GENERAL PLAN TECHNICAL ADVISORY GROUP - GPAG - COMMITTEE MEETING

THURSDAY, FEBRUARY 2, 2023

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

Armando Acosta - GPAG Member
Mari Bacon - GPAG Member
Eric Bunge - GPAG Member
Bob Cashman - GPAG Member
Jesse Kauppinen- GPAG Member
Bridget LaPointe - GPAG Member
Connie Nader- GPAG Member
Shawn Peukert - GPAG Member

Matthew Bassi - Planning Director

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

CALL TO ORDER – 6:00 P.M.

ROLL CALL

PUBLIC COMMENTS

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

1. GENERAL BUSINESS

1.1 General Plan Technical Advisory Group Meeting #3

RECOMMENDATION:

Staff recommends the General Plan Advisory Group discuss the items listed below. Please refer to Attachment A - F for exhibits supporting these items.

1. Review of results of Community Workshop #2 and Community Survey #2; and

2. Discuss potential land use changes within identified Focus Areas

ADJOURNMENT

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, Ext. 210.

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

AFFIDAVIT OF POSTING

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

Jandi Aguilar
Admin. Analyst
Date: 01-26-23

CITY OF WILDOMAR
GPAG - COMMITTEE MEETING
GENERAL BUSINESS
Agenda Staff Report # 1.1
Meeting Date: February 2, 2023

SUBJECT: General Plan Technical Advisory Group Meeting #3

ACTION:
Staff recommends the General Plan Advisory Group discuss the items listed below. Please refer to Attachment A - F for exhibits supporting these items.

1. Review of results of Community Workshop #2 and Community Survey #2; and

2. Discuss potential land use changes within identified Focus Areas

DISCUSSION:
Greetings GPAG Members,

We hope that your holidays were enjoyable and that 2023 is off to a good start. We're looking forward to meeting with you on February 2nd to continue our conversation about potential changes to the City's Land Use Plan. At the meeting, we will discuss the feedback received during the public outreach activities conducted from November through January and our recommendations for how to incorporate that feedback into an updated Land Use Plan.

In advance of that discussion, we are providing you with materials outlining our recommendations for potential land use changes and summarizing the results of the public workshops (in-person and virtual) and online surveys (in English and Spanish) conducted from November through January. We suggest focusing your review on three attachments. This includes the large format proposed General Plan Land Use Plan, which highlights potential changes to land use designations within the Focus Areas. Accompanying the overall Land Use Plan is an 18-page package of Community Input Summary slides that shows the combined workshop and survey votes for each Focus Area concept followed by a close up view of the recommended Land Use Plan changes in that area. The recommendations shown in the large Land Use Plan and close in crops are the same. We are also providing an updated Land Use Conversion table which describes each of the land use designations shown in the Land Use Plan. The table has been revised to include a proposed new land use category, Mixed Use Low, which has been applied in several of the Focus Areas.

We have also attached and posted to the project website three Outreach summaries and detailed appendices capturing all of the comments received during the recent public engagement activities, should you wish to review those in advance of the meeting.
We appreciate your diligence in reviewing the attached materials prior to the meeting and look forward to resuming our discussions.

Please let us know in advance of the meeting if you have questions about these materials. We appreciate your participation and look forward to continuing our work together!

Attachments:

1. Proposed General Plan Land Use (GPLU) Plan
2. Community Input Summary with Focus Area zoom-ins
3. GPLU Conversion Table
4. Consolidated Outreach Summary
5. Survey 2 Summary with Appendix
6. Workshop 2 Summary with Appendix

ATTACHMENTS:

Attach A - Proposed GP Land Use Map.pdf
Attach B - GP Land Use Conversion Table.pdf
Attach C - Focus Areas- Comm Input Land Use Summaries.pdf
Attach D - Consolidated Outreach Summary.pdf
Attach E - Citywide Workshop #2 Summary with Appendix.pdf
Attach F - Community Survey Summary #2 with Appendix.pdf

Proposed General Plan Land Use

Draft 1/25/23

Wildomar City Boundary

Focus Area Community Input

Proposed Land Use Changes

Preserve Current Land Use

Proposed General Plan Land Use Designations

Residential

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

Non-Residential

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

Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation

CR >> MUL

VHDR >> MHDR

CR >> MUL

MHDR >> MDR

CR >> MUL

VHDR >> MUL

CR >> MUL

MHDR >> MUL

CR, MHDR, HHDR >> MUL, MUH

CR >> LDR

LDR, MDR, MHDR >> MUL

CR >> MUH

CR >> MUL

EDR, VLDR, CO, MHDR >> MDR

MHDR >> OS-R

BP >> LI

Corktree Rd

Manzanita Rd

Cottonwood Canyon Rd

Lemon St

Bundy Canyon Rd

Mission Trl

Orchard St

Wildomar Tr

Clinton Keith Rd

Palomar St

Grand Ave

Union St

Wesley St

Corydon Rd

Keller Rd

Jefferson Ave

Malaga Rd

Waite St

Grove St

Canyon Dr

Raynor Ln

Loring Rd

Beverly St

Orange St

Wheeler St

Cornstalk Rd

Harvest Way

Harvest Way E

Butterchurn Rd

Cirrus Hill Rd

Plowshare Rd

Olive Grove Rd

The Farm Rd

Sedco Heights Dr

Lakeview Dr

Crab Hollow Cir

Racetrack Rd

Bundy Canyon Rd

Valley Vista Cir

Canyon Ranch Rd

Breckenridge Trl

Tamerron Way

Winding Way

Dial Rd

Victorian Ln

Woodcreek Ln

Cereal St

Gutty Ln

Como St

Jennifer Dr

Hickory Ln

Laguna Rd

Castlew St

Cielo Ln

Hunwut Dr

Cervera Rd

Monnat Ave

Peggy Ln

Bayless Rd

Maples Rd

Susan Dr

El Diamante Dr

Brillante Dr

Senna Dr

La Estrella Rd

Country Park Dr

Depasquale Rd

Twinflower Ave

Teil Glen Rd

Cannery Rd

Catt Rd

Arnett Rd

Greyhawk Rd

DeLa Ln

McVicar St

Via del Sol

Elizabeth Ln

Lexi Ln

Aster Dr

Trillium Dr

Rafa St

Arnold Ln

Charles St

Penrose St

S Pasadena St

Front St

Elm St

Dunn St

Pecan St

Chert Ln

Wilson St

Hixon St

Fox Den Rd

Sheila Ln

Bryant St

Batson Ln

Gruwell St

Wildomar Cemetery

Corydon St

Mesa Dr

Crescent Ave

Wildomar Rd

Lee Lane

Diamond Dr

Casino Dr

Grape St

Mission Trl

Shopping Center

Lake Elsinore City Center

Lake Elsinore Diamond Stadium

Lake Elsinore RV Park

Elsinore Peak

Canyon Hill Community Park

Cottonwood Canyon Elementary School

Menifee Valley Middle School

Menifee FS

Jean Hayman Elementary School

Elsinore High School

Faith Baptist Academy

William C. Collier Elementary School

Wildomar Elementary School

Wildomar FS

California Lutheran High School

Donald Graham Elementary School

Ronald Reagan Elementary School

Santa Rosa Academy

Cornerstone Christian

David A. Brown Middle School

Bundy Canyon Christian

Murrieta Springs Adventist Christian

Inland Valley Regional Medical Center

Tovashal Elementary School

Mountain Youth Soccer Fields

E Hale Curran Elementary School

Mountain Pass Park

Cole Canyon Elementary School

Copper Canyon Park

Glen Arbor Park

Valley Vista Park

Spencers Park

Park Hill

Elsinore Valley Municipal Water District

Lake Elsinore Storm Baseball Stadium

Skylark Airport

Mission Trail Library

Jean Long's Garden

Cemetery

Shopping Center

N

Envision Wildomar 2040: Land Use Conversion Table

Draft: 1/25/23

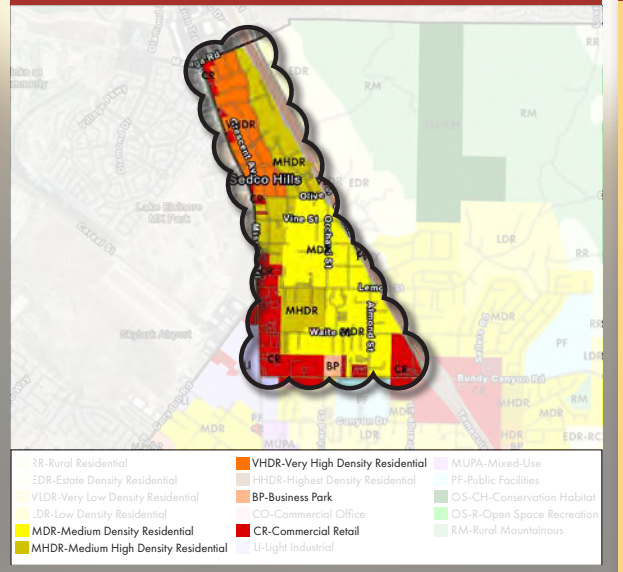
Current GP			Proposed GP		
Designation	**Description**	**Density**	**Designation**	**Description**	**Density**
Residential			**Residential**		
RM: Rural Mountainous	Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes 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 resourœ 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
			MUH: Mixed Use High	This designation is applied throughout the City ~~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
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

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.

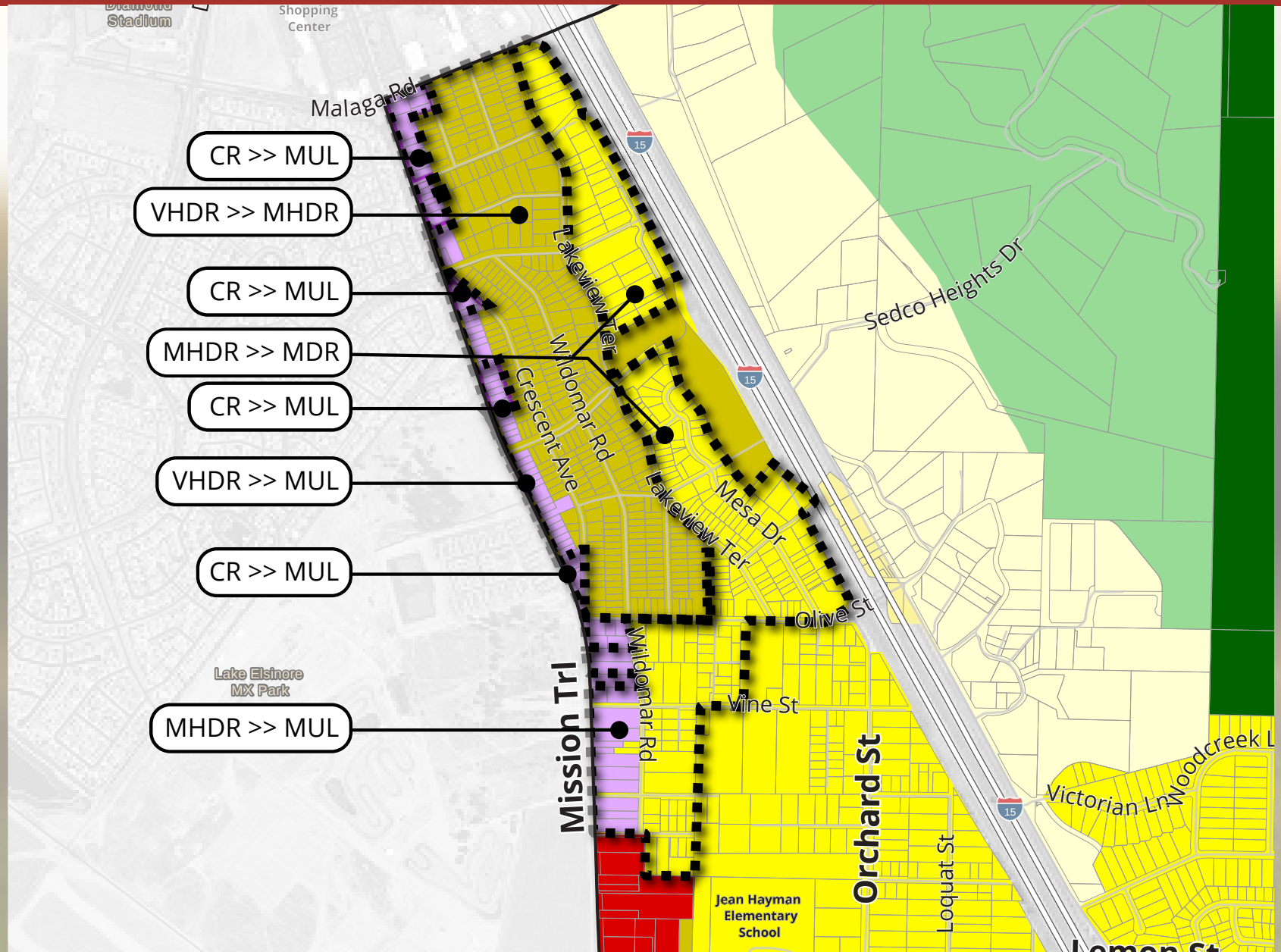
(95) 37%

(number of votes)

Other
(24) 9%

(Includes input from Community Workshop #2 and Survey #8!)

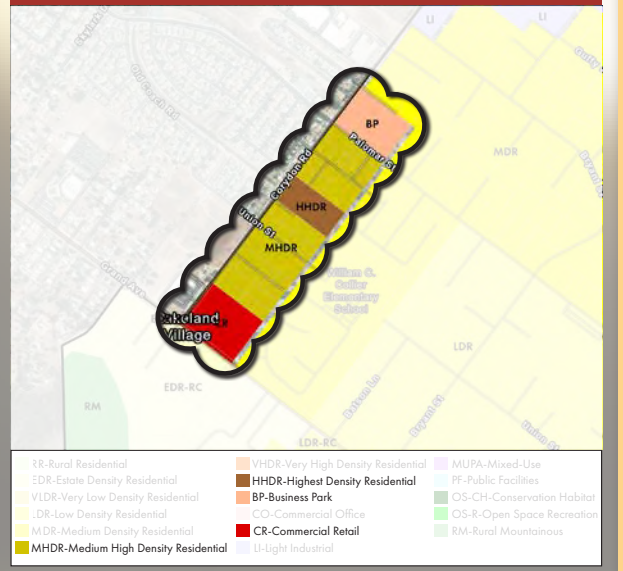
FOCUS AREA 1: PROPOSED



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

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

Ⓑ Adjacent to William Collier Elementary School

What Uses should be encouraged here?



CONCEPT A: ALL RESIDENTIAL

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

(60) 23%

(number of votes)



CONCEPT B: MIXED-USE

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

(162) 64%

(number of votes)

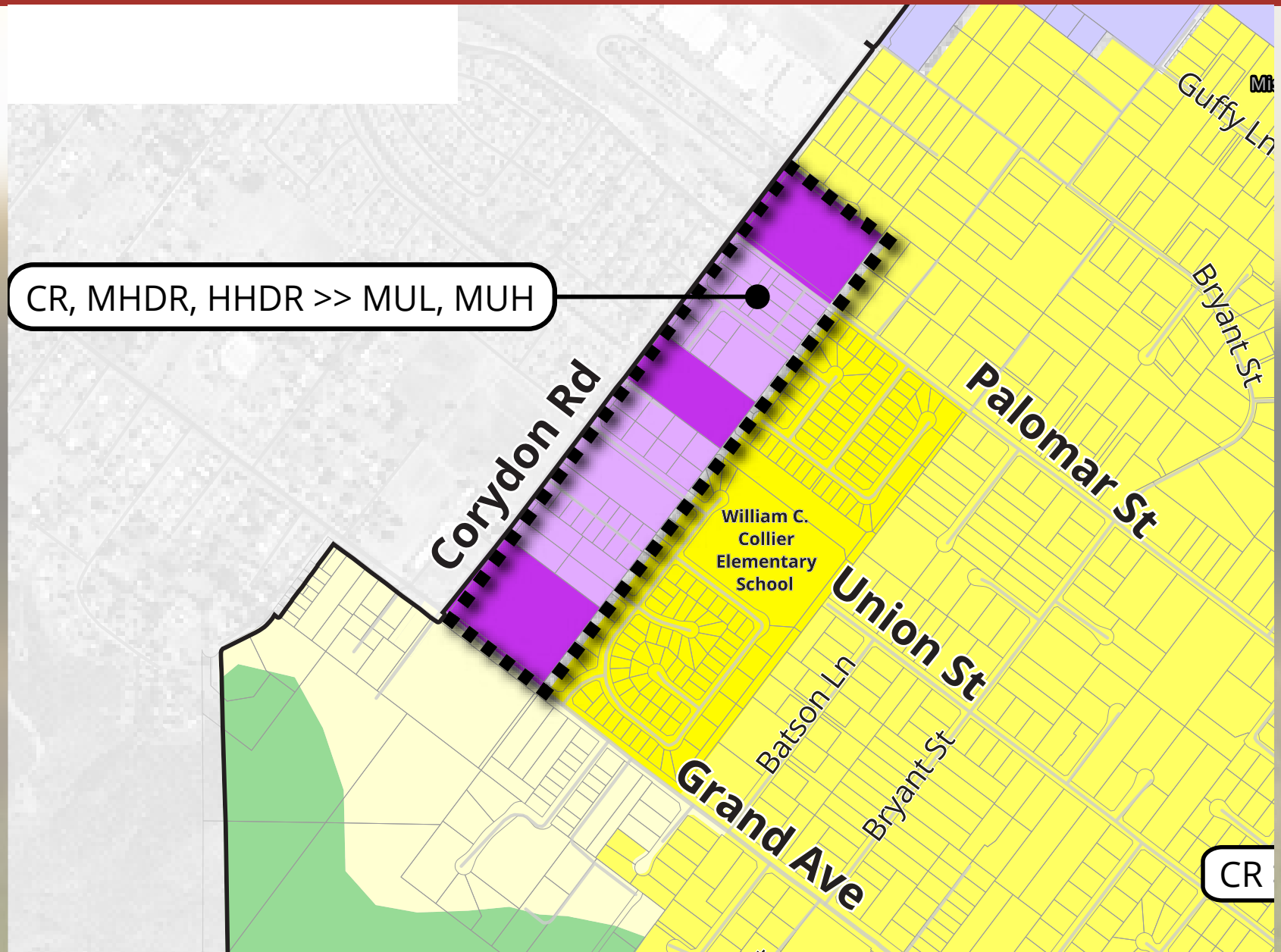
OTHER THOUGHTS OR IDEAS

(33) 13%

(number of votes)

(Includes input from Community Workshop #2 and Survey 10!)

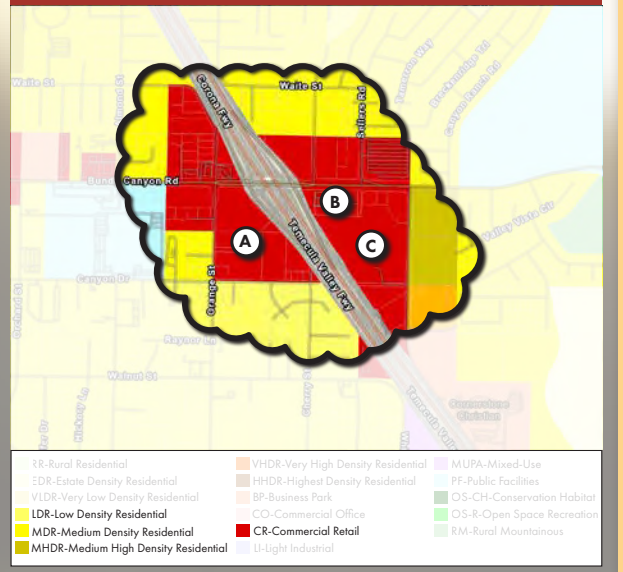
FOCUS AREA 2: PROPOSED



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)

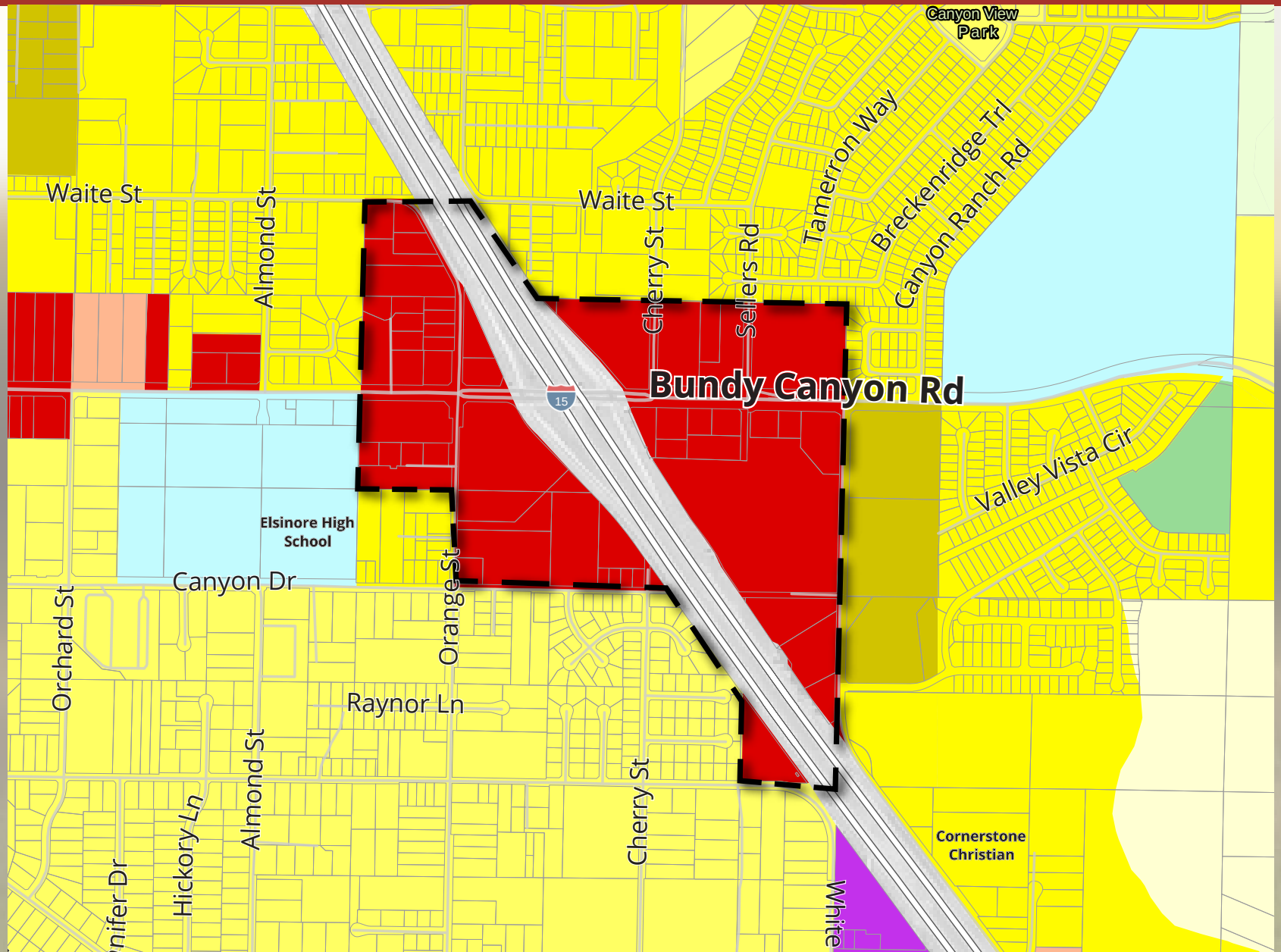
OTHER THOUGHTS OR IDEAS

(30) 11%

(number of votes)

(Includes input from Community Workshop #2 and Survey 12!)

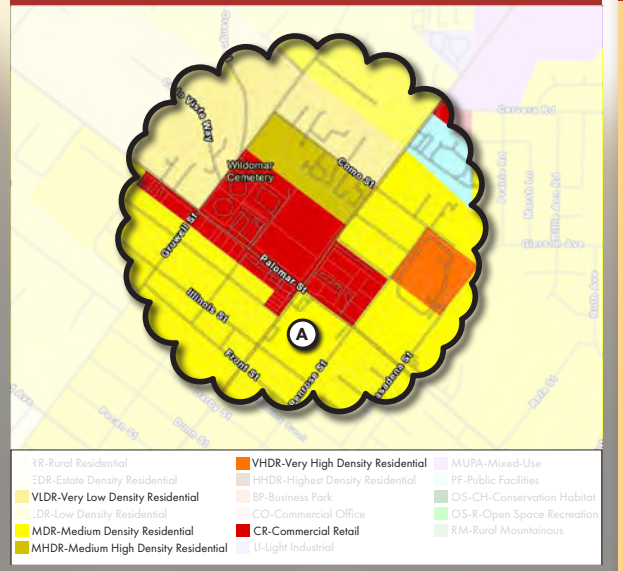
FOCUS AREA 3: PROPOSED



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)

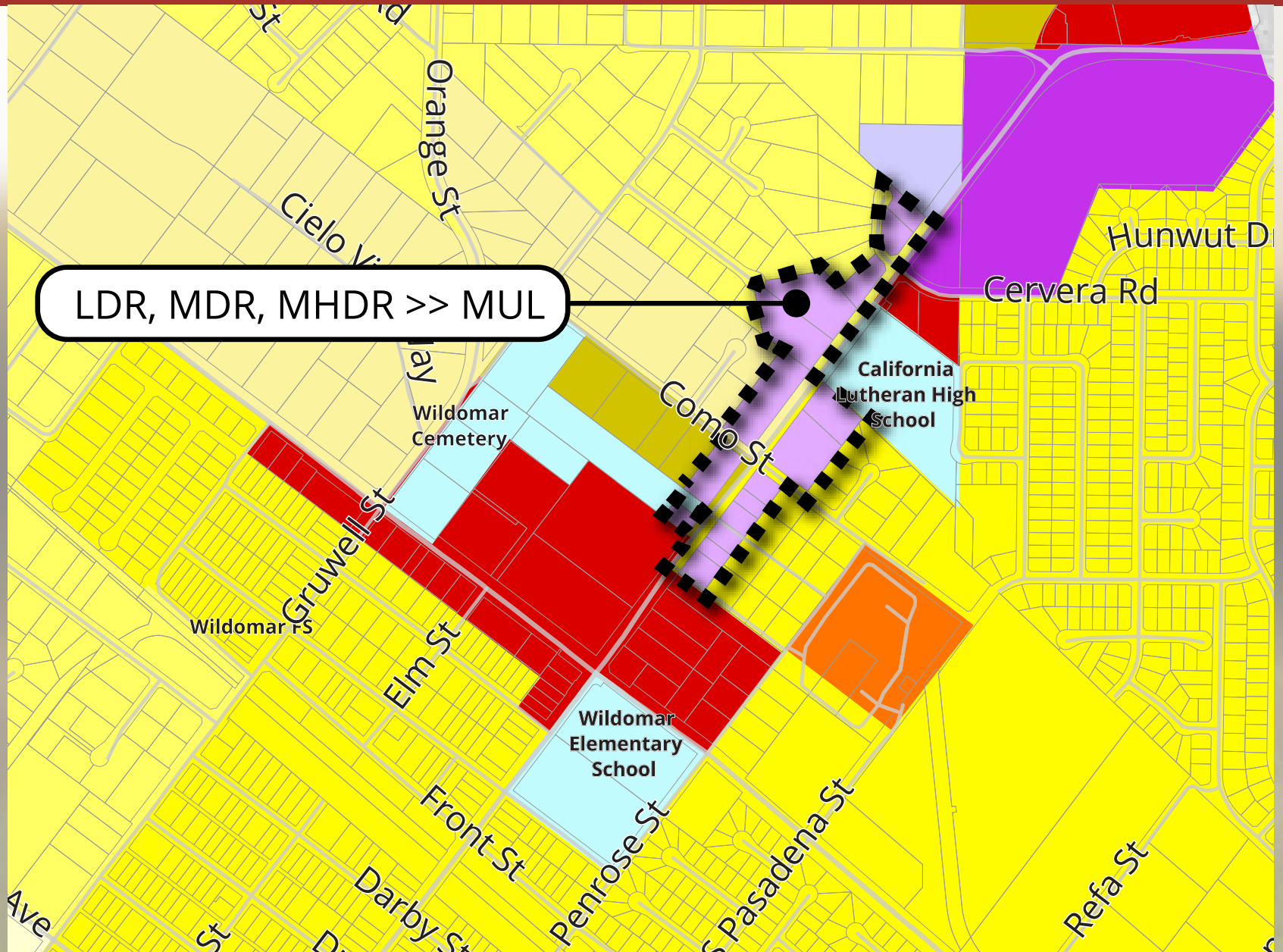
OTHER THOUGHTS OR IDEAS

(29) 11%

(number of votes)

(Includes input from Community Workshop #2 and Survey 1!)

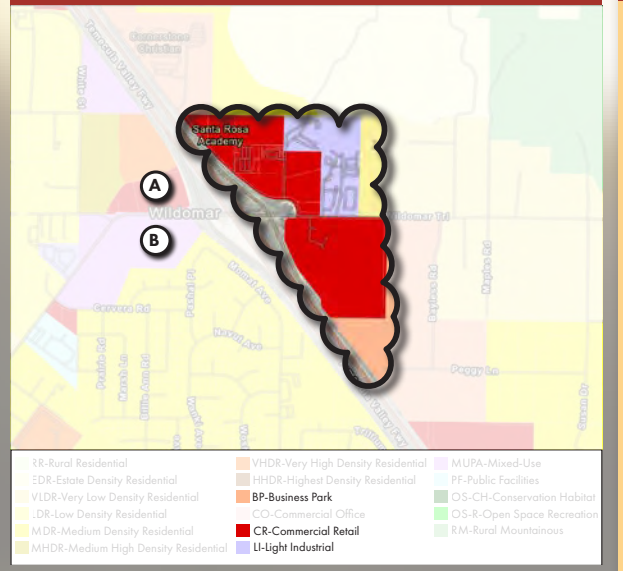
FOCUS AREA 4: PROPOSED



FOCUS AREA 5: PROPOSED

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)

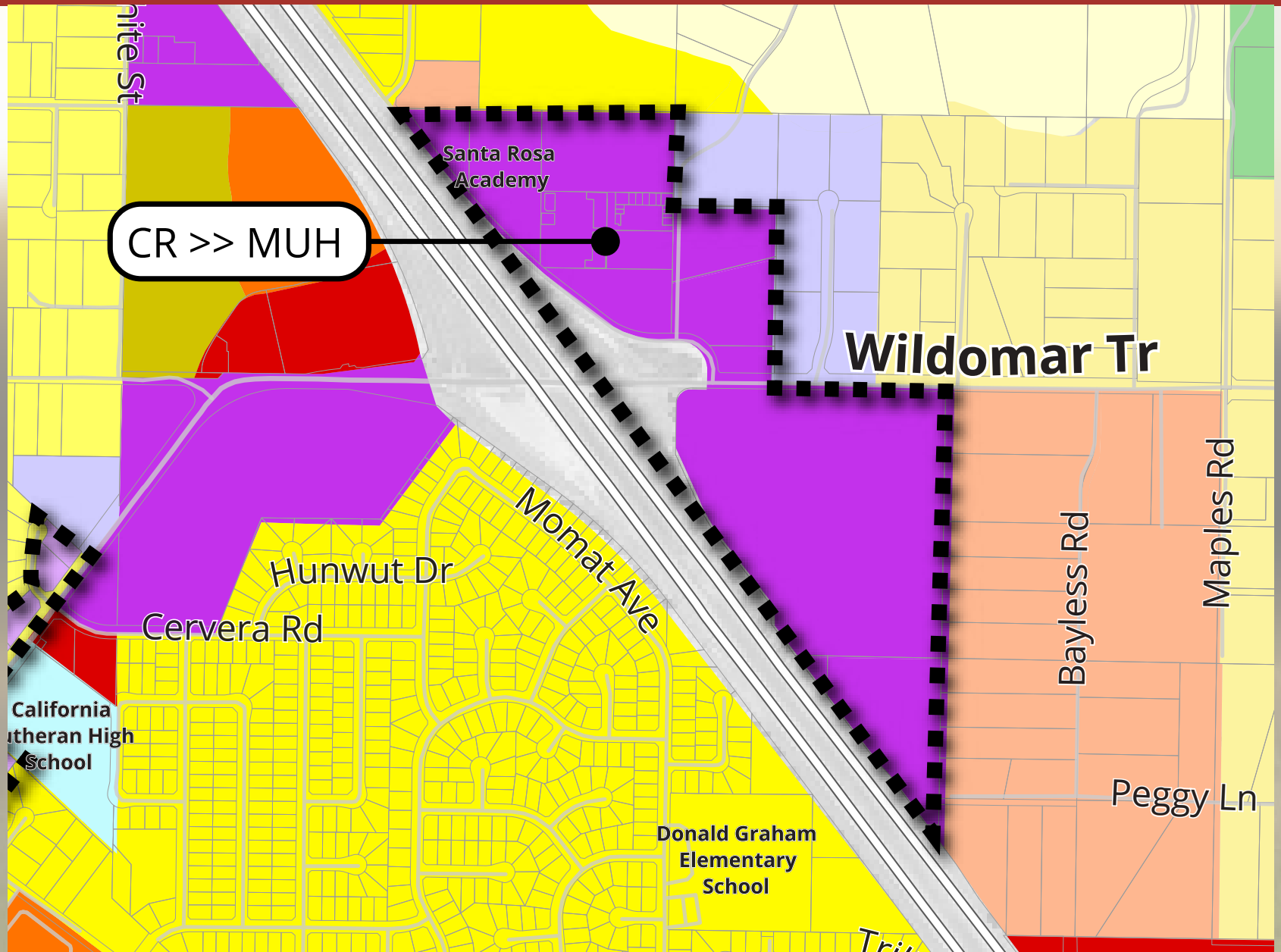
OTHER THOUGHTS OR IDEAS

(32) 13%

(number of votes)

(Includes input from Community Workshop #2 and Survey 1!)

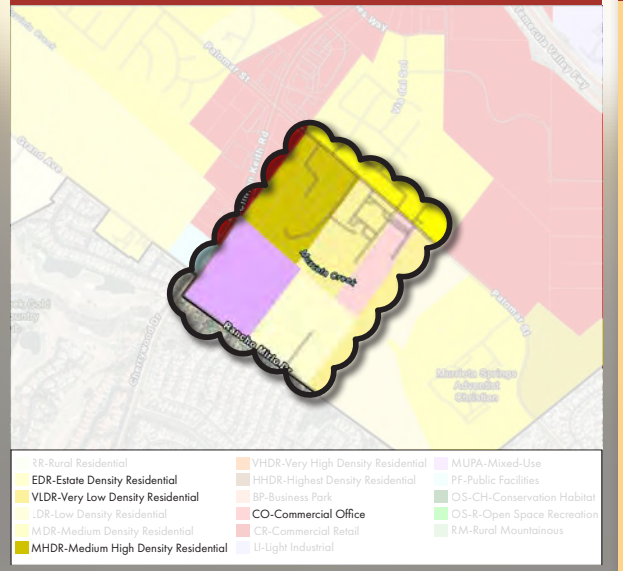
FOCUS AREA 5: PROPOSED



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)

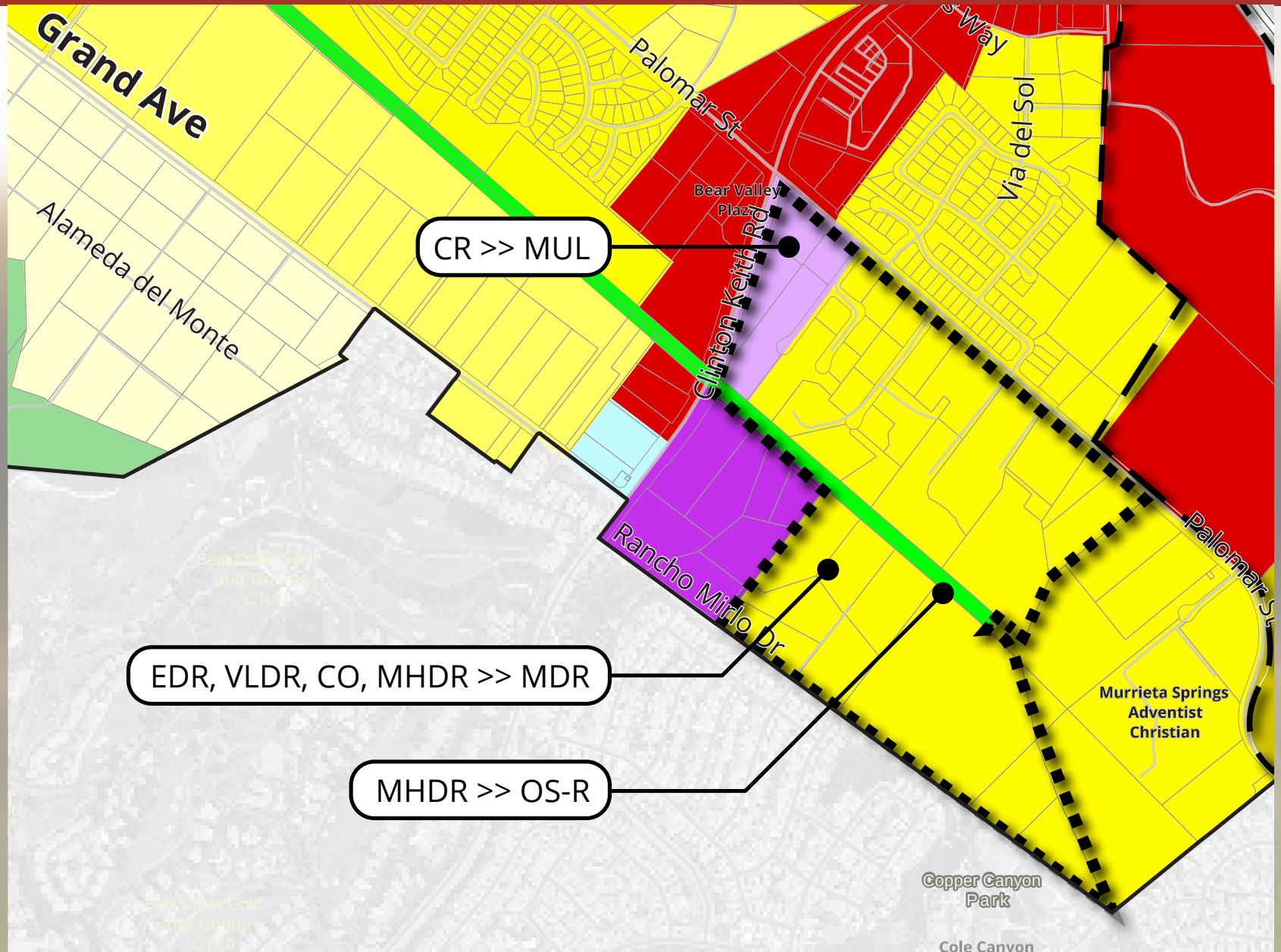
OTHER THOUGHTS OR IDEAS

(36) 14%

(number of votes)

(Includes input from Community Workshop #2 and Survey 1!)

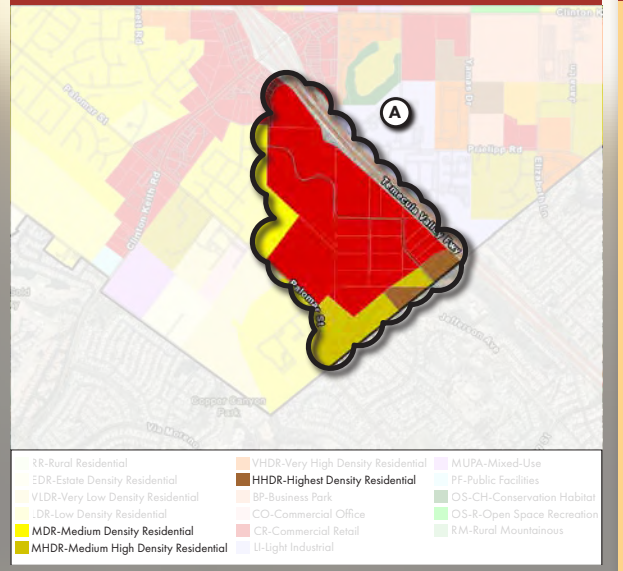
FOCUS AREA 6: PROPOSED



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

(A) 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)

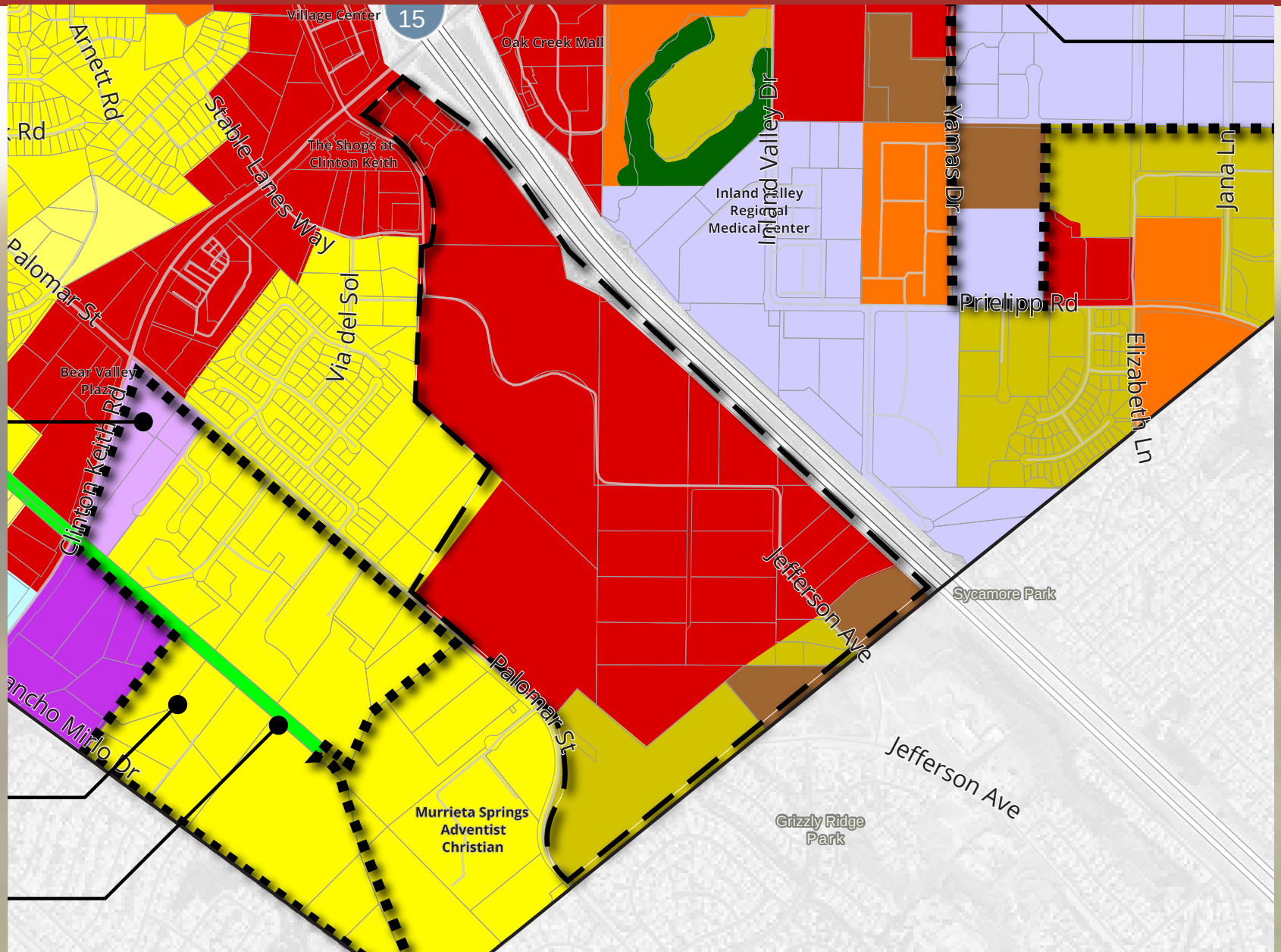
OTHER THOUGHTS OR IDEAS

(25) 10%

(number of votes)

(Includes input from Community Workshop #2 and Survey 20!)

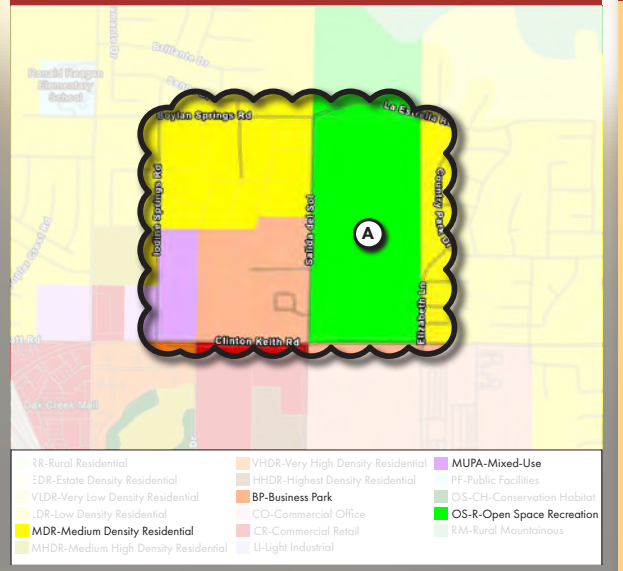
FOCUS AREA 8: PROPOSED



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)

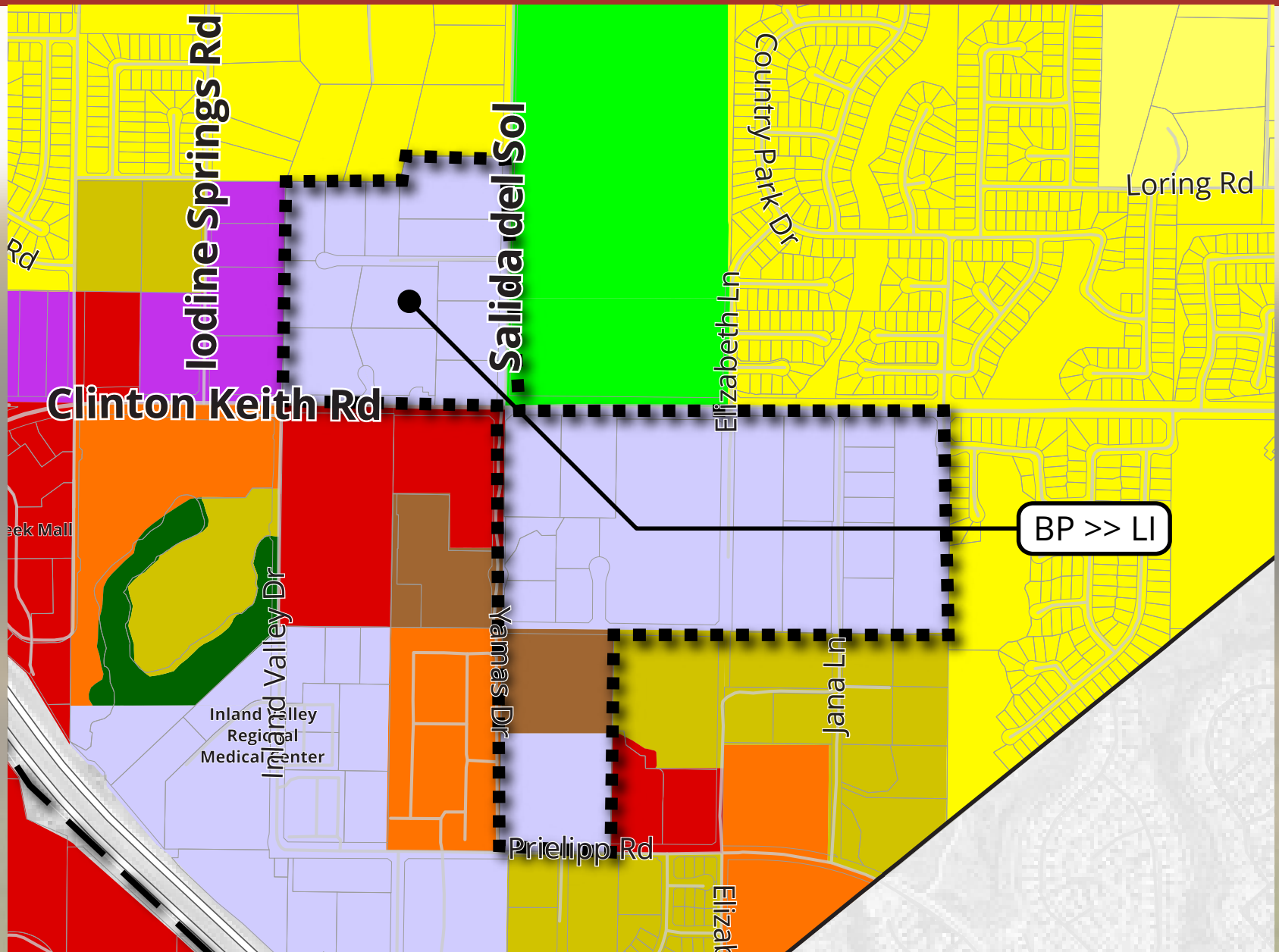
OTHER THOUGHTS OR IDEAS

(37) 15%

(number of votes)

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

FOCUS AREA 8: PROPOSED



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)

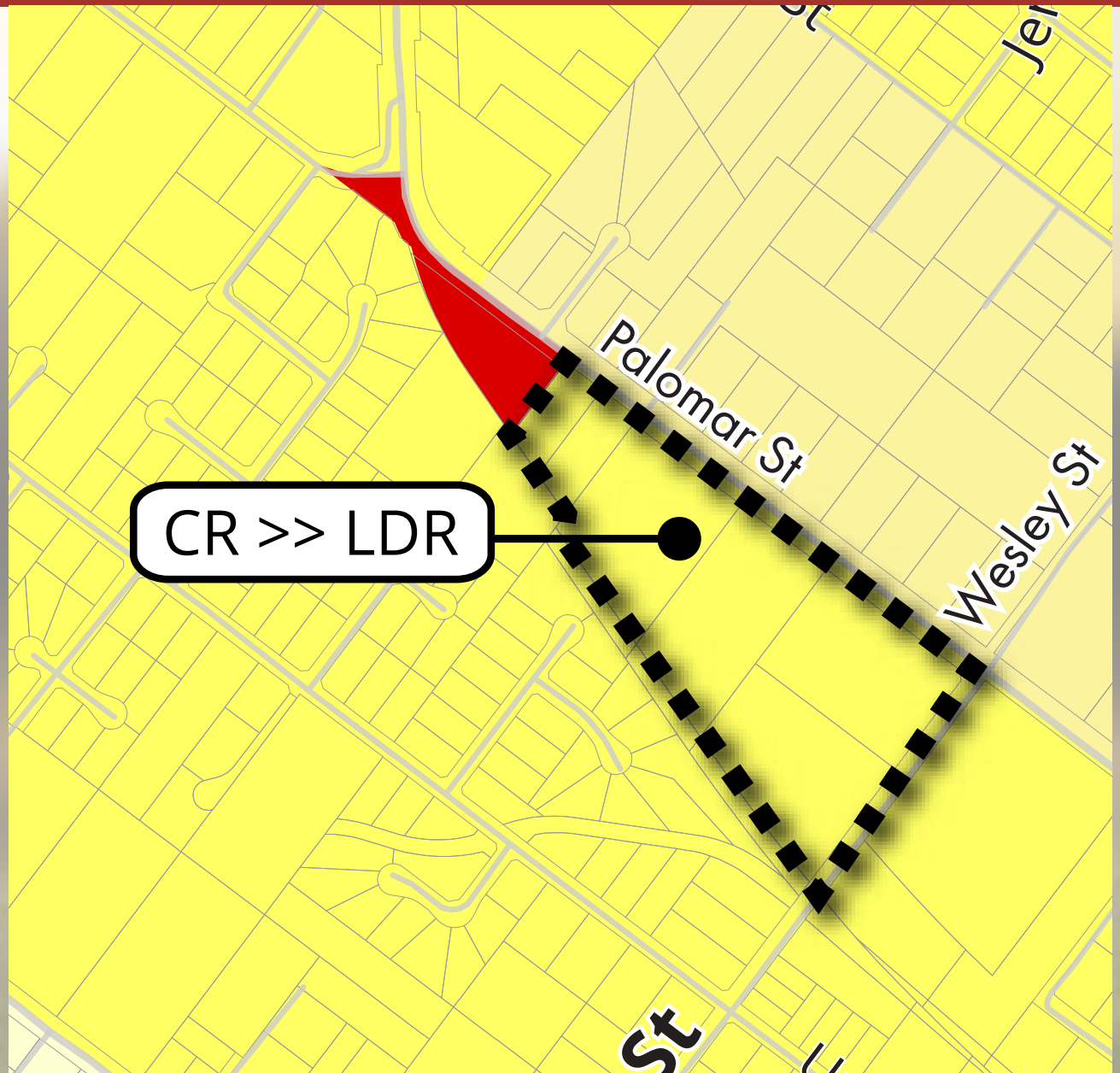
OTHER THOUGHTS OR IDEAS

(34) 13%

(number of votes)

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

FOCUS AREA 9: PROPOSED



Envision Wildomar 2040
Consolidated Outreach Summary – Guiding Principles and Land Use Focus Areas

OVERVIEW

This memo provides an overview of all input received for Wildomar's Guiding Principles and Land Use Focus Areas. Wildomar's Guiding Principles will provide the framework for Wildomar's General Plan Update. Nine Land Use Focus Areas were presented to the community for input to help develop the Land Use Plan for the City. Community input was solicited for Wildomar's Guiding Principles and the Land Use Focus Areas at Wildomar's Community Workshop #2 (in-person and virtual, and an online community survey. The Guiding Principles also received input during Mariachi Night, a community event held at Marna O' Brien Park. The following pages includes consolidated results from all outreach activities mentioned. Summaries for each individual outreach activity, with additional comments received can be found on the project website, envisionwildomar2040.com.

Wildomar's Guiding Principles

Envision Wildomar 2040

Do the Guiding Principles reflect your vision for Wildomar?

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

City Council Adopted Vision Statement (February 2017)

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

Consolidated Summary

(Includes input from Community Workshop #2, Survey #2, and Pop-up at Mariachi Night)

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

Community Character

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

I Agree	I disagree
(261) 84% (number of votes)	(48) 16% (number of votes)

Growth, Land Use, & Development

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

I Agree	I disagree
(254) 81% (number of votes)	(59) 19% (number of votes)

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	I disagree
(242) 78% (number of votes)	(67) 22% (number of votes)

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	I disagree
(241) 79% (number of votes)	(63) 21% (number of votes)

Environment

Protects the visual and ecological value of its natural resources.

I Agree	I disagree
(254) 83% (number of votes)	(53) 17% (number of votes)

Mobility

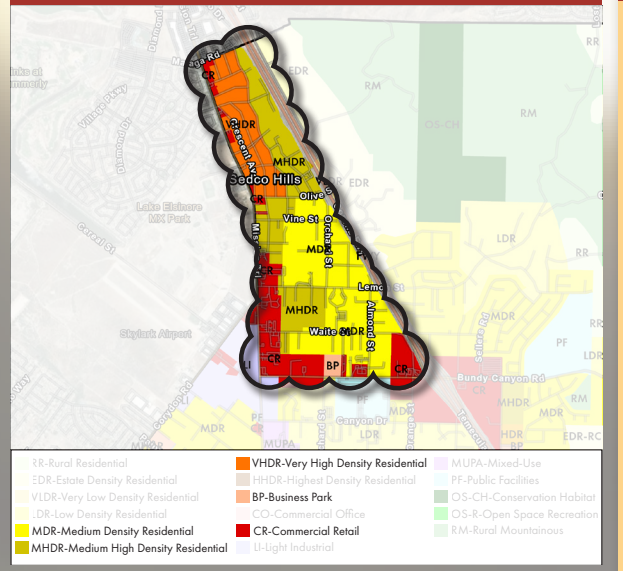
Maintains safe roadways and high-quality pedestrian, bicycle, multi-purpose trail and transit networks.

I Agree	I disagree
(242) 80% (number of votes)	(62) 20% (number of votes)

FOCUS AREA 1

Future by Design
ENVISION WILDOMAR 2040

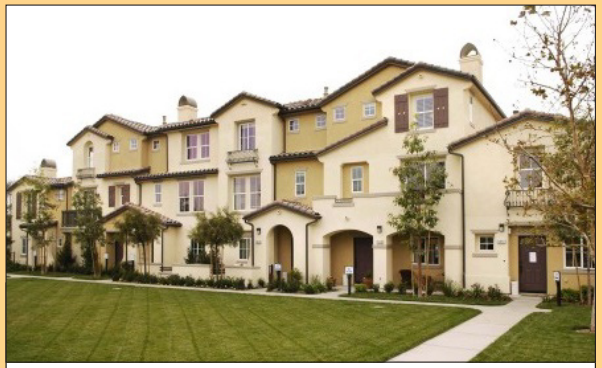
Current General Plan Land Use



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)

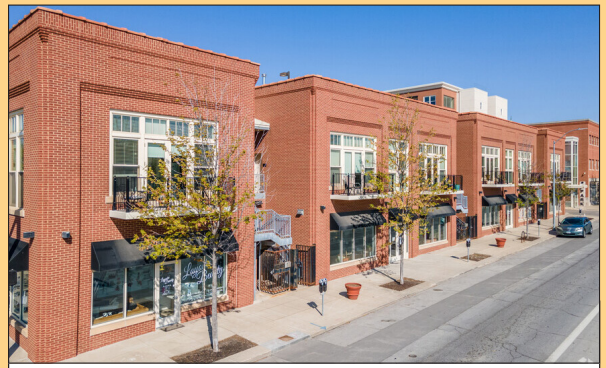


CONCEPT B: LOWER DENSITY RESIDENTIAL

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)

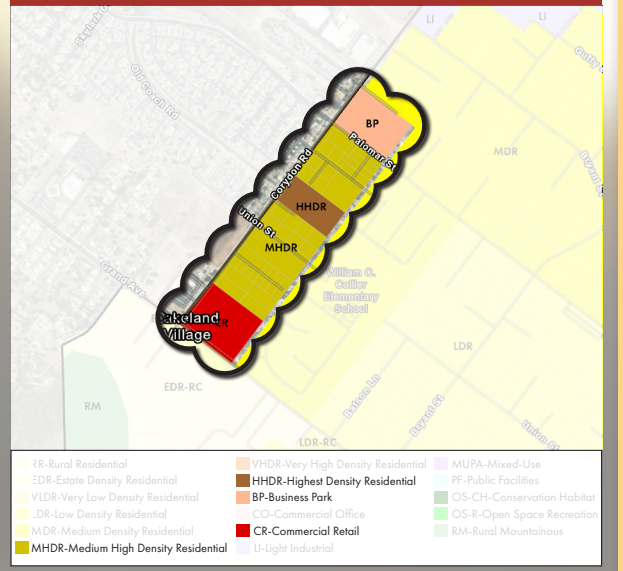
Other
(24) 9%

(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?

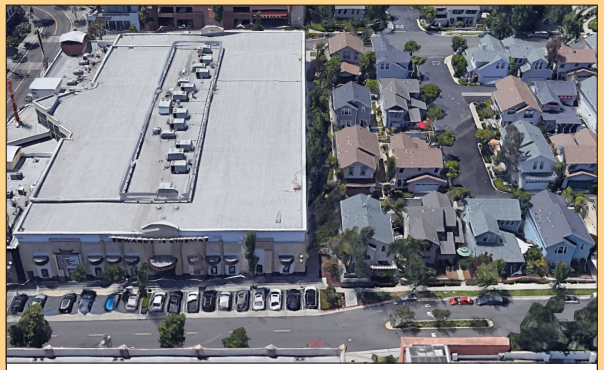


CONCEPT A: ALL RESIDENTIAL

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%

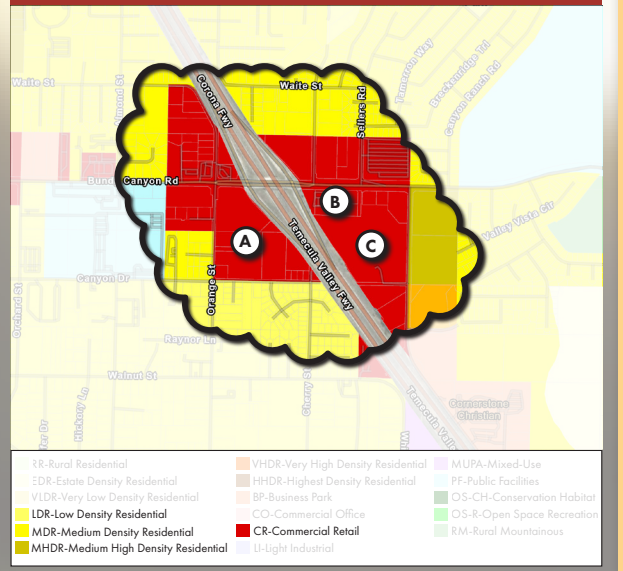
(number of votes)

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

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%

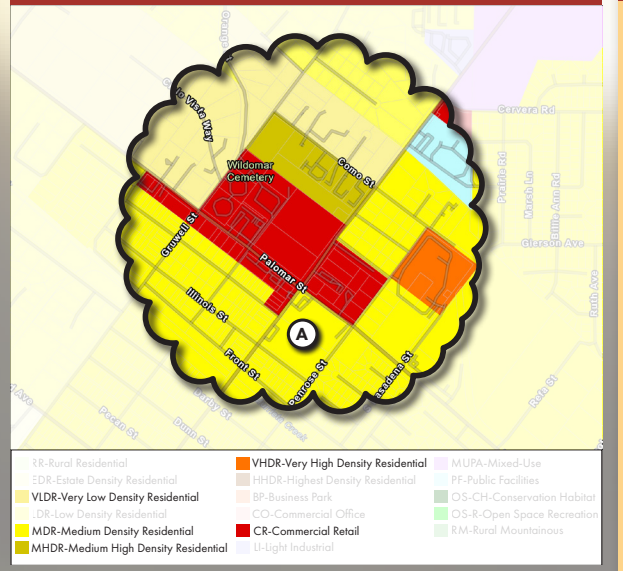
(number of votes)

(Includes input from Community Workshop #2 and Survey 30!)

FOCUS AREA 4

Future by Design
ENVISION WILDOMAR 2040

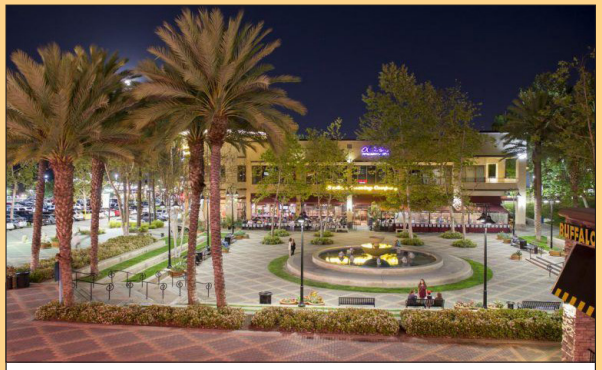
Current General Plan Land Use



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%

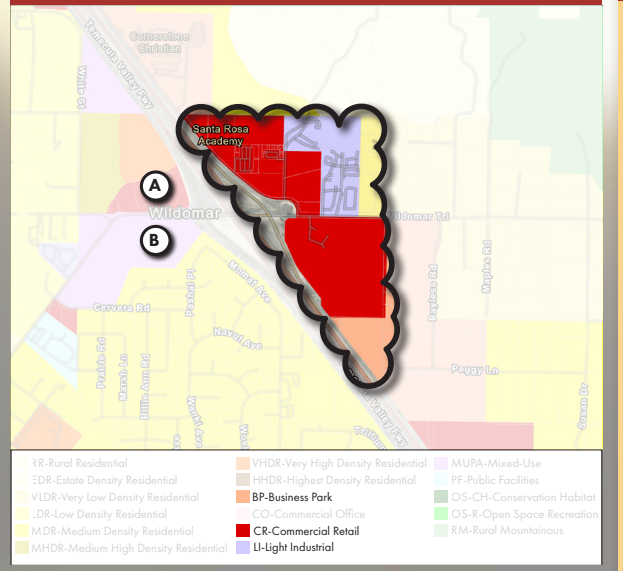
(number of votes)

(Includes input from Community Workshop #2 and Survey 31!)

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%

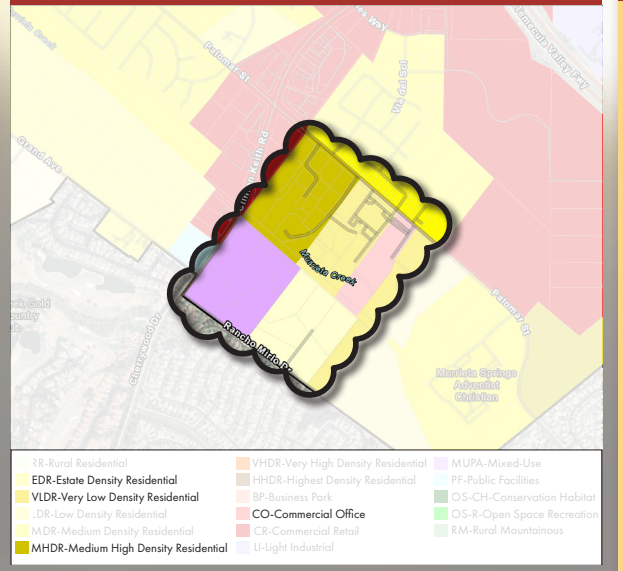
(number of votes)

(Includes input from Community Workshop #2 and Survey 32!)

FOCUS AREA 6

Future by Design
ENVISION WILDOMAR 2040

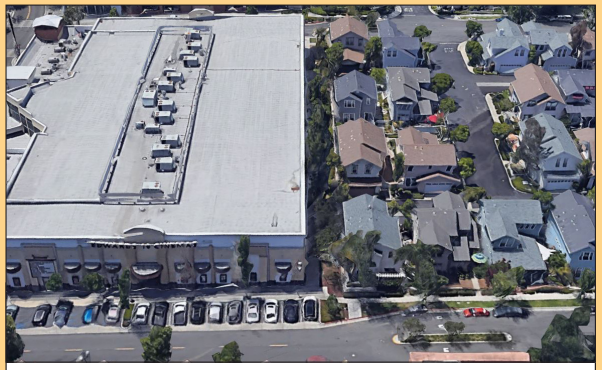
Current General Plan Land Use



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%

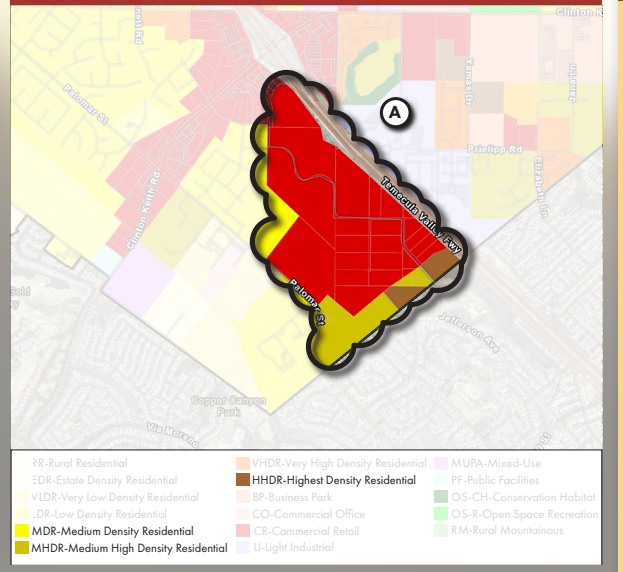
(number of votes)

(Includes input from Community Workshop #2 and Survey 3!)

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%

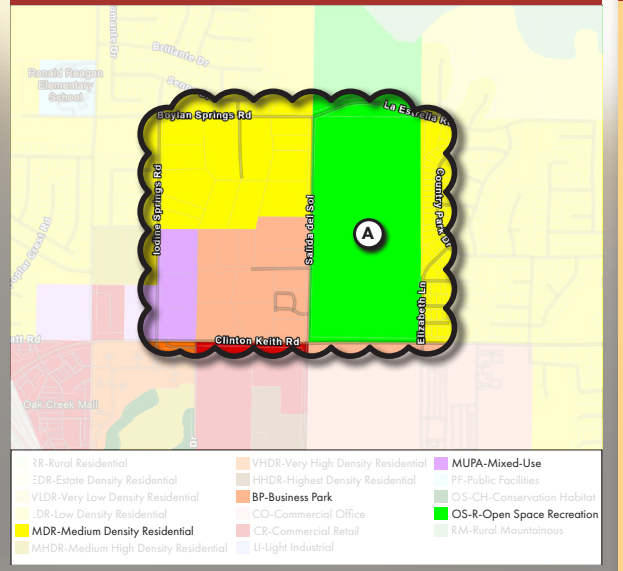
(number of votes)

(Includes input from Community Workshop #2 and Survey 34!)

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%

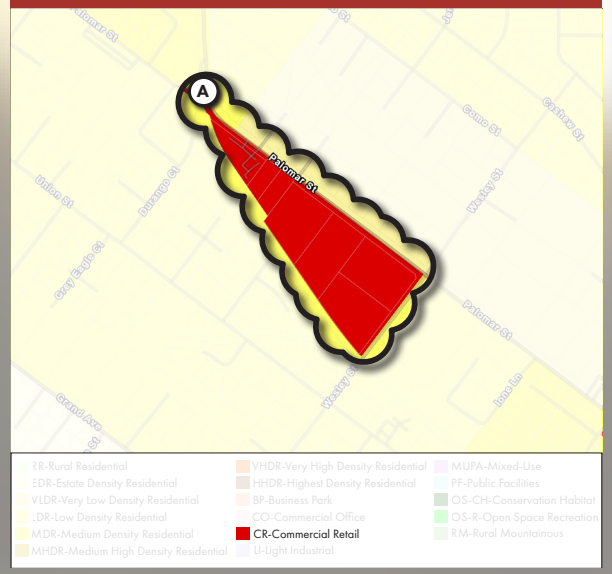
(number of votes)

(Includes input from Community Workshop #2 and Survey 3!)

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 36!)

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

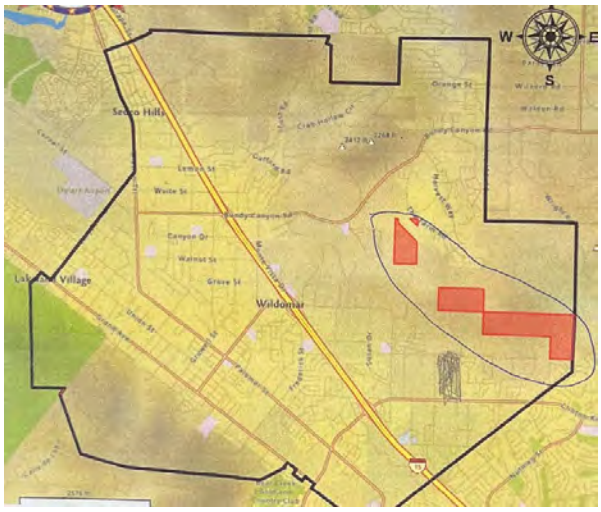
6. Focus Area 6
    a. Concept A: Mixed-Use: 8 Votes
    b. Concept B: Residential: 7 Votes

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







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]t

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

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...

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

Raise Hand

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)*

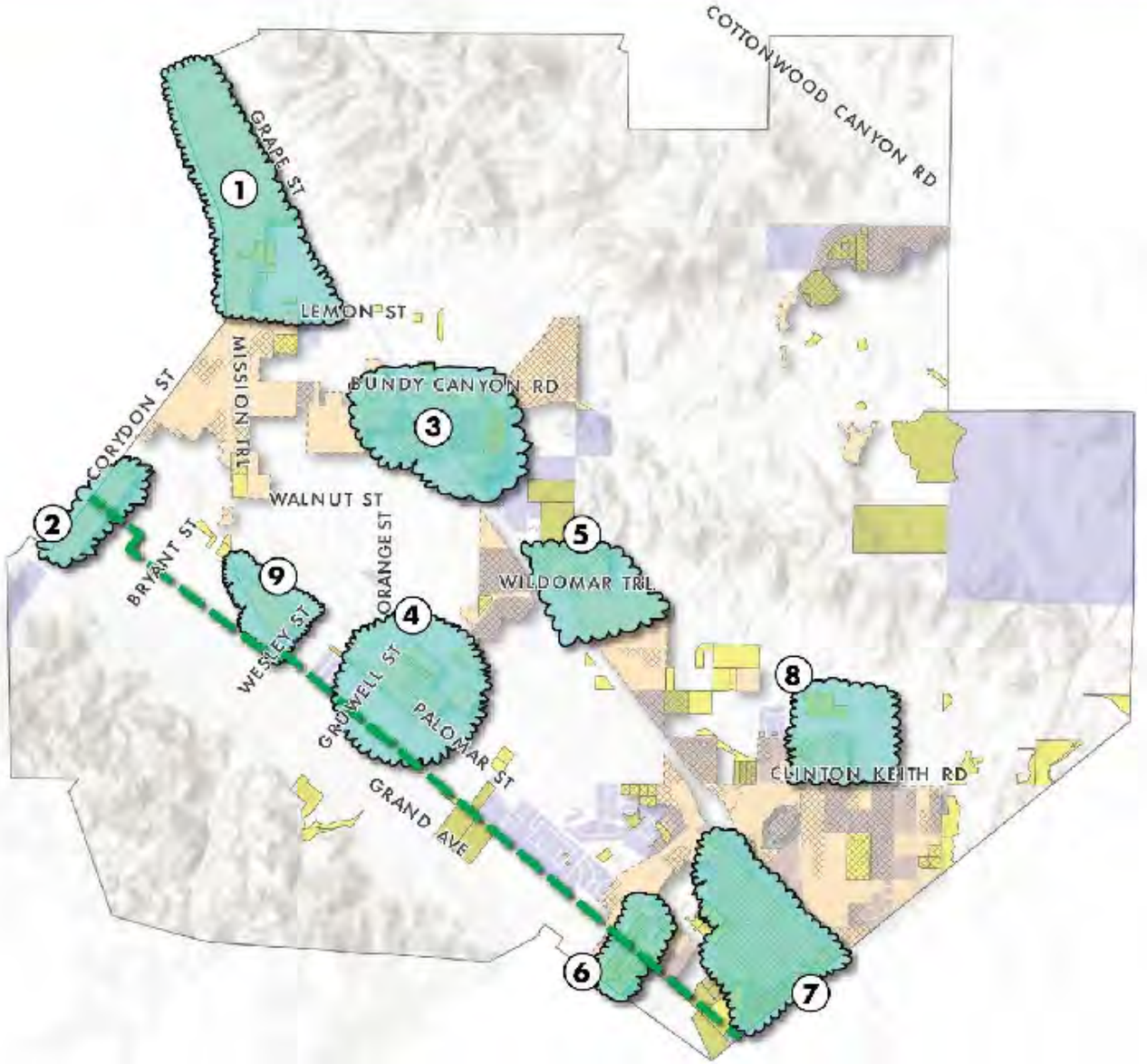
Murrieta Creek Regional Trail

Areas of Potential Change

Vacant Land *(Within Areas of Potential Change)*

6th Cycle RHNA Housing Opportunity Sites

Development Projects



FOCUS AREA 1

Key Considerations

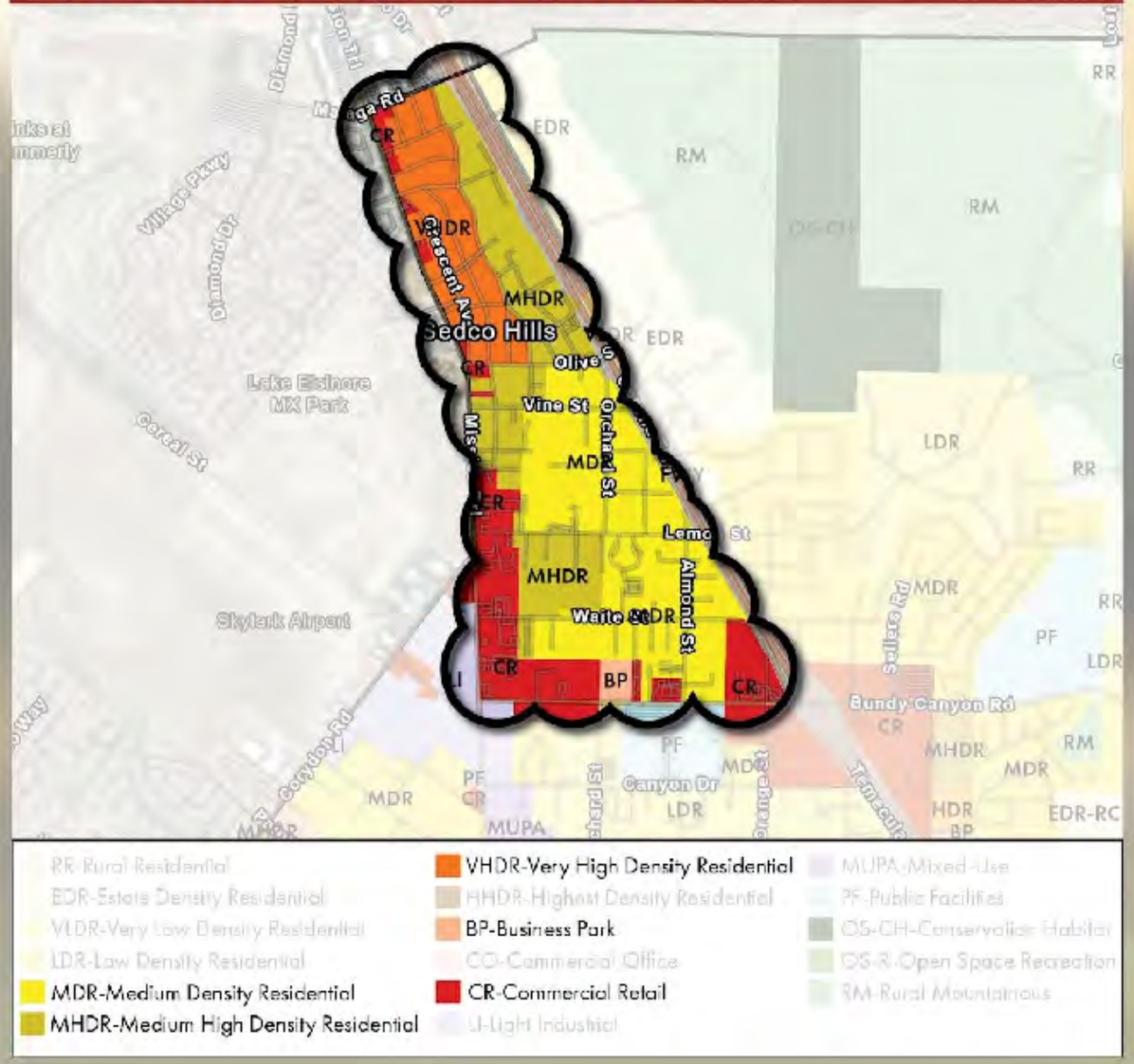
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map

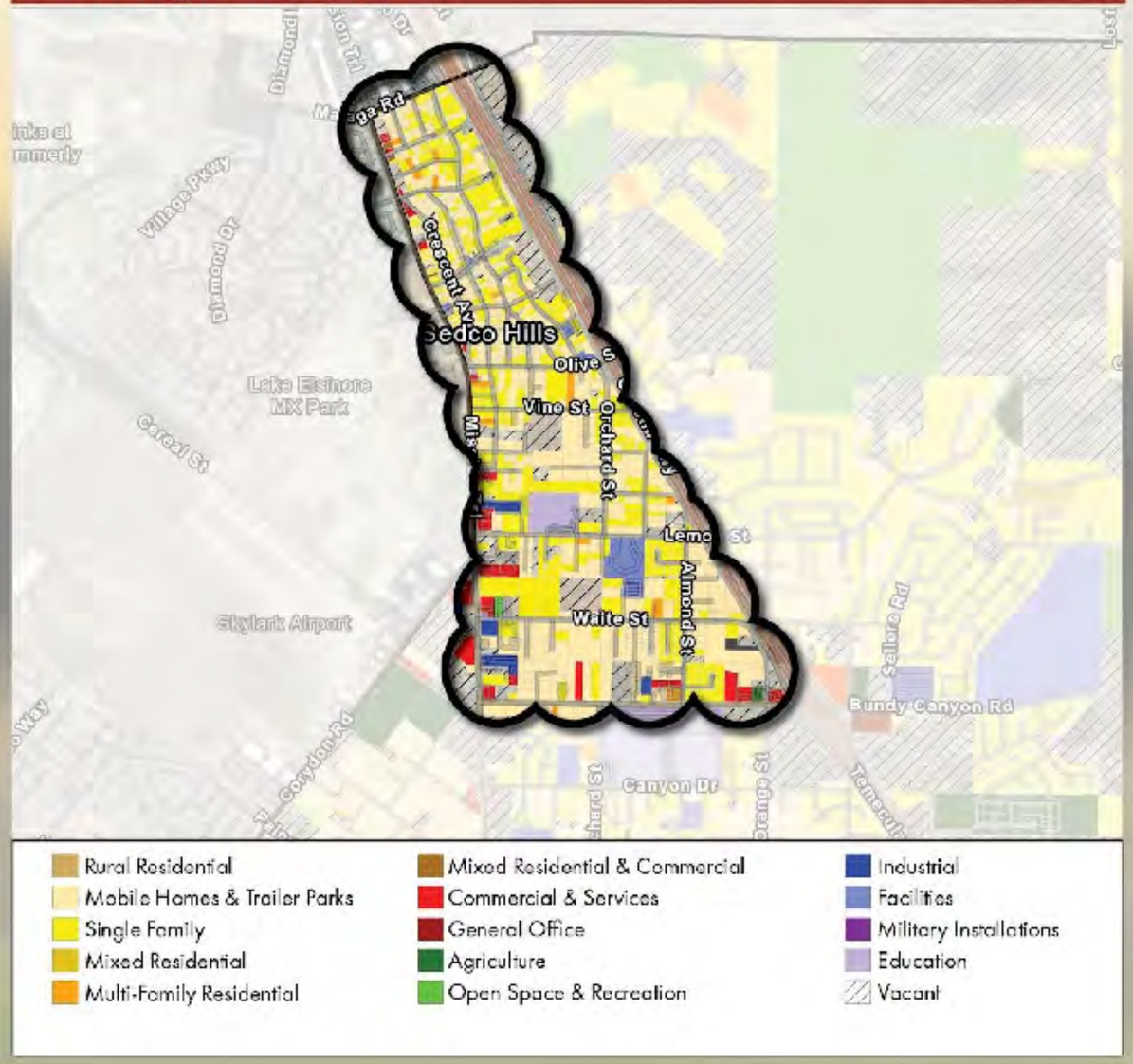


FOCUS AREA 1

Current General Plan Land Use



Existing Land Use

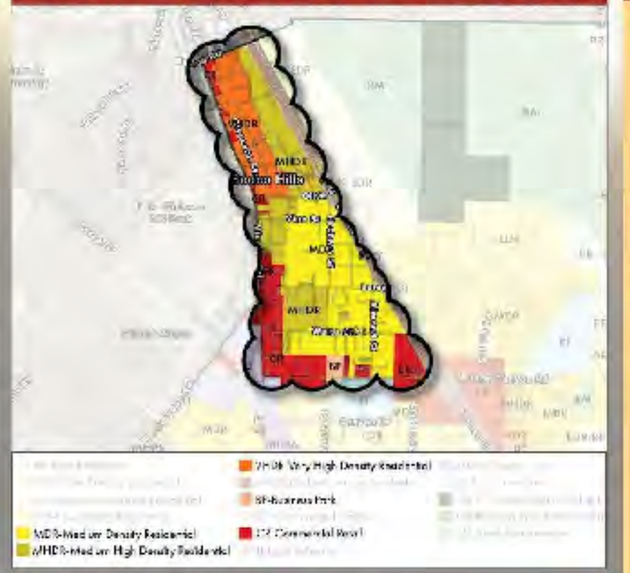


FOCUS AREA 1

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.

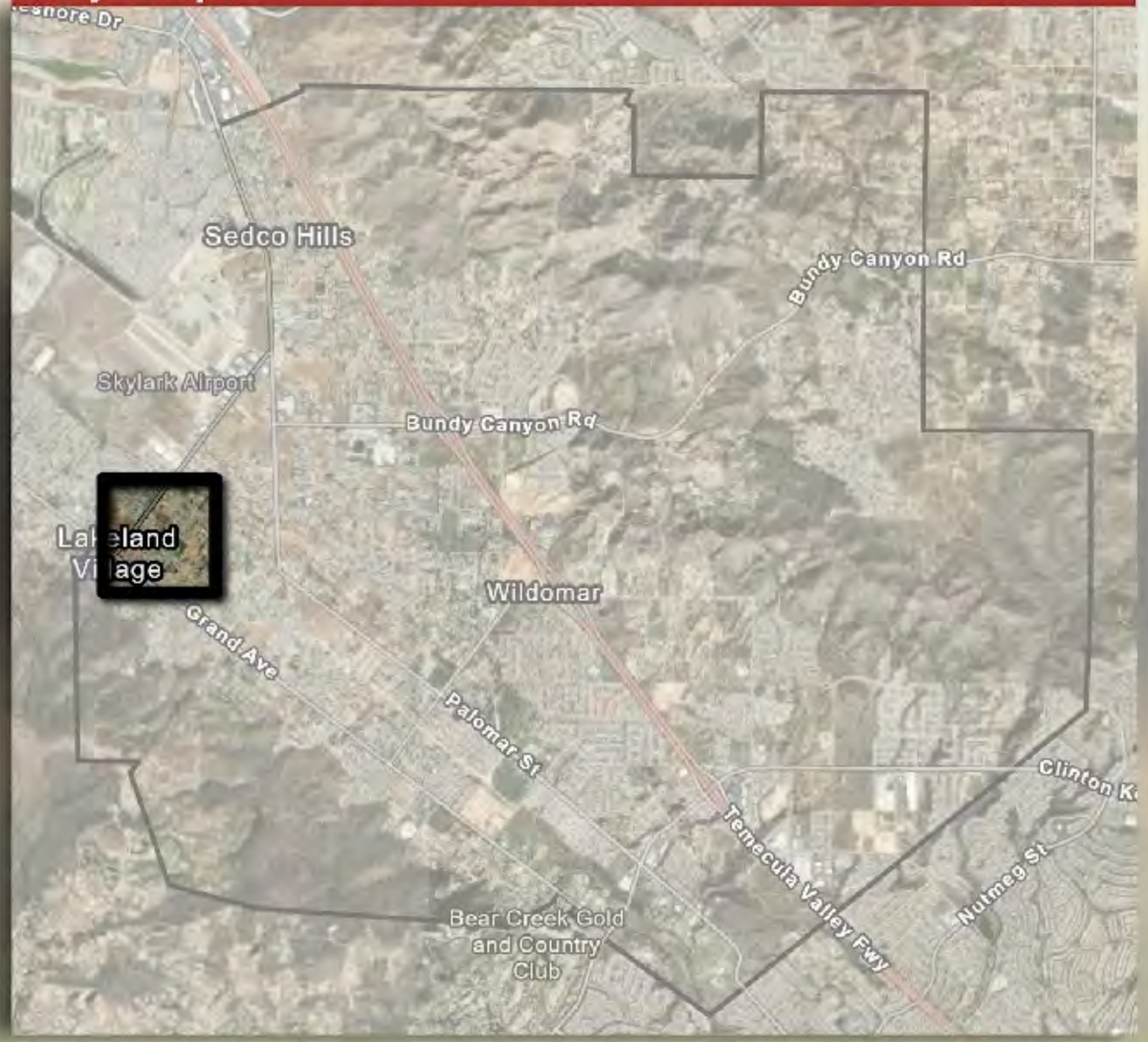
1 VOTES

FOCUS AREA 2

Key Considerations

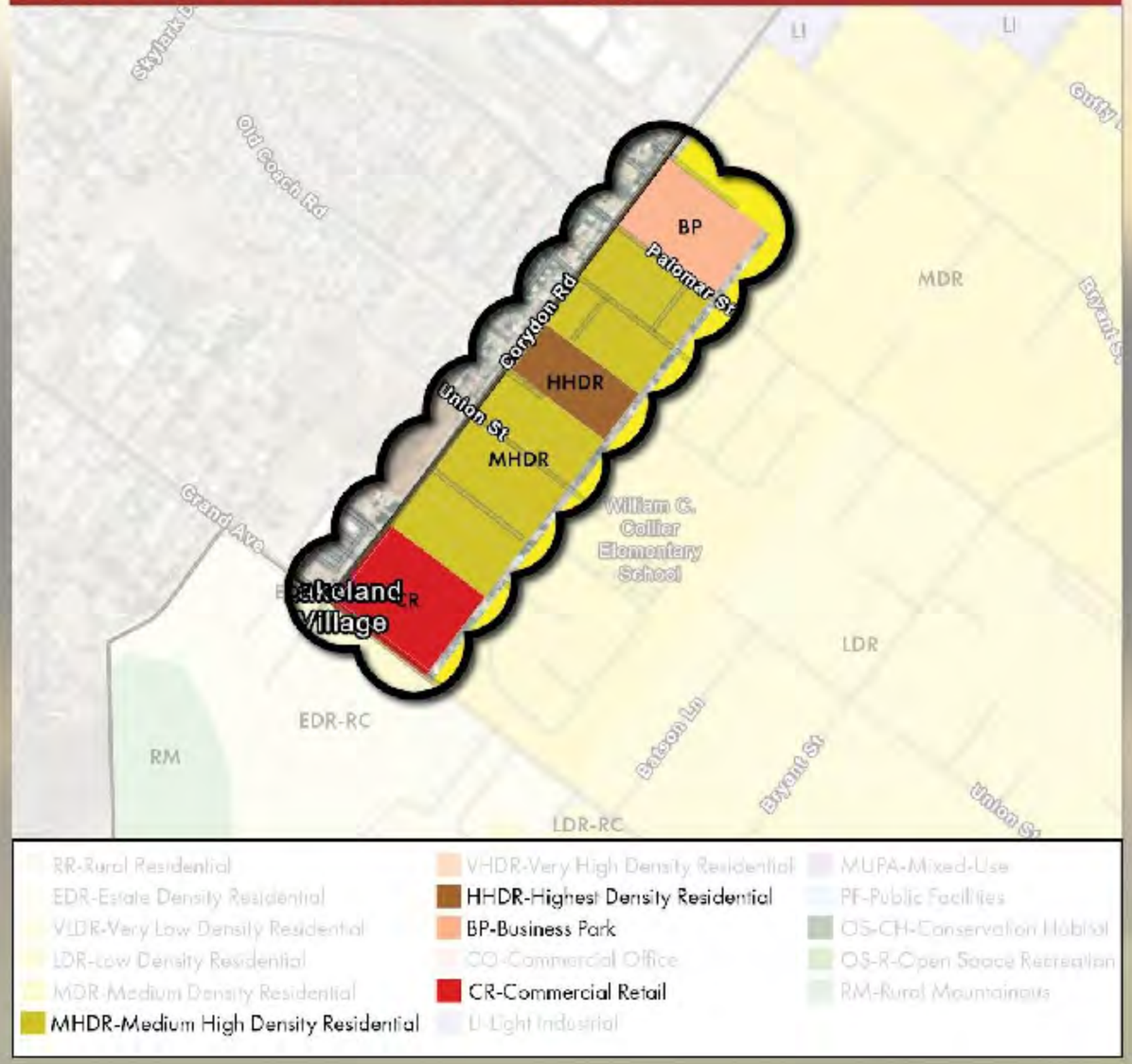
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

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

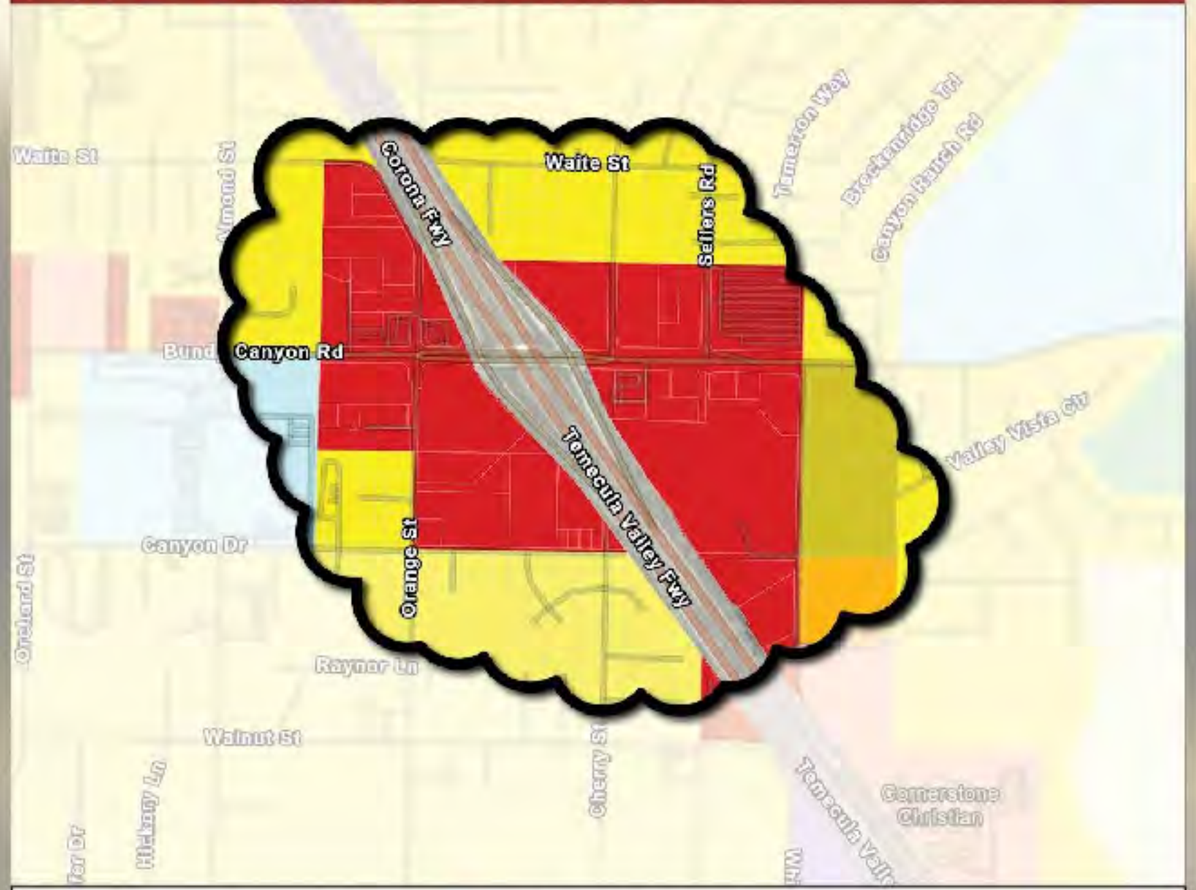
Key Map



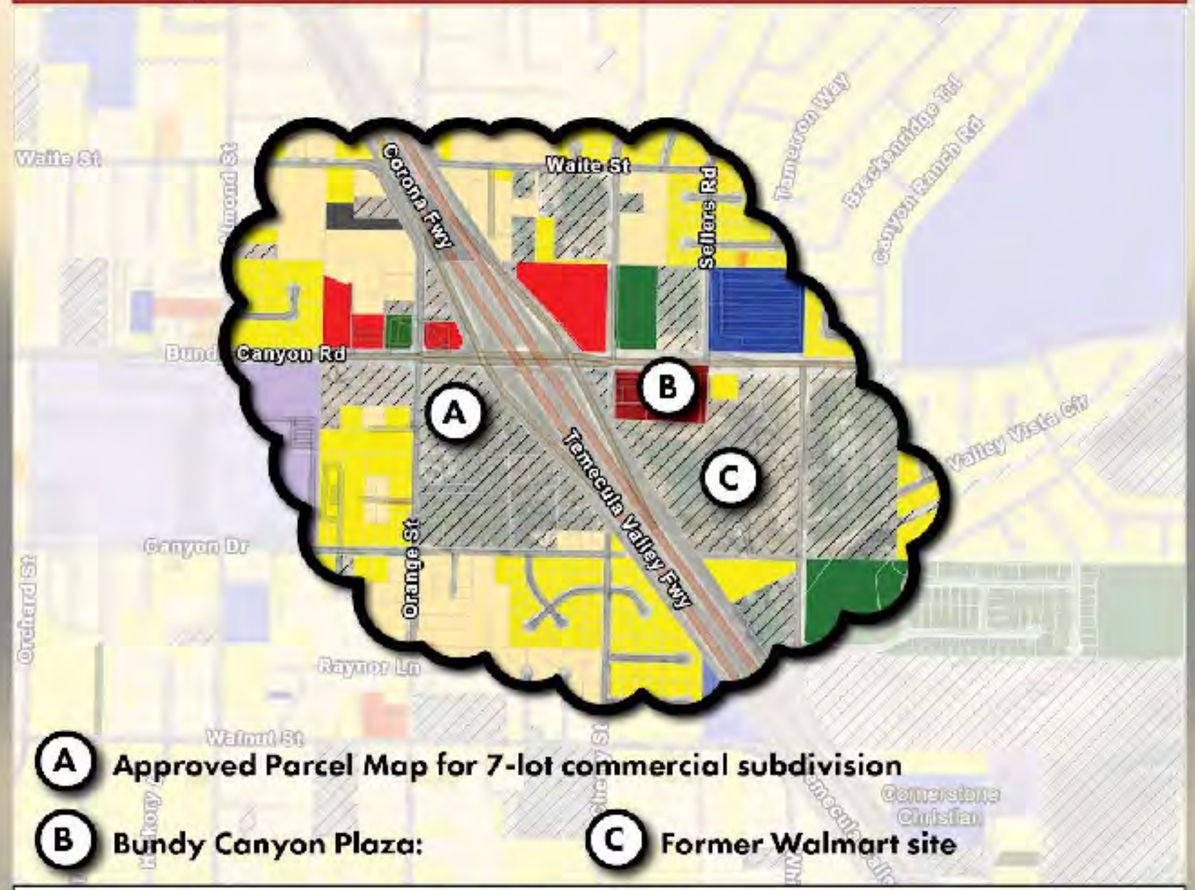
FOCUS AREA 3

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



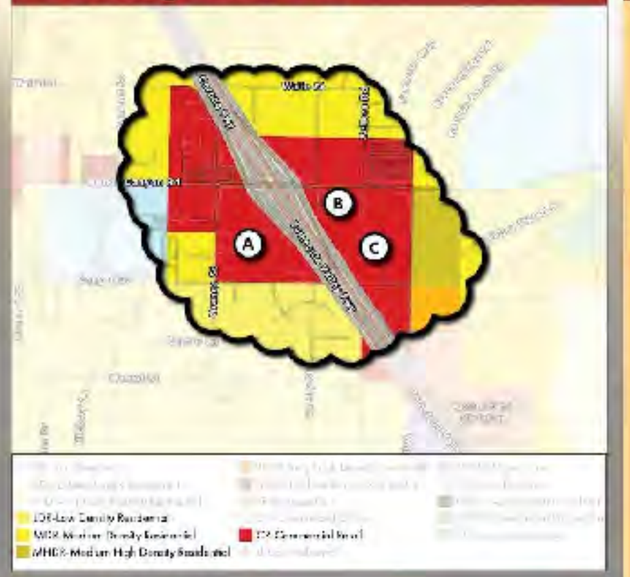
Existing Land Use



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

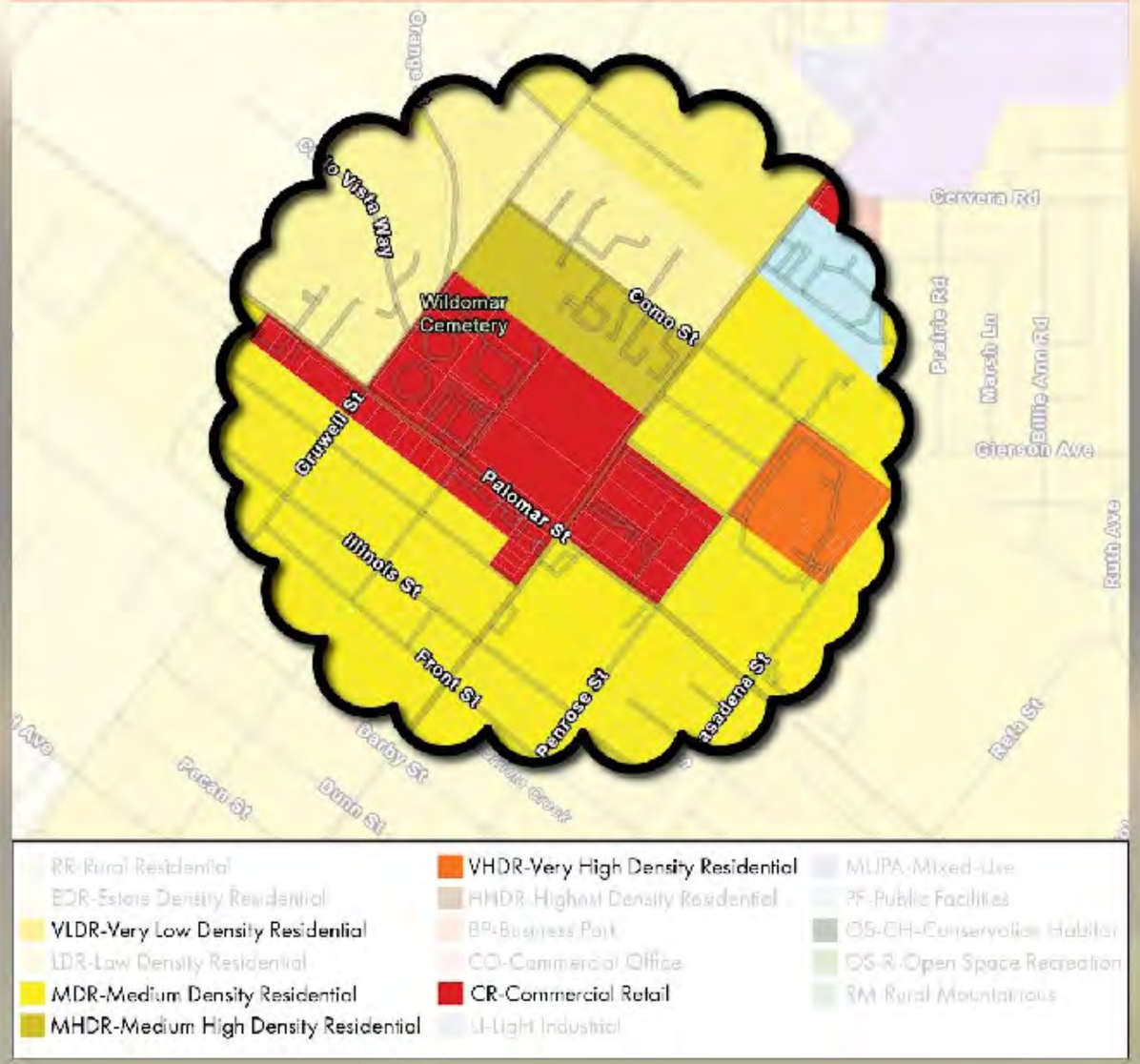
- Considered by many as the "Heart of the City"
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map

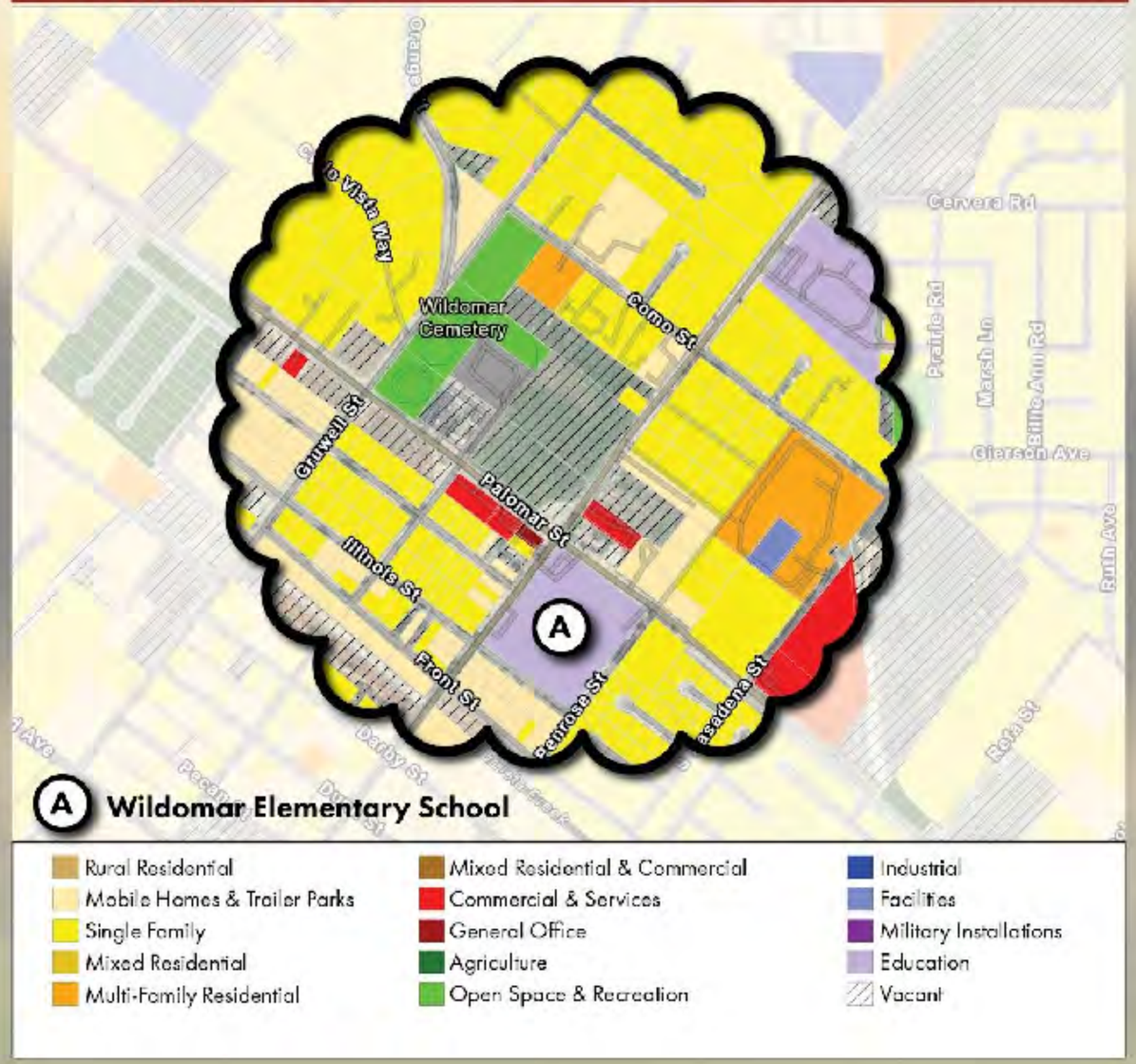


FOCUS AREA 4

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

Future by Design
ENVISION WILDOMAR 2040

Key Considerations

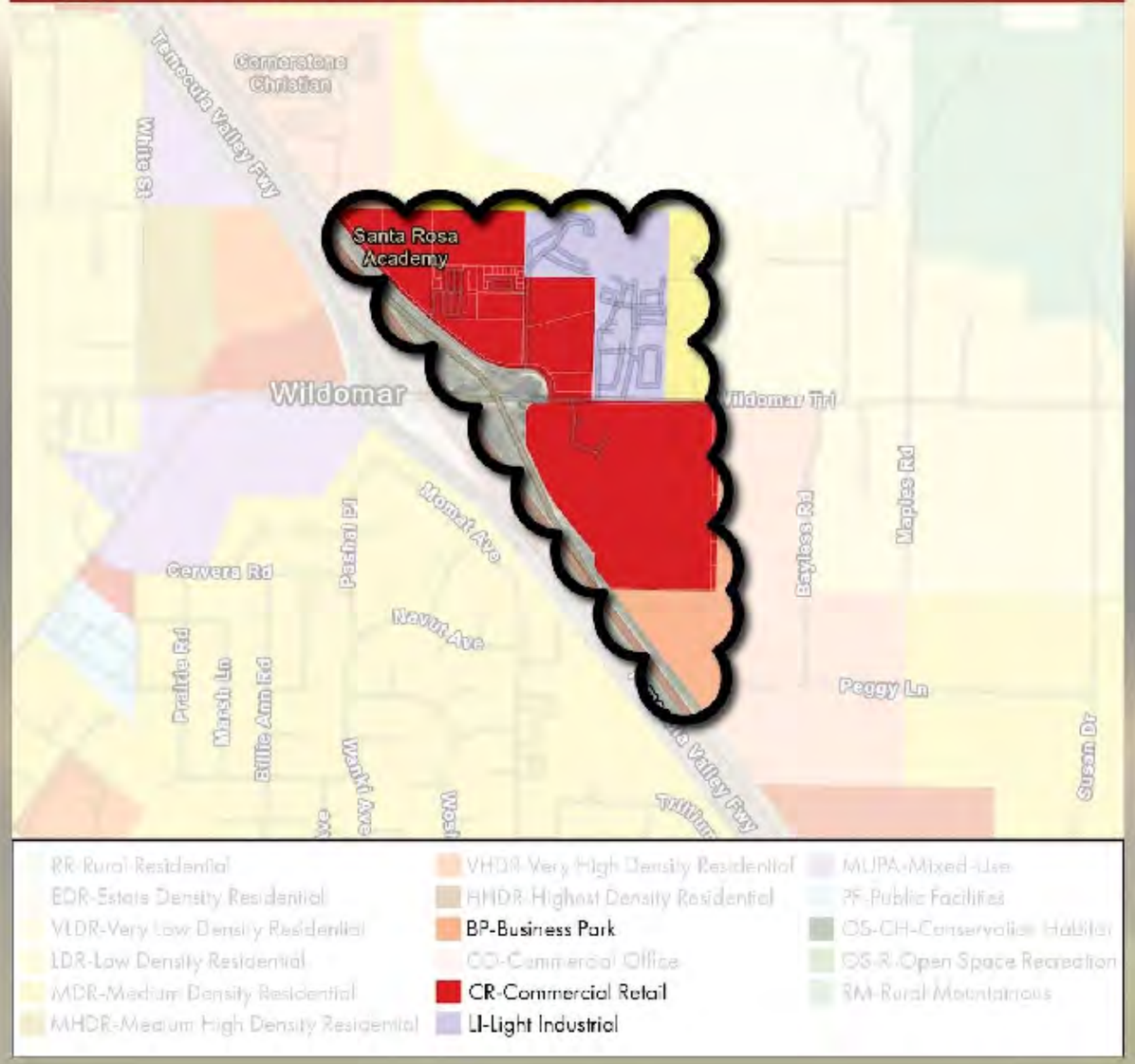
- Large Vacant sites
- Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office,and 109 townhome/condo units

Key Map

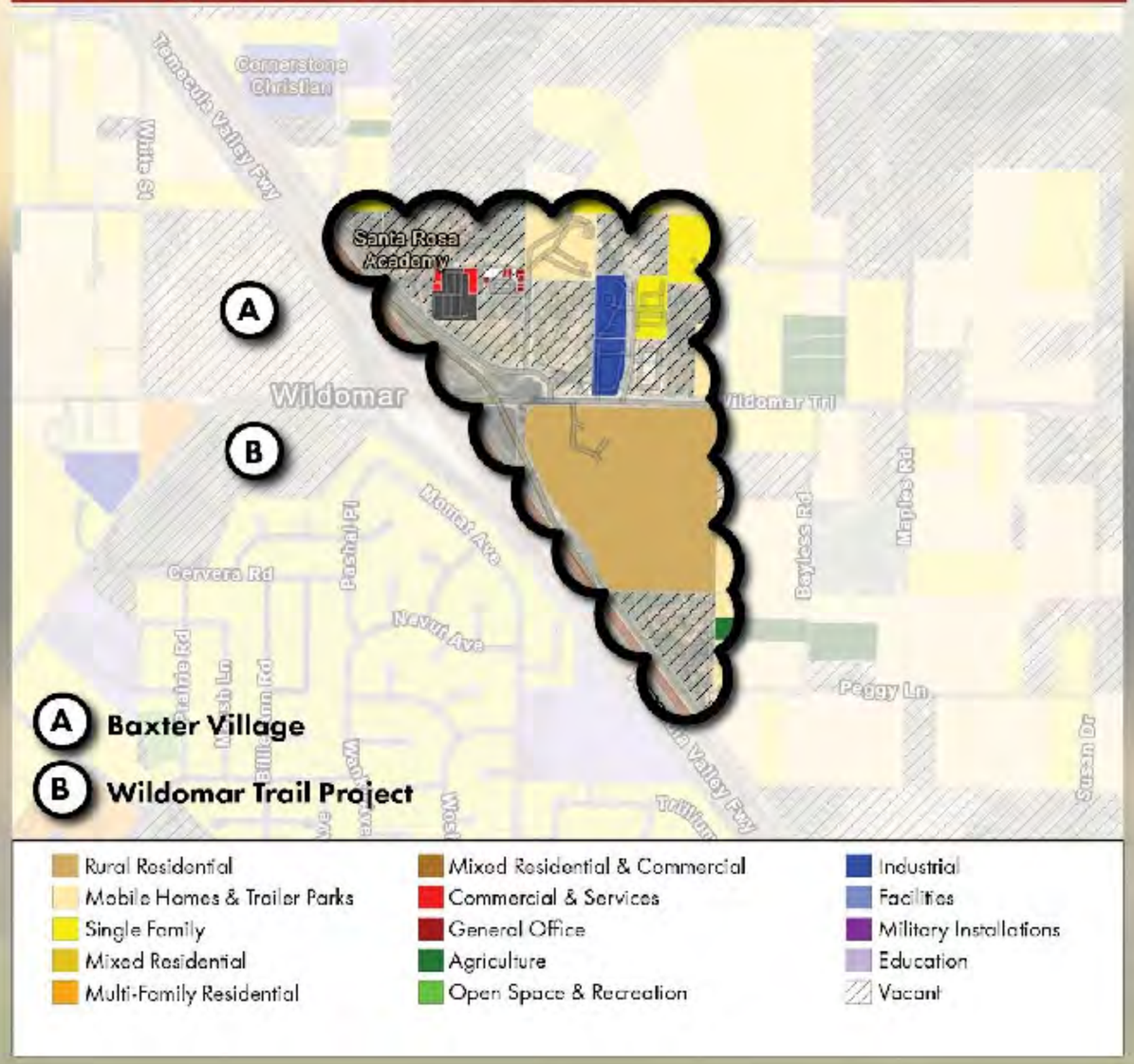


FOCUS AREA 5

Current General Plan Land Use



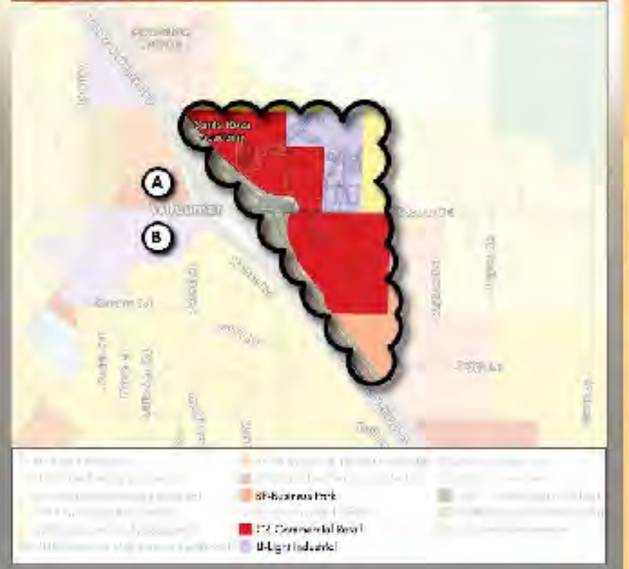
Existing Land Use



FOCUS AREA 5

Future by Design
ENVISION WILDOMAR 2040

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
- (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

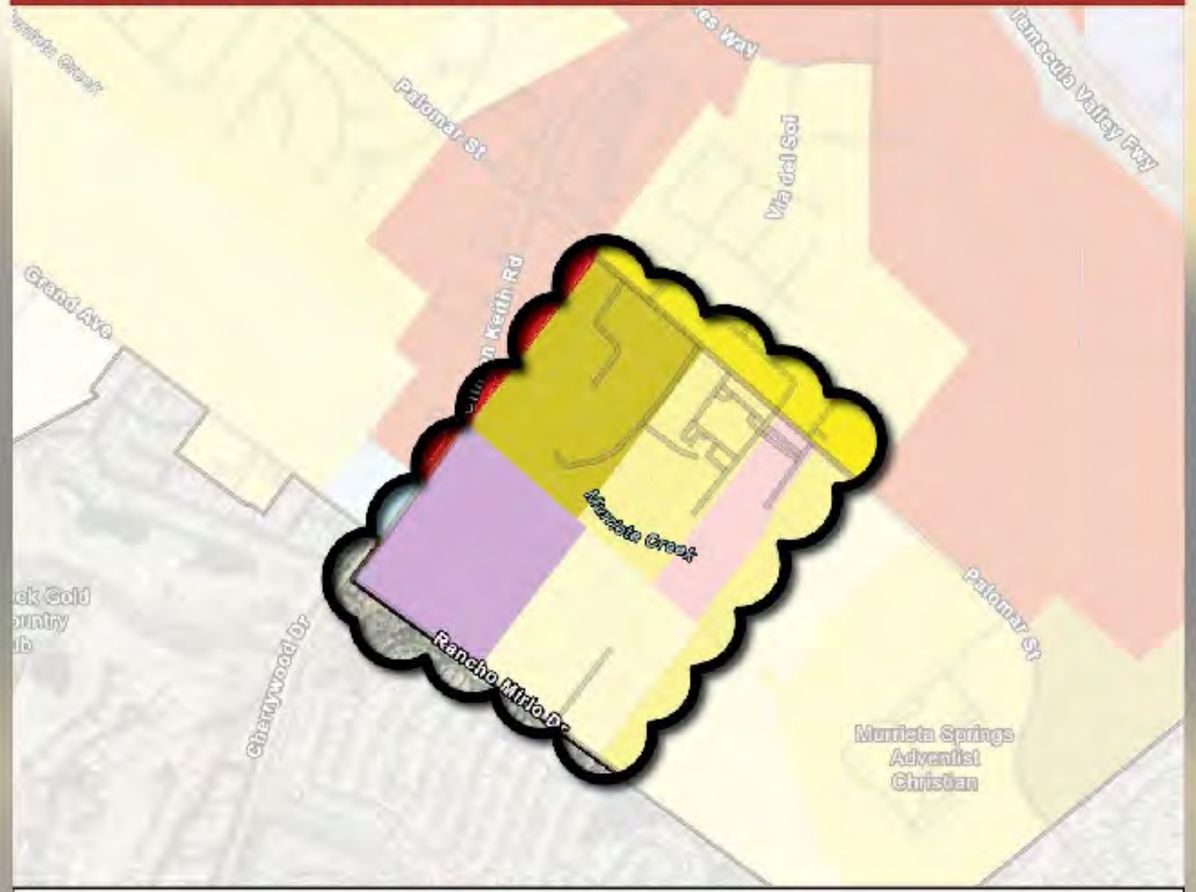
- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

Key Map



FOCUS AREA 6

Current General Plan Land Use



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



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 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

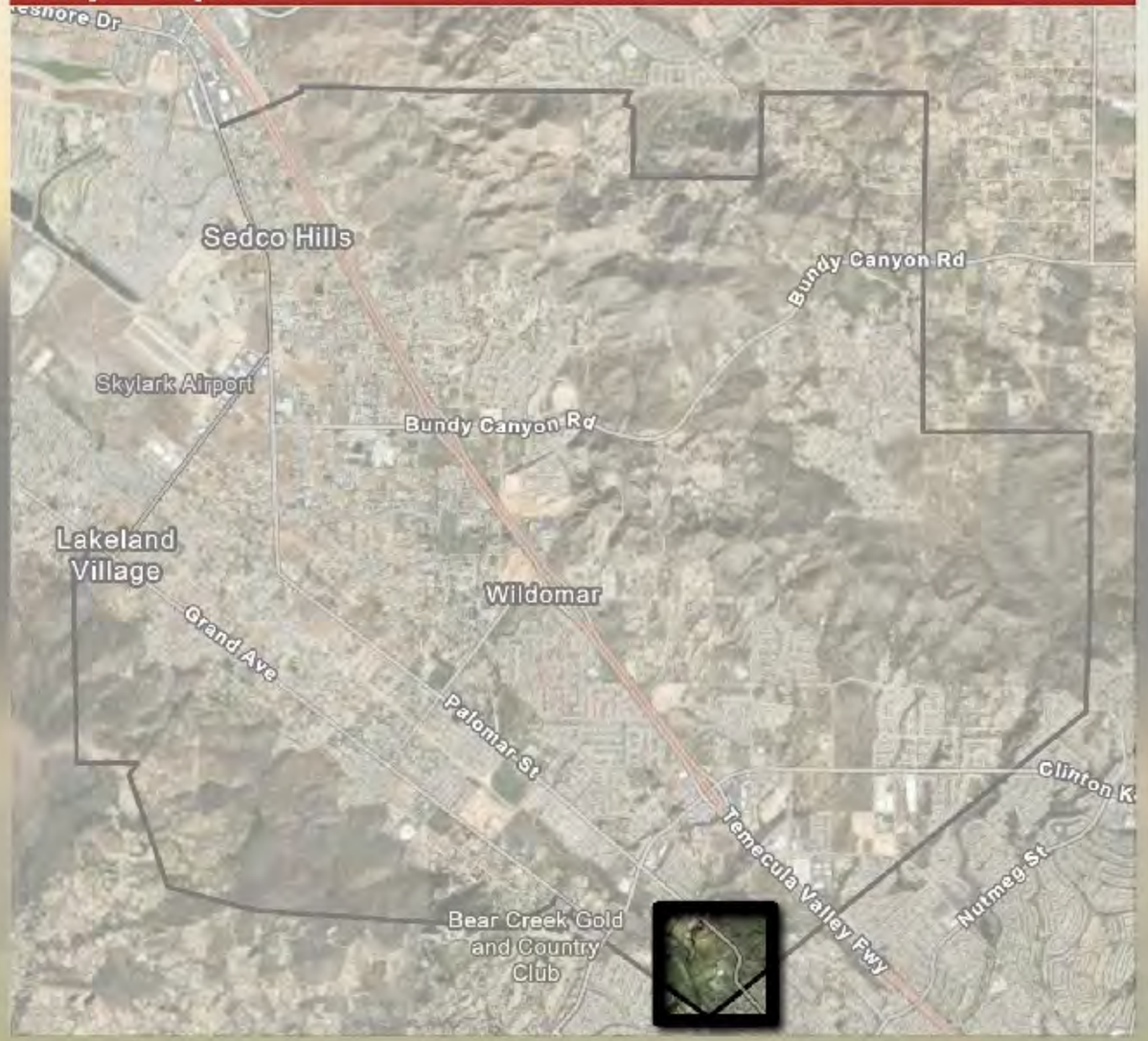
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

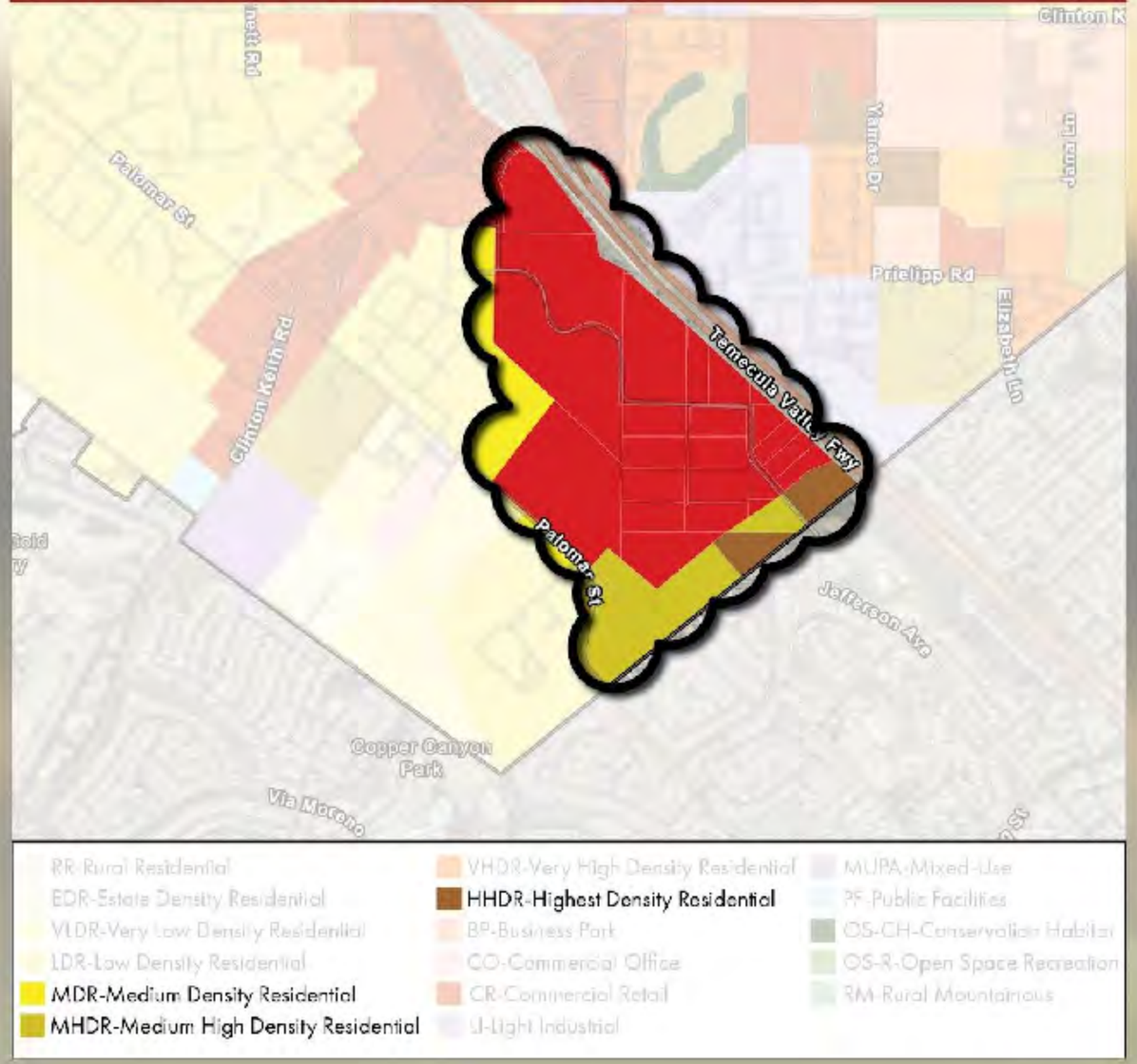
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map

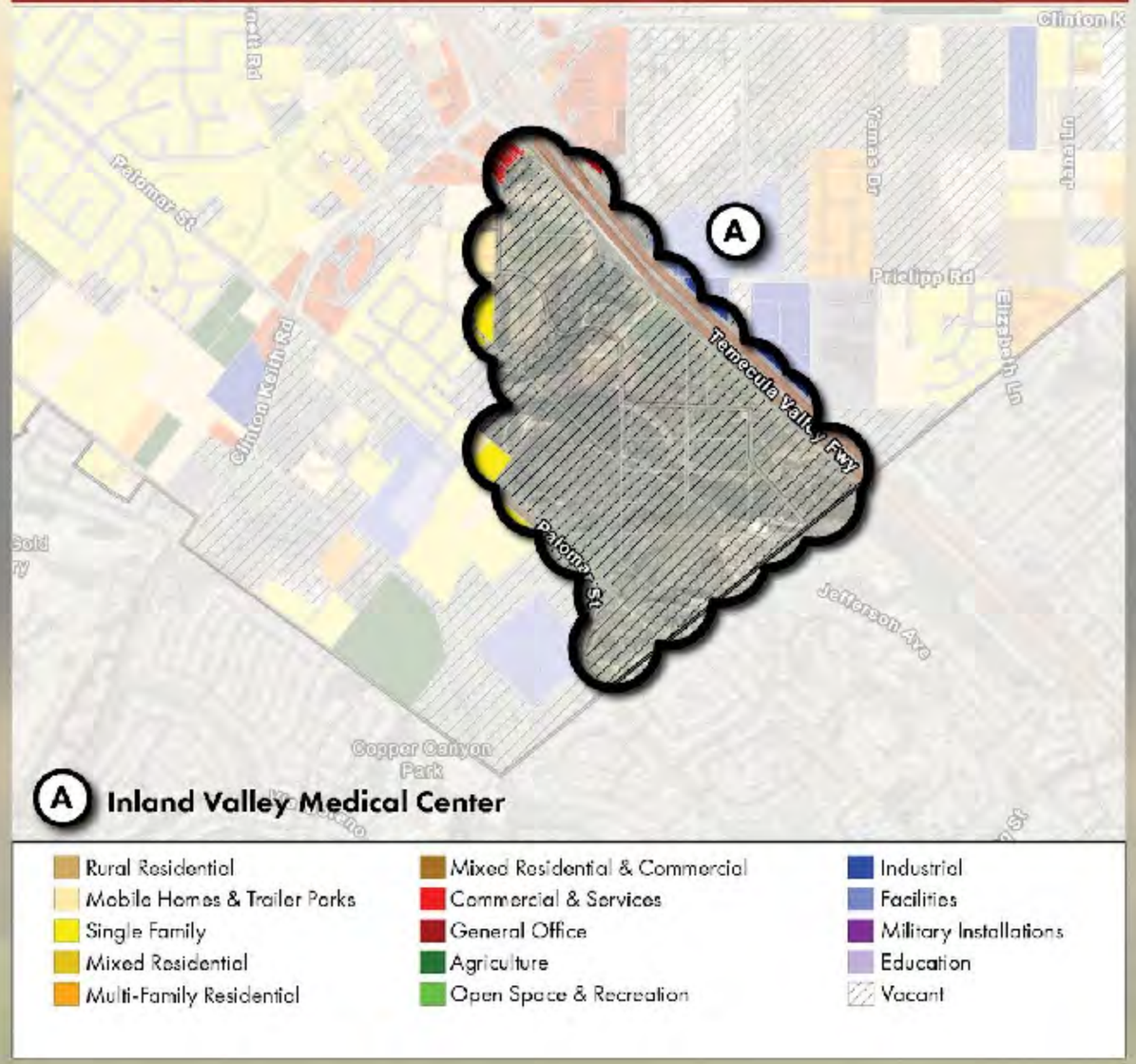


FOCUS AREA 7

Current General Plan Land Use



Existing Land Use



FOCUS AREA 7

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.

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

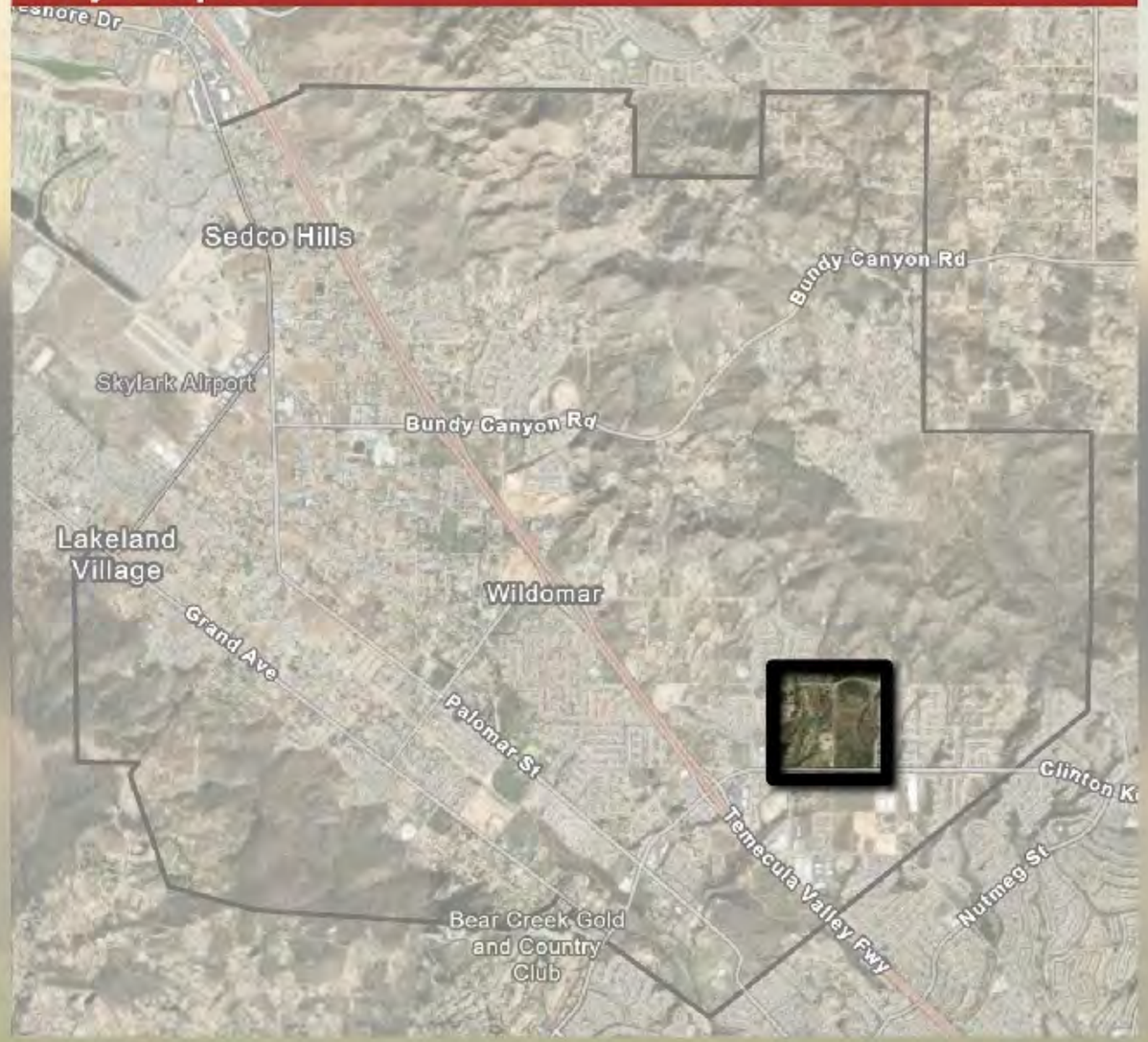
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

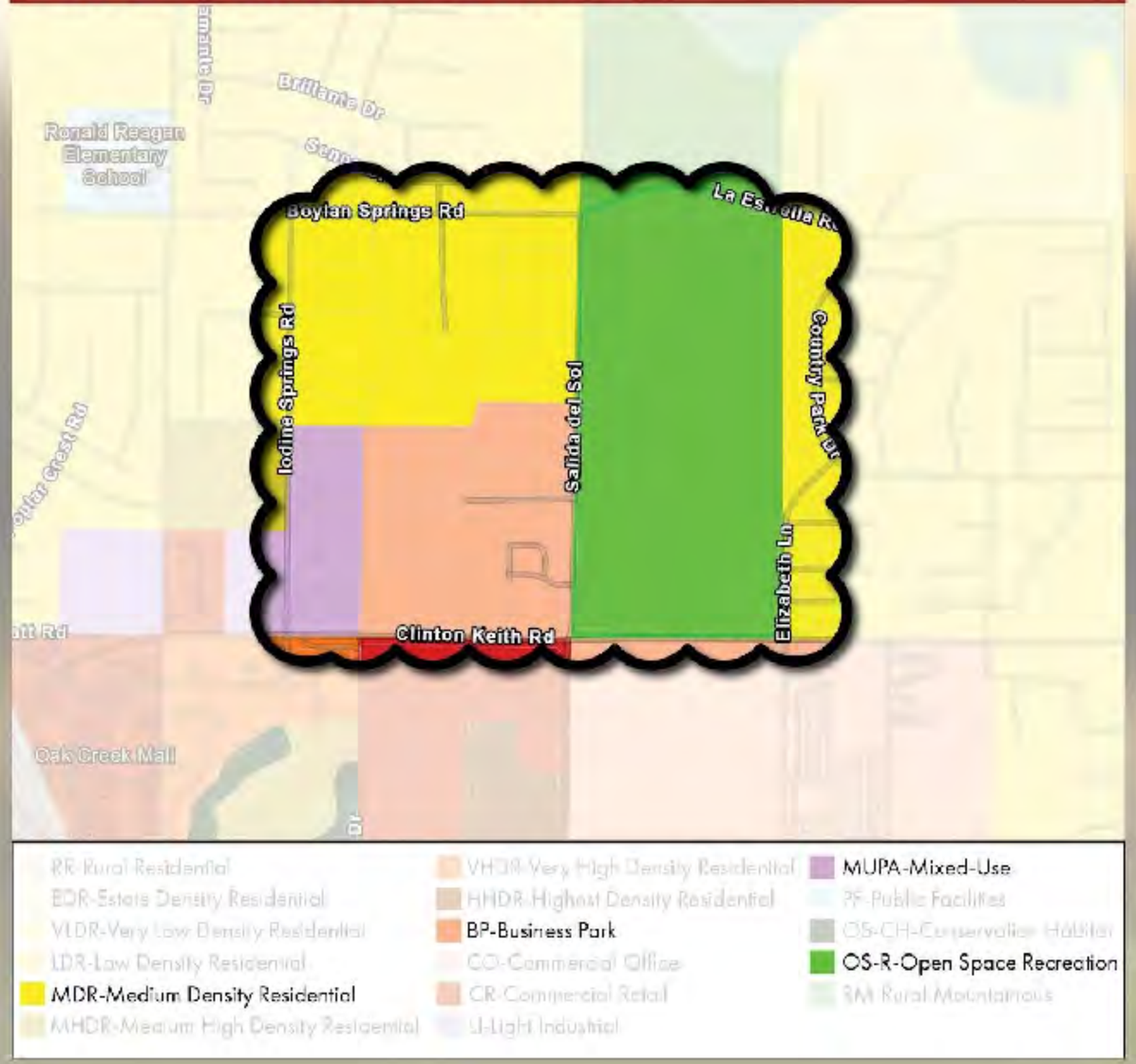
- Large Vacant Land
- Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

Key Map

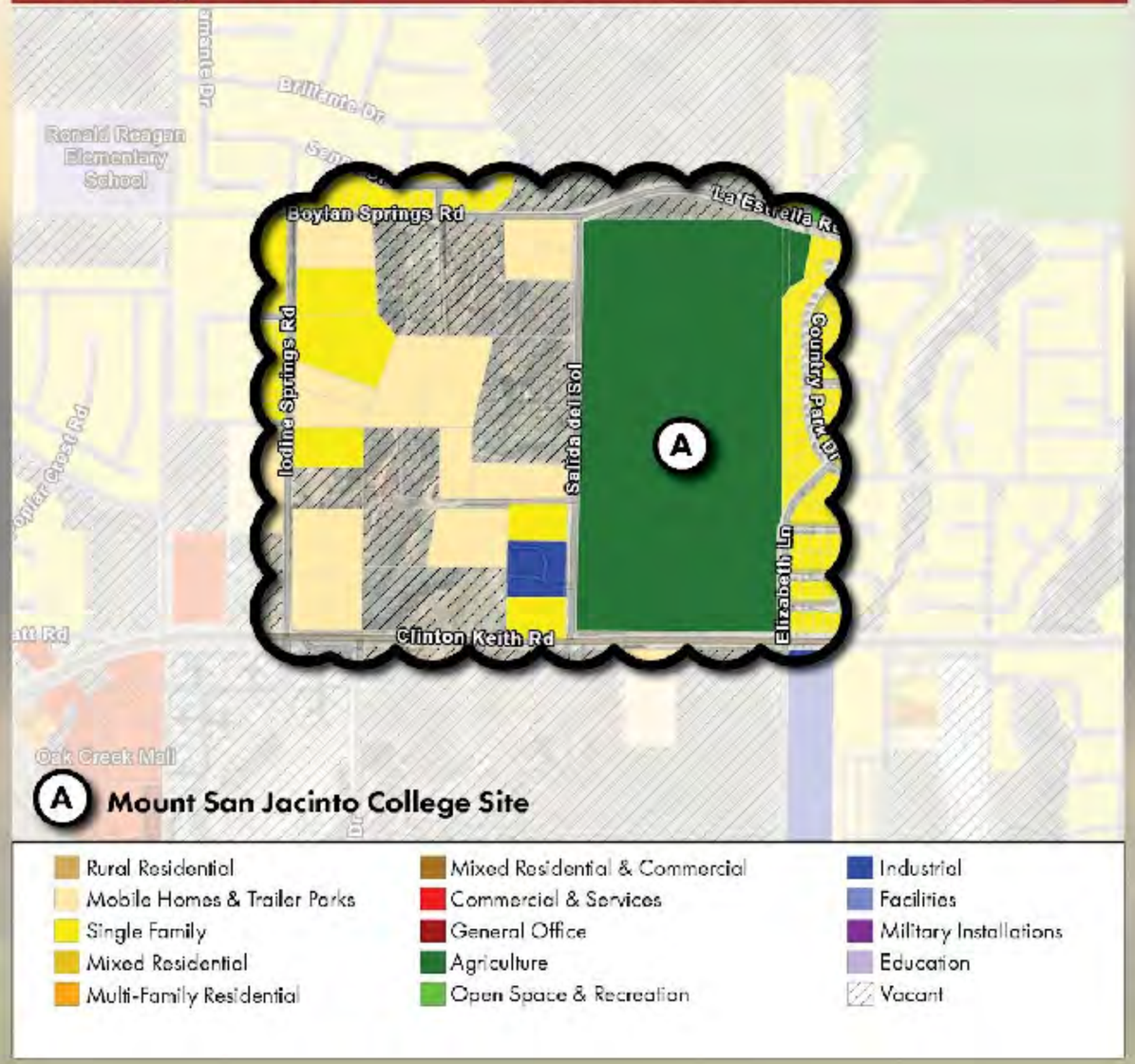


FOCUS AREA 8

Current General Plan Land Use



Existing Land Use



FOCUS AREA 8

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

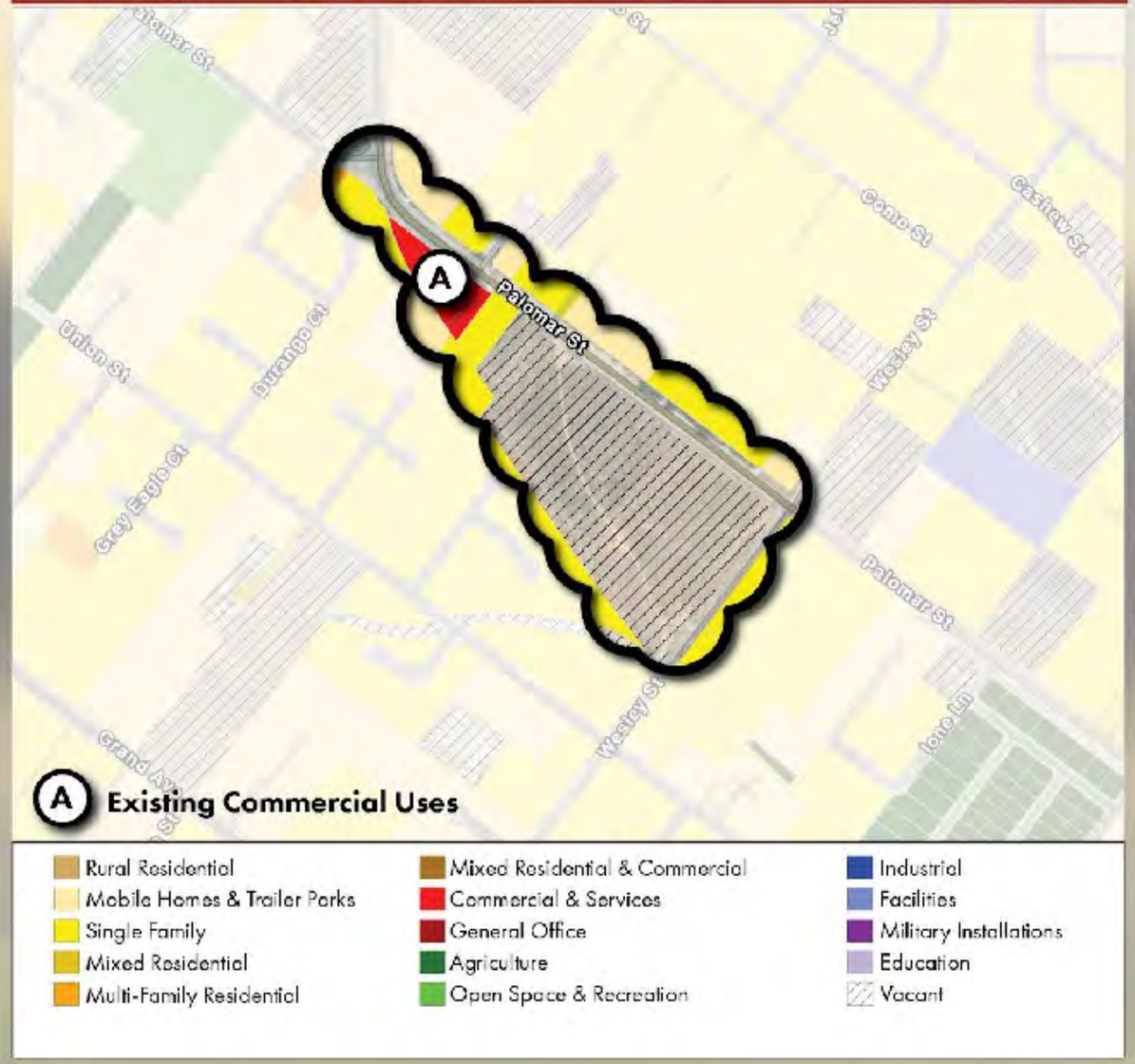


FOCUS AREA 9

Current General Plan Land Use



Existing Land Use



FOCUS AREA 9

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

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

- City Council Adopted Vision Statement (February 2017)

Do the Guiding Principles reflect your vision for Wildomar?

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

Community Character

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

I Agree



7

I disagree



X VOTES







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

WILDOMAR'S GUIDING PRINCIPLES

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, & Development

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

I Agree	I disagree
 7VOTES	







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



7 VOTES

I disagree



X 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



7 VOTES

I disagree



X 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



7 VOTES

I disagree



X 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

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)*

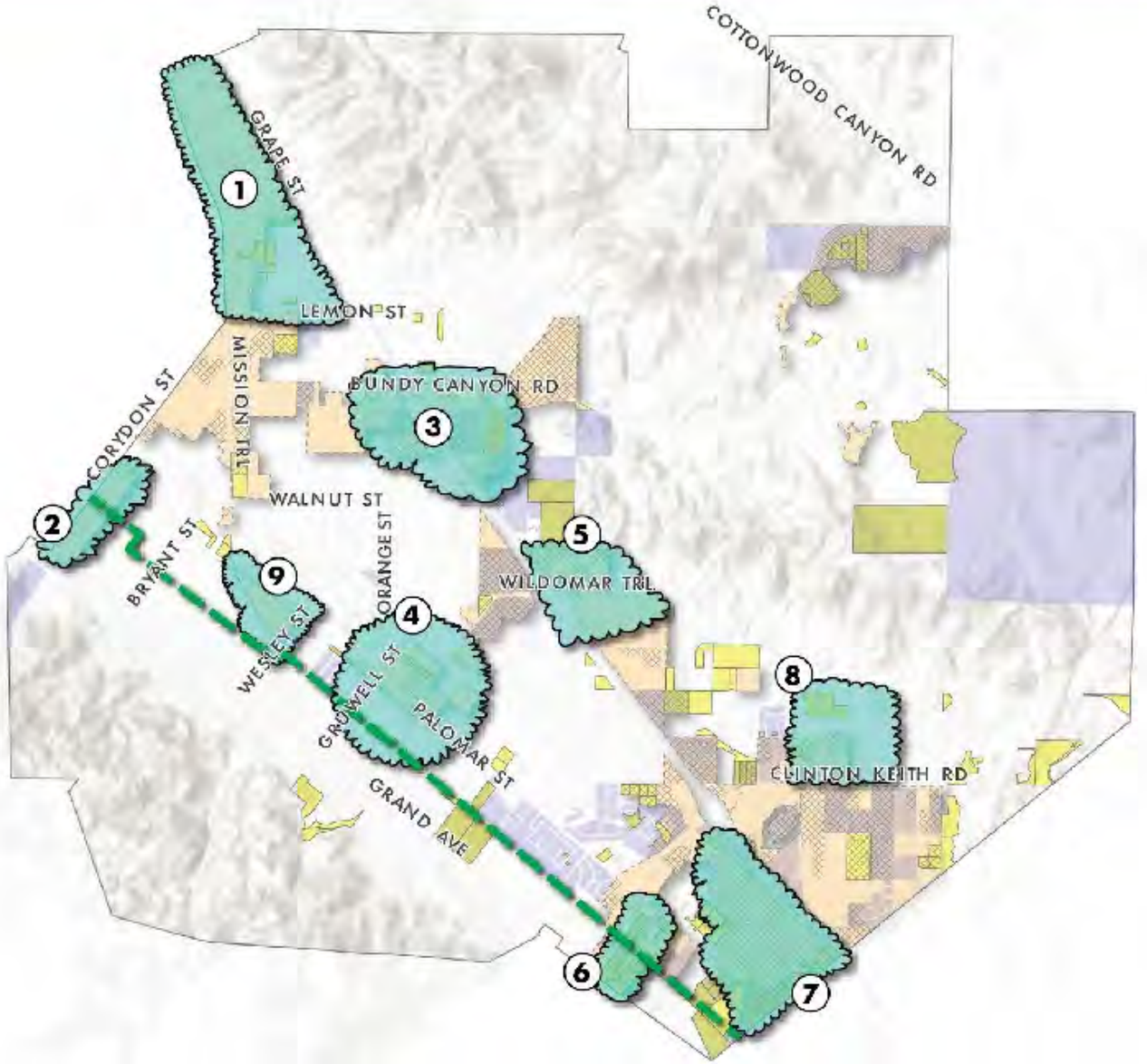
Murrieta Creek Regional Trail

Areas of Potential Change

Vacant Land *(Within Areas of Potential Change)*

6th Cycle RHNA Housing Opportunity Sites

Development Projects



FOCUS AREA 1

Key Considerations

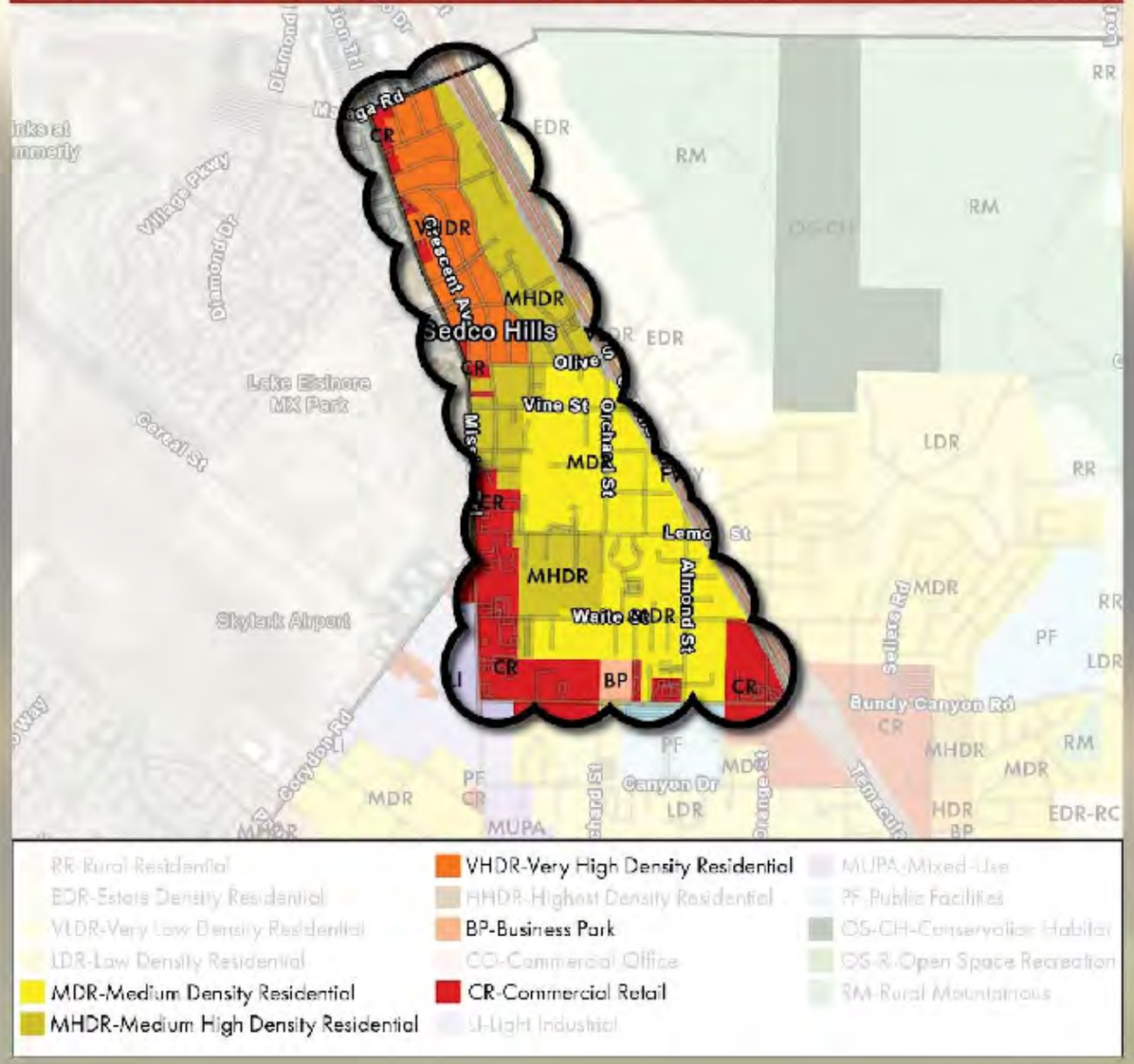
- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

Key Map

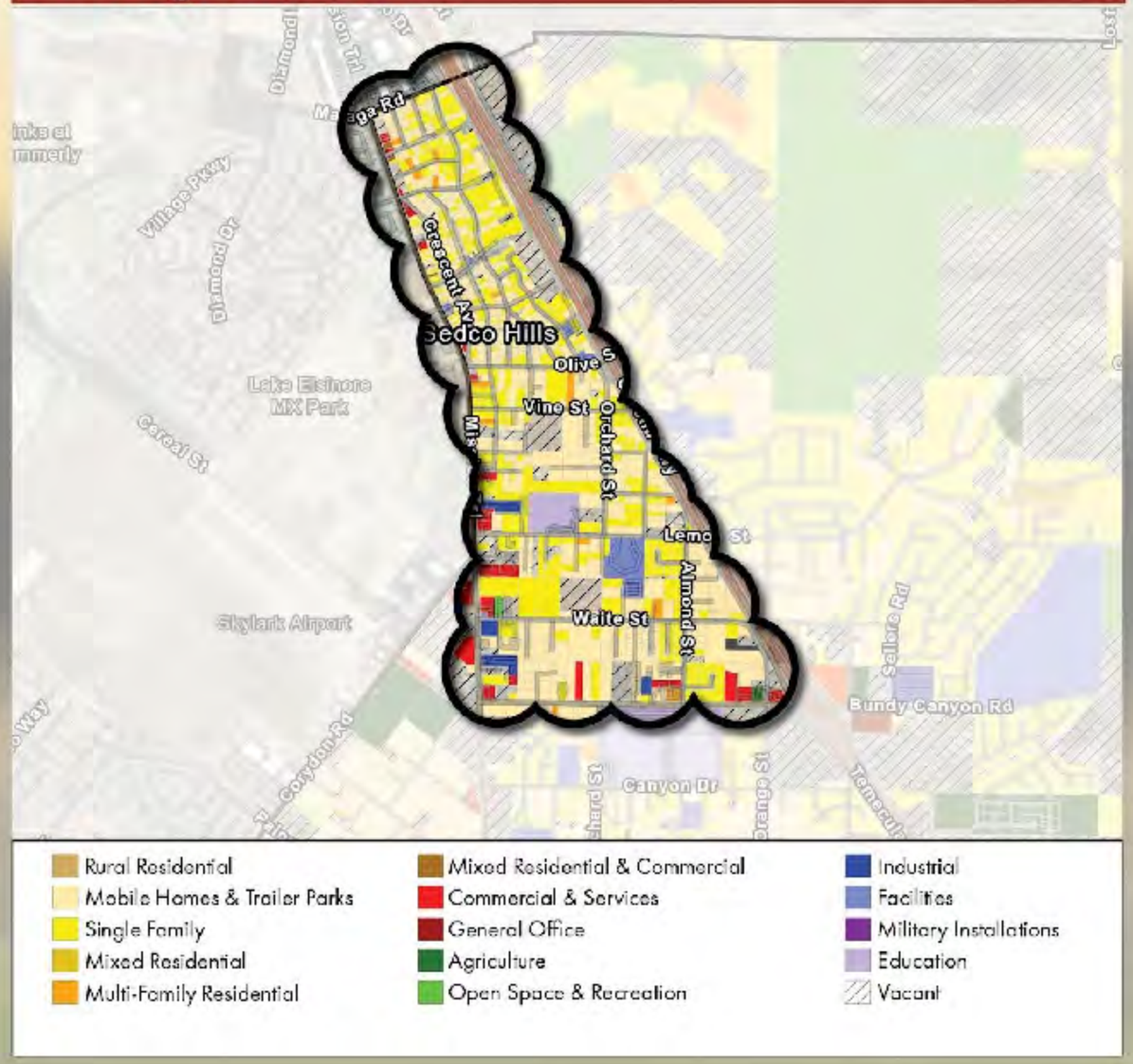


FOCUS AREA 1

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.

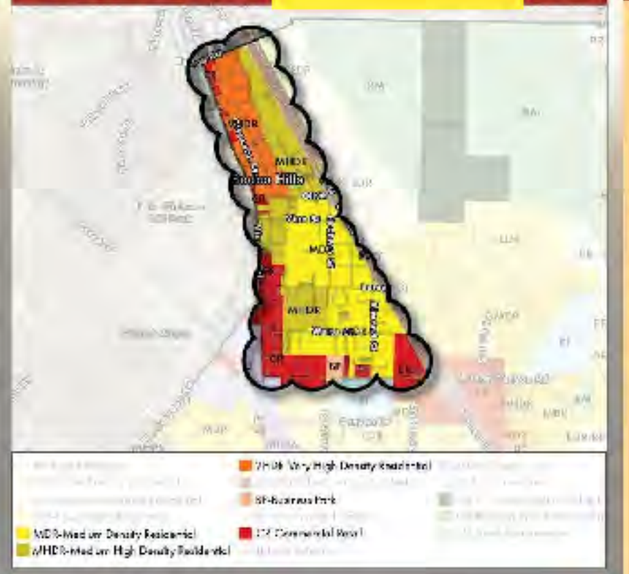
Other ideas: curb and gutter would be great. Mandating garages is a high cost.

Sewer won't come unless the majority want it.

need a pre-school. Think together for kindergarten.

Future by Design
ENVISION WILDOMAR 2040

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.

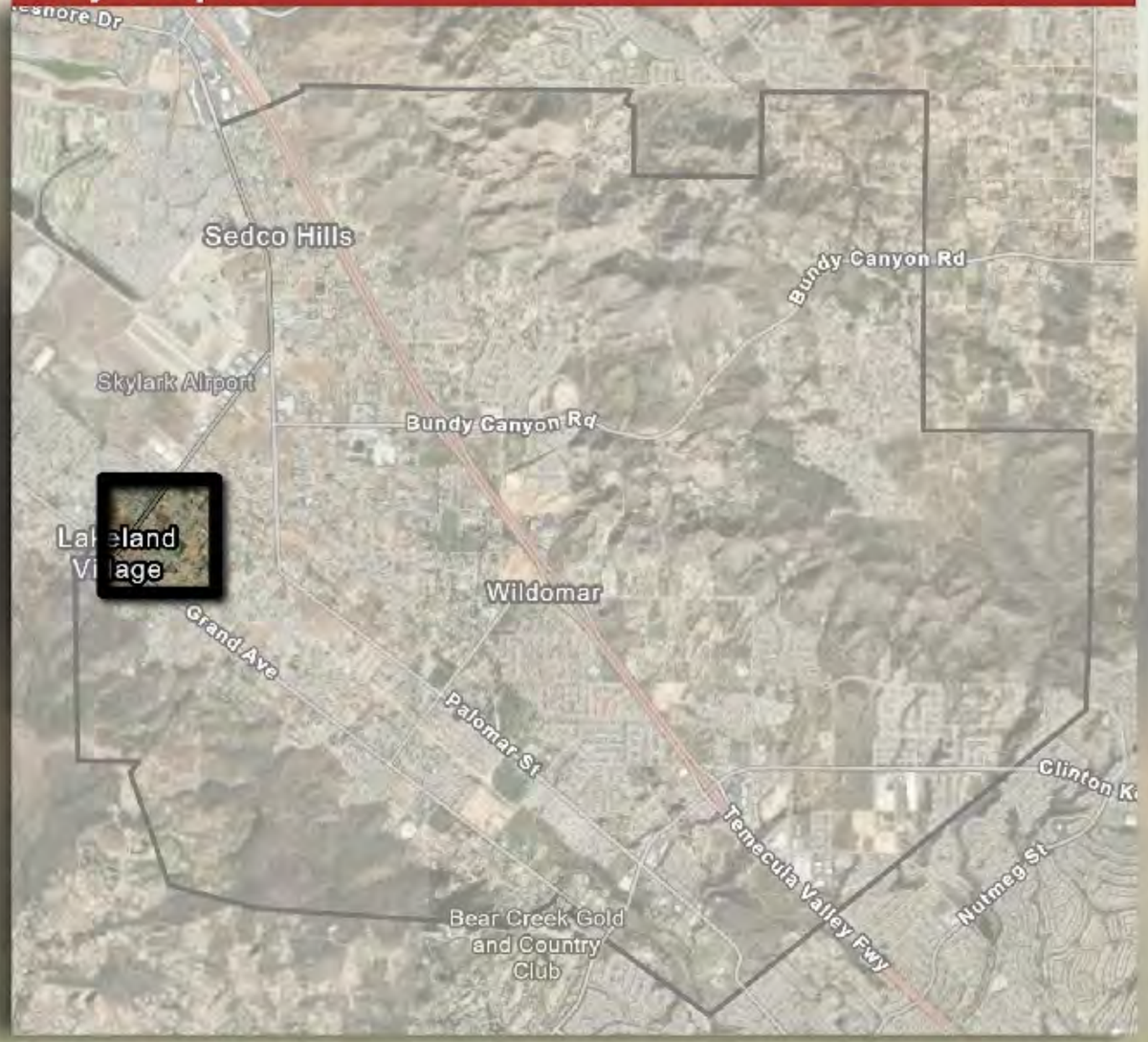
2 VOTES

FOCUS AREA 2

Key Considerations

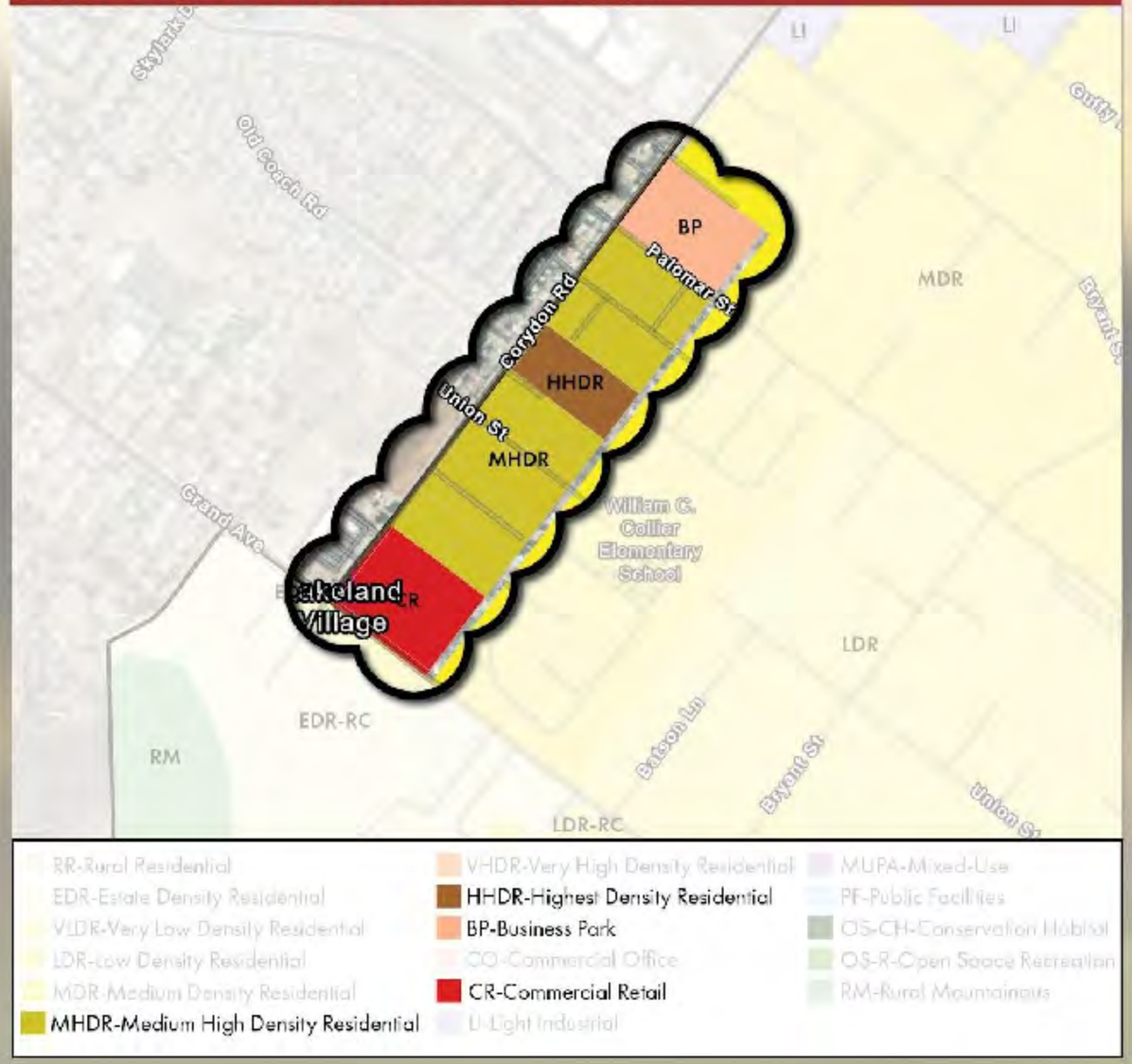
- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Adjacent to William Collier Elementary School

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

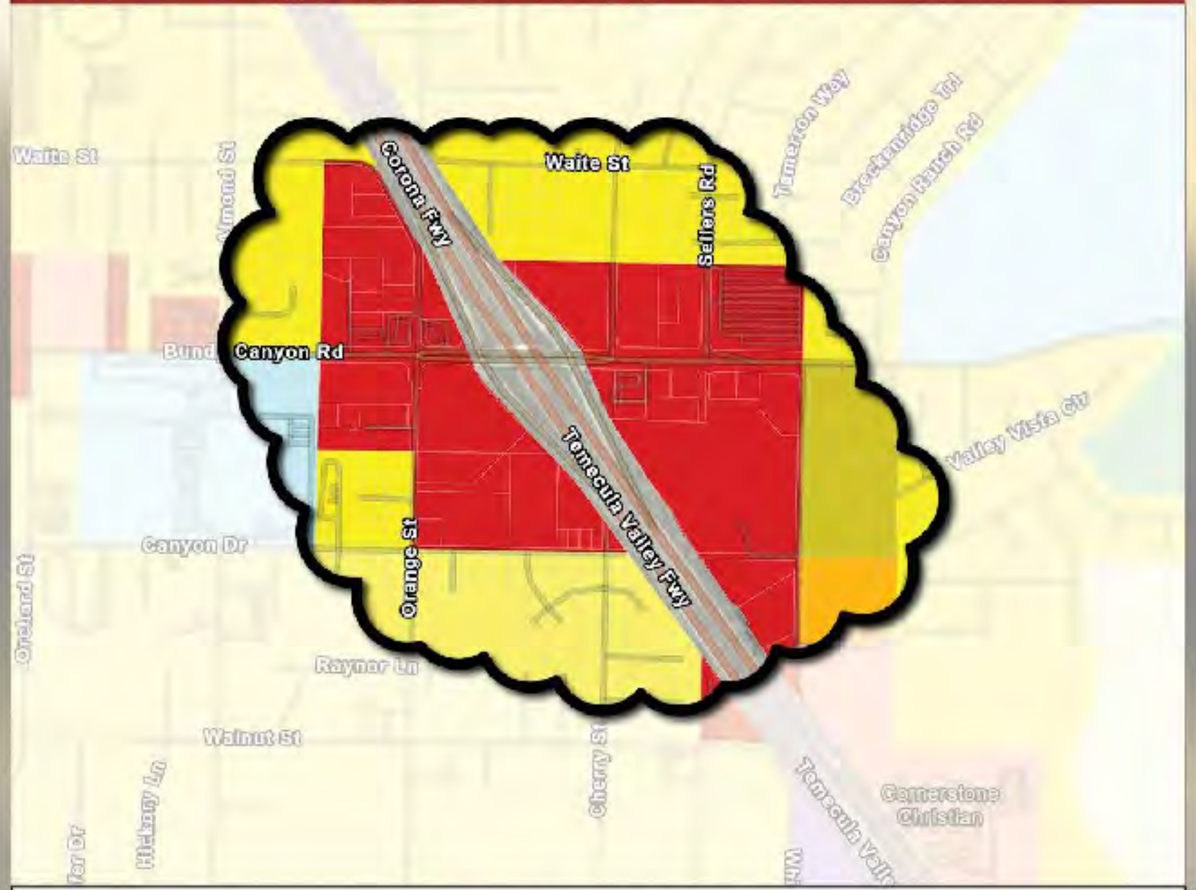
- This area is identified as an opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Approved commercial Parcel Map for 7-lot commercial subdivision
- Bundy Canyon Plaza: Approved retail project for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

Key Map

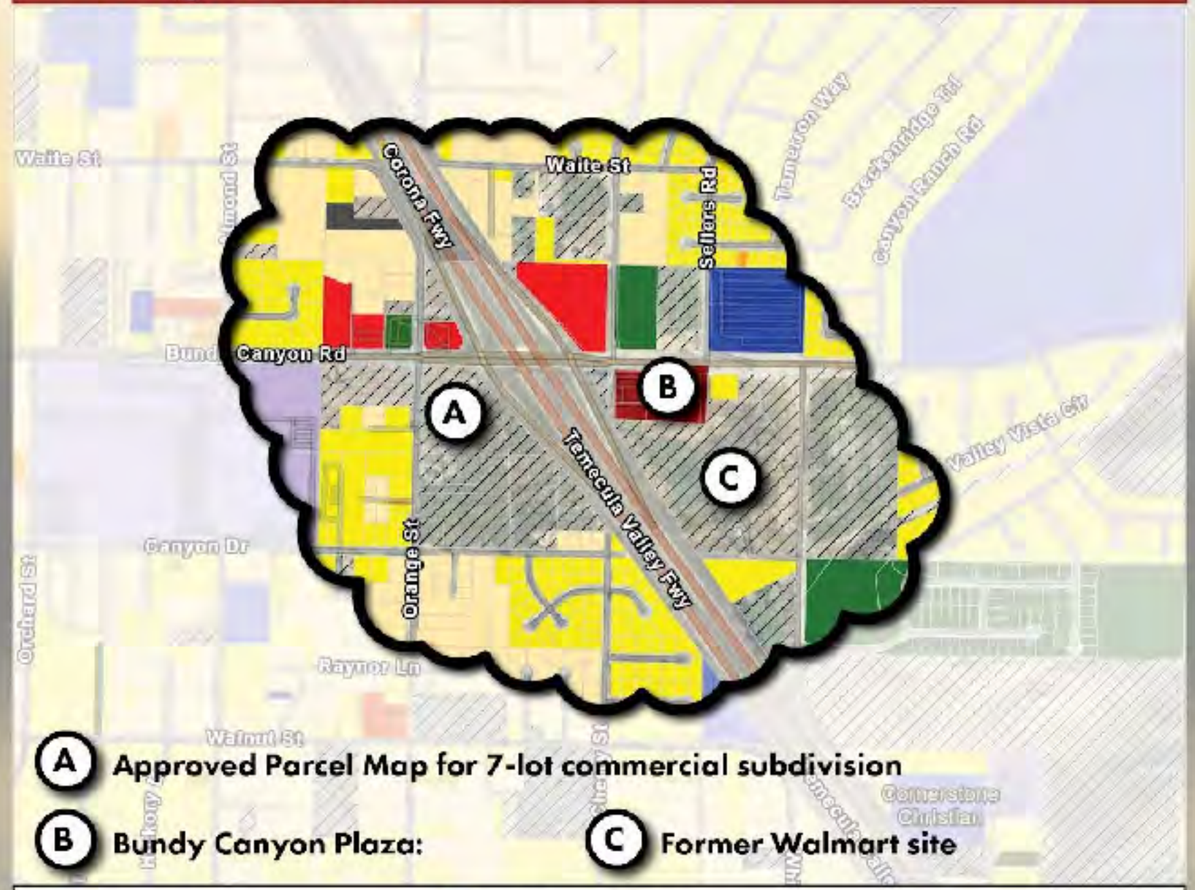


FOCUS AREA 3

Current General Plan Land Use



Existing Land Use



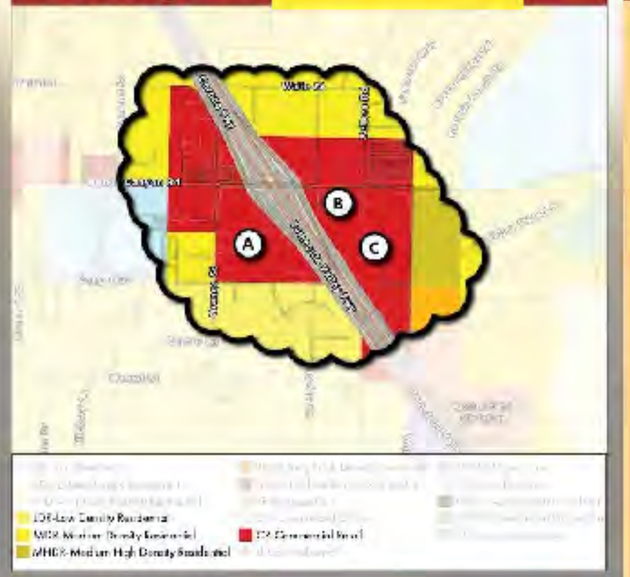
FOC ARE

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

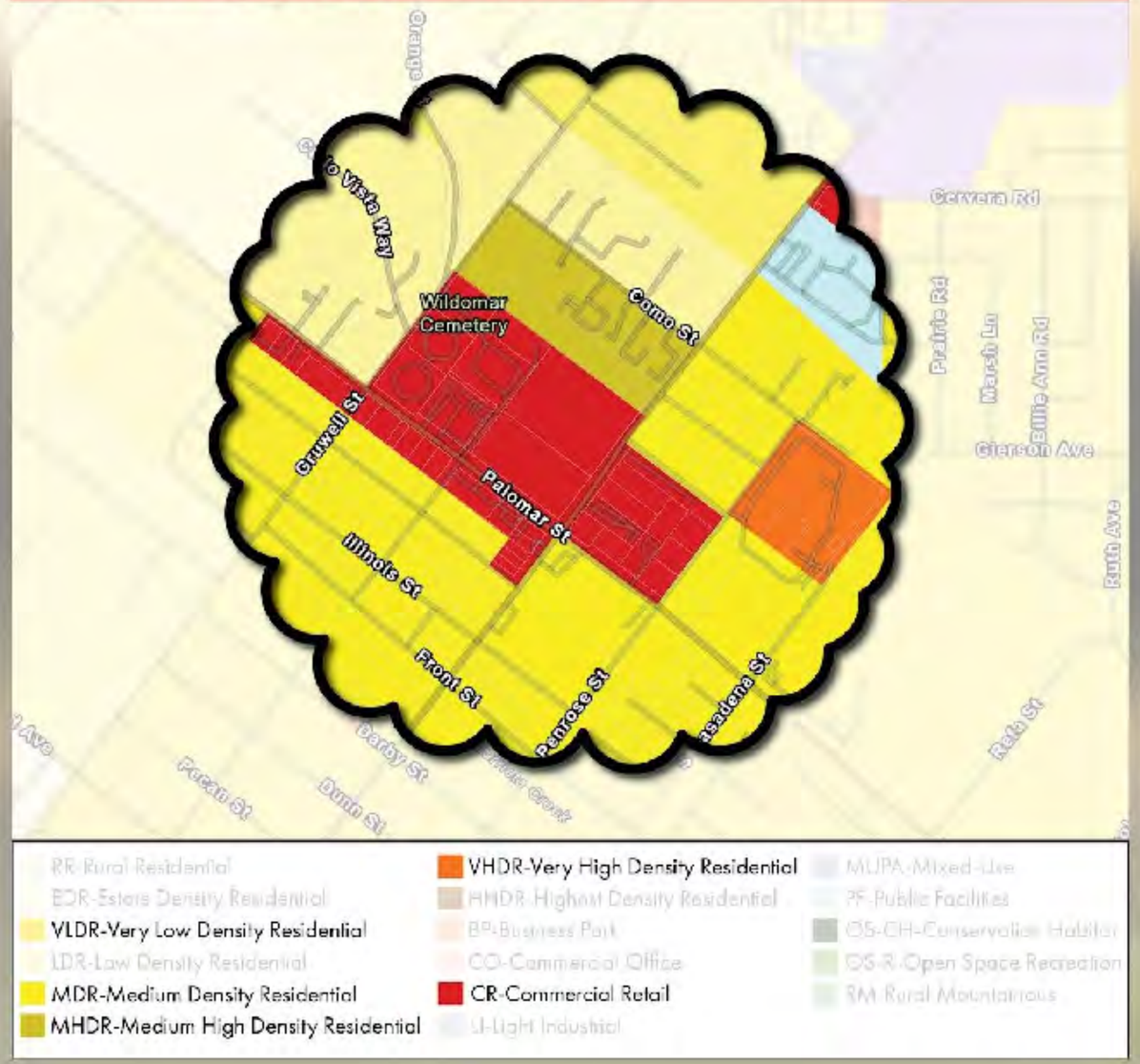
- Considered by many as the "Heart of the City"
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- Wildomar Elementary School

Key Map

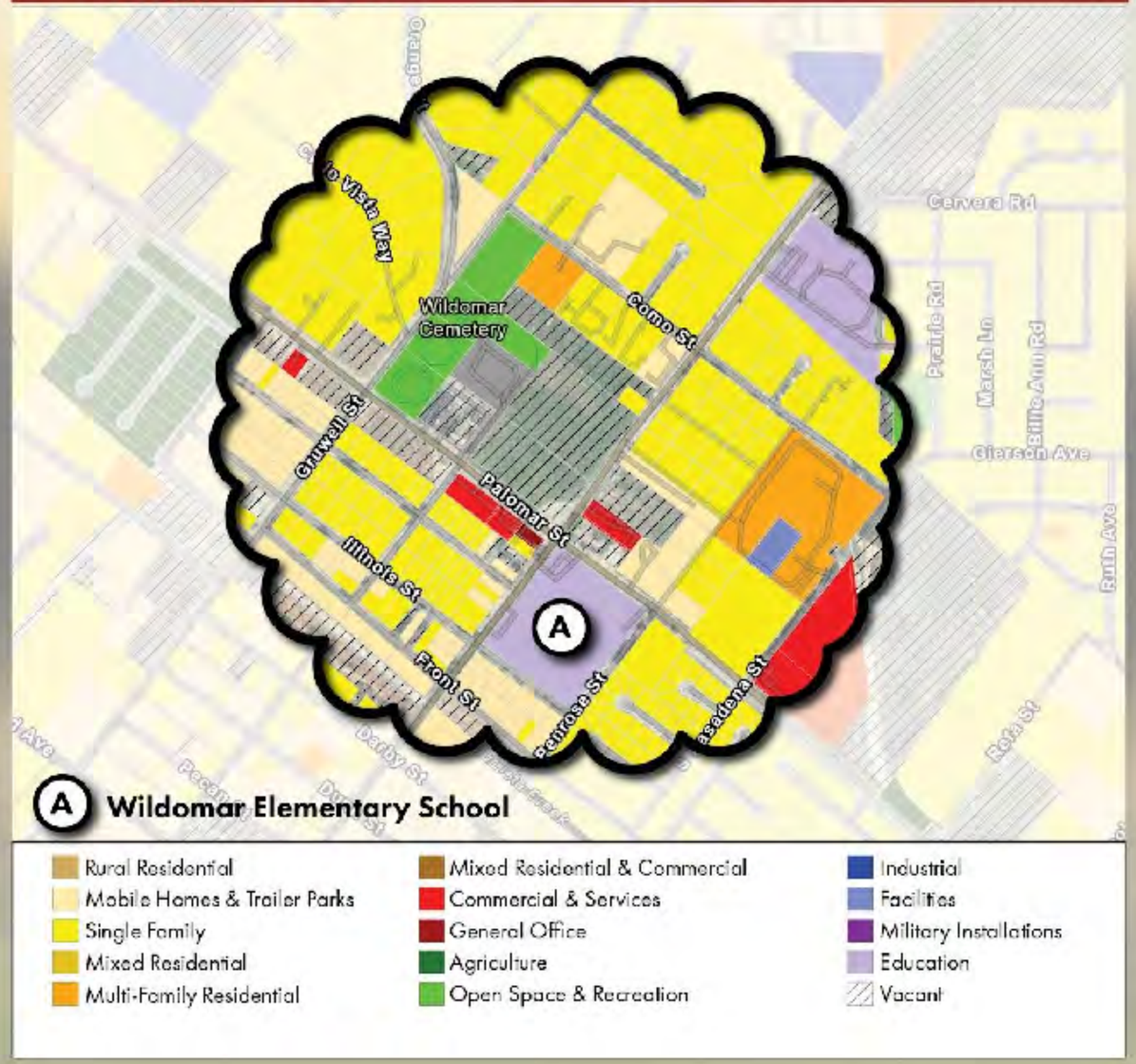


FOCUS AREA 4

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

by Design

ON WILDOMAR 2040

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

Ⓐ 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

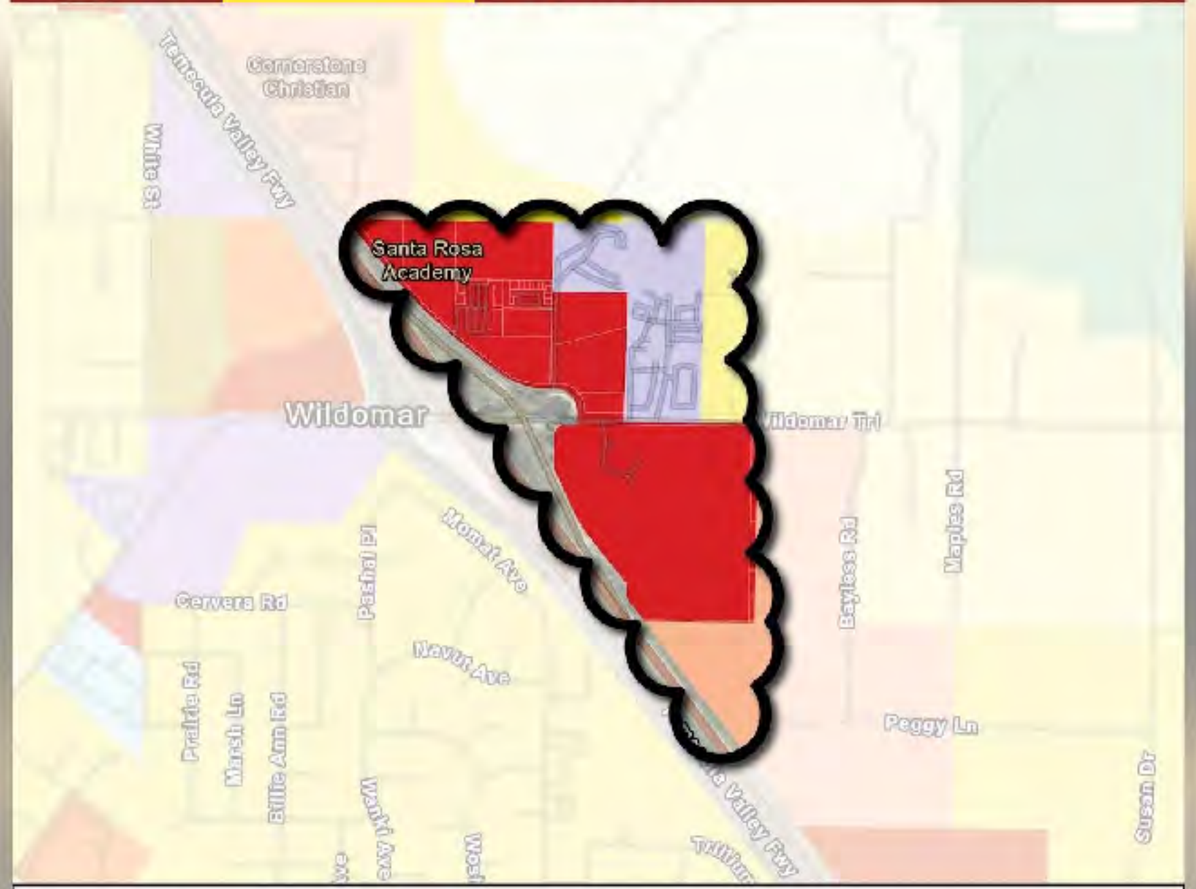
Key Map



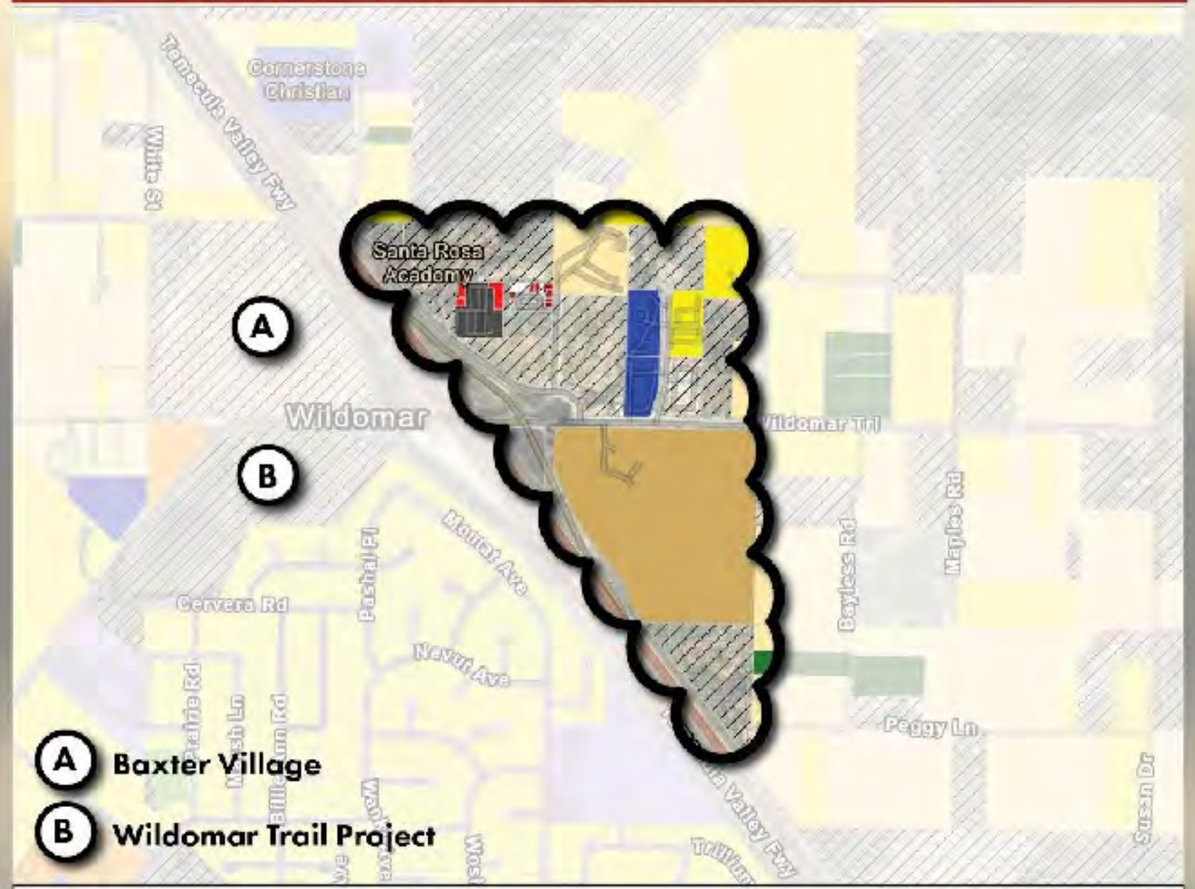
FOC AREA 5

Baxter project description is outdated.

Current n Land Use



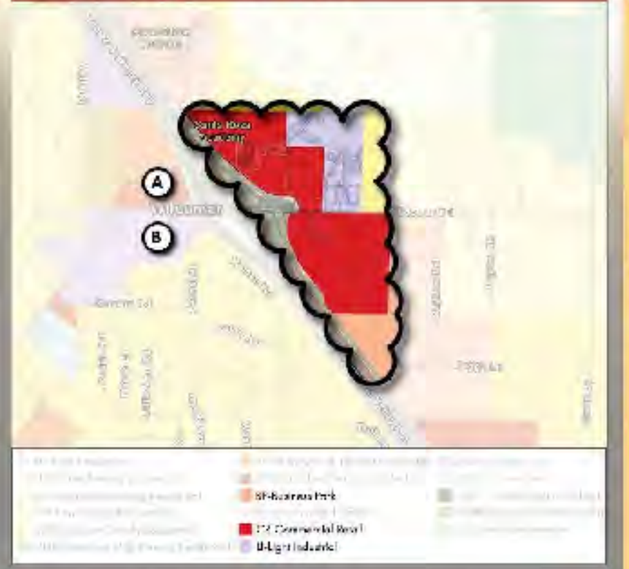
Existing Land Use



FOCUS AREA 5

Future by Design
ENVISION WILDOMAR 2040

Existing Land Use



Key Considerations

- Large Vacant sites
- (A) 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.

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

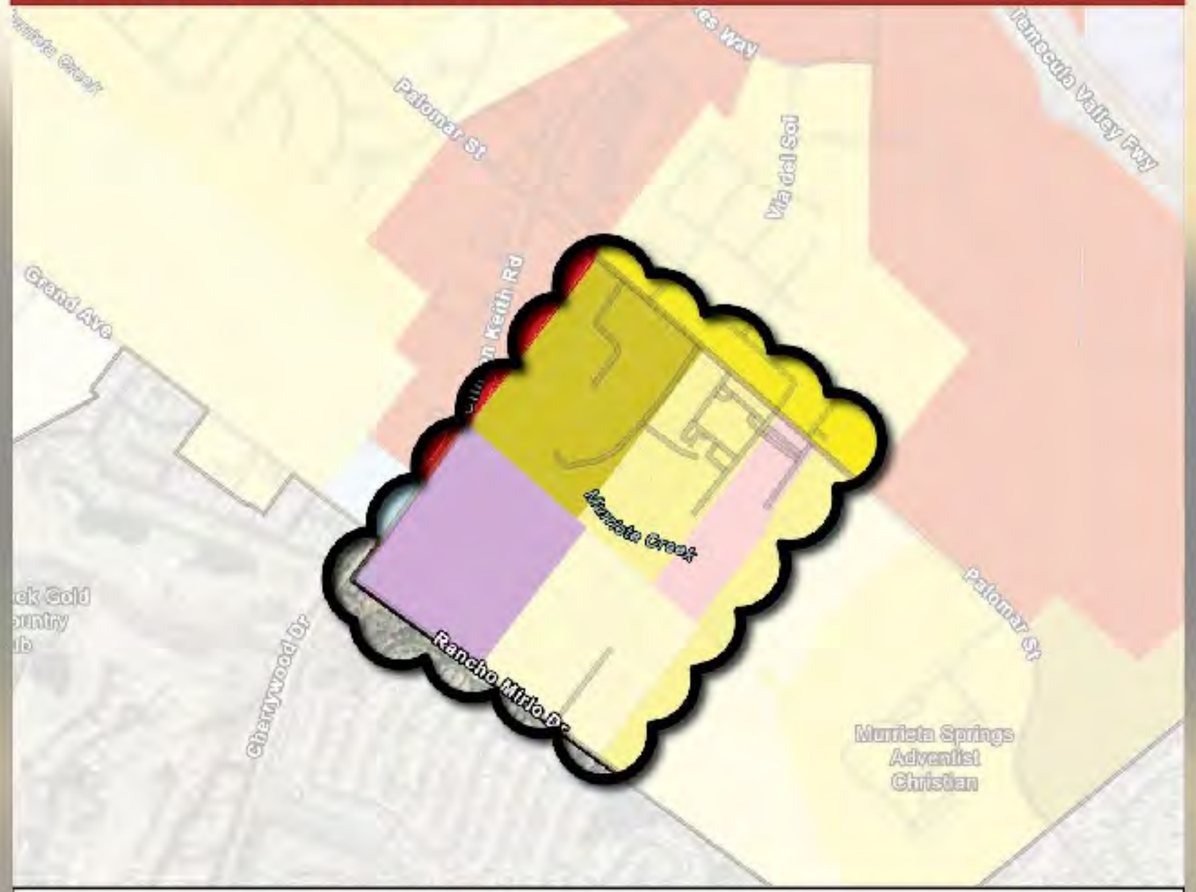
Key Map



FOCUS AREA 6

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Existing Land Use



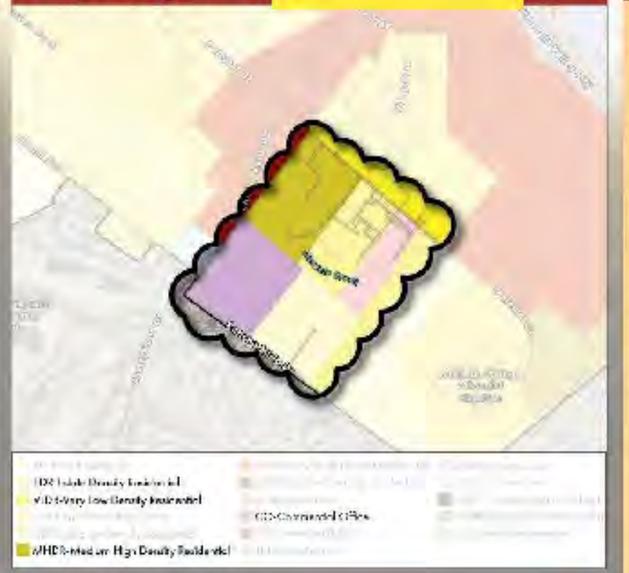
FOC AREA 6

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

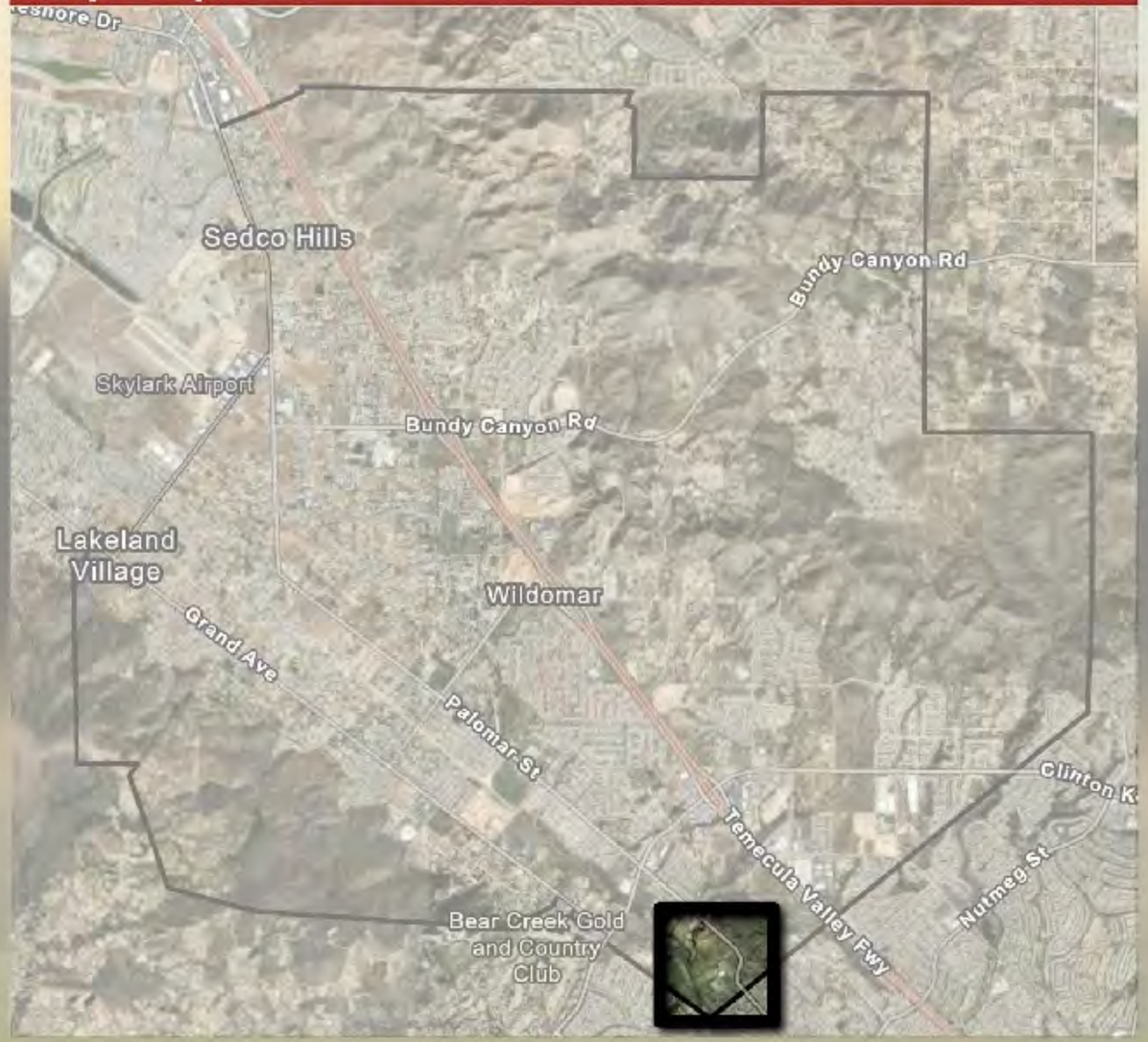
OTHER THOUGHTS OR IDEAS

FOCUS AREA 7

Key Considerations

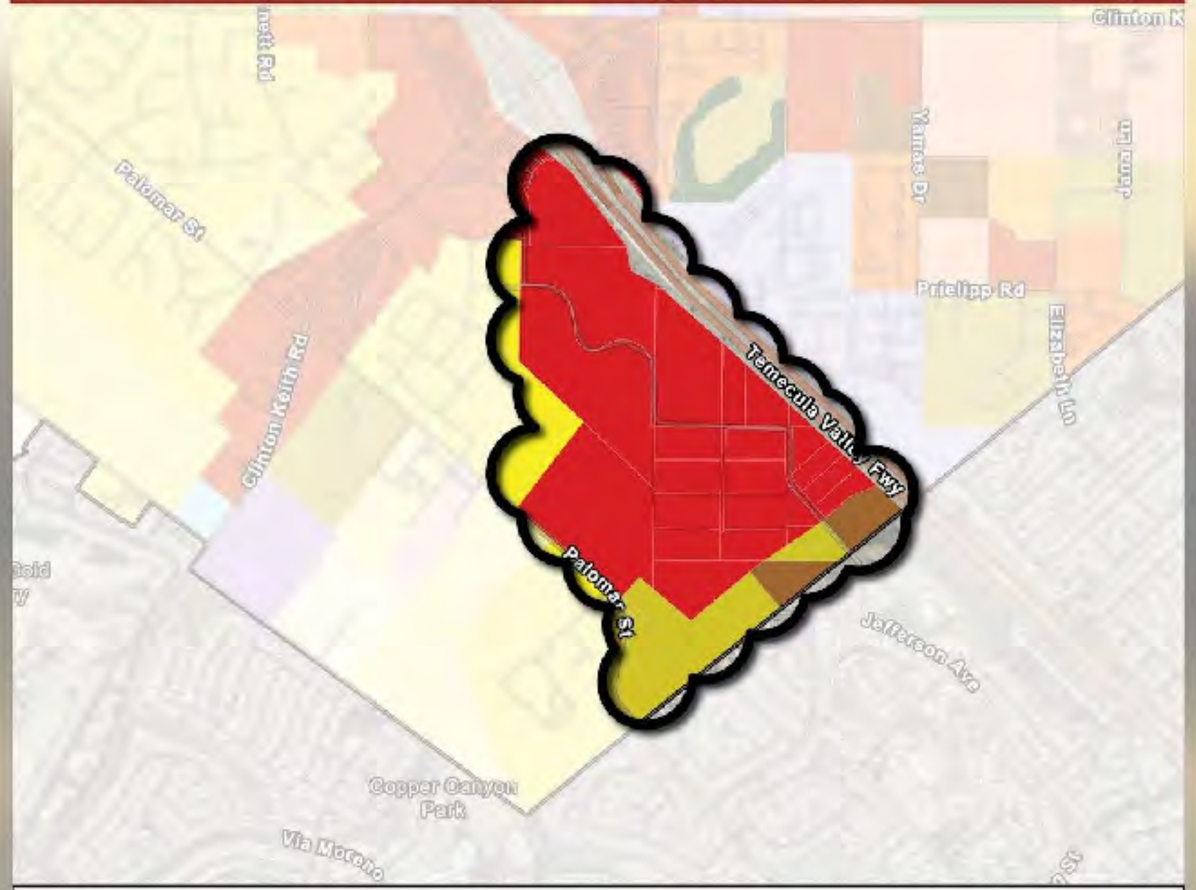
- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Inland Valley Medical Center

Key Map



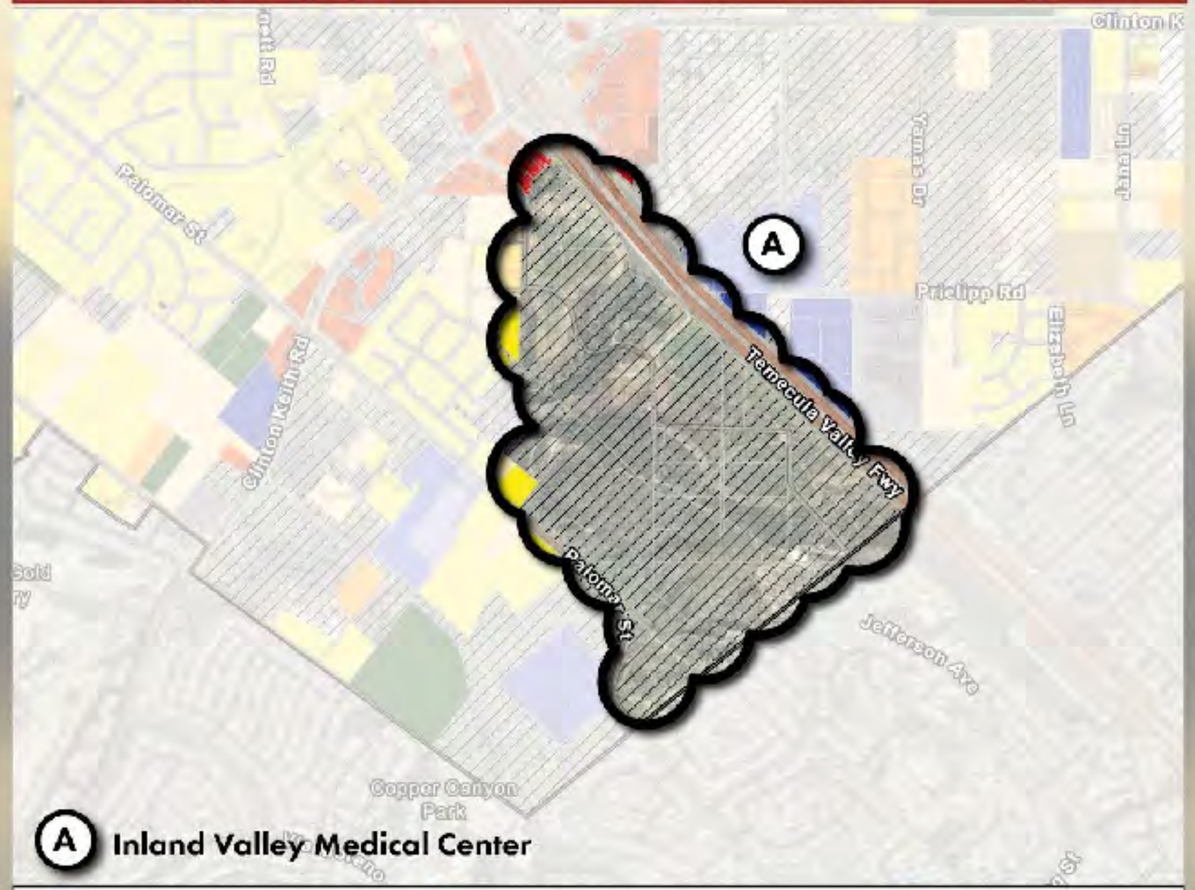
FOCUS AREA 7

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

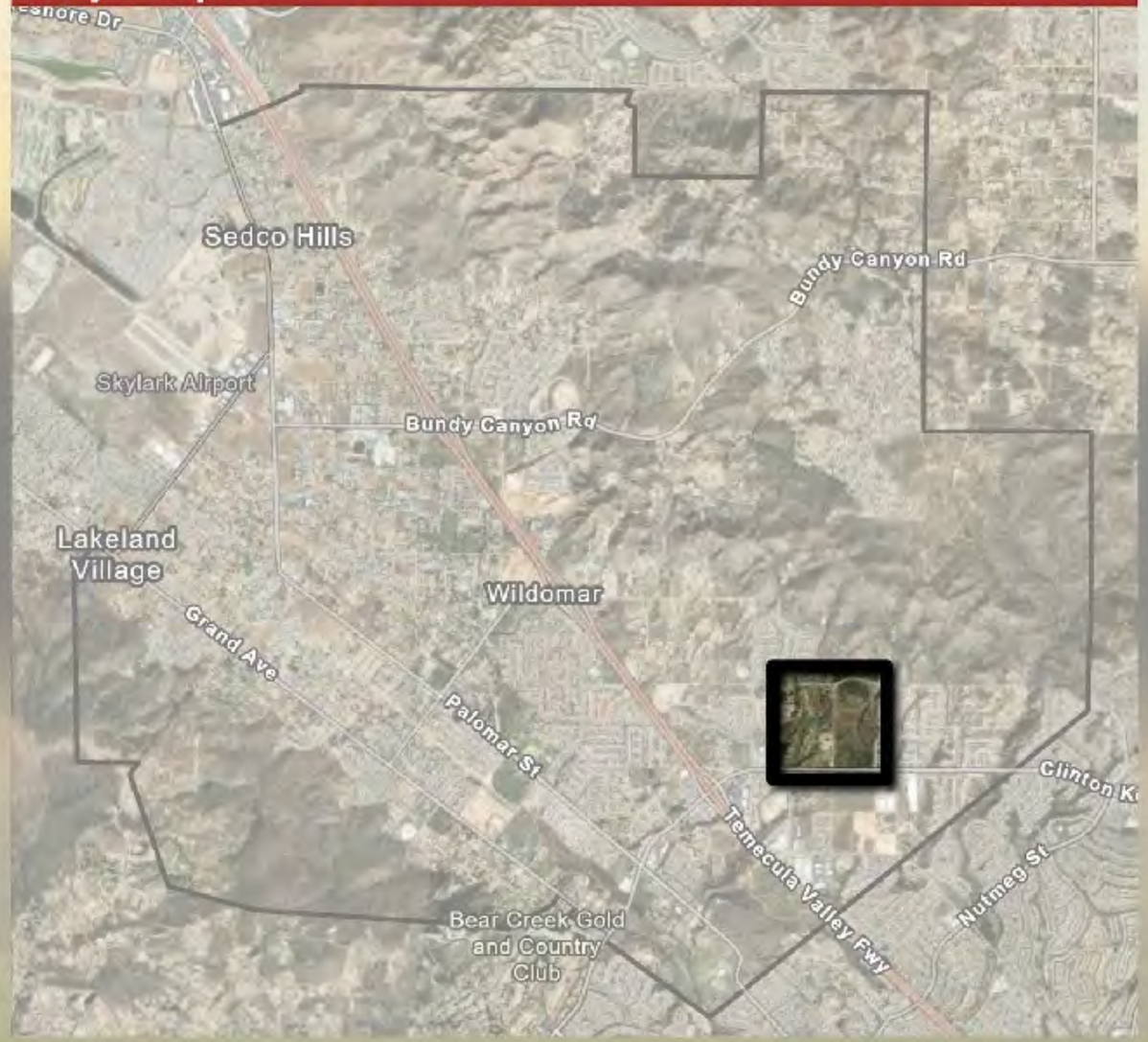
OTHER THOUGHTS OR IDEAS

FOCUS AREA 8

Key Considerations

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

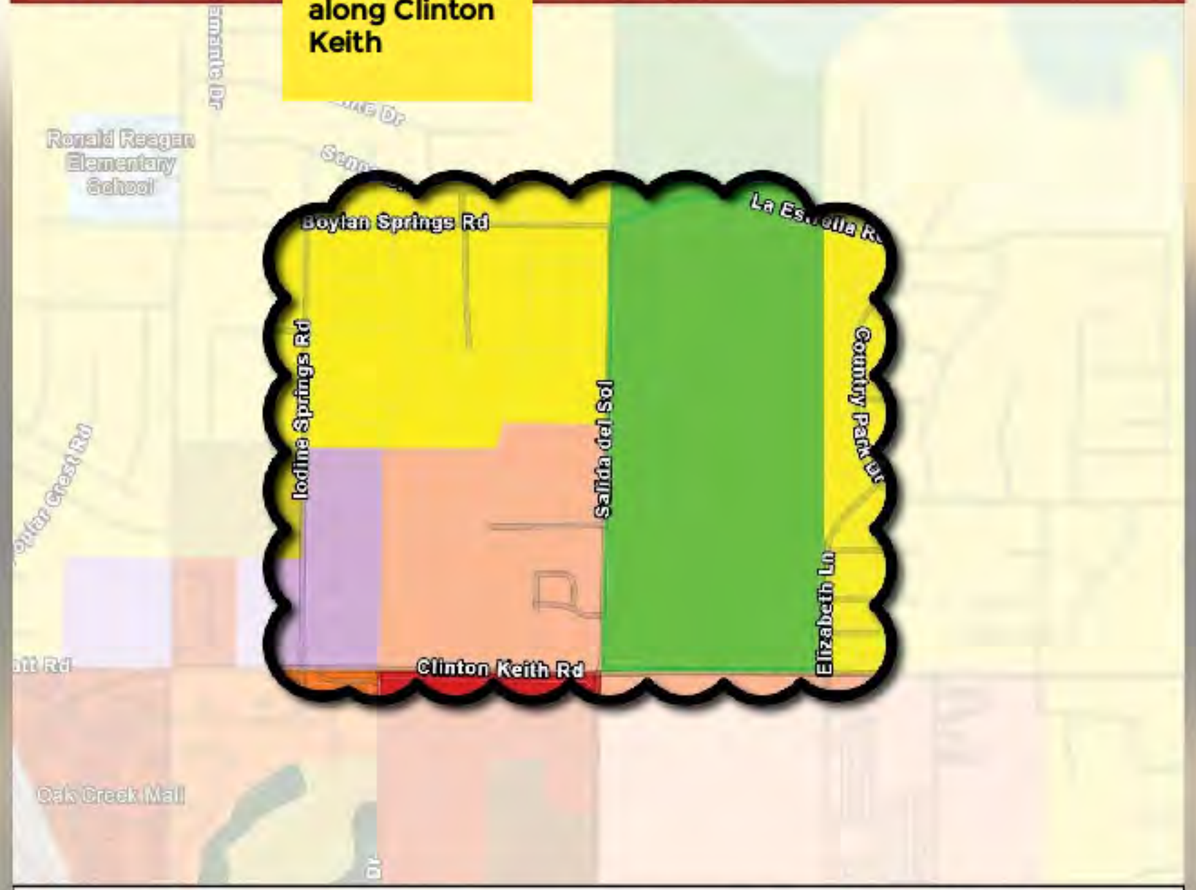
Key Map



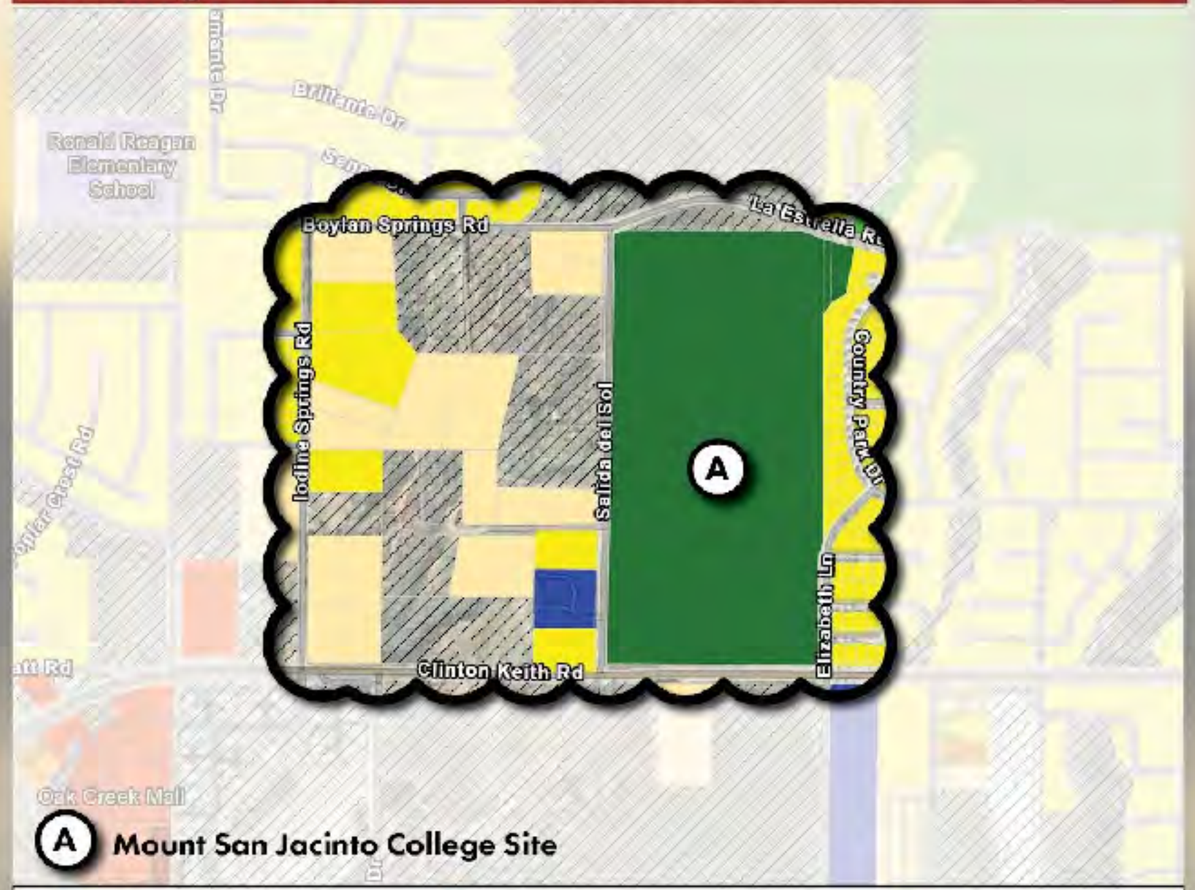
FOCUS AREA 8

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



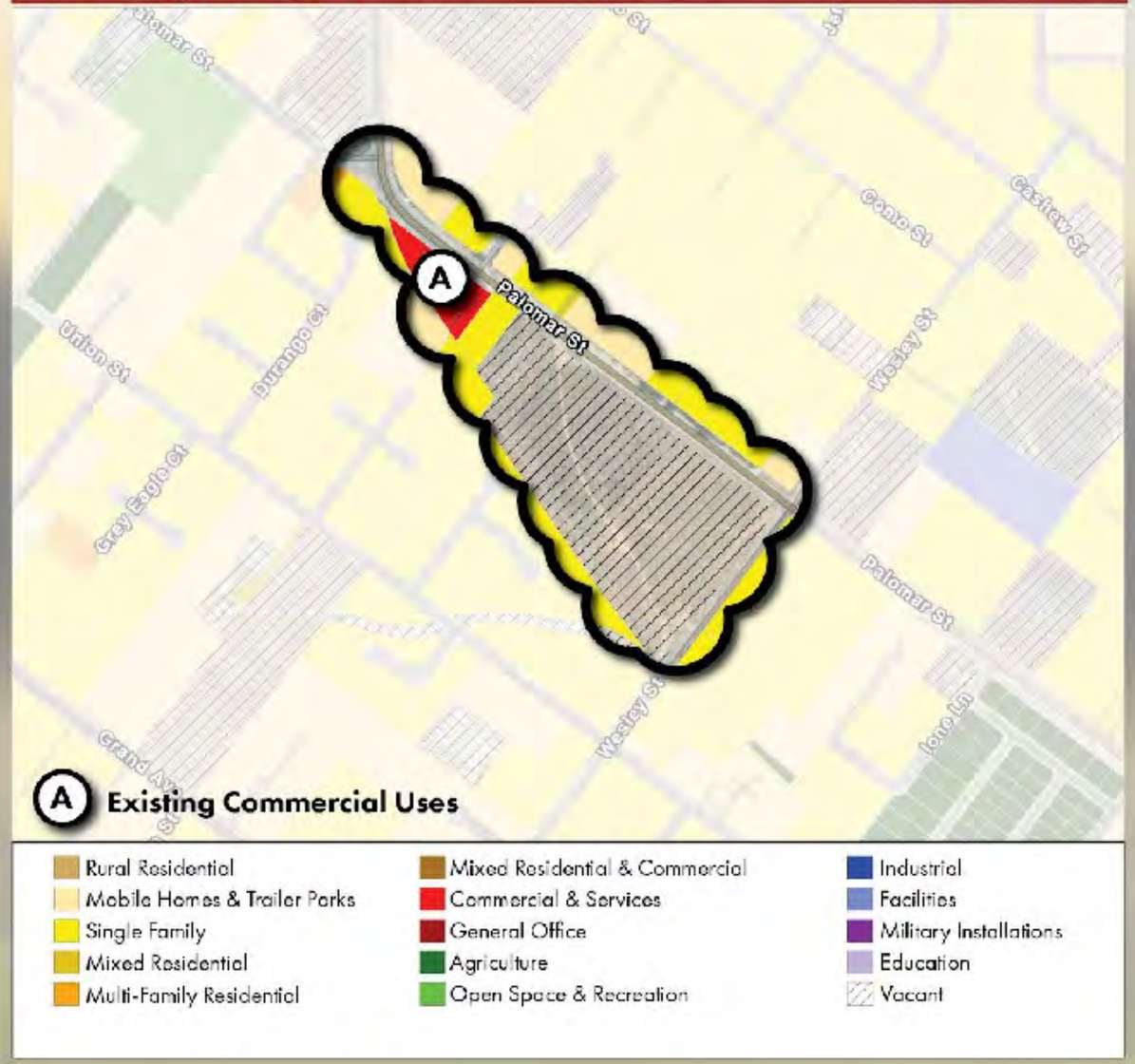
FOCUS AREA 9

Future by Design
ENVISION WILDOMAR 2040

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.



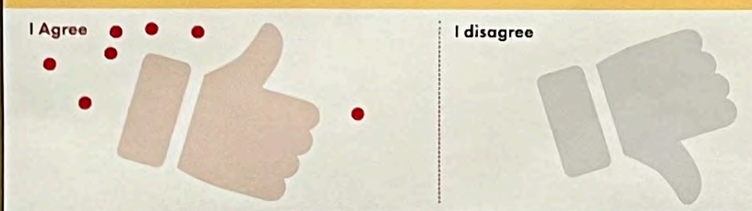
Growth, Land Use, & Development

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.



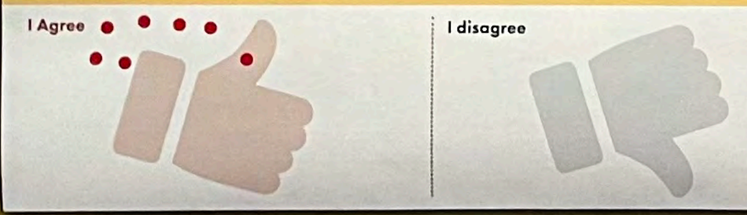
Economic Health

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.



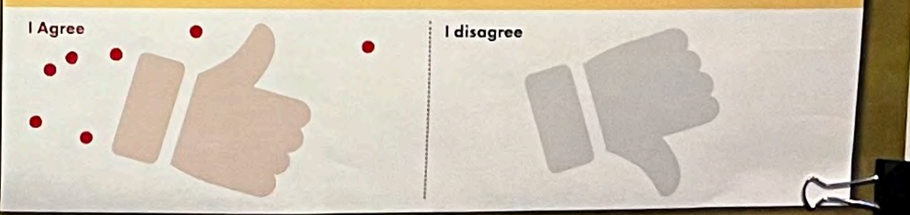
Environment

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.



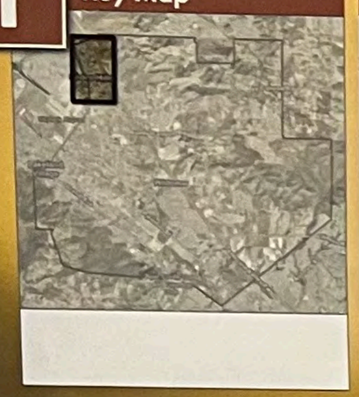
Focus Areas

Envision Wildomar 2040

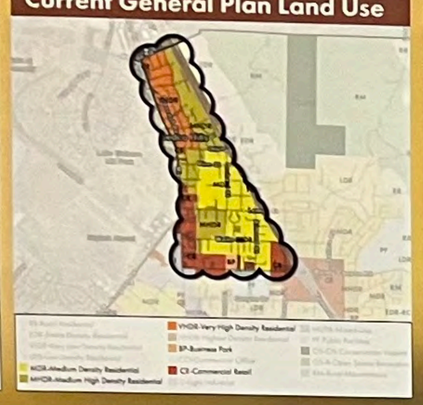
Future by Design
ENVISION WILDOMAR 2040

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.



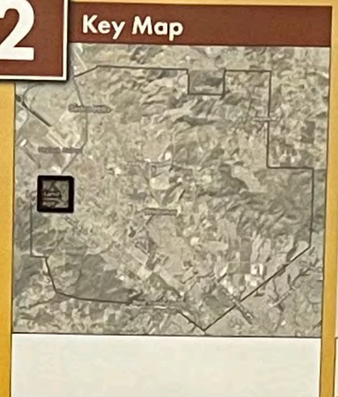
CONCEPT C: MIXED-USE

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.

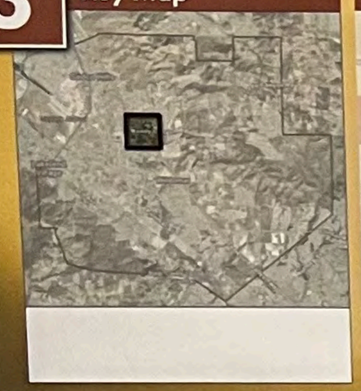
Focus Areas

Envision Wildomar 2040

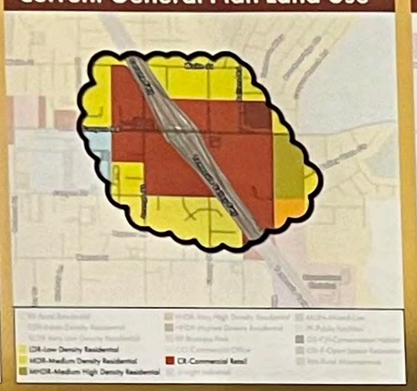
Future by Design
ENVISION WILDOMAR 2040

3

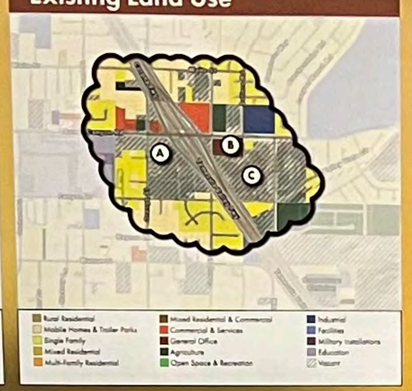
Key Map



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?

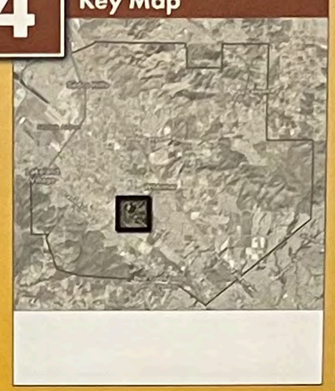
Write your comments below.

AREA B:
Something other than fast Food!

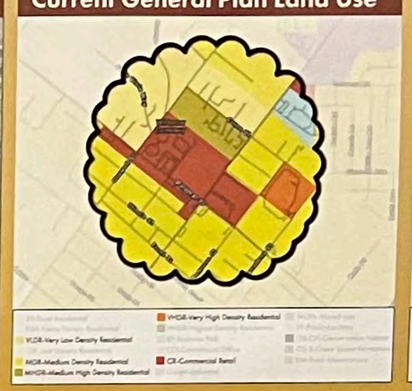
Sit down Restaurants no Fast Food
Grocery Store

4

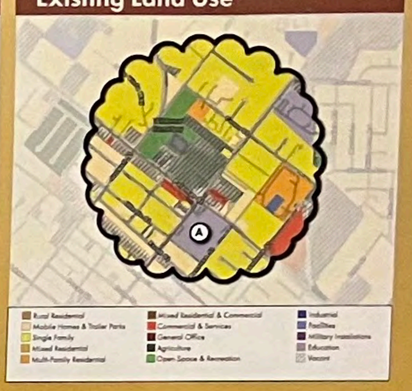
Key Map



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

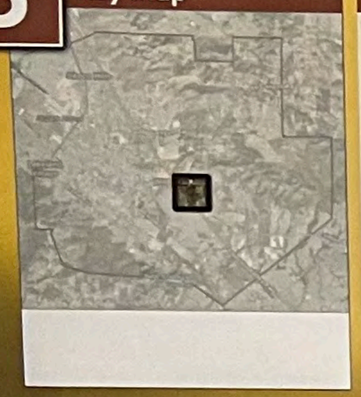
Focus Areas

Envision Wildomar 2040

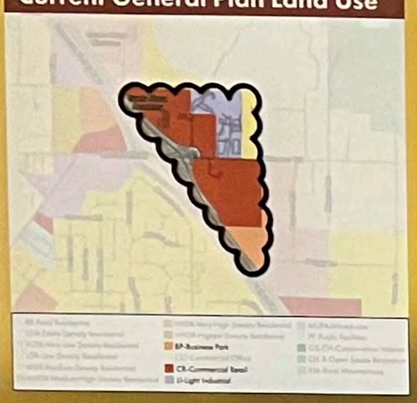
Future by Design
ENVISION WILDOMAR 2040

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.

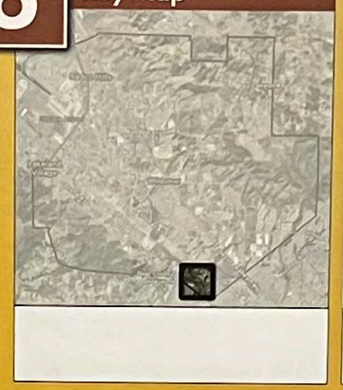
Place a dot here to select your preferred concept.

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.



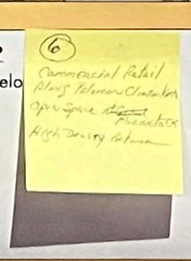
CONCEPT B: RESIDENTIAL

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



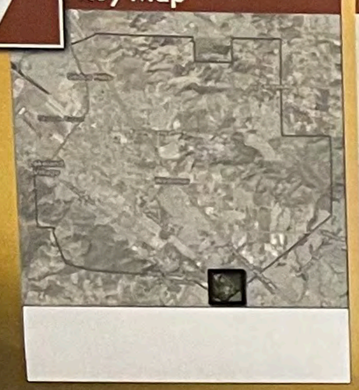
Focus Areas

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.

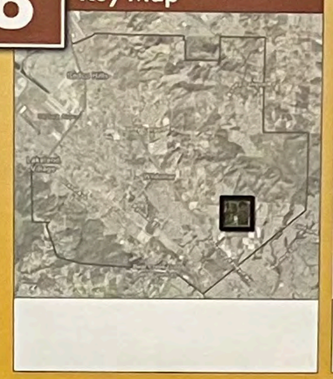
OTHER THOUGHTS?

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.

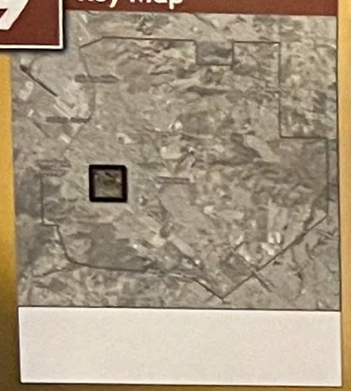
Focus Areas

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
08/31/22
Orchard St
Palomar St
Grand Ave
Bundy Canyon Rd
Wildomar Tr
Baxter Rd
Clinton Keith Rd
Park
Available lot
PARK Please
footbridge @ Pasadena St Plz
PARK
There is about 2,000 Horses in wildomar Preserve Horse Trails

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%

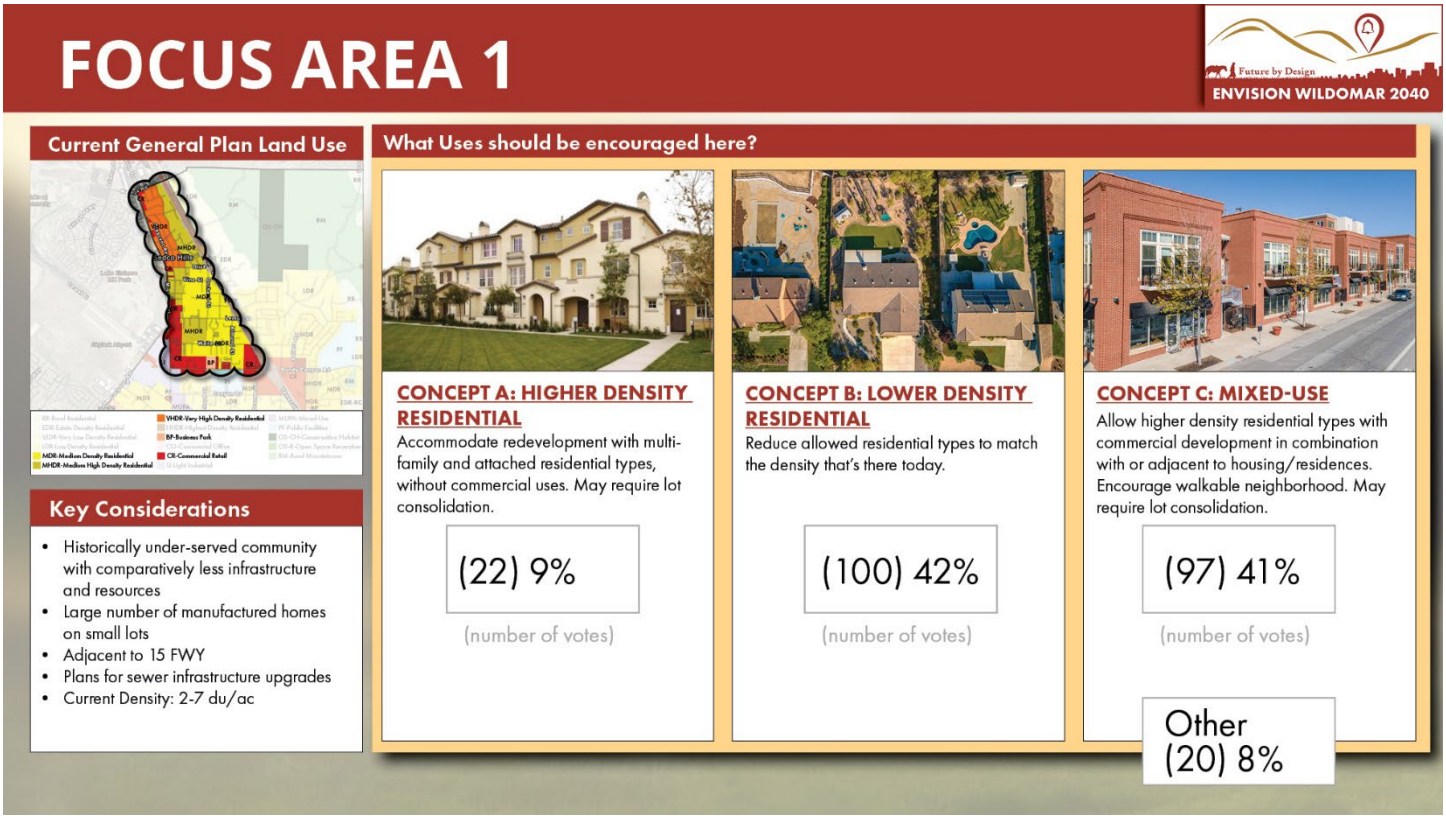
3. **Infrastructure & Services:** Provides for social, physical and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure and gathering places for residents of all ages and abilities.
    a. Agree (175) 73.22%
    b. Disagree (64) 26.78%

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

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

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

Ⓑ Adjacent to William Collier Elementary School

What Uses should be encouraged here?



CONCEPT A: ALL RESIDENTIAL

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

(49) 21%

(number of votes)



CONCEPT B: MIXED-USE

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

(158) 66%

(number of votes)

OTHER THOUGHTS OR IDEAS

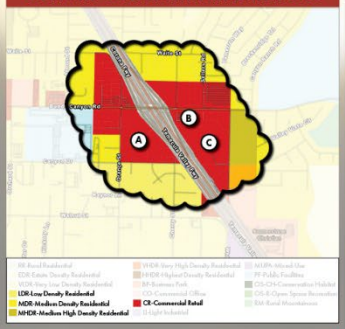
(32) 13%

(number of votes)

FOCUS AREA 3

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

Ⓐ Approved commercial Parcel Map for 7-lot commercial subdivision

Ⓑ Bundy Canyon Plaza

Ⓒ Former Walmart site

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Protect this area as a retail center.

(139) 58%

(number of votes)



CONCEPT B: MIXED USE

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

(73) 31%

(number of votes)

OTHER THOUGHTS OR IDEAS

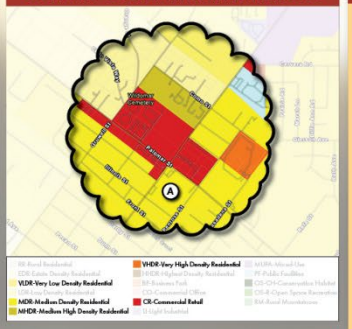
(27) 11%

(number of votes)

FOCUS AREA 4

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

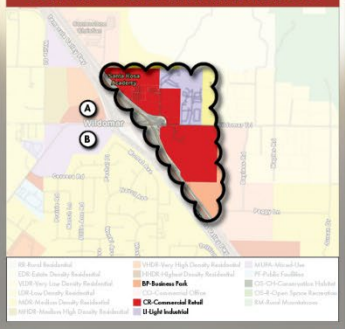
(22) 9%

(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

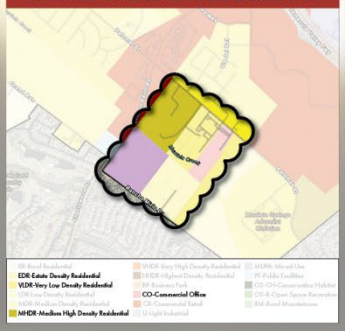
(29) 12%

(number of votes)

FOCUS AREA 6

Future by Design
ENVISION WILDOMAR 2040

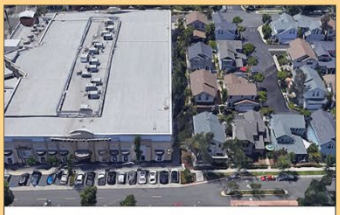
Current General Plan Land Use



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

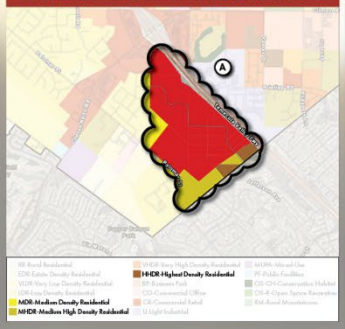
(33) 14%

(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

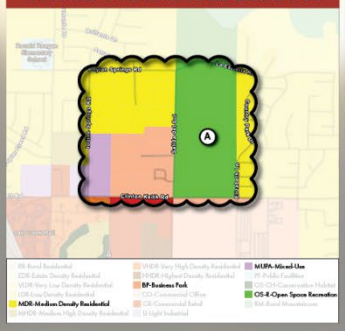
(24) 10%

(number of votes)

FOCUS AREA 8

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

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

(160) 67%

(number of votes)



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

(43) 18%

(number of votes)

OTHER THOUGHTS OR IDEAS

(36) 15%

(number of votes)

FOCUS AREA 9

Future by Design
ENVISION WILDOMAR 2040

Current General Plan Land Use



Key Considerations

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

What Uses should be encouraged here?



CONCEPT A: RESIDENTIAL

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

(115) 48%

(number of votes)



CONCEPT B: COMMERCIAL

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

(95) 40%

(number of votes)

OTHER THOUGHTS OR IDEAS

(29) 12%

(number of votes)

Guiding Principle 1: Additional Comments

This question bothers me because how could you ever disagree.
Not using its current path.
self-sufficient will never be possible. This city will always need grants to provide what other cities consider basic
Sounds awesome! Reality check: Wildomar will never have the revenue to achieve this BS!
CC reckless 3-2 vote allowing marijuana without LEA prepared presentation on impacts
I would like Clarification on what self-sustaining actually looks like
No jobs for self sustaining your family.
Needs more jobs here. Not everyone works in fast food. Need some more development on the industrial side
Stop building and bringing in the Riff Raff
This city has very little community involvement.as many residents have to leave the area to work.
I dont think any city will be safe with the amount of crime
Too vague. Could imply that we need high density areas to increase revenue. Doesn't speak to the need to keep larger properties from being divided up. Nothing about rural or country feel?
not the way we are going
That lie has been since I moved here in 89
We are far from this at the moment.
I think Wildomar shouldn't be a city at all. Wildomar should be absorbed by Murrieta and Lake Elsinore.
With low income, rehabilitation housing in the works, also the increasing number of apartment complexes being built I believe this will bring tge wrong element to our community. projects
Revenue sources, business opportunities
Too many projects!!! No one is addressing the wildlife. We are watching coyotes in Wildomar and surrounding city's walking and jumping in neighborhood tracks.
As of now, people of color are still being harassed. It happens especially to my black friends and their children, as white children call them the n word while they're in their own yard.
PLEASE KEEP IT AS FAMILY FRIENDLY-RURAL AS POSSIBLE
While hopeful that this would be true, the continuing sprawl over just the past two years is discouraging.
With the proposed Meadows development, it will completely urbanize Wildomar, harm wildlife and continue to further urban sprawl. It will also severely harm existing communities such as The Farm.
As long as we continue to be rural and don't forget our start
Define family-friendly.
Not just residents, businesses, customers, tourists, visitors to businesses, revenue sources, etc
Keep Wildomar Rural
Please do not over build with too many homes!!
Too many housing projects in the works….
I hope so
Not if you keep packing in tract homes elbow to elbow!
They are building low income and mentally ill housing at the end of my street. This will not be safe.
Not with the low income housing with mentally unstable occupants. This doesn't make me or my family safe.
If we engage in family/ business friendly planning
To have this vision- the actions must reflect. You need to direct money into parks and safe family friendly businesses. The recent additions of marijuana dispensaries and low income mental health housing is not going
With the current buildings and the potential construction of the low income housing I expect our crime rate to
Plan to incorporate too many high or medium density properties.
Though our community offerings are on the meager side of things, I can see the genuine efforts to build a friendly community open to all.

65 year resident
Unless that involves the continuation of the never ending party to hat has n ok we taken up residence at the edge of the border with lake Elsinore
Legalizing the sale of marijuana is not "safe," "healthy," or "family friendly."
Wildomar is much too caught up in holding on to the past... The city has stagnated and fallen far behind neighboring cities, and will continue to do so under the current vision and leadership.
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 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	
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 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 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 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 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		
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		
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		