fixing roads

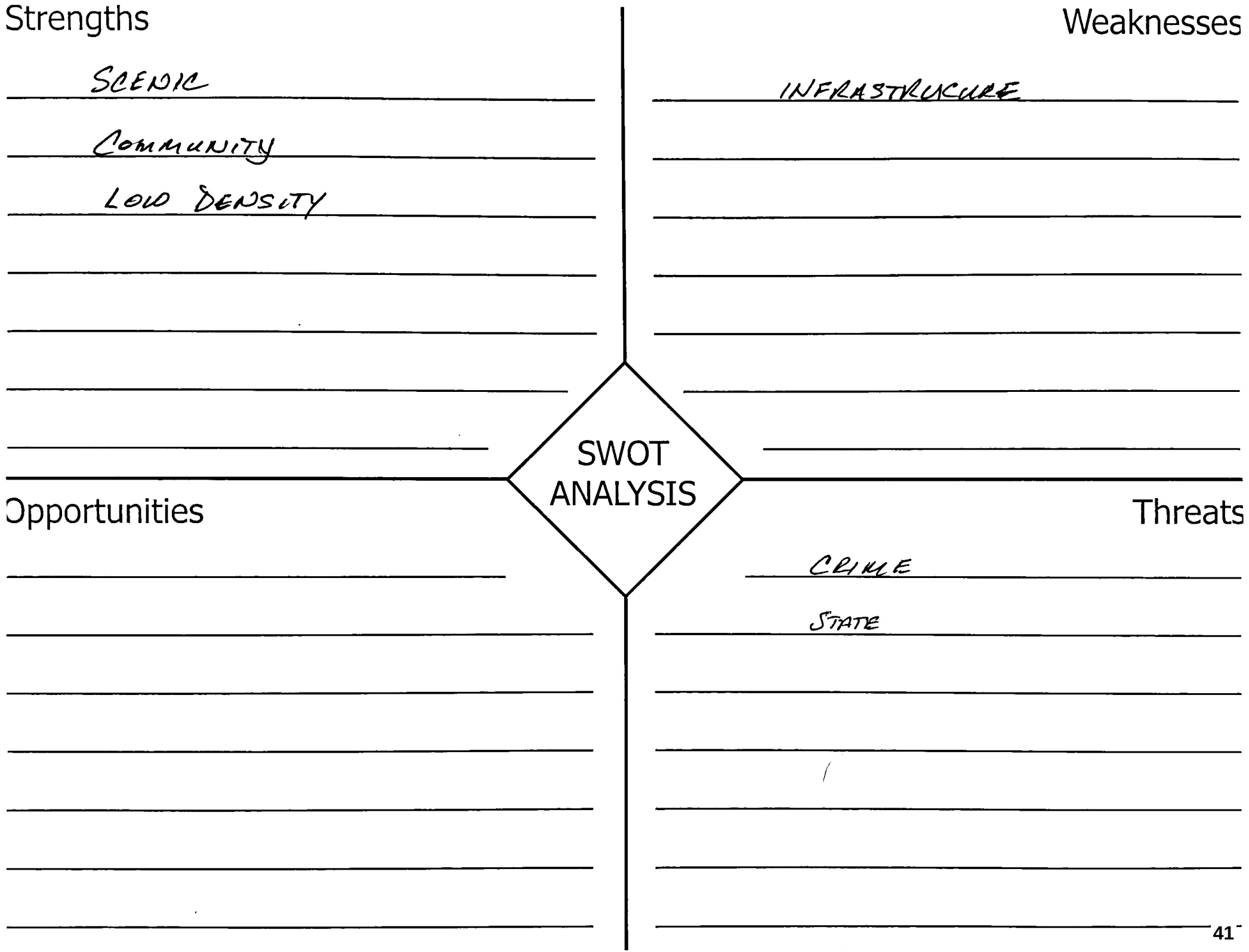
Opportunities

Availibility to have involvement win the city decisions + opportunities for community service

Threats

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

More job/career availibility in neibboring towns


Strengths
SCENIC
COMMUNITY
LOW DENSITY
Weaknesses
INFRASTRUCURE
SWOT
ANALYSIS
Opportunities
Threats
CRIME
STATE

SWOT ANALYSIS

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 T.~~

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.

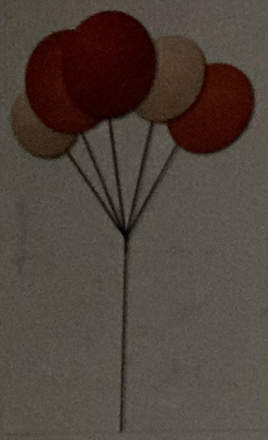
- Community (14)
- Recreational Open Space (8)
- Small/Rural Feel (8)
- Activities (5)

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 activites / 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?

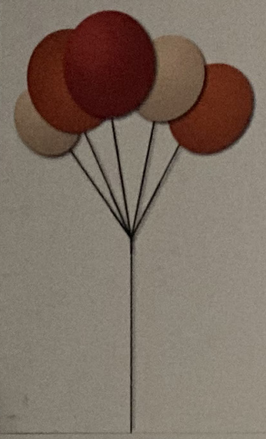
My favorite thing about the city is That its Fun.

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?

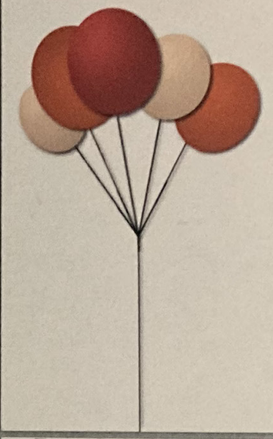
My favorite thing about the city is that its FAMILY FRIENDLY

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 CHASS81@YAHOO

Sincerely, CHRIS HAAS

Happy Birthday City of Wildomar!



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

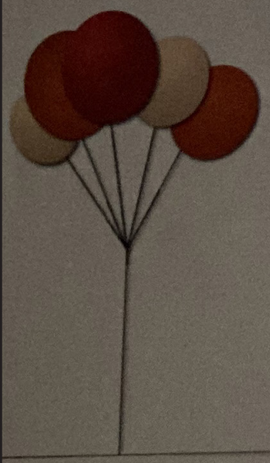
My favorite thing about the city is

For the next 20 years, my birthday wish for the City is... so that I will still be alive to enjoy - Clm 75 yo. I wish to see Bundy Canyon Complete

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

Sincerely, Adelba Sanchez

Happy Birthday City of Wildomar!



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

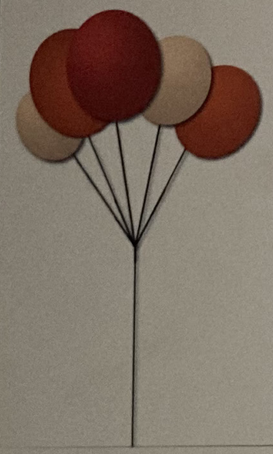
My favorite thing about the city is the people

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

For the next 20 years, my birthday wish for the City is... I would 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) JMTOWLING@yahoo.com

Sincerely, Jesse Martin

Happy Birthday City of Wildomar!



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

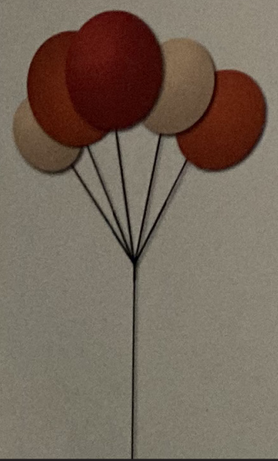
My favorite thing about the city is how rural we are

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 nikdeann@aol.com

Sincerely, Nikki

Happy Birthday City of Wildomar!



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

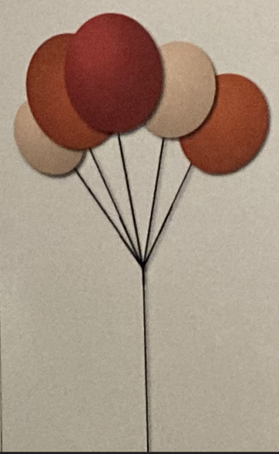
My favorite thing about the city is swimming

For the next 20 years, my birthday wish for the City is... I wish is here A Park In the Habitury

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, Margie A.

appy Birthday City of Wildomar!

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

My favorite thing about the city is PARKS

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, Rene

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 Life,

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, (your name)

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 Christinamenorfyed gmail.com

Sincerely, Christina

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 AMMENITIES

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 CESPENSBYDESIGN @YAHOO.COM

Sincerely, CHRIS DIOLATA

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 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, (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 Thats its W.Domar

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, (your name)

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, Jumer

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 Pot holes, more worry about drugs and crime!

Let's keep in touch, please email me at SCHILLACE85 @GMAIL

Sincerely, Jessica Vanegas

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 seperate 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, [illegible]

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 (11)

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

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

Sincerely, Lorraine

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.Butler@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?

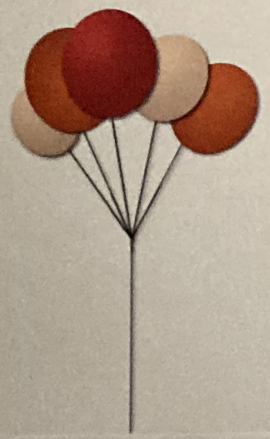
My favorite thing about the city is Old feels like the country. Small town feel

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 Sophie.pilar.gallegos@gmail.com

Sincerely, Sophie

Happy Birthday City of Wildomar!



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

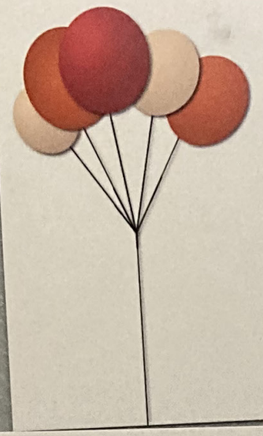
My favorite thing about the city is The Park

For the next 20 years, my birthday wish for the City is...
[illegible] more Parks

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?

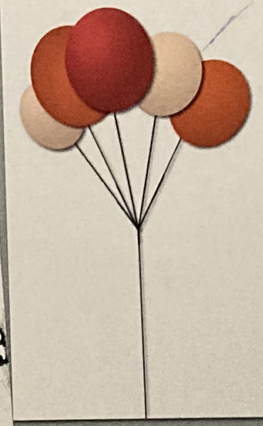
My favorite thing about the city is Dairy

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 jessicaholmes@gmail.com

Sincerely, Giovani

Happy Birthday City of Wildomar!



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

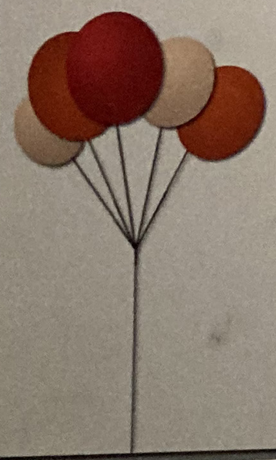
My favorite thing about the city is The Sense of Safety

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?

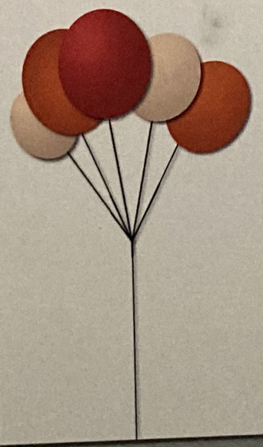
My favorite thing about the city is its slow paced & not crowded

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

Let's keep in touch, please email me at Normanluvd7@gmail

Sincerely, Norman McDonald

Happy Birthday City of Wildomar!



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

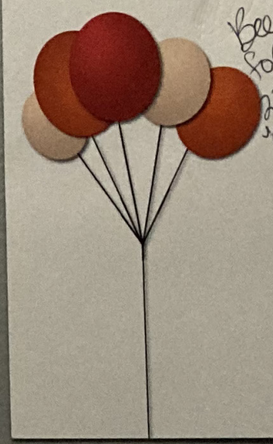
My favorite thing about the city is The BMX Park

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

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

Sincerely, Blizzy

Happy Birthday City of Wildomar!



Been here for 22 yrs

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

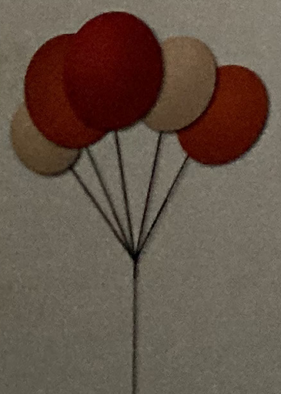
My favorite thing about the city is Community

For the next 20 years, my birthday wish for the City is...
to not grow to much. We all left OC & SD to be more free

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

Sincerely, Lisa 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@uelive.com

Sincerely, Silvia Sanchez

Happy Birthday City of Wildomar!



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

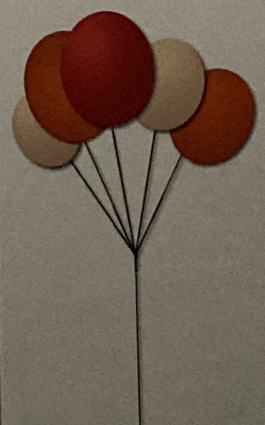
My favorite thing about the city is the hometown feel with rural areas.

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 geoerg214@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 Mancillas0427@outlook.com

Sincerely, Ashley M.

Happy Birthday City of Wildomar!

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

My favorite thing about the city is Parties :)

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 Erina

Sincerely, Erina

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 (email)

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 Jmaya@hotmail.com

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 svemiddlemas29@gmail.com

Sincerely, (your name)

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 O'Brien 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 marvin.barajas@gmail.com

Sincerely, 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 big to stay a bit Country but still have enough to new stores to we don't have to drive all the way to Temecula.

Let's keep in touch, please email me at springrose69@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... More community events

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

Sincerely, (your name)

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 (email)

Sincerely, (your name)

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 familier.

Let's keep in touch, please email me at Deeandbe1@gmail.com

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**)

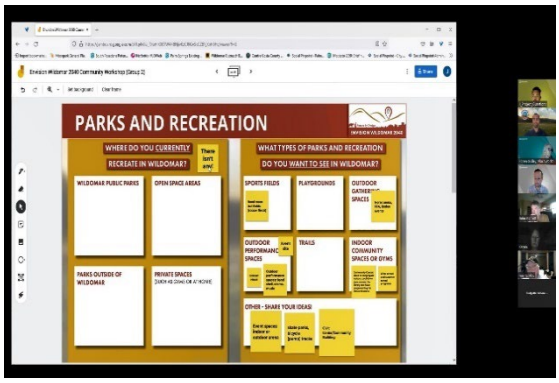
Format: The Corporate Room (**in person**) & Zoom (**virtual**)

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)
▪ 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)	▪ 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
▪ 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)	▪ 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)
▪ 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)	▪ 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)
▪ 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)	▪ 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
▪ 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)	▪ 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
▪ The people are friendly (3) ▪ Access to the trails (3) ▪ Enjoy the peace (2)	▪ 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 TAKEWAYS

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 trais on the Trails Mater Plan
- Designate as a wildlife corridor and connect the areas

Future by Design

ENVISION WILDOMAR 2040

WELCOME TO THE CITY OF WILDOMAR'S GENERAL PLAN UPDATE

COMMUNITY WORKSHOP #2

NOVEMBER 15, 2022 (VIRTUAL)

WILDOMAR'S GUIDING PRINCIPLES

Future by Design
ENVISION WILDOMAR 2040

"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.

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.

WILDOMAR'S GUIDING PRINCIPLES

Future by Design
ENVISION WILDOMAR 2040

"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 environ
opportunities for healthy, self-sustaining lifestyles for all

self-sustaining doesn't work for me

Want horse trails on Baxter

I Agree

3 VOTES

I disagree

Streets have not been repaved

Want to see "family" removed

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

2 VOTES

Raise Hand

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

WILDOMAR'S GUIDING PRINCIPLES

Future by Design
ENVISION WILDOMAR 2040

"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, & Dev[illegible]nt

Balances responsible growth with preservation [illegible]aracter, open spaces and historical resources.

We are destroying our historical reources

We don't have access to open space

I Agree

2 VOTES

I disagree

There are no historical resources

2000 apartments already approved is not responsible

3 VOTES







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

WILDOMAR'S GUIDING PRINCIPLES

Future by Design
ENVISION WILDOMAR 2040

"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

Future by Design
ENVISION WILDOMAR 2040

"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

Future by Design
ENVISION WILDOMAR 2040

"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

Future by Design
ENVISION WILDOMAR 2040

"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)*

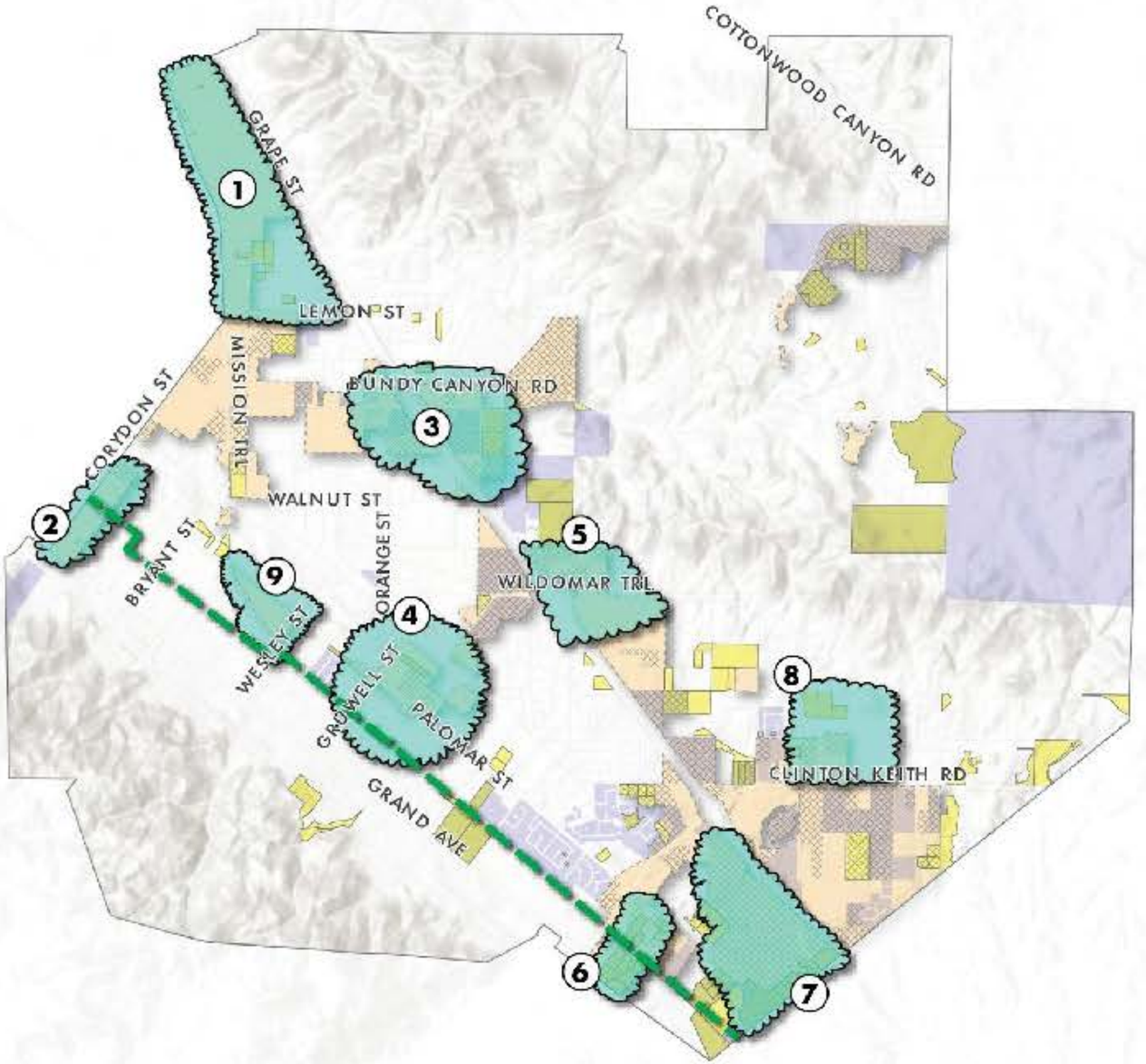
Murrieta Creek Regional Trail

Areas of Potential Change

Vacant Land *(Within Areas of Potential Change)*

6th Cycle RHNA Housing Opportunity Sites

Development Projects

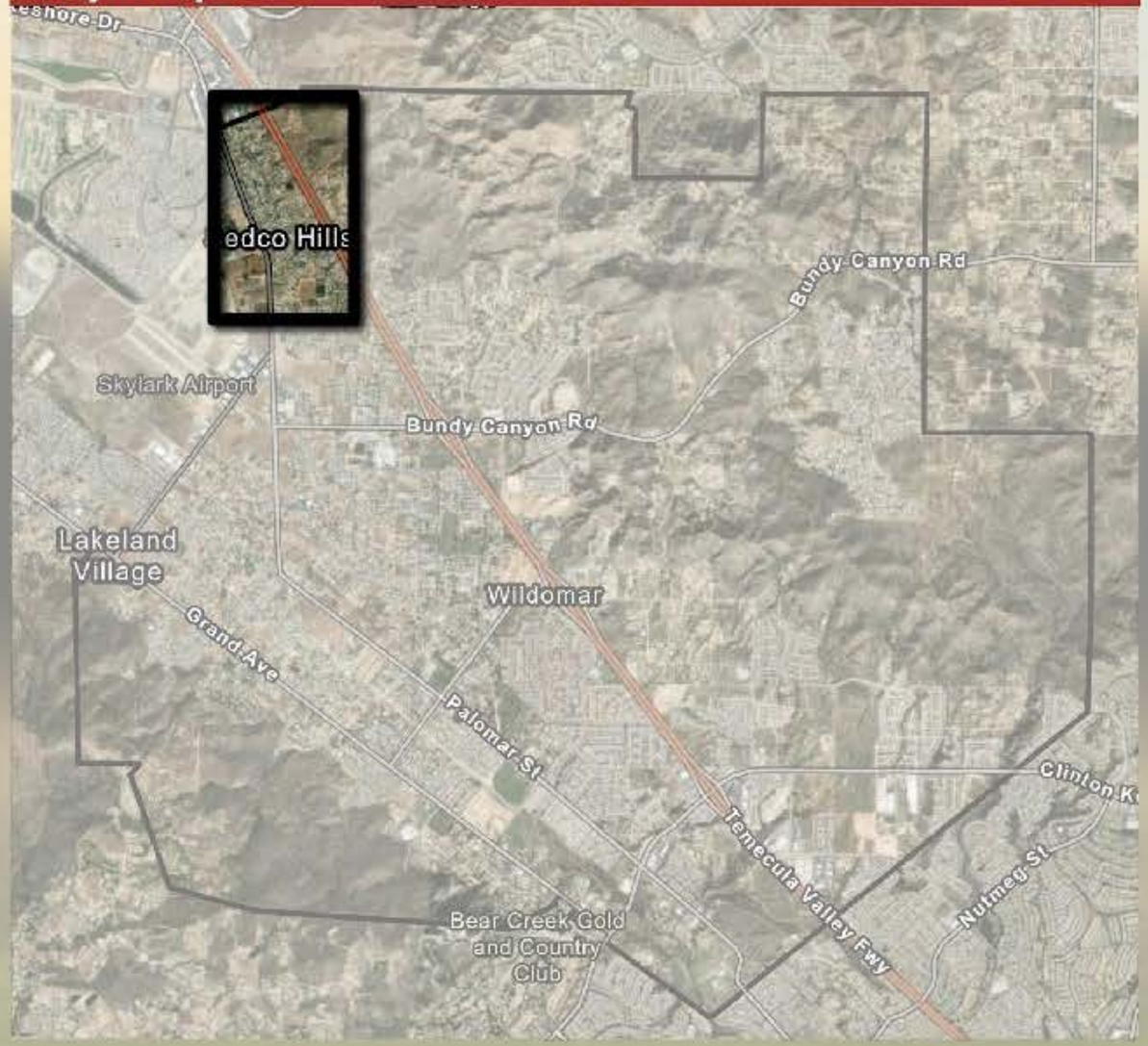


FOCUS AREA 1

Key Considerations

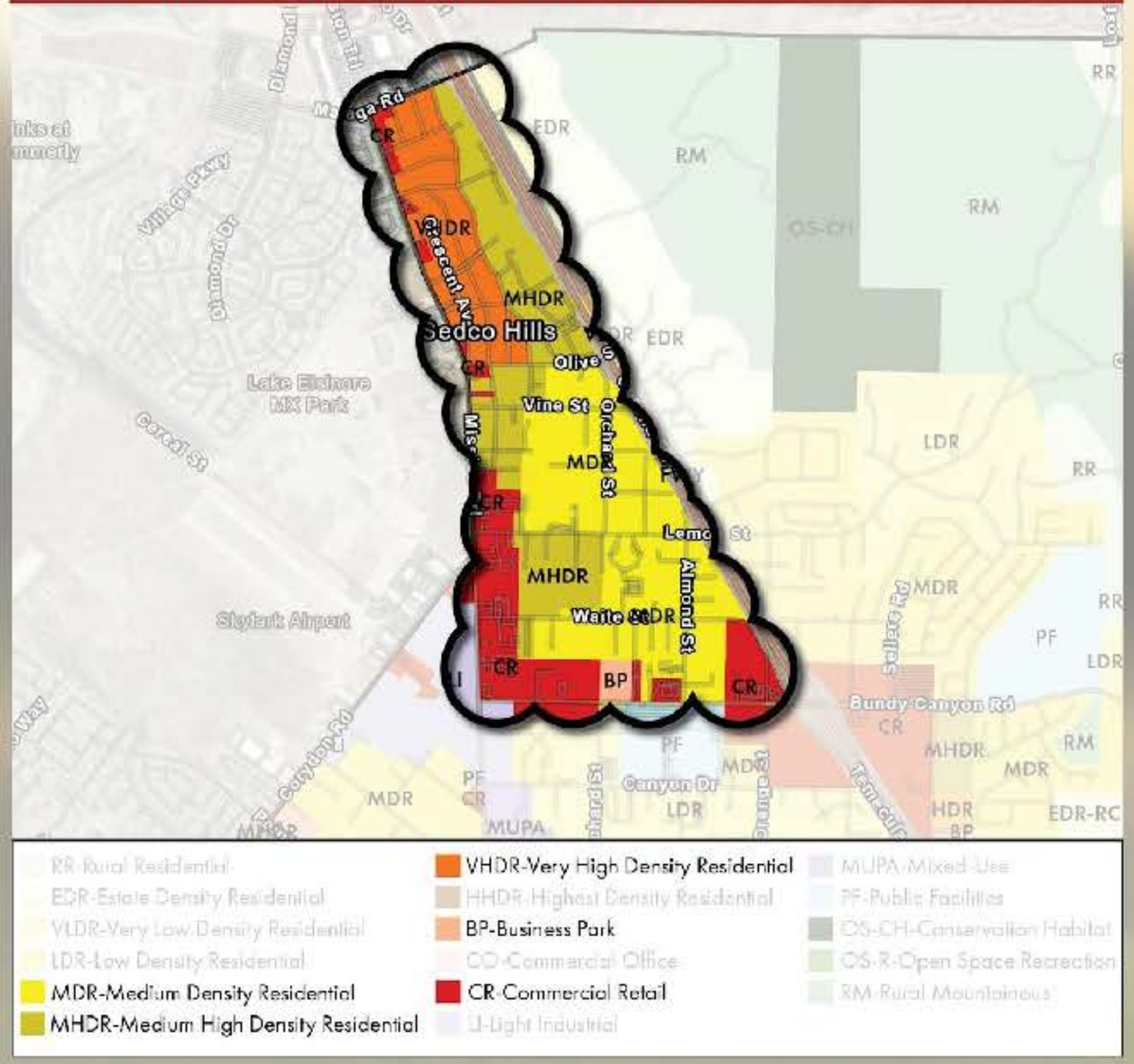
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map

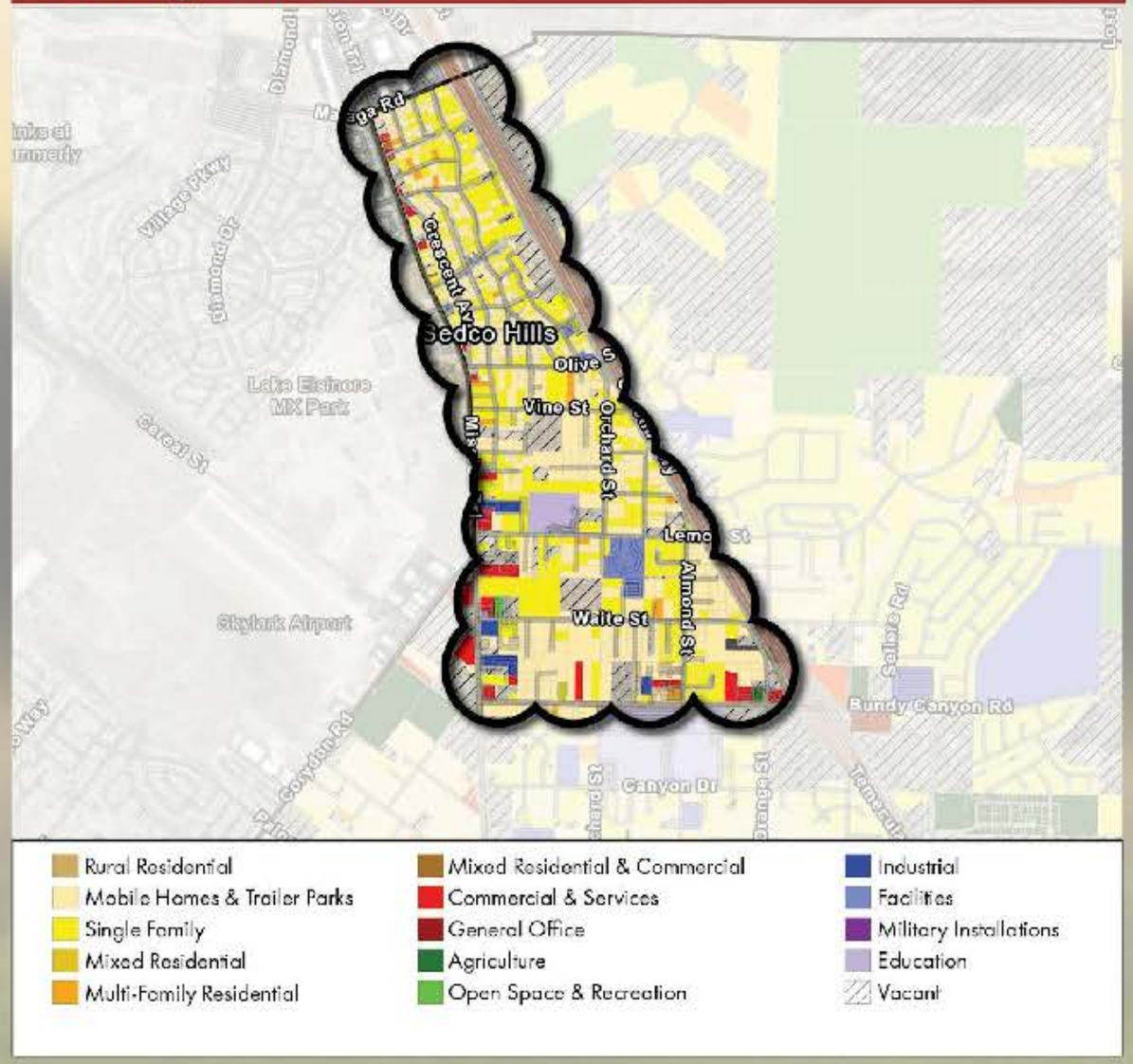


FOCUS AREA 1

Current General Plan Land Use



Existing Land Use

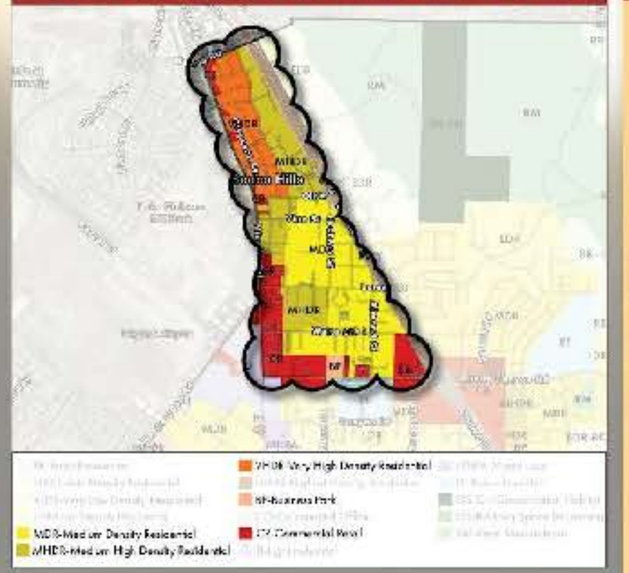


FOCUS AREA 1

Keep current GP designation

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: HIGHER DENSITY RESIDENTIAL

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

X VOTES



CONCEPT B: LOWER DENSITY RESIDENTIAL

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

3 VOTES



CONCEPT C: MIXED-USE

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

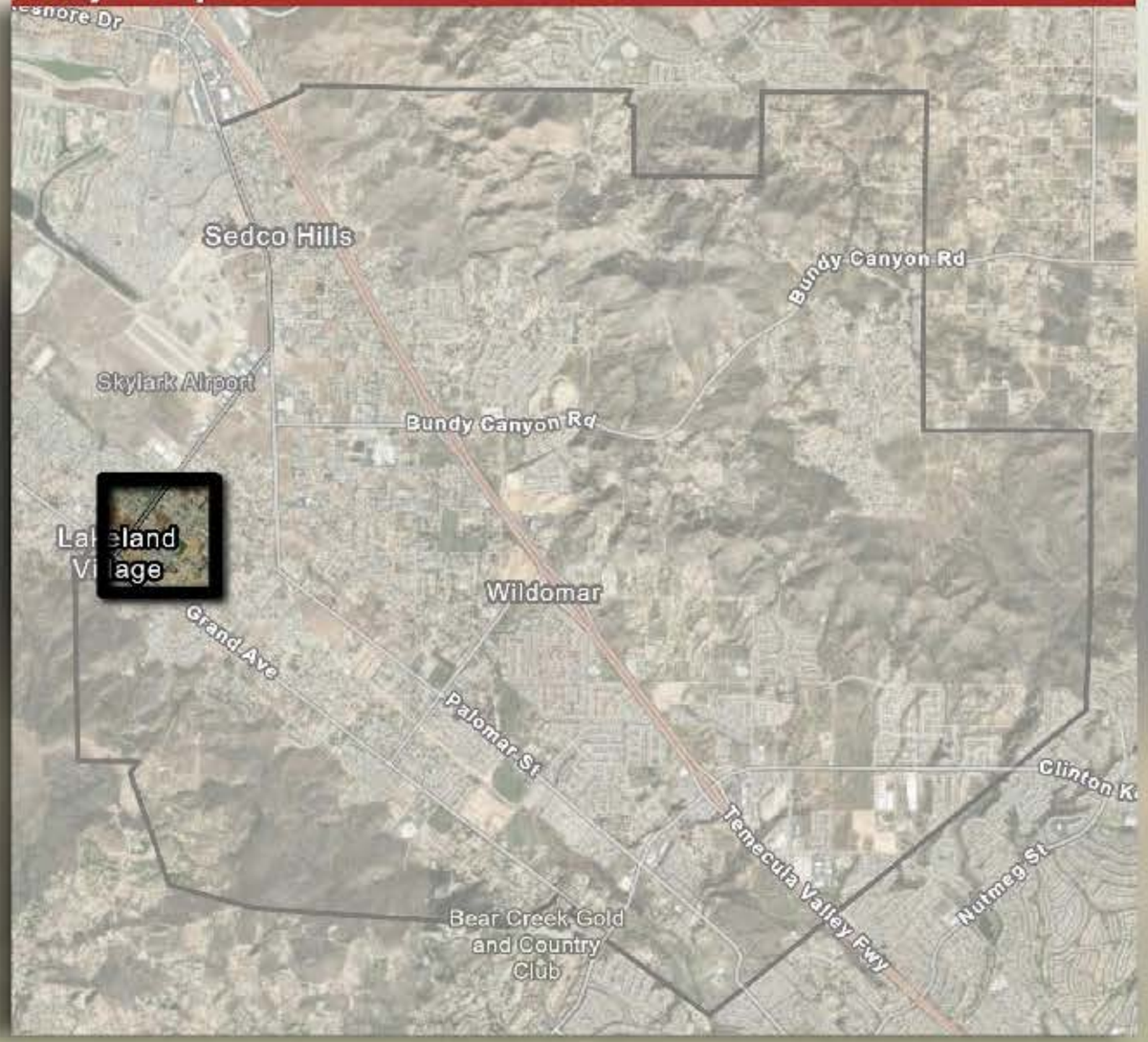
1 VOTES

FOCUS AREA 2

Key Considerations

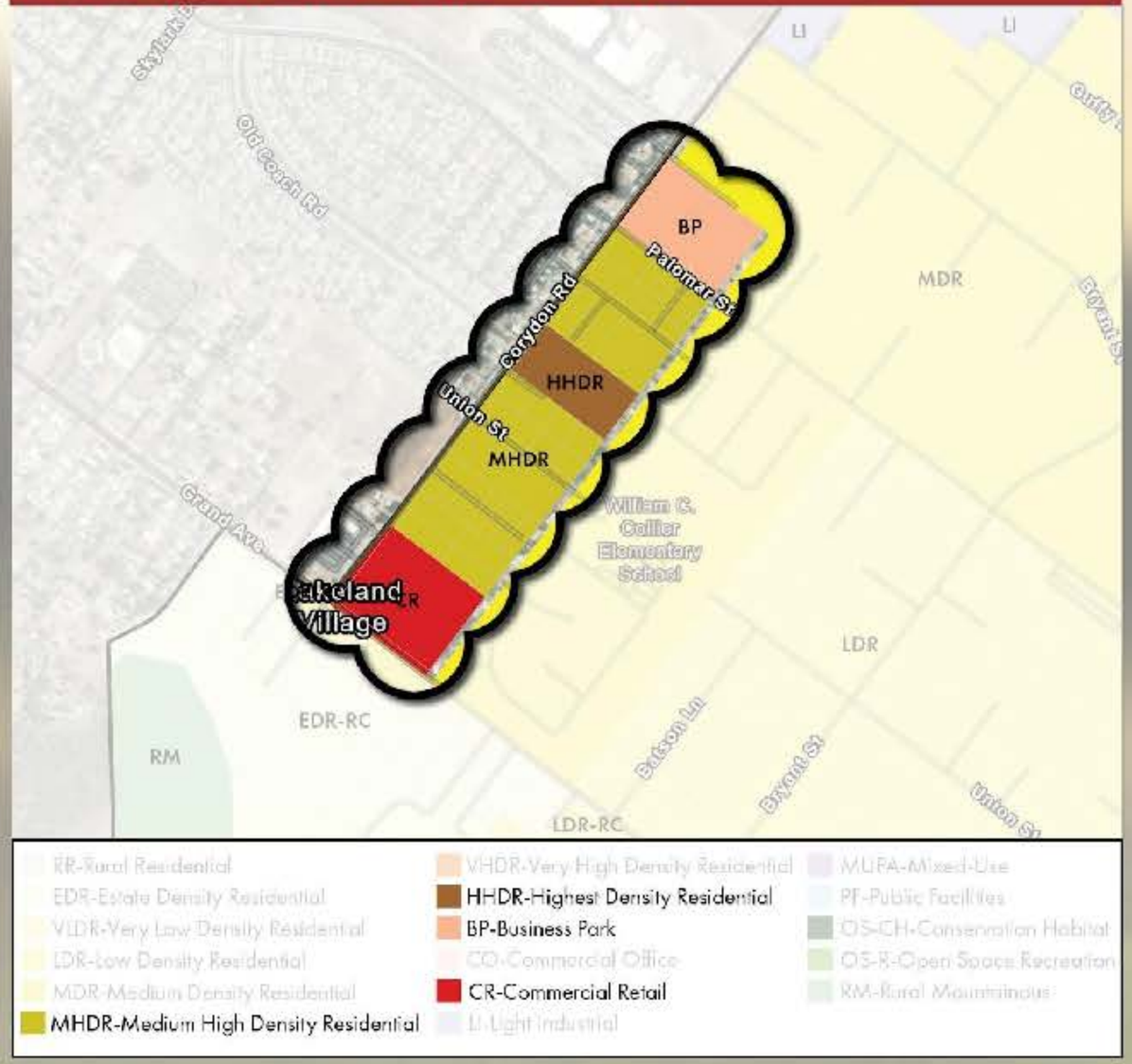
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

Key Map



FOCUS AREA 2

Current General Plan Land Use



Existing Land Use



FOCUS AREA 2

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas

(A) Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore

(B) 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

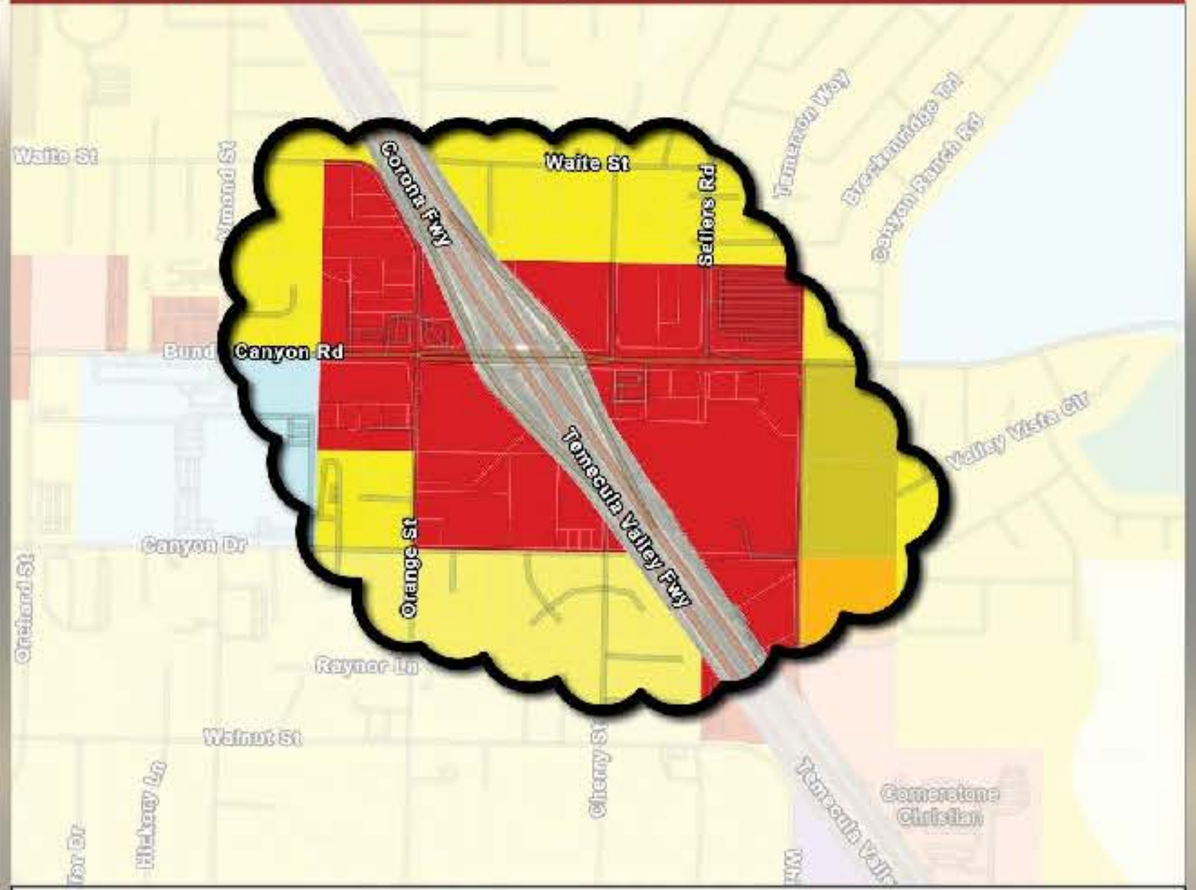
Key Map



FOCUS AREA 3

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Existing Land Use



A Approved Parcel Map for 7-lot commercial subdivision

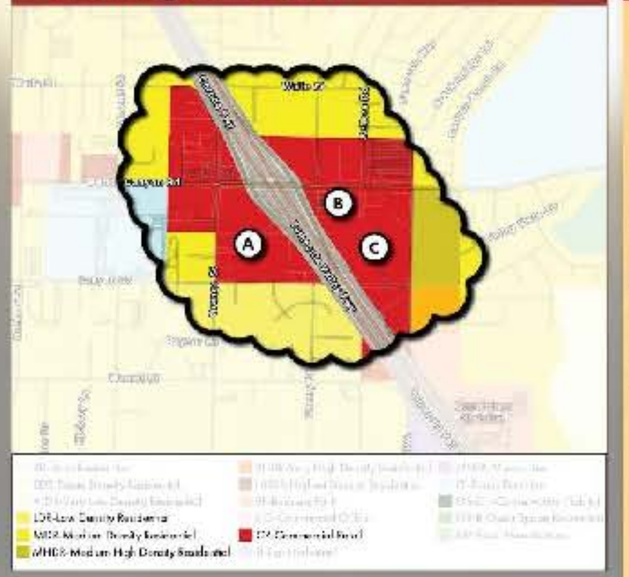
B Bundy Canyon Plaza:

C Former Walmart site

FOCUS AREA 3

Future by Design
ENVISION WILDOMAR 2040

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

(A) Approved commercial Parcel Map for 7-lot commercial subdivision
(B) Bundy Canyon Plaza
(C) 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

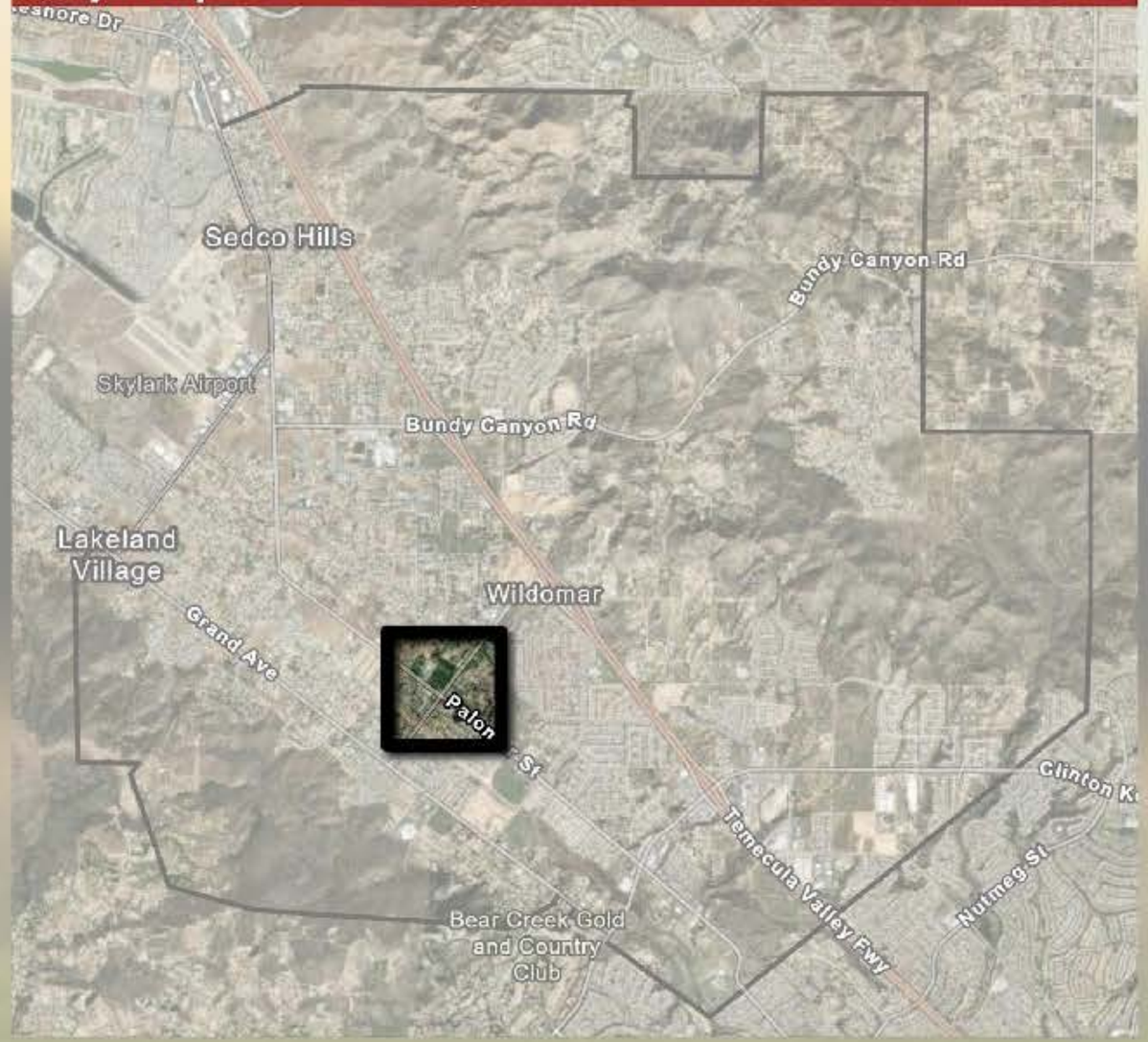
Would love a Winco

FOCUS AREA 4

Key Considerations

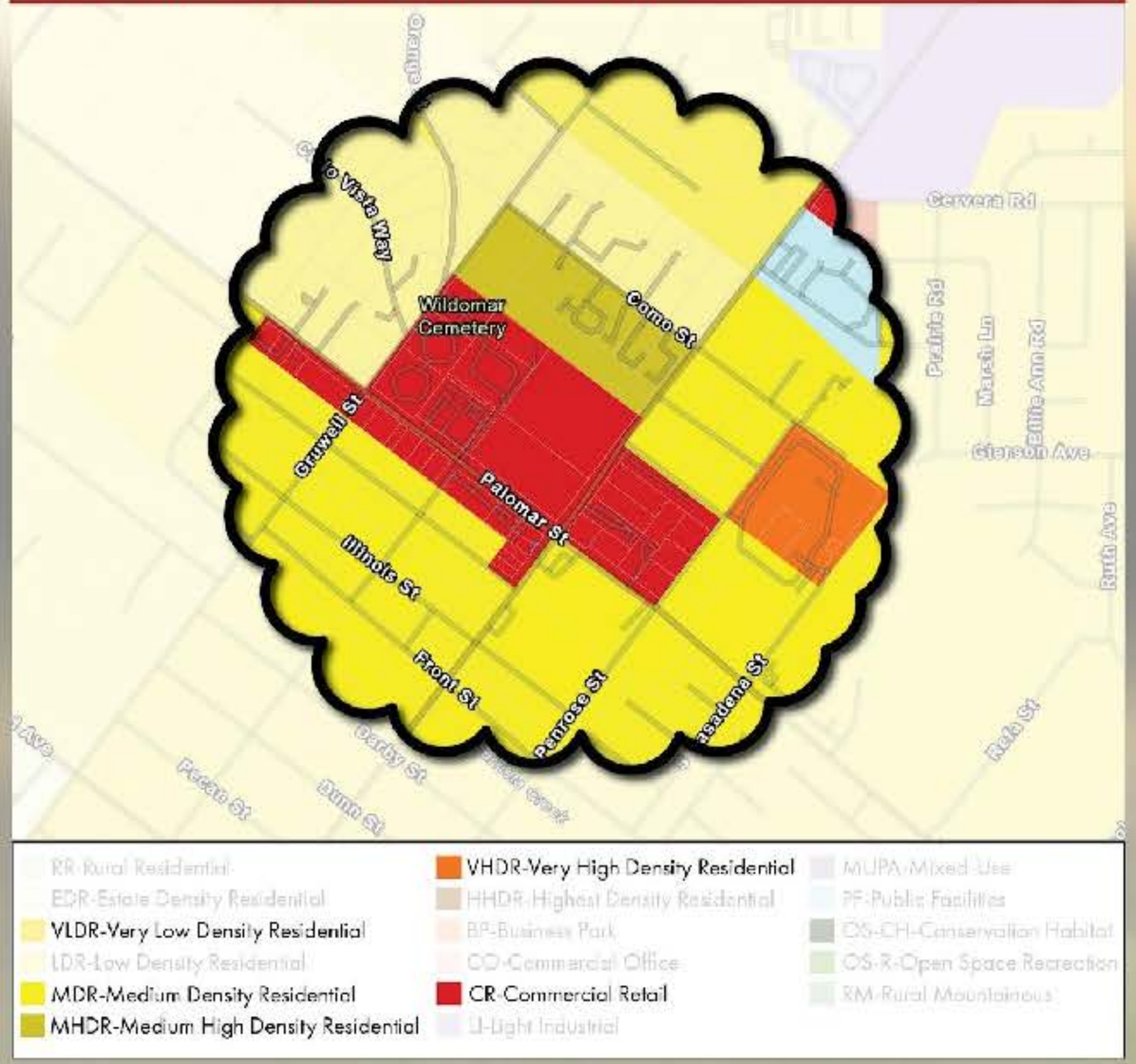
- Considered by many as the "Heart of the City"
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map

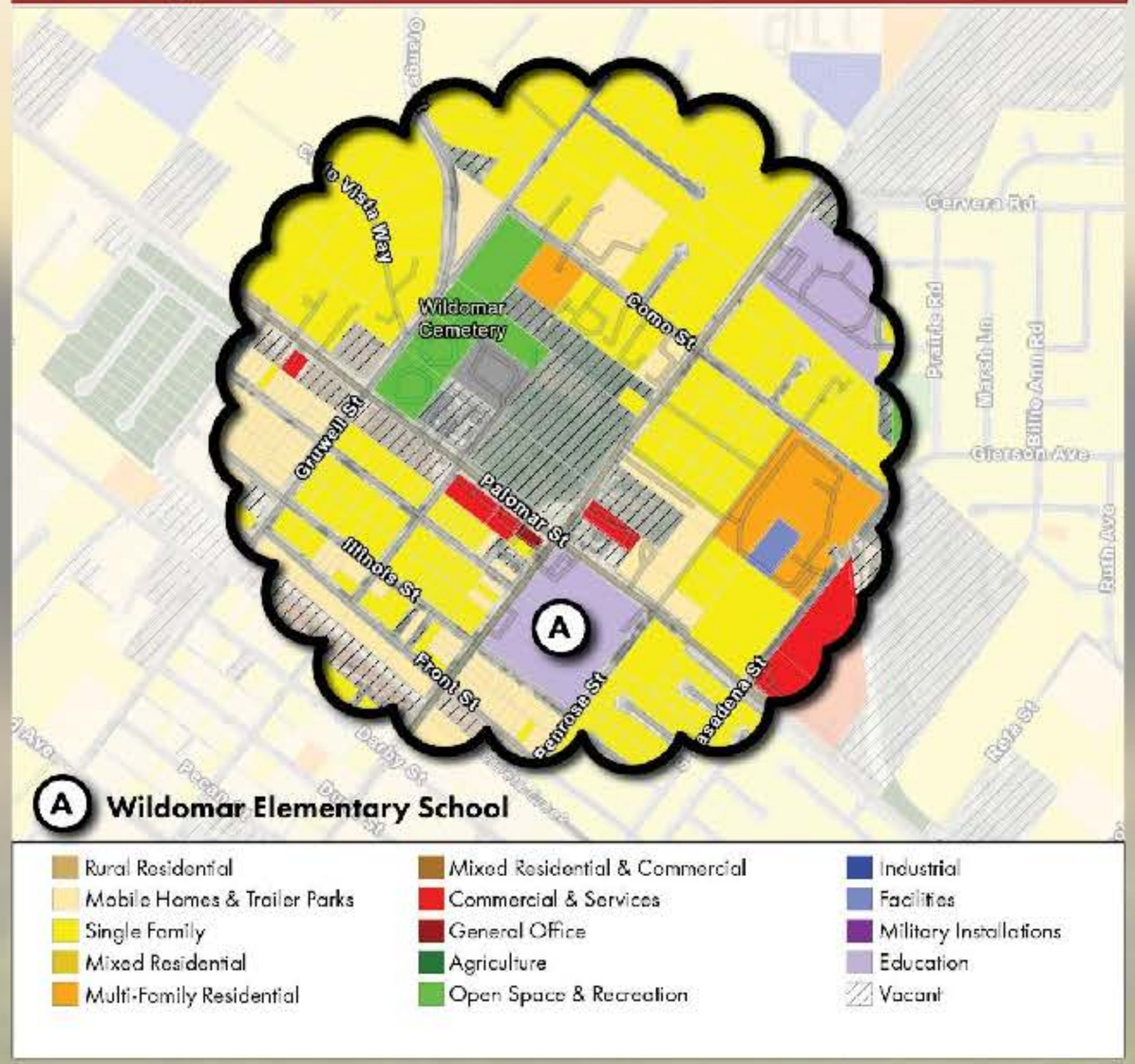


FOCUS AREA 4

Current General Plan Land Use



Existing Land Use



FOCUS AREA 4

Future by Design
ENVISION WILDOMAR 2040

Existing Land Use



Key Considerations

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

Ⓐ Wildomar Elementary School

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL USES WITH EVENTS AND COMMUNITY SPACE

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

4 VOTES



CONCEPT B: MIXED USE

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

X VOTES

OTHER THOUGHTS OR IDEAS

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

Locate City Hall here

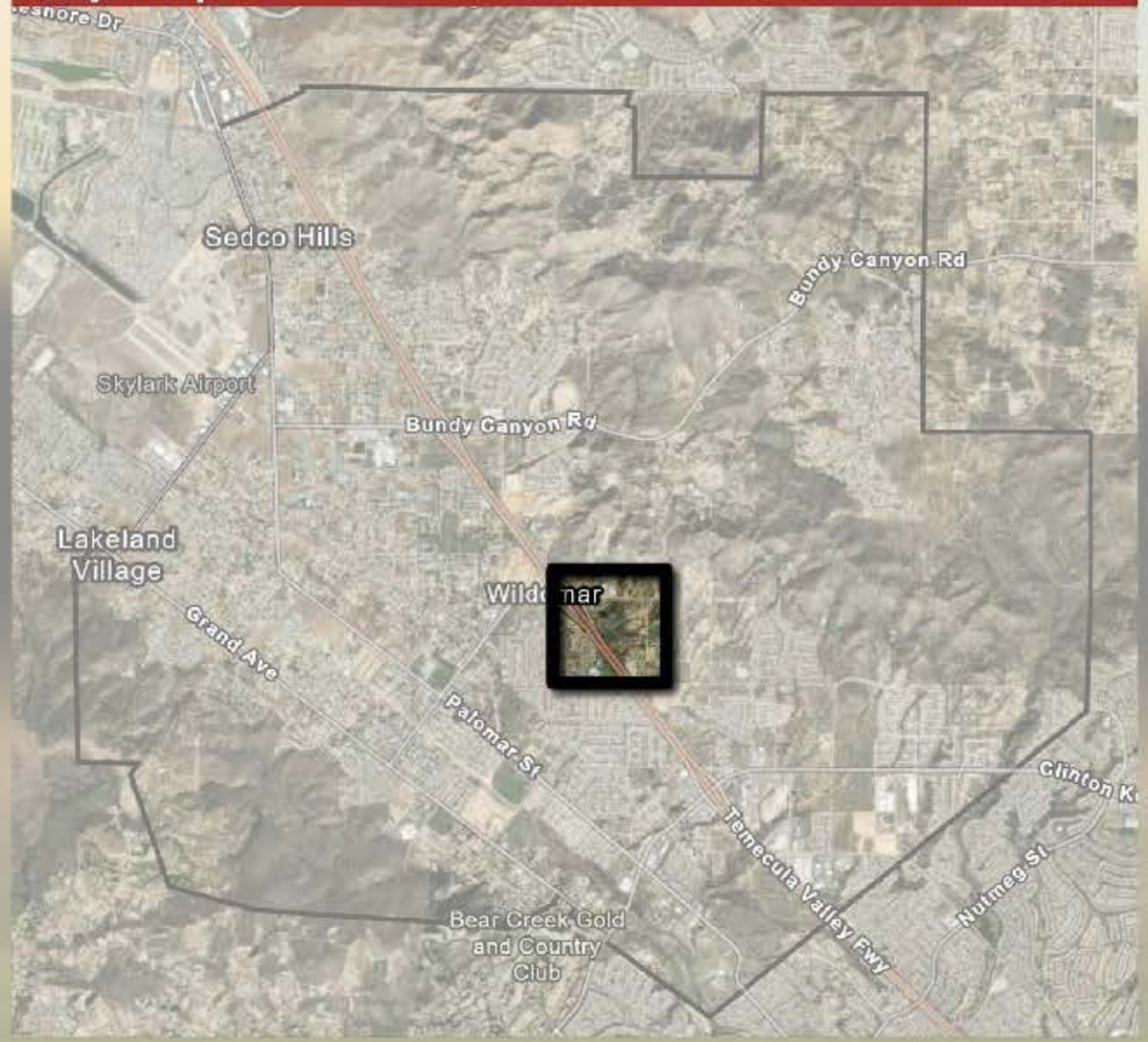
Don't want homes near earthquake fault

FOCUS AREA 5

Key Considerations

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

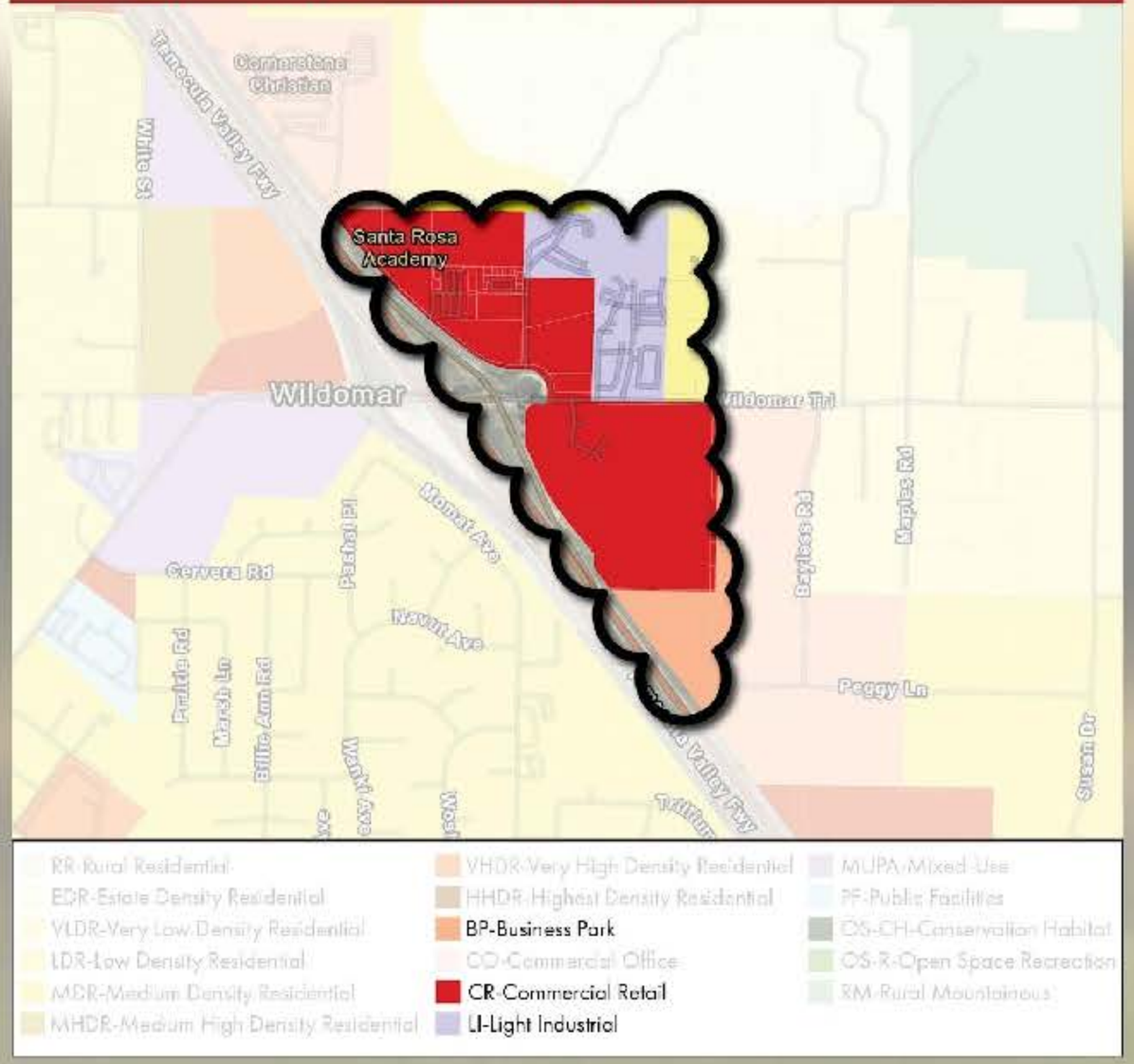
Key Map



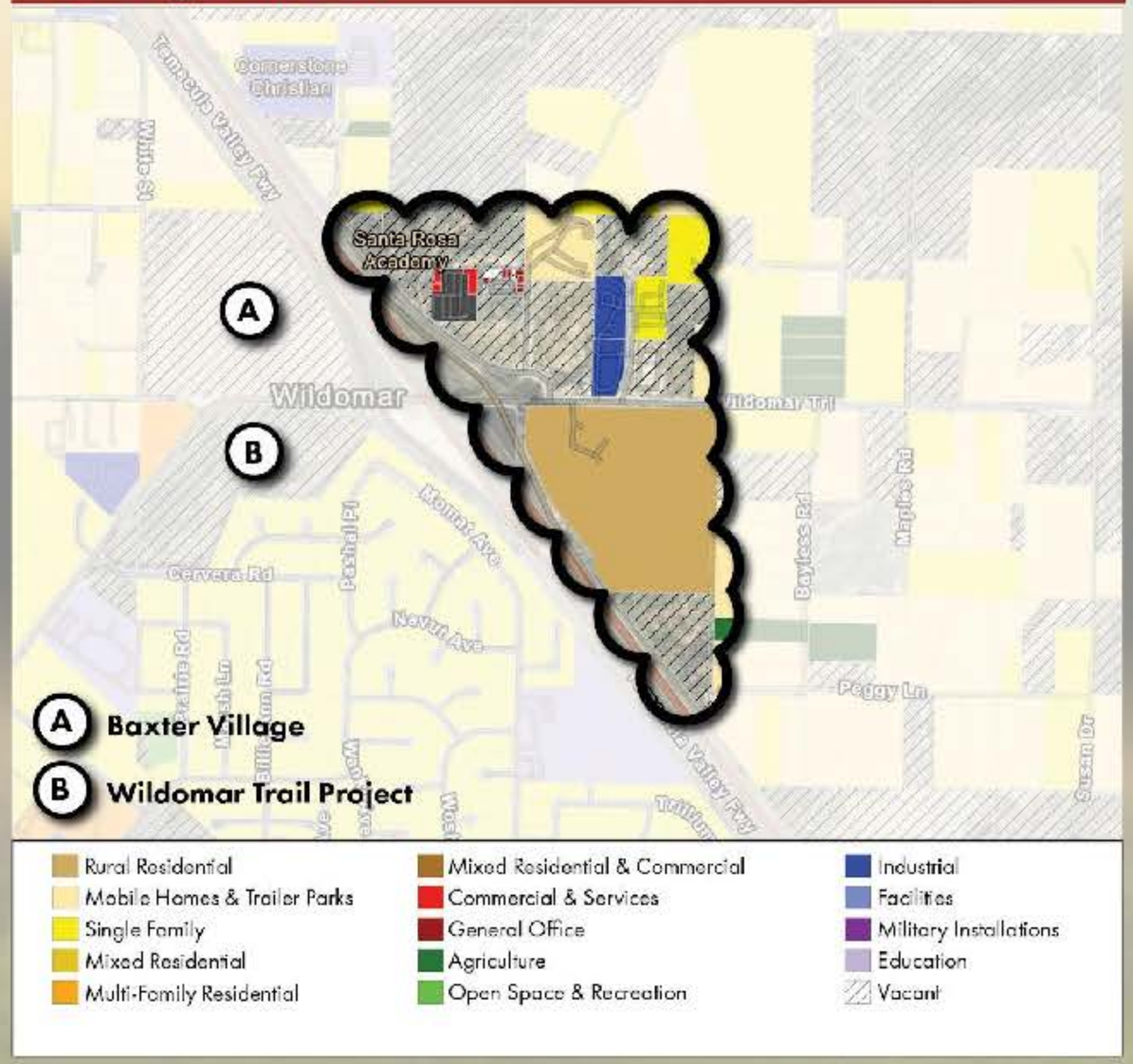
FOCUS AREA 5

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



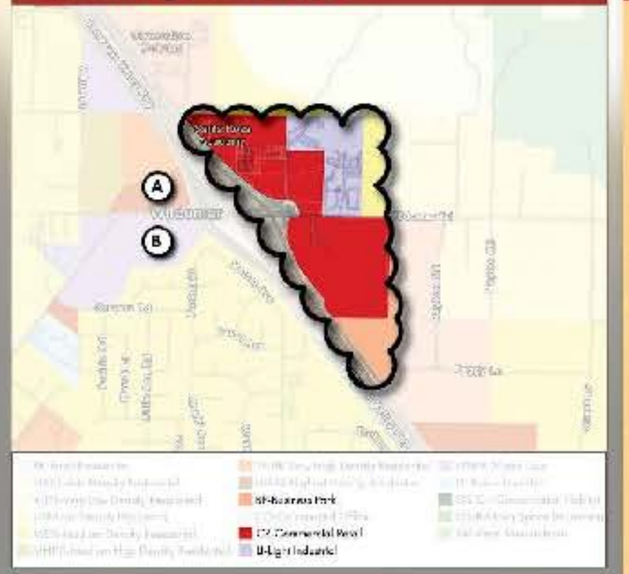
Existing Land Use



FOCUS AREA 5

Future by Design
ENVISION WILDOMAR 2040

Existing Land Use



Key Considerations

- Large Vacant sites

(A) Boxter 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

(B) Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office,and 109 townhome/condo units

What Uses should be encouraged here?



CONCEPT A: PRIMARILY COMMERCIAL USES

Protect this area as a retail center.

3 VOTES



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

consistent with what is allowed on other side of freeway

1 VOTES

OTHER THOUGHTS OR IDEAS

unsightly area for homes

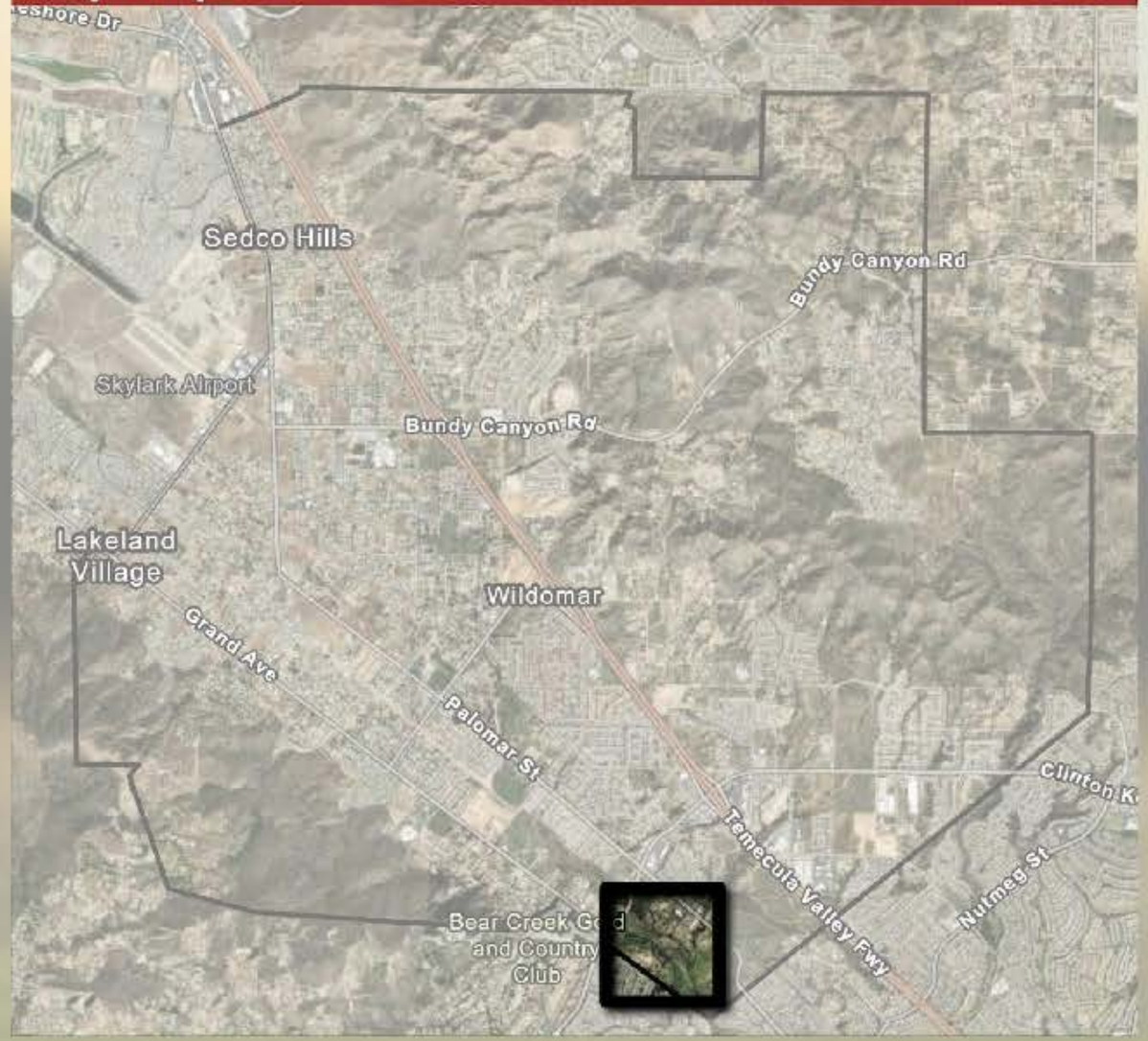
freeway adjacent is right area for commercial

FOCUS AREA 6

Key Considerations

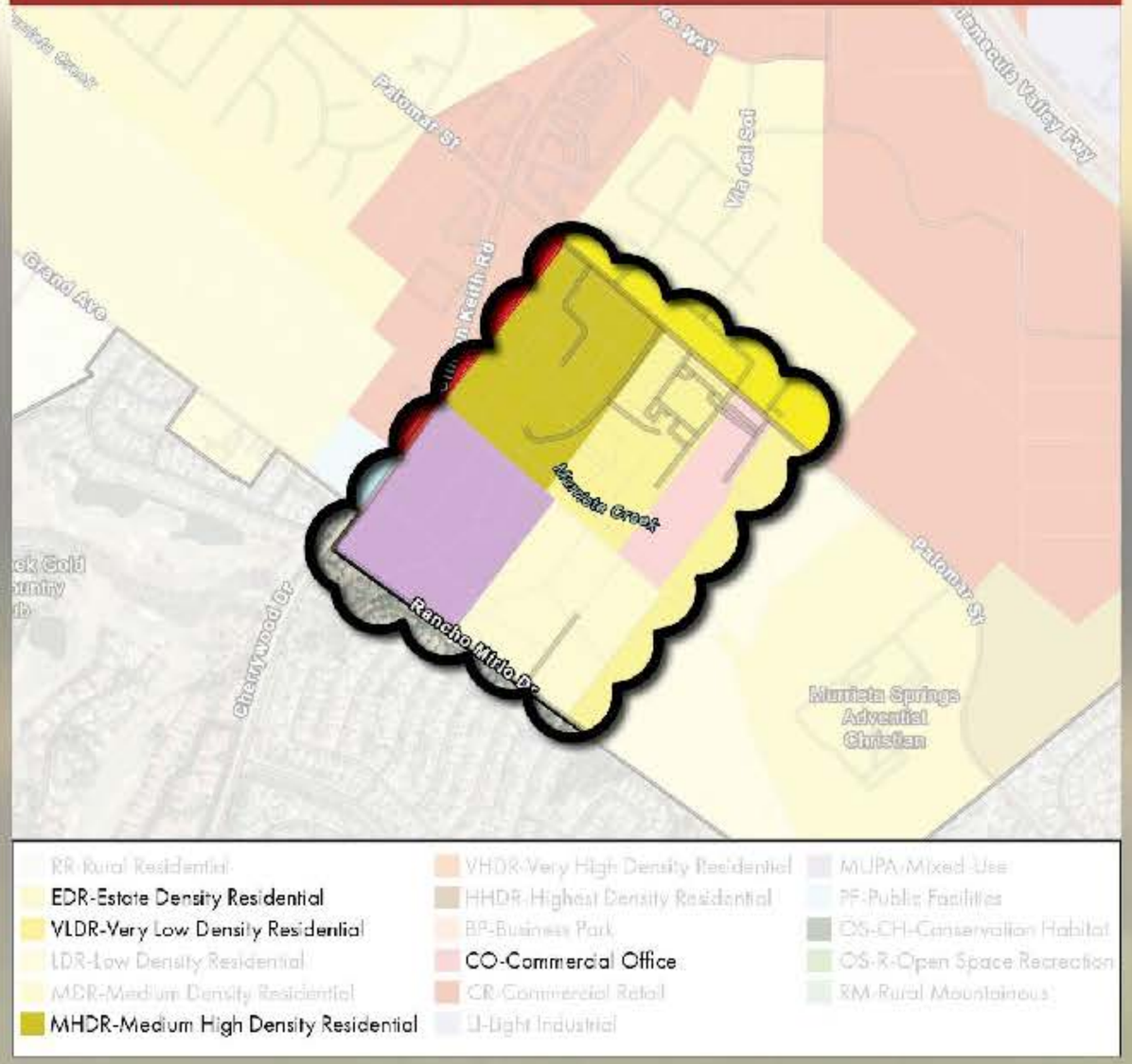
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map

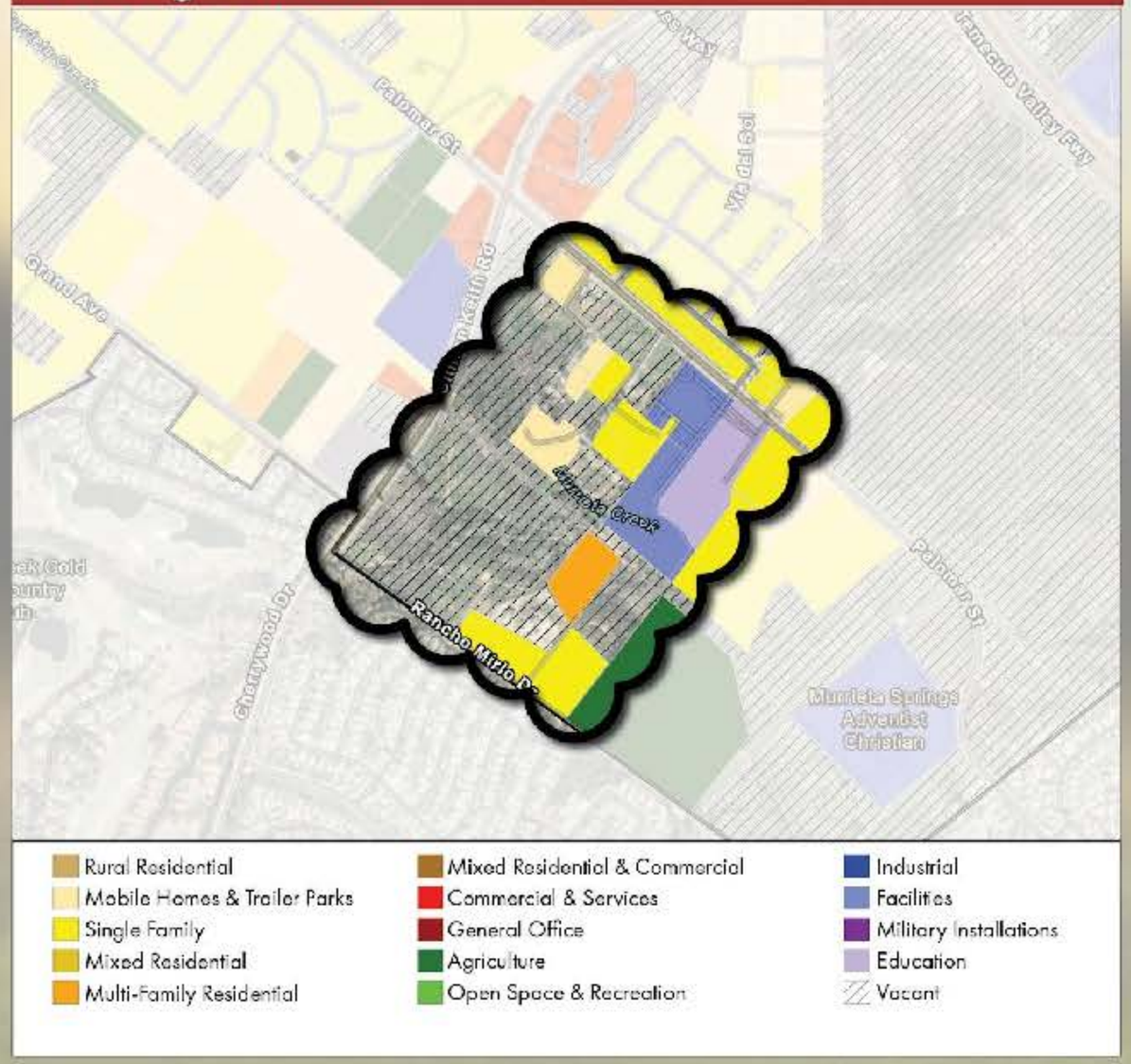


FOCUS AREA 6

Current General Plan Land Use



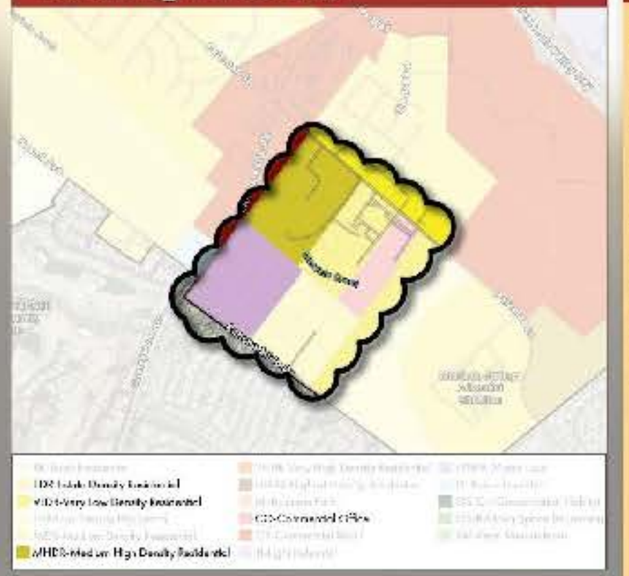
Existing Land Use



FOCUS AREA 6

Future by Design
ENVISION WILDOMAR 2040

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

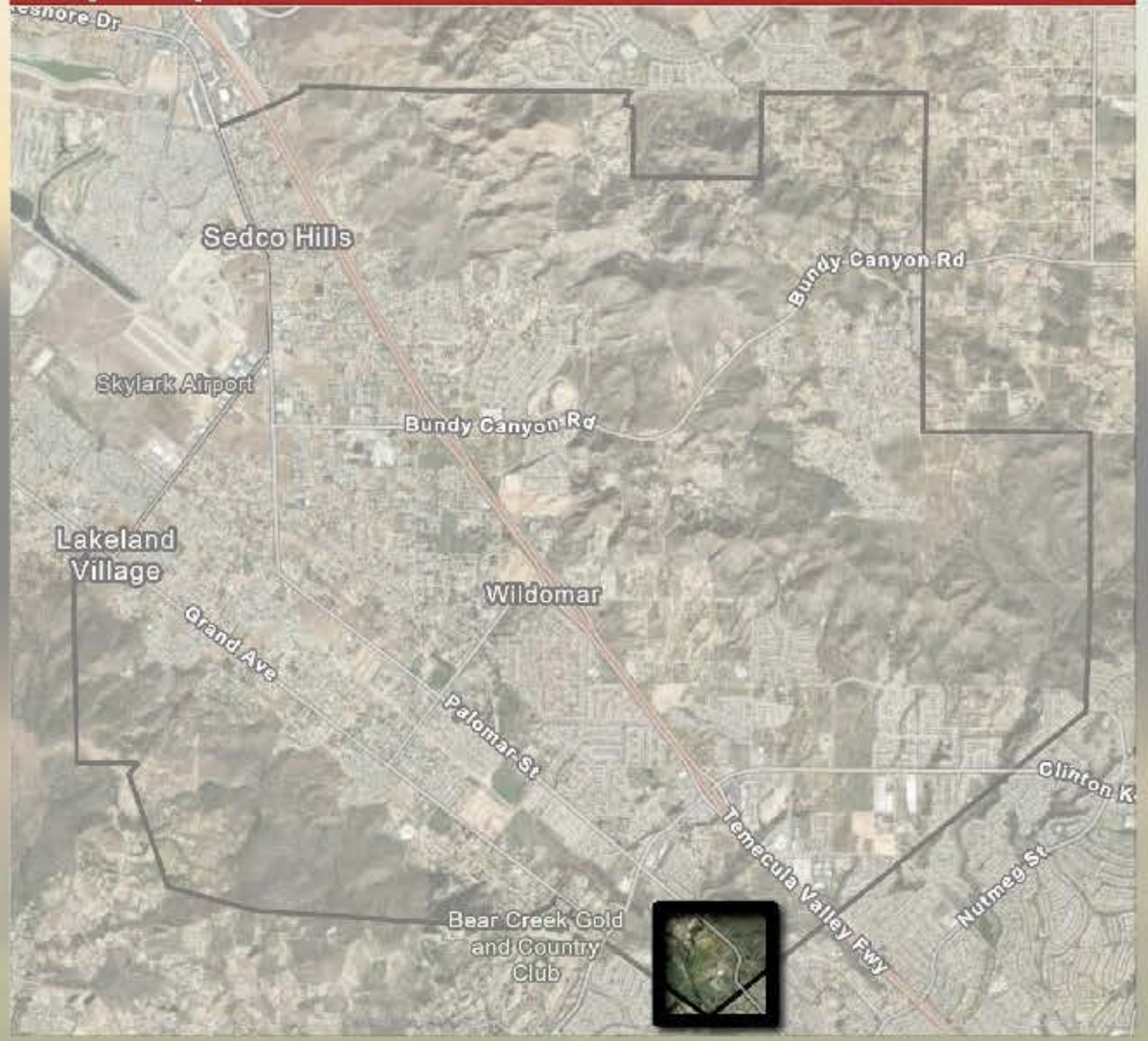
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

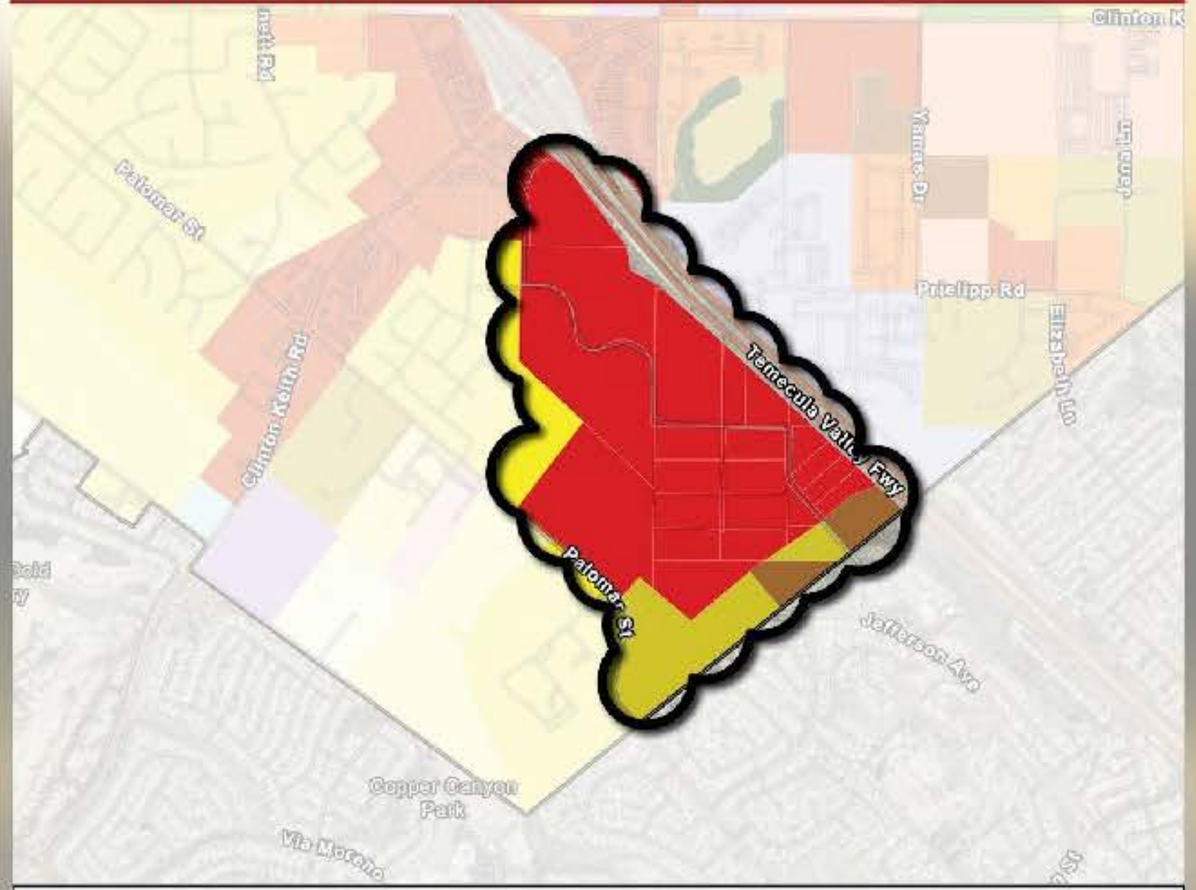
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map

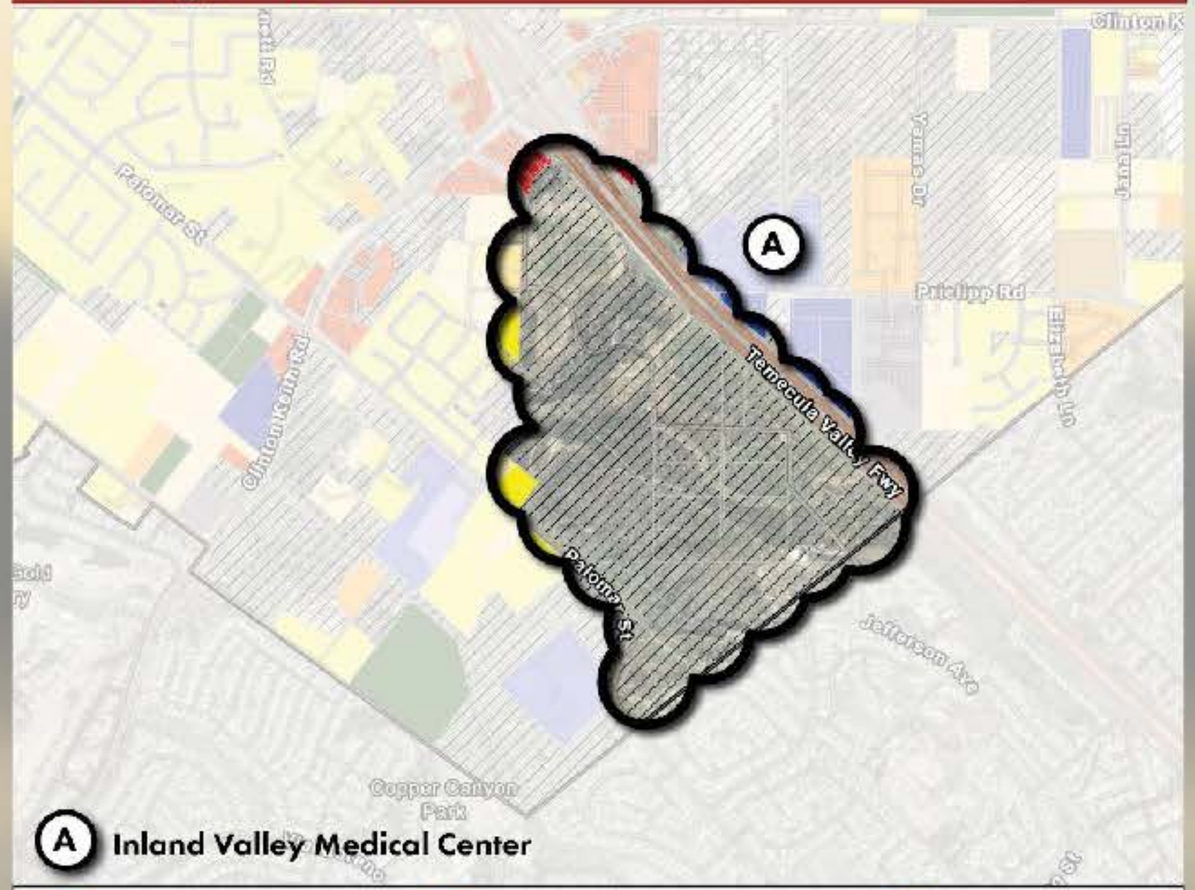


FOCUS AREA 7

Current General Plan Land Use

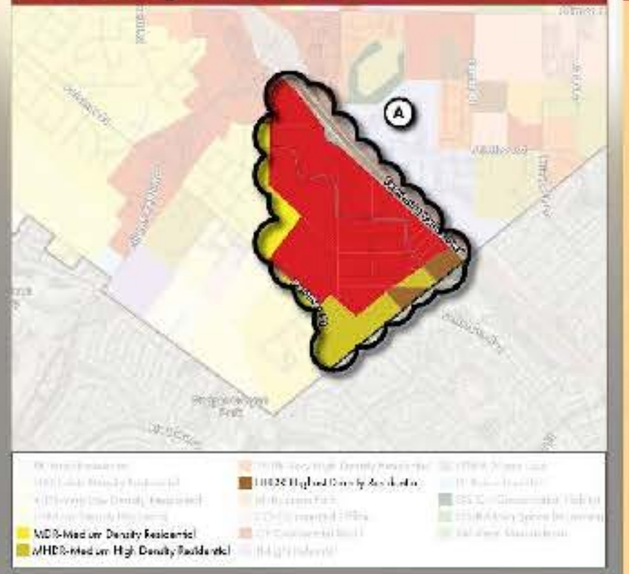


Existing Land Use



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

(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

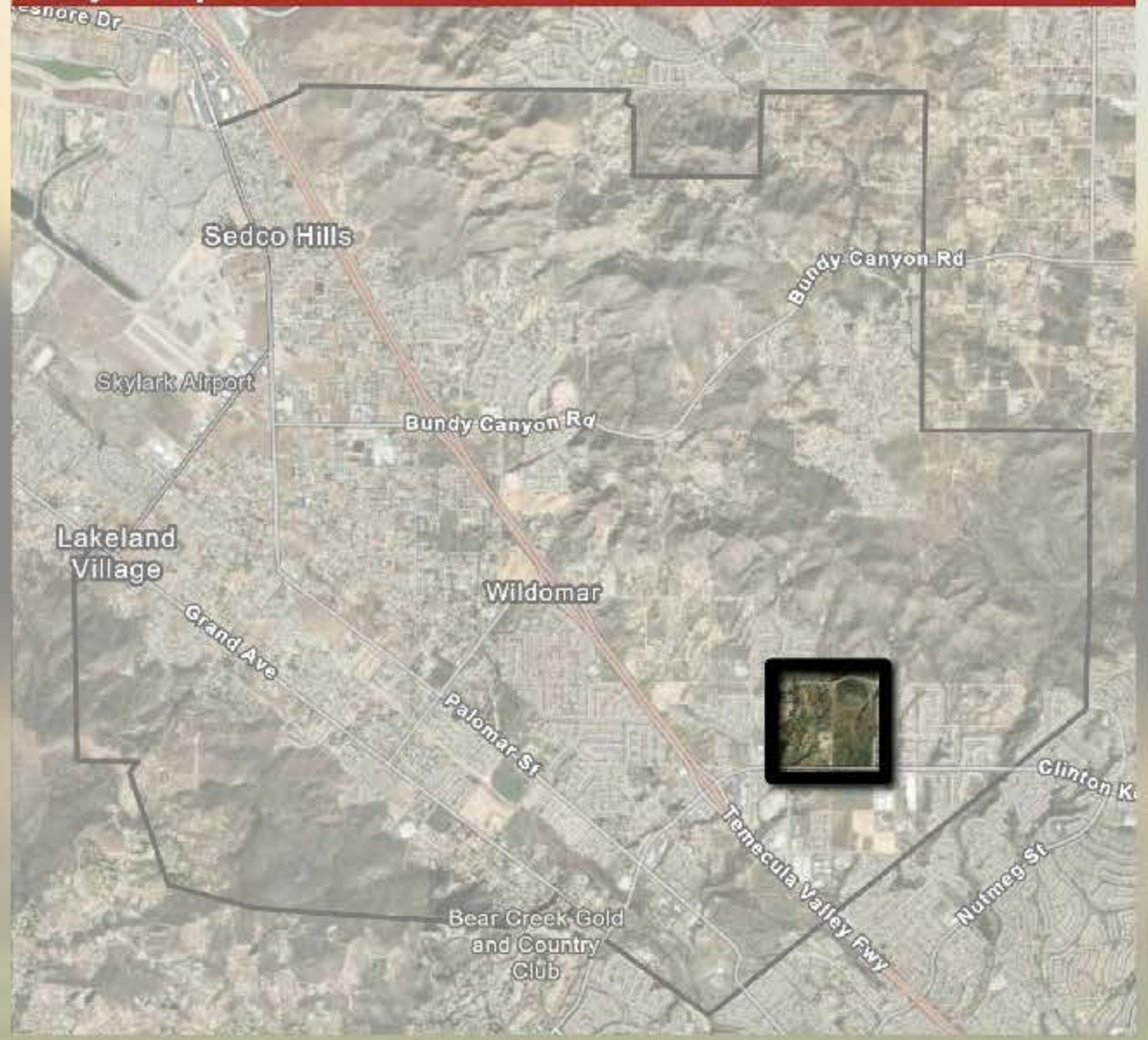
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

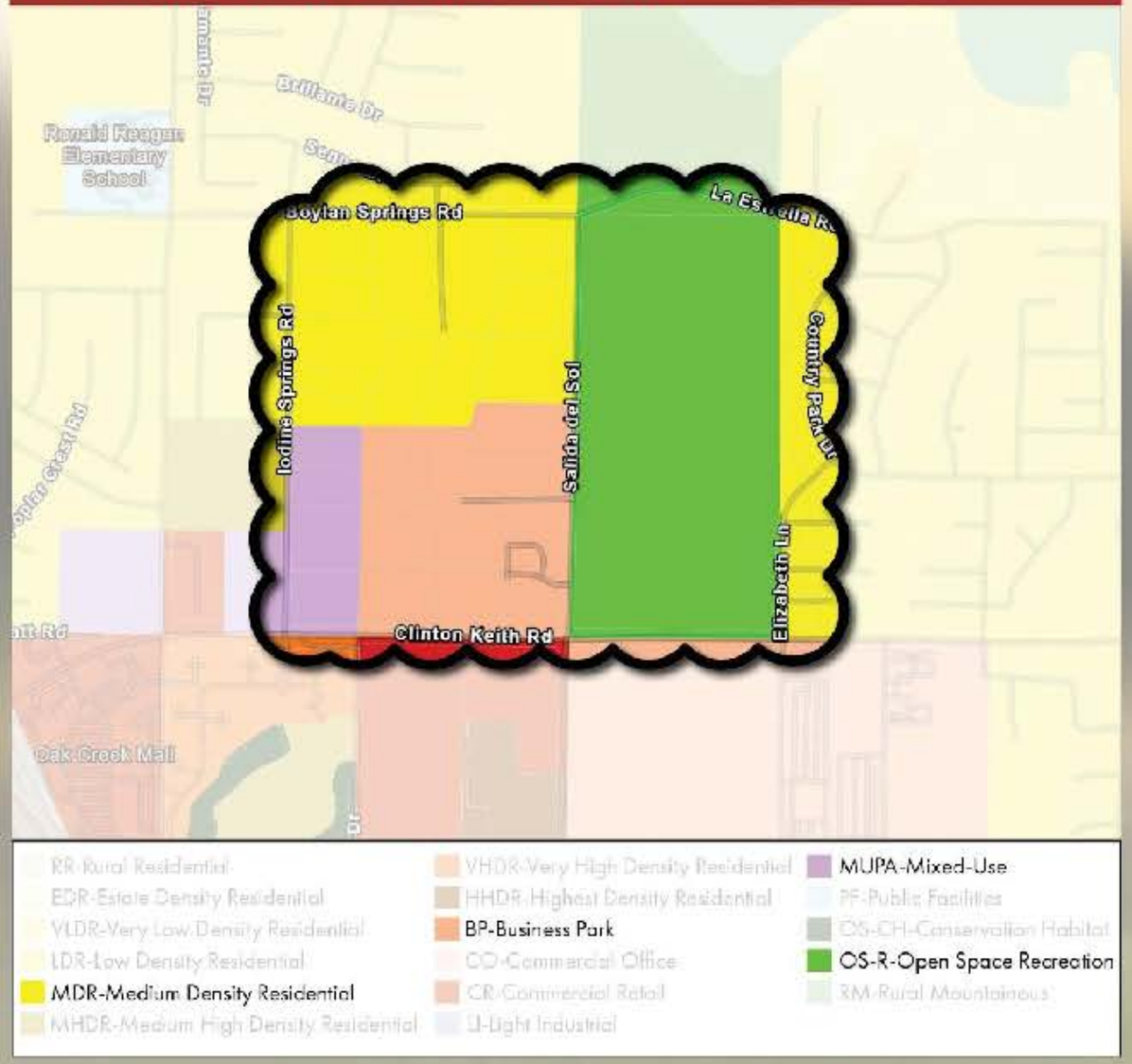
- Large Vacant Land
- Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

Key Map

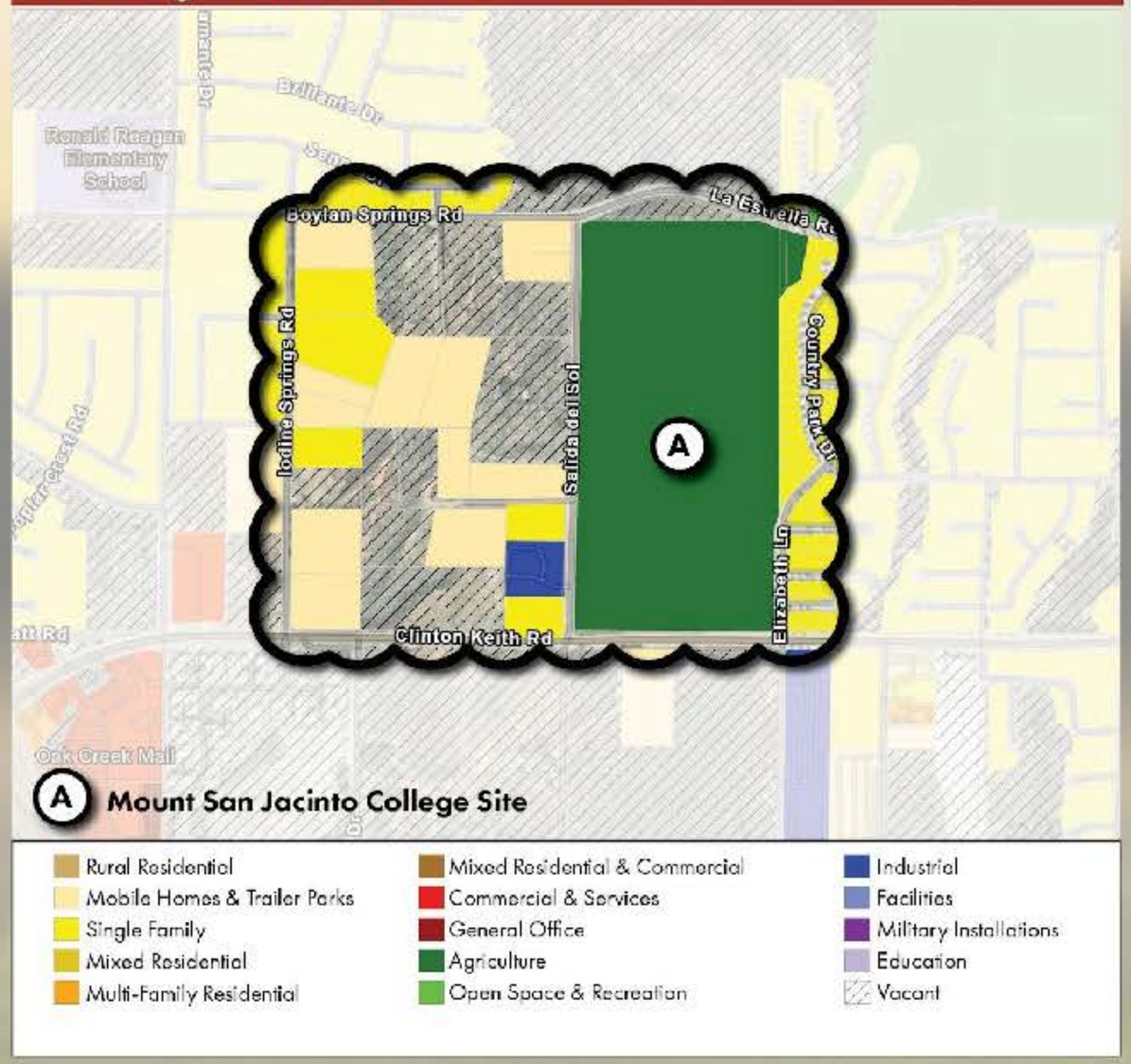


FOCUS AREA 8

Current General Plan Land Use



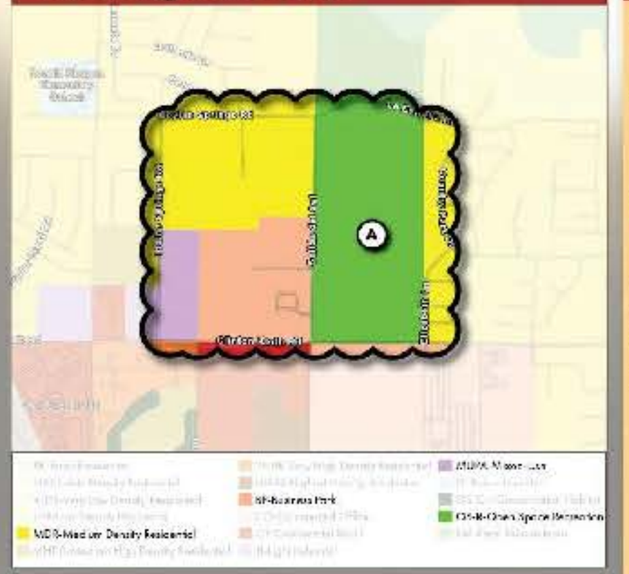
Existing Land Use



FOCUS AREA 8

Future by Design
ENVISION WILDOMAR 2040

Existing 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.

Potential to put Wildomar on the map

4 VOTES



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

X VOTES

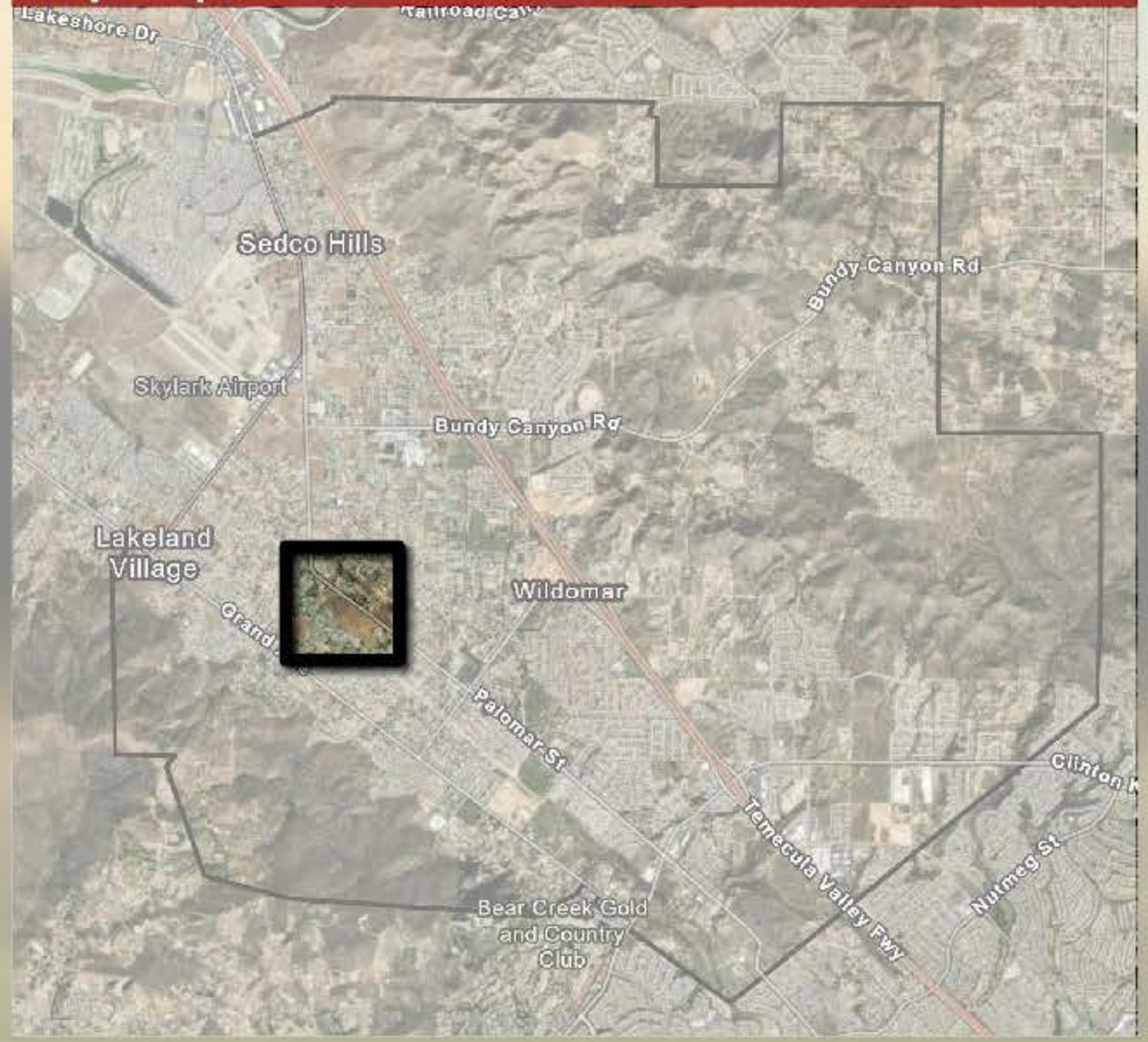
OTHER THOUGHTS OR IDEAS

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

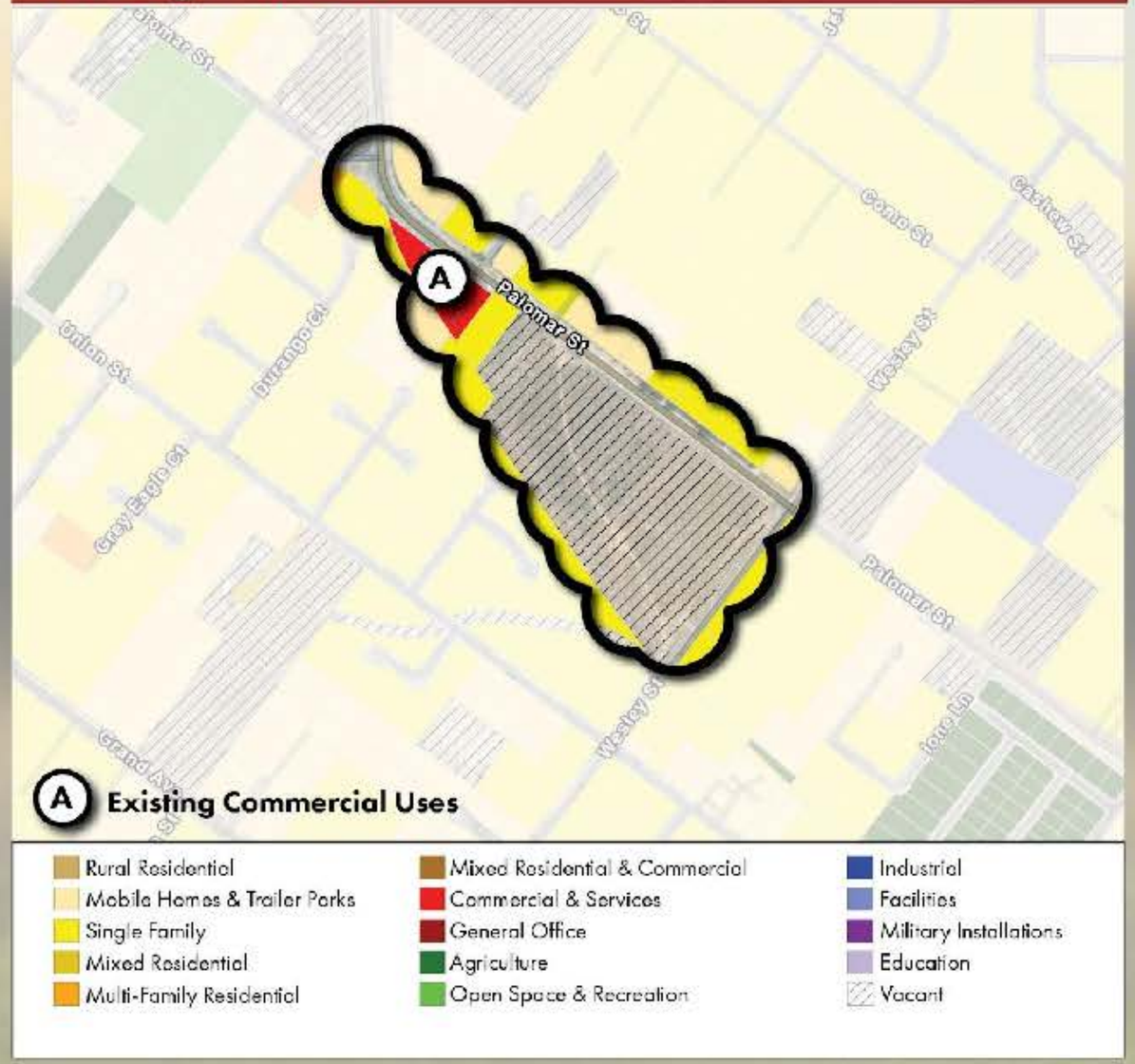


FOCUS AREA 9

Current General Plan Land Use



Existing Land Use



FOCUS AREA 9

Future by Design
ENVISION WILDOMAR 2040

Existing 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.

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?

Future by Design

ENVISION WILDOMAR 2040

WELCOME TO THE CITY OF WILDOMAR'S GENERAL PLAN UPDATE

COMMUNITY WORKSHOP #2

NOVEMBER 15, 2022 (VIRTUAL)

WILDOMAR'S GUIDING PRINCIPLES

Future by Design
ENVISION WILDOMAR 2040

"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.

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.

WIL MAR'S GUIDING PRINCIPLES

Future by Design
ENVISION WILDOMAR 2040

not sure what self-sustaining mean

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Do the Guiding Principles reflect your vision for Wildomar?

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I Agree	I disagree
7	X VOTES

Raise Hand

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

WILDOMAR'S GUIDING PRINCIPLES

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ENVISION WILDOMAR 2040

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I Agree

7 VOTES

I disagree



X VOTES



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7 VOTES

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X VOTES



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7 VOTES	X VOTES



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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)*

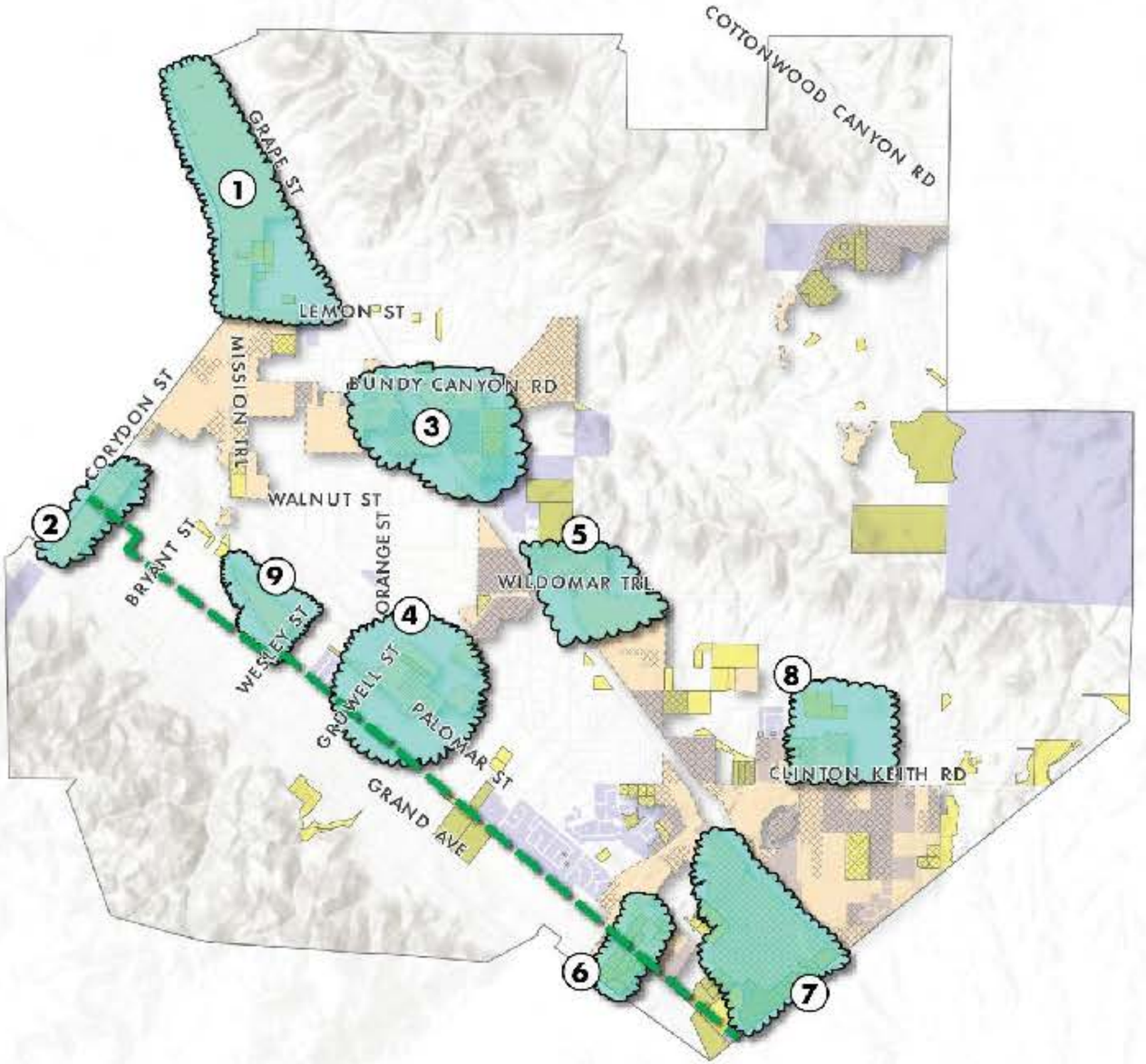
Murrieta Creek Regional Trail

Areas of Potential Change

Vacant Land *(Within Areas of Potential Change)*

6th Cycle RHNA Housing Opportunity Sites

Development Projects

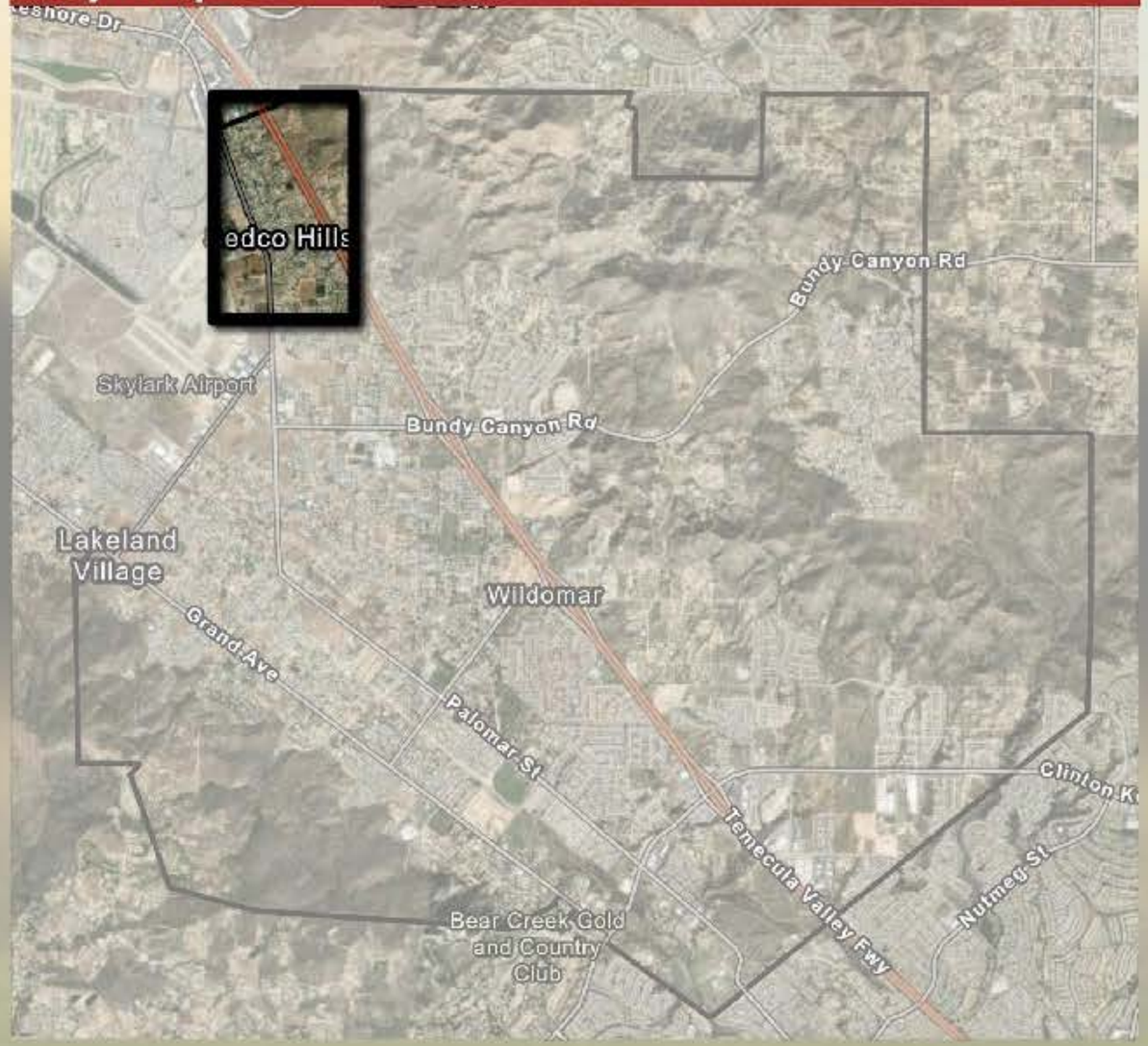


FOCUS AREA 1

Key Considerations

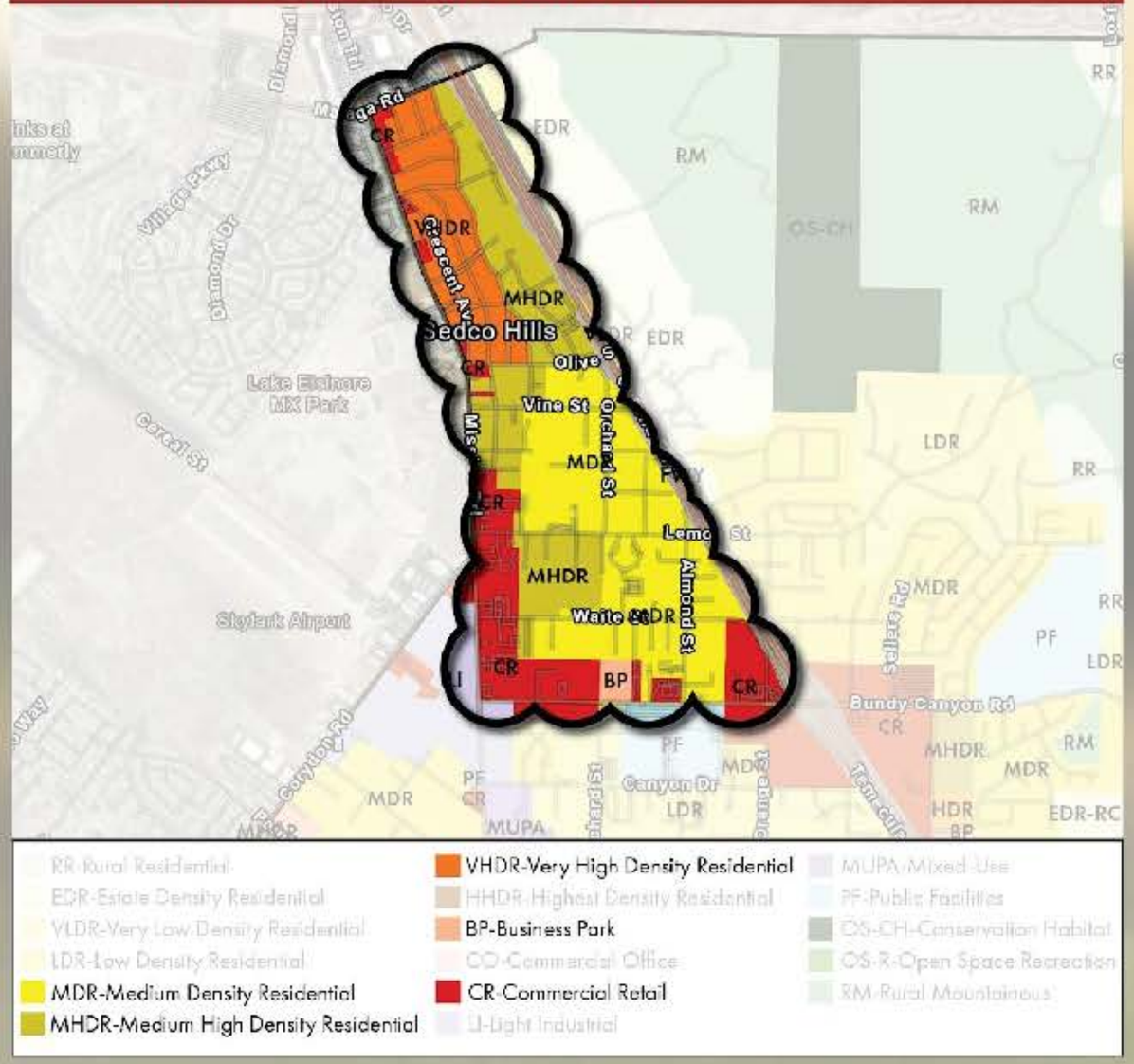
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map

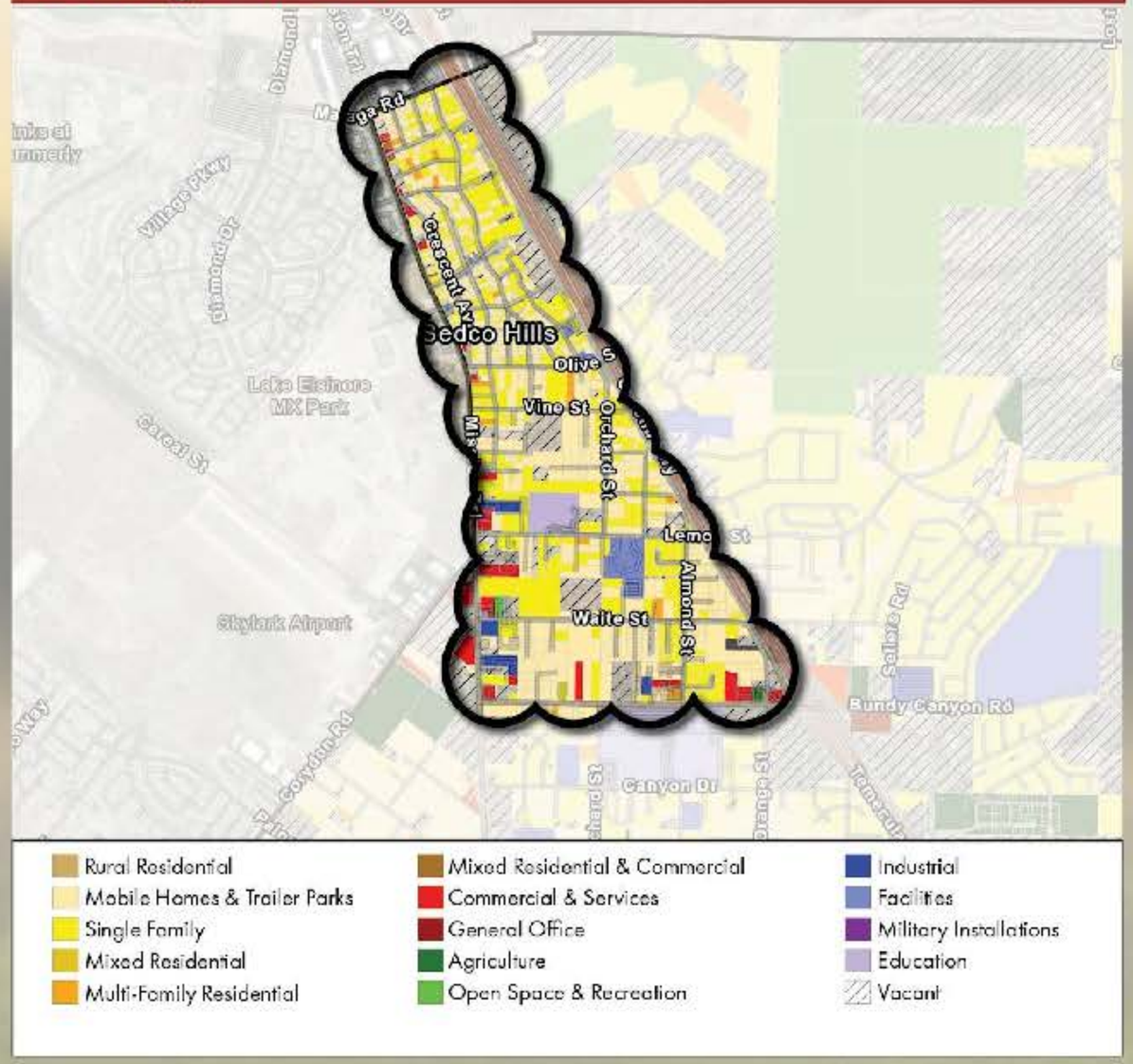


FOCUS AREA 1

Current General Plan Land Use



Existing Land Use



FOC ARE

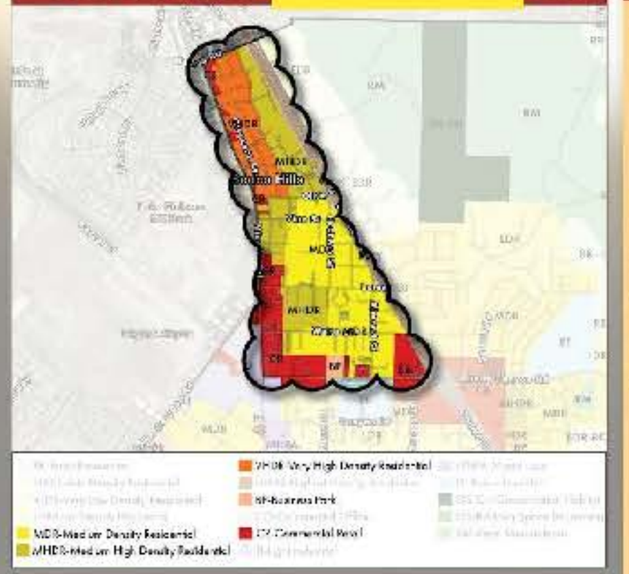
Need to be careful about displacement. Only place to live if lower income. Forgotten part of Wildomar.

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 Gene 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

Wh be ere



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.

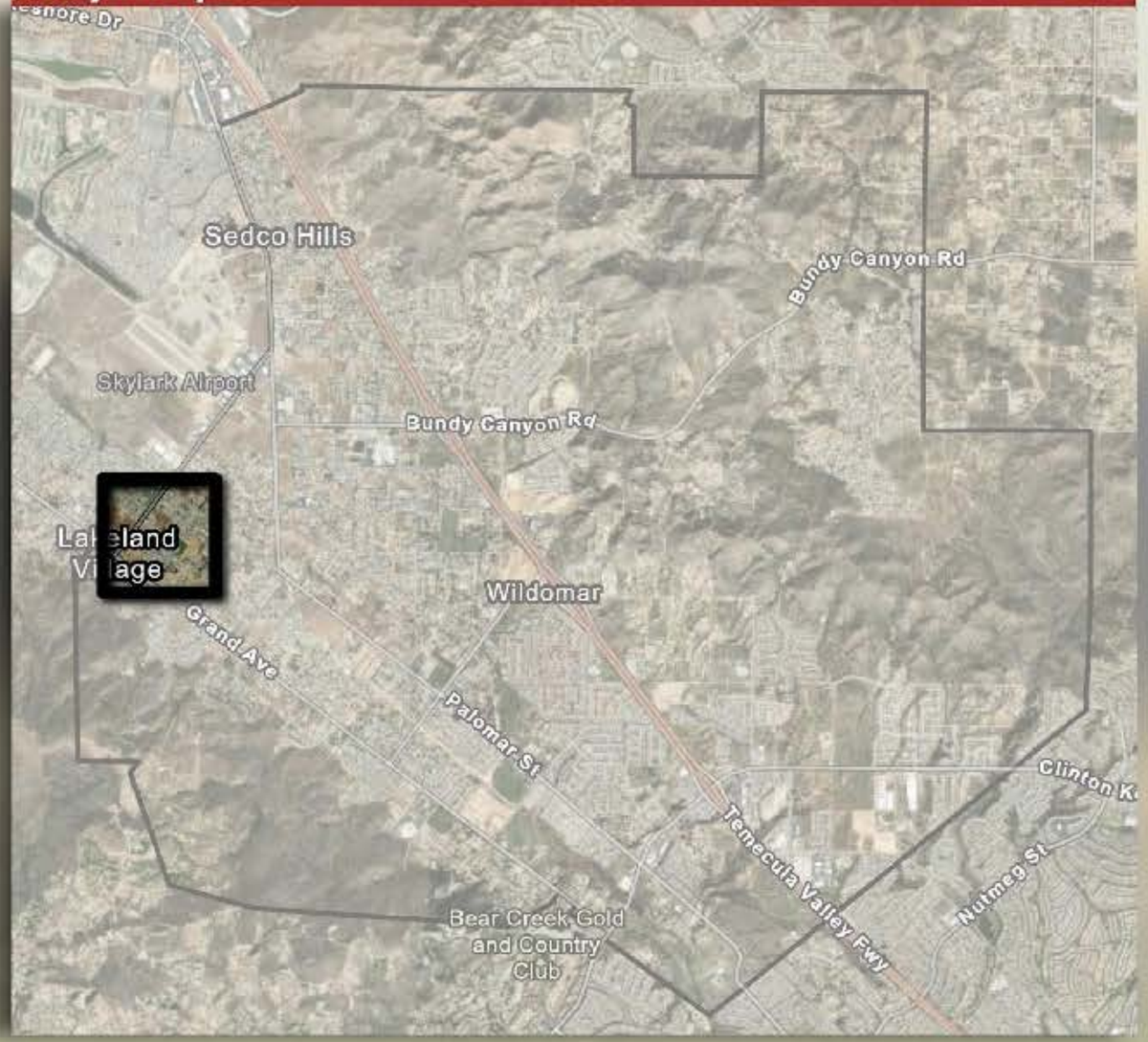
2 VOTES

FOCUS AREA 2

Key Considerations

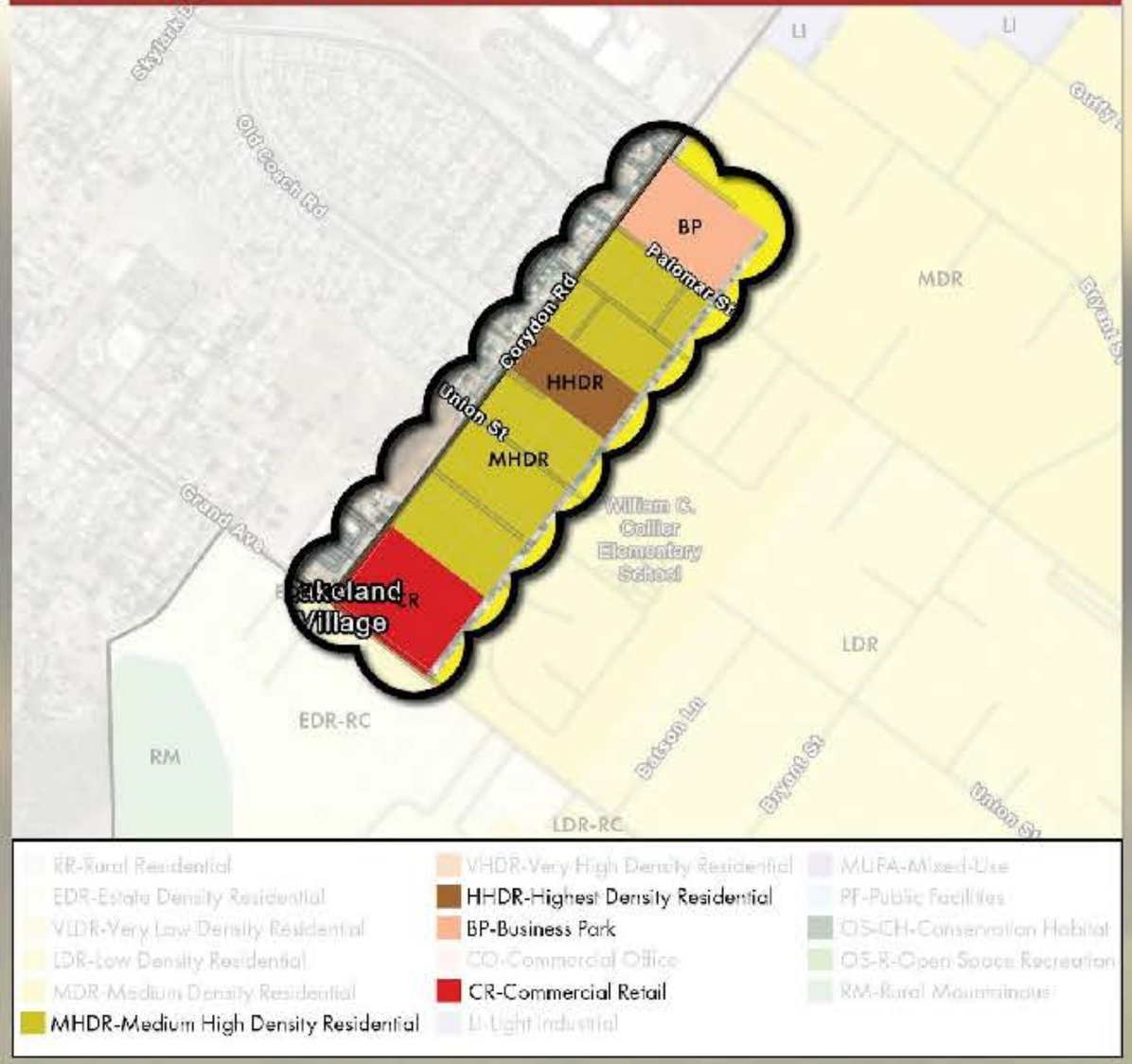
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

Key Map



FOCUS AREA 2

Current General Plan Land Use



Existing Land Use



FOCUS AREA 2

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas

(A) Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore

(B) 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

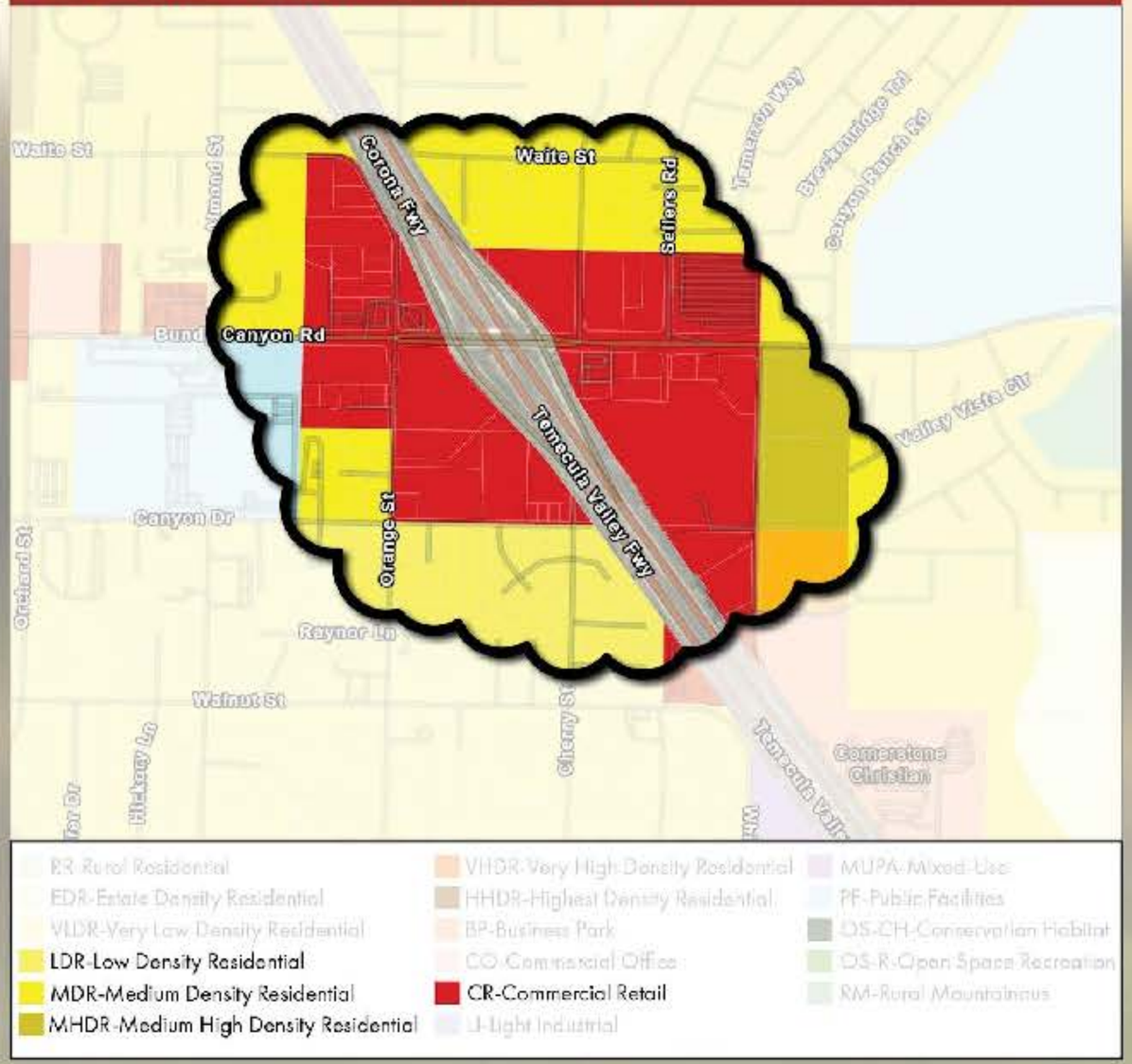
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for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

Key Map

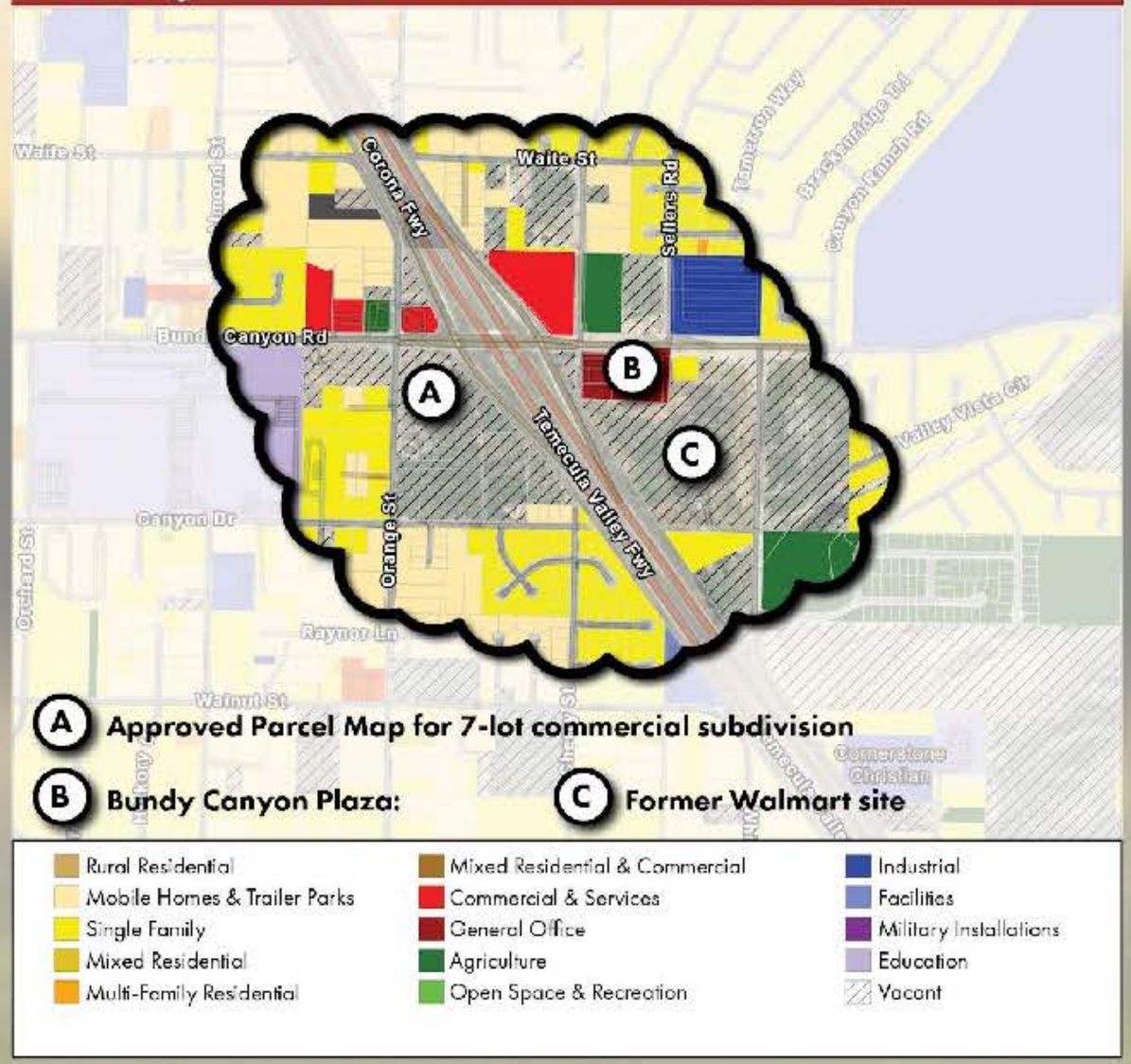


FOCUS AREA 3

Current General Plan Land Use



Existing Land Use



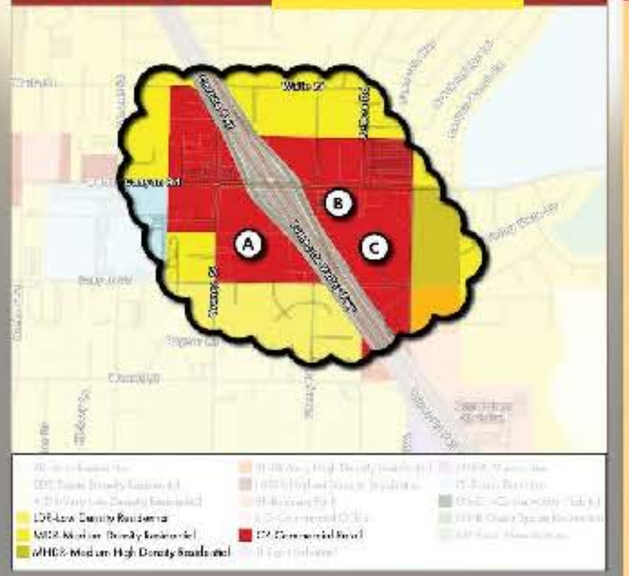
FOC ARE

Don't want strip malls.

Concerned about land abutting freeways is good for commercial.

Future by Design
ENVISION WILDOMAR 2040

Existing Land



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

(A) Approved commercial Parcel Map for 7-lot commercial subdivision
(B) Bundy Canyon Plaza
(C) Former Walmart site

Wh 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

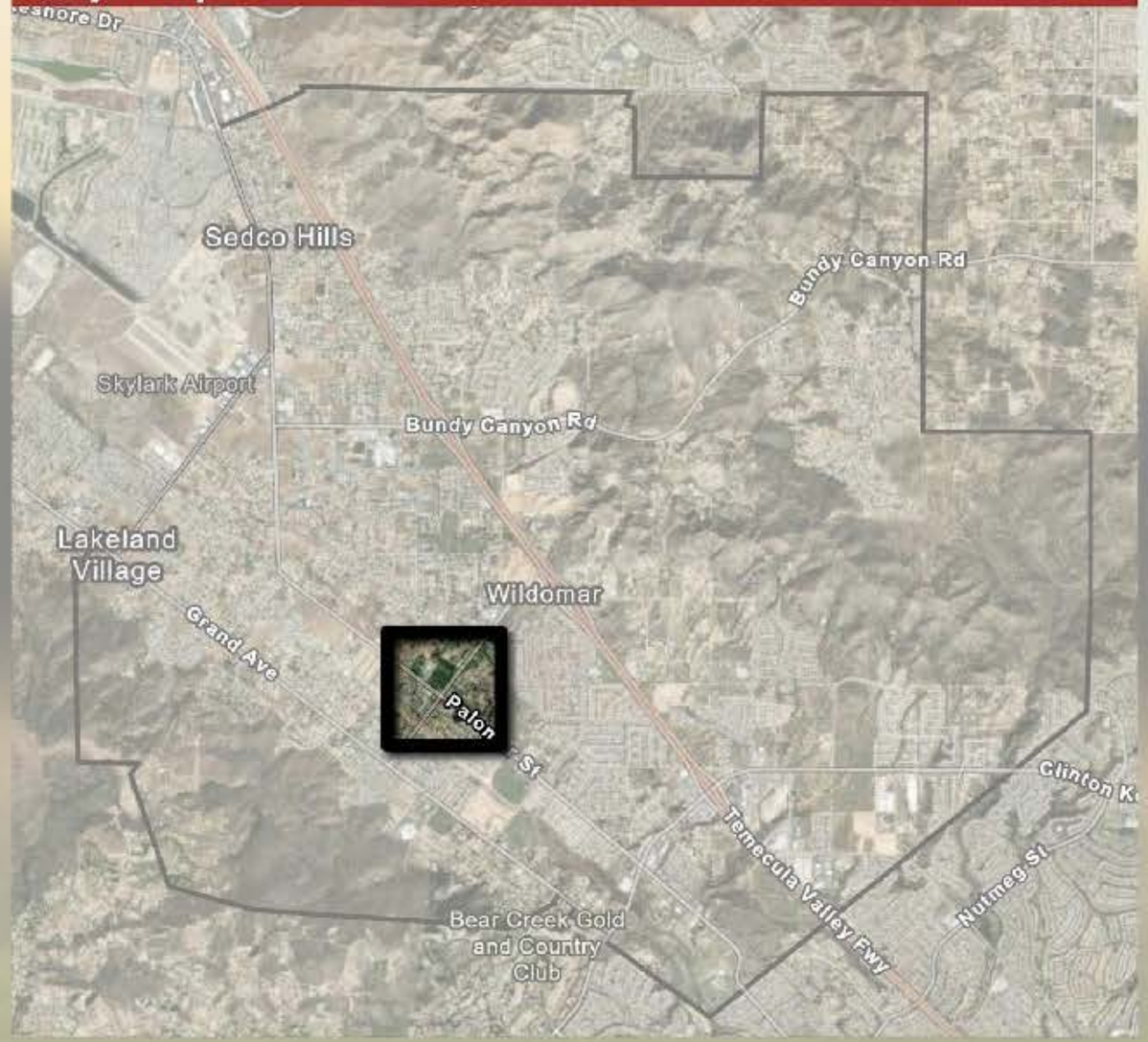
OTHER THOUGHTS OR IDEAS

FOCUS AREA 4

Key Considerations

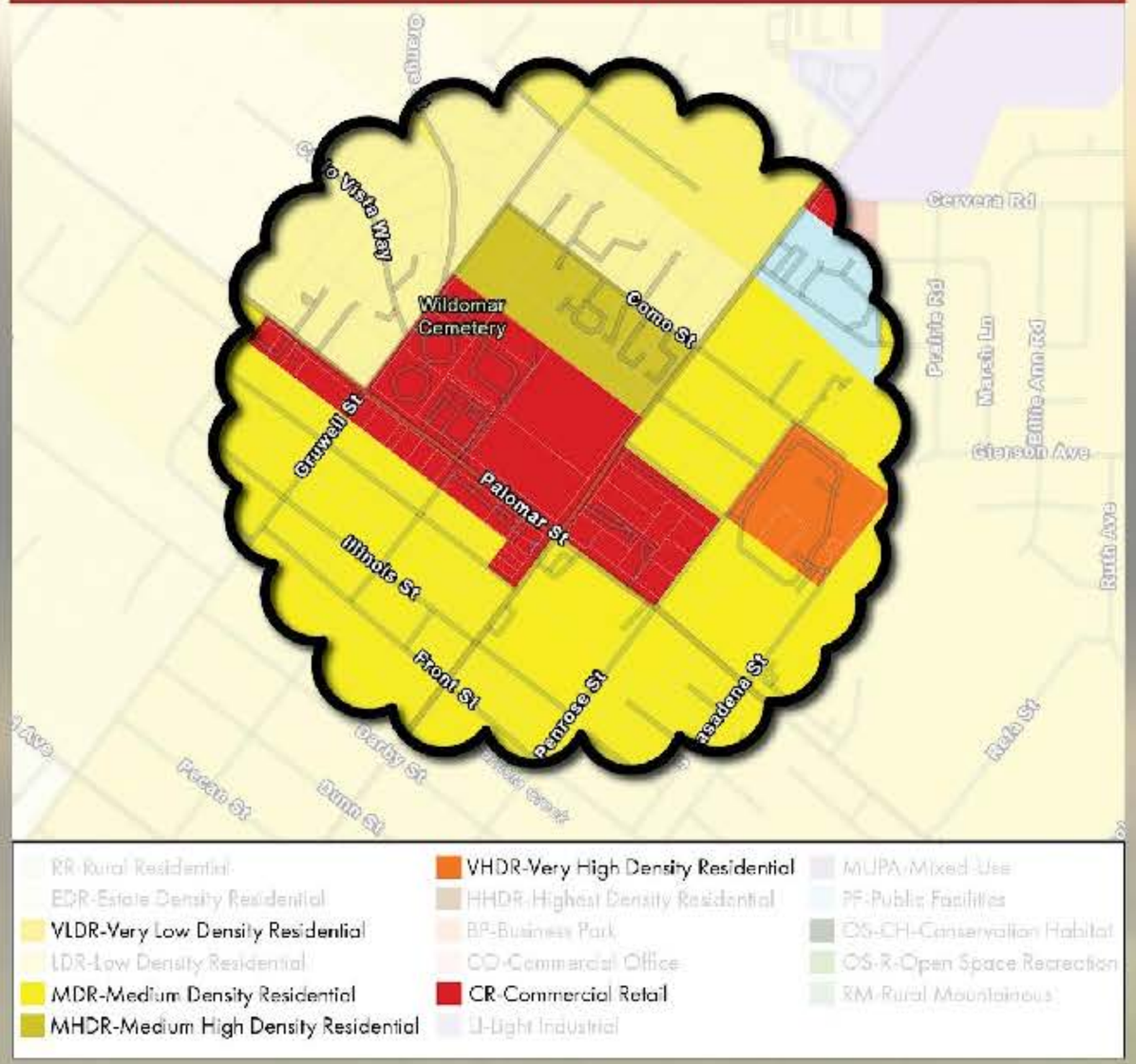
- Considered by many as the "Heart of the City"
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map

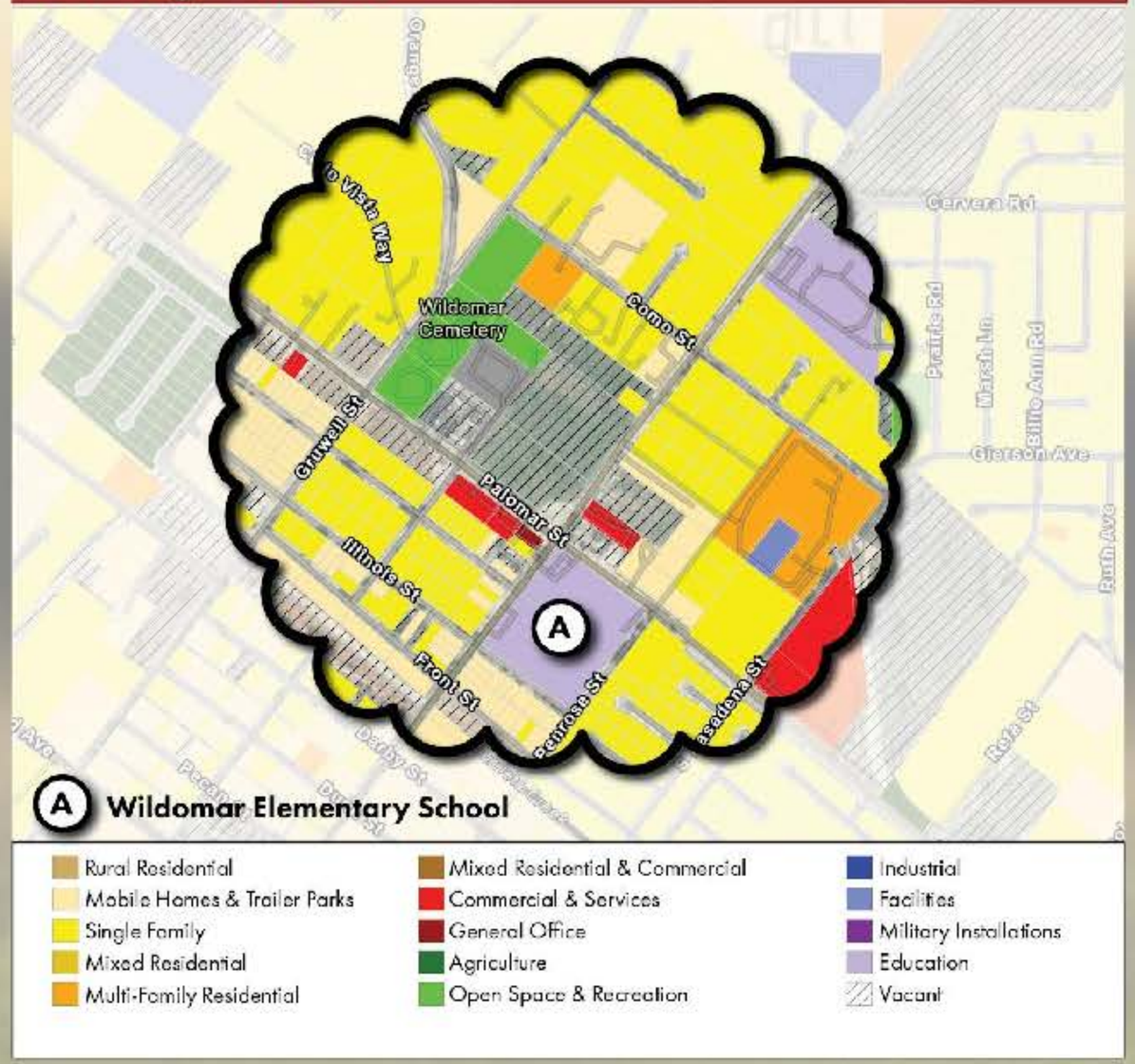


FOCUS AREA 4

Current General Plan Land Use



Existing Land Use



FOC 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



Key Considerations

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

(A) Wildomar Elementary School

What Uses ouraged 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

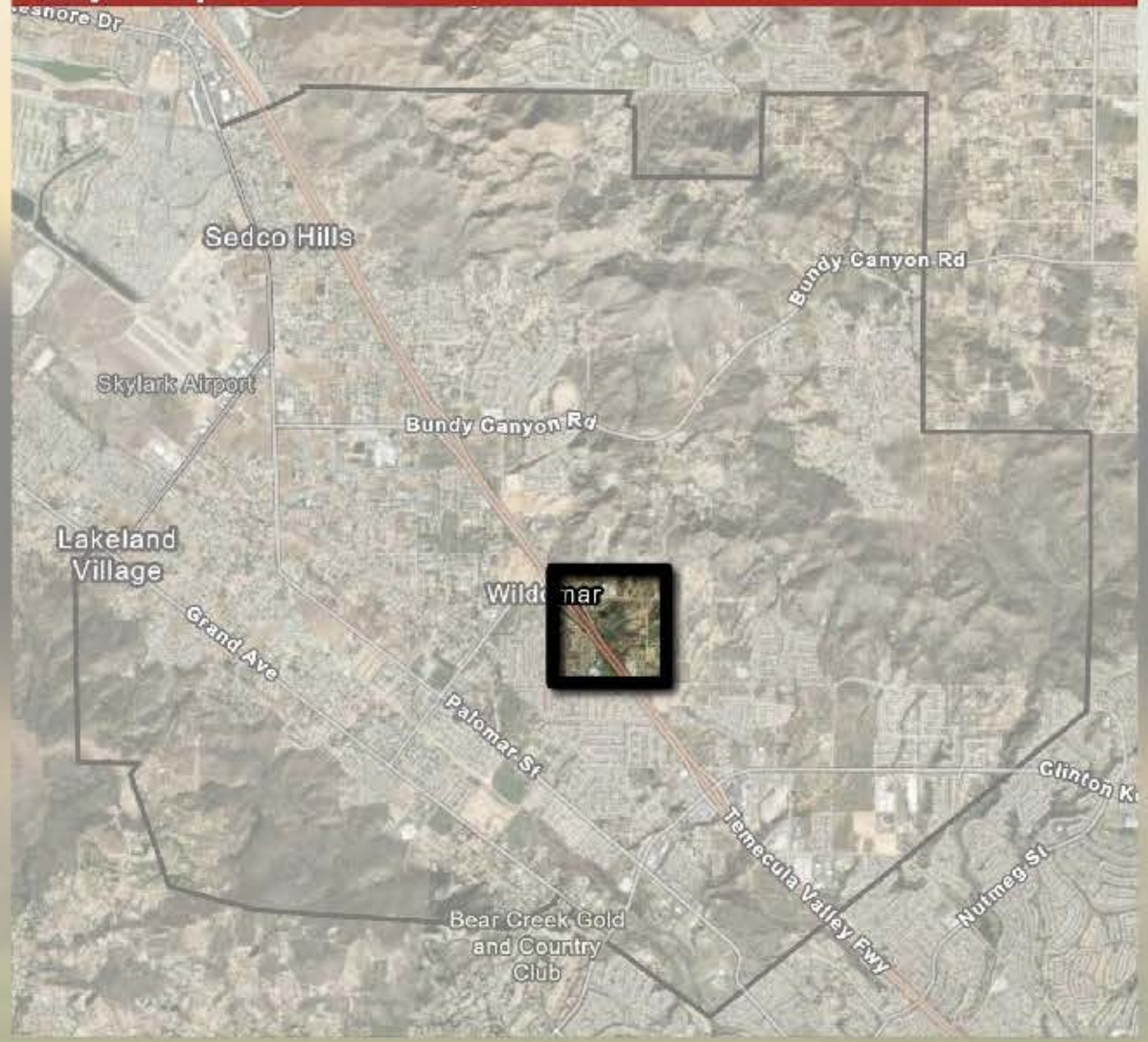
OTHER THOUGHTS OR IDEAS

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

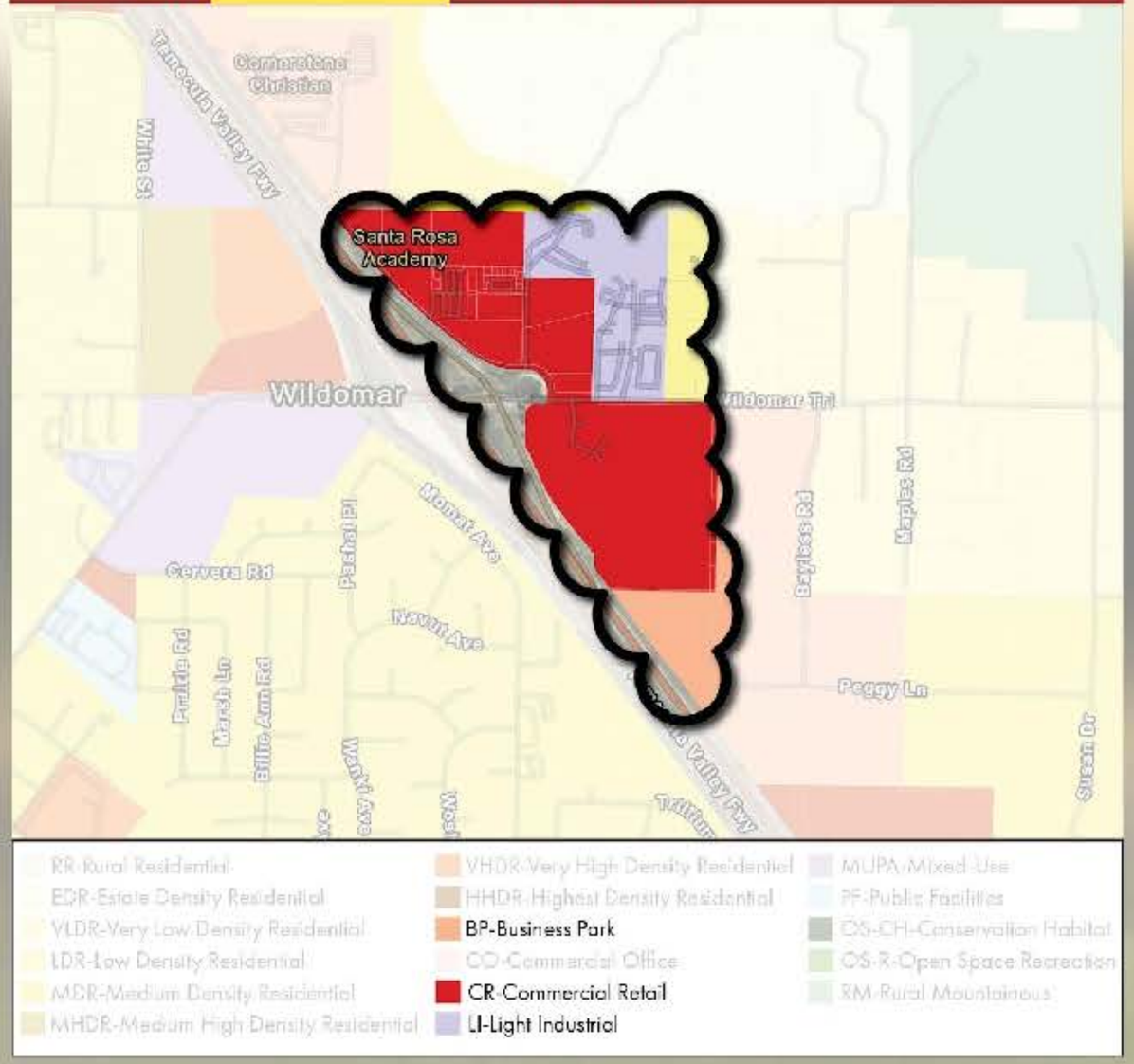
Key Map



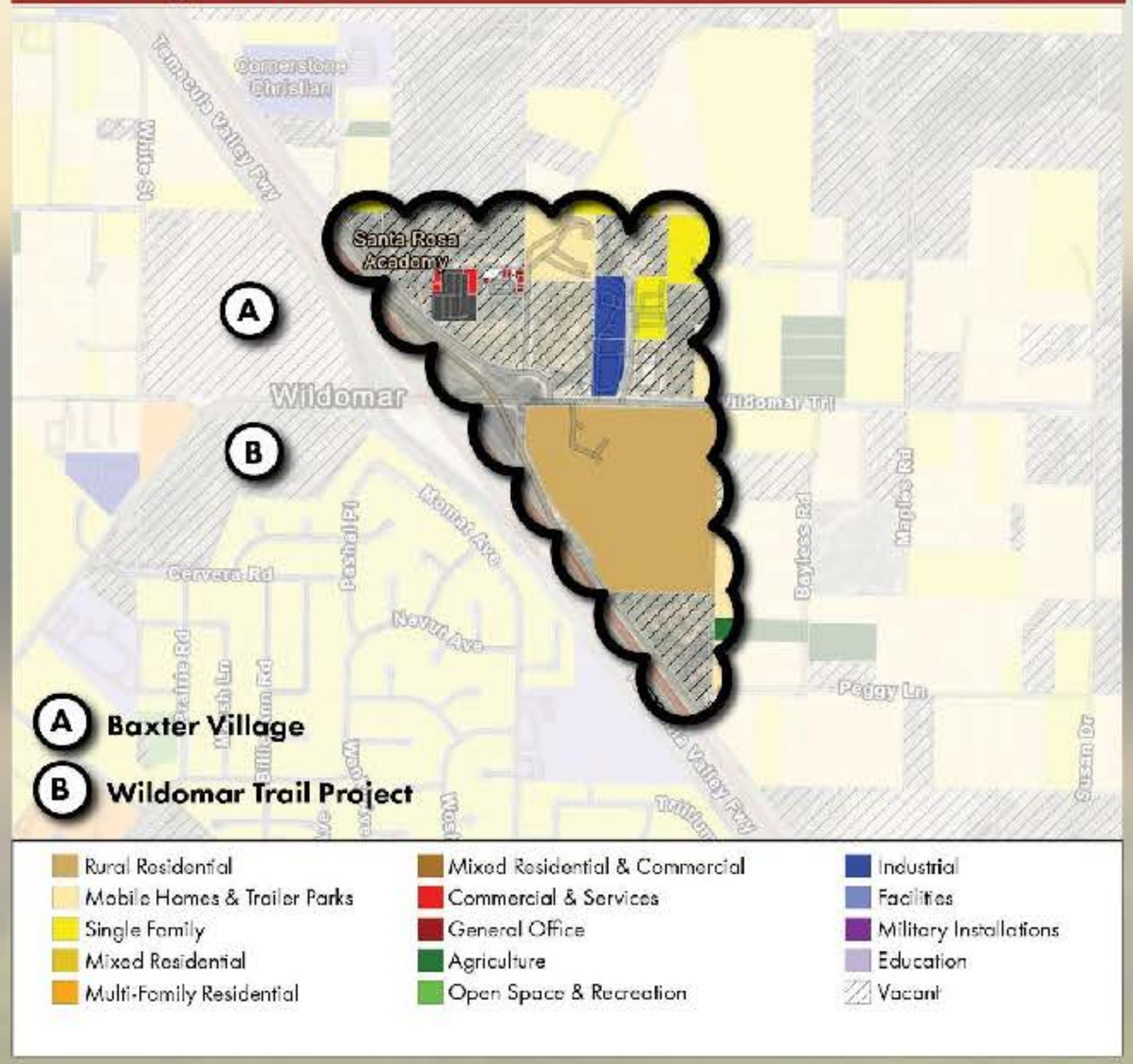
FOC AREA 5

Baxter project description is outdated.

Current n Land Use



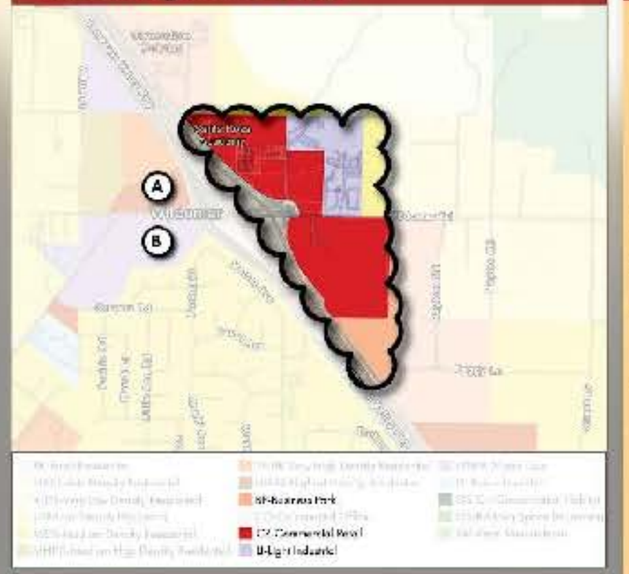
Existing Land Use



FOCUS AREA 5

Future by Design
ENVISION WILDOMAR 2040

Existing Land Use



Key Considerations

- Large Vacant sites
- (A) Boxter 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
- (B) Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office,and 109 townhome/condo units

What Uses should be encouraged here?



CONCEPT A: PRIMARILY COMMERCIAL USES

Protect this area as a retail center.

4 VOTES



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

0 VOTES

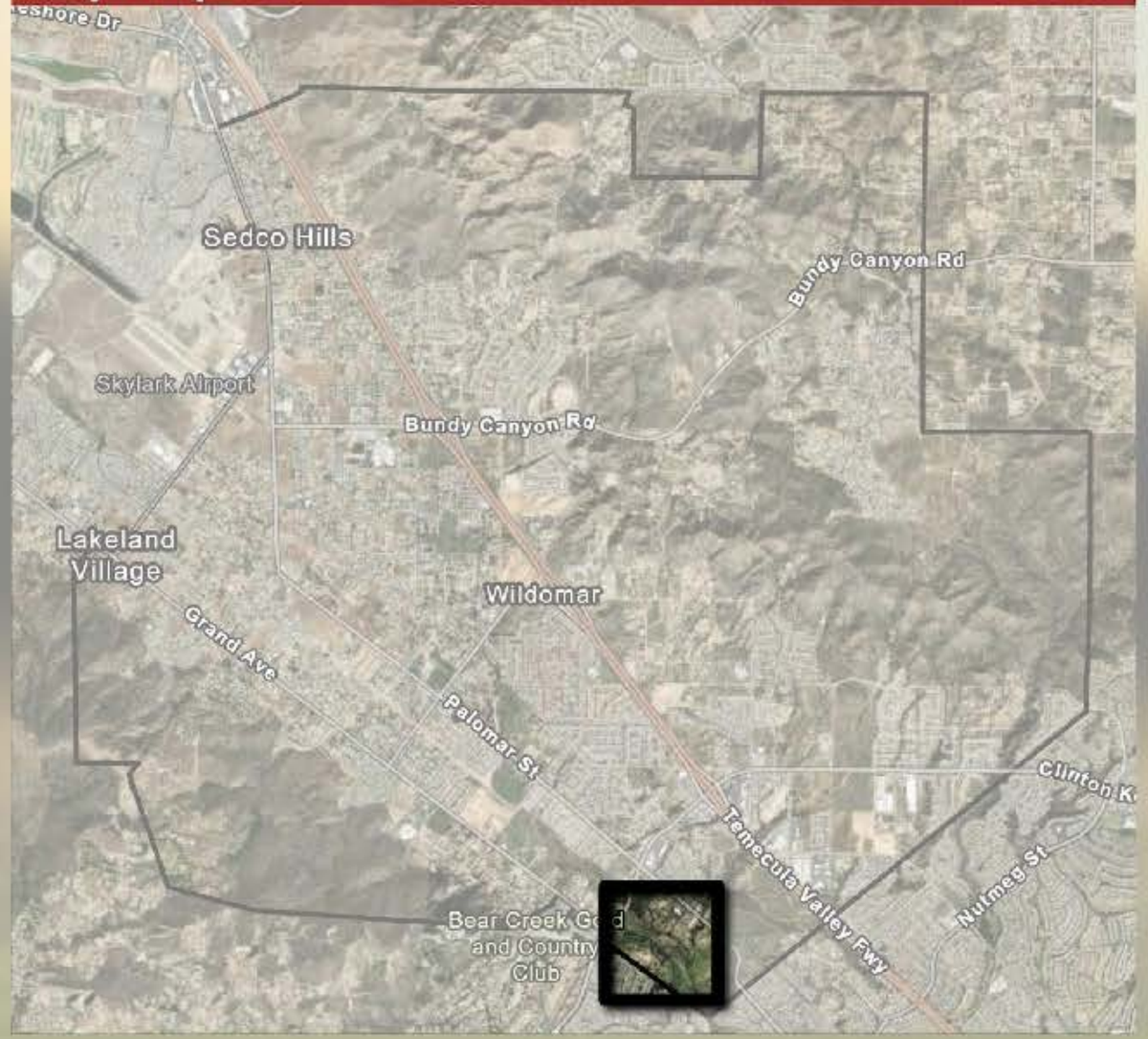
OTHER THOUGHTS OR IDEAS

FOCUS AREA 6

Key Considerations

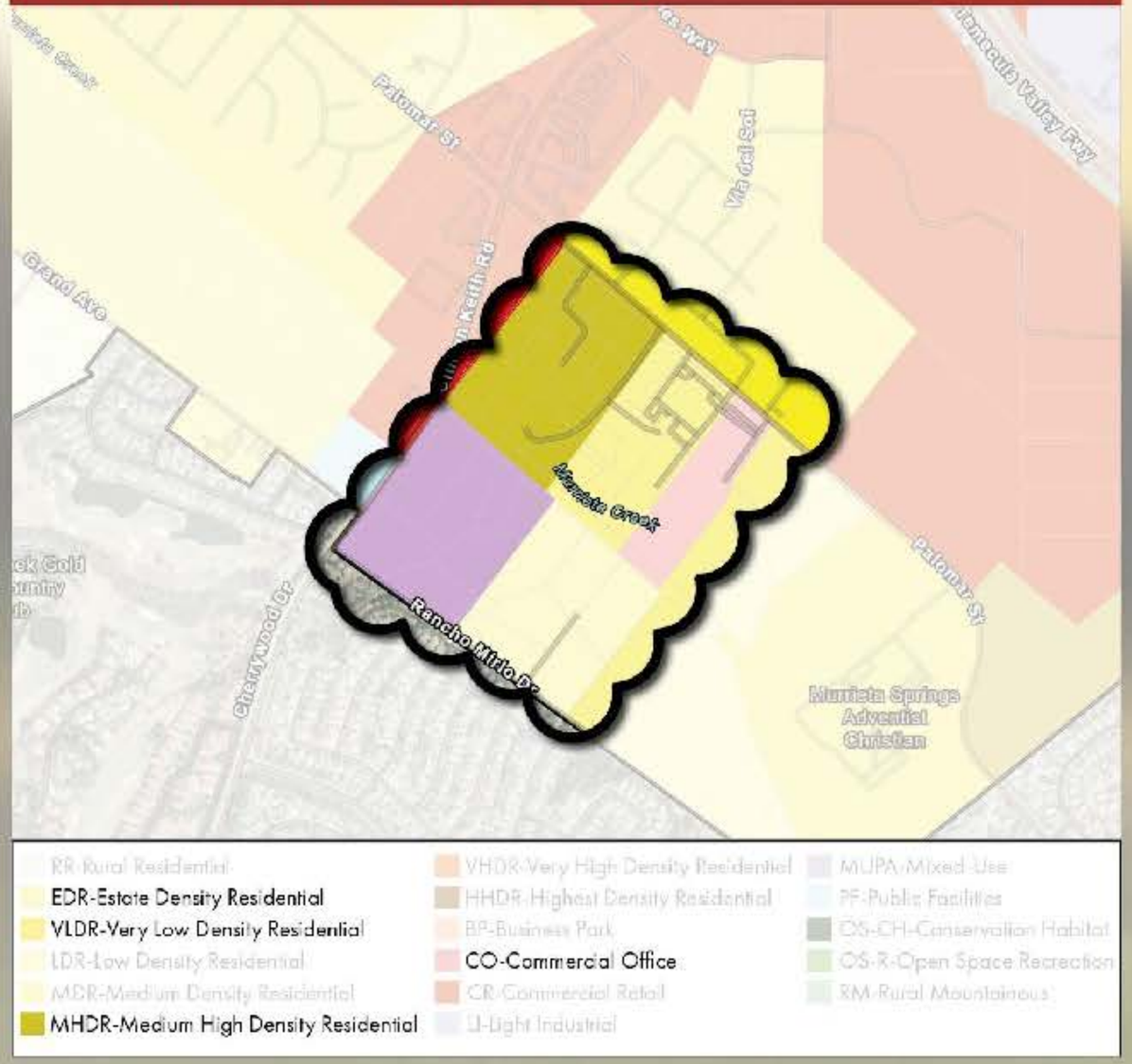
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map

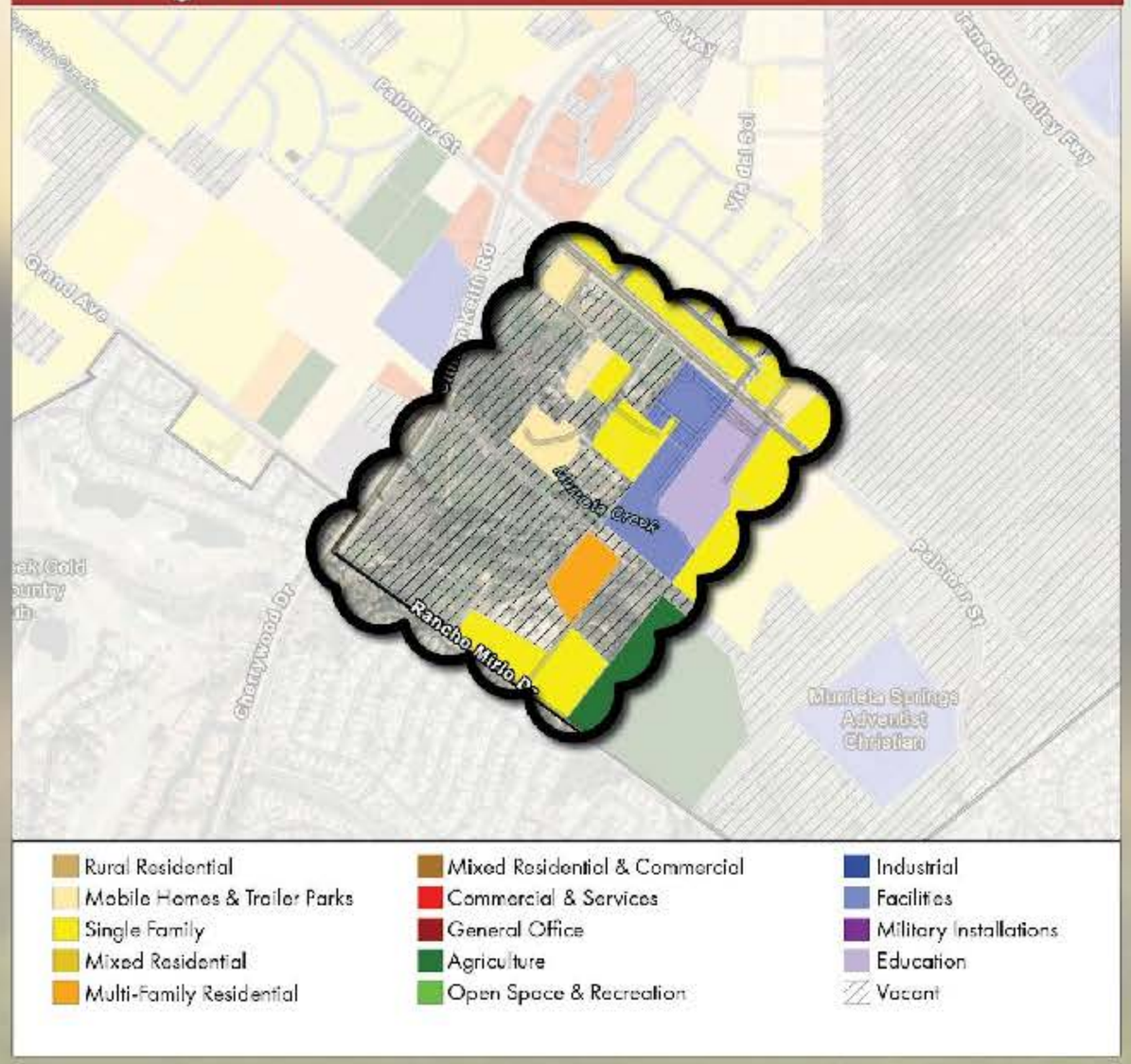


FOCUS AREA 6

Current General Plan Land Use



Existing Land Use



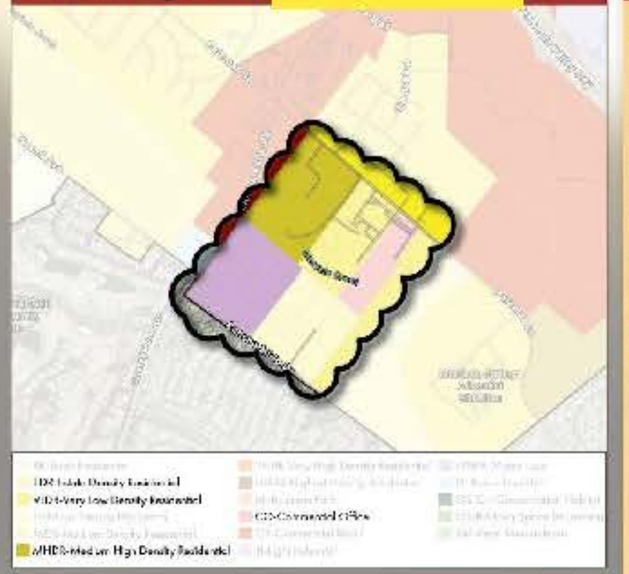
FOC AREA 6

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.

Future by Design
ENVISION WILDOMAR 2040

Existing Land



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: MIXED-USE

Allow for mixed-uses throughout with higher density residential.

small neighborhood commercial with mostly residential

5 VOTES



CONCEPT B: RESIDENTIAL

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

if want to do higher density, need sewer

X VOTES

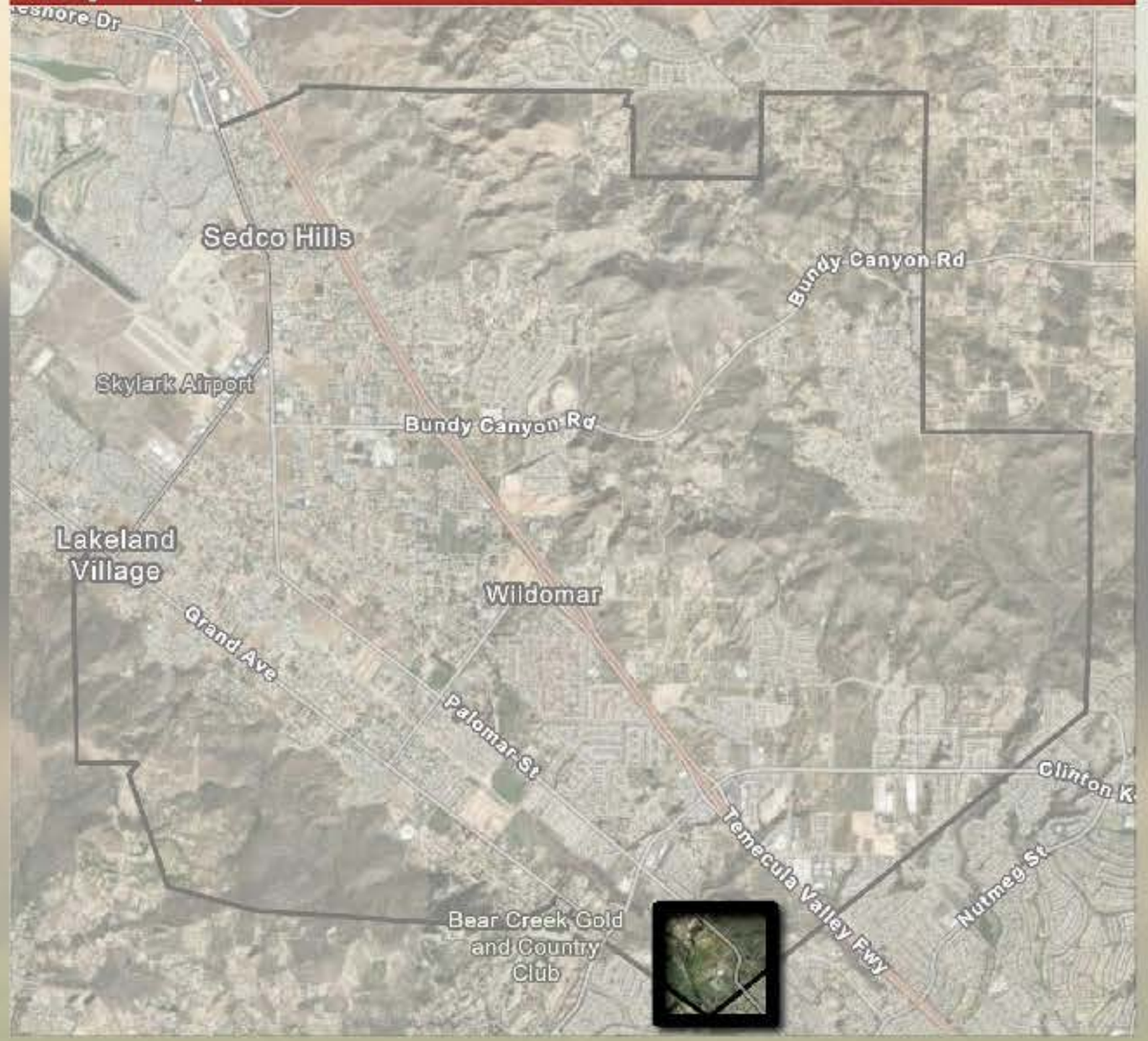
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

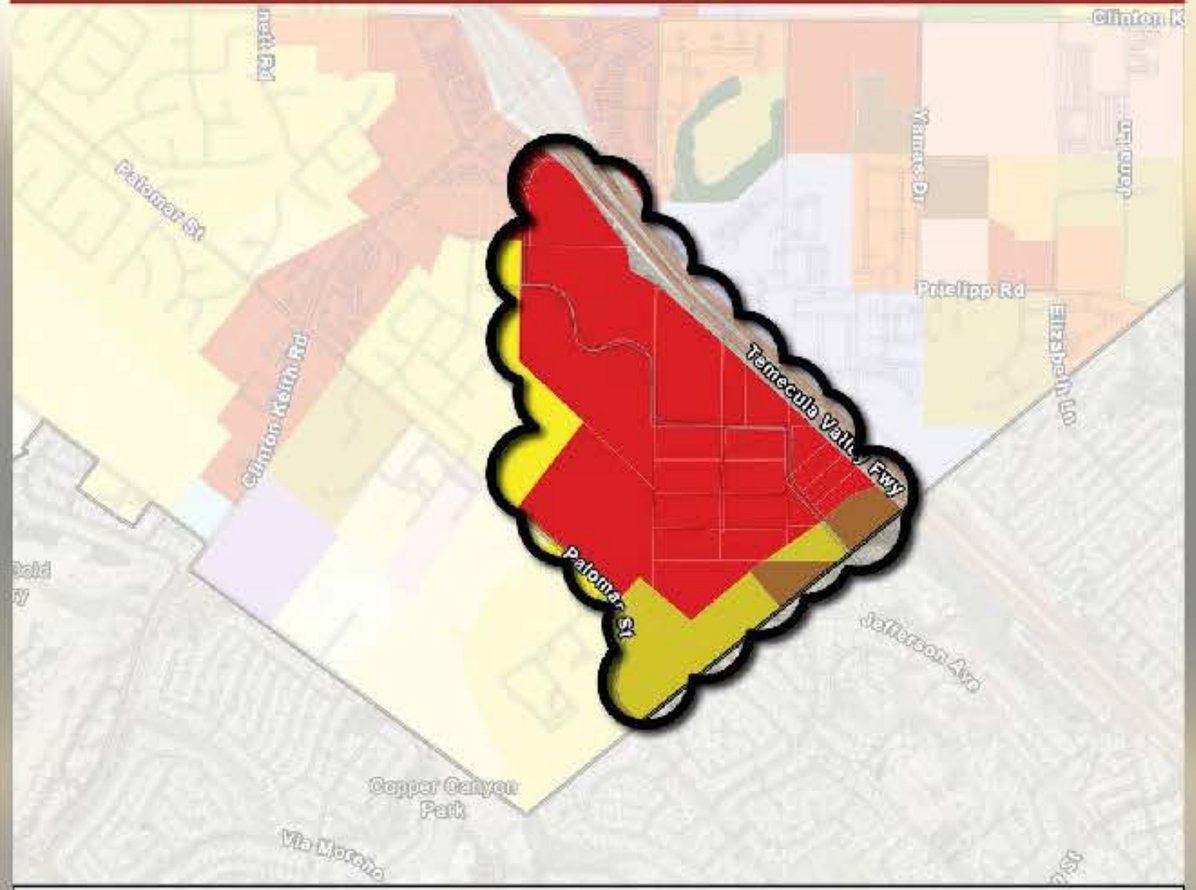
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map



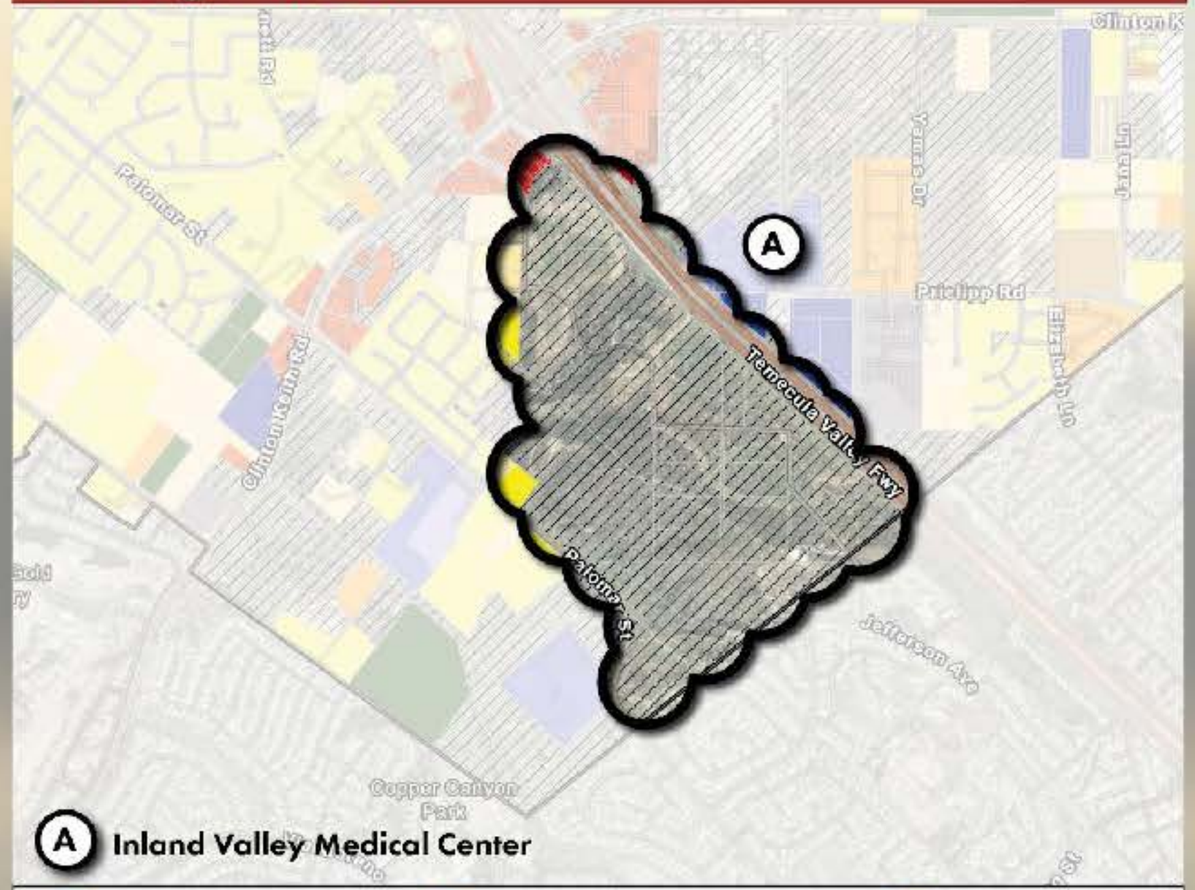
FOCUS AREA 7

Current General Plan Land Use



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

Existing Land Use



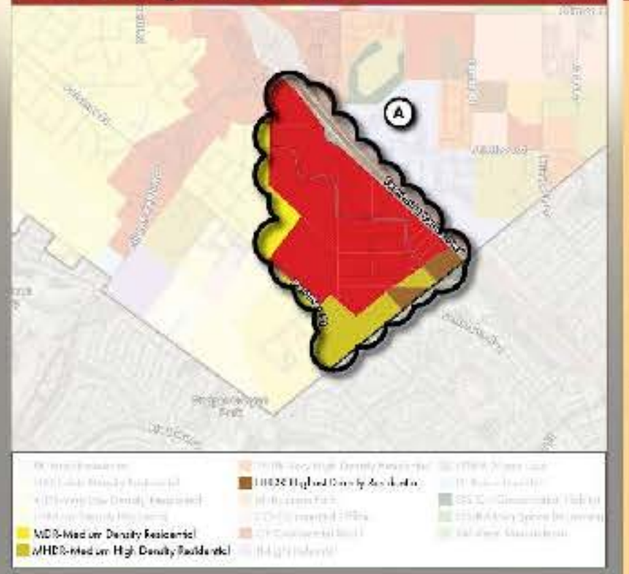
A Inland Valley Medical Center

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

FOCUS AREA 7

Future by Design
ENVISION WILDOMAR 2040

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

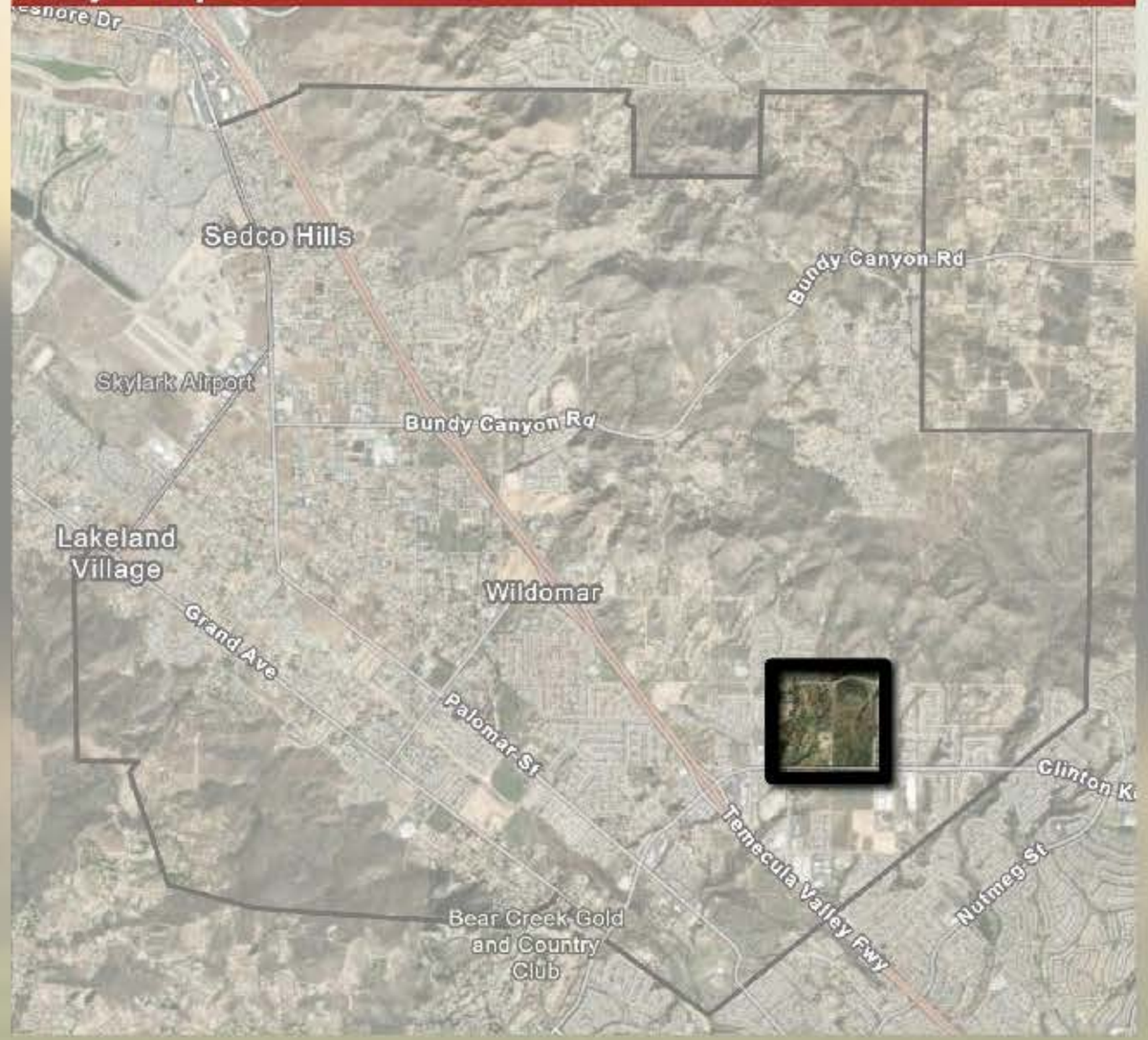
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

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

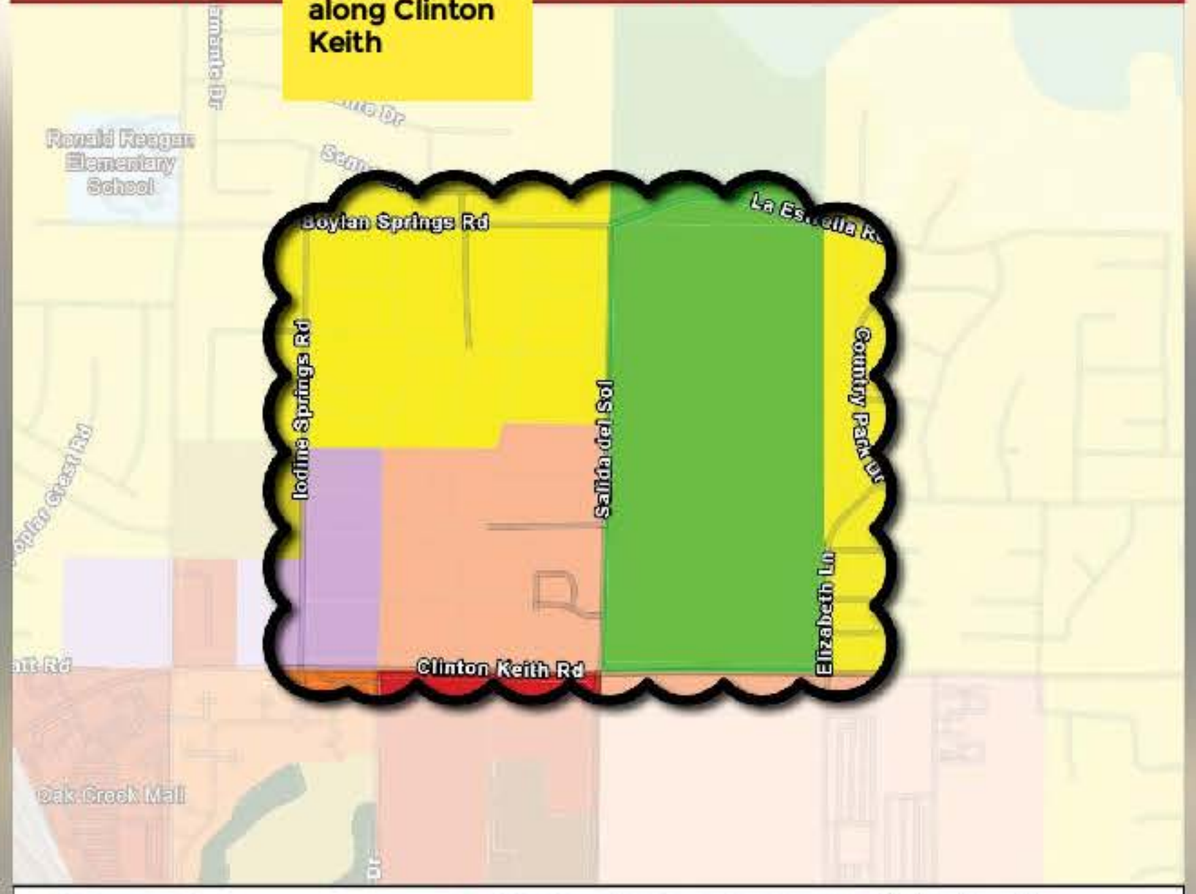
Key Map



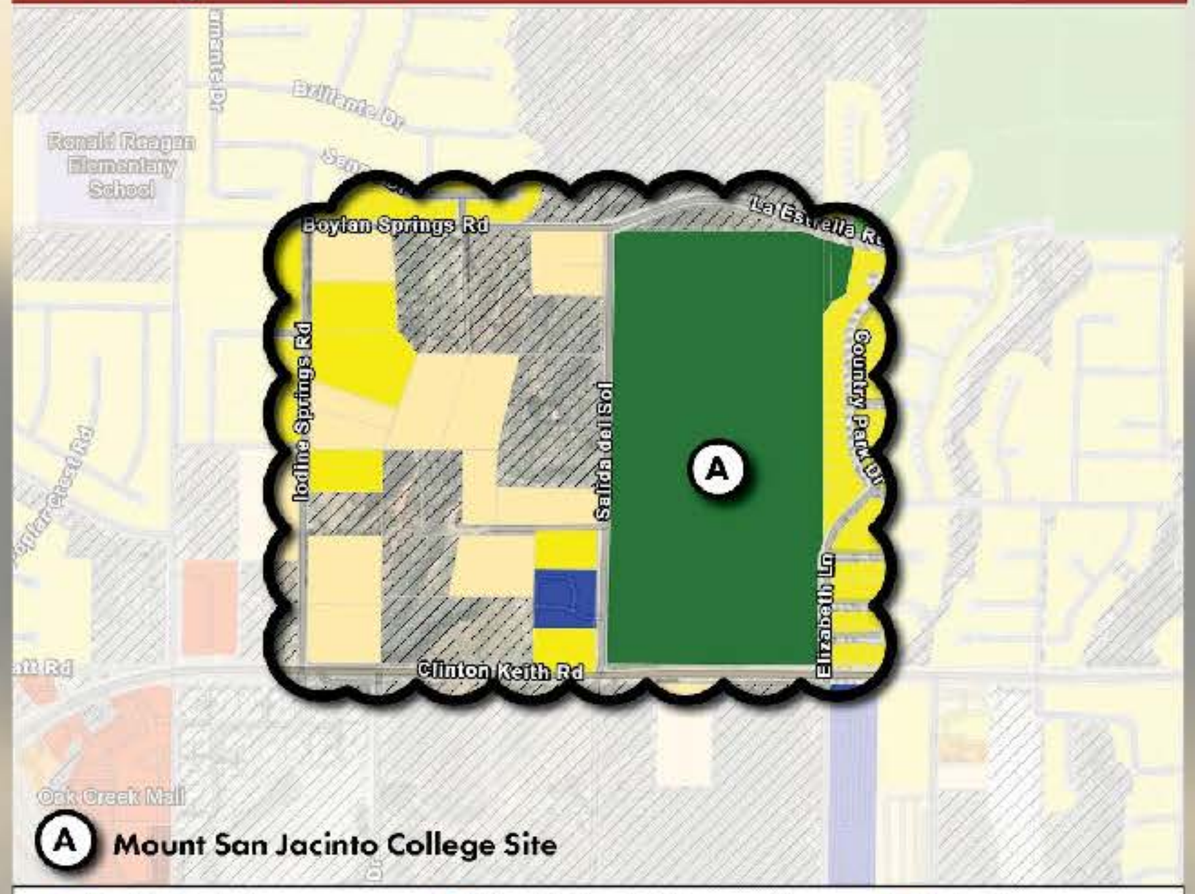
FOCUS AREA 8

residential in the back, with industrial flex along Clinton Keith

Current Ge and Use



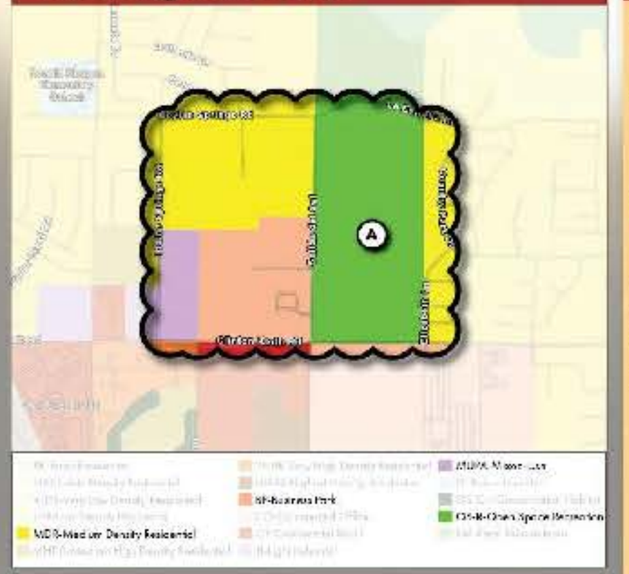
Existing Land Use



FOCUS AREA 8

Future by Design
ENVISION WILDOMAR 2040

Existing 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.

0 VOTES



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

0 VOTES

OTHER THOUGHTS OR IDEAS

residential in the back, with industrial flex along Clinton Keith

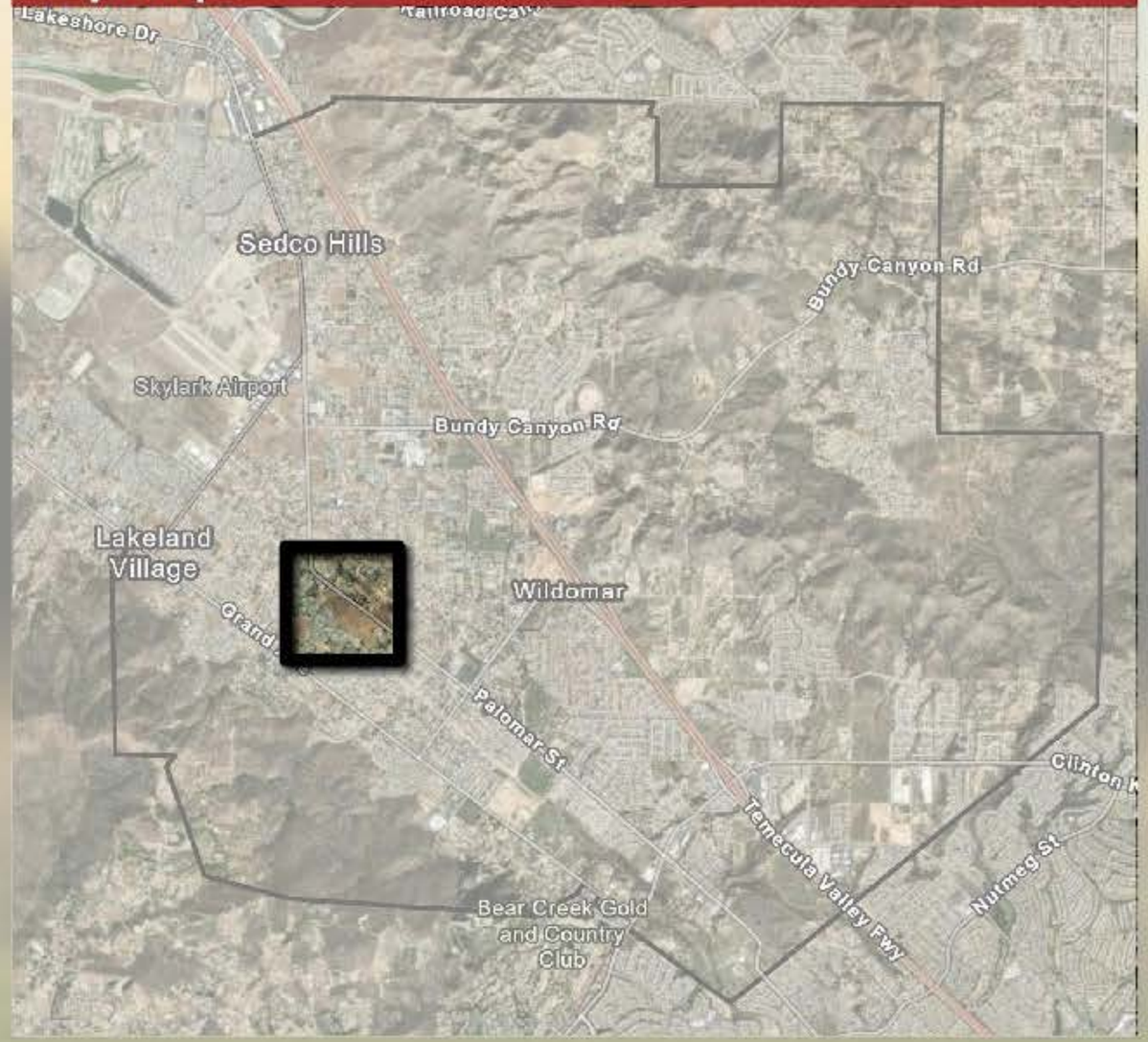
5 VOTES

FOCUS AREA 9

Key Considerations

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

Key Map

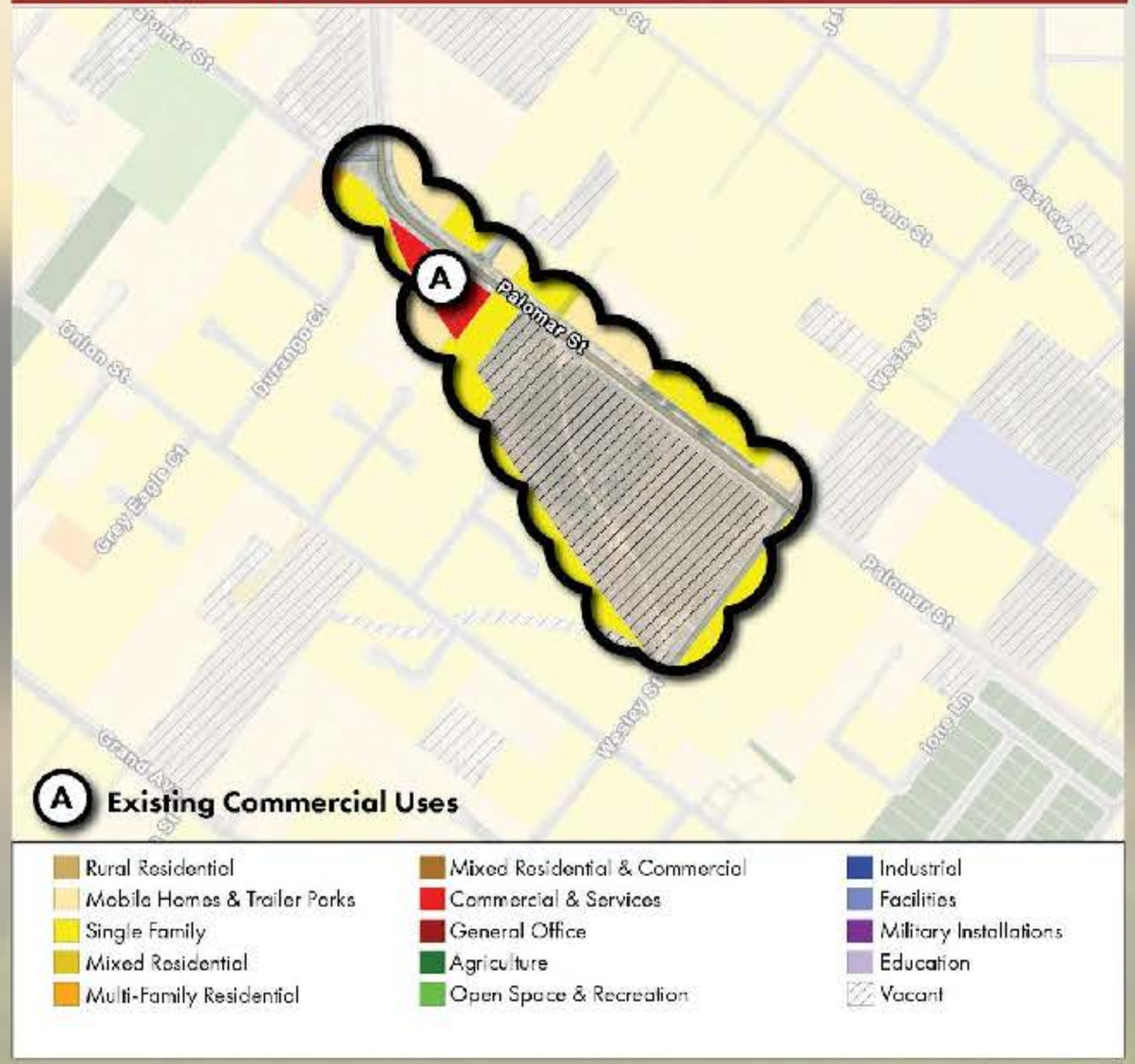


FOCUS AREA 9

Current General Plan Land Use



Existing Land Use



FOCUS AREA 9

Future by Design
ENVISION WILDOMAR 2040

Existing 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.

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

Future by Design
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." -

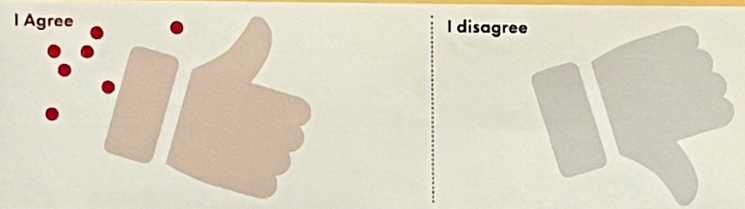
City Council Adopted Vision Statement (February 2017)

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...

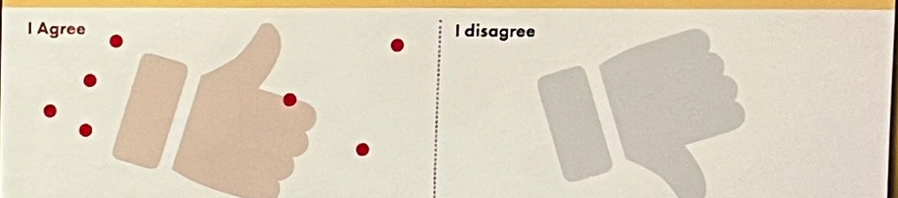
Community Character

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



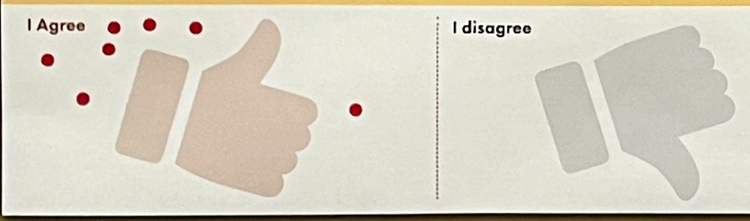
Growth, Land Use, & Development

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



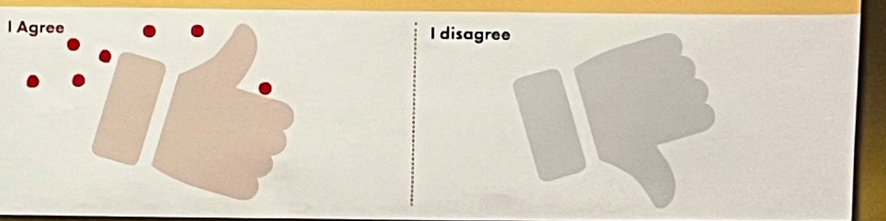
Infrastructure & Services

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.



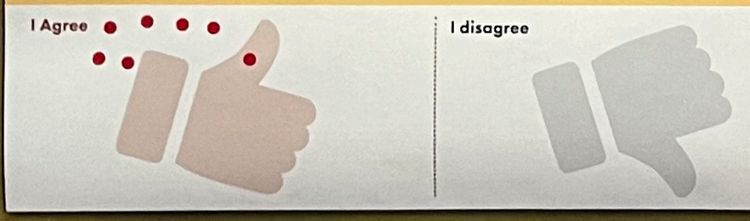
Economic Health

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.



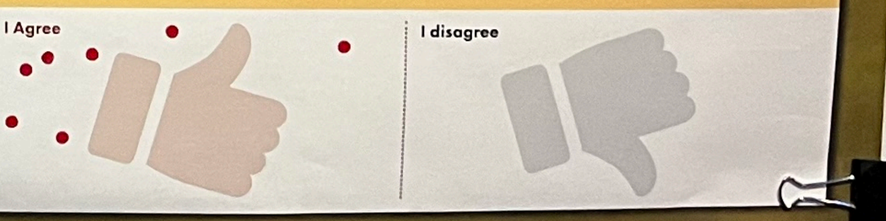
Environment

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.



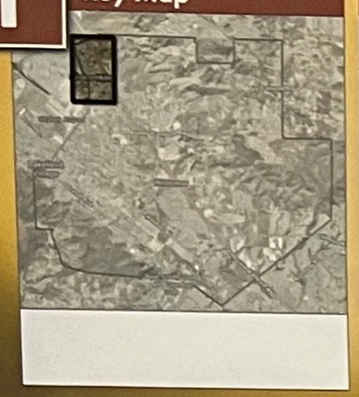
Focus Areas

Envision Wildomar 2040

Future by Design
ENVISION WILDOMAR 2040

1

Key Map



Current General Plan Land Use



Existing 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? 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 + infastructure 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.



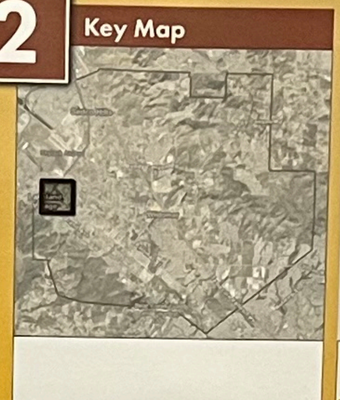
CONCEPT C: MIXED-USE

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



Key Considerations

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

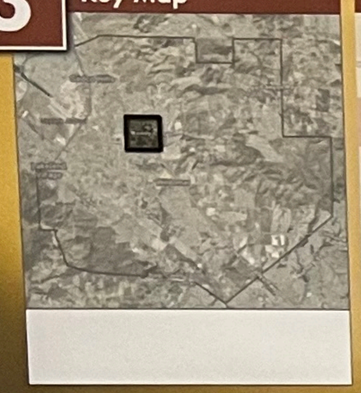
Focus Areas

Envision Wildomar 2040

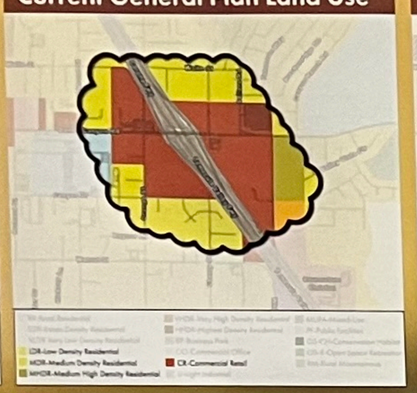
Future by Design
ENVISION WILDOMAR 2040

3

Key Map



Current General Plan Land Use



Existing Land Use



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

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!

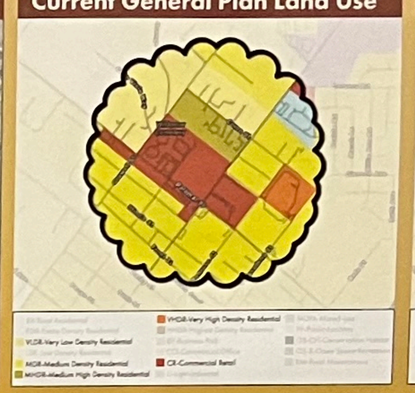
Sit down Restaurants no Fast Food
Grocery Store

4

Key Map



Current General Plan Land Use



Existing Land Use



Key Considerations

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

Ⓐ Wildomar Elementary School

What uses should be encouraged here? 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

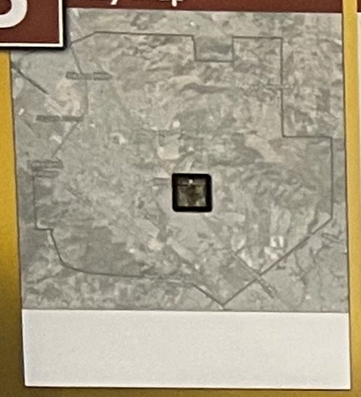
Focus Areas

Envision Wildomar 2040

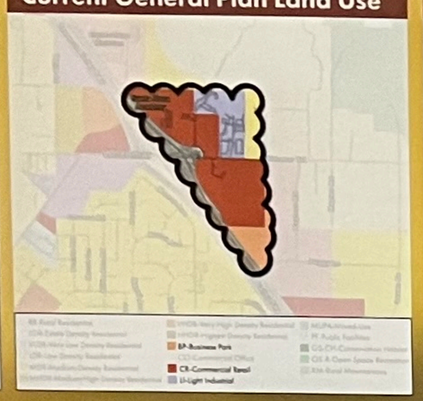
Future by Design
ENVISION WILDOMAR 2040

5

Key Map



Current General Plan Land Use



Existing Land Use



Key Considerations

- Large Vacant sites
- (A) 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
- (D) 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.

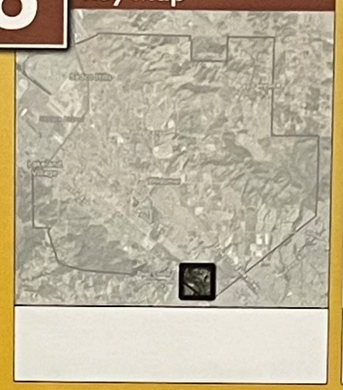
Place a dot here to select your preferred concept.

OTHER THOUGHTS?

Write your comments below.

6

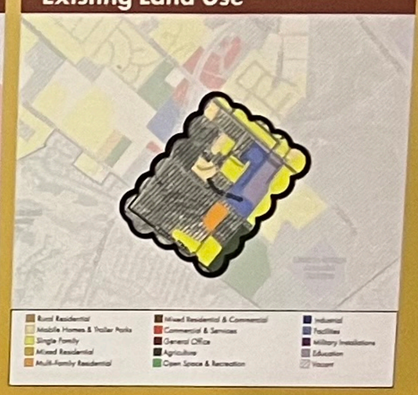
Key Map



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.



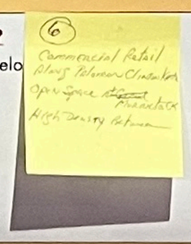
CONCEPT B: RESIDENTIAL

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 belo



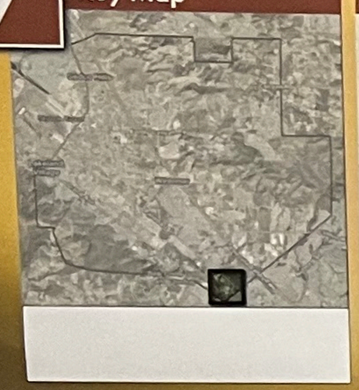
Focus Areas

Envision Wildomar 2040

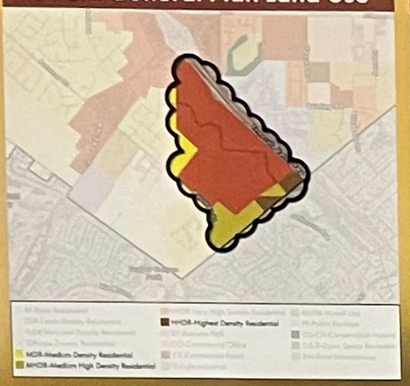
Future by Design
ENVISION WILDOMAR 2040

7

Key Map



Current General Plan Land Use



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? Place a dot next to your preferred option.



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.

With A Park

Place a dot here to select your preferred concept.



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.

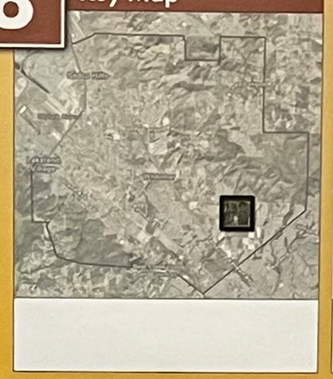
OTHER THOUGHTS?

Write your comments below.

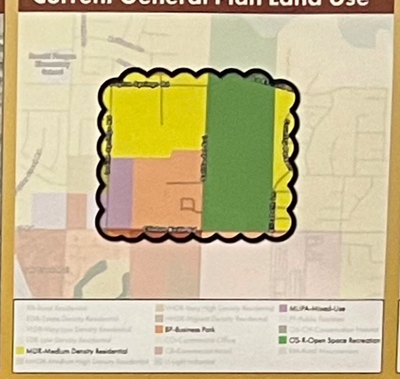
Green belts please

8

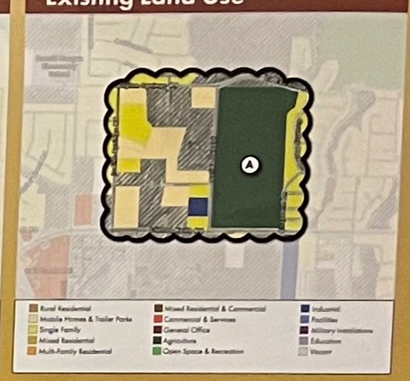
Key Map



Current General Plan Land Use



Existing Land Use



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.

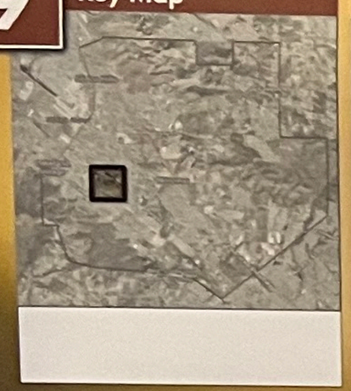
Focus Areas

Envision Wildomar 2040

Future by Design
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. w/ 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 Horse Trails

PARK

Park

Auto Lot

PARK Pleasant

Footbridge Pasadena Park Pl

PARK

Sports Park

Green Acre Market

Clinton Way

Orchard St

Palomar St

Grand Ave

Wesley St

Sunset Ave

Gordon Rd

Lemon St

Murrieta Hot Springs Rd

Calle Estado

Bundy Canyon Rd

Clinton Keith Rd

Baxter Rd

Malaga Rd

Cottonwood Canyon Rd

Wildomar Trl

Bryan Springs Rd

Indian Springs Rd

Pourroy Rd

Nutmeg St

08/31/22

Envision Wildomar 2040
Let's Envision Wildomar Survey Summary

CURRENT VISION STATMENT

"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_Nati,Asian,Black_or_African_American,Hispanic_or_Latino,Native_Hawaiian_and_Other_Pacif,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.Grocery 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 WIldomar 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

	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?
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.slowing 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

	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?
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 imput and consistant 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

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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/repaired 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/

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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.Cmmty- 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

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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; dublexes & 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 inforement 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.centrally 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.Developement - 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

	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?
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_Nati
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 crammed 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 crammed 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

	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?
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 openess 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_Nati
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

	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?
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 am 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	

	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?
156	1. The weather 2. My home 3. My Councilman	1. Insufficient police staffing 2. HUGE road maintenance backlog 3. Dearth of city services & amenities	1. Proactive policing & Traffic Enforcement 2. REAL Road maintenance 3. Municipal services and amenities	NOT WILDO-COMPTON! 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! 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. 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). A city with well-maintained roads and right-of-ways. A city with enough fire stations. A city with enough policing. A city with sufficient parks, not necessarily a requirement that every playground be covered with "Gucci" sunshades. (:>) Actually, A WILDO-MURRIETA! I am 73. Ce la vie! Never going to happen!	92595	70+	White
157	1. Smaller town 2. Homes are reasonably priced 3. Close to everything	1. Getting overpopulated 2. Not getting enough votes for taxes that will help our city 3.	1. Street lights 2. Sidewalks 3. Better roads with curbs	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.		40-49	Native_Hawaiian_and_Other_Pacif,White,Two_or_More_of_the_above_Races/
158	1. Trees! 2. Birds! 3. Small town	1. Over development 2. Avoiding that "suburb" feel 3.	1. Bike lanes 2. A town square with locally owned businesses and regular events.	As stated above.	92595	50-59,60-69	White
159	1.small town feel but not back country 2.mostly quiet 3.responsive city employees	1.need more revenue sources 2.an attractive sports complex 3. Road maintenance	1.revenue sources 2.variety of shops..not just oil change or car washes 3. More usable parks	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.	92595	50-59	White
160	1. Close proximity to larger cities 2. Small town 3. Relaxed	1. Need more sources of revenue 2. Need grocery stores 3. Need shopping areas	1. Grocery 2. Retail 3. Nice roads	Any future housing builds to include property so you're not right on top of your neighbor. Sidewalks, parks, recreation for kids.	92595	30-39	White
161	1. Small town 2. city is trying to make it better 3. The community activities 4. Our P.O. staff is the best	1. Crime & vandalism 2. Roads & traffic 3. Forgetting about improving older areas but building new	1. Better restaurants not fast food 2. City center or gathering place 3. Community activities	we are an "in betweener 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. 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. 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? 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	92595	50-59	White
162	1. Less traffic than surrounding cities 2. Small town feel 3. View of the Ortegas	1. Road conditions 2. Crime 3.	1. Safe bicycle / pedestrian routes in all neighborhoods 2. Enforcement of stop signs 3.	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.	92595	50-59	White

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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

	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?
171	1. the open feeling of the city 2. cleanliness of the roads 3. the city has a hospital	1.no sense of community or soul 2. There are no parks or community centers or pools ,	1. parks 2. 3. community pool, adult center, youth	A city that provides its citizens a healthy sustainable and safe place to live, with parks and trees and ponds and fishing, and trails.. 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. 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. 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	92595	60-69	White
172	1.The Library 2.The many food options 3.The parks	1. Expansion 2.Gentrification 3.Water Conservation	1.Less houses 2.More scenic views 3.Low rent	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.		20-29	White
173	1.helpful, friendly neighbors 2.interesting history 3.rare traffic jams	1.providing high quality amenities 2.addiction-related crime and homelessness 3.transportation	1.bigger library 2.easy battery/bulb recycling & redemption of CRV items 3.classes/rec./enrichment programs	Capitalize on scenery, weather, location, history (1800s female cofounder was college grad/successful author of stories set in places like Wildomar). 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, quincañeras). 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..	92595	60-69	
174	1. World Harvest Church 2. Historical Reads 3. Diverse neighborhoods	1. Aged/tattered roads 2. Open land that isn't very used 3. more opportunities to build business locations	1. build a community garden 2. A sports park for the community to gather and make memories 3.	My vision for Wildomar is for the city and its people develop in a way that makes people want to "cruise through" the city	92562	20-29	
175	1. Small 2. Walking, hiking 3. Great Trails	1. Growth 2. Signal lights 3. Pedxing, traffic	1. Open Space 2. Events, Outdoor 3. Interaction w/city (Walking, hiking, biking trails)	To ensure our small city stays rural, less housing	92595	60-69	
176	1. Small 2. Friends 3. Trails	1. Growth 2. Signal lights 3. Traffic	1. Open spaces 2. Events community 3. More hiking/biking trails	Stays rural, less housing	92595	60-69	

	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?
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 control1. 2. 3.	Kindness, and support of neighbors1. 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 patroling 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 freeeways	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 INFRASTUCTURE	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" sanctuary for the nation's shortages.	92595	40-49	American_Indian_and_Alaska_Nati
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	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	1.Clinton Keith style shopping center on Bundy canyon 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: <u>Over the next 20 years, Wildomar will be a city that…</u>
(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%

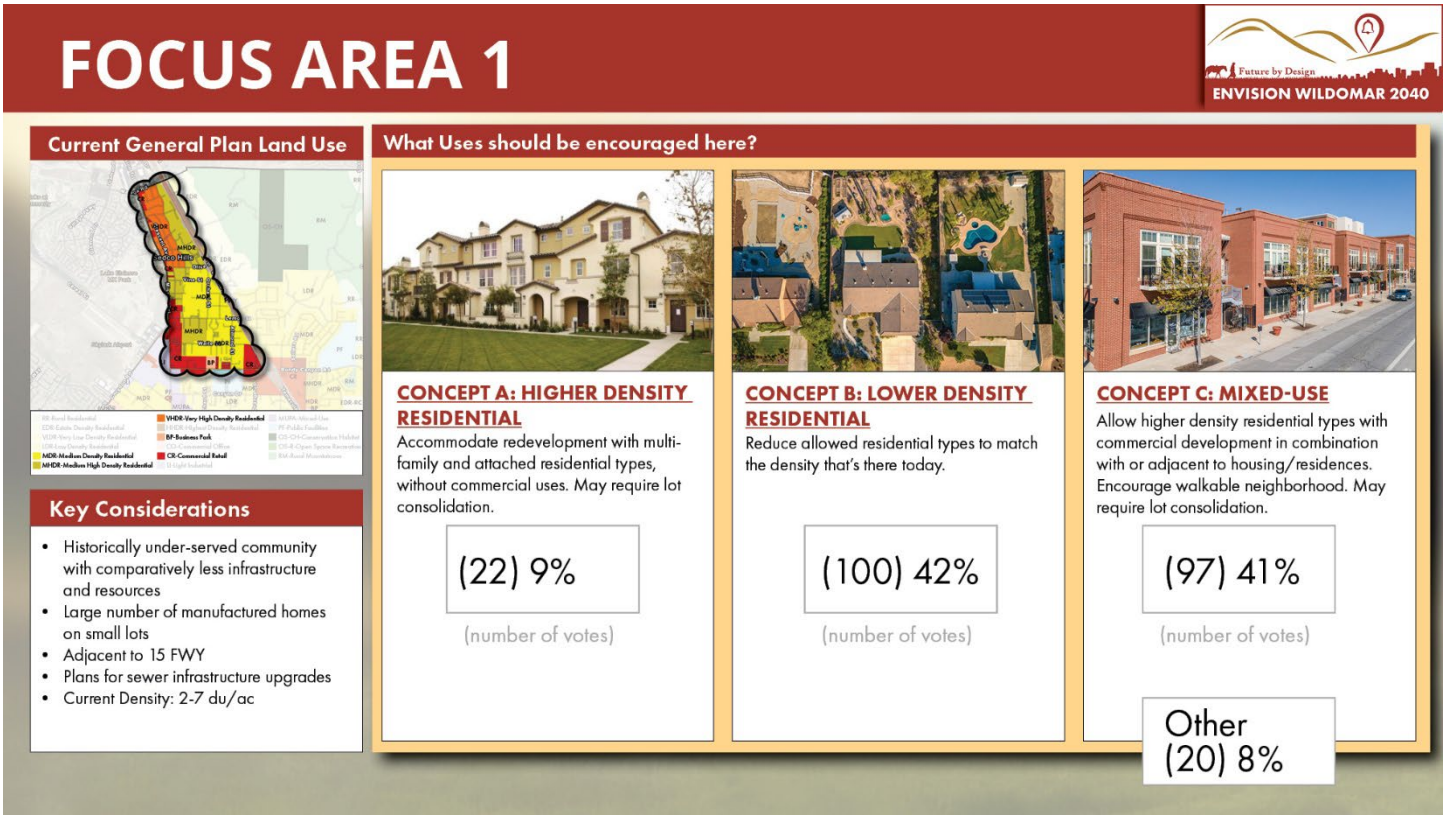
3. **Infrastructure & Services:** Provides for social, physical and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure and gathering places for residents of all ages and abilities.
    a. Agree (175) 73.22%
    b. Disagree (64) 26.78%

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 2

ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas

(A) Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore

(B) 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

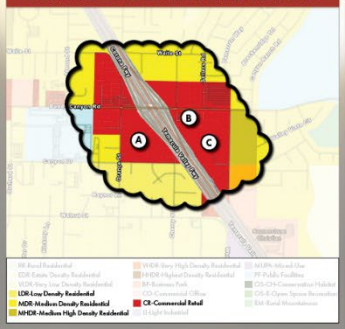
(32) 13%

(number of votes)

FOCUS AREA 3

ENVISION WILDOMAR 2040

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

(A) Approved commercial Parcel Map for 7-lot commercial subdivision

(B) Bundy Canyon Plaza

(C) 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

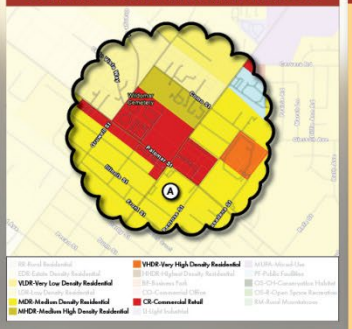
(27) 11%

(number of votes)

FOCUS AREA 4

ENVISION WILDOMAR 2040

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

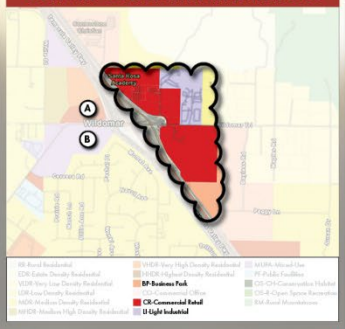
(22) 9%

(number of votes)

FOCUS AREA 5

ENVISION WILDOMAR 2040

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

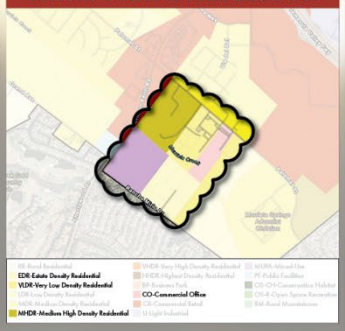
(29) 12%

(number of votes)

FOCUS AREA 6

Future by Design
ENVISION WILDOMAR 2040

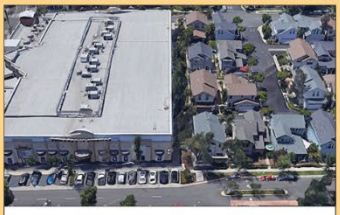
Current General Plan Land Use



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

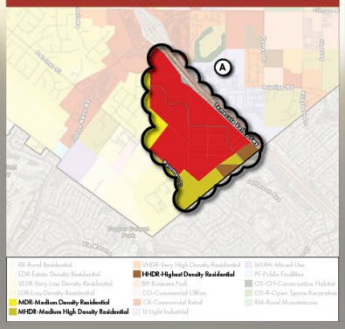
(33) 14%

(number of votes)

FOCUS AREA 7

Future by Design
ENVISION WILDOMAR 2040

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

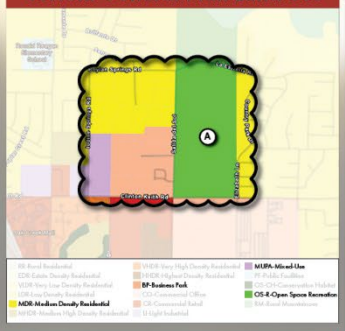
(24) 10%

(number of votes)

FOCUS AREA 8

ENVISION WILDOMAR 2040

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

ENVISION WILDOMAR 2040

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, entrpreneurs, 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 we'd 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 if for sale to the highest bidder
No t 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 beleave their 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 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 ovewhelm what the town is capable of accomodating.
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 Wearhouses 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 then 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.
Hahahaa 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 dout it
bicycles can be a huge problem - i've lived in places where bicyclists thought they owned the entire roadways
We don’t have sidewalks on the farm community making it unsafe for our kids .
Please do not remove equestrian trails
Yes Yes hope for safe trails in my 90's

Focus Area 1 Responses	Other (Write in Concept)	Additional Comments
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		Mixed use along Mission Trail.
Concept B: Lower Density Reside		I do not agree with the fact they are building apartments homes across my street. There will be more traffic in my are and street parking will be taken.
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept A: Higher Density Resid		
Concept C: Mixed-Use		I like the thought of this, something like main st in Elsinore would be nice
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		Area 4 and 5 should be 1 and 2.
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
other	NO OVER POPULATION	STOP CONSTANTLY BUILDING HOUSES AND STRIP MALLS WITHOUT INFRASTRUCTURE
Concept B: Lower Density Reside		
other	No change	
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept C: Mixed-Use		

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

Concept B: Lower Density Reside		
Concept A: Higher Density Resid		
other	Leave the Land, Land	
Concept C: Mixed-Use		
Concept A: Higher Density Resid		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
other	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
other		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		No gentrification!
Concept C: Mixed-Use		
Concept C: Mixed-Use		

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

Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
Concept B: Lower Density Reside		
other	Rural residential and light commercial, also residential commercial.	High density housing will be the death of Wildomar as we know it. I have lived in highly dense urban settings, and I will refuse to stay in that environment.
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		Keep our rural land and small town values as they are. Progress doesn't mean what the word implies. Progress means changes and we the people chose to live in Wildomar for the small town feel, values, and rural areas
other	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.
other	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.	It seems these options are going to remove the trailer parks and end up pricing out the current residents, displacing them as we've seen happen in so many other communities. We must take care not to let this happen to our residents of Wildomar.
Concept C: Mixed-Use		

Concept C: Mixed-Use		
Concept C: Mixed-Use		
Concept B: Lower Density Reside		
Concept C: Mixed-Use		
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 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	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 wel 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 Communty wih Residential and Commercial land built to specfic 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 bet 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
Concept B: Mixed-Use		near school and high volume traffic area - traffic calming features and safe walkways???

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!!!

other	Level it and make it a waterfront 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 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		
Concept B: Mixed-Use		Please do NOT ruin our city with a bunch of cheap apartments. Expensive condominums only.
Concept B: Mixed-Use		
other	industrial/commercial	
other		I don't like either option. They're too busy. But if there were no other options I'd pick B.
Concept B: Mixed-Use		Mixed use and residential
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		
Concept B: Mixed-Use		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 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 Menifee or every cookie cutter city.	
Concept B: Mixed-Use		
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		
other		
Concept B: Mixed-Use		
Concept A: All Residential		
other	Help with beautification, ie, sidewalks, landscaping, some low-density aprs	
Concept A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: All Residential		
Concept A: All Residential		
other	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
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		
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 A: All Residential		

Concept B: Mixed-Use		
other	Neither	
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: All Residential		storm drains must be improved in this area and the City of Wildomar must work to remove the "Blighted" designation put on this area by the County of Riverside
Concept A: All Residential		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		

Focus Area 3 Responses	**Other (Write in Concept)**	**Additional Comments**
Concept B: Mixed-Use		
Concept A: Commercial Center		Proximity to freeway will draw in new business and it is severely needed in this city.
other	Neither too much traffic and stop with all the car washes	
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept B: Mixed-Use		
other	Less dense use	
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
other	NOTHING!! KEEP WILDOMAR RURAL!!!	
Concept A: Commercial Center		

Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		This area is perfect for a commercial center similar to Murrieta's development at I-215 and Clinton Keith. High density residential would also work well on the perimeter of this area.
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
other	Industrial flex and mixed use	include open space and rooftop agriculture (not Marijuana cultivation)
other		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		
other		like there isnt enough traffic, major accidents etc there already, keep adding to it with no thought

Concept A: Commercial Center		
other		No more car washes or fast food. Get bigger restaurants here. I hate driving to Murrieta or Temecula for a good restaurant
other		Traffic and environmental impact info is needed
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
other	No more people and building leave it land	
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		I see parking problems with both plans.
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
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 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		Looks like a good place for small biz
Concept A: Commercial Center		
other		No expansion off of bundy
Concept B: Mixed-Use		
other	None	
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
Concept A: Commercial Center		Stop pushing high density housing in Wildomar
other	Leave as is	Leave as is
Concept B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept B: Mixed-Use		
other	Rural	

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

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		
Concept B: Mixed-Use		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 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 B: Mixed-Use		
Concept B: Mixed-Use		
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		
other	STOP BUILDING WITHOUT UPDATING INFRASTRUCTURE!!!!	
Concept A: Commercial Uses with		
other	No change	
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		Focus on a walkable downtown with mixed uses and gathering spaces. Include features such as roundabouts and street parking to slow traffic down. A good example is what City of Vista has done with their downtown and Paseo Santa Fe project.
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		

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

Concept B: Mixed-Use		
other	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
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		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
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 B: Mixed-Use		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept A: Commercial 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	Park	
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		
other	Leave as is	
Concept B: Mixed-Use		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
other		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		
Concept B: Mixed-Use		
Concept B: Mixed-Use		
Concept A: Commercial Uses with		

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

Concept B: Mixed-Use	Need to keep a downtown area with shops and vendors and hang outs for all ages to go to like old town Temecula
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
other	It would be great to put our resources & monies into having our own police station
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	Mixed use could work too, but it would need to bring with it the key parts of Concept A
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	

other	None of these concepts fit Wildomar. We aren't Irvine.	
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		Draw back high traffic issues to follow with infrastructure concerns. need plenty of public parking. parking lots can be used for farmers markets.
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		
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		could be really beautiful and an attractive place - like old town Temecula!
Concept B: Mixed-Use		
Concept A: Commercial Uses with		
Concept A: Commercial Uses with		

Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	This is an ideal area for a civic center with city offices and amenities (combine indoor recreation/meeting/event space/municipal library/historical display/archive space, plus commercial/office space for restaurants, cafés, etc.
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	Please, no traffic congestion…keep us safe and all children, including those attending the elementary school.
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	Improve Murrieta Creek trail as a safe and beautiful walk and bikeway of non vehicle travel. travel
Concept A: Commercial Uses with	
Concept A: Commercial Uses with	

Focus Area 5 Responses	Other (Write in Concept)	Additional Comments
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		My answers are based on 20 years into the future, and not the immediate wants of the City. We might not have businesses ready to build today, but with the surrounding cities filling up quickly, they will eventually come our way.
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		My concern for both projects is the streets. They are already overwhelmed and the current construction on Baxter, sorry Wildomar Trail, makes is 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		

other	STOP BUILDING WITHOUT UPDATING INFRASTRUCTURE IN FAVOR OF NOT YOU TAX MONEY PAID PEOPLE BUT US MIDDLE CLASS CITIZENS!!!!	
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 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 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	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 B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		Large scale sales tax generators like RV sales, heavy equipment sales, etc.
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		Need to take freeway access into consideration, too many residential buildings would present a traffic issue.
Concept A: Primarily Commercial		
Concept B: Allow a Mix of Uses		
Concept A: Primarily Commercial		
other	Nothing	It's already getting overdeveloped and congested here. How about leaving some of the city alone for that rural area you keep claiming we are
Concept B: Allow a Mix of Uses		

Concept B: Allow a Mix of Uses	
Concept A: Primarily Commercial	
Concept B: Allow a Mix of Uses	
Concept A: Primarily Commercial	
other	
Concept A: Primarily Commercial	
Concept B: Allow a Mix of Uses	
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 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		

other	Leave the land designation as it is now.	
Concept B: Residential		
Concept A: Mixed-Use		
Concept A: Mixed-Use		
Concept A: Mixed-Use		
Concept B: Residential		
other	Large lots, single family residential. 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		
other	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
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 B: Residential		
Concept B: Residential		No low income apts here pleasssseee!!!!!
other	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		
Concept B: Residential		
Concept B: Residential		
Concept B: Residential		
other	I don’t know enough about the area to weigh in responsibly	
Concept A: Mixed-Use		
Concept B: Residential		
Concept B: Residential		
Concept B: Residential		
Concept B: Residential		
Concept A: Mixed-Use		
Concept B: Residential		Why cant land just remain land....make trails, parks, wildlife areas that benefit ALL
Concept B: Residential		

other	No housing	Without promoting small business usage, Wildomar will only continue to lose residents
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
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		
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		Please do NOT ruin our city with a bunch of cheap apartments. Expensive condominums only.
Concept A: Mixed-Use		
Concept A: Mixed-Use		
other		Mixed use and low density housing.
other	Hotel, Condos, Mixed Use	
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		Don’t take away our country atmosphere. Let Wildomar be Wildomar 👦👧
Concept A: Mixed-Use		
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		
Concept B: Residential		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 A: Mixed-Use		
Concept A: Mixed-Use		
Concept B: Residential		
Concept B: Residential		

other	This area is a liquifation zone, fault zone and the location of historical, cultural and paleontologic resources. Leave it alone.	
Concept B: Residential		Medium and high density residential would be great in this general area.
Concept B: Residential		
Concept B: Residential		
Concept B: Residential		
Concept B: Residential		increased traffic concerns, infrastructure concerns. a public park is needed in this area as well to help with the current environmental ecosystem in that area that will be removed. let's keep some of Wildomar wilderness
Concept B: Residential		
Concept B: Residential		
other	How about an community garden	
Concept A: Mixed-Use		
Concept B: Residential		
other	Keep rural, especially with the need for preservation of the creek and surrounding area with already pushed-out wildlife	See above comment
Concept B: Residential		
Concept A: Mixed-Use		
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		
Concept B: Mixed-Use		Residential planned development would be great in this area. Focus commercial around Clinton Keith and Palomar.
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		Senior housing
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		
other		
Concept B: Mixed-Use		
Concept A: Commercial Center		
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 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		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 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 auit le 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	Residental	
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		include some green space here please
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 B: Mixed-Use		
Concept A: Commercial Center		
Concept A: Commercial Center		
Concept A: Commercial Center		
other		Let's keep it natural. Perhaps a hiking trail. It's so beautiful. I would love to protect it.
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		I like concept A because large TALL buildings are restricted to our beautiful natural hills. We don't need a lot of concrete!!
other		
Concept B: Mixed-Use		

Focus Area 8 Responses	**Other (Write in Concept)**	**Additional Comments**
Concept A: Industrial Flex		
Concept A: Industrial Flex		The school will bring in students. They will seek somewhere to go which will increase money being spent in the city. Wildomar doesn't need more office buildings.
Concept A: Industrial Flex		
Concept A: Industrial Flex		
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	
other	Leave it alone
Concept A: Industrial Flex	
Concept A: Industrial Flex	
Concept A: Industrial Flex	
other	BUILD NOTHING AND KEEP WILDOMAR RURAL!!!!
Concept A: Industrial Flex	
other	
Concept B: Traditional Office	
Concept A: Industrial Flex	
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 A: Industrial Flex	
Concept A: Industrial Flex	

Concept B: Traditional Office		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
other	Mix of "A" & "B"	
other	Industrial flex could be sculpture and arts community like Laguna Beach Mixed Use	Is "regenerative agriculture" at the MSJC site or a proposal for the focus area 8?
other		
Concept A: Industrial Flex		
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 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 A: Industrial Flex		
Concept A: Industrial Flex		
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Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept 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		
other	Leave it agricultural	
Concept B: Traditional Office		
Concept B: Traditional Office		Medical?

Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept B: Traditional Office		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
other	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 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		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		

other	Mix use	
Concept A: Industrial Flex		
Concept B: Traditional Office		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		I've seen very nice versions of this - but if you put in junk food places and car repair shops (for example) things go downhill. Let's upscale not downscale please.
Concept A: Industrial Flex		
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 A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		
Concept A: Industrial Flex		Bad spot for brewery. Need a cultural indigenous center
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 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		
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
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		
other	Stop build shit until the infrastructure can handle the demand!!!	Stop build shit until the infrastructure can handle the demand!!!
Concept B: Commercial		
other	Leave rural	
Concept B: Commercial		
Concept B: Commercial		
Concept A: Residential		
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		
Concept A: Residential		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 B: Commercial		Neighborhood Commercial, blending into Old Town, perhaps some Government offices
Concept B: Commercial		
Concept B: Commercial		
Concept A: Residential		
Concept B: Commercial		
Concept A: Residential		
Concept B: Commercial		
Concept A: Residential		
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 B: Commercial		
Concept A: Residential		
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 liquifation 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		
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 .
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 minmum 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

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
VHDR	Very High Density Residential
HHDR	Highest Density Residential

Non-Residential

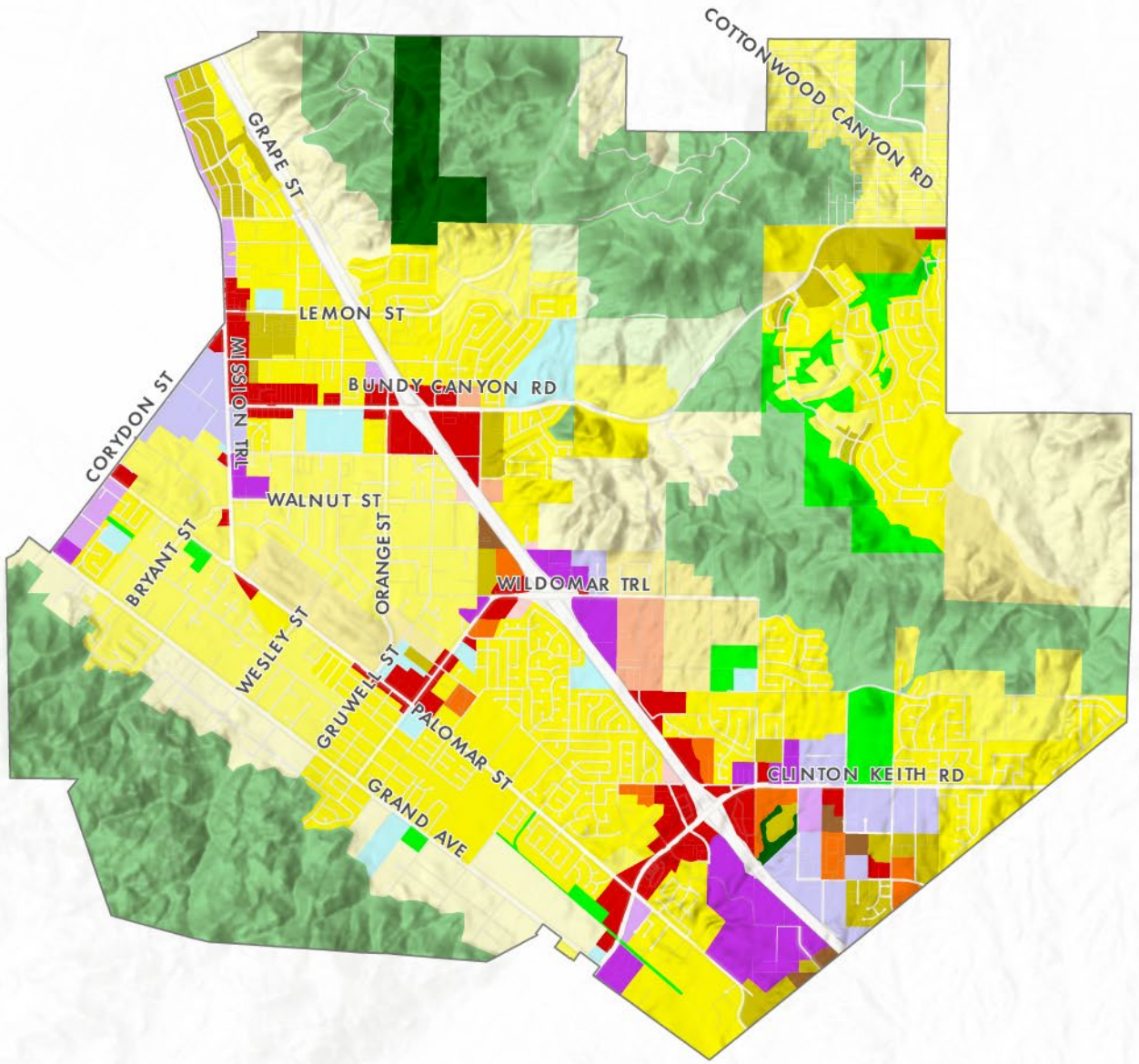
BP	Business Park
CO	Commercial Office
CR	Commercial Retail
LI	Light Industrial
PF	Public Facilities

Mixed-Use

MUL	Mixed Use Low
MUH	Mixed Use High

Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation



Areas of Change

Areas of Change

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
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VHDR	Very High Density Residential
HHDR	Highest Density Residential

Non-Residential

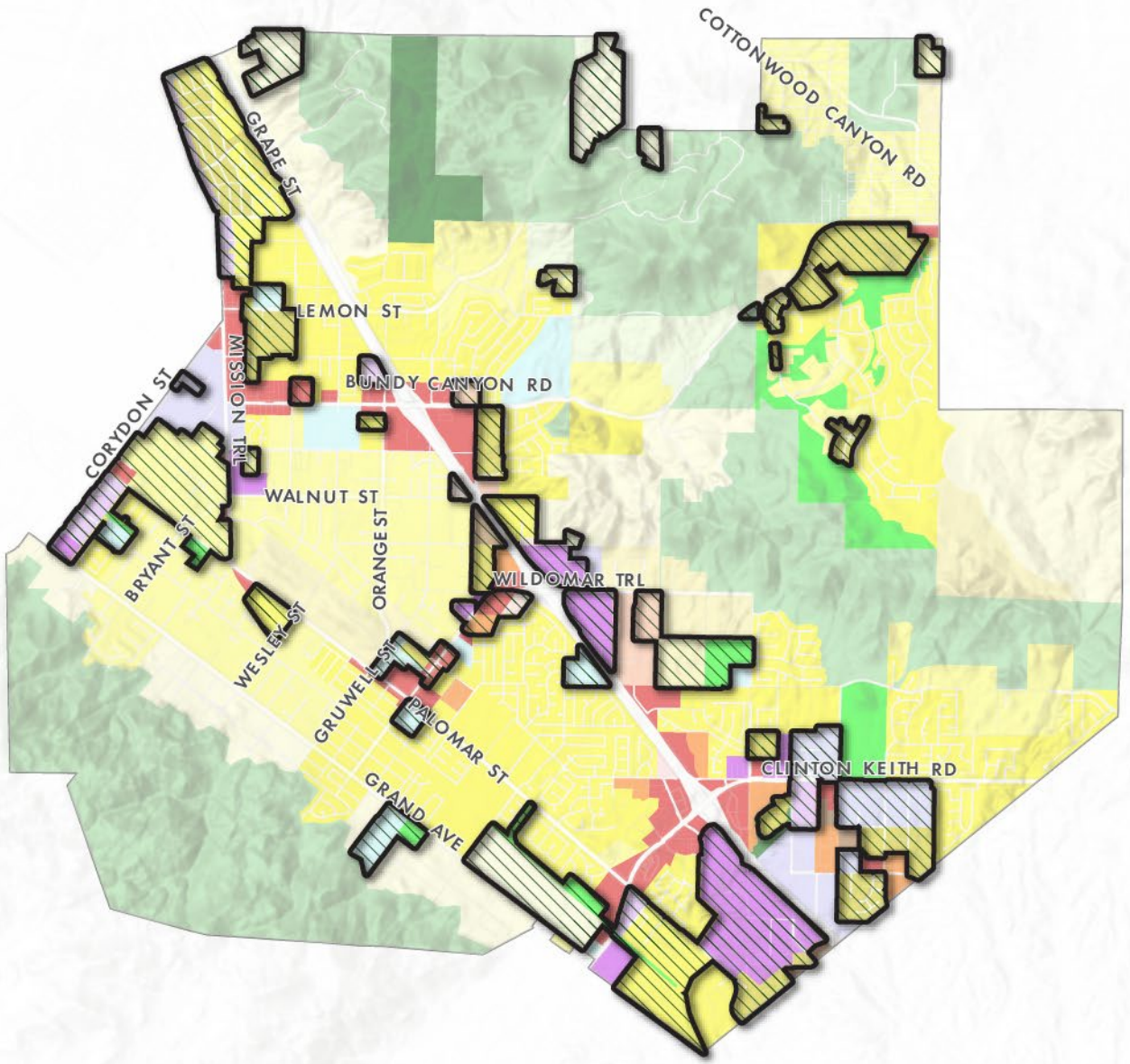
BP	Business Park
CO	Commercial Office
CR	Commercial Retail
LI	Light Industrial
PF	Public Facilities

Mixed-Use

MUL	Mixed Use Low
MUH	Mixed Use High

Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation



Key Changes 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
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

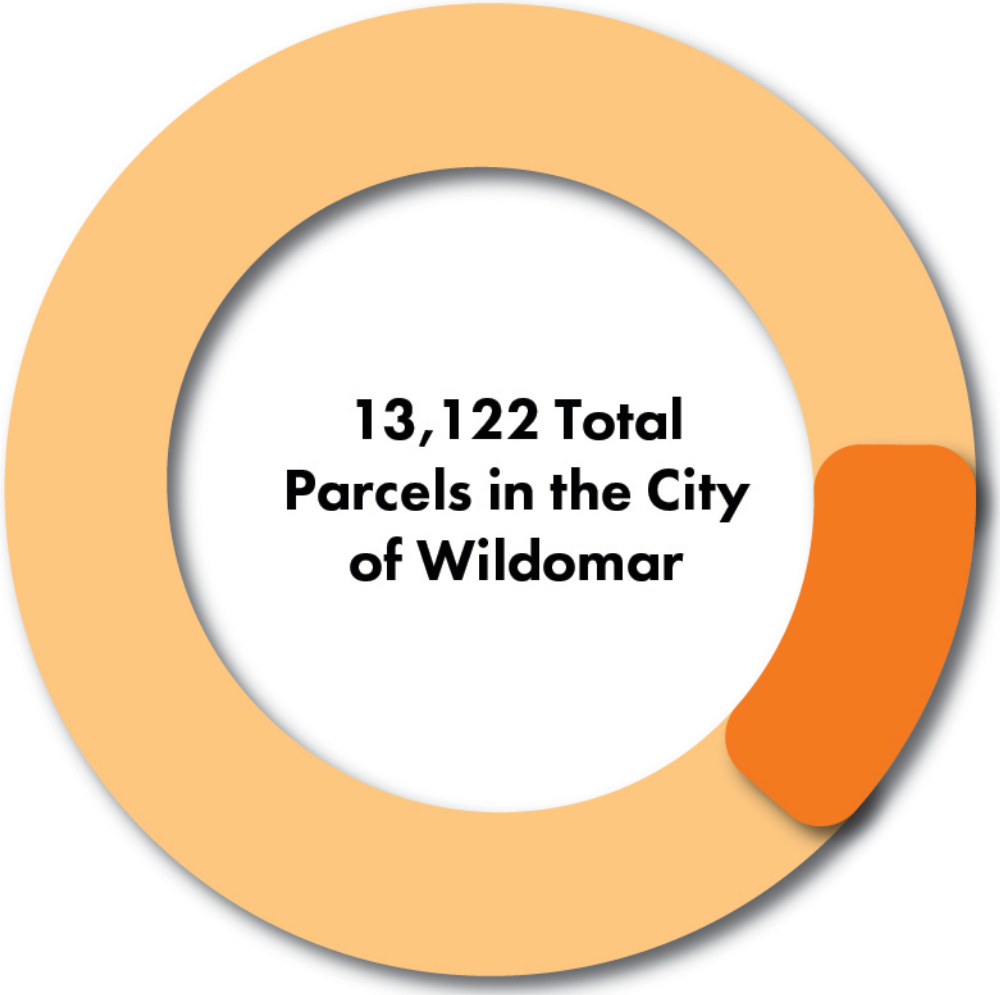
Mixed-Use

MUL	Mixed Use Low
MUH	Mixed Use High

Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation

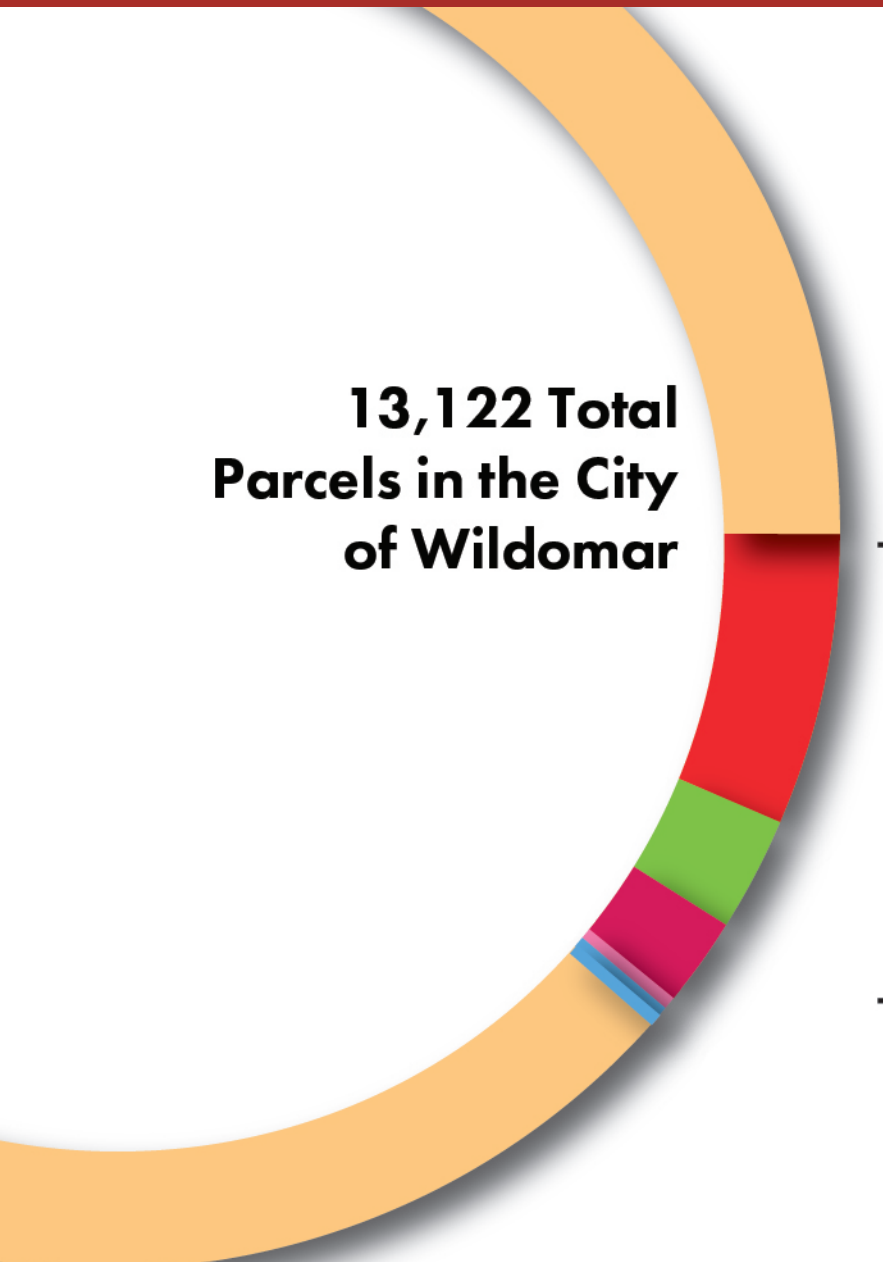
Key Changes



Percent of Land Use Update by Parcel

- Parcels with no land use changes - 89%
- Parcels with land use changes - 11%

Key Changes



13,122 Total Parcels in the City of Wildomar

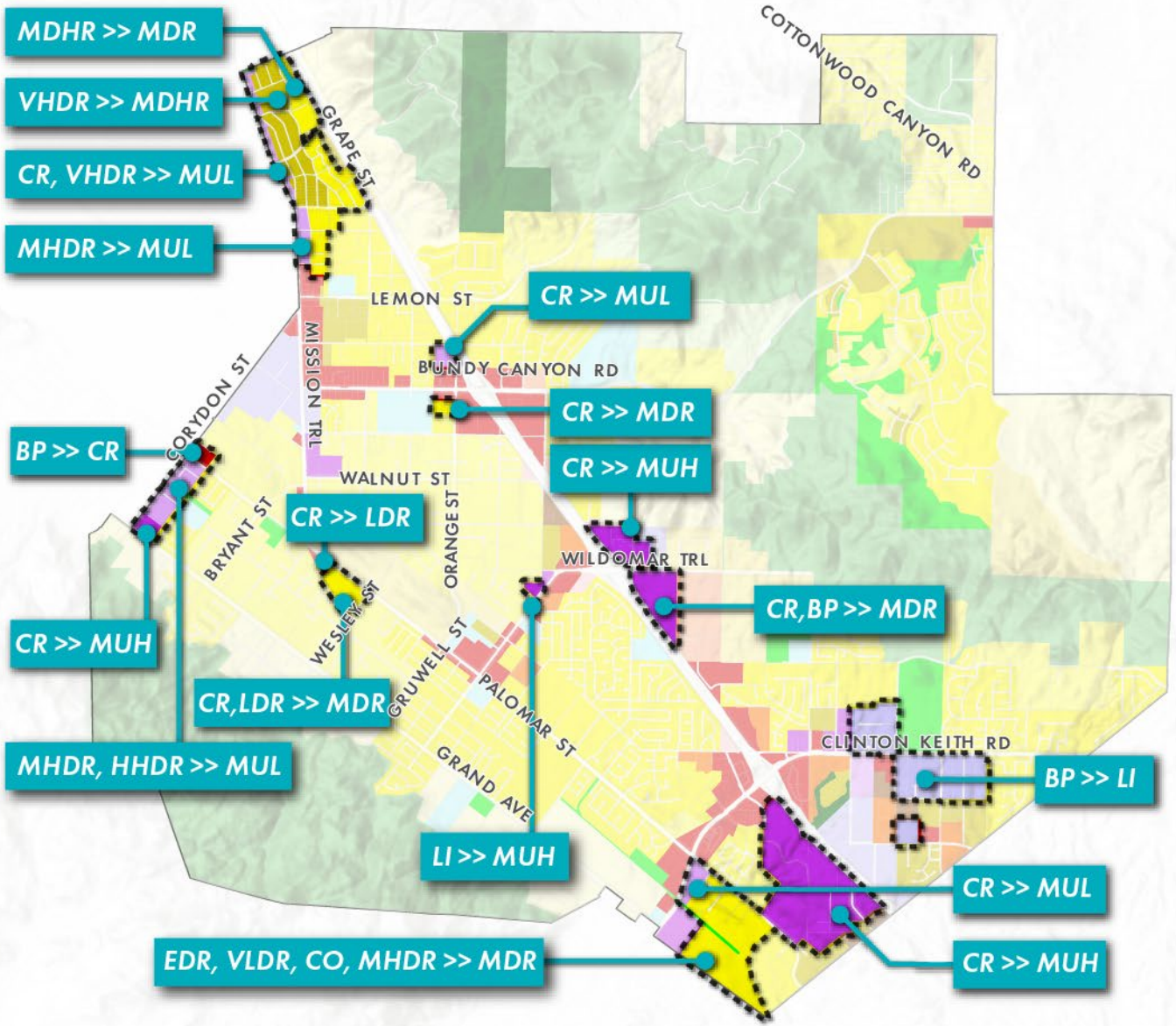
Land Use Updates - 11%

Percent of Land Use Update by Parcel

- Parcels with no land use changes - 89%
- Focus Area Recommendations - 6%
- Better Reflect Existing Uses - 2%
- Slightly Expand Middle-Density Housing Range - 2%
- Align with Plans in Progress - 0.3%
- GPAG Recommendations - 0.3%
- PC Recommendations - 0.4%

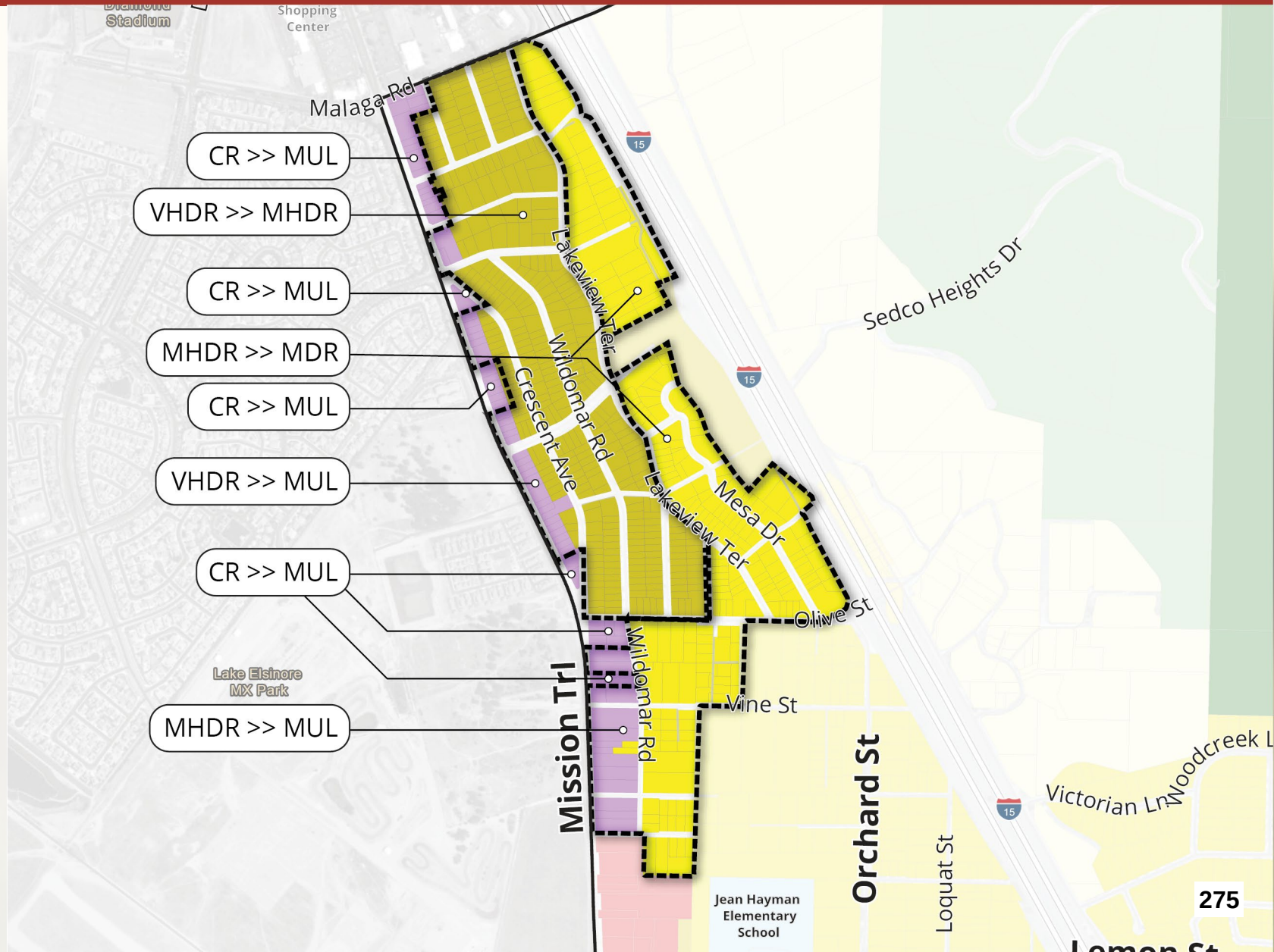
Focus Area Recommendations

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



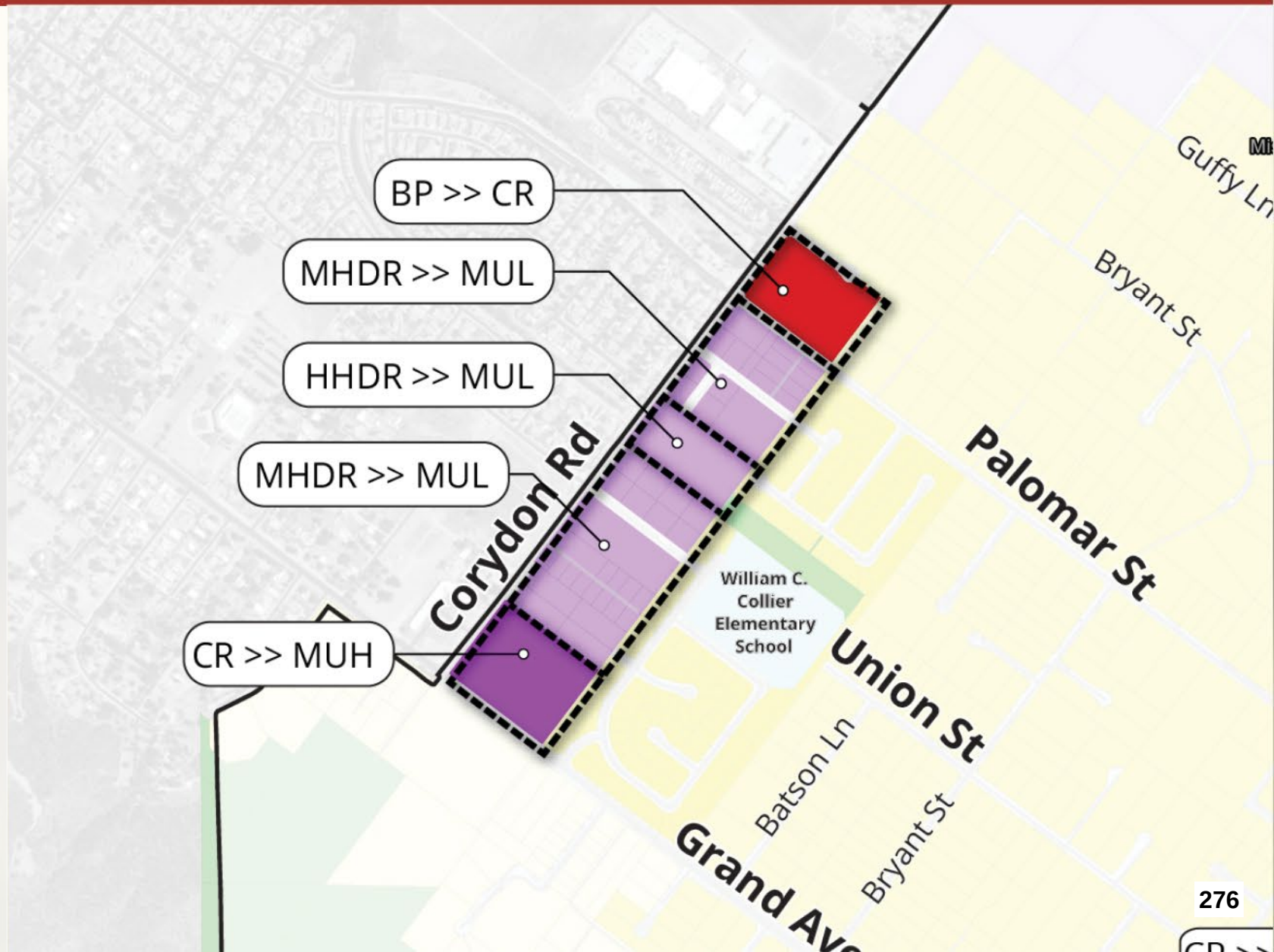
FOCUS AREA 1: PROPOSED
SEDCO HILLS

- 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

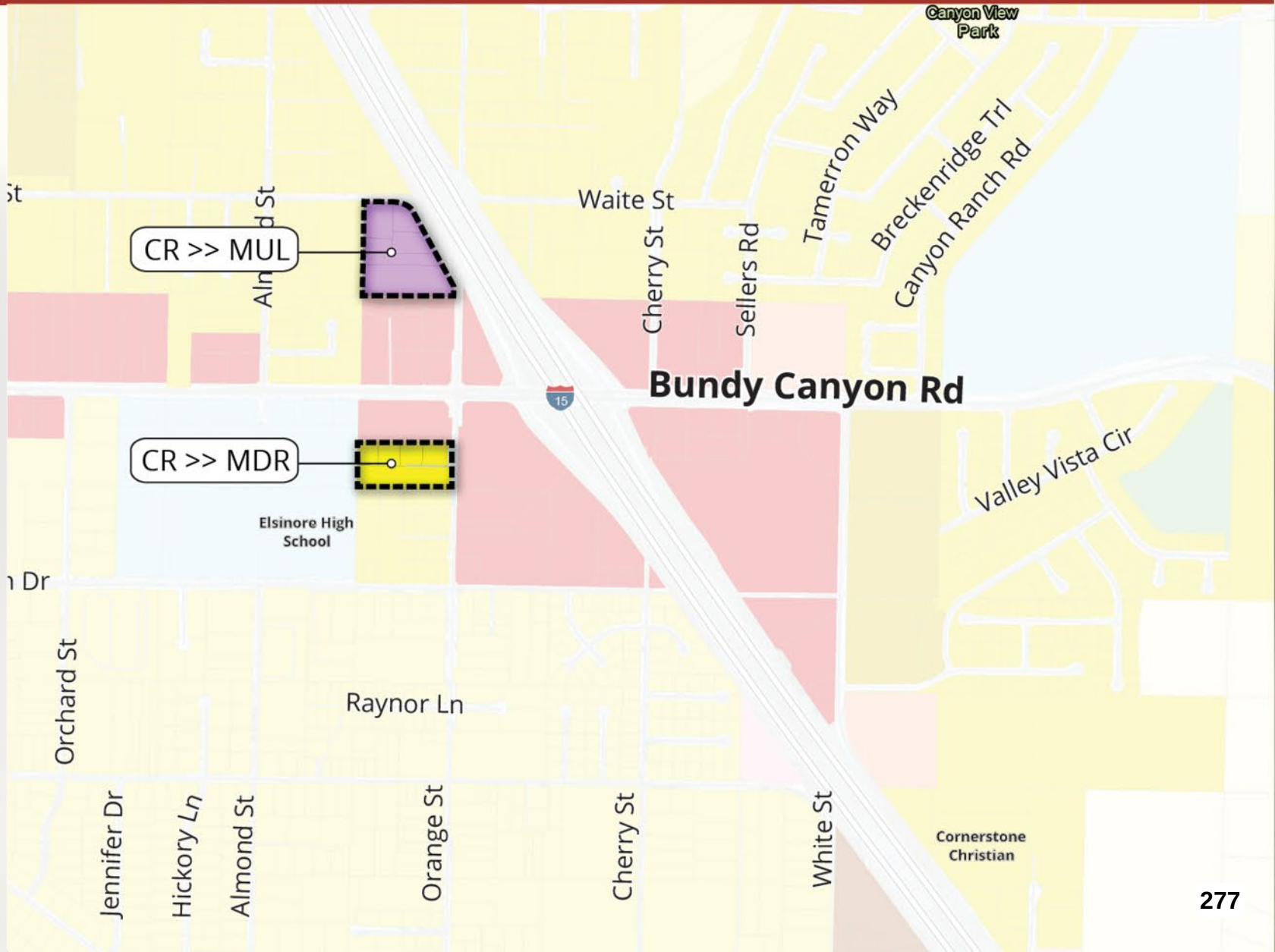
- Mixed Use Low allows flexibility for residential or commercial uses in this area
- Mixed Use High is appropriate for parcels larger than 2 acres



FOCUS AREA 3: PROPOSED

VACANT LAND AROUND BUNDY CANYON AND I-15

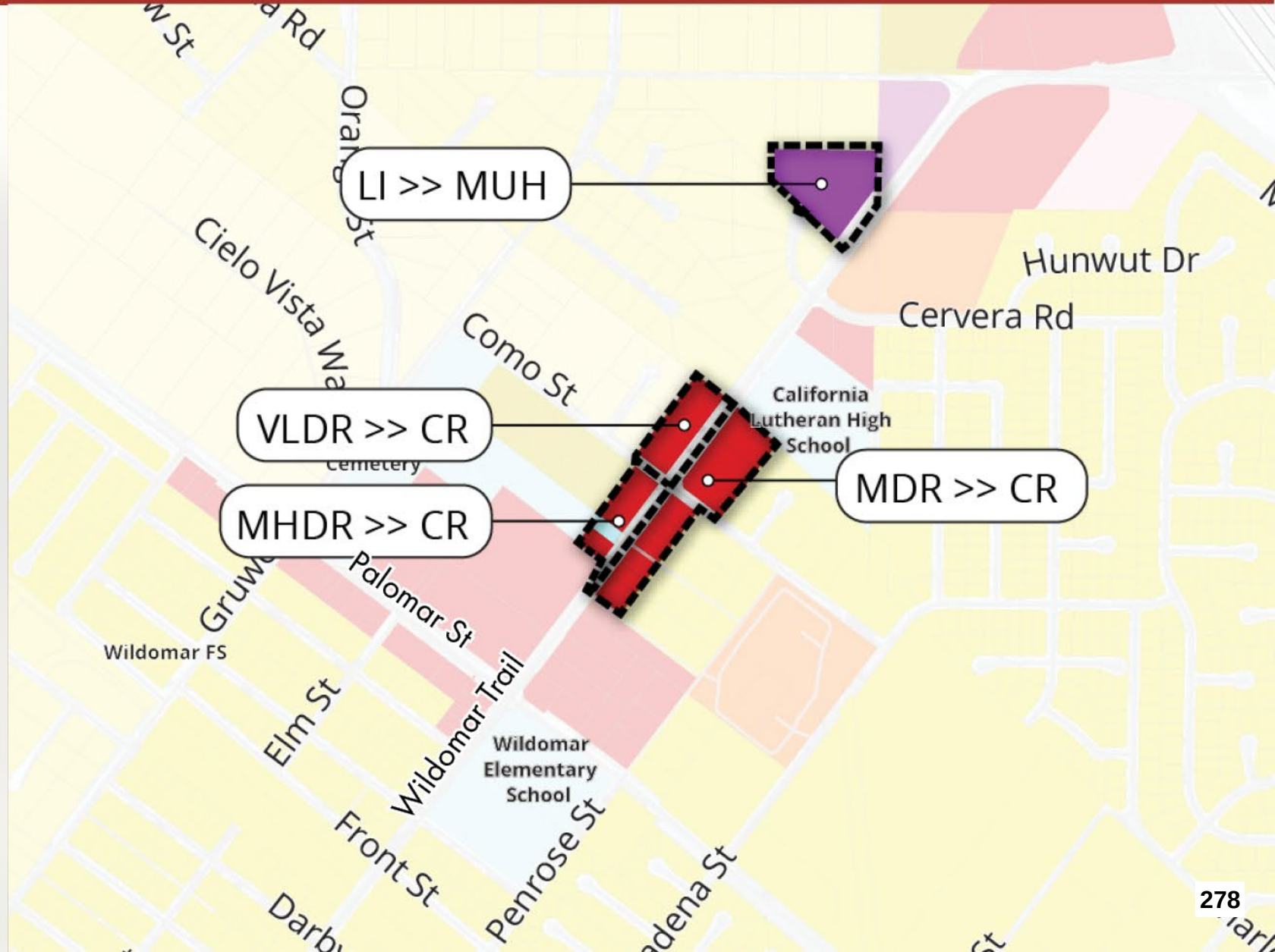
- Most of area maintained for commercial/retail use
- Mixed Use Low allows flexibility for transitional uses
- Medium Density Residential is appropriate adjacent to Elsinore HS and adjacent residential uses



FOCUS AREA 4: PROPOSED

OLD TOWN (PALOMAR ST AND WILDOMAR TRAIL)

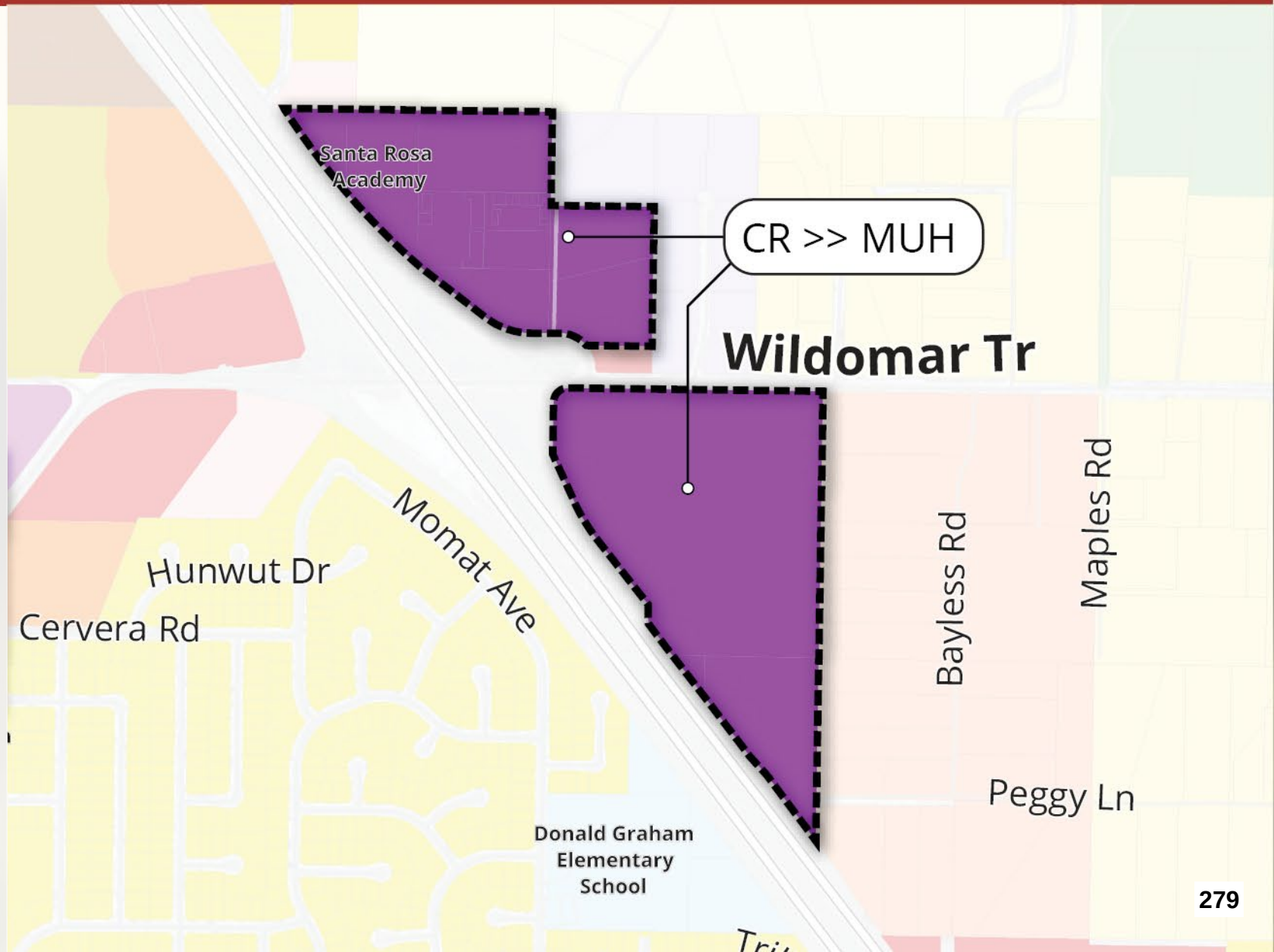
- Commercial uses maintained in Old Town core



FOCUS AREA 5: PROPOSED

VACANT LAND AROUND WILDOMAR TRAIL AND I-15

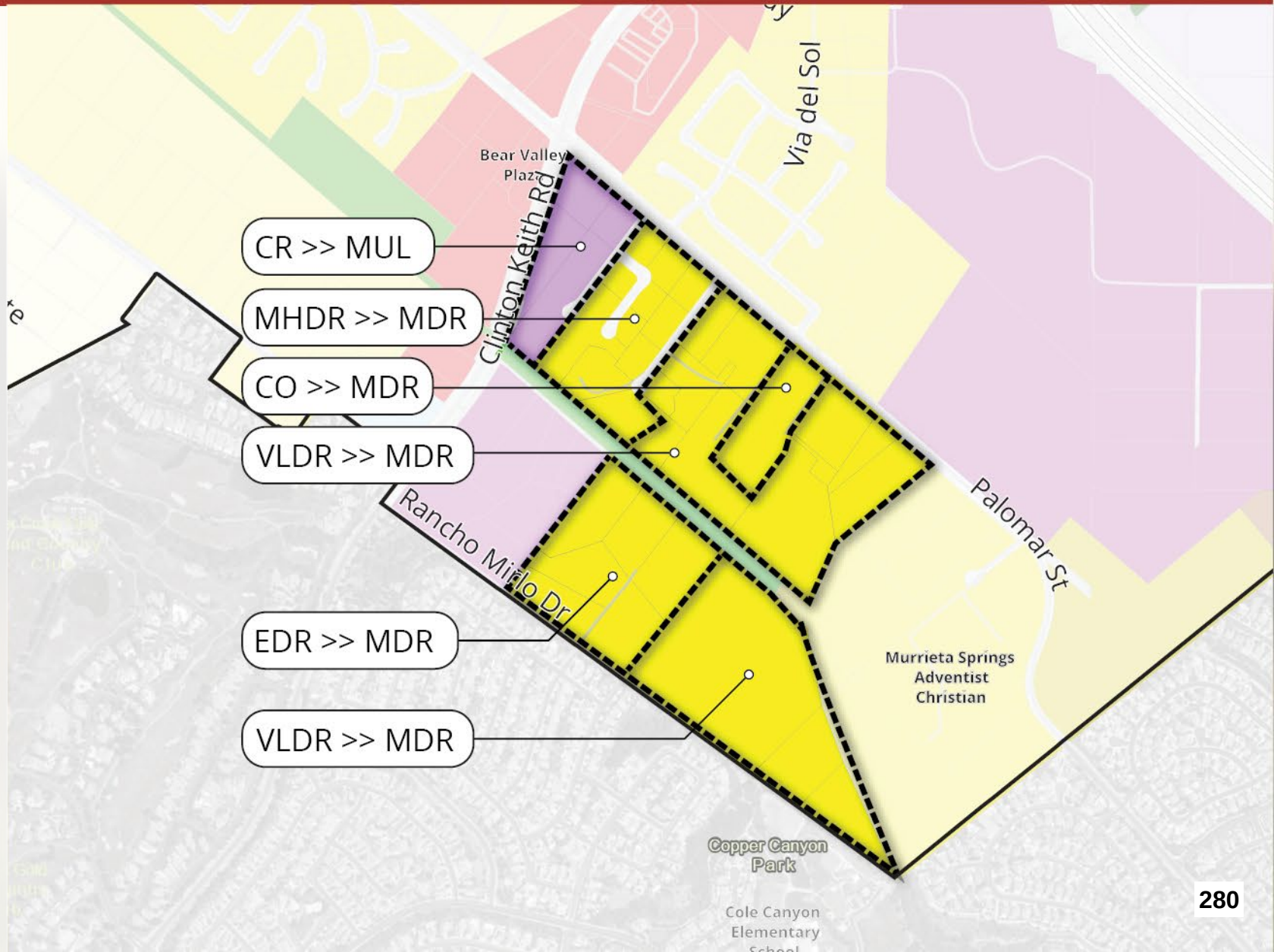
- Mixed Use High provides a mix of residential and commercial uses on large vacant parcels with freeway access



FOCUS AREA 6: PROPOSED

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

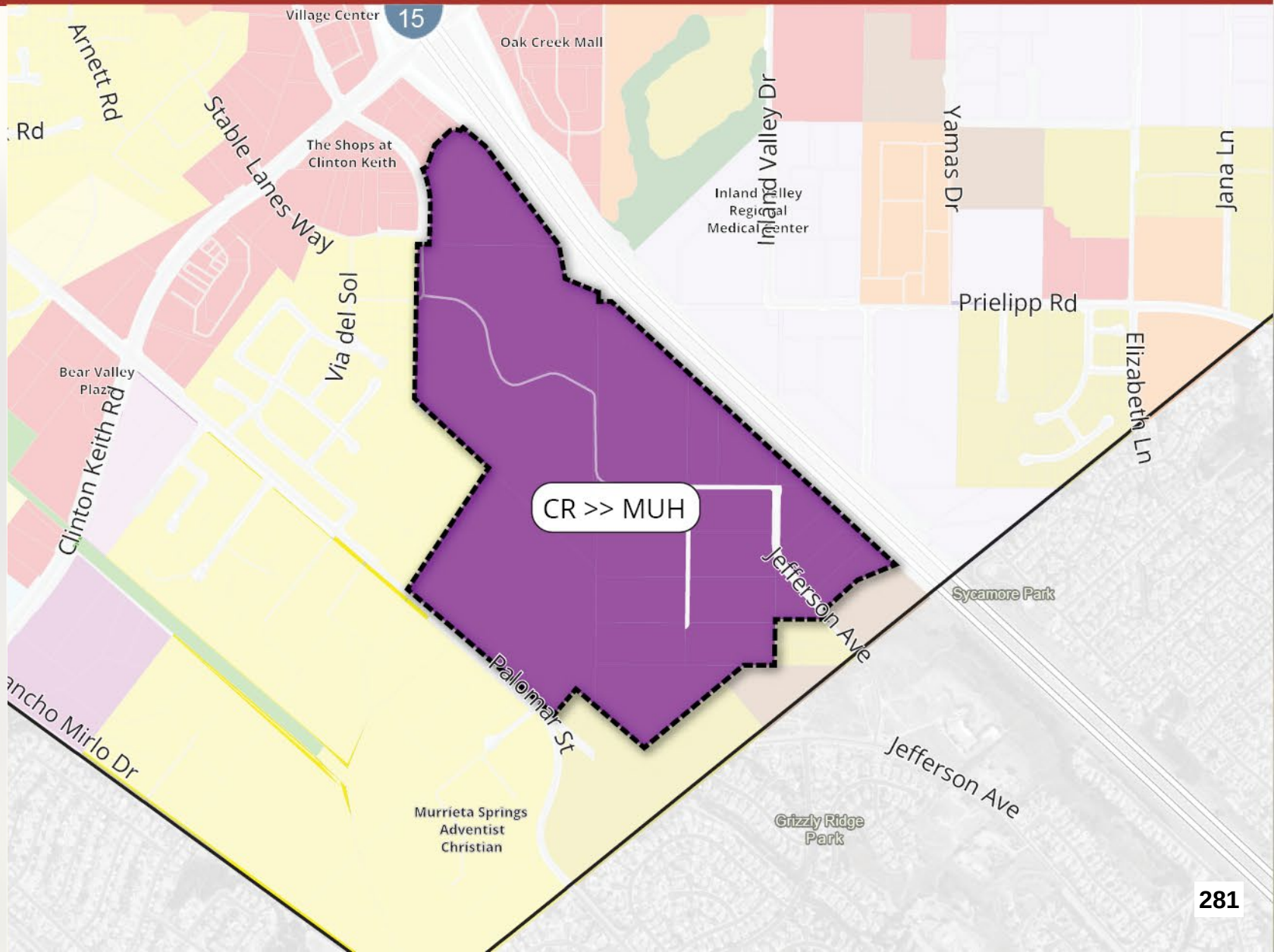
- Mix of uses allowed along Clinton Keith
- Residential areas allow uses consistent with adjacent developed neighborhoods



FOCUS AREA 7: PROPOSED

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

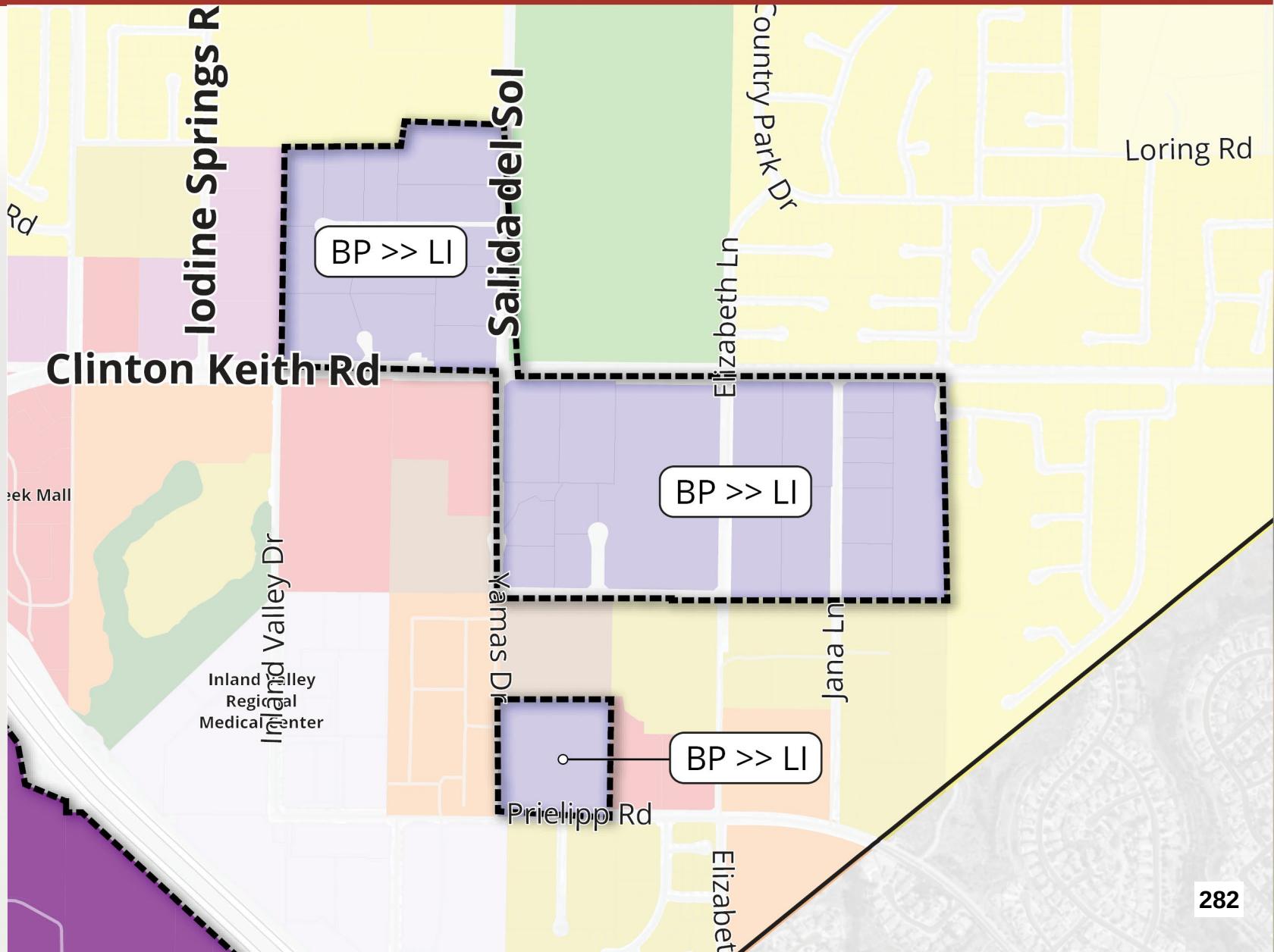
- Mixed Use High allows for maximum flexibility for large vacant property adjacent to the City's commercial heart
- Future Specific Plan will allow for consideration of a more fine-grained distribution of uses



FOCUS AREA 8: PROPOSED

VACANT LAND ADJACENT TO FUTURE MOUNT SAN JACINTO COLLEGE SITE

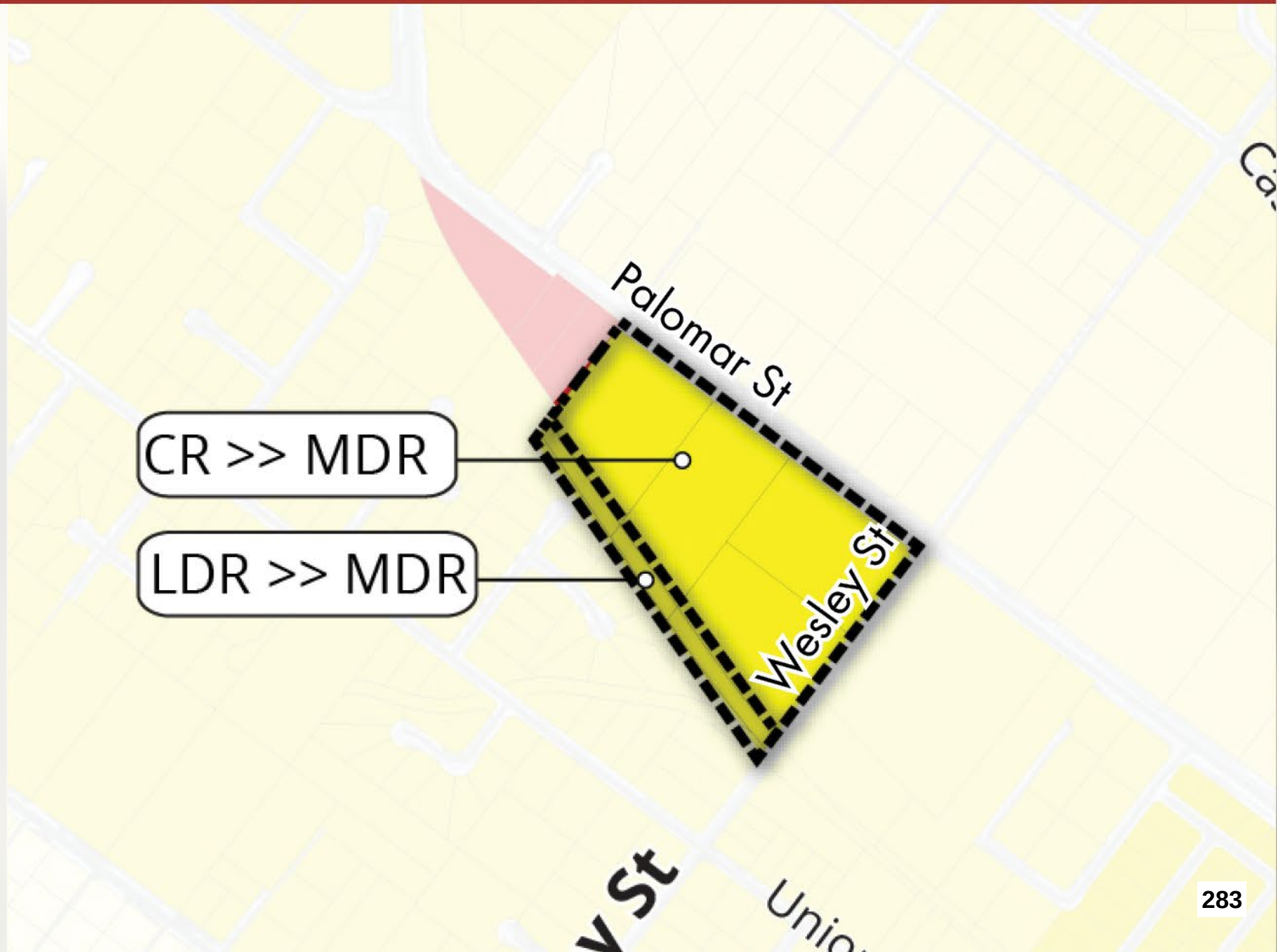
- Light Industrial allows for small scale manufacturing and complimentary commercial uses
- Potential economic engine for the City



FOCUS AREA 9: PROPOSED

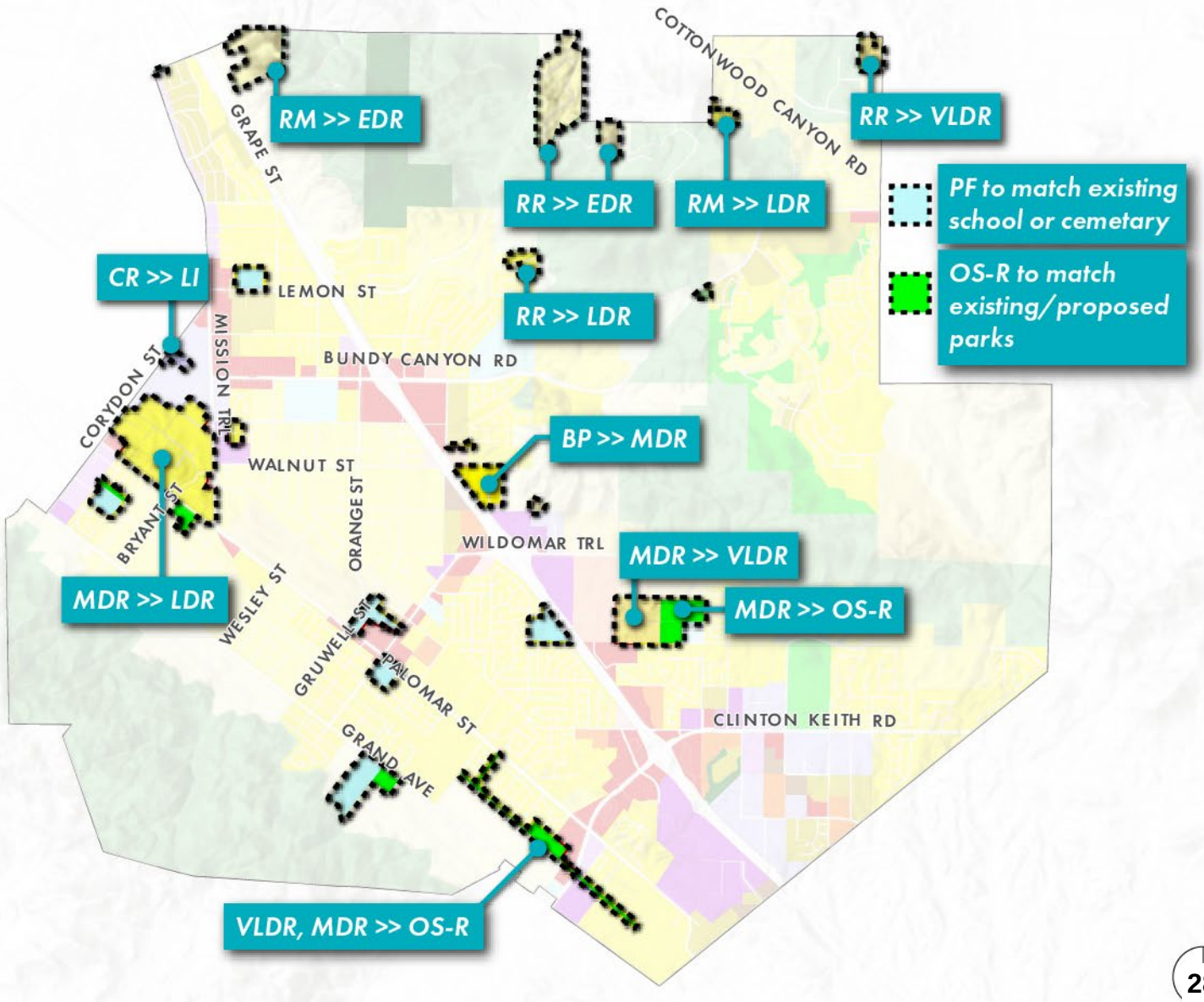
VACANT LAND WEST OF PALOMAR ST AND NORTH OF WESLEY ST

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



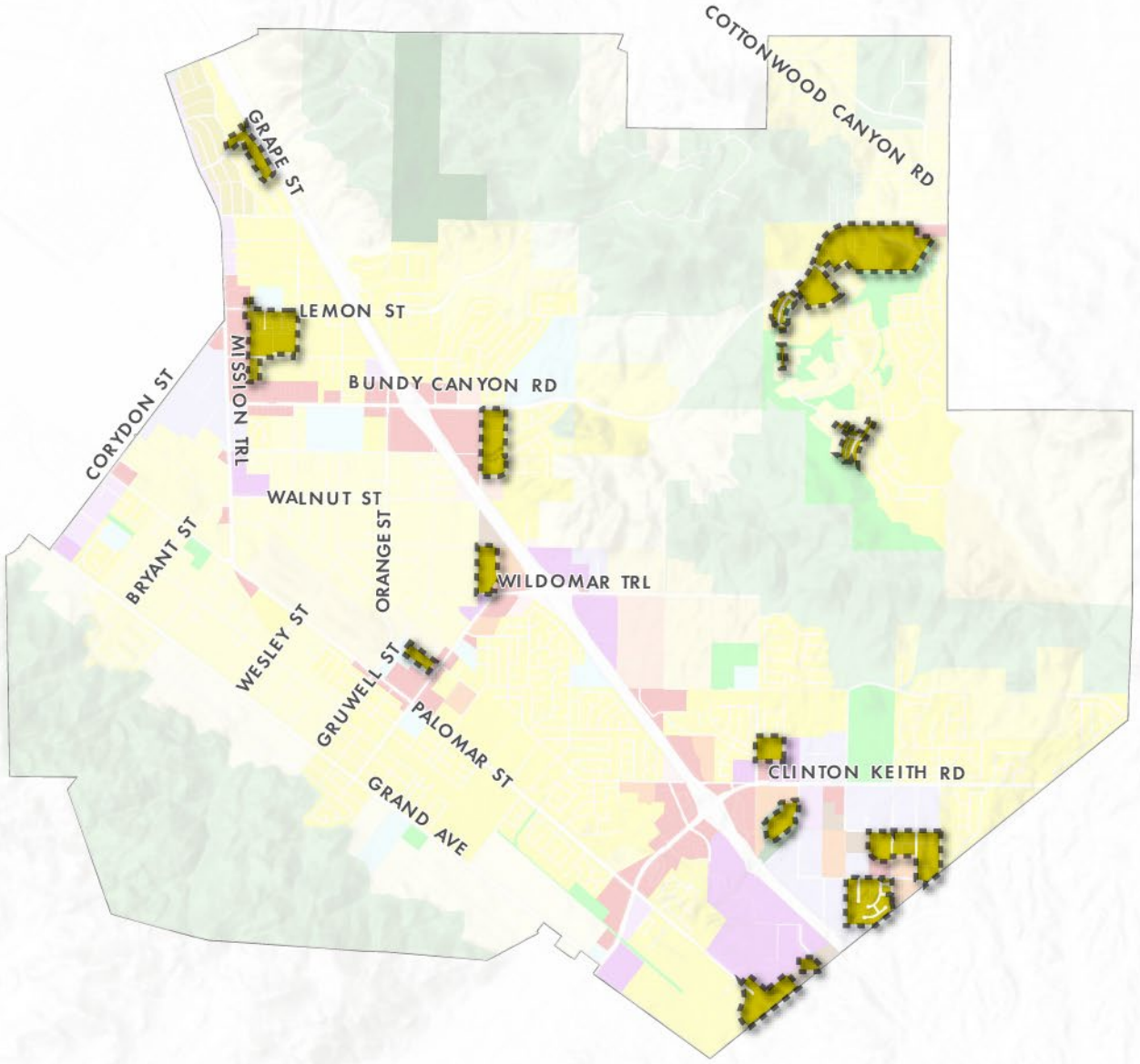
Outside of Focus Areas

- Land uses were changed to better reflect on the ground uses
- Residential areas changed to better match current density
- Consistently applied PF designation to public schools and cemetery
- Consistently applied OS-R to City Parks
- These changes affect 2% of all parcels in the City



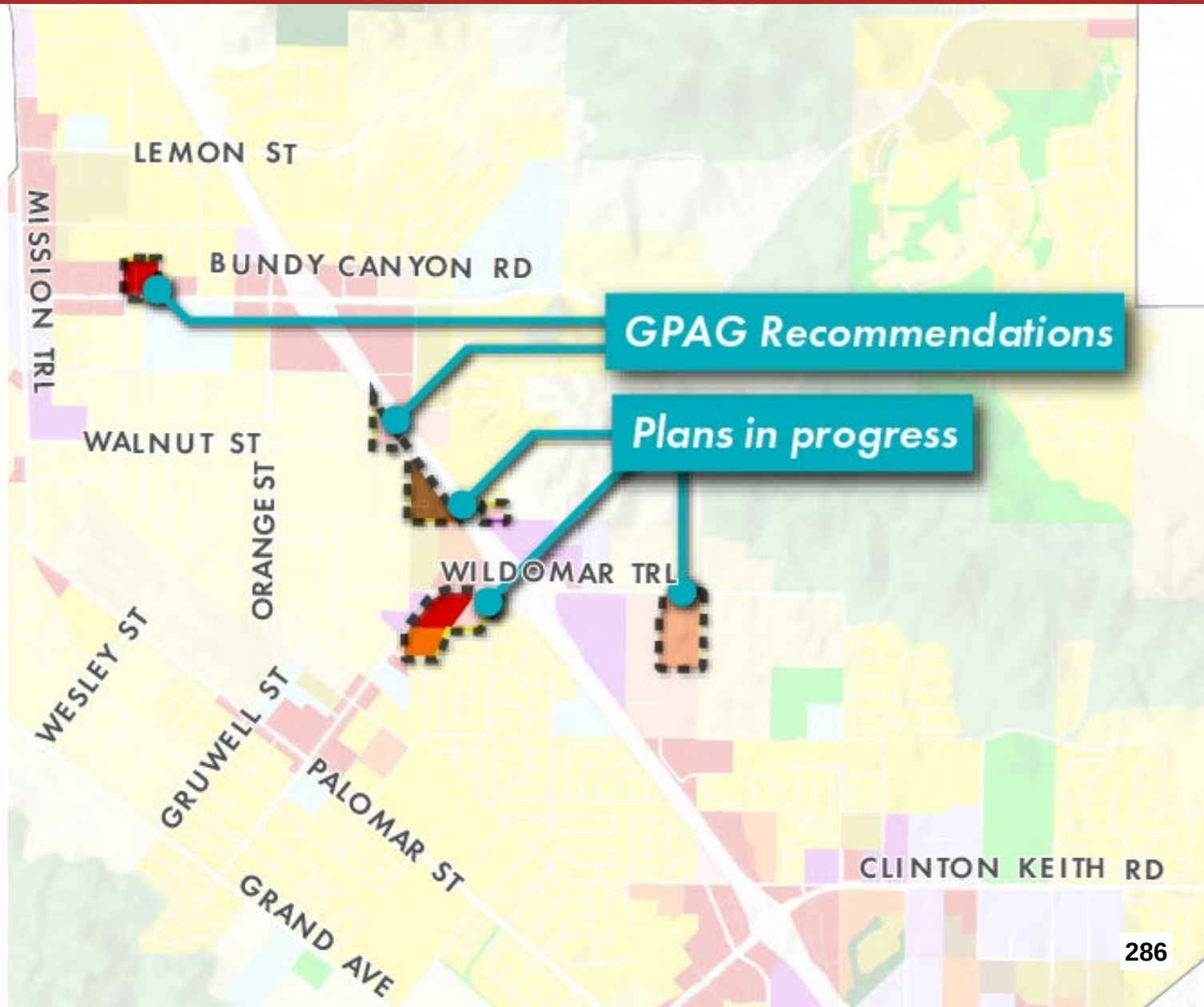
Slightly Expand Middle Density Housing Range

- The areas highlighted reflect proposed MHDR Designations (5-14 du/ac)
- These areas were previously either MHDR (5-8 du/ac) or HDR (8-14 du/ac)
- These changes affect 2% of all parcels in the City



GPAG and Plans in Progress

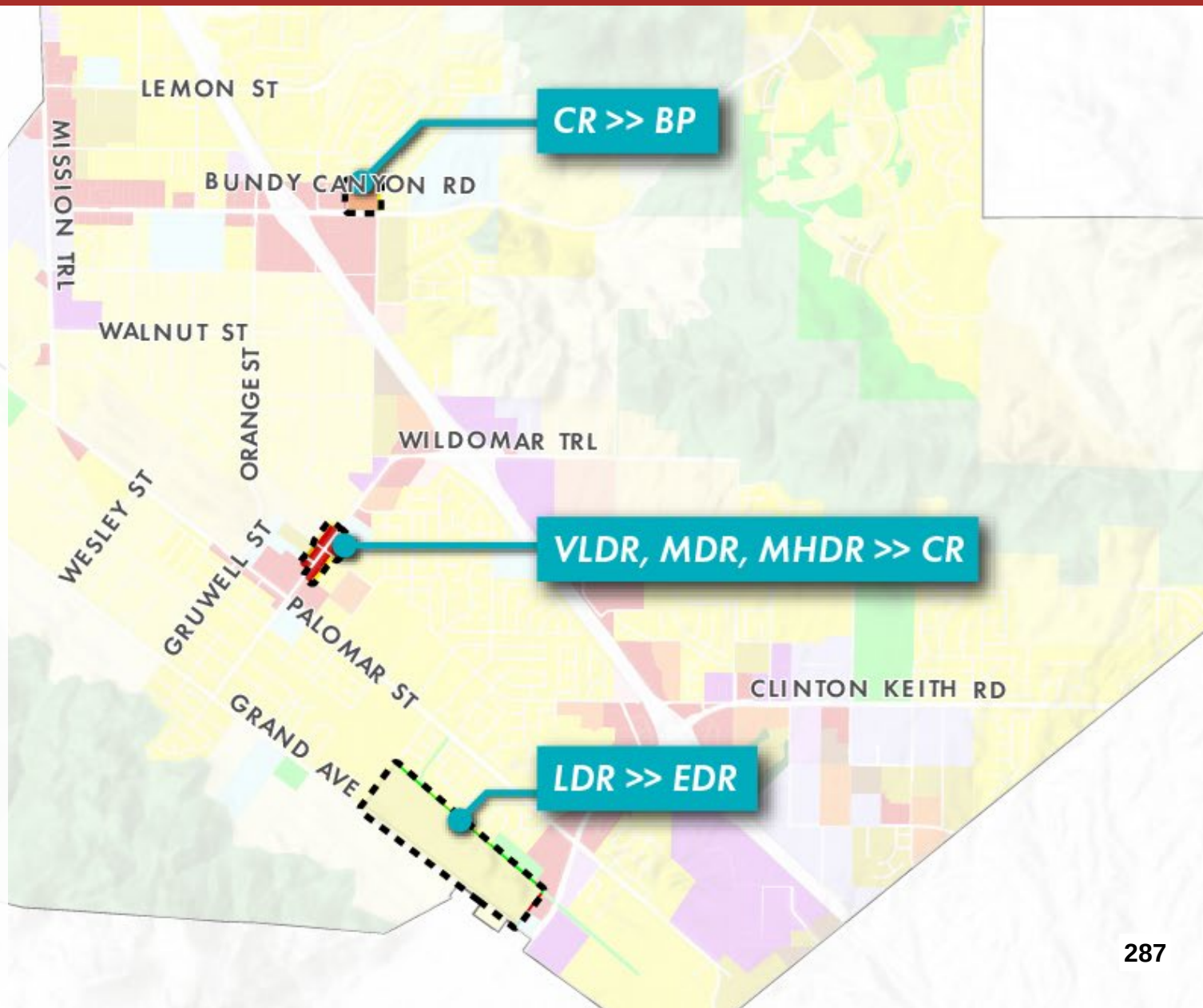
- Less than 1% percent of all parcels changed land uses as recommended by the General Plan Advisory Group and to align with plans in progress



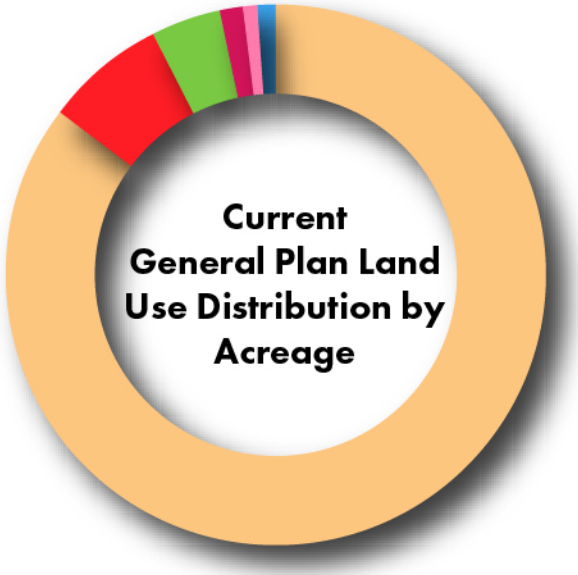
Planning Commission Recommendations

- Special study sessions were held with the Planning Commission on 4/19/23 and 5/24/23

- The Planning Commission proposed land use changes and recommends the preferred land use plan be considered by City Council



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)

Wildomar Land Use Change Details Table
07/18/23

APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
376190002	10.3	MUPA	CR	-	0.20 - 0.35 FAR	ALIGN WITH PLANS IN PROGRESS	0			0
376180006	1.4	MUPA	VHDR	-	14-20 du/ac	ALIGN WITH PLANS IN PROGRESS	0			0
380250002	19.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	ALIGN WITH PLANS IN PROGRESS	0			0
376320010	10.2	VLDR	BP	1 du/1 - 2 acres	0.25 - 0.60 FAR	ALIGN WITH PLANS IN PROGRESS	0			0
367210027	0.2	MUPA	HHDR	-	20-30 du/ac	ALIGN WITH PLANS IN PROGRESS	34658	WHITE	ST	92595
367210042	3.5	MUPA	HHDR	-	20-30 du/ac	ALIGN WITH PLANS IN PROGRESS	34710	WHITE	ST	92595
367210033	0.5	MUPA	HHDR	-	20-30 du/ac	ALIGN WITH PLANS IN PROGRESS	34668	WHITE	ST	92595
367210021	0.2	MUPA	HHDR	-	20-30 du/ac	ALIGN WITH PLANS IN PROGRESS	34650	WHITE	ST	92595
367210029	5.4	MUPA	HHDR	-	20-30 du/ac	ALIGN WITH PLANS IN PROGRESS	34680	WHITE	ST	92595
367210038	1.9	BP	CO	0.25 - 0.60 FAR	0.35 - 1.0 FAR	ALIGN WITH PLANS IN PROGRESS	34740	VIA CARNAGHI		92595
376320008	4.4	VLDR	BP	1 du/1 - 2 acres	0.25 - 0.60 FAR	ALIGN WITH PLANS IN PROGRESS	23441	BAXTER	RD	92595
376320009	4.8	VLDR	BP	1 du/1 - 2 acres	0.25 - 0.60 FAR	ALIGN WITH PLANS IN PROGRESS	35135	MAPES	RD	92595
376190002	6.1	MUPA	CO	-	0.35 - 1.0 FAR	ALIGN WITH PLANS IN PROGRESS	0			0
376190002	6.8	MUPA	VHDR	-	14-20 du/ac	ALIGN WITH PLANS IN PROGRESS	0			0
361021013	4.8	RR	VLDR	1 du/5 acres	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	0			0
361104010	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104005	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104022	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361101017	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104006	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104013	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361101018	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104014	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104020	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104021	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104011	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104012	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104002	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104016	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104023	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361103020	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104003	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104017	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104018	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104019	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104008	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104009	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
361104015	0.2	RM	LDR	1 du/10 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
365220017	2.4	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365250062	5.2	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365200031	31.6	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365220001	2.3	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365220002	2.2	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365220010	2.3	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365220015	2.7	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365220014	2.5	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365220024	2.2	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365051026	0.3	CR	OS-R	0.20 - 0.35 FAR		BETTER REFLECT EXISTING USES	0			0
365220023	2.4	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365240003	2.2	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
366250022	0.1	RR	LDR	1 du/5 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
367210034	1.0	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	0			0
368030043	1.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
368030033	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
368240003	2.0	LDR	OS-R	1 - 2 du/ac		BETTER REFLECT EXISTING USES	0			0
370330007	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0

Wildomar Land Use Change Details Table
07/18/23

APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
370330031	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
370250008	0.3	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
370060017	1.5	CR	LI	0.20 - 0.35 FAR	0.25 - 0.60 FAR	BETTER REFLECT EXISTING USES	0			0
370330016	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
370330015	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
370250007	0.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
370500021	9.9	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
365240001	2.3	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
366310006	1.6	RR	RM	1 du/5 acres	1 du/10 acres	BETTER REFLECT EXISTING USES	0			0
367210035	0.9	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	0			0
368240004	2.0	LDR	OS-R	1 - 2 du/ac		BETTER REFLECT EXISTING USES	0			0
370250038	0.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
370260011	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
376060028	3.7	MHDR	PF	5 -8 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376141002	5.0	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
367210051	0.9	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES				
367500011	0.4	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES				
370270044	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES				
367210045	0.8	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES				
370500020	3.3	MDR	OS-R	2 - 5 du/ac		BETTER REFLECT EXISTING USES	0			0
376060001	3.0	MHDR	PF	5 -8 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376060031	1.3	CR	PF	0.20 - 0.35 FAR	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376330016	0.8	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376350010	3.4	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	0			0
376141001	5.0	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376330017	3.1	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376330003	1.3	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376330015	10.4	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376350005	1.9	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	0			0
376350007	2.5	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	0			0
380010002	7.5	EDR-RC	PF	1 du/2 - 5 acres	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376060011	1.8	CR	PF	0.20 - 0.35 FAR	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376060012	2.0	CR	PF	0.20 - 0.35 FAR	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
376060016	1.6	CR	PF	0.20 - 0.35 FAR	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
380150016	0.5	CR	OS-R	0.20 - 0.35 FAR		BETTER REFLECT EXISTING USES	0			0
382280004	19.5	EDR-RC	PF	1 du/2 - 5 acres	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
380010003	7.1	EDR-RC	OS-R	1 du/2 - 5 acres		BETTER REFLECT EXISTING USES	0			0
376350019	2.8	MDR	OS-R	2 - 5 du/ac		BETTER REFLECT EXISTING USES	0			0
376350009	20.1	MDR	OS-R	2 - 5 du/ac		BETTER REFLECT EXISTING USES	0			0
380160002	5.3	VLDR	OS-R	1 du/1 - 2 acres		BETTER REFLECT EXISTING USES	0			0
380140017	0.8	LDR	OS-R	1 - 2 du/ac		BETTER REFLECT EXISTING USES	0			0
380470043	2.4	MDR	OS-R	2 - 5 du/ac		BETTER REFLECT EXISTING USES	0			0
380080006	2.6	MDR	OS-R	2 - 5 du/ac		BETTER REFLECT EXISTING USES	0			0
365220013	2.5	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32425	CROOKED ARROW	DR	92530
366250024	4.2	RR	LDR	1 du/5 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	22865	VISTA DEL AGUA		92530
367290011	2.3	MDR	EDR	2 - 5 du/ac	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	34735	FREDERICK	ST	92530
370250040	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	36403	MISSION	TR	92530
365220019	2.5	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32400	CROOKED ARROW		92530
376350013	5.0	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23663	PEGGY	LN	92530
365051001	0.2	CR	OS-R	0.20 - 0.35 FAR		BETTER REFLECT EXISTING USES	32308	MISSION	TR	92530
361021011	4.8	RR	VLDR	1 du/5 acres	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	32105	SUNSET	AVE	92584
361021009	2.5	RR	VLDR	1 du/5 acres	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	24889	GARBANI	RD	92584
365220016	2.8	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32485	CROOKED ARROW	DR	92595
365220018	2.5	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32440	CROOKED ARROW	RD	92595
365220022	2.2	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32200	CROOKED ARROW	DR	92595
365240002	2.3	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0

Wildomar Land Use Change Details Table
07/18/23

APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365220009	2.9	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32145	CROOKED ARROW	DR	92595
365240004	2.3	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32520	CROOKED ARROW	RD	92595
365200003	1.2	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	21231	MALAGA	RD	92595
365200030	10.2	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32330	ELSINORE HEIGHTS	DR	92595
365220005	1.9	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32355	NAVAJO SPRINGS	RD	92595
365220003	2.2	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32255	NAVAJO SPRING	RD	92595
365220006	2.6	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32360	NAVAJO SPRINGS	RD	92595
365220007	2.4	RM	EDR	1 du/10 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32320	NAVAJO SPRINGS	RD	92595
365220004	2.5	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32285	NAVAJO SPRINGS	RD	92595
365220011	2.5	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32285	CROOKED ARROW	RD	92595
365220020	2.5	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32300	CROOKED ARROW	ST	92595
365220008	2.2	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32280	NAVAJO SPRINGS	RD	92595
365220012	2.1	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32305	CROOKED ARROW	DR	92595
365250063	4.1	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	0			0
365220021	2.4	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32380	CROOKED ARROW	DR	92595
365220025	2.2	RR	EDR	1 du/5 acres	1 du/2 - 5 acres	BETTER REFLECT EXISTING USES	32050	CROOKED ARROW		92595
366070012	11.3	MDR	PF	2 - 5 du/ac	0.60 FAR	BETTER REFLECT EXISTING USES	0			0
366250014	1.4	RR	LDR	1 du/5 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	22984	VISTA DEL AGUA		92595
366250020	1.9	RR	LDR	1 du/5 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	22860	VISTA DEL AGUA		92595
366250021	1.4	RR	LDR	1 du/5 acres	1 - 2 du/ac	BETTER REFLECT EXISTING USES	22920	VISTA DEL AGUA		92595
367050059	1.1	MUPA	LDR	-	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34320	DOROF	CT	92595
367050060	1.0	MUPA	LDR	-	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34280	DOROF	CT	92595
367210008	7.3	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34570	MONTE VISTA	RD	92595
367210037	2.0	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34720	VIA CARNAGHI	LN	92595
367050058	1.1	MUPA	LDR	-	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34315	DOROF	CT	92595
367210005	1.6	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34520	MONTE VISTA	DR	92595
367210010	0.6	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34680	MONTE VISTA	DR	92595
367210007	2.5	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34510	MONTE VISTA	DR	92595
367210011	0.5	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34690	MONTE VISTA		92595
367210012	0.5	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34700	MONTE VISTA	LN	92595
367210050	1.0	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES				
367210049	4.0	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES				
368030020	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20510	BRYANT	ST	92595
368030057	3.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20580	PALOMAR	ST	92595
368030035	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20570	PALOMAR	ST	92595
368030039	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20434	PALOMAR	ST	92595
368030040	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20440	PALOMAR	ST	92595
368030041	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32310	FLANDERS	LN	92595
368030030	2.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32476	BRYANT	ST	92595
368030037	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20410	PALOMAR	ST	92595
368030038	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
368030028	2.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32490	BRYANT	ST	92595
368030031	2.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32380	BRYANT	ST	92595
368030027	1.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34915	MISSION	TR	92595
368030042	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32330	FLANDERS	LN	92595
368230001	5.0	LDR	OS-R	1 - 2 du/ac		BETTER REFLECT EXISTING USES	20505	PALOMAR	ST	92595
370090014	2.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20370	GUFFY	LN	92595
370240003	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20390	BRYANT	ST	92595
370240009	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32174	BEECHER	ST	92595
370090016	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32030	BEECHER	ST	92595
370090019	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20350	GUFFY	LN	92595
370090022	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20400	GUFFY	LN	92595
370090017	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32044	BEECHER	ST	92595
370090018	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32066	BEECHER	ST	92595
370090021	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20380	GUFFY	LN	92595
370250006	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34483	MISSION TRAIL		92595

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
370250029	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34663	MISSION	TR	92595
370250031	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20421	GUFFY	LN	92595
370250036	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34650	TOBY	DR	92595
370260010	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20401	BRYANT	ST	92595
370260014	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32420	RICKS	DR	92595
370260016	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20360	PALOMAR	ST	92595
370270027	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20446	PALOMAR	RD	92595
370270032	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20415	BRYANT	ST	92595
370270039	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32330	BILTON	WAY	92595
370250024	0.7	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20496	BRYANT	ST	92595
370250034	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20460	BRYANT	ST	92595
370270033	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32315	BILTON	WAY	92595
370270035	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32321	BILTON	WAY	92595
370270041	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32290	BILTON	WAY	92595
370320007	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32461	BLUE TERRACE	ST	92595
370320012	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32484	BLUE TERRACE	ST	92595
370330002	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32290	CORYDON	ST	92595
370240004	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20400	BRYANT	ST	92595
370240005	1.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20402	BRYANT	ST	92595
370090027	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20364	GUFFY	LN	92595
370240011	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32158	BEECHER	ST	92595
370240013	2.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20363	GUFFY	LN	92595
370240014	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20369	GUFFY	LN	92595
370330013	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32370	HALLIE	ST	92595
370340003	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20115	MELINDA	LN	92595
370340004	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20145	MELINDA	LN	92595
370340005	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20040	BRYANT	ST	92595
370320005	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32397	BLUE TERRACE	ST	92595
370320006	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32485	BLUE TERRACE	ST	92595
370320008	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20130	PALOMAR	RD	92595
370320014	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20160	PALOMAR	ST	92595
370240016	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20381	GUFFY	LN	92595
370330005	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20050	PLESSNER	WAY	92595
370340002	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20085	MELINDA	LN	92595
370340014	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20240	BRYANT	ST	92595
370240012	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20353	GUFFY	LN	92595
370240018	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20397	GUFFY	LN	92595
370240020	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20416	BRYANT	ST	92595
370250009	0.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34545	MISSION	TR	92595
370250021	0.8	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20474	BRYANT	ST	92595
370250026	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20380	LORENA	LN	92595
370060015	1.1	CR	LI	0.20 - 0.35 FAR	0.25 - 0.60 FAR	BETTER REFLECT EXISTING USES	31840	CORYDON	ST	92595
370240017	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20393	GUFFY	LN	92595
370250002	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20433	GUFFY	LN	92595
370250003	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20435	GUFFY	LN	92595
370250028	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34721	MISSION	TR	92595
370250033	1.8	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20430	BRYANT	ST	92595
370240019	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20385	GUFFY	LN	92595
370250005	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34425	MISSION	TR	92595
370250022	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20480	BRYANT	ST	92595
370250027	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20390	LORENA	LN	92595
370250030	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20411	GUFFY	LN	92595
370260008	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32298	GRIFFITH	LN	92595
370340020	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32169	BEECHER	ST	92595
370250039	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34638	TOBY	DR	92595
370260015	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20310	PALOMAR	ST	92595

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
370270022	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20420	PALOMAR	RD	92595
370260003	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20400	PALOMAR	ST	92595
370260012	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20405	BRYANT	ST	92595
370260013	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32411	RICKS	DR	92595
370260021	1.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20357	BRYANT	ST	92595
370270034	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32303	BILTON	WAY	92595
370260009	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32360	GRIFFITH	WAY	92595
370260018	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32380	RICKS	DR	92595
370270023	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20430	PALOMAR	RD	92595
370270024	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20314	PALOMAR	ST	92595
370270031	1.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32401	BRYANT	ST	92595
370320017	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20090	CATHY	LN	92595
370330010	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20205	BRYANT	ST	92595
370090028	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20360	GUFFY	LN	92595
370090029	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20362	GUFFY	LN	92595
370090032	0.5	CR	LI	0.20 - 0.35 FAR	0.25 - 0.60 FAR	BETTER REFLECT EXISTING USES	31910	CORYDON	RD	92595
370330025	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20015	PLESSNER	WAY	92595
370320010	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32398	BLUE TERRACE	CIR	92595
370320011	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32460	BLUE TERRACE	ST	92595
370330008	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20080	PLESSNER	WAY	92595
370320009	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20200	PALOMAR	ST	92595
370330001	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32270	CORYDON	ST	92595
370330020	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20065	PLESSNER	WAY	92595
370330021	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20055	PLESSNER	WAY	92595
370240001	1.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20360	BRYANT	ST	92595
370240002	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20368	BRYANT	ST	92595
370240010	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32160	BEECHER	ST	92595
370240015	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20379	GUFFY	LN	92595
370250020	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20474	BRYANT	ST	92595
370260022	3.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20361	BRYANT	ST	92595
370270014	1.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20511	BRYANT	ST	92595
370330004	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20040	PLESSNER	WAY	92595
370330022	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20045	PLESSNER	WAY	92595
370330023	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20035	PLESSNER	WAY	92595
370330029	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32320	HALLIE	ST	92595
370340021	0.7	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20270	BRYANT	ST	92595
370270020	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20428	PALOMAR	RD	92595
370270025	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20318	PALOMAR	ST	92595
370270037	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32384	BILTON	WAY	92595
370270042	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20439	BRYANT	ST	92595
370320013	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20240	PALOMAR	ST	92595
370330003	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20030	PLESSNER	WAY	92595
370330009	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20177	BRYANT	ST	92595
370330012	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32330	HALLIE	LN	92595
370330017	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	0			0
370330028	0.7	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32300	HALLIE	ST	92595
370340007	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20070	BRYANT	ST	92595
370340016	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20220	BEACH CRAFT	WAY	92595
370340018	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20221	BEACH CRAFT	WAY	92595
370340019	1.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32175	BEECHER	ST	92595
370250023	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20490	BRYANT	ST	92595
370250037	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	34660	TOBY	DR	92595
370260019	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32410	RICK	DR	92595
370260020	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32398	RICKS	DR	92595
370270013	0.8	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20491	BRYANT	ST	92595
370270015	1.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32351	BRYANT	ST	92595

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
370270021	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20290	PALOMAR	ST	92595
370270038	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32380	BILTON	AVE	92595
370270040	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32340	BILTON	WAY	92595
370320016	0.8	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20040	CATHY	LN	92595
370330006	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20060	PLESSNER	WAY	92595
370330018	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20085	PLESSNER	WAY	92595
370340013	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20200	BRYANT	ST	92595
370270045	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES				
367050057	1.0	MUPA	LDR	-	1 - 2 du/ac	BETTER REFLECT EXISTING USES	21185	CANYON	DR	92595
367210006	0.4	BP	MDR	0.25 - 0.60 FAR	2 - 5 du/ac	BETTER REFLECT EXISTING USES	34520	MONTE VISTA	DR	92595
368030021	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32350	BRYANT	ST	92595
368030022	0.9	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32368	BRYANT	ST	92595
368030034	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20550	PALOMAR	ST	92595
370090026	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20354	GUFFY	LN	92595
370240008	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20422	BRYANT	ST	92595
370240022	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20410	BRYANT	ST	92595
370250004	0.4	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20445	GUFFY	LN	92595
370250025	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20370	LORENA	LN	92595
370250032	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20427	GUFFY	LN	92595
370260002	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20390	PALOMAR	RD	92595
370260007	1.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20381	BRYANT	ST	92595
370260017	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32385	RICKS	DR	92595
370270001	1.1	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20450	PALOMAR	RD	92595
370270012	0.5	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20479	BRYANT	ST	92595
370270030	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32451	BRYANT	ST	92595
370270036	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32355	BILTON	WAY	92595
370320015	0.7	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32450	CORYDON	ST	92595
370330019	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20075	PLESSNER	WAY	92595
370330024	0.6	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20025	PLESSNER	WAY	92595
370340006	1.0	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20060	BRYANT	ST	92595
370340012	1.7	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20180	BRYANT	ST	92595
370340017	1.2	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	32165	BEECHER	ST	92595
370340024	1.3	MDR	LDR	2 - 5 du/ac	1 - 2 du/ac	BETTER REFLECT EXISTING USES	20235	GUFFY	LN	92595
376350001	3.9	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23540	PEGGY	LN	92595
376350008	2.8	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	35321	SUSAN	DR	92595
376350002	2.9	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23570	PEGGY	LN	92595
376350014	5.0	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23713	PEGGY	LN	92595
376350004	1.9	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23630	PEGGY	LN	92595
376350003	3.4	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23610	PEGGY	LN	92595
376350006	1.0	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23660	PEGGY	LN	92595
376350012	3.7	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23611	PEGGY	LN	92595
376350017	7.1	MDR	OS-R	2 - 5 du/ac		BETTER REFLECT EXISTING USES	35360	SUSAN	DR	92595
376350011	3.0	MDR	VLDR	2 - 5 du/ac	1 du/1 - 2 acres	BETTER REFLECT EXISTING USES	23575	PEGGY	LN	92595
380140014	12.6	MDR	OS-R	2 - 5 du/ac		BETTER REFLECT EXISTING USES	32625	CLINTON KEITH	RD	92595
362250022	2.4	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
362250021	2.5	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
362250019	4.2	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
362250017	3.8	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
365051028	0.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365061014	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365061029	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365062011	0.8	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365101022	0.0	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365103020	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365081002	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365061002	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365061011	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365082008	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365082021	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365101020	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365101013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365111010	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365131004	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365113014	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365103015	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365081008	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365111002	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365123003	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365103017	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365113013	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365113018	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365092033	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365161006	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365143020	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
362250024	3.1	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
365103033	0.3	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365111011	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
362250025	3.8	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
365161007	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365153012	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365121028	1.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365123005	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365142007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365161009	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365151026	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365161008	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365053024	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE				
366023006	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
366041014	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
366024004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
366041010	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
366023007	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
366210047	0.9	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
366210048	1.4	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
367040033	0.5	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
367040030	2.3	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
367180042	2.9	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
367180044	1.5	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
367180049	1.4	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
367181015	0.8	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
367300002	3.5	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
367180045	4.6	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
367180040	5.8	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
367300003	4.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
368060012	4.8	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
368060013	4.8	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
368060014	4.8	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
368060025	0.5	LDR	MDR	1 - 2 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
368060011	4.8	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
368060026	0.6	LDR	MDR	1 - 2 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
368060024	0.7	LDR	MDR	1 - 2 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
370171010	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
370400009	5.0	HHDR	MUL	20+ du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
370400022	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
370400006	0.6	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
370171017	1.0	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
365101012	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365121023	0.0	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365151016	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
366041007	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
370320018	6.4	BP	CR	0.25 - 0.60 FAR	0.20 - 0.35 FAR	FOCUS AREA CHANGE	0			0
370400005	0.6	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
380170024	0.0	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
380170029	7.3	CO	MDR	0.35 - 1.0 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380160010	4.5	EDR	MDR	1 du/2 - 5 acres	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380270004	4.6	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270008	4.6	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380140008	2.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
380270011	2.4	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380160020	3.7	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380160019	4.2	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380170013	1.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380170017	2.0	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380270001	5.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270014	1.6	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380230004	32.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380260009	16.8	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380260011	4.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270005	4.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270009	2.3	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380260012	0.6	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380290013	2.3	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
380270002	5.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270003	5.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380170006	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380270012	2.4	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380170004	1.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380170012	1.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380170003	1.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380170005	4.4	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	0			0
380220001	8.7	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380230003	29.8	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270007	4.8	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270010	2.4	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380290012	2.3	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	0			0
376330004	0.4	BP	MUH	0.25 - 0.60 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380160021	4.4	EDR	MDR	1 du/2 - 5 acres	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380170002	1.0	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380230002	21.6	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380230007	11.9	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380260010	3.7	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
380270006	4.7	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	0			0
362250013	2.0	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	35861	SALIDA DE SOL		92530
362250018	4.1	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	24351	MIGUEL	RD	92530
365051004	0.7	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32346	MISSION	TR	92530
365051019	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32381	WILDOMAR	RD	92530
365052001	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32260	WILDOMAR	RD	92530
365052002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32312	WILDOMAR	RD	92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365052007	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32395	VALLEY VIEW	DR	92530
365052008	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32372	WILDOMAR	RD	92530
365052013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32311	VALLEY VIEW	DR	92530
365052019	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32263	VALLEY VIEW	AVE	92530
365053015	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32219	LAKEVIEW	TER	92530
365051027	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32391	WILDOMAR	RD	92530
365053006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32376	VALLEY VIEW	AVE	92530
365053016	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32227	LAKEVIEW	TER	92530
365061003	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32420	MISSION	TR	92530
365061004	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20825	SYLVESTER	RD	92530
365051006	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32368	MISSION	TR	92530
365051014	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32301	WILDOMAR	RD	92530
365051018	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32365	WILDOMAR	RD	92530
365051023	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32341	WILDOMAR	RD	92530
365053020	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32259	LAKEVIEW	TER	92530
365061006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20831	SYLVESTER	RD	92530
365061013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20915	SYLVESTER	RD	92530
365061015	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20935	SYLVESTER	RD	92530
365061005	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20835	SYLVESTER	RD	92530
365061016	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20961	SYLVESTER	RD	92530
365061020	0.9	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32365	LAKEVIEW	TER	92530
365061021	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21028	MARIPOSA	RD	92530
365061022	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21000	MARIPOSA	RD	92530
365061027	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20930	MARIPOSA	RD	92530
365052009	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20870	SYLVESTER	RD	92530
365052014	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32369	VALLEY VIEW	AVE	92530
365053018	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365053023	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20931	MALAGA	RD	92530
365061001	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32410	MISSION	TR	92530
365061023	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20990	MARIPOSA	RD	92530
365051010	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32392	MISSION	TR	92530
365062007	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20993	MARIPOSA	RD	92530
365062010	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20935	MARIPOSA	RD	92530
365071002	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32176	LAKEVIEW	TER	92530
365071006	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32234	LAKEVIEW	TER	92530
365072001	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32305	MESA	DR	92530
365051015	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32329	WILDOMAR	RD	92530
365052012	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32365	VALLEY VIEW	RD	92530
365052024	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32364	WILDOMAR	RD	92530
365053004	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32370	VALLEY VIEW	AVE	92530
365053005	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32374	VALLEY VIEW	RD	92530
365053014	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32211	LAKEVIEW	TER	92530
365082006	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32558	LAKEVIEW	TER	92530
365082010	0.8	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32521	MESA	DR	92530
365082027	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32501	MESA	DR	92530
365091005	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21157	ELBERTA	RD	92530
365091008	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32489	LAKEVIEW TERRACE		92530
365091019	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21037	ELBERTA	RD	92530
365092002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32485	WILDOMAR	RD	92530
365061025	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20960	MARIPOSA	RD	92530
365061026	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20950	MARIPOSA	RD	92530
365061028	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32430	MISSION	TR	92530
365062002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32441	LAKEVIEW	TER	92530
365062017	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21008	ELBERTA	RD	92530
365062020	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20980	ELBERTA	RD	92530
365071009	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32240	LAKEVIEW TERRACE		92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365052005	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32350	WILDOMAR	ST	92530
365052016	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32391	VALLEY VIEW	AVE	92530
365051005	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32360	MISSION	TR	92530
365051025	0.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32299	WILDOMAR	RD	92530
365052018	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32320	WILDOMAR	RD	92530
365052022	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32305	VALLEY VIEW	AVE	92530
365052023	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32358	WILDOMAR	RD	92530
365092032	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32522	CRESCENT	AVE	92530
365093001	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32505	CRESCENT	AVE	92530
365093007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32549	CRESCENT	AVE	92530
365093011	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32538	MISSION	TR	92530
365093012	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32534	MISSION	TR	92530
365101002	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32549	LAKEVIEW	TER	92530
365101007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21138	SEDCO	BLV	92530
365051017	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32357	WILDOMAR	RD	92530
365051029	0.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32386	MISSION TRAIL		92530
365052010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20890	SYLVESTER	RD	92530
365052015	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32389	VALLEY VIEW	RD	92530
365053007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32386	VALLEY VIEW	AVE	92530
365053011	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32185	LAKEVIEW TERRACE		92530
376330025	0.1	BP	MUH	0.25 - 0.60 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
376330024	6.7	BP	MUH	0.25 - 0.60 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
380250044	10.7	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380170049	3.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE				
380170043	2.8	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE				
380250053	1.7	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380250057	18.4	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380250055	1.7	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380170048	2.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE				
380250052	1.0	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380250054	1.7	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380250056	1.6	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380290041	4.4	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380170046	1.8	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE				
365053017	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365101021	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21128	SEDCO	BLV	92530
365102014	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32586	CRESCENT	AVE	92530
365102023	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32585	WILDOMAR	RD	92530
365103023	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32572	MISSION	TR	92530
365103025	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32560	MISSION	TR	92530
365103032	0.4	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32554	MISSION	TR	92530
365061019	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32341	LAKEVIEW	TER	92530
365062003	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32429	LAKEVIEW	TER	92530
365062004	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32411	LAKEVIEW	TER	92530
365062005	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32385	LAKEVIEW	TER	92530
365062008	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20975	MARIPOSA	RD	92530
365072003	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32330	LAKEVIEW	TER	92530
365072002	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32310	LAKEVIEW	TER	92530
365072004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32354	LAKEVIEW	TER	92530
365081003	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32440	LAKEVIEW	TER	92530
365082009	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32555	MESA	DR	92530
365091013	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32526	WILDOMAR	RD	92530
365061032	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20985	SYLVESTER	RD	92530
365062019	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20958	ELBERTA	RD	92530
365081009	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32391	MESA	DR	92530
365081010	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32389	MESA	DR	92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365091012	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32525	LAKEVIEW	TER	92530
365092011	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32527	WILDOMAR	RD	92530
365092015	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32486	CRESCENT	AVE	92530
365061009	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20877	SYLVESTER	RD	92530
365061024	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20976	MARIPOSA	RD	92530
365062001	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21020	ELBERTA	RD	92530
365071008	1.0	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32250	LAKEVIEW TERRACE		92530
365072006	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32385	MESA	DR	92530
365082025	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32511	MESA	DR	92530
365091007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32475	LAKEVIEW	TER	92530
365053002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32308	VALLEY VIEW	DR	92530
365053003	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32332	VALLEY VIEW	DR	92530
365053012	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32199	LAKEVIEW	TER	92530
365053013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32205	LAKEVIEW	TER	92530
365061007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20855	SYLVESTER	RD	92530
365061010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20885	SYLVESTER	RD	92530
365061033	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32305	LAKEVIEW	TER	92530
365092003	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32489	WILDOMAR	RD	92530
365092014	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32490	CRESCENT	AVE	92530
365093005	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32539	CRESCENT	AVE	92530
365093006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32543	CRESCENT	AVE	92530
365093013	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32532	MISSION	TR	92530
365093016	0.4	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32510	MISSION	TR	92530
365052017	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32316	WILDOMAR	RD	92530
365052020	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32277	VALLEY VIEW	AVE	92530
365052021	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32291	VALLEY VIEW	AVE	92530
365053010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32175	LAKEVIEW TERRACE		92530
365053019	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32239	LAKEVIEW	TER	92530
365053021	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32210	VALLEY VIEW	RD	92530
365072005	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32366	LAKEVIEW	TER	92530
365072007	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32365	MESA	DR	92530
365082022	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32480	MESA	DR	92530
365091004	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32514	WILDOMAR	RD	92530
365092018	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32504	CRESCENT	AVE	92530
365092021	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32544	CRESCENT	AVE	92530
365092022	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32540	CRESCENT	AVE	92530
365092023	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32530	CRESCENT	AVE	92530
365101011	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32576	WILDOMAR	RD	92530
365103011	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32591	CRESCENT	AVE	92530
365101006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32573	LAKEVIEW	TER	92530
365101019	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32544	WILDOMAR	RD	92530
365102001	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32551	WILDOMAR	RD	92530
365102005	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32571	WILDOMAR	RD	92530
365102019	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32556	CRESCENT	AVE	92530
365103001	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32551	CRESCENT	AVE	92530
365091009	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32513	LAKEVIEW	TER	92530
365091010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32519	LAKEVIEW	TER	92530
365092006	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32505	WILDOMAR	RD	92530
365092007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32509	WILDOMAR	RD	92530
365092020	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32548	CRESCENT	AVE	92530
365101001	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32535	LAKEVIEW	TER	92530
365062009	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20951	MARIPOSA	RD	92530
365062014	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20940	ELBERTA	RD	92530
365072011	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32309	MESA	DR	92530
365072014	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32332	MESA	DR	92530
365091002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21011	ELBERTA	RD	92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365091020	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21015	ELBERTA	RD	92530
365092001	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32473	WILDOMAR	RD	92530
365061034	0.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32444	MISSION	TR	92530
365062006	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21013	MARIPOSA	RD	92530
365062013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20942	ELBERTA	RD	92530
365062015	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20950	ELBERTA	RD	92530
365062018	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32494	MISSION	TR	92530
365071003	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32186	LAKEVIEW	TER	92530
365081004	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32450	LAKEVIEW	TER	92530
365092016	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32480	CRESCENT	AVE	92530
365092017	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32476	CRESCENT	AVE	92530
365092031	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32506	CRESCENT	AVE	92530
365093004	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32531	CRESENT	AVE	92530
365093014	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32526	MISSION	TR	92530
365101015	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32562	WILDOMAR	RD	92530
365111008	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32745	CRESCENT	AVE	92530
365111013	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32690	MISSION	TR	92530
365111017	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32640	MISSION TRAIL		92530
365112001	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21061	SEDCO	BLV	92530
365112011	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32770	CRESCENT	AVE	92530
365112012	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32752	CRESCENT	AVE	92530
365091015	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32520	WILDOMAR	RD	92530
365091016	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32518	WILDOMAR	RD	92530
365091018	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32522	WILDOMAR	RD	92530
365092010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32523	WILDOMAR	RD	92530
365092028	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32541	WILDOMAR	RD	92530
365102002	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32555	WILDOMAR	RD	92530
365102004	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32565	WILDOMAR	RD	92530
365102016	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32568	CRESCENT	AVE	92530
365103003	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32559	CRESCENT	AVE	92530
365103005	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32565	CRESCENT	AVE	92530
365111001	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21025	SEDCO	BLV	92530
365111005	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32687	CRESCENT	AVE	92530
365111006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32691	CRESCENT	AVE	92530
365113029	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21143	SEDCO	BLV	92530
365101010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32580	WILDOMAR	RD	92530
365102003	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32561	WILDOMAR	RD	92530
365102009	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21110	SEDCO	BLV	92530
365102010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21076	SEDCO	BLV	92530
365103002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32555	CRESCENT	AVE	92530
365103009	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32581	CRESCENT	AVE	92530
365103012	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21054	SEDCO	BLV	92530
365103019	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32580	MISSION	TR	92530
365112010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32776	CRESCENT	AVE	92530
365112014	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32690	CRESCENT	AVE	92530
365112019	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32751	WILDOMAR	RD	92530
365113009	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32741	LAKEVIEW	TER	92530
365121004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32683	MESA	DR	92530
365121005	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21192	LA CIENEGA	DR	92530
365123011	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32738	LAKEVIEW	TER	92530
365123012	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32700	LAKEVIEW	TER	92530
365131001	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32795	CRESCENT	AVE	92530
365112016	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32670	CRESCENT	AVE	92530
365113001	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21107	SEDCO	BLV	92530
365113002	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21111	SEDCO	BLV	92530
365113015	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32772	WILDOMAR	RD	92530

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365113019	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32695	LAKEVIEW TERRACE		92530
365113035	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32673	LAKEVIEW	TER	92530
365102013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32590	CRESCENT	AVE	92530
365102015	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32578	CRESCENT	AVE	92530
365102022	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32583	WILDOMAR	RD	92530
365103004	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32563	CRESCENT	AVE	92530
365103008	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32575	CRESCENT	AVE	92530
365103016	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32590	MISSION	TR	92530
365131013	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32870	MISSION	TR	92530
365132001	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32829	WILDOMAR	RD	92530
365132002	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32839	WILDOMAR	RD	92530
365132004	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32859	WILDOMAR	RD	92530
365132005	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32869	WILDOMAR	RD	92530
365132009	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32925	WILDOMAR	RD	92530
365132028	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365103010	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32587	CRESCENT	AVE	92530
365103024	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32566	MISSION	TR	92530
365111003	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32667	CRESCENT	AVE	92530
365111007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32741	CRESCENT	AVE	92530
365111014	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32680	MISSION	TR	92530
365111015	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32666	MISSION	TR	92530
365112002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21067	SEDCO	BLV	92530
365082002	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32530	LAKEVIEW	TER	92530
365091001	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32512	WILDOMAR	RD	92530
365091014	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32524	WILDOMAR	RD	92530
365092005	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32501	WILDOMAR	RD	92530
365092008	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32513	WILDOMAR	RD	92530
365092024	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32500	CRESCENT	AVE	92530
365121019	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32690	LAKEVIEW	TER	92530
365123006	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21235	TOKAY	RD	92530
365131006	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32860	MISSION	TR	92530
365141003	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32831	VALLEYVIEW	AVE	92530
365141017	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32960	WILDOMAR	RD	92530
365141018	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32950	WILDOMAR	RD	92530
365141025	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32810	WILDOMAR	RD	92530
365103013	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21034	SEDCO	BLV	92530
365111004	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32681	CRESCENT	AVE	92530
365111009	0.5	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32780	MISSION	TR	92530
365112021	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32689	WILDOMAR	RD	92530
365112025	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32653	WILDOMAR	RD	92530
365123007	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32790	LAKEVIEW	TER	92530
365122008	0.8	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32732	MESA	DR	92530
365123008	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32770	LAKEVIEW	TER	92530
365131012	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32800	MISSION	TR	92530
365132019	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32901	CRESCENT	AVE	92530
365132027	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32945	WILDOMAR	RD	92530
365132042	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32975	WILDOMAR	RD	92530
365141036	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32830	WILDOMAR	RD	92530
365113010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32771	LAKEVIEW	TER	92530
365113030	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32661	LAKEVIEW	TER	92530
365122001	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32686	MESA	DR	92530
365122002	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32696	MESA	DR	92530
365123001	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21190	LA CIENEGA	DR	92530
365123002	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32721	MESA	DR	92530
365123009	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32754	LAKE VIEW	TER	92530
365103022	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32574	MISSION TRAIL		92530

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365111018	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32620	MISSION	TR	92530
365112017	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32741	WILDOMAR	RD	92530
365112020	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32781	WILDOMAR	RD	92530
365092029	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	0			0
365093015	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32501	CRESCENT	AVE	92530
365101003	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32557	LAKEVIEW	TER	92530
365101005	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32567	LAKEVIEW	TER	92530
365101014	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32568	WILDOMAR	RD	92530
365101023	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32556	WILDOMAR	RD	92530
365102007	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32579	WILDOMAR	RD	92530
365141022	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32870	WILDOMAR	RD	92530
365141040	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32895	VALLEY VIEW		92530
365141041	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32926	WILDOMAR	RD	92530
365141043	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32906	WILDOMAR	RD	92530
365142024	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32881	MOUNTAINVIEW	AVE	92530
365143003	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32916	MOUNTAIN VIEW	AVE	92530
365151023	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32857	MESA	DR	92530
365151029	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32820	LAKEVIEW	TER	92530
365151030	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32820	LAKEVIEW	TER	92530
365123010	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32742	LAKEVIEW	TER	92530
365132010	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32929	WILDOMAR	RD	92530
365132038	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32800	CRESCENT	AVE	92530
365141007	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32911	VALLEY VIEW	AVE	92530
365141008	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32921	VALLEY VIEW	AVE	92530
365141014	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21180	OLIVE	ST	92530
365141015	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21162	OLIVE	ST	92530
365141029	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32855	VALLEY VIEW	AVE	92530
365142020	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32909	MOUNTAIN VIEW	AVE	92530
365142021	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32940	VALLEY VIEW	AVE	92530
365142026	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32911	MOUNTAIN VIEW	AVE	92530
365143017	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32947	LAKEVIEW	TER	92530
365151002	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21241	TOKAY	RD	92530
365151007	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32877	MESA	DR	92530
365151008	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32885	MESA	DR	92530
365123013	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32706	LAKEVIEW	TER	92530
365131003	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32920	MISSION	TR	92530
365131010	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32821	CRESCENT	AVE	92530
365131011	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32820	MISSION	TR	92530
365132003	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32849	WILDOMAR	RD	92530
365132015	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32970	CRESCENT	AVE	92530
365132041	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32965	WILDOMAR	RD	92530
365141009	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32941	VALLEY VIEW	AVE	92530
365141019	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32940	WILDOMAR	RD	92530
365141030	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32857	VALLEY VIEW	AVE	92530
365141031	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32859	VALLEY VIEW	AVE	92530
365141038	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21200	OLIVE	ST	92530
365142006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21250	OLIVE	ST	92530
365142022	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32930	VALLEY VIEW	AVE	92530
365143015	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32941	LAKEVIEW	TER	92530
365102020	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32552	CRESCENT	AVE	92530
365102021	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32569	WILDOMAR	RD	92530
365103006	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32569	CRESCENT	AVE	92530
365103007	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32567	CRESCENT	AVE	92530
365103014	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21024	SEDCO	BLV	92530
365103018	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32584	MISSION	TR	92530
365103021	0.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32576	MISSION	TR	92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365113020	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32691	LAKEVIEW	TER	92530
365113021	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32715	LAKEVIEW	TER	92530
365121009	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32640	LAKEVIEW	TER	92530
365121027	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32648	LAKEVIEW	TER	92530
365122004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32716	MESA	DR	92530
365123004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32729	MESA	DR	92530
365141042	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32920	WILDOMAR	RD	92530
365142008	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32970	VALLEY VIEW	AVE	92530
365142016	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32840	VALLEY VIEW	AVE	92530
365142031	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32844	VALLEY VIEW	AVE	92530
365143002	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32920	MOUNTAIN VIEW	AVE	92530
365143007	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21288	OLIVE	ST	92530
365151010	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32906	LAKEVIEW	TER	92530
362240035	5.2	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	35751	SALIDA DEL SOL		92530
365132016	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32934	CRESCENT	AVE	92530
365132022	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32876	CRESCENT	AVE	92530
365132034	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32995	WILDOMAR	RD	92530
365132039	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32820	CRESCENT	AVE	92530
365132040	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32850	CRESCENT	AVE	92530
365141010	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32949	VALLEY VIEW	AVE	92530
365141013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21190	OLIVE	ST	92530
365111016	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32654	MISSION	TR	92530
365112003	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21075	SEDCO	BLV	92530
365112013	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32712	CRESCENT	AVE	92530
365112018	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32685	WILDOMAR	RD	92530
365112022	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32675	WILDOMAR	RD	92530
365113003	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21125	SEDCO	BLV	92530
365141023	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32860	WILDOMAR	RD	92530
365141032	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32821	VALLEY VIEW	AVE	92530
365141037	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21214	OLIVE	ST	92530
365142010	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32950	VALLEY VIEW	AVE	92530
365142017	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32845	LAKEVIEW	TER	92530
365142019	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32888	VALLEY VIEW	AVE	92530
365142034	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32860	VALLEY VIEW	AVE	92530
365143006	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32950	MOUNTAINVIEW	AVE	92530
365143008	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21280	OLIVE	ST	92530
365143019	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32962	MOUNTAINVIEW	AVE	92530
365151011	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32900	LAKEVIEW	TER	92530
365151015	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32836	LAKEVIEW	TER	92530
365151032	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32871	MESA	DR	92530
365153001	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32907	MESA	DR	92530
365153002	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32911	MESA	DR	92530
365153003	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32935	MESA	DR	92530
365152001	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32762	MESA	DR	92530
365152007	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32880	MESA	DR	92530
365153005	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32951	MESA	DR	92530
365153013	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32970	LAKEVIEW	TER	92530
365153016	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32930	LAKEVIEW	TER	92530
365151013	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32876	LAKEVIEW	TER	92530
365151031	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32863	MESA	DR	92530
365113017	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32650	WILDOMAR	RD	92530
365113022	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32703	LAKEVIEW	TER	92530
365121002	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32673	MESA	DR	92530
365123014	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32702	LAKEVIEW	TER	92530
365141028	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32875	VALLEY VIEW	AVE	92530
365141034	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21195	TOKAY	RD	92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365141039	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32885	VALLEY VIEW	AVE	92530
365141045	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32890	VALLEY VIEW	AVE	92530
365142027	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32951	MOUNTAIN VIEW	TER	92530
365142030	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32848	VALLEY VIEW	AVE	92530
365142032	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32917	MOUNTAINVIEW	AVE	92530
365142033	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32920	VALLEY VIEW	AVE	92530
365143010	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32942	MOUNTAIN VIEW	AVE	92530
365153009	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21406	OLIVE	ST	92530
365153017	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32920	LAKEVIEW	TER	92530
365153018	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32940	LAKEVIEW	TER	92530
365143014	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32933	LAKEVIEW	TER	92530
365143021	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32965	LAKEVIEW TER		92530
365151012	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32890	LAKEVIEW	TER	92530
365151014	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32866	LAKEVIEW	TER	92530
365152008	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32850	MESA	DR	92530
365152012	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32860	MESA	DR	92530
365131008	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32790	MISSION	TR	92530
365132008	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32921	WILDOMAR	RD	92530
365132020	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32897	CRESCENT	AVE	92530
365132021	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32890	CRESCENT	AVE	92530
365132032	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32935	WILDOMAR	RD	92530
365132035	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32990	CRESCENT	AVE	92530
365141011	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32951	VALLEY VIEW	AVE	92530
365170056	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21432	MUSCATEL	RD	92530
365151025	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32914	LAKEVIEW	TER	92530
365152002	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32786	MESA	DR	92530
365152013	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32870	MESA	DR	92530
365153004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32943	MESA	DR	92530
365153008	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32991	MESA	DR	92530
365153011	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21380	OLIVE	ST	92530
365161005	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365141035	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32820	WILDOMAR	RD	92530
365141044	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32890	WILDOMAR	RD	92530
365142028	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32941	MOUNTAIN VIEW	AVE	92530
365143004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32910	MOUNTAIN VIEW	AVE	92530
365143011	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32926	MOUNTAIN VIEW	AVE	92530
365151005	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32861	MESA	DR	92530
365151024	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32851	MESA	DR	92530
365152009	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32866	MESA	DR	92530
365153006	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32961	MESA	DR	92530
365161011	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32960	MESA	DR	92530
366041003	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33037	MOUNTAIN VIEW	AVE	92530
365153007	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32971	MESA	DR	92530
365153015	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32946	LAKEVIEW	TER	92530
365161001	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32912	MESA	DR	92530
365161012	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32974	MESA	DR	92530
365170057	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21420	MUSCATEL	RD	92530
365170055	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21444	MUSCATEL	RD	92530
366041015	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33058	MOUNTAIN VIEW	AVE	92530
366041016	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33030	MOUNTAIN VIEW	AVE	92530
366041002	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33027	MOUNTAIN VIEW	AVE	92530
366021007	0.8	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33074	MISSION	TR	92530
366022004	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21231	OLIVE	ST	92530
366041047	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33095	MOUNTAIN VIEW	AVE	92530
366041004	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33045	MOUNTAIN VIEW	AVE	92530
366041012	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33080	MOUNTAIN VIEW	AVE	92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
366041013	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33064	MOUNTAIN VIEW	AVE	92530
366041018	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21291	OLIVE	ST	92530
366021002	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	21129	OLIVE	ST	92530
366022003	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21211	OLIVE	ST	92530
366041001	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21265	OLIVE	ST	92530
366041005	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33055	MOUNTAIN VIEW	AVE	92530
366041006	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33067	MOUNTAIN VIEW	AVE	92530
365051007	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32372	MISSION	TR	92530
365051016	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32351	WILDOMAR	RD	92530
365051022	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32399	WILDOMAR	RD	92530
365052004	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32330	WILDOMAR	RD	92530
365053022	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20907	MALAGA	RD	92530
365061008	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20871	SYLVESTER	RD	92530
365061012	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	20907	SYLVESTER	ST	92530
365071004	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32206	LAKEVIEW	TER	92530
365071005	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32208	LAKEVIEW	TER	92530
365081001	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32420	LAKEVIEW	TER	92530
365082003	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32540	LAKEVIEW	TER	92530
365082004	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32548	LAKEVIEW TERRACE		92530
365082005	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32550	LAKEVIEW	TER	92530
365082020	2.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32480	LAKEVIEW	TER	92530
365091006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32479	LAKEVIEW	TER	92530
365091011	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32521	LAKEVIEW	TER	92530
365091017	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32516	WILDOMAR	RD	92530
365092004	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32493	WILDOMAR	RD	92530
365092009	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32519	WILDOMAR	RD	92530
365092030	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32510	CRESCENT	AVE	92530
365092034	0.4	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32531	WILDOMAR	RD	92530
365093010	0.1	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32542	MISSION	TR	92530
365101004	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32563	LAKEVIEW	TER	92530
365101018	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32546	WILDOMAR	RD	92530
365102006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32575	WILDOMAR	RD	92530
365102011	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21062	SEDCO	BLV	92530
365102012	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21058	SEDCO	BLV	92530
365102017	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32564	CRESCENT	AVE	92530
365102018	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32560	CRESCENT	AVE	92530
365111012	0.3	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32700	MISSION	TR	92530
365112004	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21081	SEDCO	BLV	92530
365112005	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21095	SEDCO	BLV	92530
365112015	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32684	CRESCENT	AVE	92530
365113011	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32781	LAKEVIEW	TER	92530
365113012	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32791	LAKEVIEW	TER	92530
365113027	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32700	WILDOMAR	RD	92530
365113028	0.3	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32680	WILDOMAR	RD	92530
365113036	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32685	LAKEVIEW	TER	92530
365121003	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32677	MESA	DR	92530
365121008	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32648	LAKEVIEW	TER	92530
365121020	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32657	MESA	DR	92530
365121025	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32665	MESA	DR	92530
365131014	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32865	CRESCENT	AVE	92530
365132007	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32891	WILDOMAR	RD	92530
365132011	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32941	WILDOMAR	RD	92530
365132017	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32927	CRESCENT	AVE	92530
365132018	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32903	CRESCENT	AVE	92530
365132033	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32980	CRESCENT	AVE	92530
365141016	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32968	WILDOMAR	RD	92530

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
365141020	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32930	WILDOMAR	RD	92530
365141021	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32880	WILDOMAR	RD	92530
365142005	0.5	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	21270	OLIVE	ST	92530
365142009	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32960	VALLEY VIEW	AVE	92530
365142025	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32898	VALLEY VIEW	AVE	92530
365142029	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32931	MOUNTAIN VIEW	AVE	92530
365151022	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32849	MESA	DR	92530
365151027	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32761	MESA	DR	92530
365151028	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32824	LAKEVIEW	TER	92530
365153010	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21370	OLIVE	ST	92530
365153014	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32958	LAKEVIEW	TER	92530
365161002	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32934	MESA	DR	92530
365161013	1.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32990	MESA	DR	92530
365161014	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32940	MESA	DR	92530
365161015	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32938	MESA	DR	92530
366022007	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33080	WILDOMAR	RD	92530
366031003	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33278	WILDOMAR	TR	92530
366041020	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33040	MOUNTAIN VIEW	AVE	92530
365093003	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32521	CRESCENT	AVE	92532
365093002	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32511	CRESCENT	AVE	92532
365121026	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32670	LAKEVIEW	TR	92532
365132006	0.2	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32879	WILDOMAR	RD	92532
366032012	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21205	VICTORIAN	LN	92532
380140013	2.6	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32580	CLINTON KEITH	RD	92562
380170025	4.3	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23109	PALOMAR	ST	92562
380160011	3.4	EDR	MDR	1 du/2 - 5 acres	2 - 5 du/ac	FOCUS AREA CHANGE	32725	JEROME	RD	92562
380210002	4.2	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23229	PALOMAR	ST	92562
380210001	1.7	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23195	PALOMAR	ST	92562
380160012	3.4	EDR	MDR	1 du/2 - 5 acres	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
380170031	6.0	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23125	PALOMAR	ST	92562
365142035	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32874	VALLEY VIEW		92585
362250023	2.0	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	24350	MIQUEL	RD	92585
362250015	2.3	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	24500	CATT	RD	92595
362250014	3.0	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	35951	SALIDA DEL SOL		92595
365072012	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	0			0
365122003	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32700	MESA	DR	92595
365131005	0.4	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32880	MISSION TRAIL		92595
365143018	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21296	OLIVE	ST	92595
365142018	0.1	VHDR	MHDR	14 - 20 du/ac	5-14 du/ac	FOCUS AREA CHANGE	32875	MOUNTAIN VIEW		92595
365131007	0.2	VHDR	MUL	14 - 20 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32840	MISSION	TR	92595
366024002	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21207	VINE	ST	92595
366024016	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21241	VINE	ST	92595
366032011	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21185	VICTORIAN	LN	92595
366033006	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21205	LEWIS	ST	92595
366021003	0.2	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	21149	OLIVE	ST	92595
366021006	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33059	WILDOMAR	RD	92595
366022001	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21169	OLIVE	ST	92595
366022002	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21191	OLIVE	ST	92595
366023003	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33180	MISSION	TR	92595
366023004	0.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33171	WILDOMAR	RD	92595
365161016	0.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE				
366024006	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21231	VINE	ST	92595
366032010	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21230	LEWIS	ST	92595
366033003	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21185	LEWIS	ST	92595
366041011	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33090	MOUNTAIN VIEW	AVE	92595
366021001	0.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33010	MISSION TRL		92595

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
366041019	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21315	OLIVE	ST	92595
366021005	0.7	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33045	WILDOMAR	RD	92595
366023005	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33190	MISSION	TR	92595
366024003	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21211	VINE	ST	92595
366024005	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21223	VINE	ST	92595
366033004	0.6	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21191	LEWIS	ST	92595
366033007	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21211	LEWIS	ST	92595
366033008	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21197	LEWIS	ST	92595
366021009	0.7	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	21140	VINE	ST	92595
366023001	1.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	21165	VINE	ST	92595
366023009	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33230	MISSION	TR	92595
366024001	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33160	WILDOMAR	RD	92595
366024007	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21239	VINE	ST	92595
366031002	0.4	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33276	MISSION	TR	92595
366041022	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21300	VINE	ST	92595
366032002	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33270	WILDOMAR	RD	92595
366032003	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21190	LEWIS	ST	92595
366033005	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21201	LEWIS	ST	92595
366022005	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21251	OLIVE	ST	92595
366022010	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21240	VINE	ST	92595
366024008	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21233	VINE	ST	92595
366024011	1.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33220	WILDOMAR	RD	92595
366032001	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33258	WILDOMAR	RD	92595
366032006	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21235	VICTORIAN	LN	92595
366032007	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21196	LEWIS	ST	92595
366021008	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33090	MISSION	TR	92595
366022006	0.4	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21263	OLIVE	ST	92595
366023002	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33170	MISSION	TR	92595
366023008	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33210	MISSION	TR	92595
366024010	1.5	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33130	WILDOMAR	RD	92595
366031001	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33260	MISSION	TR	92595
366032005	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21225	VICTORIAN	LN	92595
366041021	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33060	MOUNTAIN VIEW	AVE	92595
366210046	0.7	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	21925	WAITE	ST	92595
366210049	2.9	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33861	ORANGE	ST	92595
367040035	0.6	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	21955	HENDERSON	LN	92595
367181020	2.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	34846	MONTE VISTA	DR	92595
367040036	0.6	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	34111	ORANGE	ST	92595
370171002	1.0	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32800	CORYDON	ST	92595
370171016	1.0	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32856	CORYDON	ST	92595
370171024	3.6	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32780	CORYDON	ST	92595
370171005	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32812	ALMOND TREE	LN	92595
370171014	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32850	CORYDON	ST	92595
370171007	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32820	ALMOND TREE	LN	92595
370171006	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32814	ALMOND TREE	LN	92595
370171009	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32844	ALMOND TREE	LN	92595
370171012	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32836	ALMOND TREE	LN	92595
370171013	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32834	ALMOND TREE	LN	92595
370171011	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32838	ALMOND TREE	LN	92595
370171003	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32808	ALMOND TREE	LN	92595
370171018	1.0	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32886	CORYDON	ST	92595
370400008	0.6	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32700	CORYDON	ST	92595
370400018	0.8	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32570	CORYDON	RD	92595
370400019	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20045	PALOMAR	ST	92595
370400021	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32519	MORELOCK	WAY	92595
370400026	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32524	MORELOCK	WAY	92595

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
370400037	2.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32550	MORELOCK	WAY	92595
370400027	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32510	MORELOCK	WAY	92595
370400044	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20040	ALBERT	ST	92595
370400043	0.4	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20050	ALBERT	ST	92595
370400020	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20037	PALOMAR	ST	92595
370171004	0.2	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32810	ALMOND TREE	LN	92595
370171008	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32832	ALMOND TREE	LN	92595
370400047	0.5	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20050	UNION	ST	92595
370400040	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32580	CORYDON	ST	92595
370400049	0.5	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20090	UNION	ST	92595
370400036	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32542	MORELOCK	WAY	92595
370400039	0.4	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32610	CORYDON	ST	92595
370400042	0.4	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32578	CORYDON	ST	92595
370400048	0.5	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20070	UNION	ST	92595
370400007	0.6	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20049	SHEETS	LN	92595
370400025	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32538	MORELOCK	WAY	92595
370400038	0.5	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32610	MCRAE	LN	92595
370400041	0.4	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32582	MCRAE	LN	92595
370400046	0.5	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32740	CORYDON	ST	92595
366021011	0.4	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33025	WILDOMAR	RD	92595
366021012	0.3	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	33030	MISSION TRL		92595
366022008	1.1	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21190	VINE	ST	92595
366022009	0.9	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21210	VINE	ST	92595
366024013	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33170	WILDOMAR	RD	92595
366024014	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33190	WILDOMAR	RD	92595
366024015	0.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	33180	WILDOMAR	RD	92595
366032008	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21202	LEWIS	ST	92595
366032009	0.2	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	21222	LEWIS	ST	92595
366210002	1.1	CR	MUL	0.20 - 0.35 FAR	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	21919	WAITE	ST	92595
367040034	0.6	CR	MDR	0.20 - 0.35 FAR	2 - 5 du/ac	FOCUS AREA CHANGE	34115	ORANGE	ST	92595
370171015	8.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	20050	GRAND	AVE	92595
370171019	1.0	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	20060	ROSS	RD	92595
370400045	0.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	32547	MORELOCK	WAY	92595
376320001	32.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	23045	BAXTER	RD	92595
380160023	3.9	EDR	MDR	1 du/2 - 5 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23160	RANCHO MIRLO	DR	92595
380170010	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32650	WATKINS	CIR	92595
380170021	4.0	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23195	PALOMAR	ST	92595
380160013	3.4	EDR	MDR	1 du/2 - 5 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23072	RANCHO MIRLO	RD	92595
380160016	23.1	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23250	RANCHO MIRLO	RD	92595
380250004	4.6	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	24671	CLINTON KEITH	RD	92595
380170009	0.7	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE	32600	WATKINS	CIR	92595
380290030	8.7	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	24781	CLINTON KEITH	RD	92595
380170038	0.9	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE				
380170044	2.3	MHDR	MDR	5 -8 du/ac	2 - 5 du/ac	FOCUS AREA CHANGE				
380160001	0.1	MHDR	OS-R	5 -8 du/ac		FOCUS AREA CHANGE	32610	CLINTON KEITH	RD	92595
380290008	1.2	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	36030	JANA	LN	92595
380290009	1.0	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	36140	JANA	LN	92595
380290010	1.0	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	36180	JANA	LN	92595
380170001	1.3	MHDR	MUL	5 -8 du/ac	5 du/acre to 30 u/acre for residential portion	FOCUS AREA CHANGE	22871	PALOMAR	ST	92595
380170022	0.5	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23201	PALOMAR	ST	92595
380250005	4.6	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	24675	CLINTON KEITH	RD	92595
380290011	1.0	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	36120	JANA	LN	92595
376180012	3.6	LI	MUH	0.25 - 0.60 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE	31705	CENTRAL	AVE	92595
380290042	9.4	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE				
380170023	9.0	VLDR	MDR	1 du/1 - 2 acres	2 - 5 du/ac	FOCUS AREA CHANGE	23175	PALOMAR	ST	92595
380290002	4.3	BP	LI	0.25 - 0.60 FAR	0.25 - 0.60 FAR	FOCUS AREA CHANGE	24831	CLINTON KEITH	RD	92595

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367181001	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181003	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181005	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181014	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181018	0.3	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181012	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181007	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181013	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181006	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181016	0.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181002	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181004	0.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181009	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181019	0.3	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181017	0.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181008	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181010	0.1	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367181011	0.0	CR	MUH	0.20 - 0.35 FAR	30 du/acre to 40 u/acre for multi-family portion	FOCUS AREA CHANGE				
367130043	0.0	CR	CO	0.20 - 0.35 FAR	0.35 - 1.0 FAR	GPAG INPUT	0			0
366210035	2.3	BP	CR	0.25 - 0.60 FAR	0.20 - 0.35 FAR	GPAG INPUT	21562	BUNDY CANYON	RD	92595
366210036	2.4	BP	CR	0.25 - 0.60 FAR	0.20 - 0.35 FAR	GPAG INPUT	21572	BUNDY CANYON	RD	92595
366210037	2.2	BP	CR	0.25 - 0.60 FAR	0.20 - 0.35 FAR	GPAG INPUT	21572	BUNDY CANYON	RD	92595
367130042	3.1	CR	CO	0.20 - 0.35 FAR	0.35 - 1.0 FAR	GPAG INPUT	22482	WALNUT	ST	92595
376170001	1.1	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	0			0
380070016	1.5	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380070021	4.1	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380070024	0.6	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380070022	3.7	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380070023	0.5	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380070025	0.7	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380150015	0.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380070020	3.8	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380150011	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
366300083	8.6	CR	BP	0.20 - 0.35 FAR	0.25 - 0.60 FAR	PC Recommendation				
376060007	1.0	MHDR	CR	5 -8 du/ac	0.20 - 0.35 FAR	PC Recommendation	21545	COMO	ST	92595
376160001	0.4	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	32160	CENTRAL	AVE	92595
376160009	0.4	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	32260	CENTRAL	ST	92595
376170002	1.8	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	31950	CENTRAL	ST	92595
376160015	0.5	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	32300	CENTRAL	ST	92595
376060009	0.3	MHDR	CR	5 -8 du/ac	0.20 - 0.35 FAR	PC Recommendation	32275	CENTRAL	ST	92595
376070027	2.0	VLDR	CR	1 du/1 - 2 acres	0.20 - 0.35 FAR	PC Recommendation	32031	CENTRAL	ST	92595
376160010	0.3	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	32280	CENTRAL	ST	92595
380150009	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22650	GRAND	AVE	92595
380150003	5.6	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22760	GRAND	AVE	92595
380150002	6.1	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22598	GRAND	AVE	92595
380150004	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22336	OSPREY	CT	92595
380150010	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22678	GRAND	AVE	92595
380150014	1.4	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22784	GRAND	AVE	92595
380150007	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22578	GRAND	AVE	92595
380150012	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	0			0
380150013	3.2	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22780	GRAND	AVE	92595
380070017	15.7	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22180	GRAND	AVE	92595
380070018	16.4	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22300	GRAND	AVE	92595
380150005	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22480	GRAND	AVE	92595
380150008	2.9	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22620	GRAND	AVE	92595
380070019	4.1	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22410	GRAND	AVE	92595

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376160005	0.3	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	32200	CENTRAL	AVE	92595
376160006	0.4	MDR	CR	2 - 5 du/ac	0.20 - 0.35 FAR	PC Recommendation	32240	CENTRAL	ST	92595
380150001	6.8	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22460	GRAND	AVE	92595
380150006	3.0	LDR	EDR	1 - 2 du/ac	1 du/2 - 5 acres	PC Recommendation	22520	GRAND	AVE	92595
362080008	5.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362080009	2.7	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070030	8.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070021	0.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070006	0.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070013	8.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070022	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362080007	1.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070003	0.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070028	4.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362080022	13.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362090015	16.7	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362070026	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362250001	5.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362211029	1.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362080021	32.7	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362090009	1.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
362213006	0.0	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366130043	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366130044	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366130041	0.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366130042	0.0	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366140005	9.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366150024	0.0	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366130032	1.0	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366330009	8.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
367110008	9.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
366130035	1.5	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
367110035	8.5	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE				
367180063	14.7	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE				
367180051	0.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE				
367502002	6.5	HDR	MHDR	8 - 14 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE				
367502003	1.8	HDR	MHDR	8 - 14 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE				
367502004	0.5	HDR	MHDR	8 - 14 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE				
380280013	0.0	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380220003	25.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380290017	2.5	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380270017	1.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380290016	1.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380460047	0.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380460046	1.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380250038	12.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380270016	0.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380460048	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380460049	5.5	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380452005	0.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	0			0
380250049	10.7	HDR	MHDR	8 - 14 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE				
365082024	4.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21190	SEDCO	BLV	92530
365180004	8.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	32650	MESA	DR	92530
362211018	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33423	BARLEY	LN	92595
362211026	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33341	BARLEY	LN	92595
362212001	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33310	BARLEY	LN	92595

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362212005	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33390	BARLEY	LN	92595
362201008	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24107	WHEATFIELD	CIR	92595
362211013	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33485	BARLEY	LN	92595
362212002	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33320	BARLEY	LN	92595
362212016	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24114	WHEATFIELD	CIR	92595
362201009	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24115	WHEATFIELD	CIR	92595
362212006	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33400	BARLEY	LN	92595
362212009	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33454	BARLEY	LN	92595
362212012	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33488	BARLEY	LN	92595
362201011	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24127	WHEATFIELD	CIR	92595
362211014	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33475	BARLEY	LN	92595
362211017	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33443	BARLEY	LN	92595
362211023	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33371	BARLEY	LN	92595
362211024	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33361	BARLEY	LN	92595
362211027	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33331	BARLEY	LN	92595
362212010	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33466	BARLEY	LN	92595
362212011	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33478	BARLEY	LN	92595
362212015	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24108	WHEATFIELD	CIR	92595
362301009	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33763	FARM	RD	92595
362211015	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33463	BARLEY	LN	92595
362211021	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33391	BARLEY	LN	92595
362211025	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33351	BARLEY	LN	92595
362212014	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33512	BARLEY	LN	92595
362212017	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24120	WHEATFIELD	CIR	92595
362212018	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24128	WHEATFIELD	CIR	92595
362301002	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33683	FARM	RD	92595
362301001	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33671	FARM	RD	92595
362301007	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33739	FARM	RD	92595
362301008	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33747	FARM	RD	92595
362201010	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24121	WHEATFIELD	CIR	92595
362211019	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33411	BARLEY	LN	92595
362201007	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24099	WHEATFIELD	CIR	92595
362212004	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33340	BARLEY	LN	92595
362212007	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33412	BARLEY	LN	92595
362212008	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33424	BARLEY	LN	92595
362352009	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34217	HARROW HILL	RD	92595
362352011	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34423	THE FARM	RD	92595
362360025	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34126	HARROW HILL	RD	92595
362360028	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34440	THE FARM	RD	92595
362370022	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34370	THE FARM	RD	92595
362351011	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34326	HARROW HILL	RD	92595
362352001	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34313	HARROW HILL	RD	92595
362352007	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34241	HARROW HILL	RD	92595
362352019	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34316	TRACTOR	TR	92595
362352021	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34344	TRACTOR	TR	92595
362360002	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34193	TRACTOR	TR	92595
362301003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33695	FARM	RD	92595
362211020	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33401	BARLEY	LN	92595
362211028	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33321	BARLEY	LN	92595
362212013	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33500	BARLEY	LN	92595
362351004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34224	HARROW HILL	RD	92595
362351006	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34252	HARROW HILL	RD	92595
362352008	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34229	HARROW HILL	RD	92595
362352012	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34216	TRACTOR	TR	92595
362250026	5.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	35775	IODINE SPRINGS	RD	92595
362360023	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34098	HARROW HILL	RD	92595

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362360027	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34164	HARROW HILL	RD	92595
362360006	0.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34180	TRACTOR	TR	92595
362351002	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34200	HARROW HILL	RD	92595
362351003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34212	HARROW HILL	RD	92595
362351005	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34238	HARROW HILL	RD	92595
362351010	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34312	HARROW HILL	RD	92595
362352003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34289	HARROW HILL	RD	92595
362352006	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34253	HARROW HILL	RD	92595
362360024	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34112	HARROW HILL	RD	92595
362370019	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34340	THE FARM	RD	92595
362352004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34277	HARROW HILL	RD	92595
362352005	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34265	HARROW HILL	RD	92595
362360003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34181	TRACTOR	TR	92595
362370020	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34350	THE FARM	RD	92595
362370021	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34360	THE FARM	RD	92595
362301006	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33727	FARM	RD	92595
362301010	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33771	FARM	RD	92595
362301004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33703	FARM	RD	92595
362301005	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33715	FARM	RD	92595
362351001	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34441	THE FARM	RD	92595
362351009	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34296	HARROW HILL	RD	92595
362352002	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34301	HARROW HILL	RD	92595
362352010	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34205	HARROW HILL	RD	92595
362352017	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34290	TRACTOR	TR	92595
362352018	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34302	TRACTOR	TR	92595
362360001	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34380	THE FARM	RD	92595
362360004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34161	TRACTOR	TR	92595
362360007	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34196	TRACTOR	TR	92595
362360008	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34183	HARROW HILL	RD	92595
362360009	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34171	HARROW HILL	RD	92595
362352013	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34230	TRACTOR	TR	92595
362352014	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34248	TRACTOR	TR	92595
362352015	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34262	TRACTOR	TR	92595
362360020	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34056	HARROW HILL	RD	92595
362211012	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33495	BARLEY	LN	92595
362211016	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33453	BARLEY	LN	92595
362211022	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33381	BARLEY	LN	92595
362212003	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33330	BARLEY	LN	92595
366130011	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21293	LEMON	ST	92595
366130012	0.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21299	LEMON	ST	92595
362351007	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34264	HARROW HILL	RD	92595
362351008	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34280	HARROW HILL	RD	92595
362352016	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34276	TRACTOR	TR	92595
366130036	1.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21321	LEMON	ST	92595
366150018	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21317	WAITE	ST	92595
366170027	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33515	VALENCIA	ST	92595
366170033	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33615	VALENCIA	ST	92595
366170037	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33581	ORCHARD	ST	92595
362352020	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34330	TRACTOR	TR	92595
362360021	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34070	HARROW HILL	RD	92595
362360022	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34084	HARROW HILL	RD	92595
362360026	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	34150	HARROW HILL	RD	92595
366130010	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21291	LEMON	ST	92595
366150009	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21263	WAITE	ST	92595
366130013	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21297	LEMON	ST	92595
366130014	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21303	LEMON	ST	92595

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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
366130017	0.7	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21309	LEMON	ST	92595
366150013	0.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21331	WAITE	ST	92595
366130008	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21283	LEMON	ST	92595
366130029	0.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21347	LEMON	ST	92595
366033016	0.7	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21210	LEMON	ST	92595
366130037	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21227	LEMON	ST	92595
366130045	0.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21343	LEMON	ST	92595
366150005	0.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21245	WAITE	ST	92595
366150006	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21249	WAITE	ST	92595
366140006	0.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21330	WAITE	ST	92595
366150007	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21253	WAITE	ST	92595
366150014	0.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21327	WAITE	ST	92595
366150019	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21313	WAITE	ST	92595
366150010	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21275	WAITE	ST	92595
366150011	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21299	WAITE	ST	92595
366150020	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21311	WAITE	ST	92595
366150021	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21301	WAITE	ST	92595
366170024	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21485	LEMON	ST	92595
366170029	0.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33560	VALENCIA	ST	92595
366170039	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33535	VALENCIA	ST	92595
366130009	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21287	LEMON	ST	92595
366170022	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33520	VALENCIA	AVE	92595
366170032	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33595	VALENCIA	ST	92595
366130007	0.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21251	LEMON	ST	92595
366150008	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21259	WAITE	ST	92595
366150015	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21323	WAITE	ST	92595
366170025	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33540	VALENCIA	ST	92595
366170035	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33621	ORCHARD	ST	92595
366150012	0.5	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21333	WAITE	ST	92595
366150016	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21321	WAITE	ST	92595
366150022	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21307	WAITE	ST	92595
366170023	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33541	ORCHARD	ST	92595
366170031	0.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33600	VALENCIA	LN	92595
366170036	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33601	ORCHARD	ST	92595
366170038	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33561	ORCHARD	ST	92595
366170040	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33575	VALENCIA	ST	92595
366170041	0.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	33555	VALENCIA	ST	92595
366130015	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21307	LEMON	ST	92595
366130016	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21311	LEMON	ST	92595
366150017	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21319	WAITE	ST	92595
376060005	1.0	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21427	COMO	ST	92595
376060006	1.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21489	COMO	ST	92595
376060022	1.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21405	COMO	ST	92595
376060029	1.9	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	21391	COMO	ST	92595
380290006	2.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36379	JANA	LN	92595
380280019	2.0	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24665	PRIELIPP	RD	92595
380290018	4.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24964	PRIELIPP	RD	92595
380280002	4.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36600	ESTES PARK	CT	92595
380290025	2.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24980	CHEYENNE	CIR	92595
380280003	2.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36615	ESTES PARK	CT	92595
380290004	4.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36253	JANA	LN	92595
380290014	2.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36254	JANA	LN	92595
380450002	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24720	MAHOGANY WOOD	CT	92595
380452003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36635	SUMMER DAIN	LN	92595
380460012	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24721	TEAKWOOD	CT	92595
380460013	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24709	TEAKWOOD	CT	92595

Wildomar Land Use Change Details Table
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APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
380460022	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24599	TEAKWOOD	CT	92595
380460023	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24587	TEAKWOOD	CT	92595
380450001	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24708	MAHOGANY WOOD	CT	92595
380450006	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24727	MAHOGANY WOOD	CT	92595
380451003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24709	SATINWOOD	LN	92595
380451004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24697	SATINWOOD	LN	92595
380460001	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36628	SUMMER DAIN	LN	92595
380460010	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24745	TEAKWOOD	CT	92595
380460014	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24697	TEAKWOOD	CT	92595
380460016	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24673	TEAKWOOD	CT	92595
380460024	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24575	TEAKWOOD	CT	92595
380460026	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24551	TEAKWOOD	CT	92595
380460032	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24608	TEAKWOOD	CT	92595
380460037	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36688	SUMMER DAIN	LN	92595
380460038	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36700	SUMMER DAIN	LN	92595
380460041	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36719	SUMMER DAIN	LN	92595
380460042	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36707	SUMMER DAIN	LN	92595
380450005	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24739	MAHOGANY WOOD	CT	92595
380450008	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24703	MAHOGANY WOOD	CT	92595
380450010	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24714	SATINWOOD	LN	92595
380460005	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24692	TEAKWOOD	CT	92595
380460017	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24661	TEAKWOOD	CT	92595
380460018	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24649	TEAKWOOD	CT	92595
380460027	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24536	TEAKWOOD	CT	92595
380460030	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24572	TEAKWOOD	CT	92595
380460036	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36676	SUMMER DAIN	LN	92595
380451001	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24733	SATINWOOD	CT	92595
380451002	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24721	SATINWOOD	LN	92595
380451006	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36616	SUMMER DAIN	LN	92595
380452004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36623	SUMMER DAIN	LN	92595
380460002	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36640	SUMMER DAIN	LN	92595
380460003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36652	SUMMER DAIN	LN	92595
380460020	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24625	TEAKWOOD	CT	92595
380270015	1.8	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	23475	JEFFERSON	AVE	92595
380460034	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24644	TEAKWOOD	CT	92595
380460043	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36695	SUMMER DAIN	LN	92595
380460044	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36683	SUMMER DAIN	LN	92595
380290005	2.5	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36355	JANA	LN	92595
380290027	0.7	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36480	JANA	LN	92595
380450009	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24702	SATINWOOD	LN	92595
380450011	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24726	SATINWOOD	LN	92595
380451005	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36604	SUMMERDAIN	LN	92595
380452001	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36659	SUMMERDAIN	LN	92595
380460007	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24716	TEAKWOOD	CT	92595
380460008	0.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24728	TEAKWOOD	CT	92595
380460015	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24685	TEAKWOOD	CT	92595
380460025	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24563	TEAKWOOD	CT	92595
380460031	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24584	TEAKWOOD	CT	92595
380460039	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36712	SUMMER DAIN	LN	92595
380460009	0.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24740	TEAKWOOD	CT	92595
380460028	0.3	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24548	TEAKWOOD	CT	92595
380460033	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24620	TEAKWOOD	CT	92595
380450007	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24715	MAHOGANY WOOD	CT	92595
380460019	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24637	TEAKWOOD	CT	92595
380460029	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24560	TEAKWOOD	CT	92595
380280001	2.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36555	ESTES PARK	CT	92595

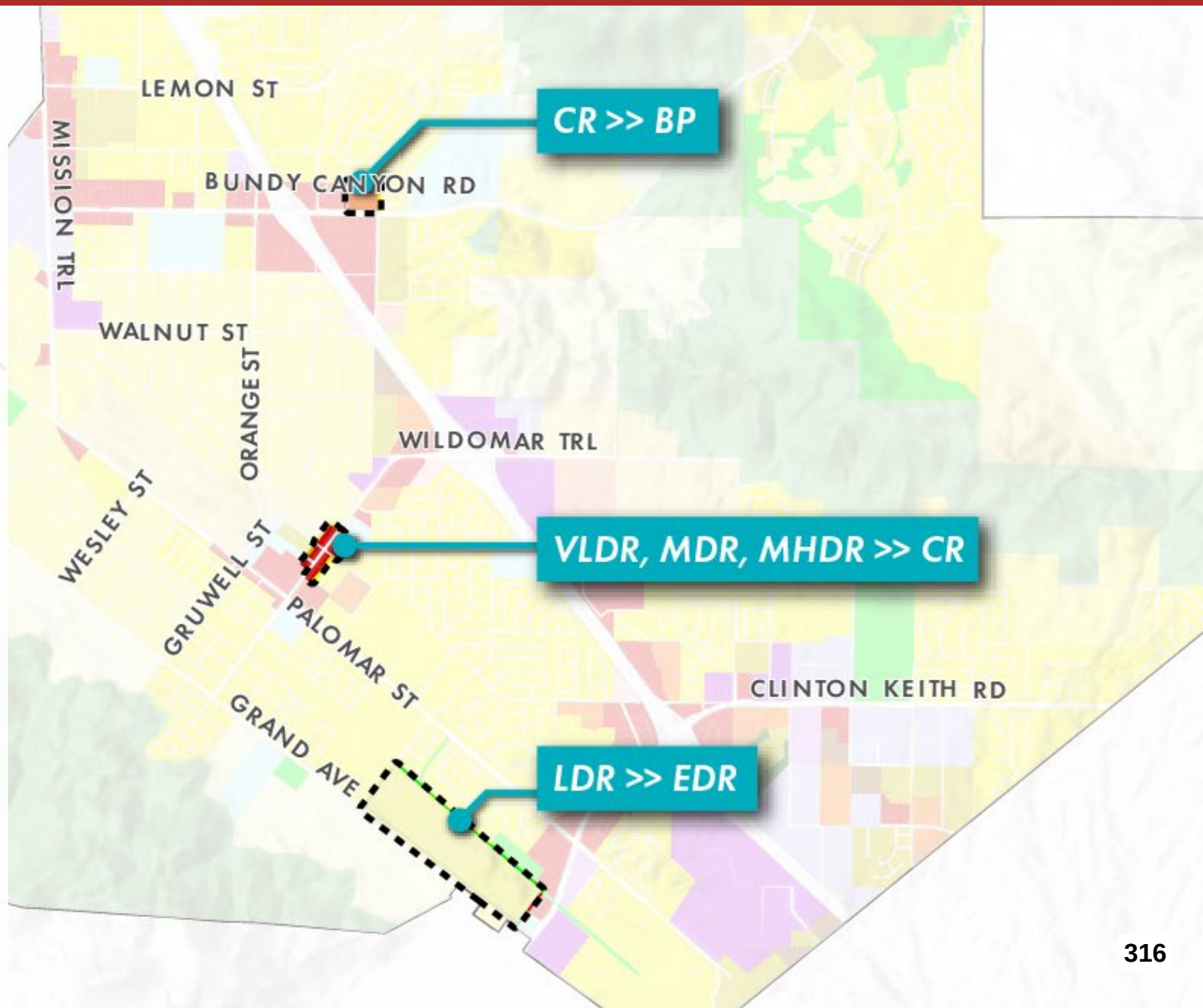
Wildomar Land Use Change Details Table
07/18/23

APN	ACRES	CURRENT LAND USE	PROPOSED LAND USE	CURRENT DENSITY	PROPOSED DENSITY	CHANGE REASON	HOUSE_NO	STREET	SUFFIX	ZIP
380290015	2.4	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24965	CHEYENNE	CIR	92595
380290026	2.6	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24985	CHEYENNE	CIR	92595
380450003	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24732	MAHOGANY WOOD	CT	92595
380450004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24744	MAHOGANY WOOD	CT	92595
380450012	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24738	SATINWOOD	LN	92595
380452002	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36647	SUMMER DAIN	LN	92595
380460004	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24680	TEAKWOOD	CT	92595
380460006	0.1	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24704	TEAKWOOD	CT	92595
380460011	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24733	TEAKWOOD	CT	92595
380460021	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24611	TEAKWOOD	CT	92595
380460035	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	24656	TEAKWOOD	CT	92595
380460040	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36724	SUMMER DAIN	LN	92595
380460045	0.2	MHDR	MHDR	5 -8 du/ac	5-14 du/ac	SLIGHTLY EXPAND MIDDLE DENSITY HOUSING RANGE	36671	SUMMER DAIN	LN	92595

Planning Commission Recommendations

- Special study sessions were held with the Planning Commission on 4/19/23 and 5/24/23

- The Planning Commission proposed land use changes and recommends the preferred land use plan be considered by City Council



MEMORANDUM

DATE	June 29, 2023
TO	Matthew Bassi, Community Development Director
FROM	Jonathan Nettler, AICP, Associate Principal, Los Angeles Regional Director Asher Kaplan, Associate
SUBJECT	DRAFT - General Plan Land Use Buildout Methodology
PROJECT	Envision Wildomar 2040| Land Use Element | WILD-02.0

This technical memorandum outlines the methodology used to establish the development projections for the City of Wildomar's General Plan Update, Land Use Element, which will be used for analyzing potential impacts in the Environmental Impact Report (EIR). Part 1 of this memorandum establishes the methodology for estimating existing land use conditions; Part 2 documents the assumptions applied to estimate buildout of the Current General Plan, described hereafter as the "No Project Alternative"; Part 3 presents the projected buildout estimates resulting from the Proposed Land Use Plan associated with the General Plan Update. This memorandum also serves as a general reference for City staff, elected officials, and the public.

Executive Summary

This analysis provides estimates for three scenarios – Existing Conditions, the No Project Alternative (current General Plan), and the Proposed Land Use Plan (updated General Plan). Existing Conditions reflects uses on the ground today (including projects currently under construction). The No Project Alternative adds growth anticipated from pending and approved projects and the Housing Element Sites Inventory. The Proposed Land Use Plan includes all of the above, and adds growth associated with nine Focus Areas determined by the public and project team as those areas of the City most likely to experience change during the lifetime of the Plan. Table 1 shows the outcomes of these scenarios and compares these outcomes both in gross numbers and as percentage change. The methodologies used in each scenario are described in detail in the following sections.

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TABLE 1. Buildout Scenarios and Comparison

	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	21,057	7,297 (+61%)	9,069 (+76%)	1,773 (+9%)
Population	37,326	60,045	65,565	22,719 (+61%)	28,239 (+76%)	5,520 (+9%)
Non-Residential SF	2,992,377	4,252,115	5,950,666	1,259,738 (+42%)	2,958,289 (+99%)	1,698,551 (+40%)
Employment	5,841	9,516	12,097	3,675 (+63%)	6,256 (+109%)	2,581 (+27%)

Background

All California cities are required to identify development projections (i.e., a "buildout analysis") in their general plan. While a high-level summary of buildout projections is usually included in a general plan, the accompanying EIR typically documents a more detailed comparison of the proposed changes in dwelling units, households, residents, jobs, and non-residential square footage. This estimate is important as it provides a foundation for the City to plan for roads, water service, parks, recreation, and other infrastructure and services to support current and future residents and businesses.

The General Plan EIR is a tool that is used to analyze impacts associated with land uses and development allowed by a project such as an update to a general plan. The EIR also provides programs and mitigation measures to avoid or lessen undesirable impacts. It should be noted that communities rarely—if ever—achieve maximum projections. Regulatory constraints, physical constraints, and foreseeable market conditions often result in less development than the maximum capacity allowed. The EIR analyzes a general plan's projections to determine the potential impacts associated with a reasonable amount of development likely to occur under buildout of the general plan.

This memorandum outlines a methodology that uses generally accepted projection and estimate approaches that are consistent with traffic, noise, air quality, and other assessments typically found in a General Plan EIR, while allowing for unique differences within the Wildomar community. Estimates and projections have been based on data from a variety of sources and contemporary urban planning standards. These include federal and state sources (U.S. Census, American Community Survey, and California Department of Finance, to name a few) coupled with City staff input of Wildomar building and development data. Additionally, technical studies may compare the data against 1) projections from the Southern California Association of Governments (SCAG), water service, sewer, and other utility providers; 2) regional housing needs allocations, as identified in the City's 2021-2029 Housing Element; 3) historical growth patterns; and 4) approved specific plans and other projects.

Geographic Information System (GIS) software was used to create parcel specific estimates and projections for the City of Wildomar buildout.

Part 1: Existing Conditions (Baseline)

For the purpose of the California Environmental Quality Act (CEQA) the City's existing conditions (existing on-the-ground number of dwelling units, households, population, nonresidential building square footage, and employment) serve as the baseline for the General Plan EIR analysis. A General Plan EIR is required to compare the potential impacts of the Proposed General Plan against existing conditions.

EXISTING LAND USE: UNITS, HOUSEHOLDS, POPULATION, NON-RESIDENTIAL SQUARE FEET, AND JOBS

SCAG's 2019 Annual Land Use (ALU v.2019.2) Dataset, updated in February 2021, was used to establish on-the-ground uses. Non-residential building square footage was derived from GIS measurements of Riverside County building footprint data, spot-checked for accuracy. The following methodology is proposed to calculate, households, population, non-residential square footage, and employment. Table 2, *Existing Land Use Estimates* provides the buildout results of the methodology outlined below.

1.1 Existing dwelling units

Calculations using data provided by the City and SCAG's existing land use dataset identified the number of units associated with each parcel, totaling 11,988 dwelling or housing units. This estimate is consistent with California Department of Finance (CA DOF) information published in January 2022, which estimated 11,750 total housing units in the City. The 2016-2021 American Community Survey 5–Year Estimates (2021 ACS) also reports 11,750 units. The City's 2021-2029 Housing Element cites 2018 ACS data, which reports 10,583 units. Ground-truthing using satellite imagery was employed to verify the data sourced from the City and from SCAG. This count also includes units resulting from approved projects indicated as completed or under construction in the City's Current Planning Cumulative Development Projects Matrix (Pipeline Projects list).

1.2 Existing population in Wildomar: [dwelling units] x [occupancy rate] x [persons per household]

At any given time, a percentage of existing housing units in Wildomar are occupied; the others are vacant (the factors that determine these proportions are referred to as occupancy and vacancy rates, respectively). In terms of this estimate methodology, "households" represent the number of units that were occupied. In January 2022, the CA DOF estimated a vacancy rate of approximately 3.9%, indicating an occupancy rate of approximately 96.1%. To estimate households, the total number of housing units (11,988) is multiplied by the occupancy rate (96.1%). Using this method results in an estimate of 11,520 households. This varies by approximately 2% from the January 2022 CA DOF E-5 population data estimate of 11,292 households. This degree of difference is within an acceptable range according to best practices for parcel-based buildout analyses.

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To estimate existing population, persons per household (pph) rates are applied to households. January 2022 CA DOF E-5 data report the average number of persons per household (pph) in Wildomar to be 3.24. Estimates produced using this rate result in a population estimate of 37,326. This deviates by approximately 2% from the January 2022 CA DOF E-5 estimate of 36,586, a degree of difference within an acceptable range according to best practices for parcel-based buildout analyses. Persons-per-household rates cited in these datasets are blended rates, reflecting an average across housing types of different sizes.

1.3 Existing non-residential building square footage

To determine existing non-residential square footage for Wildomar, GIS measurements were taken of Riverside County building footprint data, supplemented by manual spot-checking using Google Earth. This count also includes approved projects indicated as completed or under construction in the City's Current Planning Cumulative Development Projects Matrix (Pipeline Projects list). This analysis results in an estimate of 2,992,377 square feet of non-residential development, as noted in Table 2.

1.4 Existing employment

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) OnTheMap tool provides reports that show where workers are employed and where they live. It also provides companion reports on industry distributions, detailing the type of labor workers are engaged in using the North American Industry Classification System (NAICS). This data is provided at the city scale - to create an estimate distribution of jobs by land use category, LEHD's job count per NAICS industry sector was distributed to corresponding land use categories (e.g., jobs in the NAICS "Retail Trade" sector are assigned to the "Commercial and Services" land use category, while jobs in the "Manufacturing" sector are assigned to the "Industrial" land use category.) This process establishes a benchmark spatial distribution of employment by land use category across the city. According to the most recently available LEHD data, there were approximately 5,841 jobs in the City of Wildomar, with the largest sectors including Health Care and Social Assistance (28.6%), Construction (15.5%), and Accommodation and Food Services (10.7%).

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TABLE 2. Existing Land Use Estimates (Currently on the Ground)

SCAG Existing Land Use	Acres	Dwelling Units	Population	Non-residential SF	Employment
Commercial					
Commercial and Services	88	-	-	562,702	1,287
General Office	3	-	-	73,925	276
Commercial SUBTOTAL	*91*	-	-	*636,627*	*1,563*
Industrial					
Industrial	61	-	-	619,280	1,420
Commercial + Industrial SUBTOTAL	*151*	-	-	*1,255,907*	*2,983*
Residential					
Rural Residential	64	172	536	-	-
Single Family Residential	4,794	7,871	24,507	-	-
Multi-Family Residential	93	708	2,203	-	-
Mixed Residential	10	2	7	-	-
Mixed Residential and Commercial	11.7	5	16	26,596	70
Mobile Homes and Trailer Parks[1]	2,319	3,083	9,599	-	-
RESIDENTIAL SUBTOTAL	*7,291*	*11,841*	*36,868*	*26,596*	*70*
Other					
Education	147	-	0	367,753	532
Transportation, Communications, and Utilities	40	-	0	27,398	247
Facilities	93	-	0	849,595	1,945
Military Installations	7	-	0	-	-
Open Space and Recreation	930	-	0	3,223	-
Agriculture	1,328	147	458	15,800	64
Under Construction	10	-	0	41,833	-
None	13	-	0	22,722	-
Unknown	10	-	0	-	-
Vacant	3,657	-	-	381,551	-
Other SUBTOTAL	*6,235*	*147*	*458*	*1,709,874*	-
Grand Total	**13,677**	**11,988**	**37,326**	**2,992,377**	**5,841**

Part 2: No Project Alternative (Current General Plan)

As required by CEQA, the PEIR must analyze impacts of the proposed General Plan update and compare results with impacts attributable to the current General Plan, also described as the "No Project Alternative." The No Project Alternative includes existing conditions, pending and approved projects (those not already complete or under construction), sites identified in the 2021-2029

Housing Element to accommodate the City's Regional Housing Needs Allocation (RHNA), and Accessory Dwelling Units (ADUs) projected during the planning period. Where parcels appear both in the Housing Element Sites Inventory and City's Current Planning Cumulative Development Projects Matrix (Pipeline Projects list), they are categorized and calculated according to information provided in the Pipeline Projects list. Elsewhere, the No Project Alternative carries over existing conditions. The No Project Alternative assumes that there would be little or no intensification of development in areas where growth is not anticipated, including most of the City's established residential neighborhoods. A summary of the No Project Alternative can be found in Table 4. The following assumptions were used to determine the projections for the No Project Alternative.

2.1 No Project Alternative dwelling units: [Existing] + [Unbuilt Pipeline Projects] + [Housing Element Sites]

As described previously, the No Project Alternative assumes that there would be little or no intensification of development in areas where growth is not anticipated, including in most of the City's established residential neighborhoods. Growth is shown as related to pending and approved projects yet to break ground, Housing Element Sites, and Accessory Dwelling Units (ADUs).

2.1.a Existing

Existing units were derived from existing land uses and GIS data as described in Part 1 of this memo.

2.1.b Pipeline projects (unbuilt)

The City of Wildomar maintains a "Current Planning Cumulative Development Projects Matrix" (referred to in this memo as the "Pipeline Projects" list). Projects appearing in this list which are complete or under construction are included in the existing scenario and do not represent growth. Approved projects which have not yet broken ground and projects under review do not appear under the existing scenario but are represented in the No Project Alternative and are counted as growth. For infill or greenfield development, proposed unit counts and/or non-residential square footage are shown in their entirety – however, where projects would require redevelopment of existing structures, existing units or non-residential square footage that would be lost are subtracted from the net growth figures.

2.1.c Housing Element Sites Inventory

The City of Wildomar 2021-2029 Housing Element provides an inventory of sites with estimated dwelling unit capacities available for housing development to accommodate the City's RHNA (See City of Wildomar 2021-2029 Housing Element HNA-76). Data from this inventory is included in the No Project Alternative. Where parcels are listed in both the Housing Element Sites Inventory and Pipeline Projects list, they are categorized and calculated according to data in the Pipeline Projects list.

2.1.d. Accessory Dwelling Units (ADUs)

Consistent with the approach used in the 2021-2029 Housing Element, this buildout assumes a total of 25 ADU's during the planning period. For traffic analysis purposes, these units are distributed in residential areas of the City where ADU development is most likely to occur, taking into account lot sizes and existing residential building footprints.

2.2 No Project Alternative population: [dwelling units] x [occupancy rate] x [persons per household]

The housing occupancy rate assumed for the No Project Alternative is consistent with that assumed for Existing Land Use: 96.1 percent based on data from the January 2022 CA DOF E-5, as noted in Part 1. A standard assumption is used because it will accurately reflect the averages across economic cycles. Based on data from the January 2022 CA DOF E-5 information noted in Part 1, the persons per household (pph) factor used to estimate population for the No Project Alternative is 3.24 pph.

2.3 No Project Alternative non-residential building square footage

Projections for non-residential building square footage under the No Project Alternative include existing square footage with the addition of growth resulting from relevant pending and approved projects which are not already under construction or completed.

2.4 No Project Alternative calculation of employment: [non-residential building square footage] / [employment generation factor]

Employment generation factors represent the average amount of building square footage typically required per employee and are customized based on the land use designation - dividing the nonresidential building square footage by the employment generation factor results in an estimate of the number of jobs at buildout. This includes both full-and part-time jobs and is not a full-time equivalent measure. To estimate employment that is projected to result from the development projected under the No Project Alternative, employment generation factors specific to Wildomar were developed using regionally-standard factors adjusted to reflect on-the-ground employment in Wildomar as found in the existing conditions analysis.[1] These generation factors are included in Table 3.

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[1] For example, the Inland Valley Medical Center sits on parcels with "Industrial" land uses, but the employment generation factors in healthcare workplaces is typically far more intensive than found in industrial workplaces. As a result, the rate was adjusted to better reflect these conditions.

TABLE 3. Employment Generation Rates

Land Use	SF/Employee
Mixed Use	400
Commercial	400
Light Industrial	900
Business Park	400
Public Facilities	400

TABLE 4. No Project Alternative Buildout Estimates

Current General Plan Land Use Designation		Acres	Dwelling Units	Population	Non-residential SF	Employment
Commercial						
Commercial Retail	CR	752	110	343	1,385,820	3,959
Commercial Office	CO	13	1	3	28,000	-
Comm. SUBTOTAL		*765*	*111*	*346*	*1,413,820*	*3,959*
Industrial						
Business Park	BP	234	20	62	705,915	1,765
Light Industrial	LI	194	5	16	1,108,579	1,232
IND. SUBTOTAL		428	25	78	1,814,494	2,997
NON-RESIDENTIAL SUBTOTAL (Comm.+Indust.)		*1,193*	*136*	*423*	*3,228,315*	*6,956*
Mixed-use						
Mixed Use Planning Area	MUPA	113	717	2,232	216,346	541
Residential						
Accessory Dwelling Units	ADUs	-	25	78	-	-
Rural Mountainous	RM	3,894	110	343	11,999	30
Rural Residential (Large Lot Residential)	RR	372	39	121	-	-
Estate Density Residential	EDR	218	72	224	-	-
Estate Density Residential - Rural Community	EDR-RC	1,219	1,335	4,157	-	-
Very Low Density Residential	VLDR	574	670	2,086	-	-

TABLE 4. No Project Alternative Buildout Estimates

Current General Plan Land Use Designation		Acres	Dwelling Units	Population	Non-residential SF	Employment
Very Low Density Residential - Rural Community	VLDR-RC	24	9	28	-	-
Low Density Residential	LDR	1,502	1,435	4,468	-	-
Low Density Residential - Rural Community	LDR-RC	319	530	1,650	-	-
Medium High Density Residential	MHDR	457	2,200	6,851	84,000	210
Medium Density Residential	MDR	2,858	9,042	28,154	162,596	406
High Density Residential	HDR	19	138	430	-	-
Very High Density Residential (Multifamily)	VHDR	182	1,861	5,795	118,354	296
Highest Density Residential (Multifamily)	HHDR	34	959	2,986	50,000	125
RESIDENTIAL SUBTOTAL		*11,673*	*18,425*	*57,370*	*426,949*	*1,067*
RESIDENTIAL + MIXED USE SUBTOTAL		*11,785*	*19,142*	*59,603*	*643,295*	*1,608*
Other		-				
Public Facilities	PF	148	1	3	375,054	938
Open Space-Recreation	OS-R	312	-	-	5,451	14
Open Space - Conservation Habitat	OS-CH	235	5	16	-	
Freeway	FWY	4	-	-	-	-
OTHER SUBTOTAL		*699*	*6*	*19*	*380,505*	*951*
GRAND TOTAL		**13,677**	**19,284**	60,045	**4,252,115**	**9,516**

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Part 3: Proposed Land Use Plan Estimates

Buildout estimates under the Proposed Land Use Plan assume little or no intensification of development in areas where growth is not anticipated, including most of the City's established residential neighborhoods. Like the No Project Alternative, the Proposed Land Use Plan Estimates include existing conditions, pending and approved projects (those not already complete or under construction), sites identified in the 2021-2029 Housing Element to accommodate the City's Regional Housing Needs Allocation (RHNA), and Accessory Dwelling Units (ADUs) projected during the planning period. The Proposed Land Use Plan differs from the No Project Alternative by including growth associated with nine Focus Areas determined by the public and project team as those areas of the City most likely to experience change during the lifetime of the Plan.

3.1 Proposed Land Use Plan estimate dwelling units: [Existing] + [Pipeline Projects] + [Housing Element Sites] + [Realistic Growth Projected in Focus Areas]

Dwelling unit projections under the Proposed Land Use Plan were estimated by adding the anticipated net growth in units to existing units. The Proposed Land Use Plan Estimate assumes little or no intensification of development in areas where growth is not anticipated, including most of the City's established residential neighborhoods. Growth is shown as related to pending and approved projects (those not completed or under construction), Housing Element Sites, Accessory Dwelling Units (ADUs), and realistic growth projected in the nine Focus Areas identified by the public and city staff, the latter informed by economic analysis of projected market demand during the planning period. The following assumptions detail when and where change in the number of dwelling units were projected and include a detailed description of the methodology used to project anticipated changes.

3.1.a. Existing

Existing units were derived from existing land uses and GIS data as described in Part 1 of this memo.

3.1.b. Pipeline projects (unbuilt)

The City of Wildomar maintains a "Current Planning Cumulative Development Projects Matrix" (referred to in this memo as the "Pipeline Projects" list). Projects appearing in this list which are complete or under construction are included in the existing scenario and do not represent growth. Approved projects which have not yet broken ground and projects under review do not appear under the existing scenario but are represented in the No Project Alternative and are counted as growth. For infill or greenfield development, proposed unit counts and/or non-residential square footage are shown in their entirety – however, where projects would require redevelopment of existing structures, existing units or non-residential square footage that would be lost are subtracted from the net growth figures.

3.1.c. Housing Element Sites Inventory

The City of Wildomar 2021-2029 Housing Element provides an inventory of parcels available for housing development with estimated dwelling unit capacities. (See City of Wildomar 2021-2029 Housing Element HNA-76). This inventory is included in the Proposed Land Use Plan growth estimate. Where parcels are listed in both the Housing Element Sites Inventory and Pipeline Projects list, they are categorized and calculated according to data in the Pipeline Projects list.

3.1.d. Accessory Dwelling Units (ADUs)

Per the 2021-2029 Housing Element, this buildout assumes a total of 25 ADU's during the planning period. For traffic analysis purposes, these units are distributed randomly in residential areas of the City where ADU development is most likely to occur, taking into account lot sizes and existing residential building footprints.

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3.1.e. Realistic Growth Projected in Focus Areas

Resulting from a community engagement process and in consultation with City staff, nine Focus Areas were identified where growth is likely to occur during the planning period, based on factors such as vacancy, development suitability and economic development potential. Proposed land uses in these areas informed by economic analysis of projected market demand during the planning period, result in a "realistic" growth scenario. Factors informing these projections are shown in Tables 5 and 6.

3.2 Proposed Land Use Plan estimate population: [households] x [persons per household]

The housing occupancy rate assumed for the Proposed Land Use Plan estimate is **96.1 percent** based on data from the January 2022 CA DOF E-5. A standard assumption is used between scenarios because it will accurately reflect averages across economic cycles. Based on data from the January 2022 CA DOF E-5 information noted previously, the persons per household (pph) factor used to estimate population for the Proposed Land Use Plan estimate is **3.24 pph.**

3.3 Proposed Land Use Plan estimate non-residential building square footage: [existing square footage] + [net change in square footage]

The projection for non-residential building square footage under the Proposed Land Use Plan uses the same process as described in Part 2.4, with the addition of growth in non-residential square footage assumed within Focus Areas. Realistic growth assumptions within Focus Areas are shown in Tables 5 and 6, with resulting growth shown in Table 7.

3.4 Proposed Land Use Plan estimate calculation of employment: [non-residential building square footage] / [employment generation factor]

The projections for employment under the Proposed Land Use Plan use the same process as described in Part 2.4, with the addition of growth in employment assumed within Focus Areas. Realistic growth assumptions within Focus Areas are shown in Tables 5 and 6, with resultant growth shown in Table 7.

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TABLE 5. Focus Area Change (Growth beyond Existing)

Focus Area	Growth Factor	Dwelling Units	Non-residential SF
Focus Area 1	Growth on 15% of total MUL acreage	40	15,507
Focus Area 2	Growth on 10% of total MUL acreage, 100% of MUH acreage, and 100% of CR acreage	149	195,770
Focus Area 3	Growth on 25% of total MUL acreage, 25% of total MDR acreage	29	8,129
Focus Area 4	Growth on 50% of CR acreage	-	139,928
Focus Area 5	Growth on 50% of MUH acreage	503	364,829
Focus Area 6	Growth on 50% of southwestern group of MDR parcels	96	-
Focus Area 7	Growth on 33% of MUH acreage	882	640,621
Focus Area 8	Growth on 50% of northwestern group of LI parcels	-	333,767
Focus Area 9	Growth on 50% of MDR acreage	73	-
TOTAL	-	1,773 units	1,698,551 SF

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TABLE 6. Focus Area Growth: Proposed Land Use Categories with Anticipated Densities

Land Use Category	Land Use Description	Anticipated FAR	Anticipated DU/acre
Residential	-	-	-
MDR	Medium Density Residential	-	3.50
Commercial	-	-	-
CR	Commercial Retail	0.35	-
Mixed Use	-	-	-
MUL	Mixed Use Low	70% of acreage @ 0.35	30% of acreage @ 17.00
MUH	Mixed Use High	50% of acreage @ 0.50	50% of acreage @ 30.00
Industrial	-	-	-
LI	Light Industrial	0.40	-

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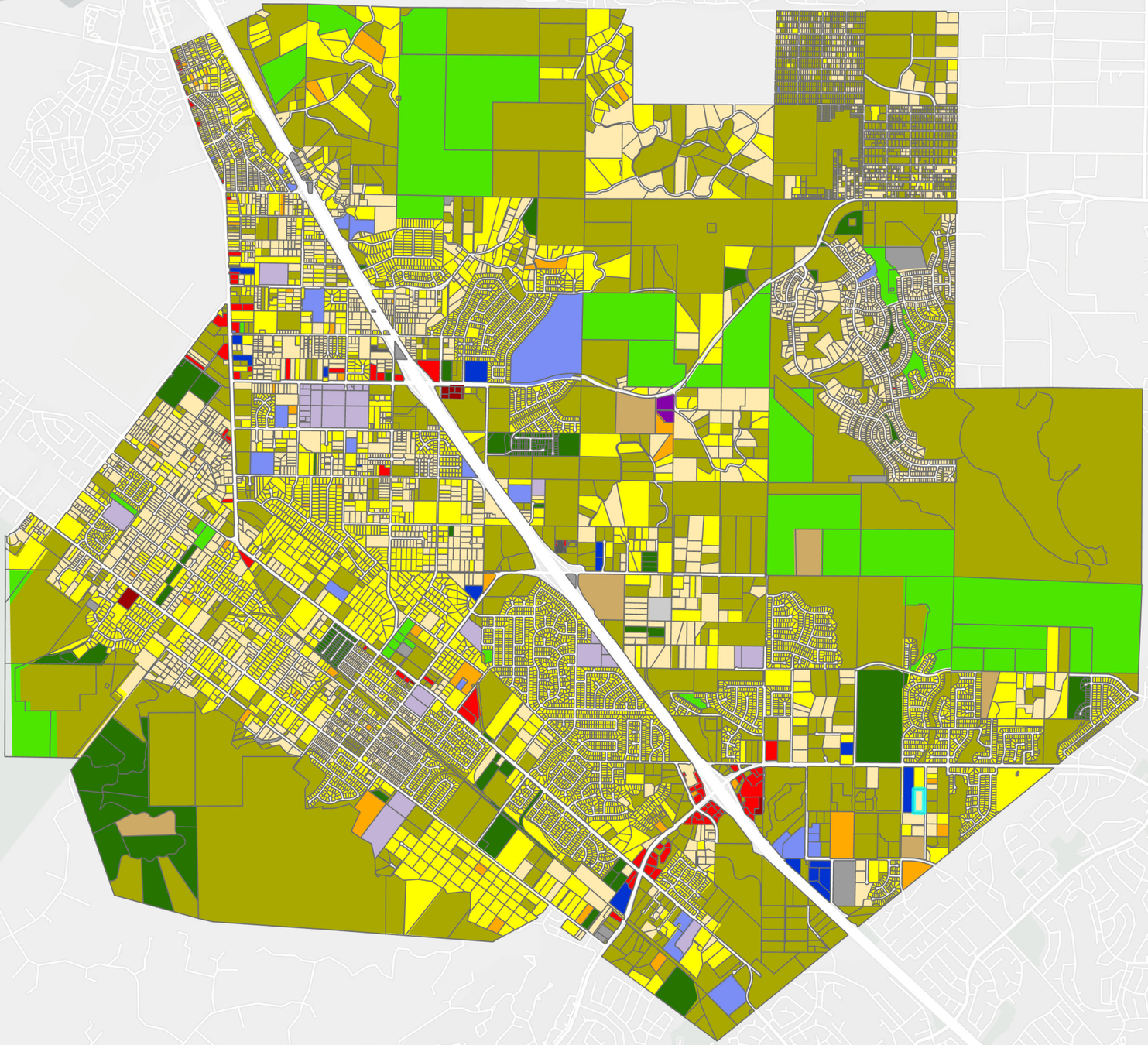
TABLE 7. Proposed Land Use Plan Estimate Buildout

Land Use Category	Acres	Dwelling Units	Population	Non-residential Square Footage	Employment
Residential					
ADUs	-	25	78	-	-
RM	3,906	107	333	11,999	30
LLR	213	10	31	-	-
EDR	1,609	1,449	4,512	-	-
VLDR	556	699	2,176	-	-
LDR	1,884	2,149	6,691	15,122	38
MDR	2,772	8,882	27,656	245,736	614
MHDR	429	2,346	7,304	-	-
VHDR	90	1,303	4,057	231,963	580
HHDR	30	823	2,563	-	-
SUBTOTAL	*11,490*	*17,793*	*55,401*	*504,820*	*1,262*
Commercial					
CR	465	96	299	1,596,373	3,991
CO	11	3	9	-	-
SUBTOTAL	*476*	*99*	*308*	*1,596,373*	*3,991*
Mixed Use					
MUL	90	360	1,120	56,905	142
MUH	331	2,602	8,103	1,395,944	3,490
SUBTOTAL	*421*	*2,962*	*9,223*	*1,452,849*	*3,632*
Industrial					
BP	87	14	44	11,368	28
LI	322	7	22	2,001,528	2,224
SUBTOTAL	*409*	*21*	*65*	*2,012,896*	*2,252*
Other					
OS-R	407	133	414	5,451	14
OS-CH	235	5	16	-	-
PF	235	44	137	378,277	946
FWY	4	-	-	-	-
SUBTOTAL	*881*	*182*	*567*	*383,728*	*959*
Grand Total	13,677	21,057	65,565	5,950,666	12,097

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SCAG 2019 Existing Land Use

- Agriculture
- Commercial and Services
- Education
- Facilities
- General Office
- Industrial
- Military Installations
- Mixed Commercial and Industrial
- Mixed Residential
- Mixed Residential and Commercial
- Mobile Homes and Trailer Parks
- Multi-Family Residential
- Open Space and Recreation
- Rural Residential
- Single Family Residential
- Specific Plan
- Transportation, Communications, and Utilities
- Under Construction
- Undevelopable
- Water
- Vacant
- Unknown



0 0.5 1 2 Miles

Source: PlaceWorks, City of Wildomar 2023

Current GP Land Use Plan

Residential

- RR: Rural Residential, 1 du/ac
- EDR: Estate Density Residential, 2 du/ac
- VLDR: Very Low Density Residential, 1 du/ac
- LDR: Low Density Residential, 1 du/ac
- MDR: Medium Density Residential, 2-5 du/ac
- MHDR: Medium High Density Residential, 5-14 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 Policy Area
- PF: Public Facilities

Open Space / Rural

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

0 0.5 1 2 Miles

Source: PlaceWorks, City of Wildomar 2023

Proposed GP Land Use Plan

Residential

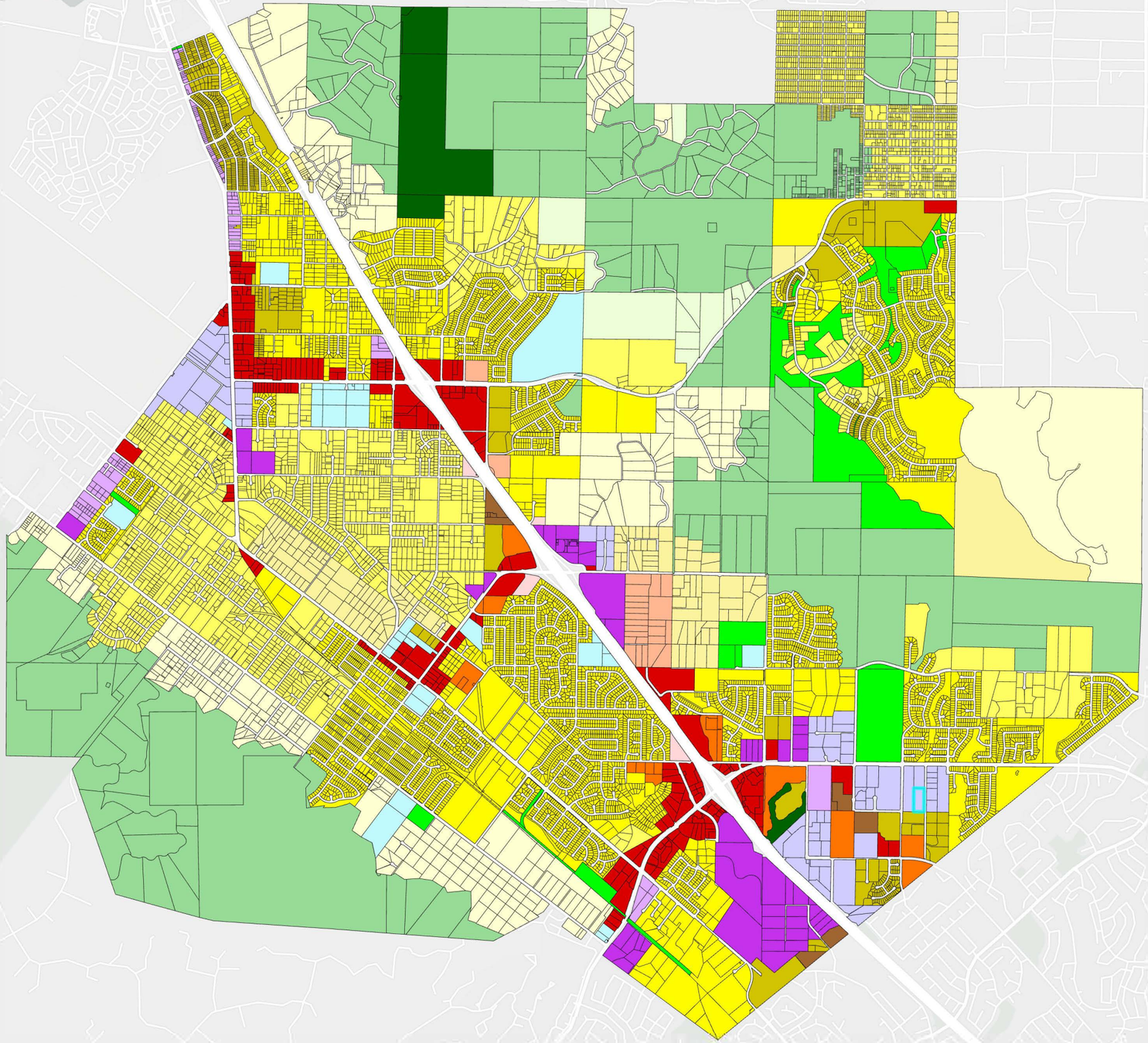
- LLR: Large Lot Residential
- EDR: Estate Density Residential
- VLDR: Very Low Density Residential
- LDR: Low Density Residential
- MDR: Medium Density Residential
- MHDR: Medium High Density Residential
- VHDR: Very High Density Residential
- HHDR: Highest Density Residential

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
- RM: Rural Mountainous



0 0.5 1 2 Miles

Source: PlaceWorks, City of Wildomar 2023

Proposed Land Use Plan - Focus Areas

Residential

- 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
- RM: Rural Mountainous

(#) Focus Areas

1
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Market Study Technical Memorandum

Wildomar General Plan Update

DRAFT June 29, 2023

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Summary

The City of Wildomar is updating its General Plan, which sets forth the community's vision for growth and development over the next 20+ years and establishes goals and policies to ensure that public decision-making steadily works toward that vision.

This report provides a basic overview of economic and market forces that are likely to shape growth and development, and especially the demand for new development over time. Long-term socio-economic trends as well as transformations in response to the COVID-19 pandemic have shifted economic and market forces in ways that may change the market potential for growth and development and the overall demand for new development.

Economic Context

Since reaching a peak in 2007, fertility rates and the total number of births have steadily declined, which can be expected to lead to smaller households and families and lead to fewer school-age children. However, Western Riverside has experienced strong growth in single-family detached housing. Working from home became prevalent during the pandemic, and it appears that for many if not most office-based professional workers the future will include a significant amount of time working from home. The 20+ year trend of retail spending shifting from bricks-and-mortar stores to online purchasing accelerated with the pandemic. Most chain retailers are currently highly focused on omni-channel retailing—creating multiple pathways to retail sales, including in-store shopping, and online sales with store pickup, delivery, and shipping from centralized warehouses. Weak to stagnant demand for retail and office buildings can be expected for ten or more years, except in areas experiencing substantial residential growth. And finally, the rapid growth of warehousing throughout the region has resulted in industrial vacancies to unprecedented lows and forced other industrial businesses to consider out-of-state moves when they need to expand and grow. This is the current economic context shaping the potential growth and development in Wildomar.

Development Projections

The analysis projects that over the next twenty years, potential the market demand could support up to 5,090 new housing unit in Wildomar. As discussed in the report, the issue for the General Plan Update is the type of housing that should be expected. Given the economic context described above, this will likely include more attached and multifamily housing units and smaller housing than has generally been developed in the past, although the demand for conventional single-family detached housing is expected to remain quite strong.

The analysis projects that over the next 20 years, if present trends in housing development continue, the potential market demand would likely support the development of nearly 220,000 of additional commercial building space for retail sales and services and dining businesses. However, with a variety of housing types and more rapid residential development and with a shift to experience-oriented commercial development (commercial nodes and districts that combine retail, dining, entertainment, events, and places for socialization in more walkable park-once environments in areas with more residents living within walking distance), the potential market demand might support 619,000 to 846,000 square feet of new commercial development.

The analysis projects that over the next twenty years, the potential market demand from continued economic growth, locally and regionally, could support the development of up to 92,600 square feet of other commercial buildings (such as banks, laundries, hotels, etc.), 243,000 square feet of offices (mostly medical office), and 294,000 square feet of industrial buildings (primarily light industrial, flex space, and manufacturing).

General Plan Implications

The key takeaway from the market demand projections is that there is substantial potential for additional development in Wildomar. Thus, the primary implication for the General Plan Update comes back to the community's vision for the future Wildomar: what types of households should be able to find housing in Wildomar, what types for businesses and services should be available close to home in Wildomar, and what opportunities for employment should be sought for Wildomar?

If the desire is to maintain the same basic patterns and types of residential development, there will likely be little change in the number and types of businesses operating in the city. However, compliance with the state Housing Element Law and the most recent Regional Housing Needs Assessment allocation will likely result in some shift in the types of housing that is developed in the next eight years.

However, if the vision is to have a greater number and variety of businesses, then the General Plan Update should accommodate and encourage experience-oriented commercial nodes and districts supported by additional multifamily, single-family attached, and small-lot single family development within walking distance. In addition, the plan should also accommodate expansion of existing and development of new auto-centric conventional shopping centers near freeway entrances/exits as the additional housing growth will support some traditional commercial development.

Regionally, there is going to be little demand for new office buildings, especially speculative office development. Instead, the market demand will be primarily for medical offices. The General Plan should consider how this demand can be distributed in the city to support nodes of economic activity and to capture regional medical office demand in proximity to freeway access points.

Even though there is strong regional demand for warehousing development, there is not much land area suitable for large warehouses available in Wildomar. Instead, the potential market for industrial land will be for light industrial/flex space, which offer smaller tenant spaces, and larger manufacturing facilities, which are being priced out of the market throughout Southern California. The implementation section of the General Plan Update should identify strategies to collaborate with regional economic development partners to attract industrial businesses to Wildomar. In addition, the General Plan Update should consider ways that the large amount of land zoned for commercial uses, which are unlikely to fully development for retail businesses, could support a broader array of businesses, such as artisan fabricators and the maker economy.

1. Introduction

1A. Purpose and Intent

This report presents the analysis of short- and long-term market conditions that will likely influence the type and extent of development that occurs in Wildomar over the next 20 years. Its purpose is to identify both market conditions that support the community's vision for the future of Wildomar and conditions that may create challenges to achieving the vision. It is intended to provide a factual background for community discussions about the General Plan Update and to provide a basis for refining the General Plan's existing land use plan, goals, policies, and implementation measures and for establishing new goals, policies, and implementation measures.

1B. General Content

This report provides a high-level assessment of socioeconomic and market trends in Section 2, Socioeconomic Characteristics. It then provides a projection for housing development in Section 3, Residential Growth Potential. The demand for retail businesses and food services, which is primarily driven by household spending and the growth in the number of households, is covered in Section 4, Retail Development Potential. The final section addresses the potential demand for other types of commercial uses, offices, and industrial businesses.

The market demand quantified in this report represents a continuation of present trends. However, the demand should not be viewed as a cap or end goal. If the General Plan results in substantial increases in the number of households, or if improvements provided through the General Plan transform the community into an even more attractive destination, then development demand could exceed the levels presented in this report.

1C. Data

The market analysis in this report uses industry-standard methodologies and is based on publicly available data sources. The analysis is also informed by the interactions with city staff, the General Plan Advisory Group, and the public during the planning process for the General Plan Update.

1D. Key Findings

1D(i) Residential Development

Wildomar has continued to grow since its incorporation and will likely continue to grow as long as land and infrastructure are available. With the city's housing allocation through the most recent Regional Housing Needs Assessment and the recently adopted Housing Element, the city will have to plan for more housing than past trends would suggest is likely to occur.

Nevertheless, there are trends which suggest that housing development could increase. Southern California, and indeed the entire nation, has underbuilt housing since the 2008/09 recession, and there is a large pent-up demand for housing. In addition, the market is shifting. Fewer and fewer households have children at home, and with the aging of the Baby Boom generation, the majority of the household growth in the region has been among households with one or two people.

The analysis projects that over the next twenty years, Wildomar could grow by 3,430 housing units. The important question for the General Plan Update is how much housing, what types of housing, and where. With the

amount of unmet housing demand in the region, there is fuel for residential development that furthers the community's vision.

1D(ii) Retail and Food Services Development

Wildomar is underserved by retail businesses, so residents often go to other cities to purchase goods. The analysis estimates that taxable sales in the Wildomar are about 19 percent of household income, compared to 26 percent in Menifee, 30 percent in Murrieta, and 47 percent in Lake Elsinore. If Wildomar had the same level of sales as Menifee, based on percentage of household income, there could be an additional 293,000 square feet of retail shopping centers in the city. And if it attained Murrieta's level of sales, there would be 457,000 square feet.

The analysis shows that there are many shopping centers in proximity to Wildomar. These competitive commercial areas will challenge efforts to attract more retail businesses to Wildomar. Furthermore, the long-term shift from spending at bricks-and-mortar stores to online shopping and the recent trends in delivery and in-store/curbside pick-up are changing the nature of retailing. It is likely that there will be less in-store shopping and fewer retail businesses in the future.

To be competitive in the regional market and in the changing retail environment, the city will need to facilitate the transformation of existing commercial areas and the development of new ones with a focus on experience-oriented shopping. This is the type of shopping where socializing, entertainment, activities, and the overall experience are as important if not more important than the purchase of stuff.

Experience-oriented commercial areas could include some or all of: park-once parking strategies; pedestrian oriented development patterns; a mix of shopping, dining, entertainment, and recreation; landscaping, street furniture, and gathering places; event space and special events; and non-traditional activities such as makers markets.

In addition, experience-oriented destinations often benefit from a mixed-use environment. This could be vertical mixed-use buildings with ground-floor commercial uses and residences above. But, it can also be horizontal mixed use with multi-family, attached, and small-lot single-family housing in walking distance to the commercial uses. The higher density housing is less about providing spending support for retail businesses and is more about increasing the number of people walking and socializing in the commercial area.

The analysis estimates that if the local retail market does not change to attract more of existing residents' spending, the 20-year growth in households would likely support the development of 146,700 square feet of new retail building space. If the local retail market transforms and grows, perhaps reaching a level of sales similar to Menifee, Wildomar could expect up to 513,000 square feet of additional retail development over the next 20 years.

1D(iii) Other Commercial. Office, and Industrial Development

The analysis projects future economic growth and estimates the amount of commercial (excluding retail and food service, which was estimated separately), office, and industrial development that could occur to accommodate economic growth. The analysis estimates that the total employment in Wildomar could increase by 2,380 jobs, or a total increase of 35.6 percent over 20 years. This would support the development of 92,600 square feet of other commercial buildings (such as banks, laundries, hotels, etc.), 243,000 square feet of offices (mostly medical office), and 294,000 square feet of industrial buildings (primarily light industrial, flex space, and manufacturing).

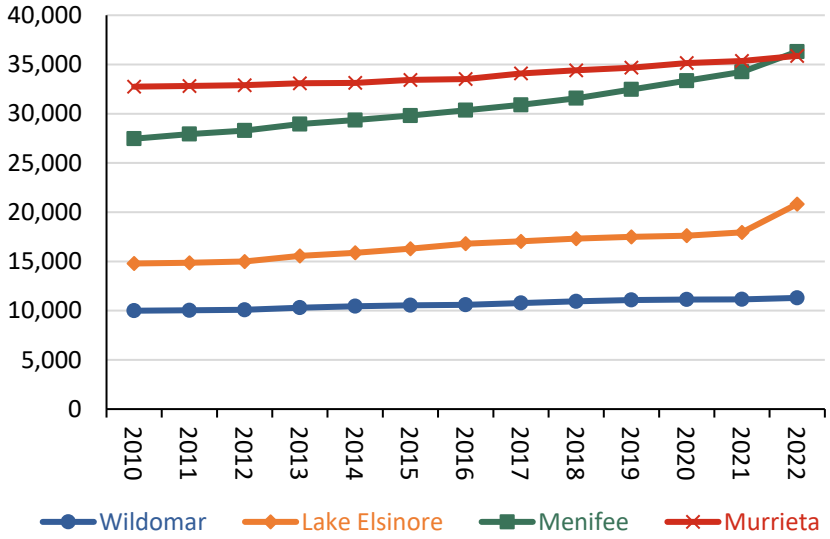
2. Socioeconomic Characteristics

This chapter summarizes basic socioeconomic characteristics of Wildomar and provides the context of nearby cities. Trends in demographics and household income provide the foundation for market demand.

2A. Household Growth

Household growth drives the demand for residential development and is a key factor in the demand for new retail development. Figure 1 shows the number of households residing in Wildomar and nearby cities from 2010 to 2022.

Figure 1: Number of Households; Wildomar and Nearby Cities; 2010 to 2022

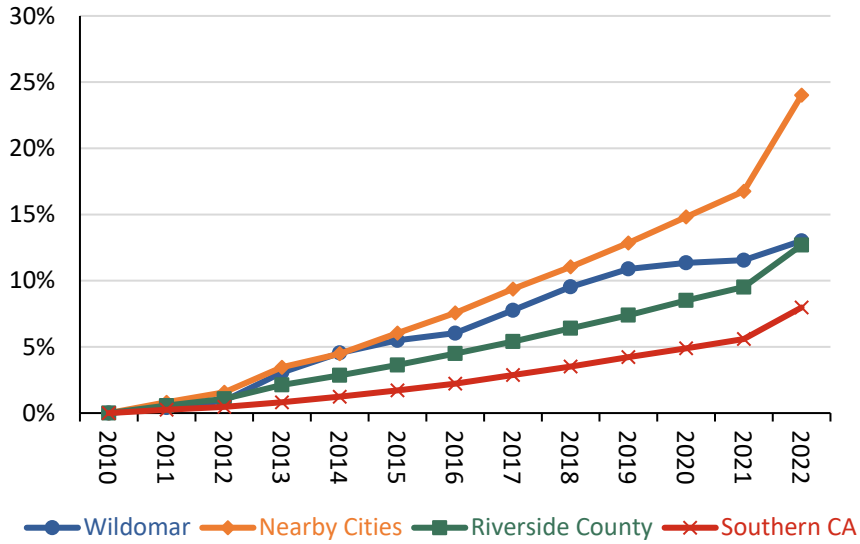


Source: PlaceWorks, 2023, using data from the CA Department of Finance.

Over the twelve years, the annual rate of change in the number of households in Wildomar (1.0 percent) was higher than the rate in Murrieta (0.8 percent) but lower than the rates in Lake Elsinore (2.9 percent) and Menifee (2.4 percent). Relative to the region (shown in Figure 2), the 12-year percentage increase in households was about the same as for Riverside County and higher than that for Southern California.

This trend of relatively strong growth in the number of households living in Wildomar suggests that there will be continuing demand for new housing and new commercial businesses.

Figure 2: Number of Households as a Percentage of the Number of Households in 2010; Wildomar and Regional Context; 2010 to 2022



Source: PlaceWorks, 2023, using data from the CA Department of Finance.

2B. Age

2B(i) Median Age

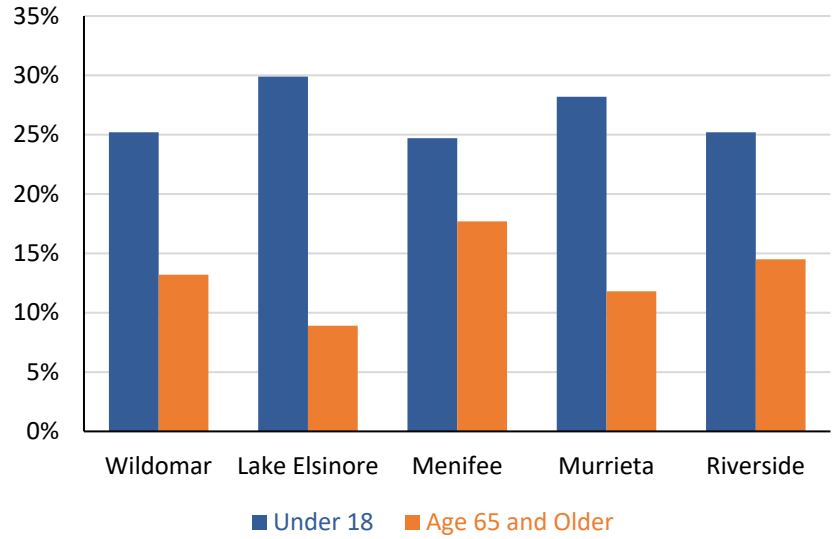
The median age in Wildomar in 2020, 35.1 years old, was older than the median ages in Lake Elsinore (31.4) and Murrieta (34.7) but younger than the median ages in Menifee (38.0) and Riverside County (35.8). With the exception of Menifee, the median age in Wildomar and the other jurisdictions increased over time (this is almost always the case, and Menifee is a bit of an outlier in this regard).

Even though Wildomar is older (based on median age) than Lake Elsinore and Murrieta, these other two cities (and Riverside County) are aging more quickly. From 2010 to 2020, Wildomar's median age increased 6.4 percent, in contrast to the increase in Lake Elsinore (3.1 percent), Murrieta (7.1 percent) and Riverside County (7.2 percent). Over time, the change in median age represents the number of children born or moving to a jurisdiction, the number moving away when the reach young adulthood, and the number of people aged 65 and older who remain or move to the jurisdiction after retirement.

2B(ii) Younger and Older Population

Figure 3 shows the percentage of the population that was under the age 18 or age 65 and older in 2020. The two youngest cities, Lake Elsinore and Murrieta, had the highest percentage of the population under the age of 18 and the lowest percentage of the population age 65 and older. In contrast, the two oldest jurisdictions, Menifee and Riverside County, had the smallest gap between the two percentages (i.e., they had more older residents relative to the number of younger residents). It would be a fair characterization to see that Wildomar had a relatively middle-of-the-road age distribution.

Figure 3: Population Under the Age of 18 and the Population Age 65 and Older as a Percentage of Total Population; Wildomar, Nearby Cities, and Riverside County; 2020



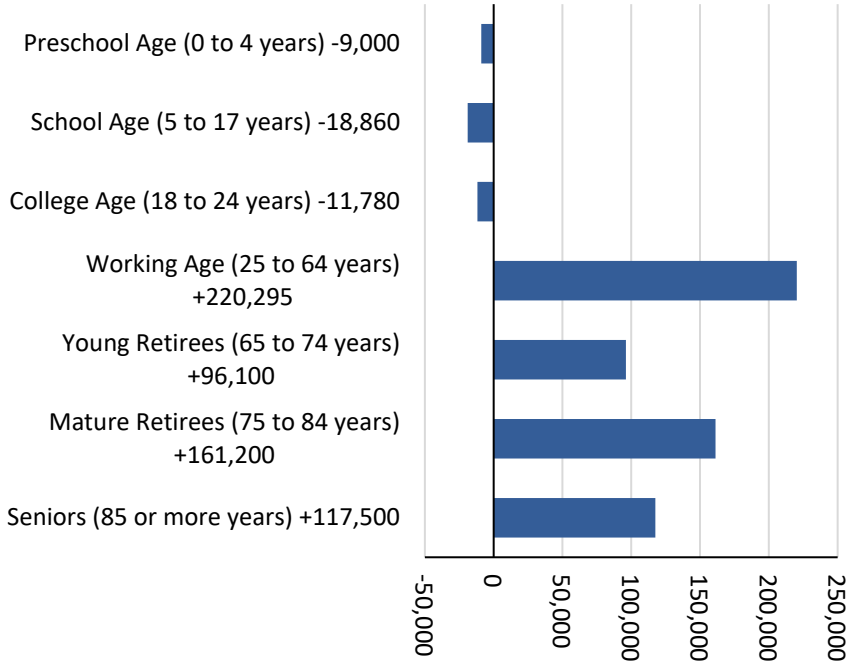
Source: PlaceWorks, 2023, using data from the US Census Bureau's *2020 American Community Survey, 5-Year Estimates*.

2B(iii) Projected Change in Age

The California Department of Finance provides detailed population projections by age for each county in the state. This data for Riverside County is shown in Figure 4, and the underlying detailed data are included in Table A-2. The County is expected to see a strong increase in population among individuals in the working age group, from 25 to 64 years old. This suggests strong demand for housing development and the resulting demand for commercial development. However, the county is also expected to see a large increase in the population age 65 and older. At the same time, the number of residents under the age of 25 is projected to decline. Future housing development will need to provide homes for working age adults,

but also retirees and households with fewer children and more households with no children. The issue for Wildomar is the degree to plan for housing that captures the growth in working age adults and the degree to plan for housing that serves the needs of retirees and households without children.

Figure 4: Projected Change in Population by Major Age Group; Riverside County; 2020 to 2045

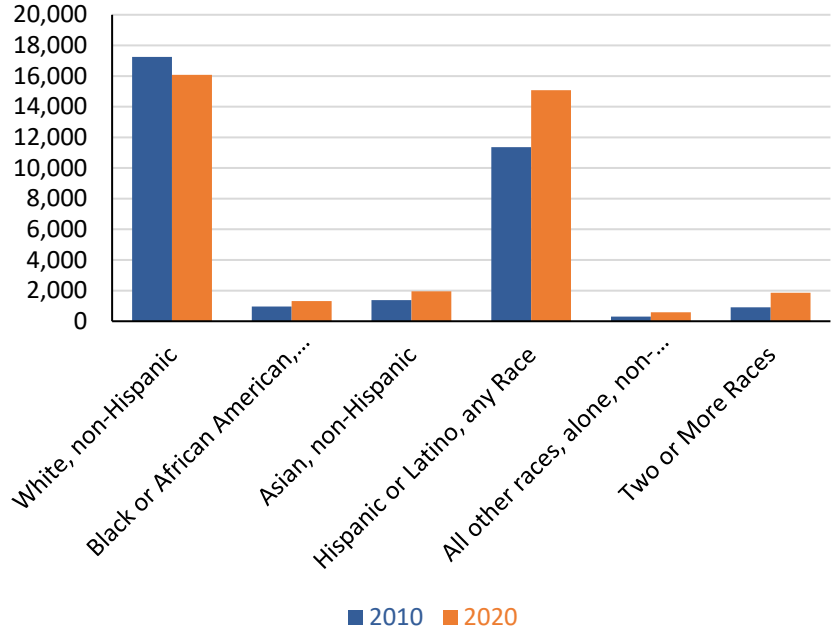


Source: PlaceWorks, 2023, using population projections from the California Department of Finance.

2C. Race and Ethnicity

The racial categories used for federal statistics were established decades ago and have evolved over time. Furthermore, the US only has two ethnicities, Hispanic or Latino or not Hispanic or Latino, and the Census Bureau has changed how it asks respondents about ethnicity. Thus, the responses reported for race and ethnicity may be less accurate than those for other characteristics, such as age or education. Figure 5 shows the total population in Wildomar in 2010 and 2020 by self-report race and ethnicity.

Figure 5: Total Population by Race and Ethnicity; Wildomar; 2010 and 2020



Source: PlaceWorks, 2023, using data from the US Census Bureau's *2020 American Community Survey, 5-Year Estimates*.

The total number of White, non-Hispanic, residents decreased from 2010 to 2020 by 1,180 people, or 6.8 percent. Similar decreases happened in Murrieta (10.7 percent decrease) and Riverside County (9.3 percent decline). In contrast, the number of White, non-Hispanic or Latino residents grew in Lake Elsinore (8.1 percent) and Menifee (7.1 percent increase).

The decrease in the White population was offset by growth in all other racial categories in Wildomar. This includes Hispanic and Latinos (an increase of 3,710 residents, or 32 percent), individual identifying with two or more races, not Hispanic or Latino (950 people, 105 percent), Asian, not Hispanic or Latino (570 people, 41 percent), and Black or African-American, not Hispanic or Latino (360 residents, 37 percent). There were similar increases in the other jurisdictions, with larger increases in Lake Elsinore and Menifee, which had larger overall population growth rates, and smaller increases in Murrieta and Riverside County, which had smaller overall population growth rates.

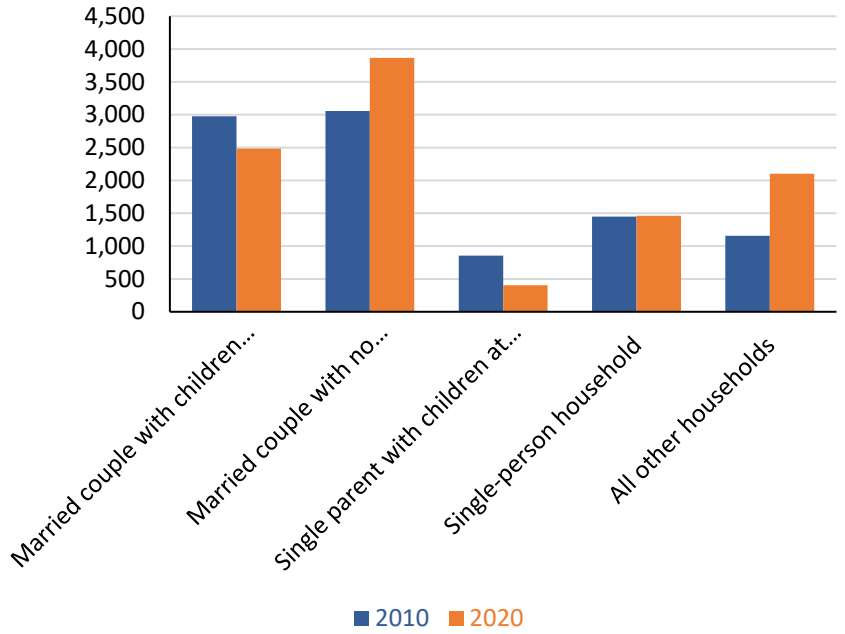
2D. Household Type

From 2010 to 2020, the number of households residing in Wildomar increased by nearly nine percent. Within that growth however, the composition of households changed with greater magnitude, as shown in Figure 6.

The biggest change has been in married-couple households. Even though the total number of married couple households increased by 10 percent, the number of married-couple households with children under the age of 18 at home decreased by 17 percent and the number without children under the age of 18 at home increased by 24 percent. Some of this shift represents households whose children grew up and possibly moved away from home, and some of it represents the types of new households moving to Wildomar. In addition, the number of single-parent households with children under the age of 18 at home decreased by about half.

Similar trends with married-couple households occurred in the other neighboring cities and Riverside County, except in Menifee, which had a 21 percent increase in those with children and a 26 percent increase in those without children. All the jurisdictions experienced declines in the number of single-parent households with children under the age of 18 at home.

Figure 6: Number of Households by Type of Household; Wildomar; 2010 and 2020

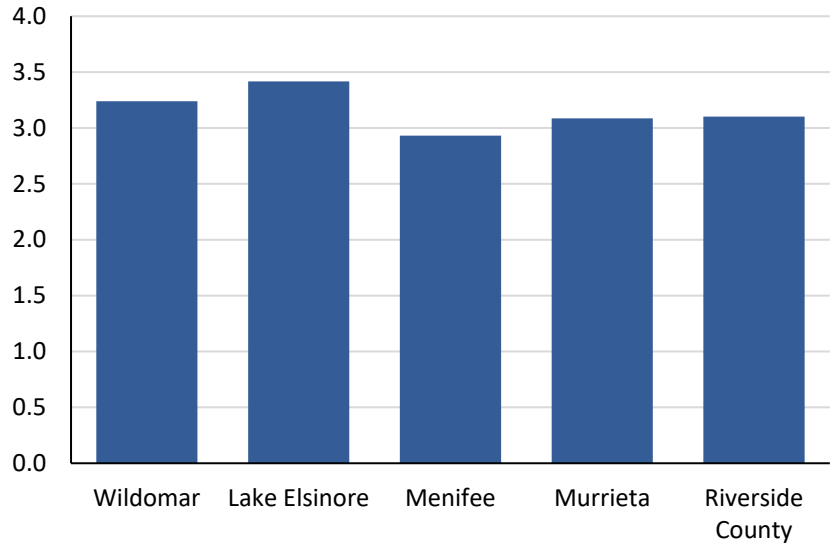


Source: PlaceWorks, 2023, using data from the US Census Bureau's *2020 American Community Survey, 5-Year Estimates*.

2E. Household Size

In 2022, the average household size in Wildomar was 3.24 persons. This is similar to the average size in the nearby cities and countywide, as shown in Figure 7.

Figure 7: Average Persons per Household; Wildomar and Comparison Jurisdictions; 2022



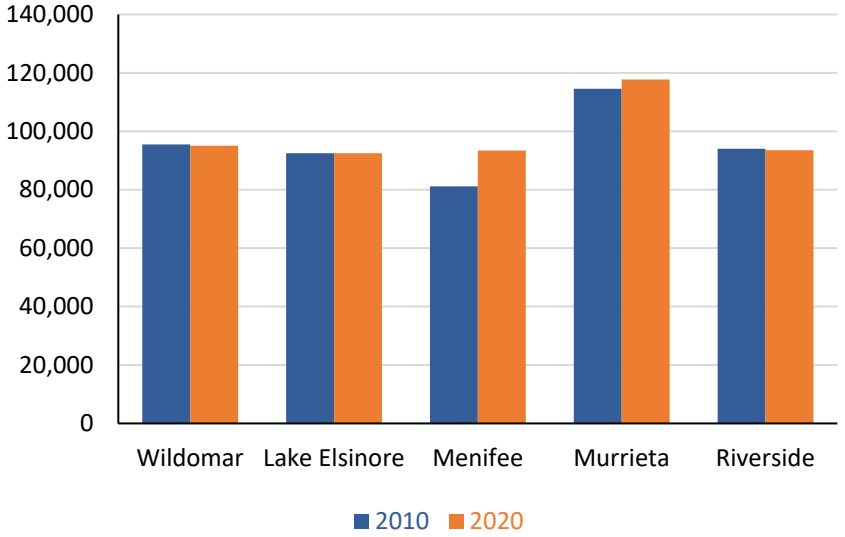
Source: CA Department of Finance, 2022.

The average household size nationwide has been declining for decades. In California, where population growth is fueled by immigration, the average household size continued to increase and only showed signs of following the national trend in the last couple of years. For it demographic projections for the Regional Transportation Plan, the Southern California Association of Governments is forecasting that most jurisdictions throughout the region will experience long-term declines in average household size.

2F. Household Income

Wildomar's average household income in 2020, $95,080, was slightly higher than the average income in Lake Elsinore ($92,500), Menifee ($93,460), and Riverside County ($93,560) but substantially less than the average income in Murrieta ($117,800). All the jurisdiction experienced a substantial increase in average household income from 2010 to 2020. However, when adjusted for inflation, the 2020 income was slightly lower than the 2010 income in Wildomar, Lake Elsinore, and Riverside County, as shown in Figure 8.

Figure 8: Average Household Income in Inflation-Adjusted 2021 Dollars; Wildomar and Comparison Jurisdictions; 2010 and 2020



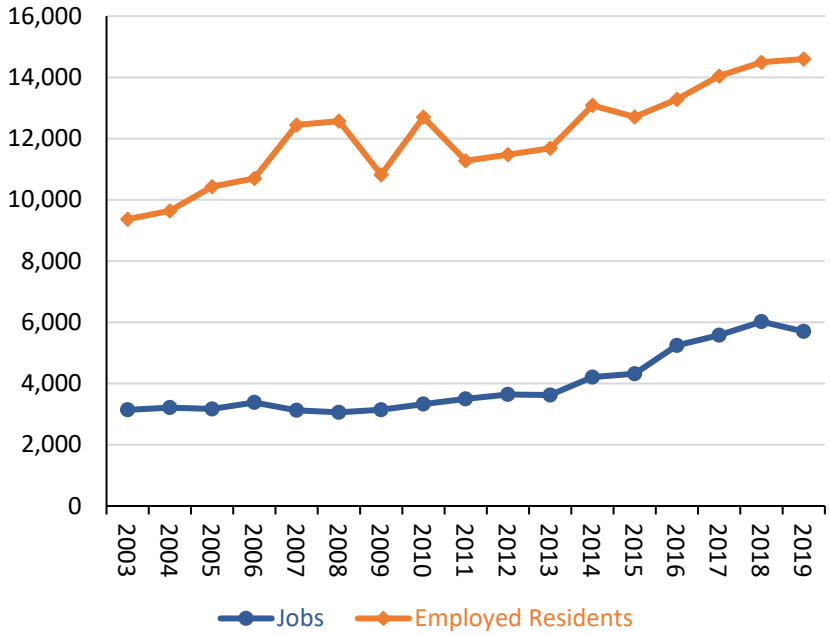
Source: PlaceWorks, 2023, using data from the US Census Bureau's *2010* and *2020 American Community Survey, 5-Year Estimates*.

2G. Employment

From 2003 through 2019, there has been fairly steady growth in jobs in the area that is currently within the city boundary, as shown in Figure 9. There has also been a general trend of growth in the number of employed residents, although there have been more ups and downs associated with economic contractions. Over the most recent ten years of available

employment data, the number of jobs increased by 2,560, or 6.1 percent, and the number of employed residents increased by 3,780, or 3.0 percent.

Figure 9: Number of Jobs and Number of Employed Residents; the Area Within the Current Boundary of Wildomar; 2003 to 2019



Source: PlaceWorks, 2023, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics Program.

2H. Structure of the Local Economy

Economists usually describe the structure of the local economy based on the number of jobs in each of the twenty economic sectors established under the U.S.-Mexico-Canada Agreement (formerly NAFTA). For the purposes of this general economic assessment, the analysis aggregates that data into five major groups, which may be loosely translated into land use categories. The jobs in each of these sectors are shown in Figure 10. Each group is described below.

2H(i) Base Goods

The base goods group of sectors includes businesses that produce commodities and goods and they are typically located in agricultural and industrially zoned areas. These sectors are important because they tend to bring new dollars into the local economy rather than recirculating existing dollars. It includes the following economic sectors: Agriculture, forestry, fishing and hunting; Mining, quarrying, and oil and gas extraction; Manufacturing; and Construction. This group of sectors accounts for 21.2 percent of all jobs in Wildomar, slightly more than the countywide share, 18 percent. Over the most recent ten years for which data are available, this group of sectors grew by 490 jobs, or 73 percent, accounting for 20 percent of the growth in jobs in the local economy.

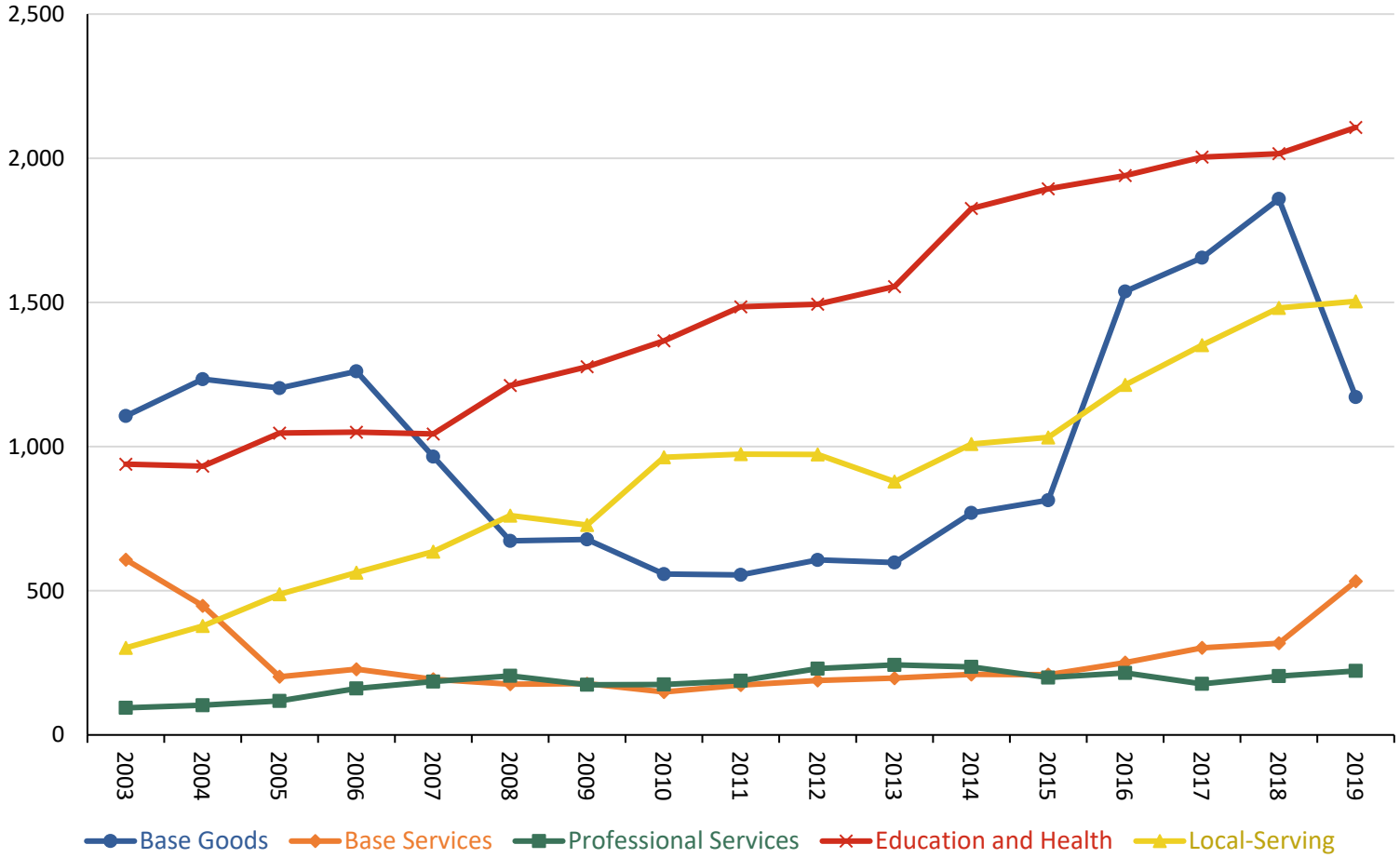
2H(ii) Base Services

Businesses in this group of sectors tend to provide services, most often to other businesses, and they are usually located in industrial areas. The group includes: Utilities; Wholesale trade; Transportation and warehousing; and Administration and support, waste management, and remediation. This group accounts for 10 percent of local jobs, less than the countywide share of 18 percent. Over the most recent ten years, employment in these sectors increased by 355 jobs, or 14 percent, accounting for 14 percent of local job growth.

2H(iii) Professional Services

This group of sectors also provide services, but a larger portion of these services are for local residents. These businesses tend to mostly employ individuals with college degrees, and the jobs are more often located in offices. This group includes the following sectors: information; Finance

Figure 10: Total Number of Jobs by Major Groups of Economic Sectors; the Area Within the Current Boundary of Wildomar; 2009 to 2019



Source: PlaceWorks, 2023, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics Program.

and insurance; Professional, scientific, and technical services; and Management of companies and enterprises. This group accounts for 4.0 percent of local jobs, compared to 7.9 percent of jobs countywide. Over the most recent ten years, this group of sectors added 50 jobs, growing by 28 percent. However, this only accounted for 1.9 percent of local job growth.

2H(iv) Education and Health Sectors

This group includes the Educational services sector and the Health care and social assistance sector. This group of sectors provides 38 percent of the jobs in the local economy. While this is a large share of jobs, it represents the relative underdevelopment of the local economy rather than a concentration of these services. On a per capita basis, these sectors provide 19.0 jobs per 100 households, somewhat less than the countywide rate of 24.8 jobs per 100 households. Over the most recent ten years for which data are available, these sectors increased local employment by 830 jobs, or 65 percent, which represents 32 percent of local job growth. Going forward, one can expect education jobs to grow commensurate with the growth in school-age children. The health care sector, local, regionally, and nationally, has grown tremendously and is expected to continue to grow in response to the aging of the baby boom generation.

2H(v) Local-Serving Sectors

The businesses in this group of sectors typically sell goods and services directly to local residents and visitors. This group includes the following sectors: Retail trade; Real estate and rental and leasing; Arts, entertainment, and recreation; Accommodation and food services; Other services; and Public administration. In 2019, the most recent year for which data are available, these sectors accounted for 27 percent of local jobs. On a per capita basis, these sectors provided 13.6 jobs per 100 households, significantly less than the countywide rate of 33.5 jobs per 100 households. This large difference indicates that the local economy is underserved by local-serving businesses. Among the sectors in this group, real estate, rental, and leasing actually provides slightly more jobs per capita than the countywide rate, but this is not unexpected for a growing community. The other difference between the local economy and the countywide economy, range from a small difference in jobs in the Other services sector (2.7 local jobs per 100 households compared to 2.9 jobs per household countywide) to a large difference in the Public administration sector (0.14 jobs per 100 households locally compared to 4.4 jobs per 100 households countywide).

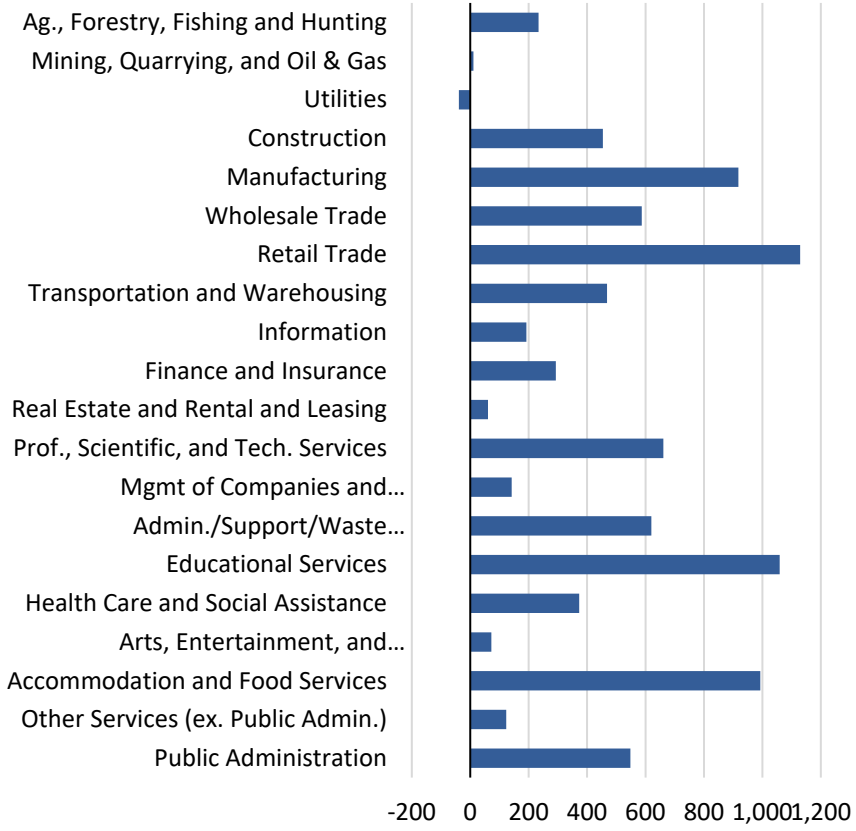
2I. Out-commuting

In 2019, 670 working residents had a job in the city, about 4.6 percent of the city's employed residents. The other 13,930 commuted to jobs outside of Wildomar. At the same time, another 5,030 employees living outside of the city commuted in to work at jobs in Wildomar. The rate of out-commuting, 95.4 percent is high. However, a typical city in Southern California has 80 to 90 percent of the working residents employed in jobs outside of the city, and even the most jobs-rich cities still see more than half their residents commuting somewhere else.

Figure 11 shows the net out-commuting (number of employed residents less the number of jobs) in each economic sector. The only sector that accounts for more jobs locally than there are city residents working in the sector is utilities, which includes private sector utilities, such as electricity and telecommunications, and the public sector, such as water and sewer. In every other sector of the local economy, many residents (hundreds of residents in most sectors) have to commute elsewhere to work. The sectors with the largest number of out-commuting residents are: Retail trade; Educational services; Accommodation and food services; Manufacturing; and Professional, scientific, and technical services. Both manufacturing and professional services represent potential economic development opportunities, because there might be an available labor force to support new businesses. The first three sectors, though, are local-serving. Even though there are many residents commuting to jobs in these sectors, new businesses are

more likely to locate in proximity to their customer base than in proximity to their work force.

Figure 11: Net Out-Commuting (Number of Employed Residents Less the Number of Jobs) by Economic Sector; Wildomar; 2019

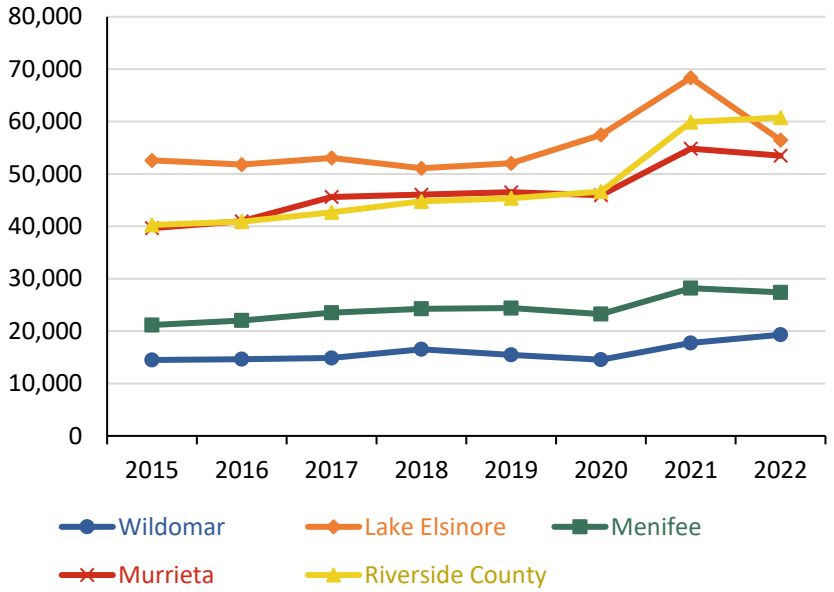


Source: PlaceWorks, 2023, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics Program.

2J. Retail Sales

Wildomar has lower taxable retail sales on a per capita basis than do nearby cities and Riverside County, as shown in Figure 12. In 2022, total taxable sales in the city, per household, were about 70 percent of the sales per household in Menifee and about one-third of that in Lake Elsinore, Murrieta, and Riverside County.

Figure 12: Inflation-Adjusted Taxable Retail and Food Sales per Household; Wildomar and Comparison Jurisdictions; 2015 to 2022



Source: PlaceWorks, 2023, using data from the CA Department of Tax and Fee Administration (table retail sales), the CA Department of Finance (number of households) and the US Bureau of Labor Standards (CPI for all urban consumers). Data for 2022 is a PlaceWorks estimate based on the reported taxable sales for the first three quarters of 2022.

In Wildomar and the comparison jurisdictions, inflation-adjusted per households taxable retail sales remained mostly stagnant from 2015 through 2019, with most experience a slight decline for 2020, then real growth through 2022. Over the period from 2015 to 2022, nominal (i.e., not adjusted for inflation) taxable retail sales in Wildomar increased 73 percent, but when adjusted for inflation and the growth in households, sales increased by only 33 percent. Still, this suggests that growth in sales tax revenues should be outpacing inflation and the growth in demands for services from a growing residential population.

The challenge for Wildomar, is to attract a larger share of residents' retail and food spending at local businesses that pay sales taxes that support public facilities and services.

3. Residential Growth Potential

There is great pent-up demand for more housing. After the 2008/09 recession, housing construction stayed in a slump and has not come close to reach prerecession levels of new housing. Estimates are that the national economy under-built new housing by five million or more units. It is a similar story for Southern California. If the region had been able to continue building housing at the prerecession (2000 to 2008 average) rate, there would be nearly 500,000 more housing units today, a 7.2 percent increase.

However, we cannot rewrite history. The point is that the region has a large unmet need for housing, across a wide variety of housing types and prices. It is no exaggeration to say that in most places in the urbanized area of Southern California, if a developer can feasibly build housing, they will find a market for it. And Southwest Riverside County has experienced strong residential growth, with new households moving up from San Diego County and down from LA/OC and northwest Riverside County.

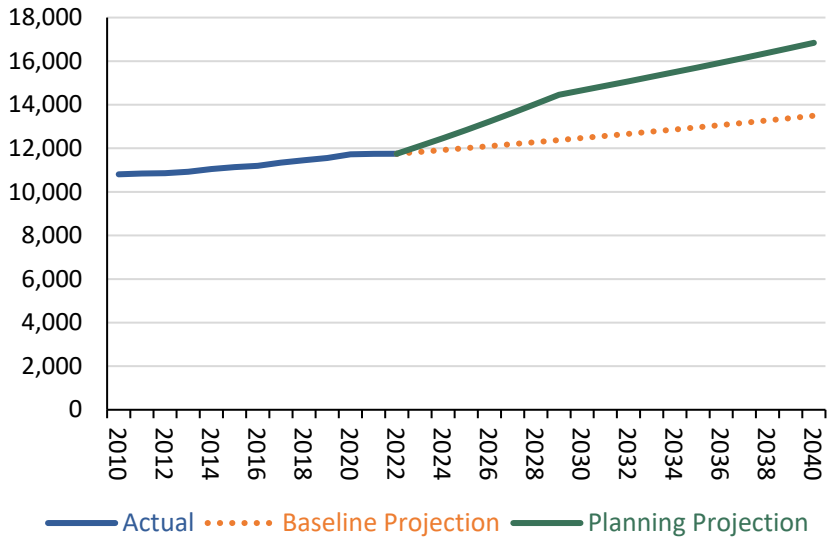
3A. Number of Housing Units Projection

From 2010 through 2022, Wildomar and the three neighboring cities (Lake Elsinore, Menifee, and Murrieta) combined for a total housing increase of 16,770 housing units, or a growth rate of 1.4 percent per year. During this same time frame Wildomar's annual rate of growth in housing was .84 percent per year. This represents a baseline rate for housing development.

However, it can be expected that more of the regional growth will shift to Wildomar and Menifee as other cities in Southwest Riverside see their growth slow as less land is available for development and land prices escalate. Thus, the long-term growth rate in Wildomar should approach the regional rate of growth.

The city is, of course, obligated to plan and zone sufficient land area to meet its RHNA allocation, which is 2,715 new housing units from 2021 to 2029. This growth represents an annual increase of 2.6 percent per year over eight years. For planning purposes, the long-term projection for housing growth reflects the RHNA allocation through 2029, and then the regional growth rate, 1.4% per year, through 2040. Figure 13 shows total housing each year from 2010 to 2022, and the baseline projection and the planning projection through 2040. The data are provided in Table 1.

Figure 13: Total Number of Housing Units; Wildomar; Actual 2010 to 2022 and Projections for 2022 to 2040



Source: PlaceWorks, 2023, using number of housing units estimates from the CA Department of Finance for 2010 to 2022.

Table 1: Planning Projection for Total Number of Housing Units; Wildomar, 2022 to 2040

	Number of Housing Units
2022 Actual	11,750
2027 Projection	13,630
5-Year Change	1,880
Annual Rate	3.0%
2032 Projection	15,070
10-Year Change	3,320
Annual Rate	2.5%
2040 Projection	16,840
Change 2022 to 2040	5,090
Annual Rate	1.8%

Source: PlaceWorks, 2023.

The buildout analysis conducted for the General Plan Update estimates that Wildomar would accommodate approximately 19,280 housing units at buildout under the current General Plan. Based on the planning projection for housing, residential buildout would occur about 2050. In contrast, with the baseline projection, residential buildout would take until about 2080.

4. Retail Development Potential

As discussed previously, Wildomar is underserved by retail businesses. In large part, this is because there are existing shopping centers and areas in neighboring cities where Wildomar residents do a lot of shopping. Thus, the city may lack a sufficient number of retail businesses, but residents do not have to travel far to purchase most needed goods and services. As discussed below, the size of shopping centers and areas and the types of stores influence how far people are willing to travel and, by extension, how much potential spending there is to support new retail businesses.

4A. Retail Types

The retail market can be categorized into two broad groups: convenience goods and services and comparison goods. Table 2 describes the conventional typology for retail centers, and the subsequent discussion in this section further describes types of retail.

4A(i) Convenience Goods and Services

Convenience goods and services are those that people need on a regular basis. For these regular purchases, most consumers have built knowledge of where to go to get what they want, whether their discriminator is price, convenience, or quality. Groceries, medicines, and hair care are typical convenience goods and services. Because convenience goods and services usually have low cost margins and high sales volumes, convenience retailers are located throughout an area, close to concentrations of households. Convenience goods retailers typically operate in convenience-goods centers (less than 30,000 sq. ft.) and neighborhood-scale centers (less than 100,000 sq. ft.), and they typically draw customers from a ½- to 1½-mile radius.

Table 2: Shopping Center Types

Shopping Center Type	Building Size Range (sq. ft.)	Shopping Center Trade Area (radius in miles)
Convenience	<30,000	½
Neighborhood	30,000 – 100,000	1 ½
Community	100,000 – 450,000	3-5
Regional	300,000 – 900,000	8
Superregional	500,000 – 2 million	12

Source: Michael D. Beyard et.al., *Shopping Center Development Handbook*, 3rd. Ed., Washington D.C.: Urban Land Institute, 1999.

4A(ii) Comparison Goods

Comparison goods are retail items that consumers purchase more infrequently or rarely. For these purchases, consumers tend to compare goods across brands and across retailers. This habit of comparing induces retailers to locate near each other. It also promotes larger-scale retailers who can stock many different brands of similar products. Clothing, electronics, and furniture are quintessential comparison goods. Because comparison goods have higher cost margins and lower sales volumes and because consumers purchase these goods infrequently, comparison goods retailers tend to locate close to major transportation corridors that give access to a greater number of consumers. These businesses typically locate in community-scale centers (100,000+ sq. ft.) and regional-scale centers (300,000+ sq. ft.), and they draw customers from a 3- to 5-mile radius up to an 8- to 12- mile radius, depending on the center's size and retailer mix.

4A(iii) Eating and Drinking Places

Eating and drinking places are a cross between convenience and comparison. Sometimes consumers are looking for convenience when buying food away from home. Fast food and limited service restaurants typically satisfy this convenience demand. Other times, consumers are looking for higher quality and are willing to travel longer distances and pay more for the cuisine they desire.

4A(iv) Experience-Oriented Shopping

A third, hybrid type of retail is experience-oriented shopping. In this type of shopping, the experience of the trip is of equal if not greater importance than the material needs for a good or service. The experience's value may accrue from socialization with friends, activities and entertainment, or the quality of the place. Downtowns, new town centers, lifestyle centers, and even shopping malls all attempt to enhance the shopping experience and provide a mix of businesses and amenities to create an enjoyable shopping experience. Because most consumers infrequently invest their time in experiential shopping, most are willing to travel further and forego quick and easy access for the value of the experience. Experience-oriented shopping is a destination trip and draws from a community, regional, or even super-regional size trade area, even if it does not offer the commensurate amount of retail square footage.

4B. Major Shopping Centers and Trade Areas

Future retail development (including retail sales and services, dining, and entertainment) in Wildomar will benefit from households living in areas that are underserved by existing retail businesses and hampered by competitive retail centers with trade areas that include Wildomar (which includes shopping centers in the city and some that are in adjacent communities). Figure 14 shows the location of existing major shopping centers and commercial areas and the radial trade area for each.

The green markers indicate neighborhood-scale shopping centers, anchored by grocery stores and pharmacies. The green circles show the 1.5-mile trade area typical for these types of centers. The blue markers show the location of community-scale shopping centers, which most often include a Target or Walmart, as well as other retail businesses. These centers are shown with a 3-mile radius trade area. Finally, the purple markers identify the three regional-scale shopping areas that influence market demand in Wildomar, including:

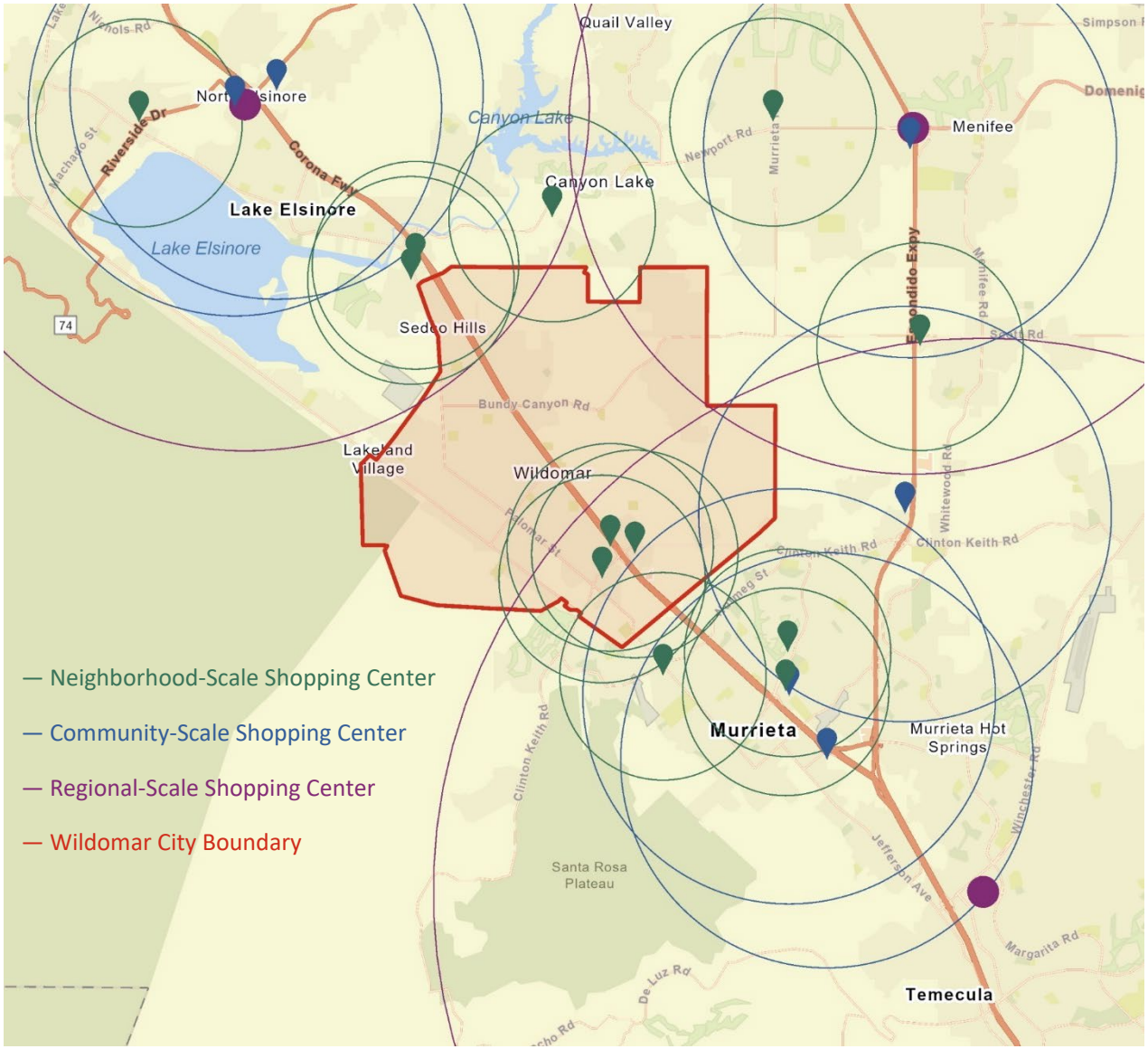
+ Menifee Marketplace / Menifee Town Center, with an 8-mile radius regional trade area
+ The Outlets at Lake Elsinore, with an 8-mile radius regional trade area
+ Promenade Temecula, with a 12-mile radius super-regional trade area

As shown in Figure 14, many Wildomar residents already live within a typical trade area for existing retail businesses for comparison goods and services (community- and regional-scale centers) and convenience goods and services (neighborhood-scale centers). Nevertheless, there are also many residents living in areas that are not well-served by existing retail centers. The question is whether there are a sufficient number of households in these underserved areas to support new retail businesses.

4C. Estimated Unmet Market Demand

To estimate the market potential for additional retail development, the important consideration is the percentage of residents' consumer spending that would realistically occur in Wildomar if there were a sufficient number and variety of businesses. Previously Figure 12 showed that the taxable retail sales per household in Wildomar were somewhat below the rate in Menifee and substantially below that in Murrieta, Lake Elsinore, and Riverside County. However, household income in Wildomar is higher than that in Menifee and lower than that in Murrieta.

Figure 14: Existing Shopping Centers and Trade Areas in and Near Wildomar



Wildomar's total taxable retail and food sales per household is $18,140, or 19.1 percent of the average household income, $95,100. For Menifee, total taxable sales were 26.0 percent of the average household income, and in Murrieta, sales were 30.1 percent of the average household income. Thus, if Wildomar had a similar mix of retail development as Menifee and Murrieta, one would expect total taxable retail and food sales to be between 26 and 30 percent of the average household income, or $6,600 to $10,400 per household more. This current leaked spending that potentially could be captured in Wildomar with a larger mix of retail businesses is shown for major categories of retail in Table 3.

Table 3: Estimated Range of Potential Additional Retail Spending per Household; Wildomar; 2022

	Lower Range	Higher Range
Home Furnishings and Appliance Stores	1,740	2,630
Bldg. Material and Garden Equipment & Supplies Dealers	3,110	2,760
Food and Beverage Stores	-410	-570
Gasoline Stations	-2,320	-3,250
Clothing and Clothing Accessories Stores	1,370	1,220
General Merchandise Stores	2,030	6,560
Food Services and Drinking Places	550	240
Other Retail Group	540	840
Total Retail and Food Services	**6,600**	**10,440**

Source: PlaceWorks, 2023.
Note: Lower range reflects sales patterns in Menifee and the higher range reflects sales patterns in Murrieta.

The data indicate that Wildomar attracts more spending from outside of the city, relative to residents' spending, for food and beverage stores and gasoline stations. For all the other categories, though, there is leaked spending that could support additional retail and food service businesses. Based on typical annual retail sales per square foot, Table 4 estimates the amount of retail building space that could be supported by current leaked retail spending, if Wildomar had a retail mix similar to Menifee (the lower range) or Murrieta (the higher range).

Table 4: Retail Market Potential (GFA, sq. ft.) for Currently Leaked Retail Spending; Wildomar; 2022.

	Lower Range	Higher Range
Home Furnishings and Appliance Stores	62,300	94,200
Bldg. Material and Garden Equipment & Supplies Dealers	86,900	77,100
Food and Beverage Stores	-	-
Gasoline Stations	-	-
Clothing and Clothing Accessories Stores	45,700	40,700
General Merchandise Stores	64,900	209,700
Food Services and Drinking Places	15,100	6,590
Other Retail Group	18,540	28,800
Total Retail and Food Services	**293,000**	**457,000**

Source: PlaceWorks, 2023.
Note: Lower range reflects sales patterns in Menifee and the higher range reflects sales patterns in Murrieta.

The analysis suggests that Wildomar could theoretically support between 293,000 and 457,000 square feet of additional retail building space. However, some of the higher sales in Menifee and Murrieta are likely from Wildomar residents. If Wildomar had a larger supply and variety of retail businesses and retained more of residents' spending, the amount of sales in Menifee and Murrieta would be somewhat lower. Thus, the data in Table 4 may slightly over-estimate the retail market potential, but they do provide

a reasonable estimate of the magnitude of currently unmet retail market demand.

4D. Future Market Demand

The projected future market demand for retail building space follows a similar approach to that used to estimate the current unmet demand. The analysis uses the taxable sales in Wildomar, Menifee, and Murrieta as a percentage of household income as the basis for a range of projections and the projection of housing units to estimate the buildout residential growth potential.

Table 1 projected the 20-year potential housing growth (2022 to 2040) at 5,090 housing units. At the three-year average housing vacancy rate, 3.9 percent, the housing growth would result in 4,890 additional households living in Wildomar.

The analysis provides three scenarios for the future retail market. The first is based on present trends: if the retail mix does not change and Wildomar continues to capture the same percentage of residents' spending. The two market growth scenarios assume that Wildomar develops more and a larger variety of retail than is currently present. The lower range of the market growth scenario is based on sales per household patterns in Menifee, and the higher range is based on sales per household patterns in Murrieta. Table 5 provides the projected increase in retail sales in Wildomar and the resulting market potential for new retail development for the three scenarios.

Table 5: Increased Retail Sales and Retail Development Market Potential (GFA, sq. ft.); Wildomar; 2022 to 2040

	Total Increased Spending ($)			Retail Market Potential (GFA, sq. ft.)		
	Present Trends	Market Growth (Lower)	Market Growth (Higher)	Present Trends	Market Growth (Lower)	Market Growth (Higher)
Home Furnishings and Appliance Stores	2,338,000	10,840,000	15,220,000	7,410	34,400	48,300
Building Material and Garden Equipment and Supplies Dealers	2,838,000	18,050,000	16,340,000	7,020	44,700	40,400
Food and Beverage Stores	43,800,000	37,100,000	34,600,000	86,000	72,800	67,900
Gasoline Stations	32,100,000	20,800,000	16,250,000	16,240	10,510	8,210
Clothing and Clothing Accessories Stores	172,500	6,850,000	6,160,000	510	20,240	18,200
General Merchandise Stores	4,140,000	14,060,000	36,200,000	11,710	39,800	102,600
Food Services and Drinking Places	24,350,000	27,020,000	25,500,000	59,200	65,700	62,000
Other Retail Group	9,630,000	12,270,000	13,750,000	29,290	37,300	41,800
Total Retail and Food Services	119,400,000	147,000,000	164,000,000	217,400	325,000	389,000

Source: PlaceWorks, 2023.

Note: Lower range market growth reflects sales patterns in Menifee and the higher range market growth reflects sales patterns in Murrieta.

If present trends continue and there is no change in the number of mix of retail businesses, the planning projection for household growth in Wildomar over twenty years would likely result in 217,400 square feet of new retail and food service building space. If the retail market develops to be more similar to that in Menifee, Wildomar could expected twenty-year household growth to result in 325,000 square feet of new retail building space. Finally, if the retail market were to develop to be more similar to Murrieta, the household growth might result in up to 389,000 square feet of new retail development. Of course, this is based on the planning projection for new housing development. If the market does not produce the full number of housing units expected in the RHNA allocation, the support for new retail development would be less than that shown in Table 5.

4E. Planning for Retail Development

Combining the current unmet demand and the increased demand resulting from projected household growth, Table 6 provides the total potential retail development that the updated General Plan could consider accommodating. If present trends continue, without any shift or transformation in the retail market in Wildomar, there would likely only be 217,400 square feet of new retail and food service businesses opening over the next 20 years. With an expansion of the retail offerings in the city, the potential for new retail development could increase to between 619,000 to 846,000 square feet of new retail and food services building space.

Table 6: Total Planning Potential for Retail and Food Services Development (GFA, sq. ft.); Wildomar; 2022 to 2040

	Present Trends	Market Growth (Lower)	Market Growth (Higher)
Current Unmet Demand	0	293,000	457,000
Demand from Future Household Growth	217,400	325,000	389,000
Total Planning Potential	**217,400**	**619,000**	**846,000**

Source: PlaceWorks, 2023.

Note: Lower range market growth reflects sales patterns in Menifee and the higher range market growth reflects sales patterns in Murrieta.

4E(i) Changes in Retailing

The retail market has been undergoing a long-term shift from spending at bricks-and-mortar stores to online retail for more than 20 years. This shift accelerated with the COIVD-19 pandemic. Furthermore, retailers are rethinking how they retail, with expanding service in online offerings, home delivery from stores, and in-store or curbside pick-up. This transformation is ongoing, and it is impossible to know where the retail market will end up. Thus, Table 6's market growth scenarios, which are based on current retailing patterns, are likely higher than what will materialize in the future. That said, a future update to the General Plan, once the retail market has more fully transformed could re-evaluate the land area that should be reserved for retail and food services.

4E(ii) Market Growth

Some of the potential for market growth reflected in Table 6 represent growth and expansion of the number and types of retail businesses operating in Wildomar that could attract some of the spending the residents currently do in other cities. In this regard, the retail development would likely

reflect current retail patterns, larger, auto-oriented, shopping centers with easy access to freeways.

At the same time, the potential to capture leaked retail spending will also rely on transforming some existing commercial areas and establishing new ones that create unique experience-oriented destinations. These could include some or all of: park-once parking strategies; pedestrian oriented development patterns; a mix of shopping, dining, entertainment, and recreation; landscaping, street furniture, and gathering places; event space and special events; and non-traditional activities such as makers markets.

In addition, experience-oriented destinations often benefit from a mixed-use environment. This could be vertical mixed-use buildings with ground-floor commercial uses and residences above. But, it can also be horizontal mixed use with multi-family, attached, and small-lot single-family housing in walking distance to the commercial uses. The higher density housing is less about providing spending support for retail businesses and is more about increasing the number of people walking and socializing in the commercial area.

5. Industrial and Other Commercial Demand

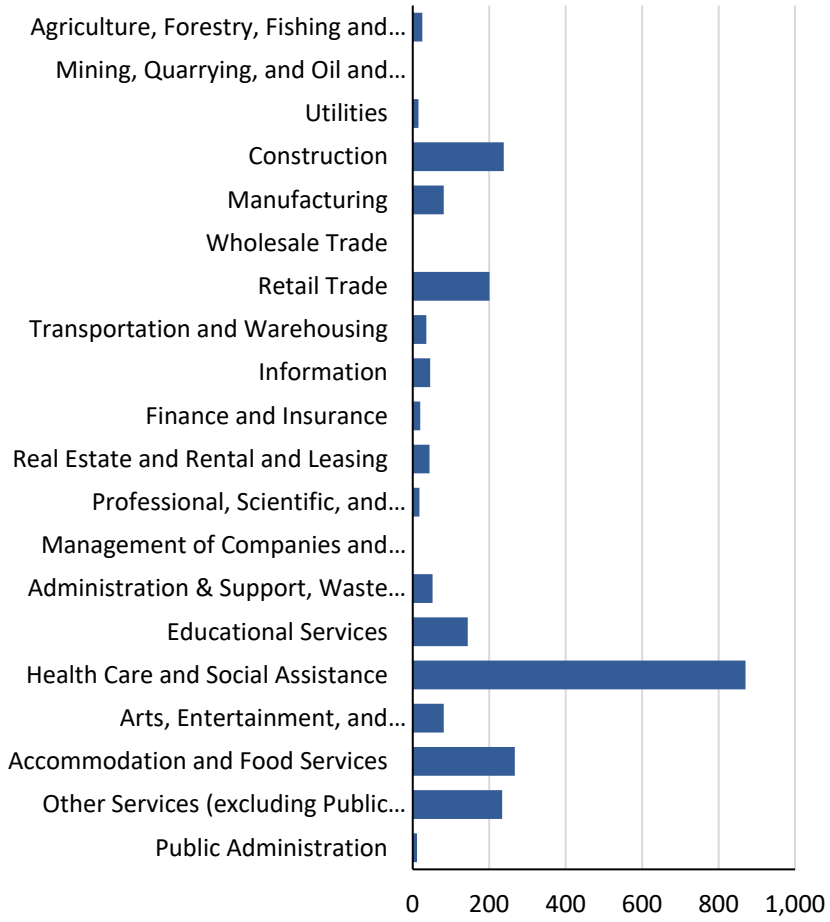
Whereas retail development primarily depends on the spending of consumers living nearby, other commercial development and industrial development are driven by changes in the local economy, as reflected in changes in the number of jobs. To provide an estimate of future demand for commercial and industrial development, the analysis projects job growth in each economic sector and then calculates the change in building space needed to accommodate the change in employment.

5A. Employment Projections

The past trends in employment by economic sector were previously presented in Section 2H. For each economic sector, the analysis projects the growth in employment from 2022 to 2042. Citywide, the analysis projects that total employment could increase by 2,380, or a total increase of 35.6 percent over 20 years. Figure 15 shows the projected job growth by economic sector.

The Health care and social services sector is projected to have the largest growth in employment, accounting for 37 of total job growth. Large increases are also projected in Construction and several local-serving sectors, including Retail trade, Accommodation and food services, Other services, as well as Educational services.

Figure 15: Projected Change in Employment by Economic Sector; Wildomar; 202 to 2042



Source: PlaceWorks, 2023.

5B. Development Demand

To project the demand for non-residential development, other than retail and food services (which were projected in the previous section), the analysis allocates the projected job growth into three major land use categories: Commercial (excluding retail and food services; includes uses like lodging, auto sales, consumer banking, and so forth), Office, including medical office, and Industrial. Applying generalized assumptions for the amount of building square footage per employee, the analysis estimates the amount of building space that would be needed to accommodate the projected growth in employment.

Not all of the projected employment is allocated to these land use types. Construction jobs are counted at the place of business, not where actual construction work occurs. And many construction jobs are part of small businesses that are operated from the business owner's home., Thus a portion of the construction jobs are not allocated to commercial, office, or industrial land uses. A large portion of the jobs (nearly 50 percent) in the Administration & support, waste management and remediation sector are temporary employment jobs. These jobs are counted at the place of business of the temporary employment firm and not at the location where the work actually occurs. It is not possible to know where these jobs occur. Finally, some of the jobs in the projected employment are public sector jobs, include most education and hospital jobs.

The potential market demand for non-residential development is provided in Table 7. If past trends in employment growth continue over the next 20 years, the analysis projects that the market could support the development of up to 92,600 square feet of commercial building space (in addition to the retail and food services building space projected in the previous section), 243,000 sq. ft. of offices (primarily medical office), and 294,000 sq. ft. of industrial building space (primarily light industrial, flex space, and manufacturing, but also include a small amount of warehousing).

It is currently anticipated that medical office will be minimally impacted by work-from-home trends, but other office-based businesses could be. Thus the projected office demand could be somewhat lower. In addition, the Southern California region lacks sufficient land planned and zoned for industrial uses needed to accommodate warehousing growth. If the community's vision includes warehousing, then there could be substantially more demand for industrial building space than shown in Table 7, which reflects past industrial development.

Table 7: Building Space Market Potential (GFA, sq. ft.) by Land Use Type (excluding retail sales and food services); Wildomar; 2022 to 2042

Land Use Category	20-Year Employment Growth	Typical Building GFA (sq. ft.) per Employee	Total Market Potential (GFA, sq. ft.)
Commercial	310	300	92,600
Office	690	350	243,000
Industrial	330	900	294,000
Total	**1,330**		**629,600**

Source: PlaceWorks, 2023.

Appendix

The following tables provide underlying data used in the analyses for this report.

Table A-1: Number of Households; Wildomar and Comparison Jurisdictions; 2010 to 2022

	Wildomar	Lake Elsinore	Menifee	Murrieta	Corona	Moreno Valley	Temecula	Los Angeles County	Orange County	Riverside County	San Bernardino County	Ventura County
2010	9,992	14,788	27,461	32,749	44,950	51,592	31,781	3,239,280	990,019	686,260	611,618	266,920
2011	10,033	14,861	27,934	32,815	44,967	51,639	32,024	3,243,778	993,765	690,108	613,585	267,422
2012	10,085	14,990	28,291	32,895	45,087	51,834	32,393	3,248,211	995,490	693,652	615,977	267,942
2013	10,299	15,559	28,947	33,088	45,582	52,112	32,881	3,253,264	999,053	700,851	619,922	268,251
2014	10,446	15,874	29,352	33,134	46,043	52,180	33,183	3,262,582	1,005,568	705,811	622,609	269,338
2015	10,541	16,289	29,806	33,434	46,101	52,275	33,842	3,274,742	1,011,689	711,185	625,567	270,413
2016	10,595	16,800	30,352	33,520	46,265	52,363	34,063	3,287,528	1,017,539	717,126	629,119	271,708
2017	10,768	17,038	30,900	34,091	47,012	52,519	34,261	3,305,784	1,025,324	723,337	633,599	272,567
2018	10,945	17,309	31,569	34,406	47,421	53,024	34,471	3,321,379	1,034,724	730,218	638,633	272,979
2019	11,080	17,493	32,469	34,676	47,614	53,486	34,576	3,340,821	1,044,236	737,020	642,806	274,135
2020	11,126	17,614	33,348	35,150	48,100	53,998	34,623	3,360,402	1,051,153	744,644	645,798	275,693
2021	11,146	17,949	34,256	35,361	48,444	54,188	34,719	3,382,896	1,058,090	751,584	649,259	276,493
2022	11,292	20,825	36,308	35,874	48,374	56,447	36,070	3,443,284	1,084,168	773,390	675,032	280,427
2010–2022	1,300	6,037	8,847	3,125	3,424	4,855	4,289	204,004	94,149	87,130	63,414	13,507

Annual Rate	1.02%	2.89%	2.35%	0.76%	0.61%	0.75%	1.06%	0.51%	0.76%	1.00%	0.83%	0.41%

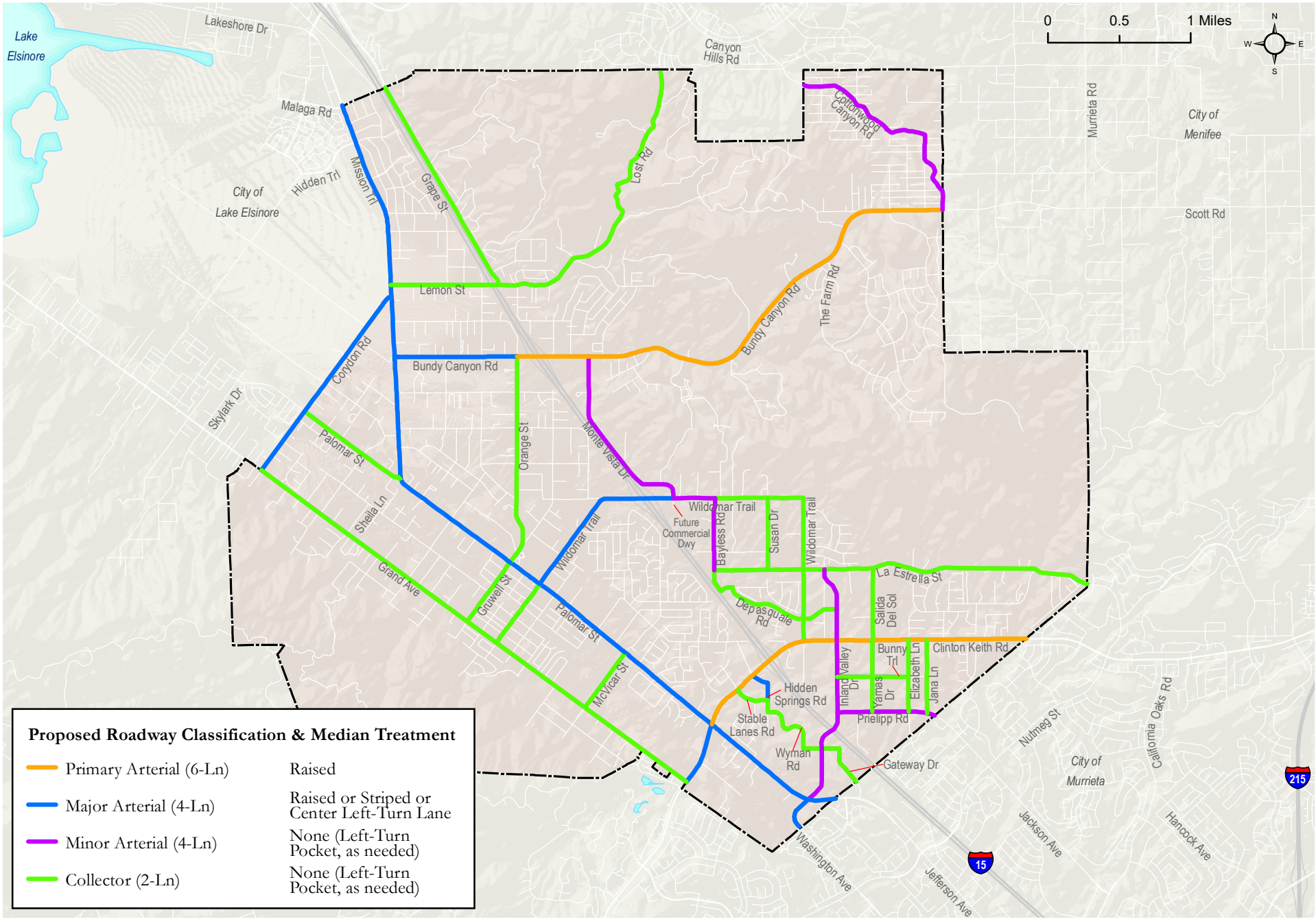
Source: PlaceWorks, 2023, using data from the California Department of Finance.

Table A-2: Total Population by Single Year of Age; Riverside County; 2020 Estimate and 2045 Projection

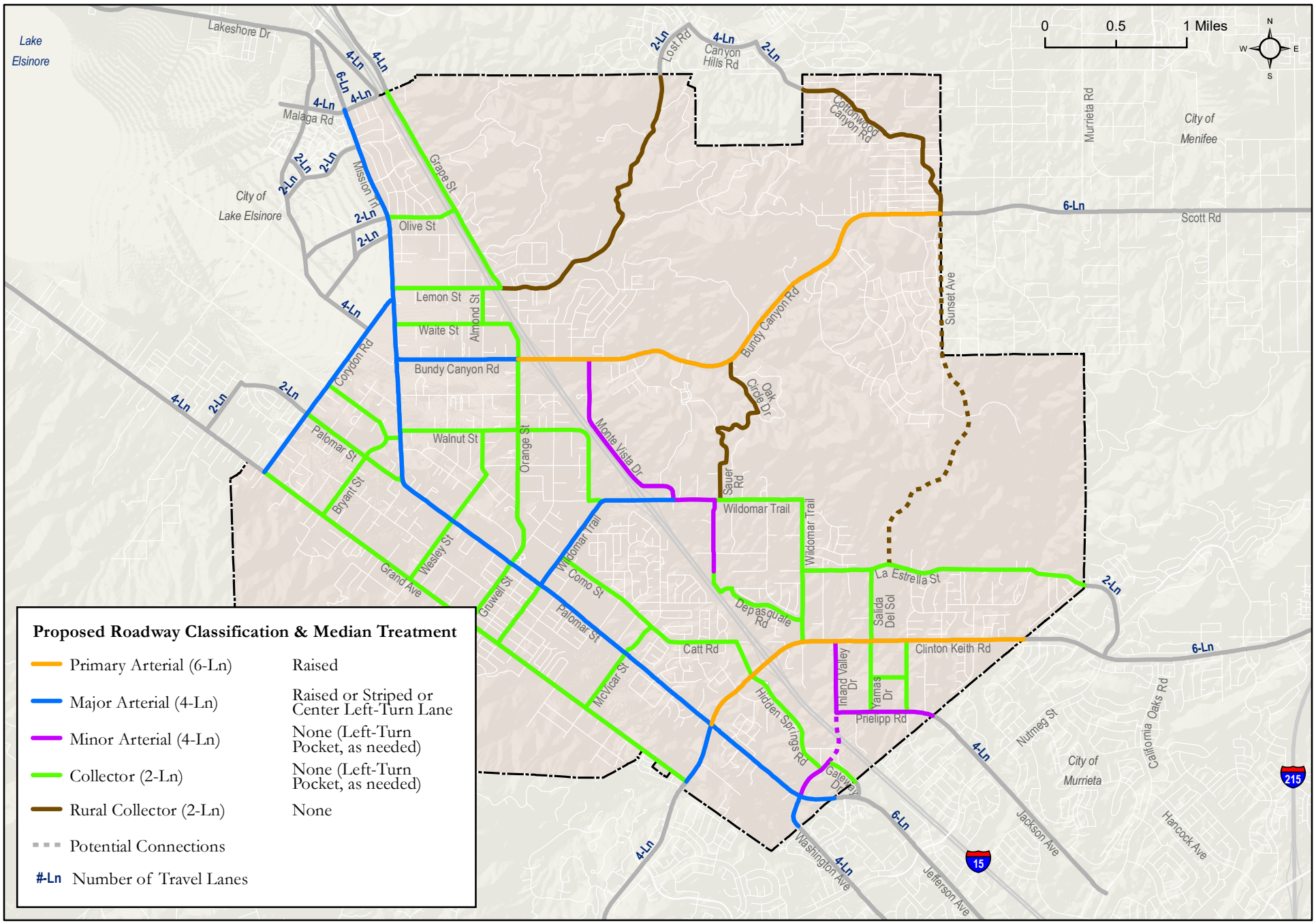
Age	2020	2045	Age	2020	2045	Age	2020	2045
0	28,549	27,090	32	30,598	35,328	64	27,089	32,648
1	28,230	27,189	33	29,541	35,480	65	26,663	32,621
2	29,573	28,018	34	29,499	36,095	66	25,066	31,482
3	31,410	28,731	35	29,587	35,526	67	23,632	31,095
4	31,757	29,492	36	29,741	36,577	68	22,421	31,348
5	32,479	30,508	37	30,021	38,061	69	22,007	30,974
6	32,244	30,742	38	29,713	38,368	70	21,737	32,077
7	31,889	31,050	39	30,303	38,167	71	20,766	31,340
8	31,907	31,008	40	30,092	37,534	72	20,703	31,294
9	32,937	31,374	41	28,379	37,523	73	20,130	31,784
10	32,243	31,896	42	28,063	37,061	74	17,022	32,223
11	33,601	32,283	43	28,098	36,784	75	16,434	32,588
12	35,307	32,706	44	27,712	37,536	76	15,772	31,194
13	35,622	32,537	45	28,776	38,169	77	14,886	29,761
14	35,263	33,044	46	28,235	37,766	78	13,294	28,414
15	35,716	34,794	47	28,645	38,022	79	11,992	28,405
16	35,646	34,476	48	29,548	38,268	80	11,588	28,802
17	34,931	34,510	49	30,802	39,132	81	10,414	27,660
18	35,996	35,387	50	31,710	38,660	82	9,565	26,449
19	37,273	35,743	51	30,892	38,926	83	8,740	24,862
20	37,587	35,794	52	29,573	39,103	84	8,162	23,945
21	36,570	34,937	53	28,773	38,169	85	7,607	23,018
22	36,123	34,362	54	29,351	36,860	86	6,625	20,814
23	35,834	33,950	55	30,653	35,191	87	5,980	18,785
24	35,882	33,317	56	30,496	33,745	88	5,400	17,100
25	35,025	33,077	57	30,558	32,787	89	5,008	15,595
26	35,329	32,963	58	29,724	31,849	90	4,408	14,455
27	36,167	33,990	59	30,152	31,949	91	3,468	11,729
28	35,789	35,609	60	30,189	32,030	92	2,849	9,583
29	34,907	35,844	61	28,601	32,459	93	2,425	8,014
30	33,623	36,094	62	28,181	32,719	94	1,966	6,711
31	31,906	35,872	63	27,843	32,238	95	1,426	5,512

Age	2020	2045	Age	2020	2045	Age	2020	2045
96	1,152	4,265	101	13	901	106	1	86
97	723	3,401	102	7	640	107	1	52
98	471	2,584	103	2	425	108	3	25
99	214	1,845	104	5	272	109	7	15
100	61	1,346	105	2	191	110+	28	17

Source: California Department of Finance.



Wildomar General Plan Update: Current Mobility Element Network



Wildomar General Plan Update: Proposed Mobility Element Network

Proposed Network 2023



Proposed General Plan Update Study Session

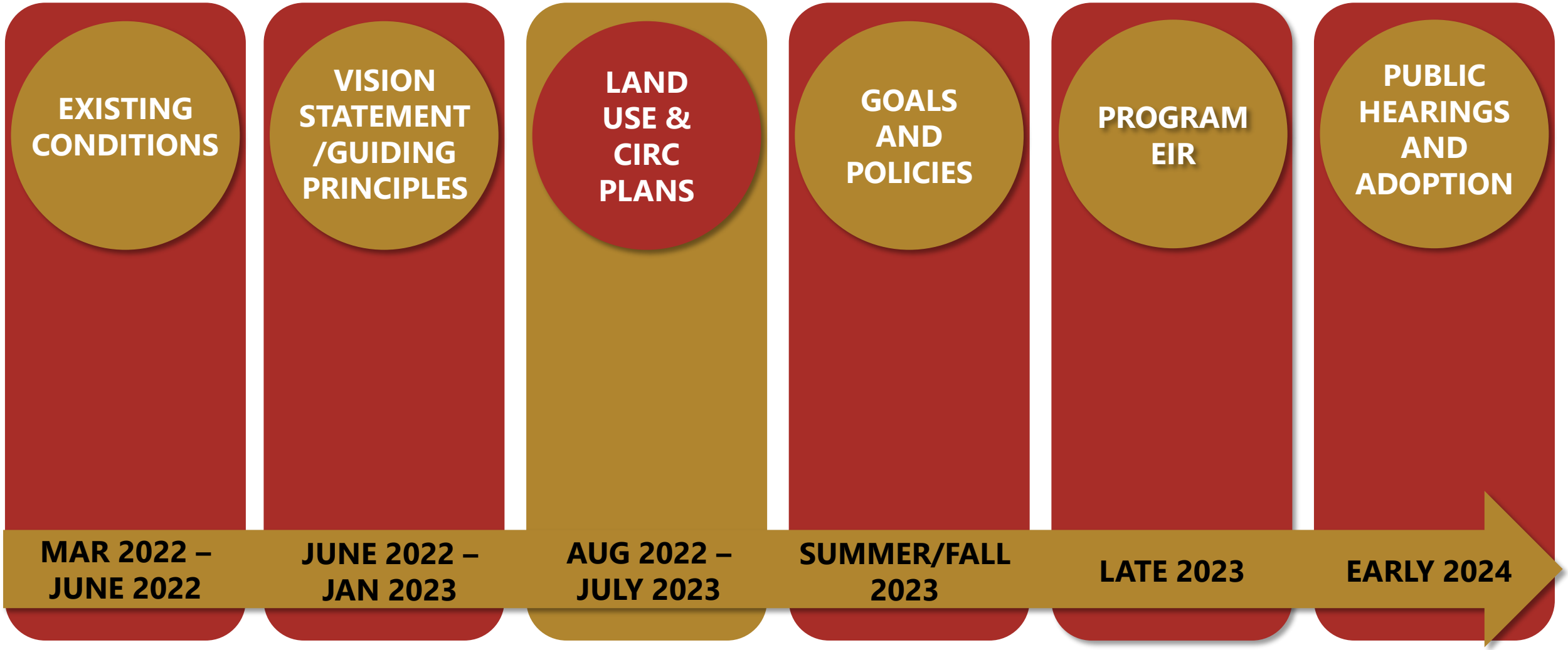
City Council Meeting

July 18, 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



Outreach Efforts

Outreach Efforts

- **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**
  - 2,900 unique visitors since launch on 6/14/22





Land Use Plan Development and Process

Current General Plan Land Use

Residential

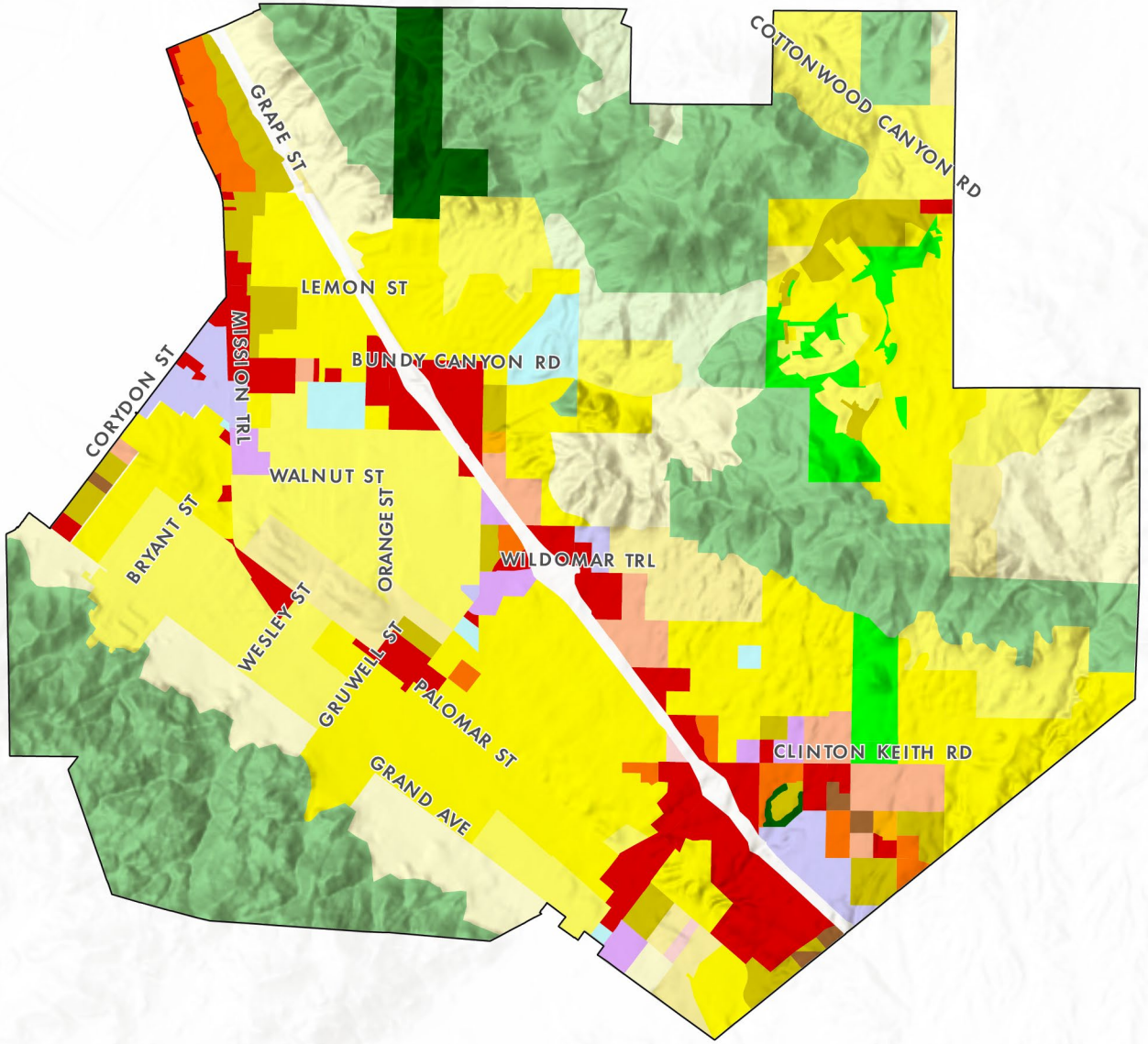
- RR: Rural Residential
- EDR: Estate Density Residential, 2 du/ac
- EDR-RC: Estate Density Residential, 2 du/ac
- VLDR: Very Low Density Residential, 1 du/ac
- VLDR-RC: Very Low Density Residential, 1 du/ac
- LDR: Low Density Residential, 1 du/ac
- LDR-RC: Low Density Residential, 1 du/ac
- MDR: Medium 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

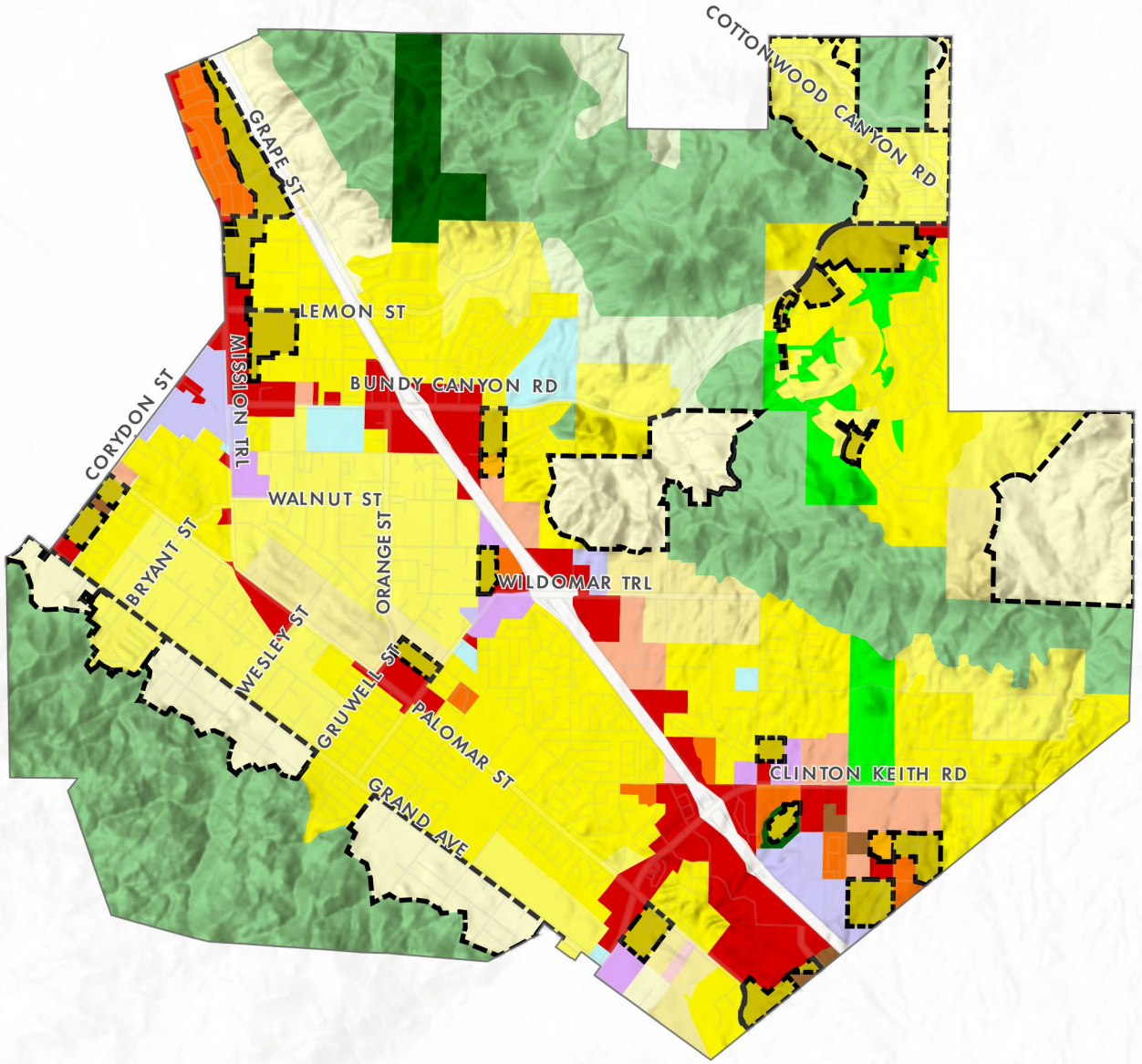
Open Space / Rural

- 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
- Rural Community residential designations were combined with the lowest density Community Development designations
- Medium High Density and High Density Residential categories were consolidated



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
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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
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

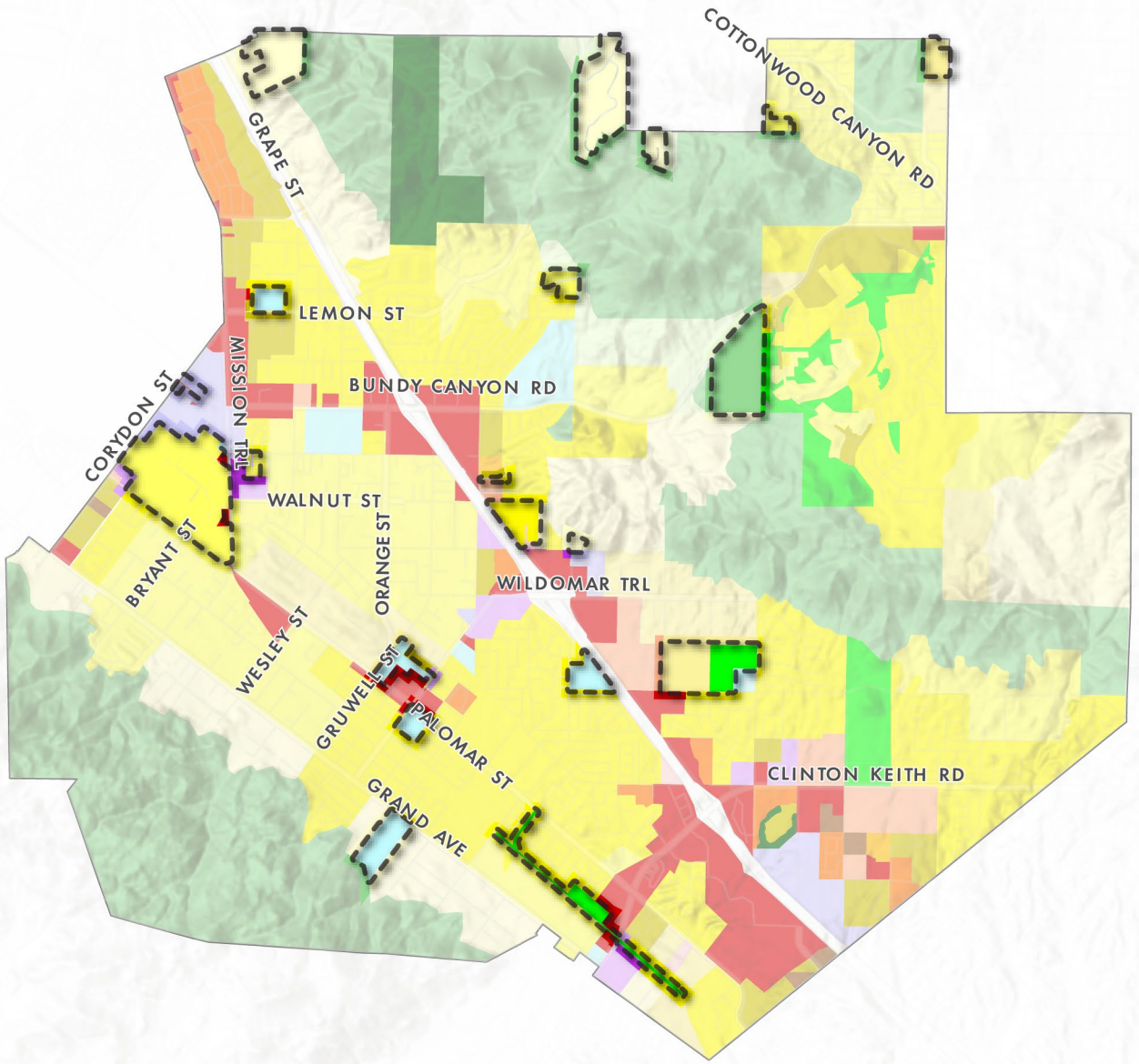
OS-CH	Conservation Habitat
OS-R	Open Space Recreation

Mixed-Use Designations (New)

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

Preliminary Land Use Changes

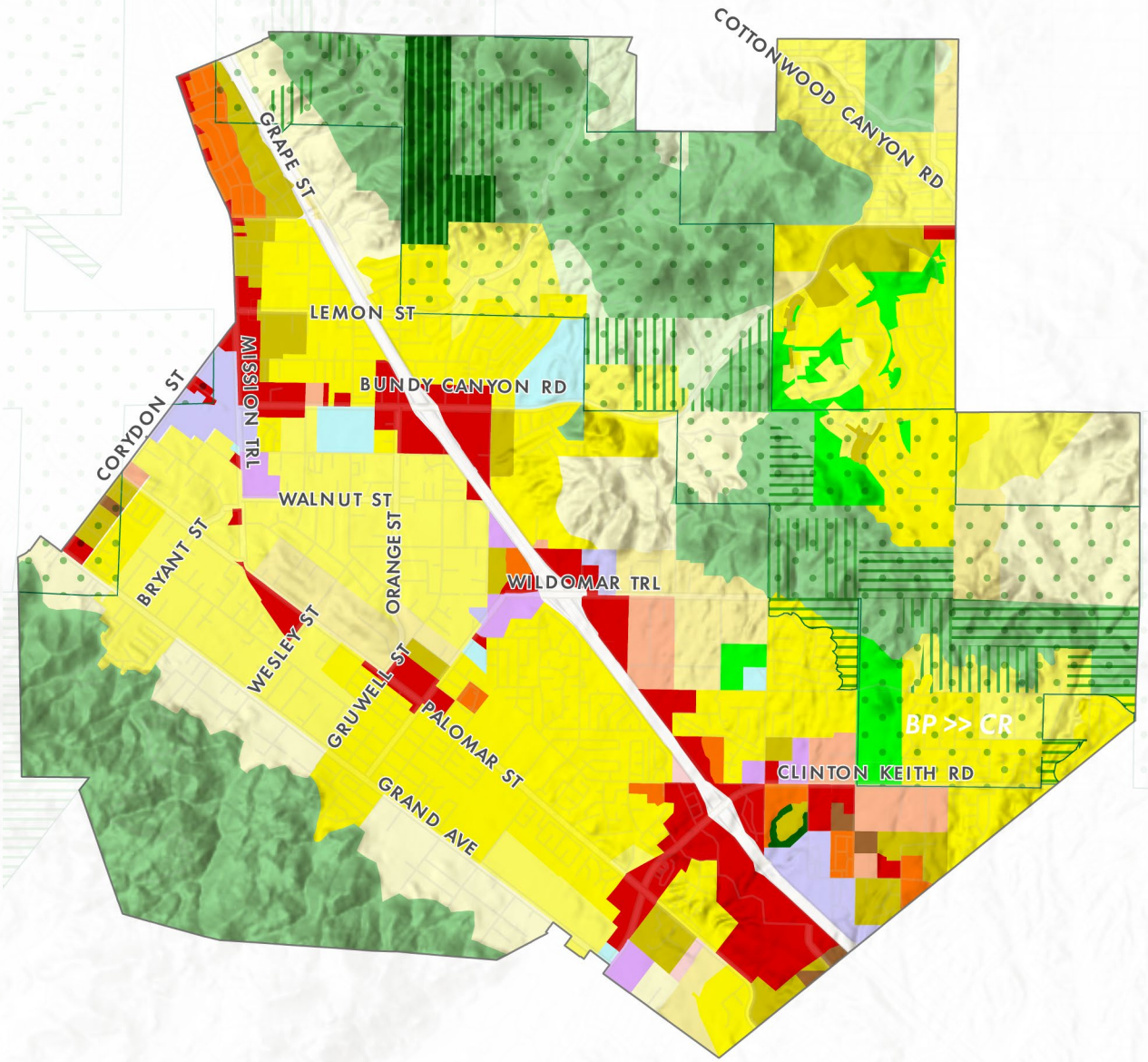
- Land uses were updated to reflect on the ground uses, current densities, and consistent application of the Public Facilities designation



Focus Areas

Areas Unlikely to Change

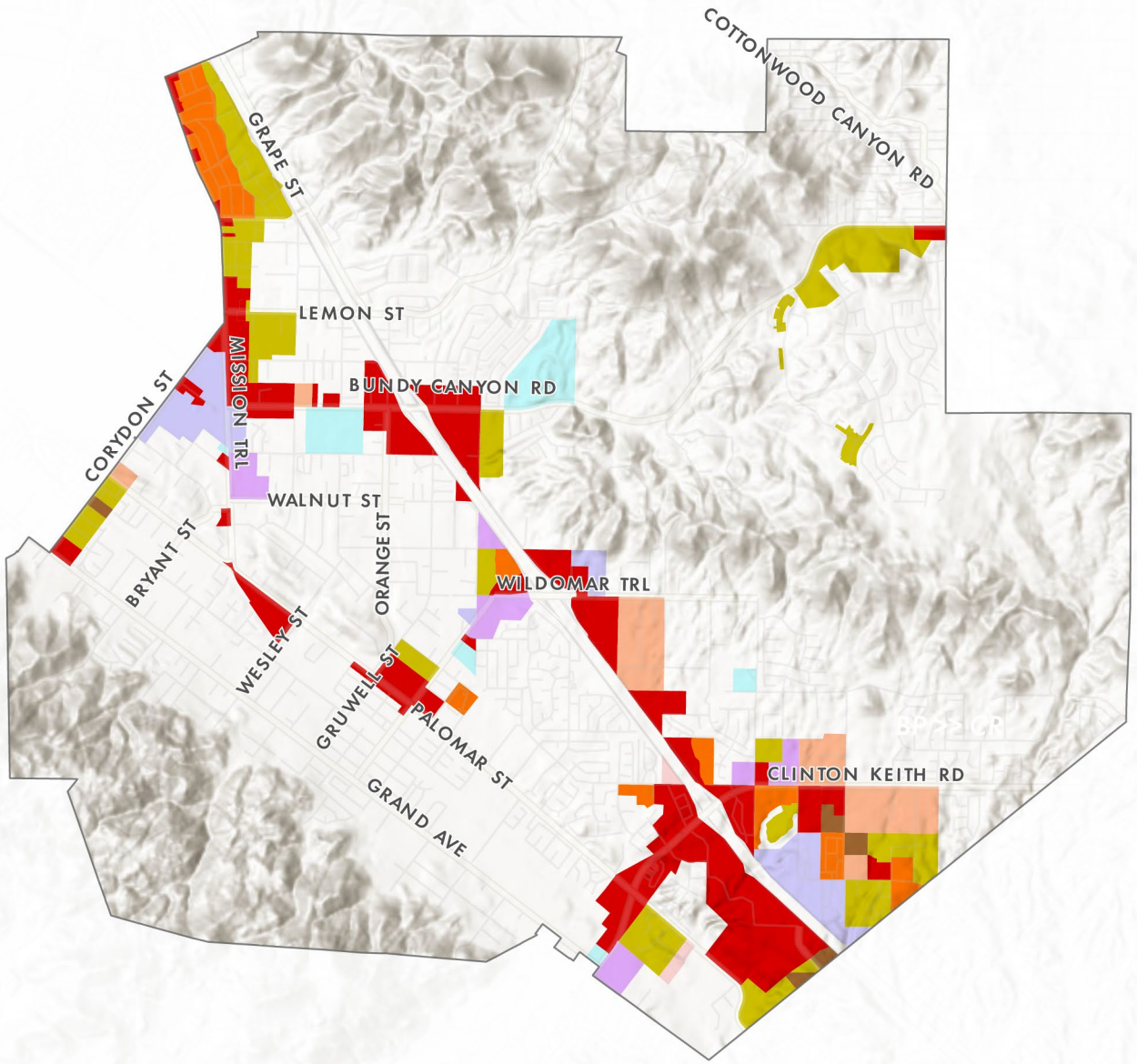
- **Areas unlikely to change include:**
  - Lower density residential neighborhoods
  - Open Spaces
  - Conserved Lands and Habitat Conservation Areas



Areas of Potential Change

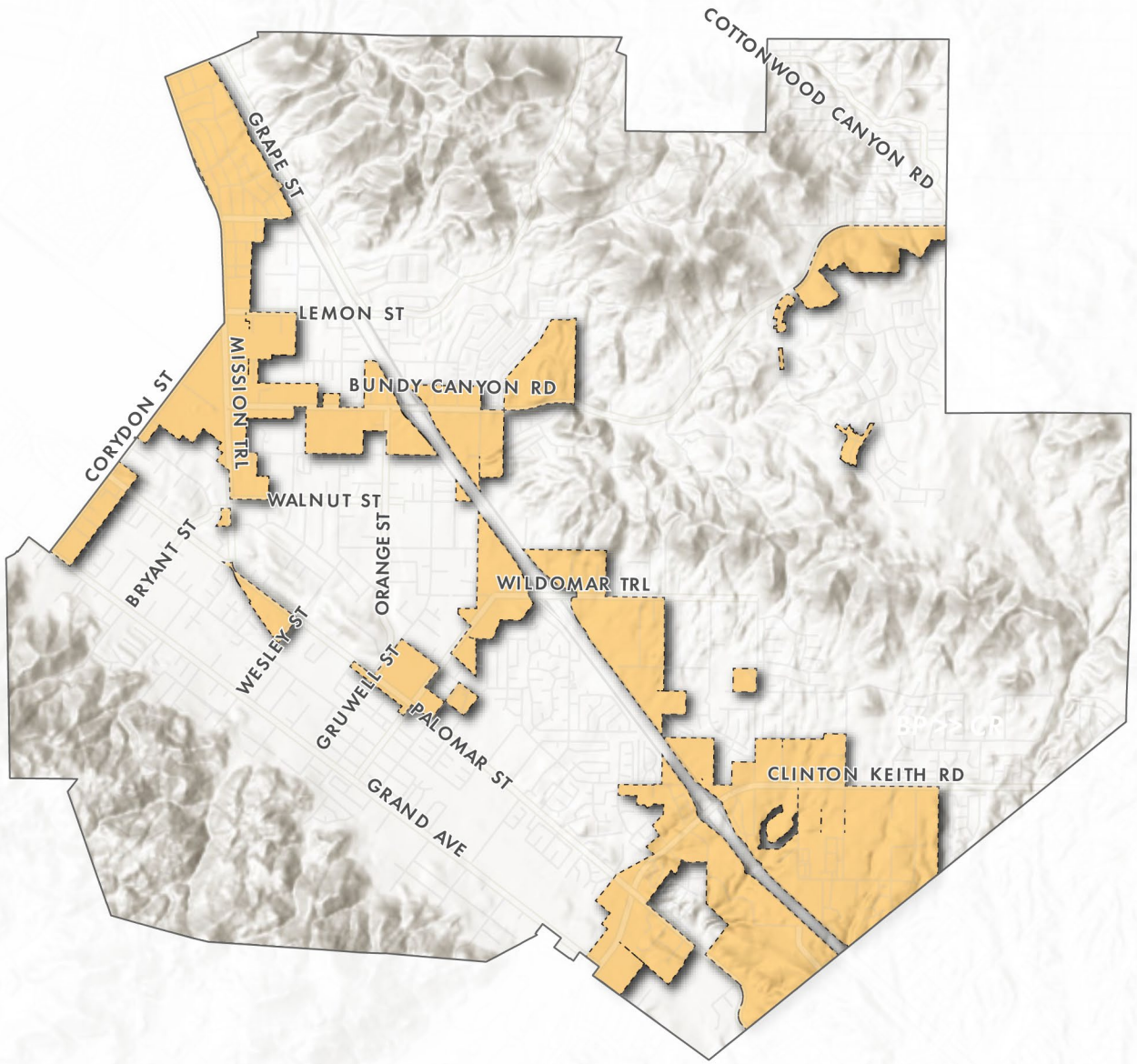
- Areas where change is more likely to occur or where the City may want to proactively guide change

- 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

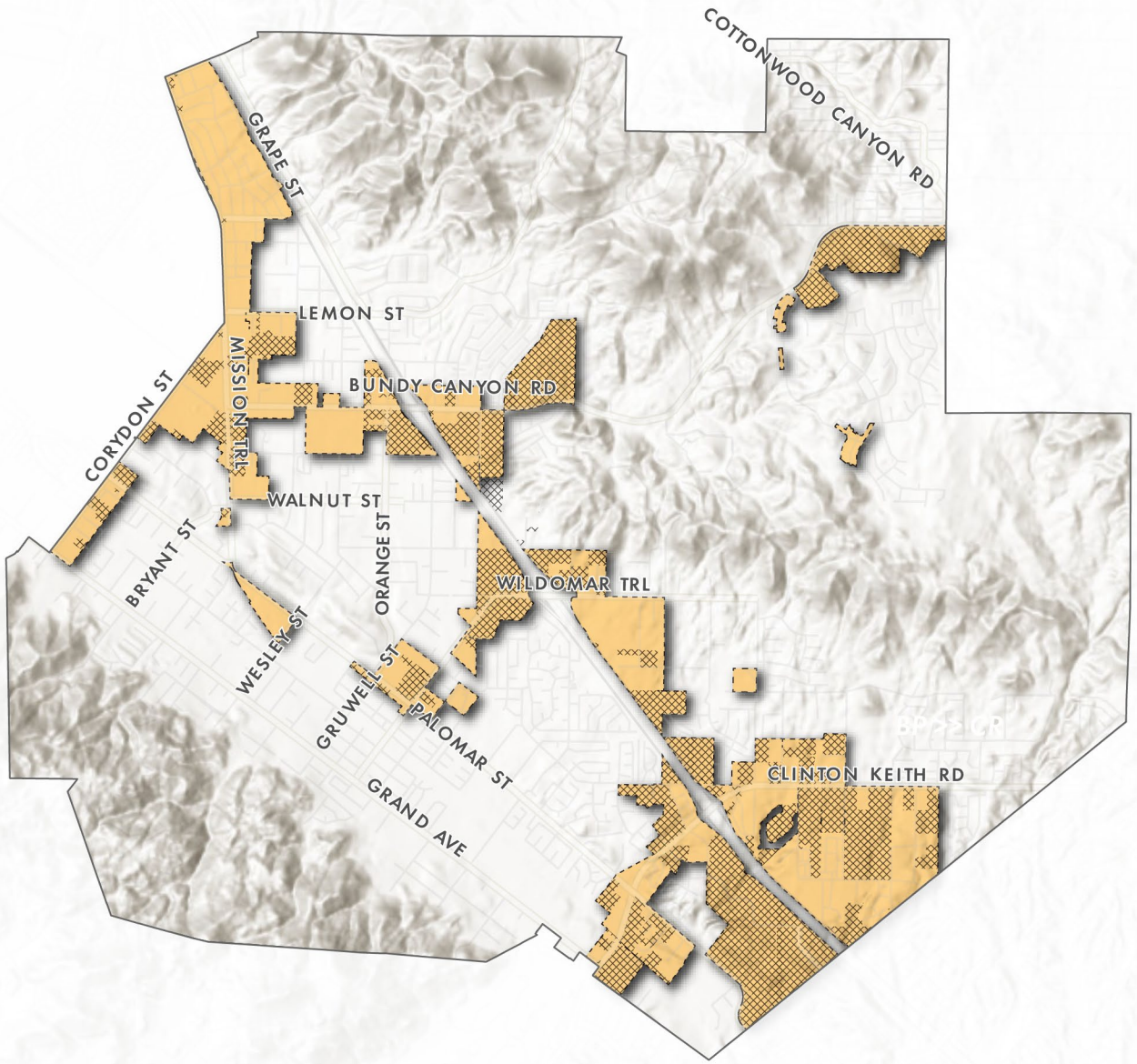
Areas of Potential Change



Areas of Potential Change

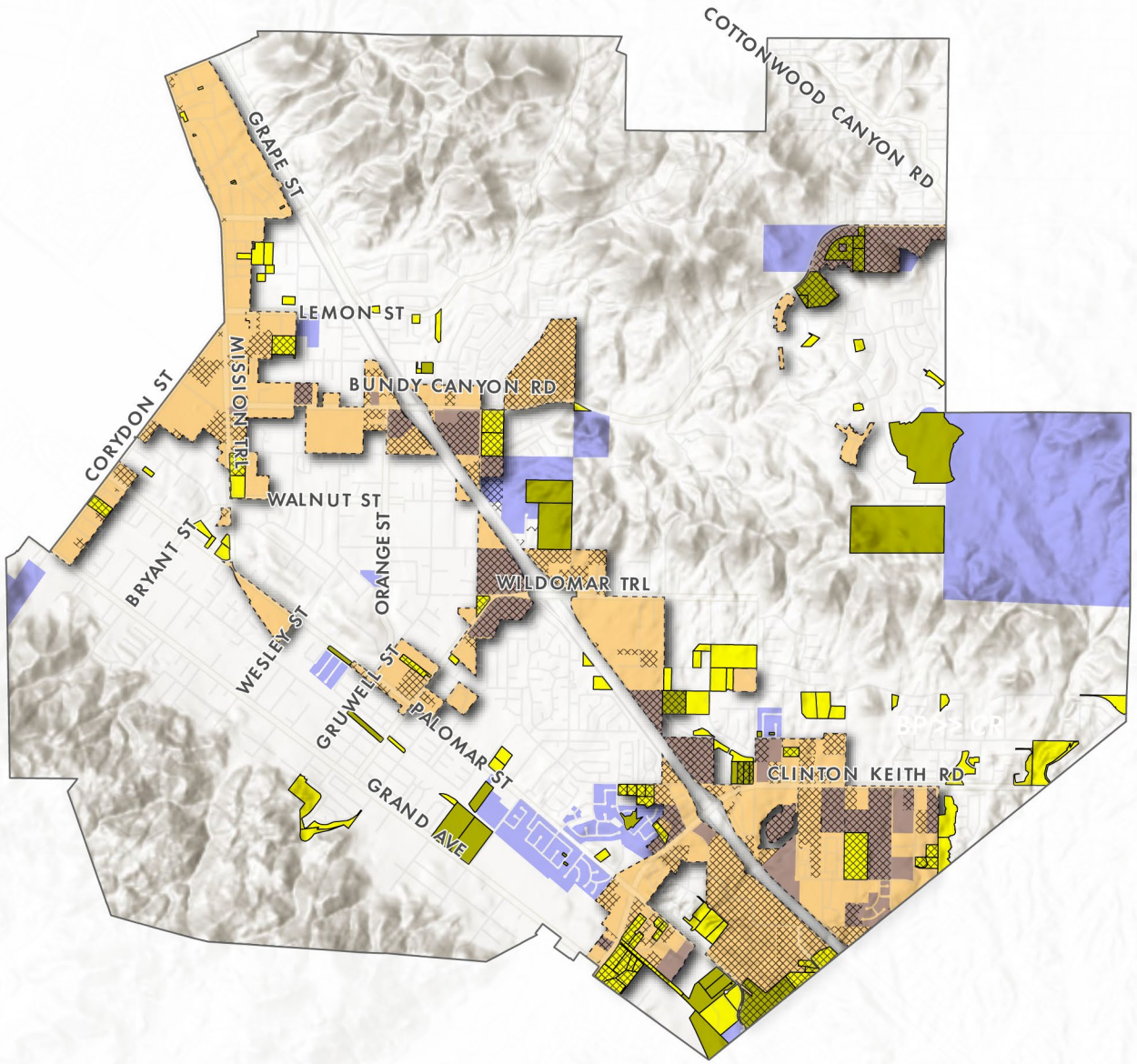
Areas of Potential Change

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

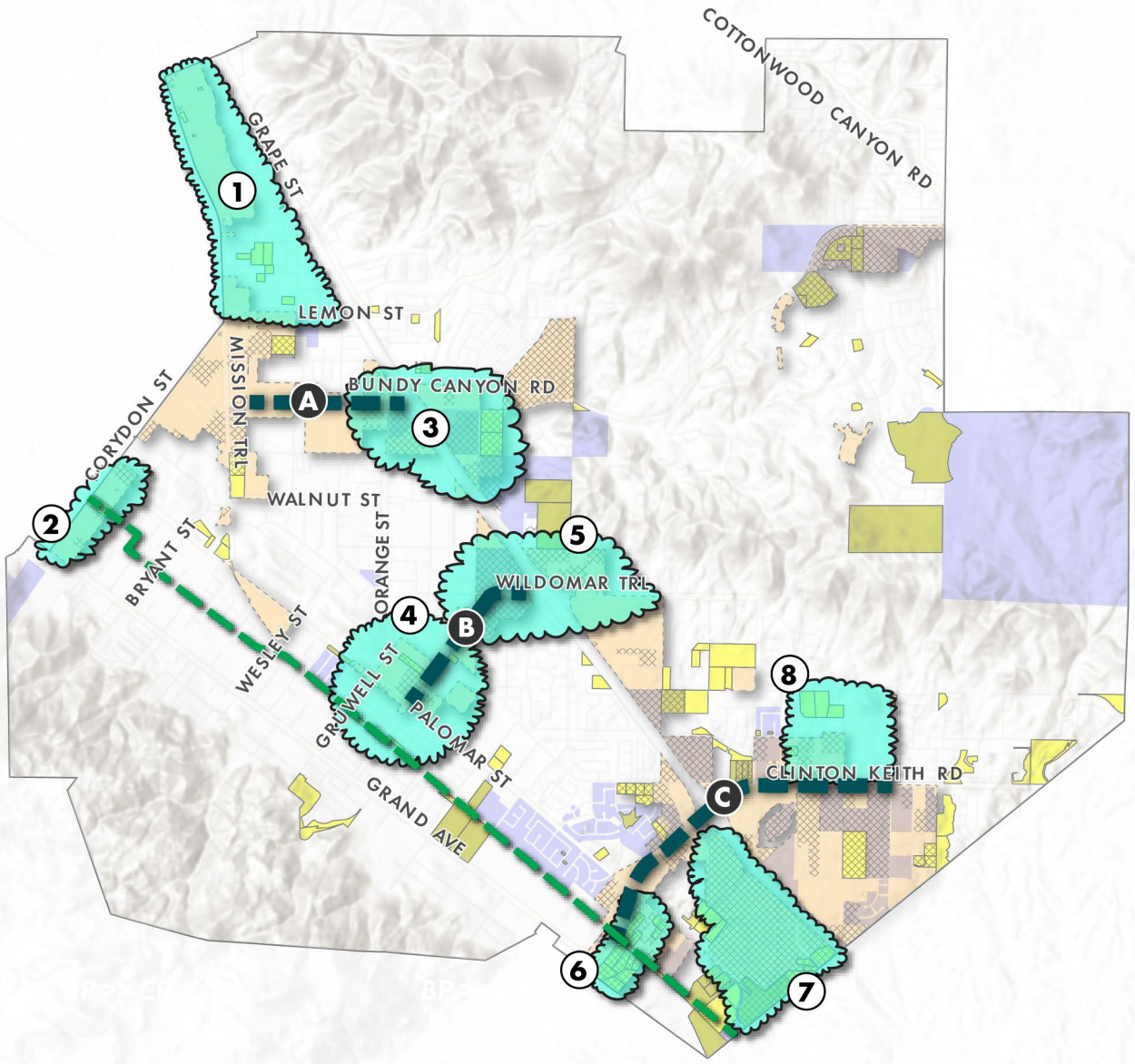
Murrieta Creek Regional Trail

Areas of Potential Change

Vacant Land *(Within Areas of Potential Change)*

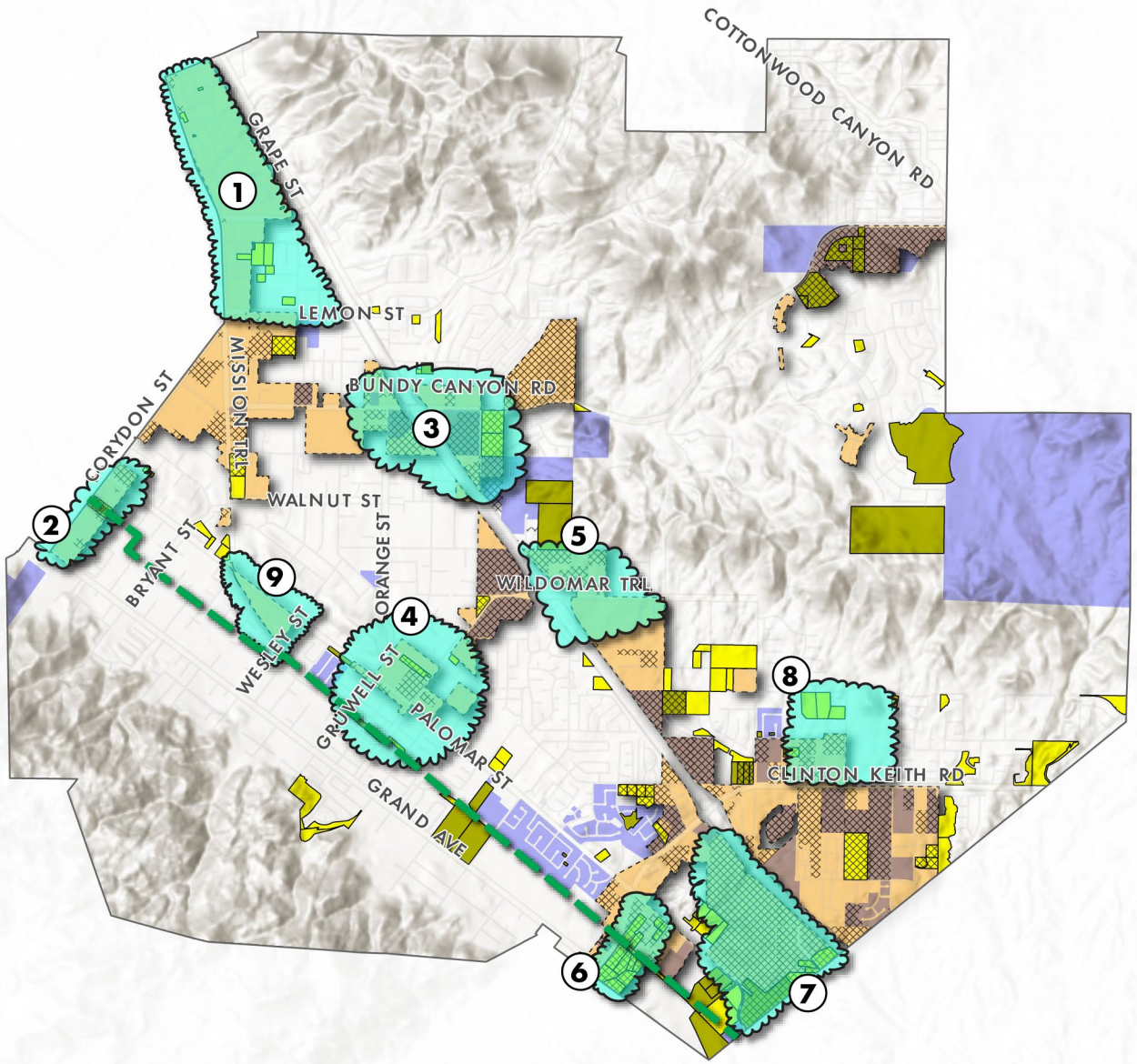
6th Cycle RHNA Housing Opportunity Sites

Development Projects



Focus Areas for Consideration

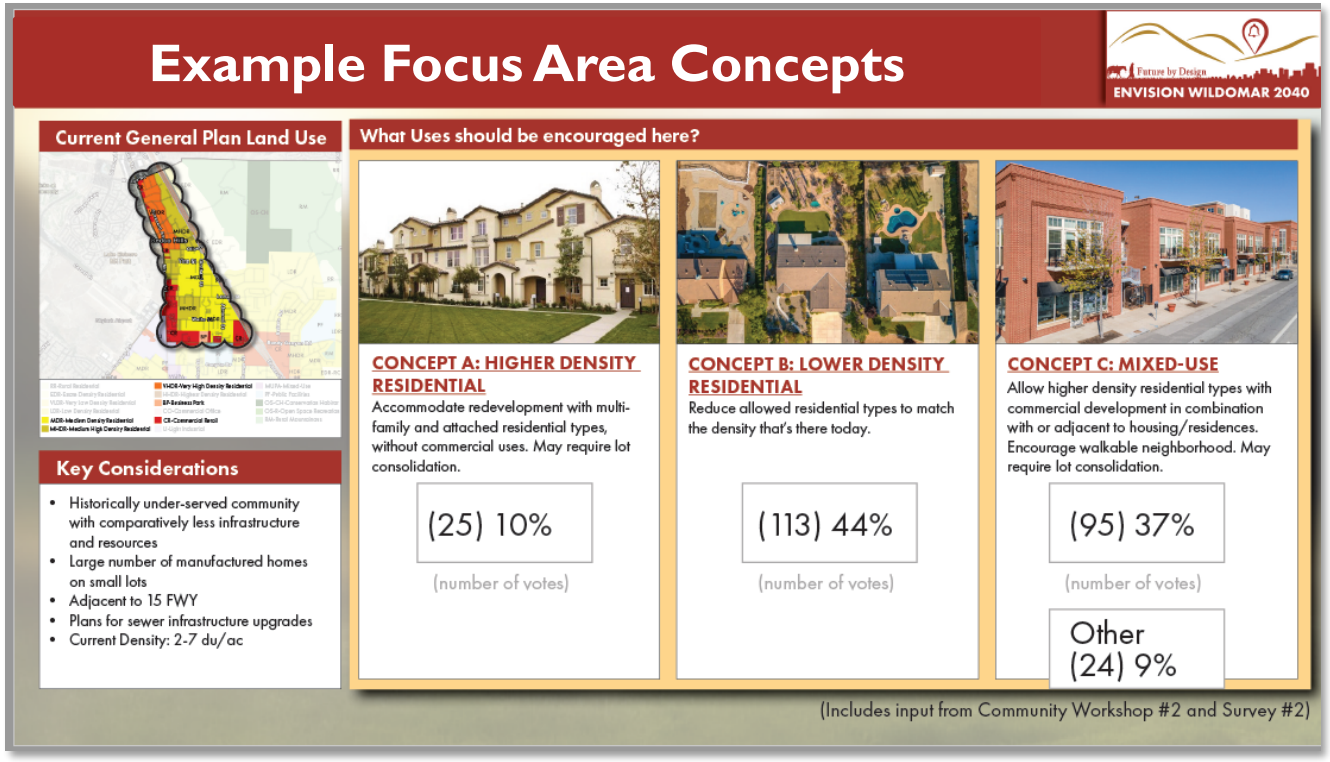
- GPAG reviewed preliminary changes and provided input on focus areas



Focus Area Concepts

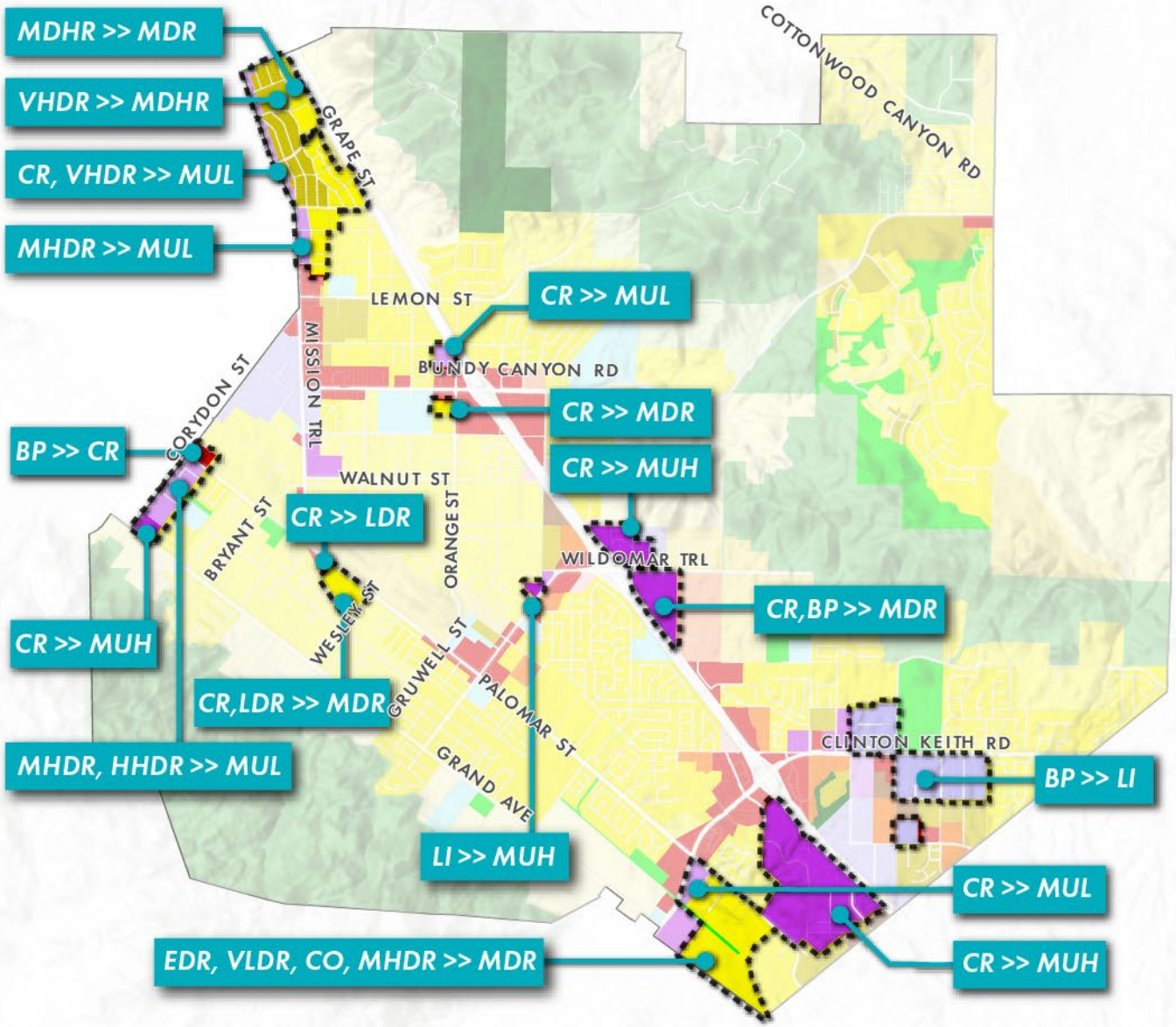
- Conceptual land use options were developed for each of the 9 focus areas

- Community input was solicited to determine preferred concepts
  - Citywide Workshop #2 – 39 Attendees
  - Online Survey – 239 Survey Responses



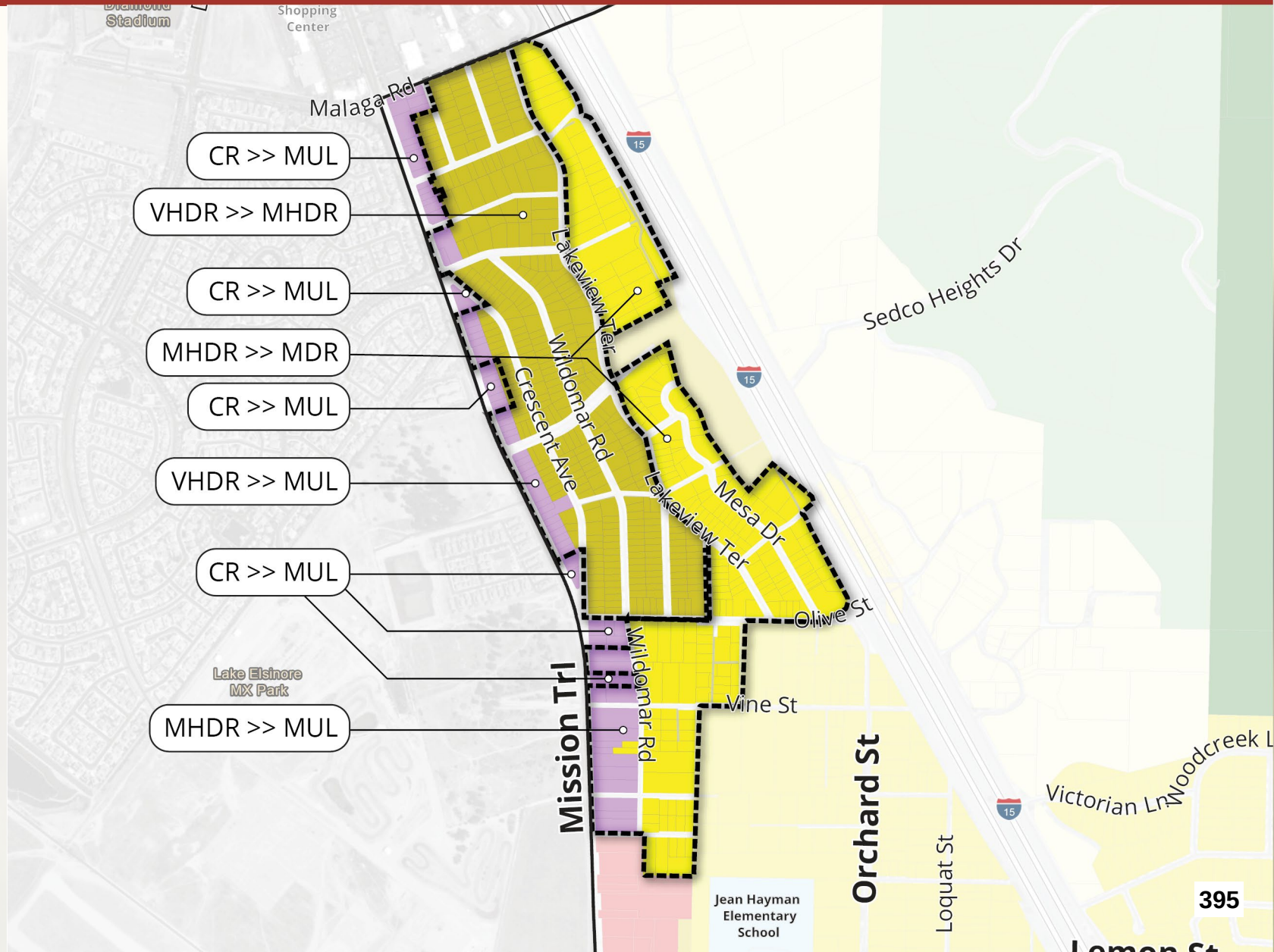
Focus Area Recommendations

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



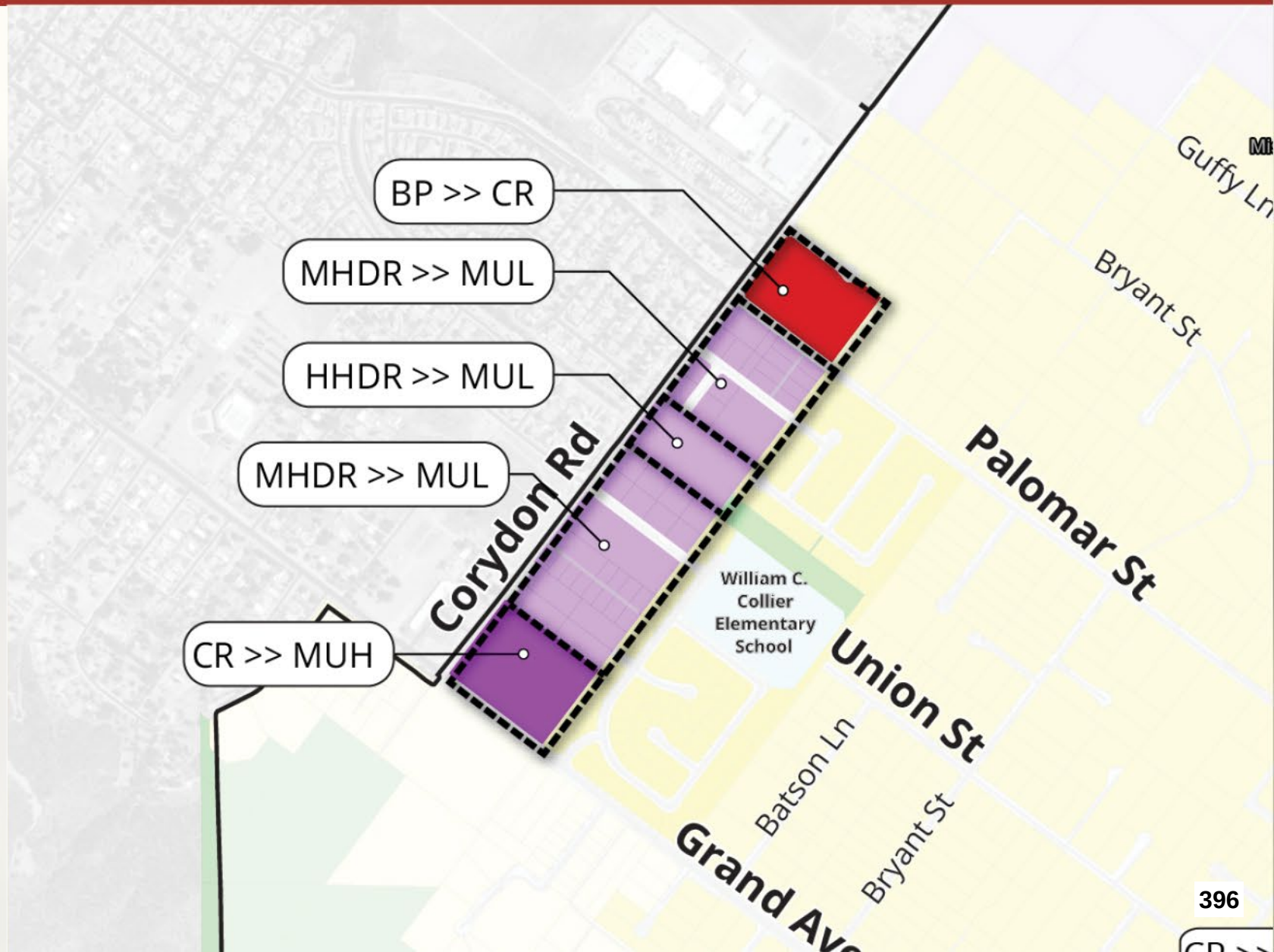
FOCUS AREA 1: PROPOSED
SEDCO HILLS

- 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

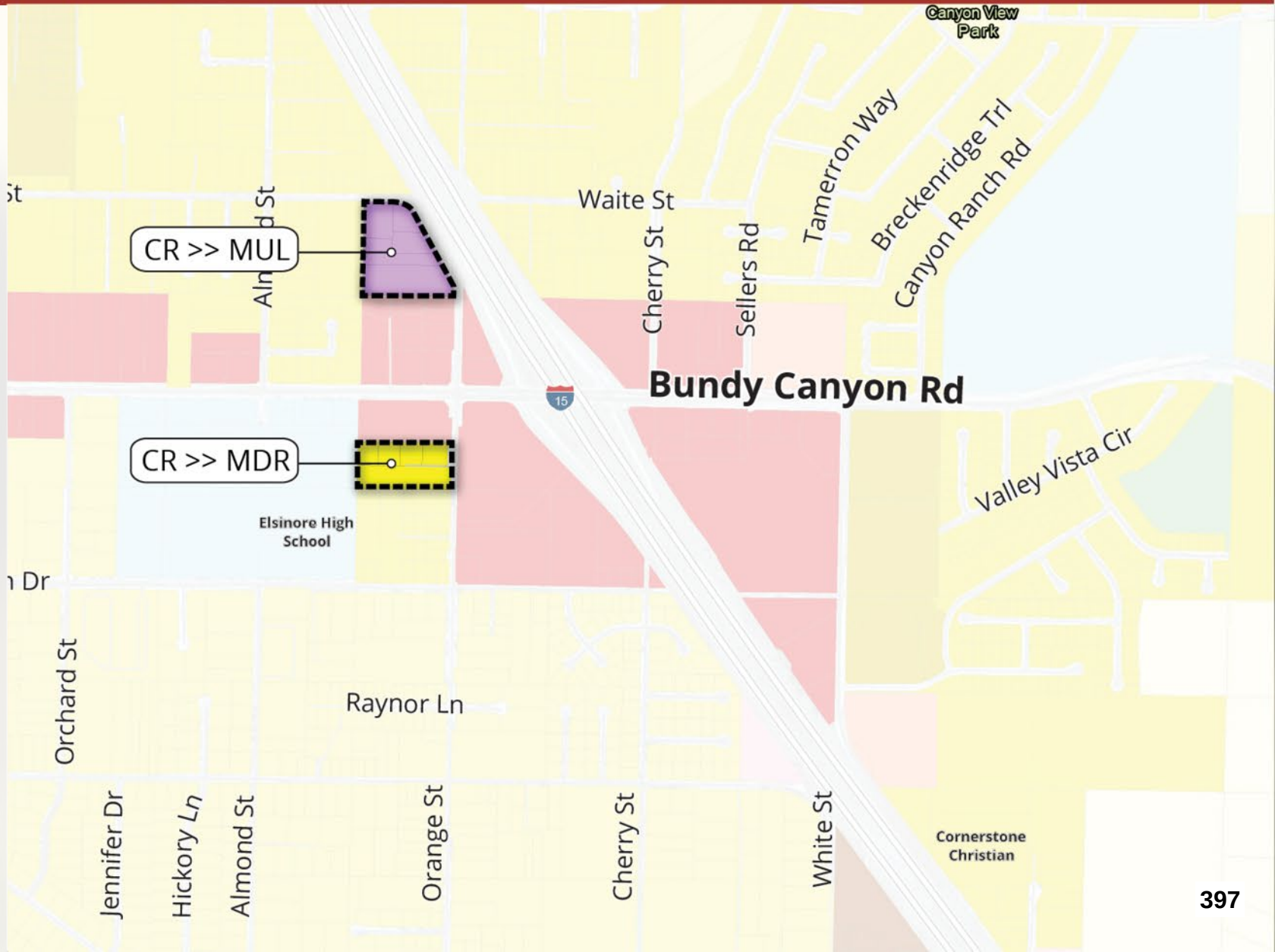
- Mixed Use Low allows flexibility for residential or commercial uses in this area
- Mixed Use High is appropriate for parcels larger than 2 acres



FOCUS AREA 3: PROPOSED

VACANT LAND AROUND BUNDY CANYON AND I-15

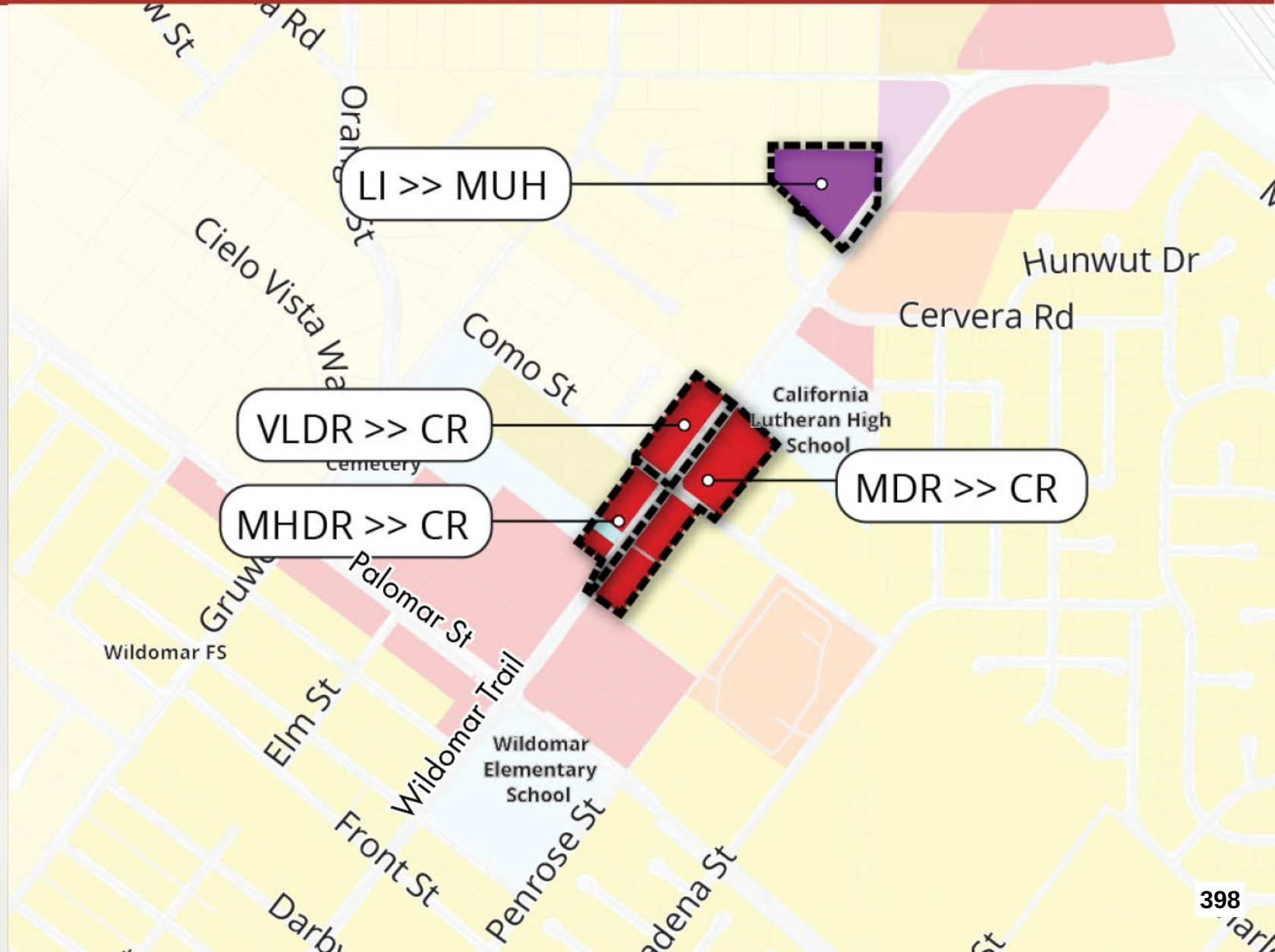
- Most of area maintained for commercial/retail use
- Mixed Use Low allows flexibility for transitional uses
- Medium Density Residential is appropriate adjacent to Elsinore HS and adjacent residential uses



FOCUS AREA 4: PROPOSED

OLD TOWN (PALOMAR ST AND WILDOMAR TRAIL)

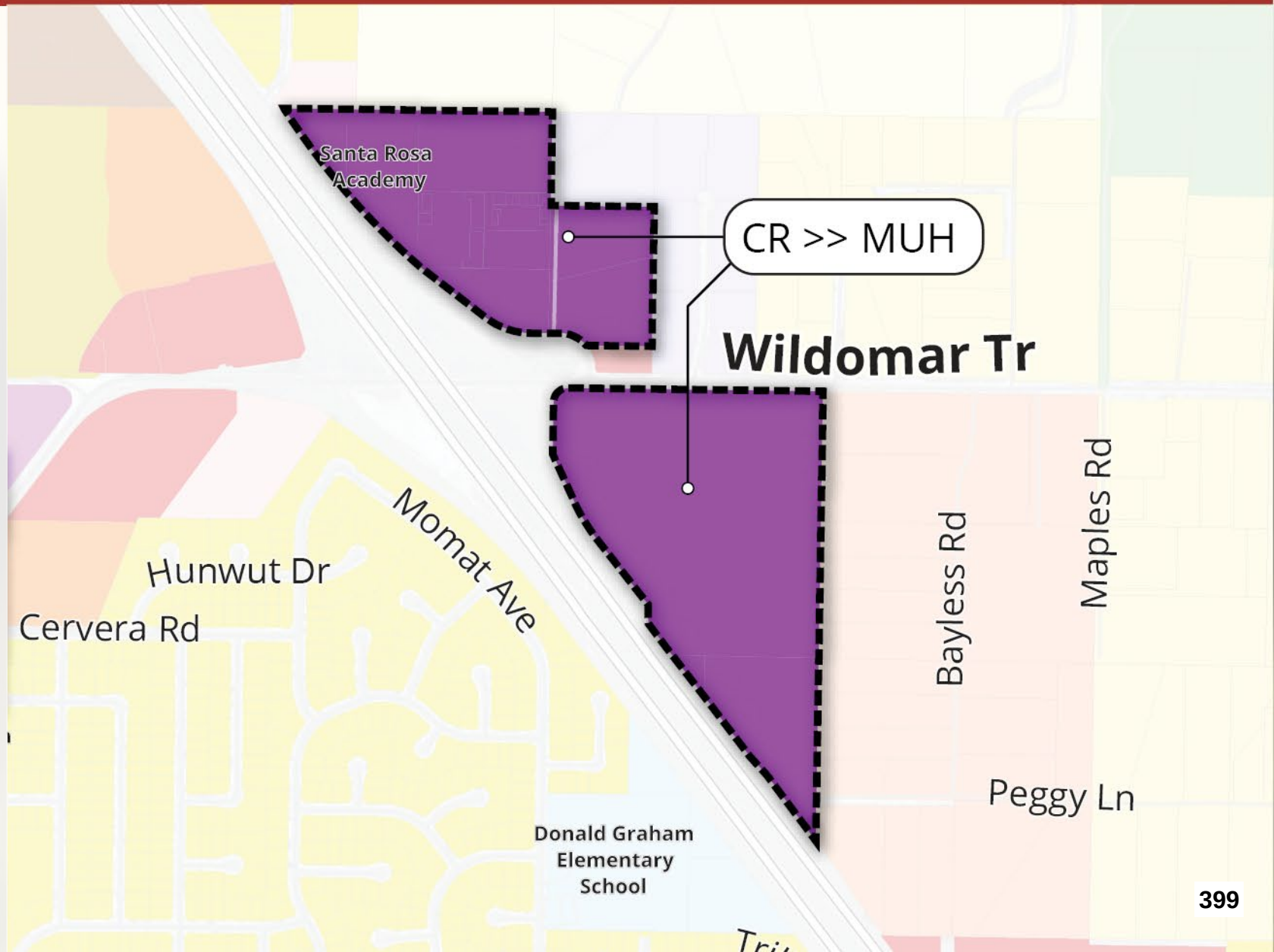
- Commercial uses maintained in Old Town core



FOCUS AREA 5: PROPOSED

VACANT LAND AROUND WILDOMAR TRAIL AND I-15

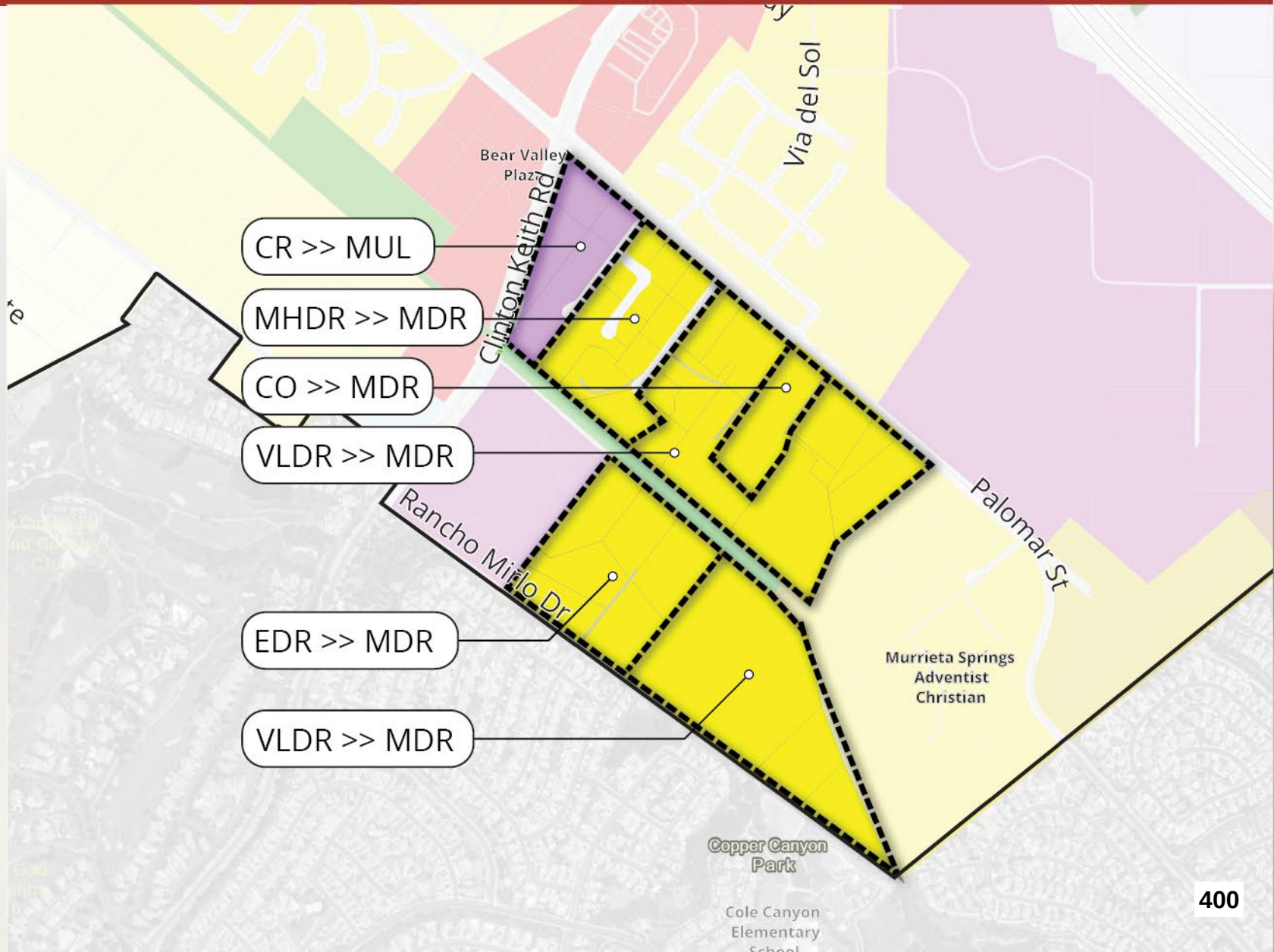
- Mixed Use High provides a mix of residential and commercial uses on large vacant parcels with freeway access



FOCUS AREA 6: PROPOSED

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

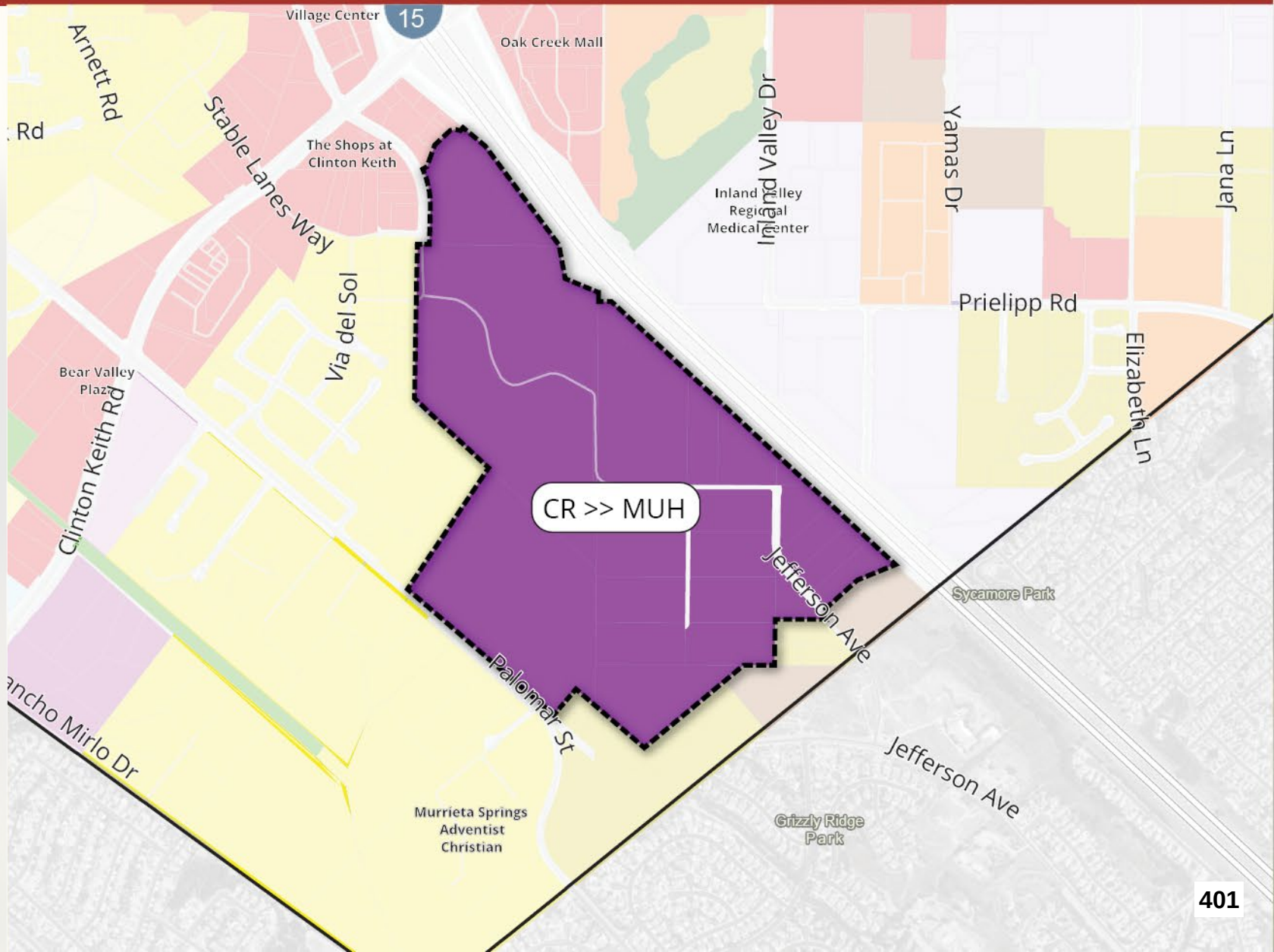
- Mix of uses allowed along Clinton Keith
- Residential areas allow uses consistent with adjacent developed neighborhoods



FOCUS AREA 7: PROPOSED

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

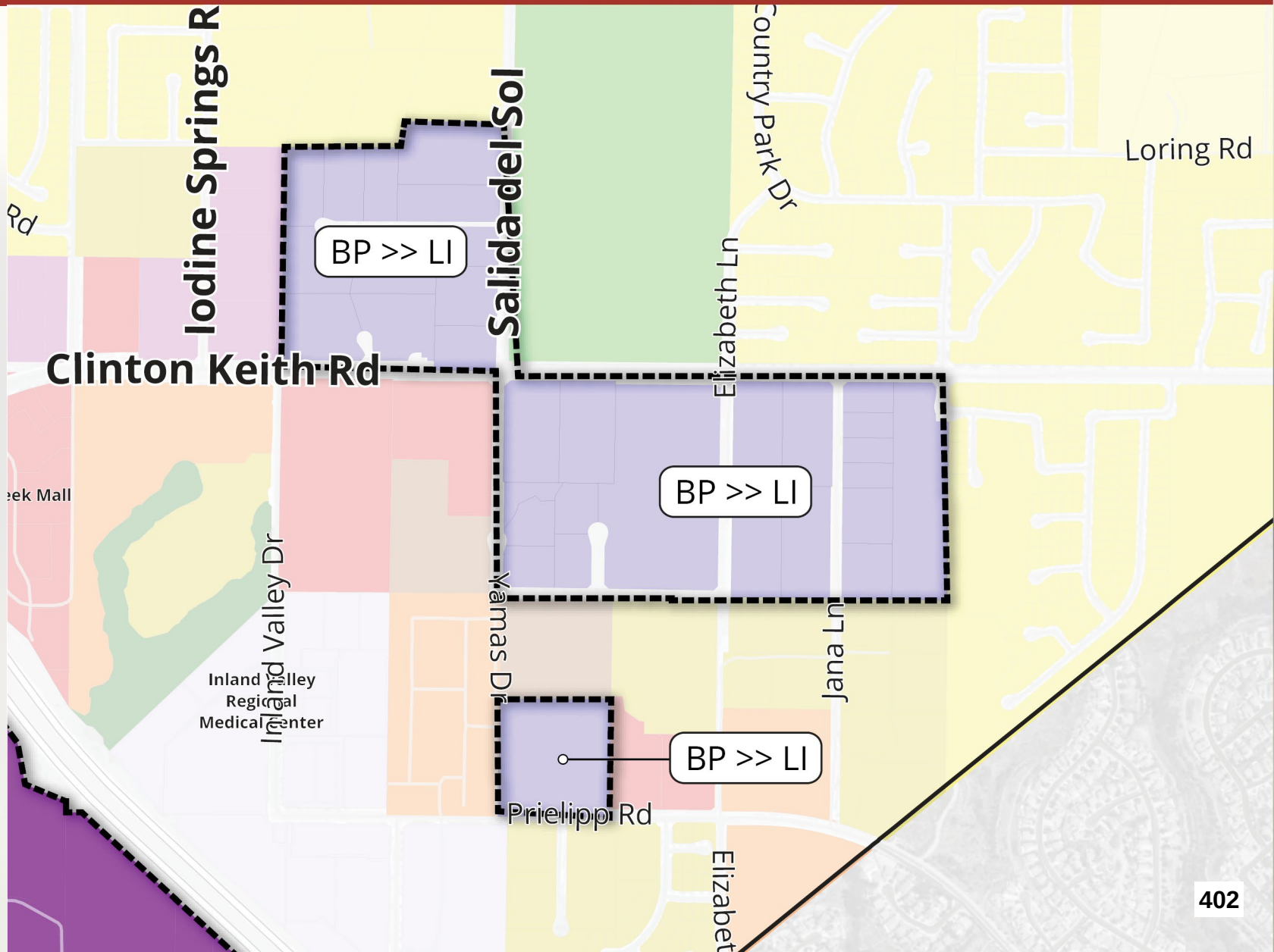
- Mixed Use High allows for maximum flexibility for large vacant property adjacent to the City's commercial heart
- Future Specific Plan will allow for consideration of a more fine-grained distribution of uses



FOCUS AREA 8: PROPOSED

VACANT LAND ADJACENT TO FUTURE MOUNT SAN JACINTO COLLEGE SITE

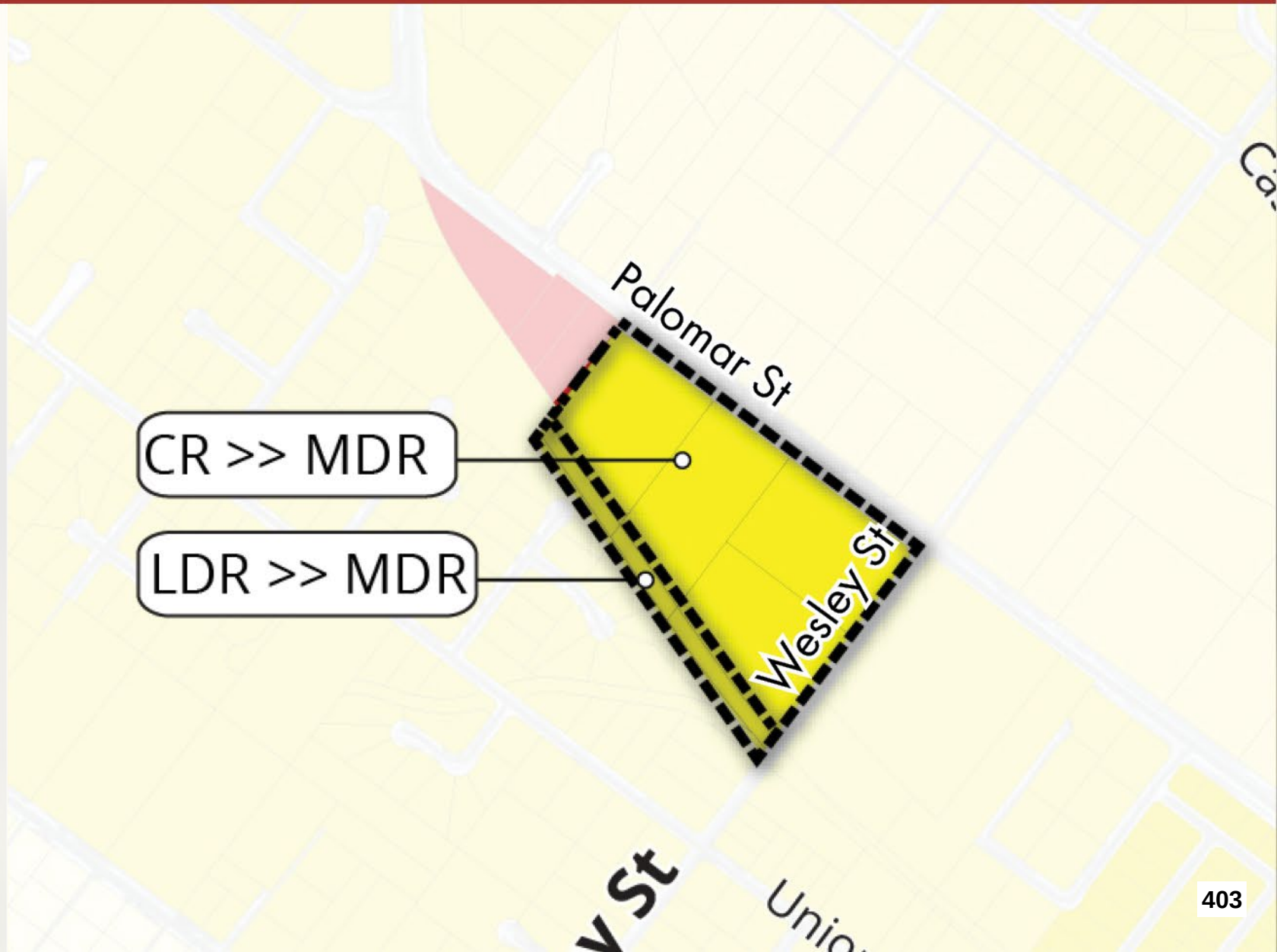
- Light Industrial allows for small scale manufacturing and complimentary commercial uses
- Potential economic engine for the City



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
VHDR	Very High Density Residential
HHDR	Highest Density Residential

Non-Residential

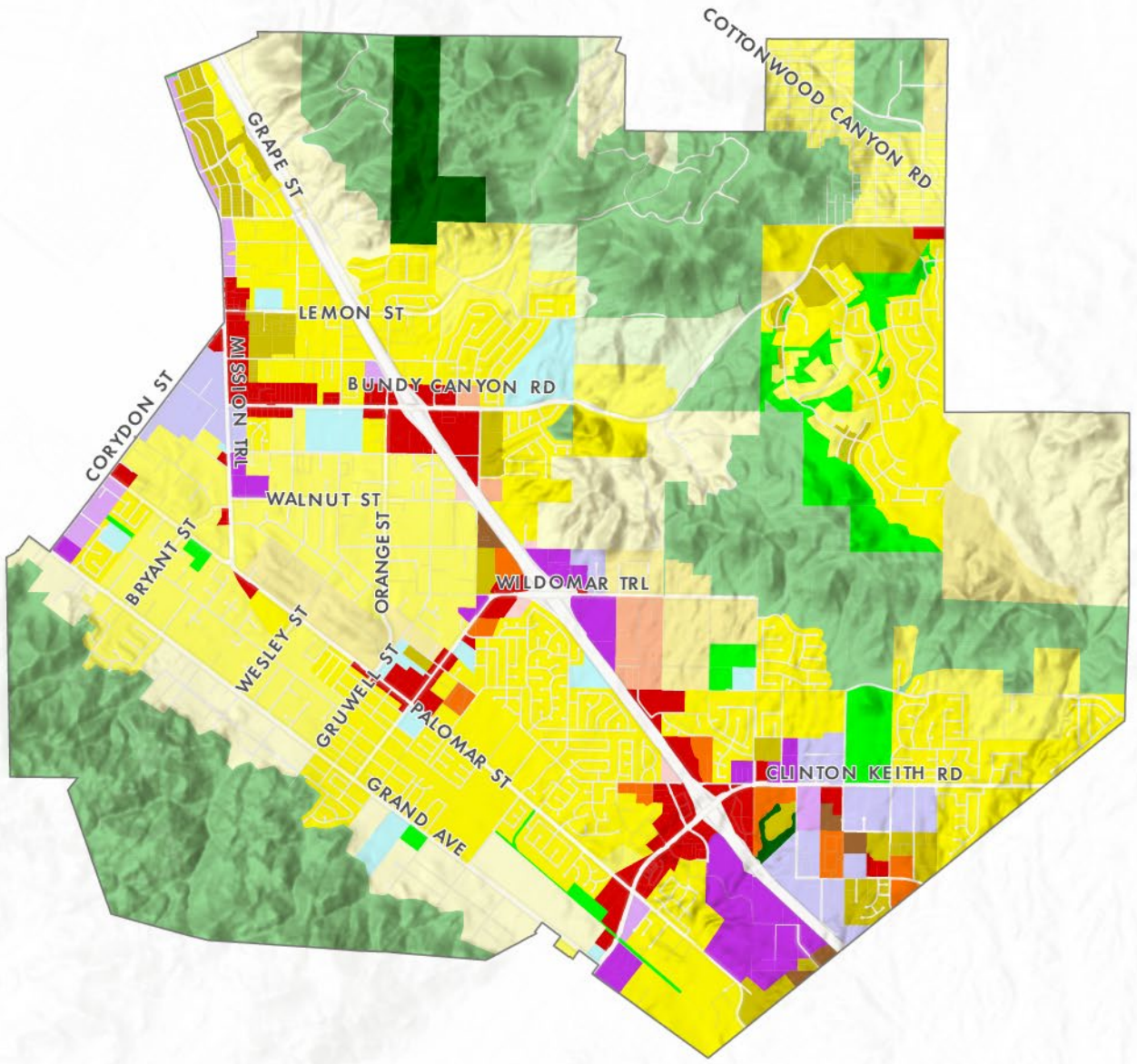
BP	Business Park
CO	Commercial Office
CR	Commercial Retail
LI	Light Industrial
PF	Public Facilities

Mixed-Use

MUL	Mixed Use Low
MUH	Mixed Use High

Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation



Areas of Change

Areas of Change

Residential

RM	Rural Mountainous
LLR	Large Lot Residential
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VLDR	Very Low Density Residential
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MDR	Medium Density Residential
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Non-Residential

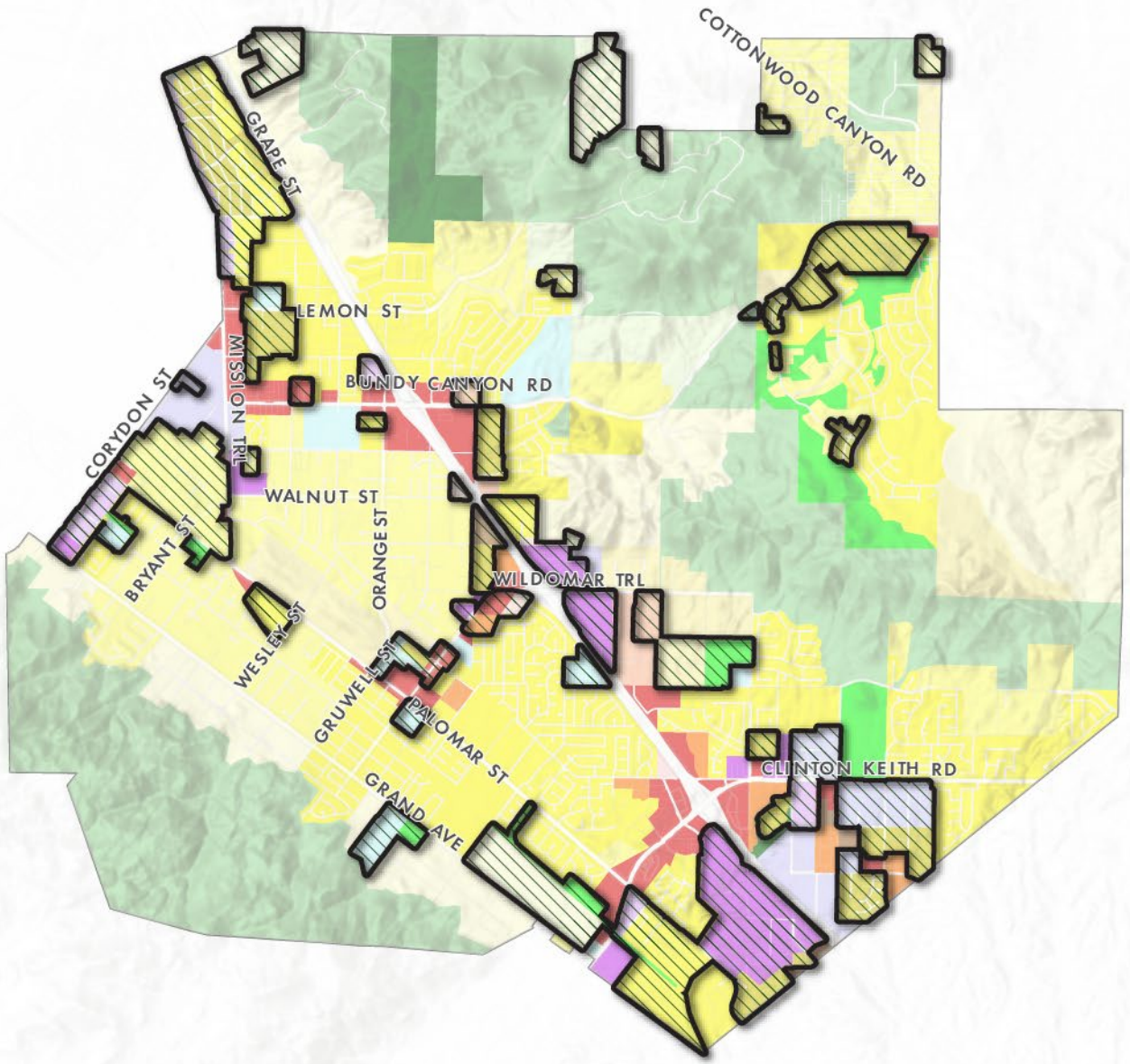
BP	Business Park
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Mixed-Use

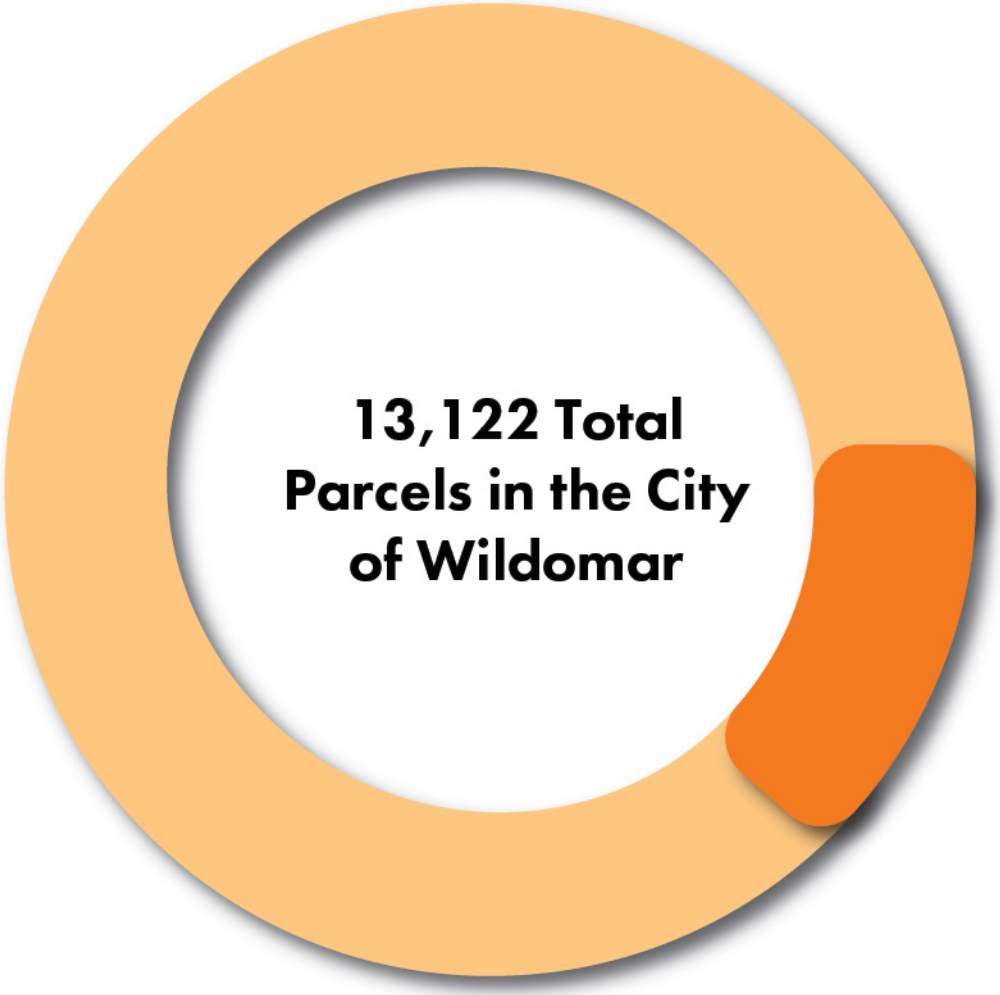
MUL	Mixed Use Low
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Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation



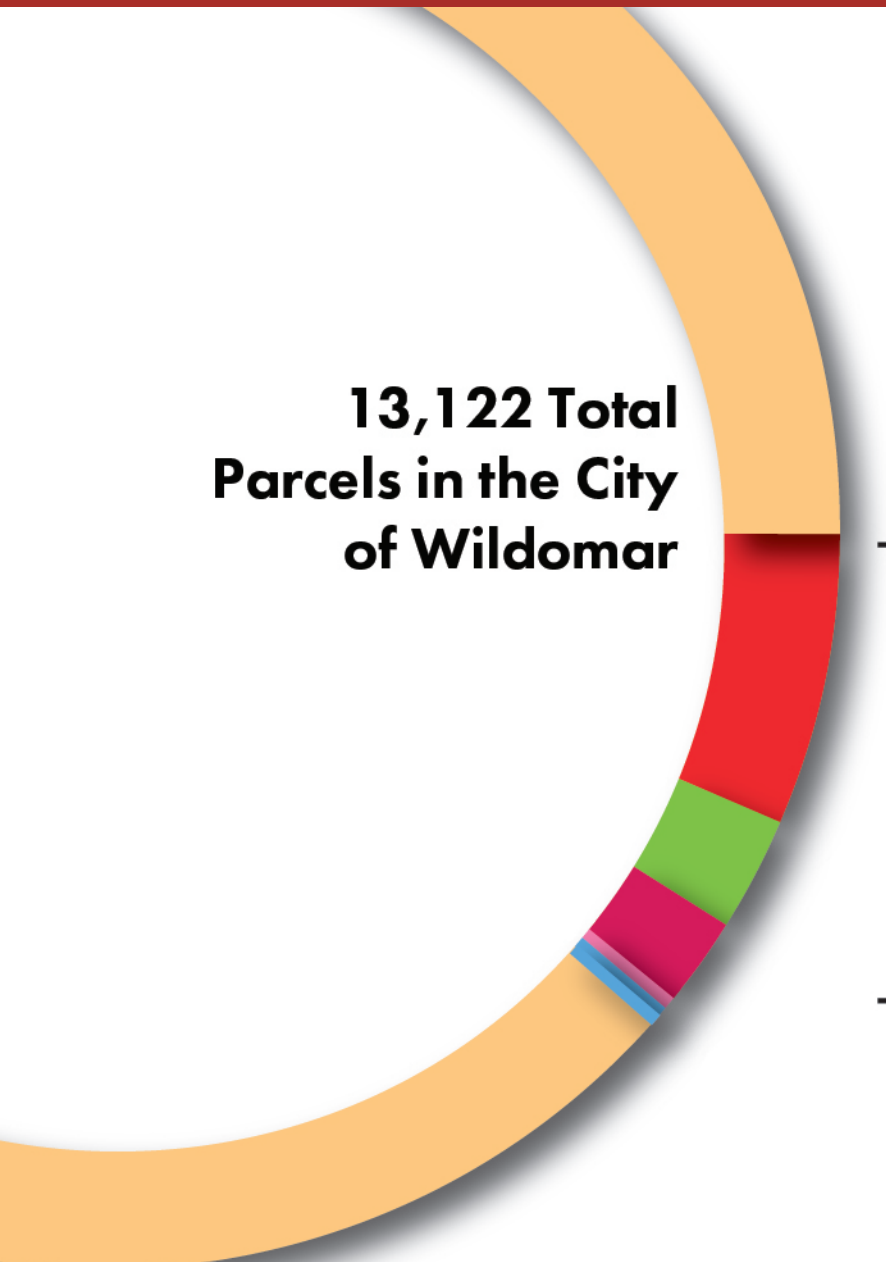
Key Changes



Percent of Land Use Update by Parcel

- Parcels with no land use changes - 89%
- Parcels with land use changes - 11%

Key Changes



13,122 Total Parcels in the City of Wildomar

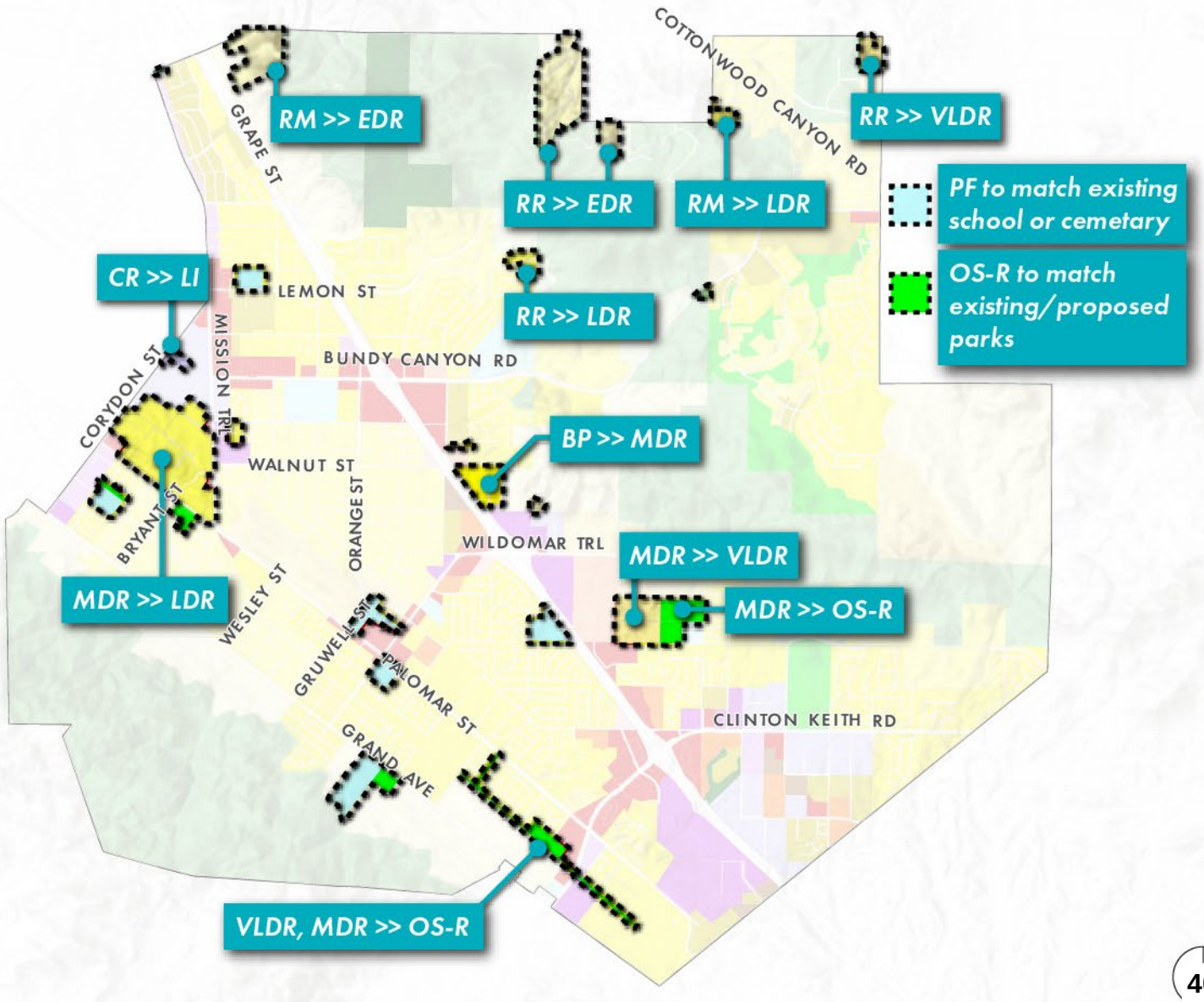
Land Use Updates - 11%

Percent of Land Use Update by Parcel

- Parcels with no land use changes - 89%
- Focus Area Recommendations - 6%
- Better Reflect Existing Uses - 2%
- Slightly Expand Middle-Density Housing Range - 2%
- Align with Plans in Progress - 0.3%
- GPAG Recommendations - 0.3%
- PC Recommendations - 0.4%

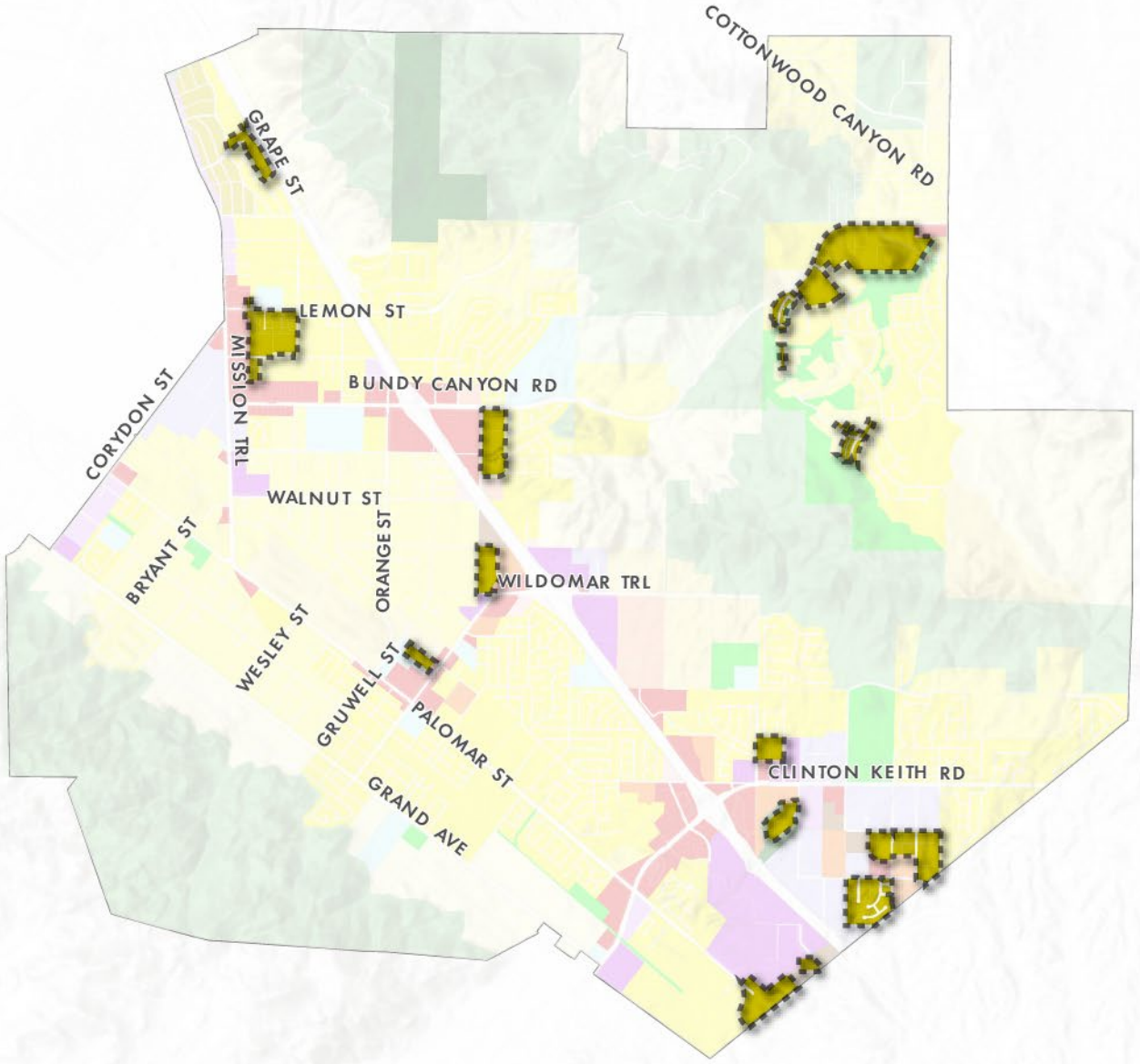
Outside of Focus Areas

- Land uses were changed to better reflect on the ground uses
- Residential areas changed to better match current density
- Consistently applied PF designation to public schools and cemetery
- Consistently applied OS-R to City Parks
- These changes affect 2% of all parcels in the City



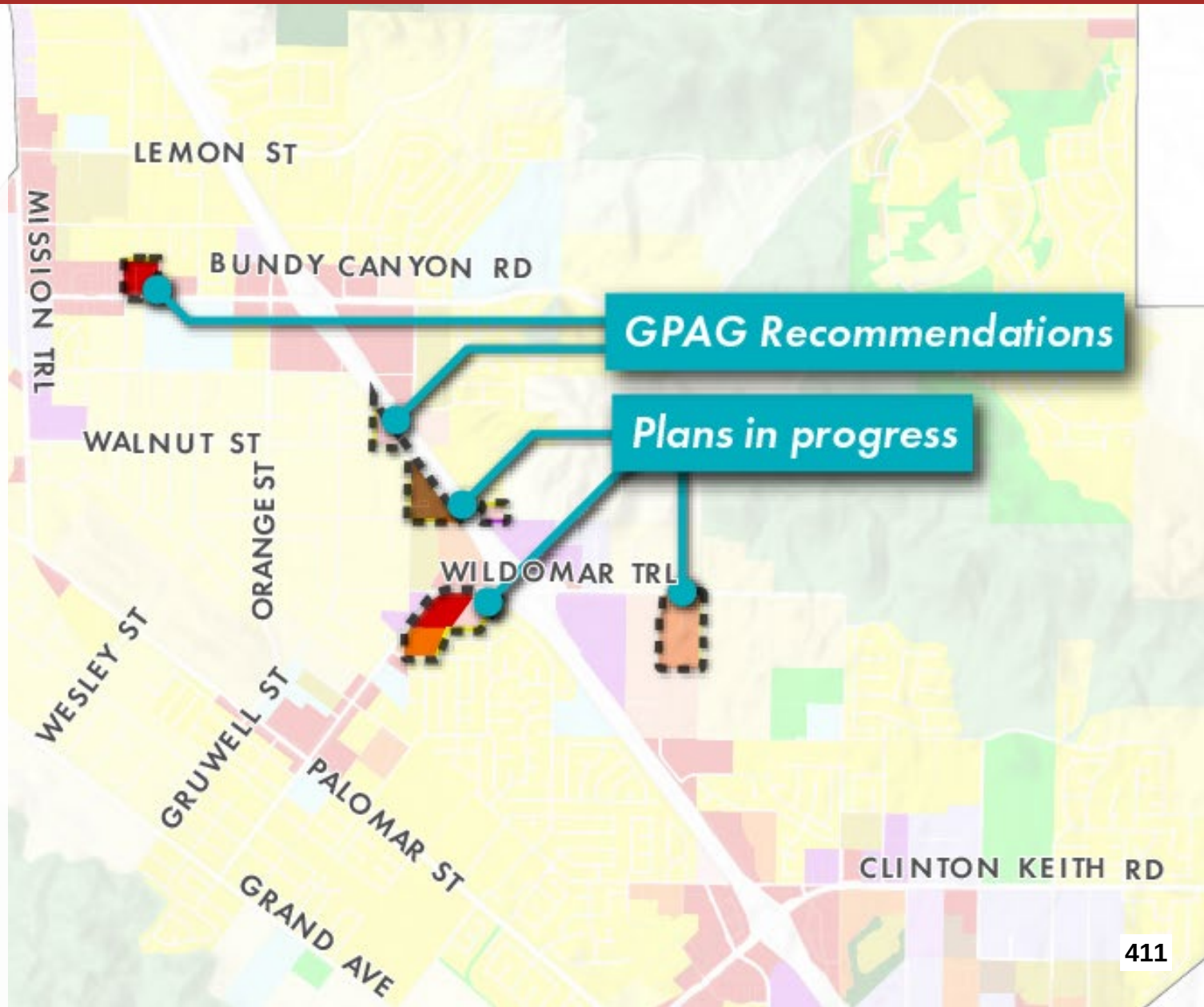
Slightly Expand Middle Density Housing Range

- The areas highlighted reflect proposed MHDR Designations (5-14 du/ac)
- These areas were previously either MHDR (5-8 du/ac) or HDR (8-14 du/ac)
- These changes only affect 2% of all parcels in the City



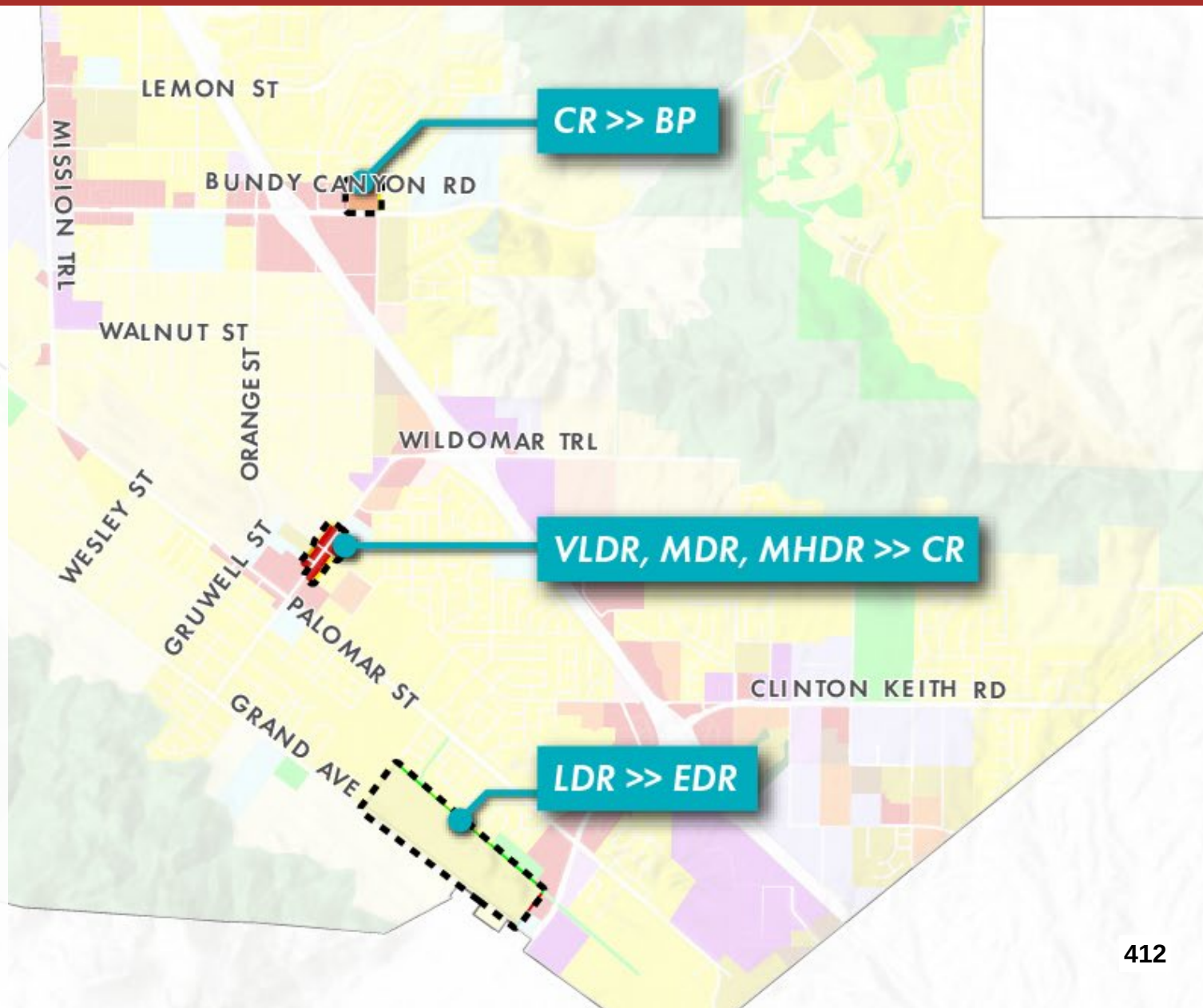
GPAG and Plans in Progress

- Less than 1% percent of all parcels changed land uses as recommended by the General Plan Advisory Group and to align with plans in progress

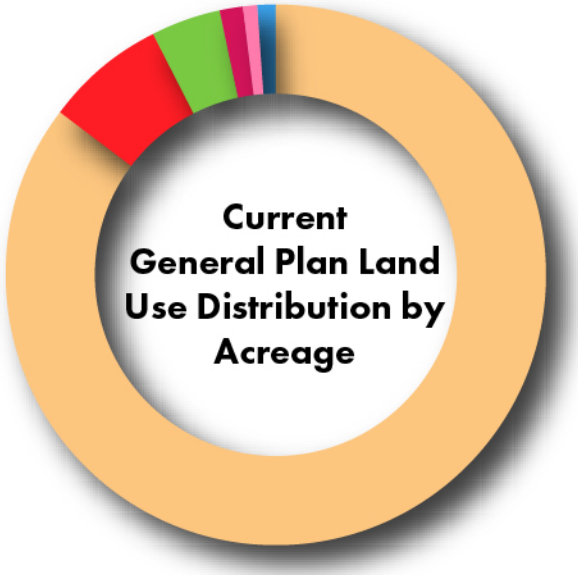


Planning Commission Recommendations

- Special study sessions were held with the Planning Commission on 4/19/23 and 5/24/23
- The Planning Commission proposed land use changes and recommends the preferred land use plan be considered by City Council



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)

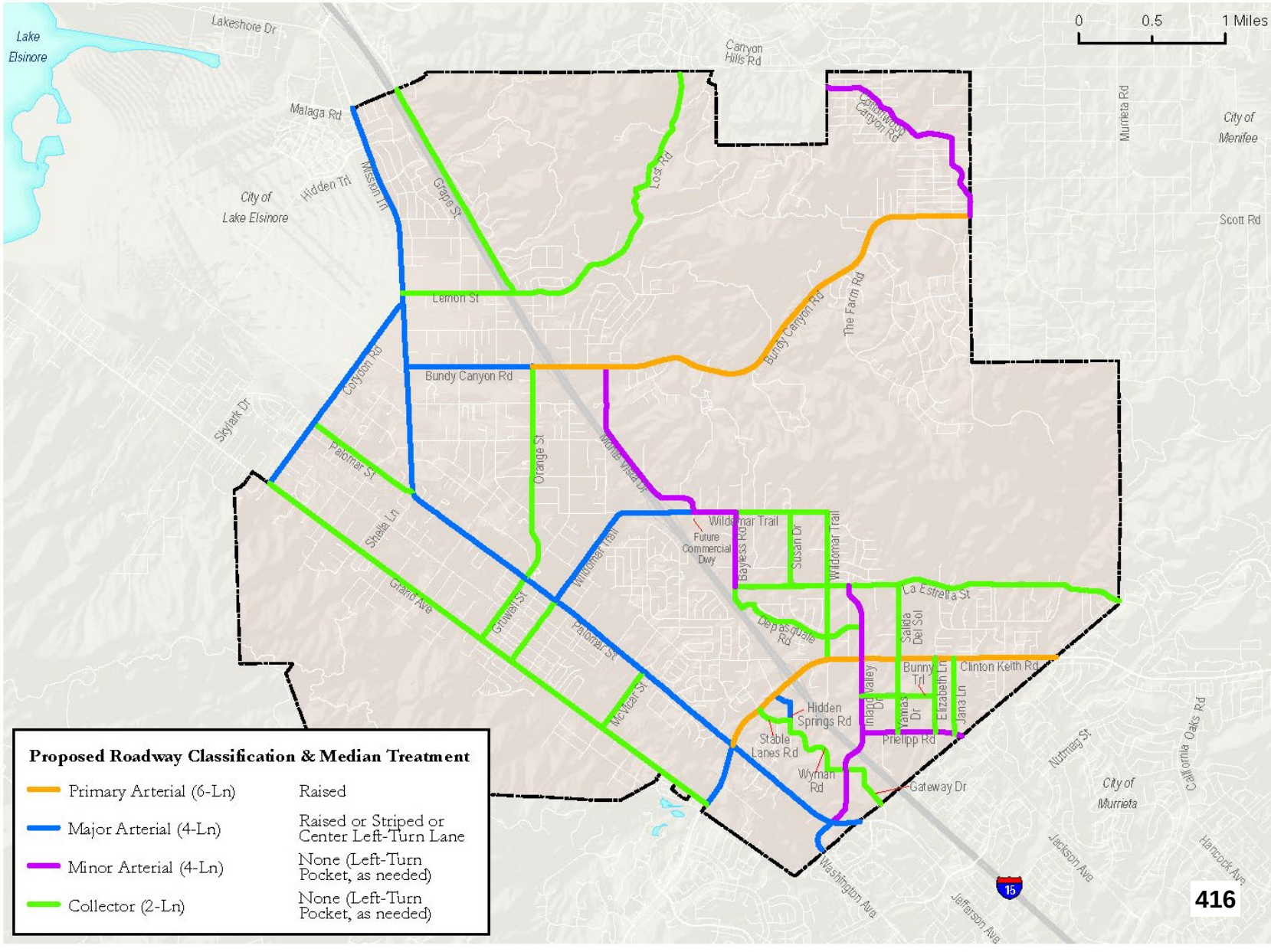
Buildout Estimates

	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	21,057	7,297 (+61%)	9,069 (+76%)	1,773 (+9%)
Population	37,326	60,045	65,565	22,719 (+61%)	28,239 (+76%)	5,520 (+9%)
Non-Residential SF	2,992,377	4,252,115	5,950,666	1,259,738 (+42%)	2,958,289 (+99%)	1,698,551 (+40%)
Employment	5,841	9,516	12,097	3,675 (+63%)	6,256 (+109%)	2,581 (+27%)

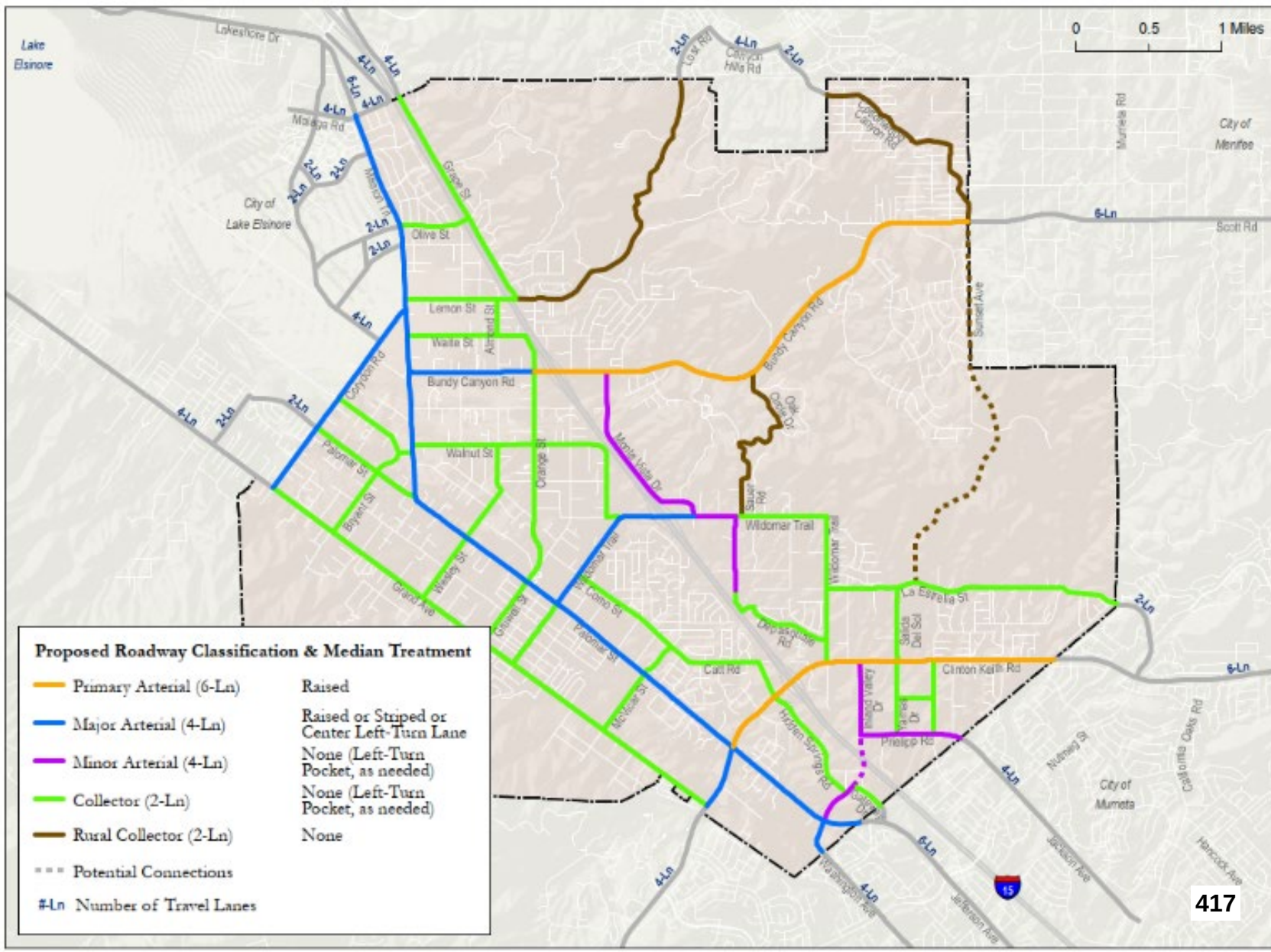
Proposed Roadway Network

Current Roadway Network

- As shown in Mobility Element approved in 2021

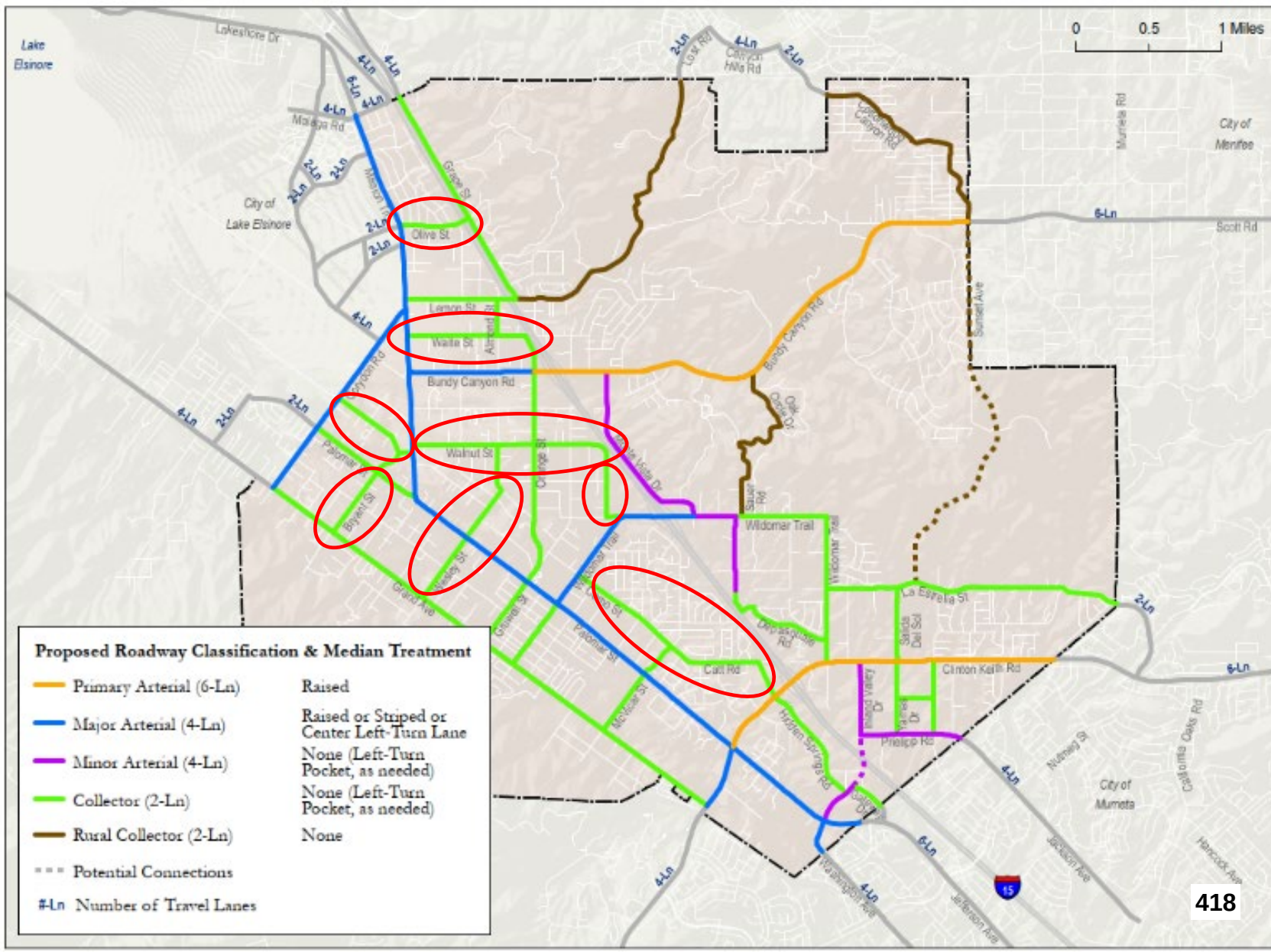


Proposed Roadway Network



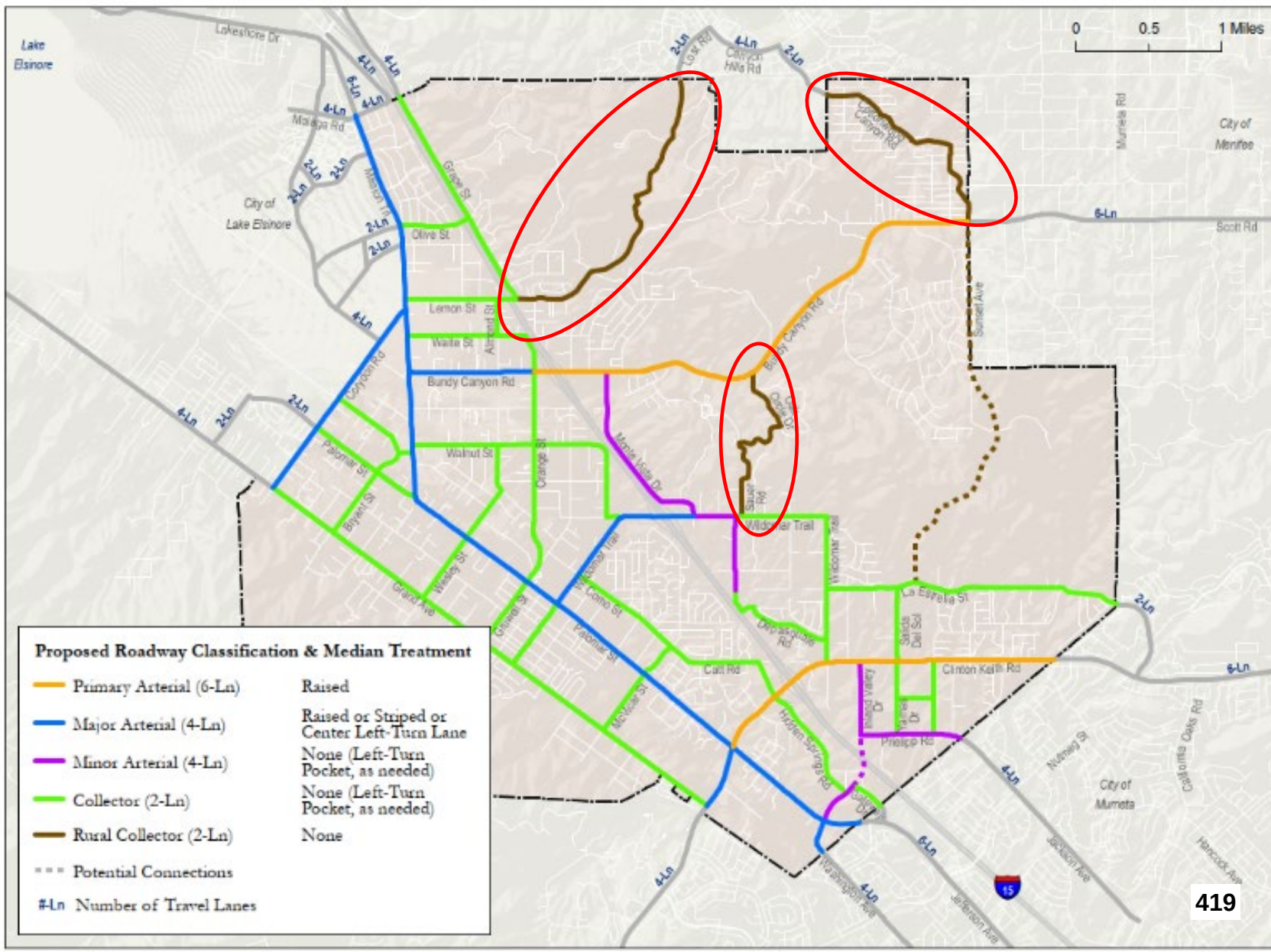
Proposed Roadway Network

- New Collector Roadways were added to provide more connectivity between residential neighborhoods and the City's main Arterials



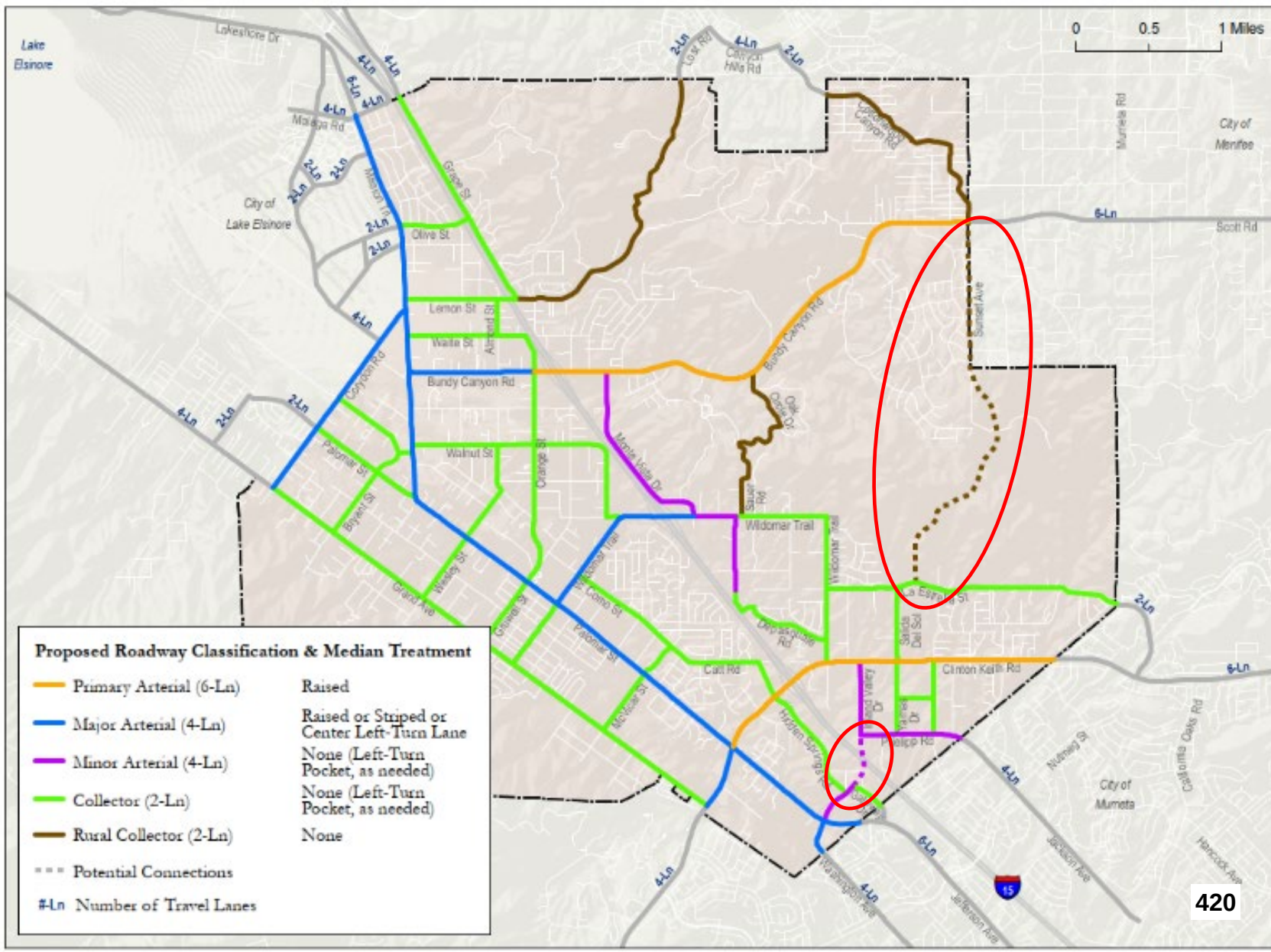
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- A new roadway classification "Rural Collector" was introduced



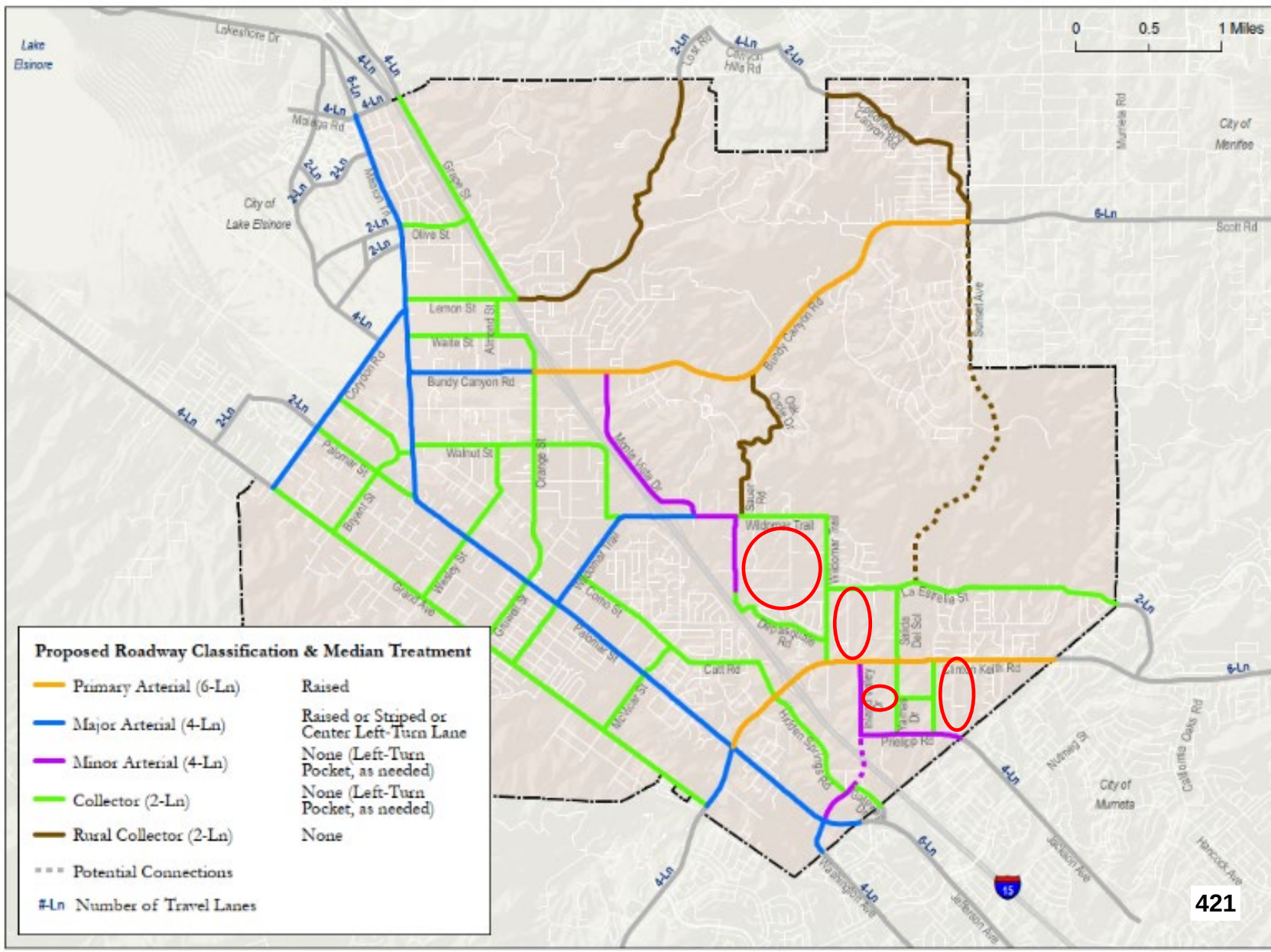
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- Potential connections were introduced across major barriers in the City such as Interstate 15 or the hills between Bundy Canyon Road



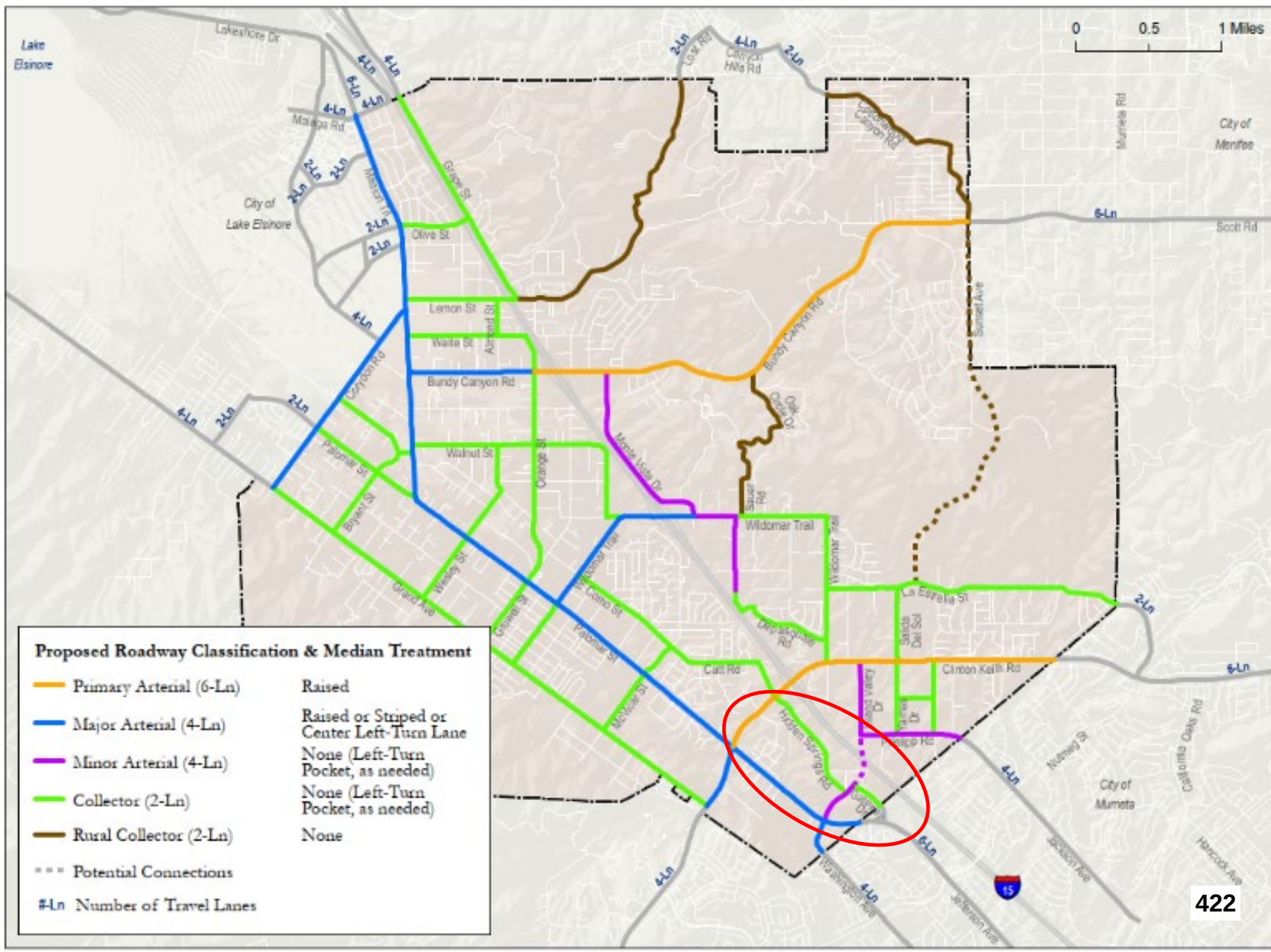
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- Potential connections were introduced across major barriers in the City such as Interstate 15 or the hills between Bundy Canyon Road
- Removal of roadways from the Mobility Element due to feasibility issues or because the roadway does not provide 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)
- Public Hearings are Anticipated in March 2024+/-

Thank You