



CITY OF **WILDOMAR** UPDATE

04.10.2025

Dan York,
City Manager

WILDOMAR

QUICK FACTS



40.6 miles to the Beach (≈ 1 hour)
53.4 miles to Disneyland (≈ 1 hour)
85.1 miles to Big Bear (≈ 1.5 hours)



Population
37,013



Median Age
35.2



Average Income
Per Household
\$107,000



25% Gen X
25% Millennials



23.7
Square Miles



Home to Regional
Trauma Center

General Financials

- **Property Tax Revenue Increasing (Due to Reassessing Valuations)**
- **General Fund Sales Tax Flat; AA Sales Tax Increasing**
- **Construction Activity Remains High**
- **2-5 Year Outlook:**
 - **Continued High Revenue for next 1-2 Years then Slowing to Normal Property Tax Growth**
 - **Tapering of Construction Activity to Normal Levels**
 - **Public Safety Costs Increasing**



Palomar Street Widening / Cemetery Improvements



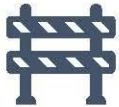
Project Advertised
(July 2024)



Bids Submitted
(Aug. 2024)



Contract Awarded
(Oct. 2024)



Construction Start
(Feb. 2025)



Construction Complete
(Nov. 2025)



Clinton Keith Road Widening



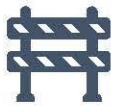
Project Advertisement
(Aug. 2025)



Bids Due
(Sept. 2025)



Contract Award
(Oct. 2025)



Construction Start
(Dec. 2025)



Construction Complete
(July 2026)

Note: Project Advertisement date is based on the expected date for the City to receive Environmental Permits for the Project from the applicable regulatory agencies (State Water Board, Fish and Wildlife, etc...).



Bundy Canyon Rd. Improvement Project (Segment 2)



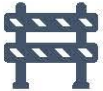
Project
Advertisement
(May 2025)



Bids Due
(June 2025)



Contract Award
(Aug. 2025)



Construction Start
(Jan. 2026)



Construction
Complete
(mid/late 2027)

Note: Project Advertisement is based on utility coordination completion by April. However, utility coordination is subject to the schedules of the utility agencies. If utility coordination extends beyond April, the City will adjust the project schedule accordingly.



27-Acre Park (Phase 1)



Project
Advertisement
(June 2025)



Bids Due
(July 2025)



Contract Award
(Aug. 2025)



Construction Start
(Nov. 2025)



Construction
Complete
(July 2026)



20-Acre Park (Initial Public Access)



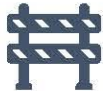
Project
Advertisement
(April 2025)



Bids Due
(May 2025)



Contract Award
(July 2025)



Construction Start
(Sep. 2025)



Construction
Complete
(late 2025)

Note: This phase includes initial access to the public to use the park property for trail purposes, security fencing, parking areas, and minor irrigation upgrades. Future phases will include the full park improvements.



Harvest Way and Bundy Canyon Rd. Traffic Signal



Project
Advertisement
(April 2025)



Bids Due
(May 2025)



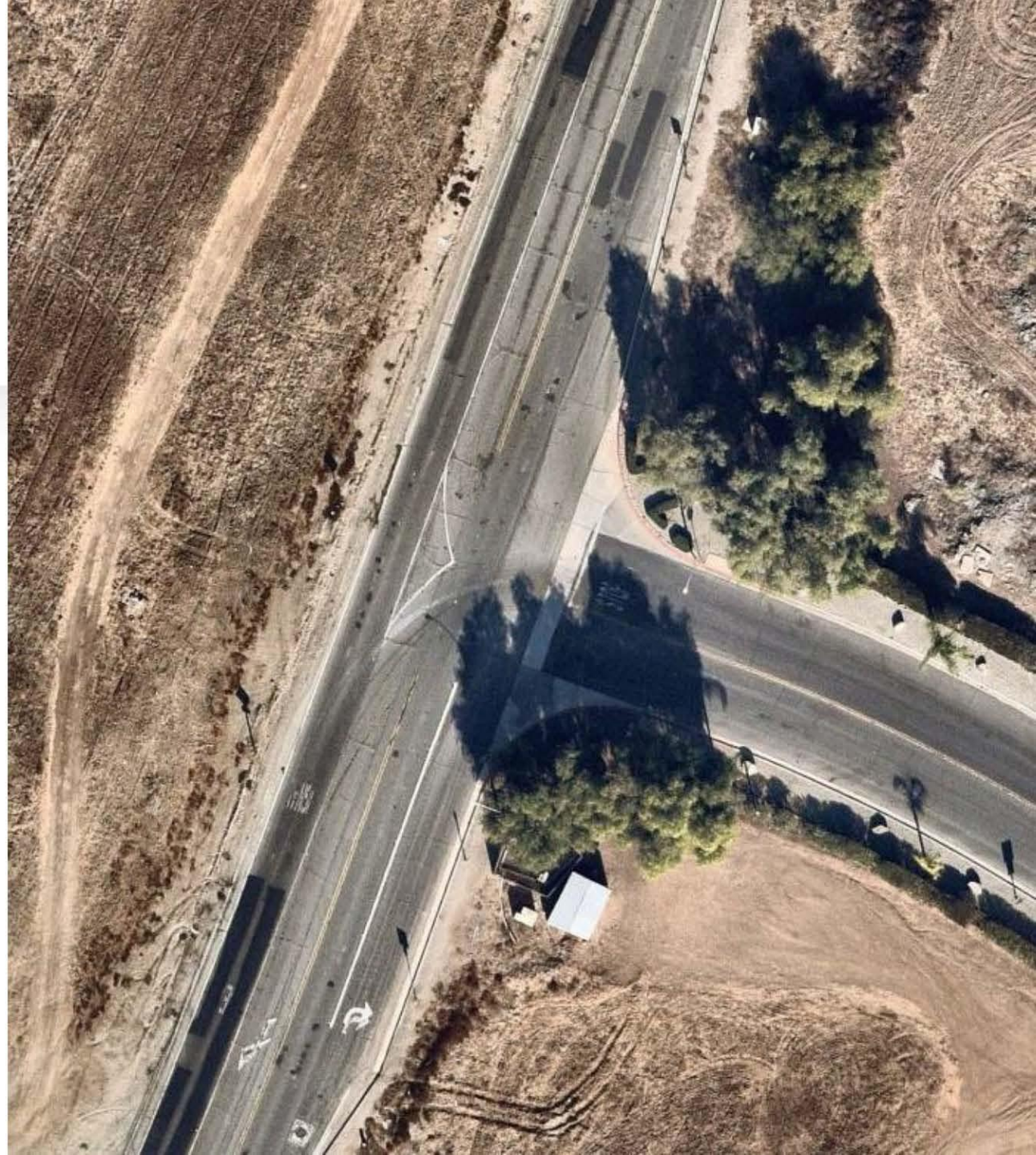
Contract Award
(June 2025)



Construction Start
(Aug. 2025)

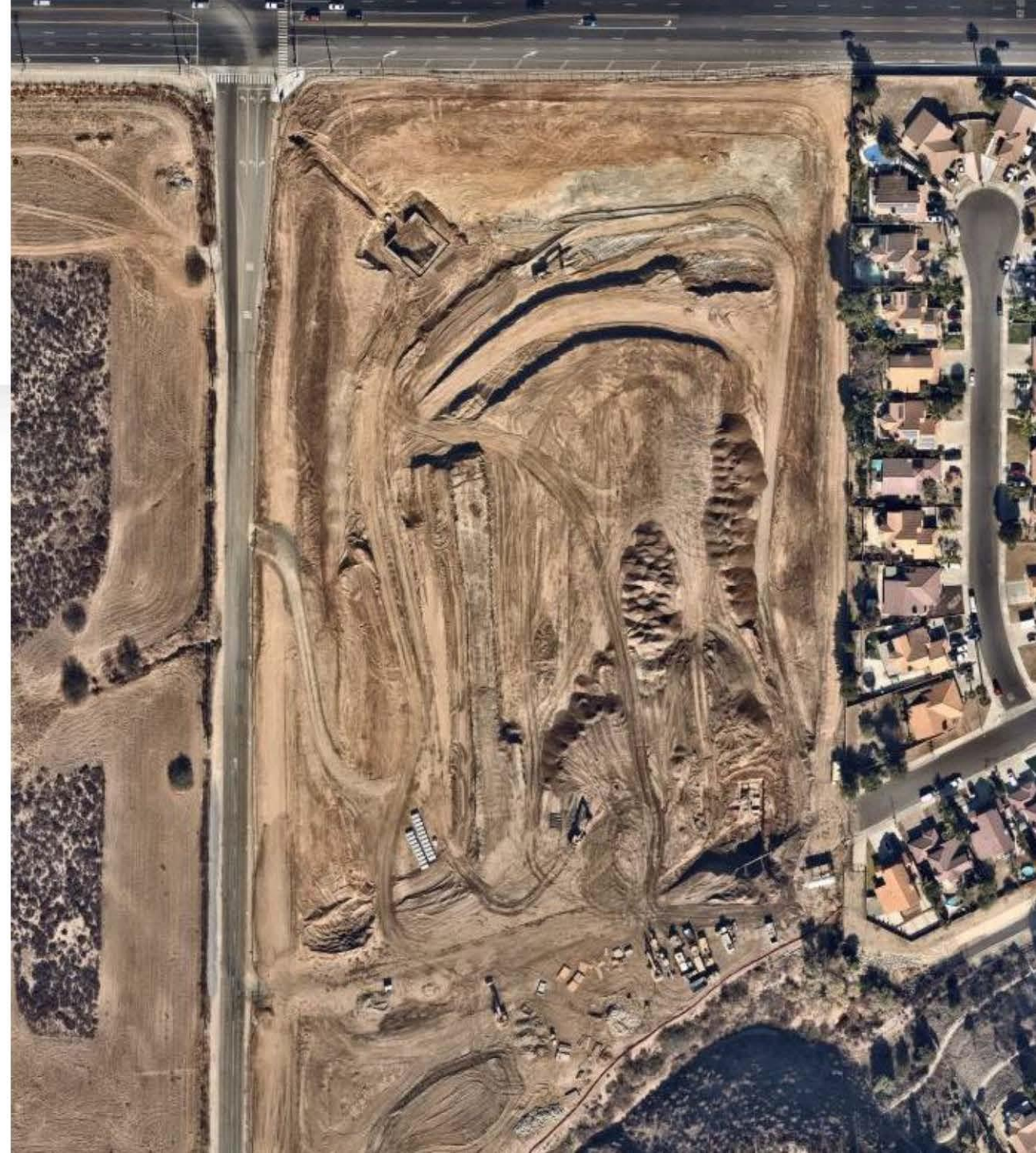


Construction
Complete
(early 2025)



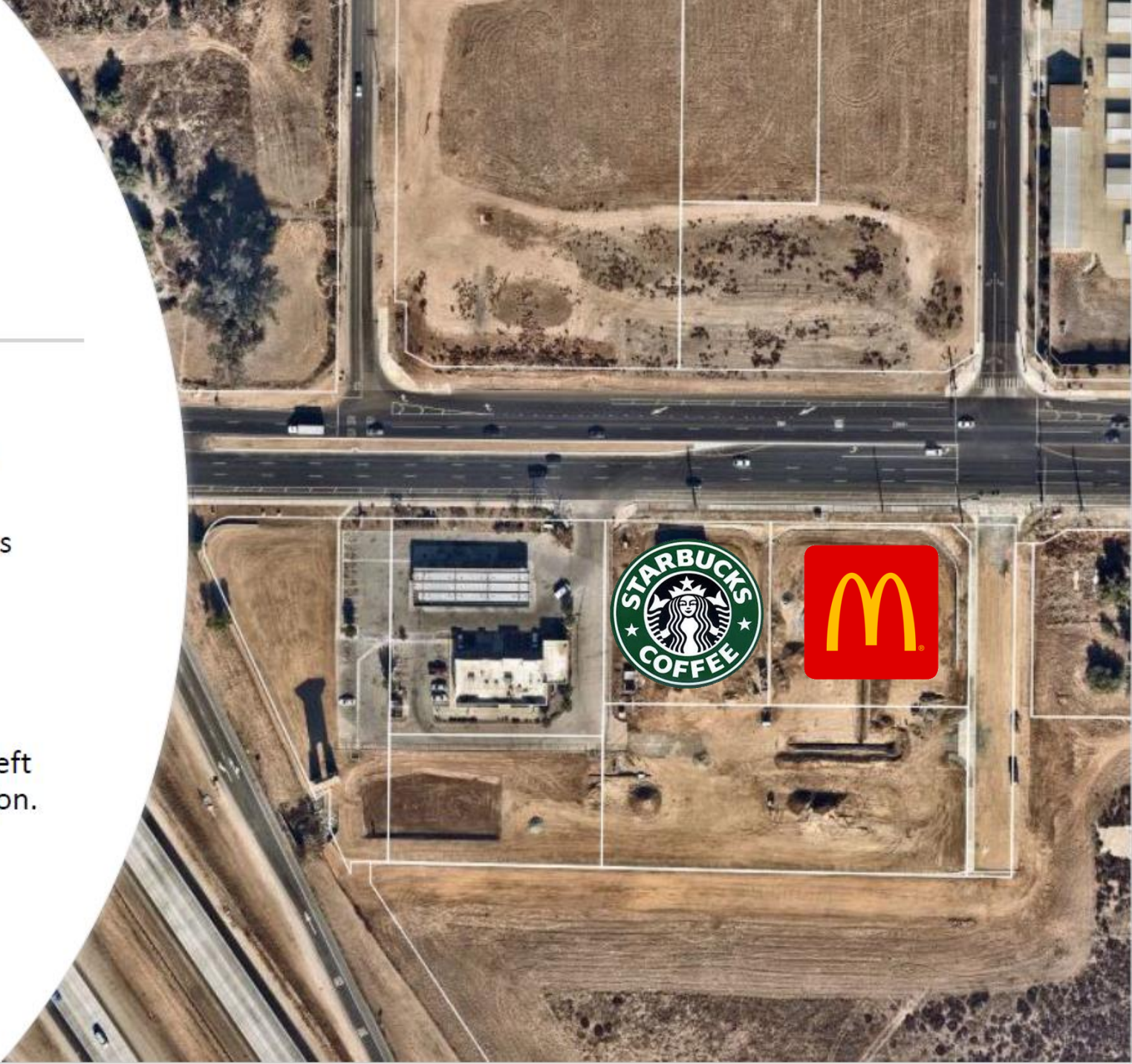
Lateral C Basin and Storm Drain

- Basin grading on-going.
- Storm drain construction on Monte Vista Dr. expected to begin February or March.
 - Construction on Monte Vista Dr. requires large equipment that will require extended lane closures or possible full road closures. Staff is working with Riverside County Flood Control and their contractor on this and will provide updates to the public once details are finalized, prior to any closures.
- Storm drain completion expected in April or May.



Bundy Canyon Plaza

- Raised Median
 - Remaining work includes landscaping and signage.
 - Traffic control with temporary lane closures anticipated over the next several weeks.
- Sellers Rd. Traffic Signal
 - Southern extension of Sellers Rd. (private street) in construction.
 - Traffic signal will be modified to allow for left turns into and out of the new road extension.
- On-site work on-going.



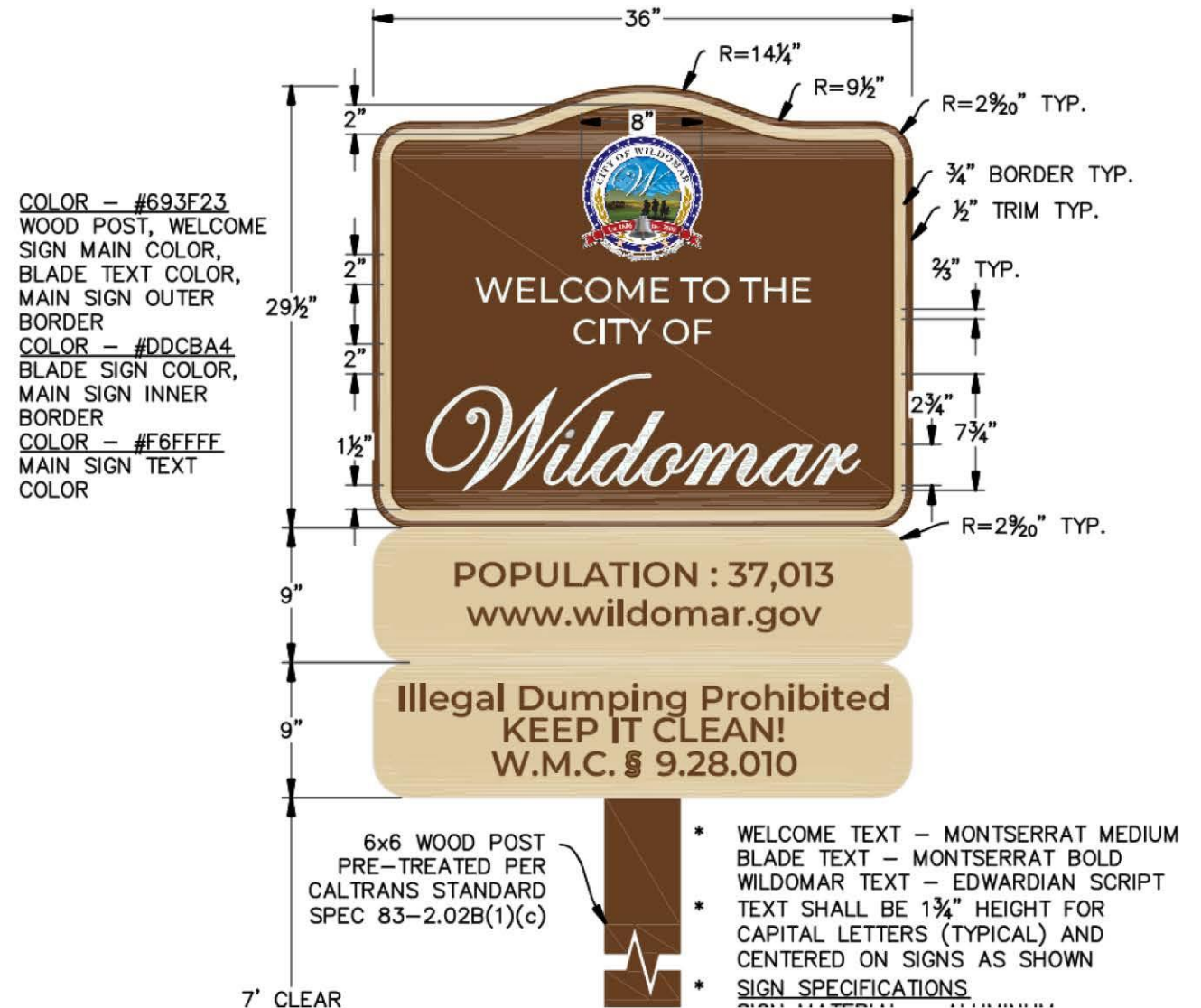


Other Development Projects

- Avalino (DR Horton)
 - Palomar St. improvements substantially completed.
 - Remaining improvements expected to have a minimal impact to traffic.
- Boulder Creek (Beazer Homes)
 - Palomar St. paving and striping complete.
 - McVicar St. Traffic Signal completed and operational.
 - Park is open for use.
 - Pet waste bag stations and waste bins still to be installed.
- Wildomar Commerce
 - Storm drain construction on-going on Elizabeth Ln., Bunny Trail, and Yamas Dr.

City Welcome Signs

- Standard detail/drawing is currently being finalized.
- City is receiving quotes from contractors for installation of the signs.
- Installation expected to be complete by April 2025.



Project Updates Online

Project details and more regular project updates are available on the City's website.

<https://wildomar.gov/422/Project-Development-Updates>



Agendas, Videos & Watch Live



Report a Concern



Municipal Code



City Jobs



Parks & Rec



Notify Me®



Economic Development



Business Registration



Project / Development Updates



Informational Videos



Residential Development

Approved - Under Construction

- Lennar (Elizabeth Lane): 170 townhomes
- DR Horton's Avalino: 117 SFR
- Oak Springs Ranch, Phase II: 288 apartments
- KB Homes' Verano: 80 SFR (COMPLETED)
- Boulder Creek: 108 SFR (COMPLETED)
- Tricon: 170 apartments (COMPLETED)

Approved - Not Yet Under Construction

- Bundy Canyon Resort: 140 apartments
- McVicar Residential Project: 48 SFR
- Wildomar Crossroads: 150 apartments
- Wildomar Ridge: 77 SFR
- Elm Street Subdivision: 15 SFR

The Bluffs at Hidden Springs

160 acres along freeway,
South of Clinton Keith Rd.



**SPECIFIC PLAN DRAFTED &
COMMUNITY WORKSHOPS
IN PROGRESS**



The Bluffs at Hidden Springs





THANK YOU!