



GENERAL PLAN TECHNICAL ADVISORY GROUP - GPAG - COMMITTEE MEETING

MONDAY, OCTOBER 10, 2022

23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595 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 general public comments may be presented regarding any items or matters within the jurisdiction of the General Plan Advisory Group Committee that do not appear on the agenda.

1. GENERAL BUSINESS

1.1 General Plan Technical Advisory Group Meeting #2 - Part 2

RECOMMENDATION:

Staff recommends the General Plan Advisory Group discuss the following topics/items and provide direction to the GP project team:

1. Confirmation of Updated Guiding Principles.
2. Review Potential Changes to the Land Use Plan and Land Use Designations.
3. Discuss Potential 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: October 03, 2022



**GENERAL PLAN TECHNICAL ADVISORY GROUP - GPA -
REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 11.
Meeting Date: October 10, 2022**

SUBJECT: General Plan Technical Advisory Group Meeting #2 - Part 2

SUBMITTED BY: Matthew Bassi, Planning

PREPARED BY: Matthew Bassi

RECOMMENDATION: Staff recommends the General Plan Advisory Group discuss the following topics/items and provide direction to the GP project team:

1. Confirmation of Updated Guiding Principles.
2. Review Potential Changes to the Land Use Plan and Land Use Designations.
3. Discuss Potential Focus Areas.

DISCUSSION:

Greetings GPAG Members,

We're looking forward to seeing you on October 10th for a continuation of our Land Use discussions. In preparation for our meeting, we are providing you with materials that will inform our discussions of potential updates to the Land Use Plan and Land Use Element. The attachments accompanying our meeting agenda include the updated Guiding Principles, which have been revised to reflect the comments provided at our last meeting. The changes to the Principles have been tracked in the Word document.

We have also included an update to the proposed General Plan Land Use Map circulated at our last meeting, with potential revisions outlined, and a slide showing those potential revisions more distinctly and with the rest of the proposed General Plan Land Use Map faded. The callouts on the slide show both the average existing density of the areas where a land use change is being proposed (in black text) and the proposed land use change (in white text) with the current land use designation and density range on the left and the proposed land use designation and density range on the right. Both graphics show the same changes, but we're hoping the slide will make clearer the changes that are being proposed.

The last attachment is an update to the GP land use summary/conversion table circulated at our last meeting that shows the City's current Land Use designations on the left side (in orange) and proposed updates to the Land Use designations on the right side (in blue).

Lastly, we received a request from a GPAG member for the State law that prohibits reducing residential capacity. Senate Bill (SB) 330, which was approved in 2019, limits the ability of cities and counties to reduce the permitted density on property designated for residential uses absent a concurrent density increase on other properties in the City. Here is a link to the bill text:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330.

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. Guiding Principles and Vision Themes
2. Proposed General Plan Land Use Map Exhibit (full size will be used at the meeting)
3. Proposed Land Use Changes Exhibit
4. GPLU Conversion Table Exhibit

ATTACHMENTS:

[Attach 1-Guiding Principles and Vision Themes.pdf](#)

[Attach 2-Proposed GP Land Use Map Exhibit.pdf](#)

[Attach 3-Proposed Land Use Changes Exhibit.pdf](#)

[Attach 4-Proposed GP Land Use Conversion Table.pdf](#)



Envision Wildomar 2040

Vision Themes (updated 10/3/22)

Current Vision Statement

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

- City Council Adopted Vision Statement (February 2017)

Potential Guiding Principles or Vision Statement Elaborations:

A City that:

- Provides a welcoming, safe and family-friendly environment with opportunities for healthy, self-sustaining lifestyles for all residents (**Community Character**)
- Balances responsible growth with preservation of rural character, open spaces and historical resources (**Growth, Land Use and Development**)
- Protects the visual and ecological value of its natural resources (**Environment**)
- 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. (**Economic Health**)
- Maintains safe roadways and high-quality pedestrian, bicycle, multi-purpose trail and transit networks (**Mobility**)
- 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 (**Infrastructure and Services**)

Key Themes from Community Outreach

- **Community Character**
 - Small Town
 - Welcoming
 - Friendly
 - Family-friendly
 - Safety
 - Country-living
 - Rural
 - Clean
 - Quiet
 - Multi-generational
 - Bedroom community
 - Progressive
 - Cultural
 - Creative
 - Fun
 - Beautiful

- City in the country
- Planned, uniform building style
- Diverse
- Modern amenities
- Peaceful
- Attractive
- Self-sufficient
- Vibrant destination with rural roots and practical growth
- Healthy
- Sustainable
- Unique
- Respite
- **Growth, Land Use and Development**
 - Growth that doesn't outpace infrastructure
 - Fastest growing
 - Controlled growth, slow growth, balanced growth
 - No growth
 - Walkable downtown area with civic center, main street
 - Old town
 - Ag/ranch balanced with multi-family
 - Creative mixed zoning
 - Big lots
 - Duplexes, triplexes, small starter/retirement homes, tiny home village
 - Maintain history
 - Less sprawl and strip malls
 - Walkable
 - Preserve open spaces
 - Multifamily in locations accessible to shopping
 - More commercial amenities
- **Environment**
 - Natural Beauty
 - Preserve open spaces
 - Views
 - Wildlife and nature
 - Trees and vegetation
 - Dark sky
- **Economic Health**
 - Thriving
 - Affordability
 - Vibrant
 - More economic development opportunities
 - Tax revenue to sustain infrastructure and services
 - Small businesses, unique services
 - Good job opportunities
 - More shopping, restaurants, bars
 - Self sufficient
 - Keep spending here
- **Mobility**
 - Bike Lanes
 - Sidewalks and trails (pedestrians and equestrians)

- Frequent transit service (bus and rail)
- Well-paved streets
- **Infrastructure and Services**
 - Growth that doesn't outpace infrastructure
 - Parks and recreation opportunities, activities
 - Arts, entertainment venues and events (for families)
 - Community Center
 - Gathering places
 - Improved roads and infrastructure
 - Code enforcement
 - Quality education
 - Activities for all ages and special needs

Map 2: Proposed GPLU



- ▭ Wildomar City Boundary
- - - Preliminary Proposed Land Use Changes
(Does not include changes related to Potential Focus Areas)

Proposed General Plan Land Use Designations

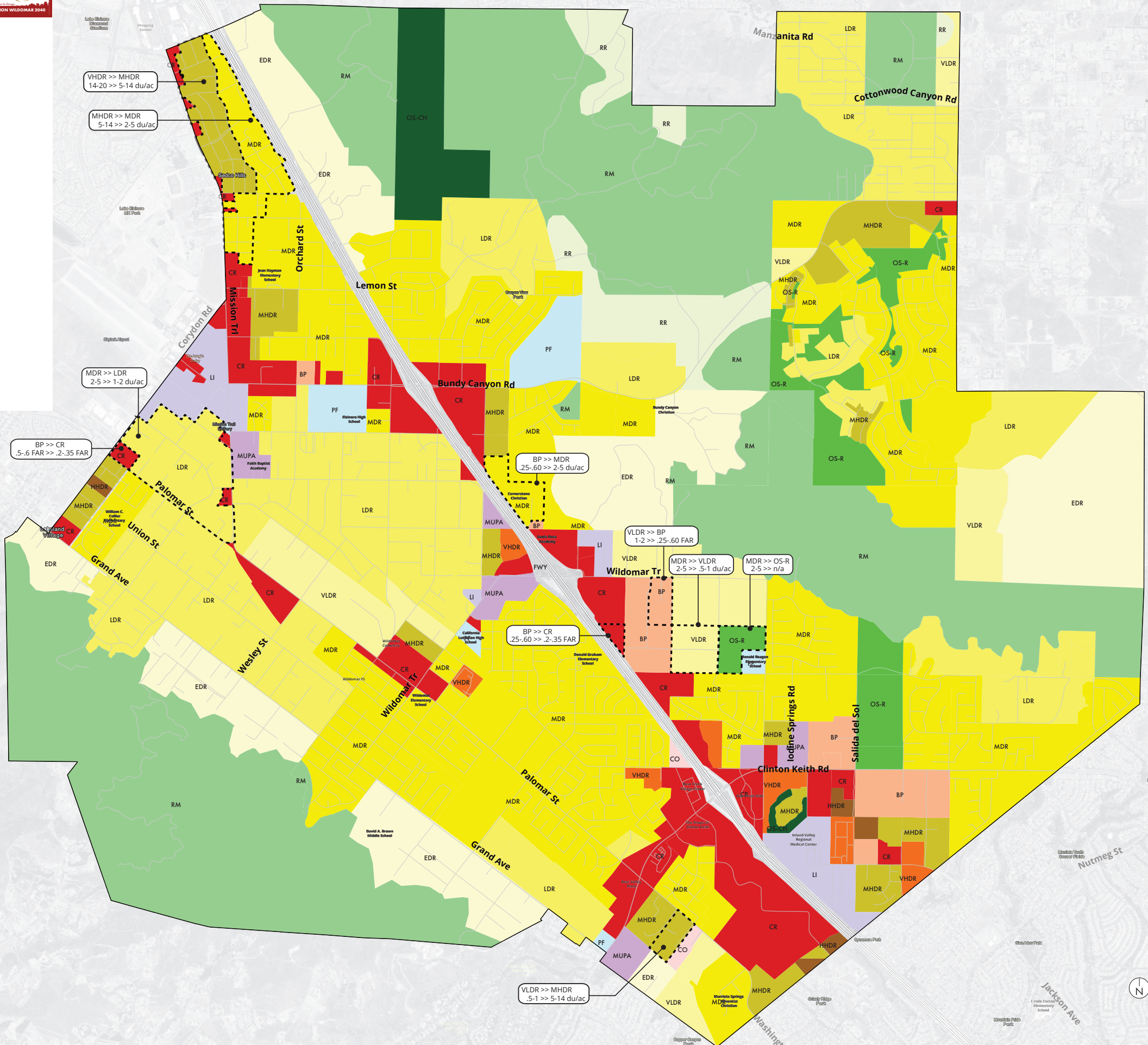
Residential		
RM	Rural Mountainous	1 du/10 ac
LLR	Large Lot Residential	1 du/5 ac
EDR	Estate Density Residential	1 du/2-5 ac
VLDR	Very Low Density Residential	1 du/1-2 ac
LDR	Low Density Residential	1-2 du/ac
MDR	Medium Density Residential	2-5 du/ac
MHDR	Medium High Density Residential	5-14 du/ac
VHDR	Very High Density Residential	14-20 du/ac
HHDR	Highest Density Residential	20-30 du/ac

Non-Residential

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

Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation



Proposed Land Use Changes

Residential

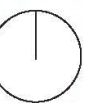
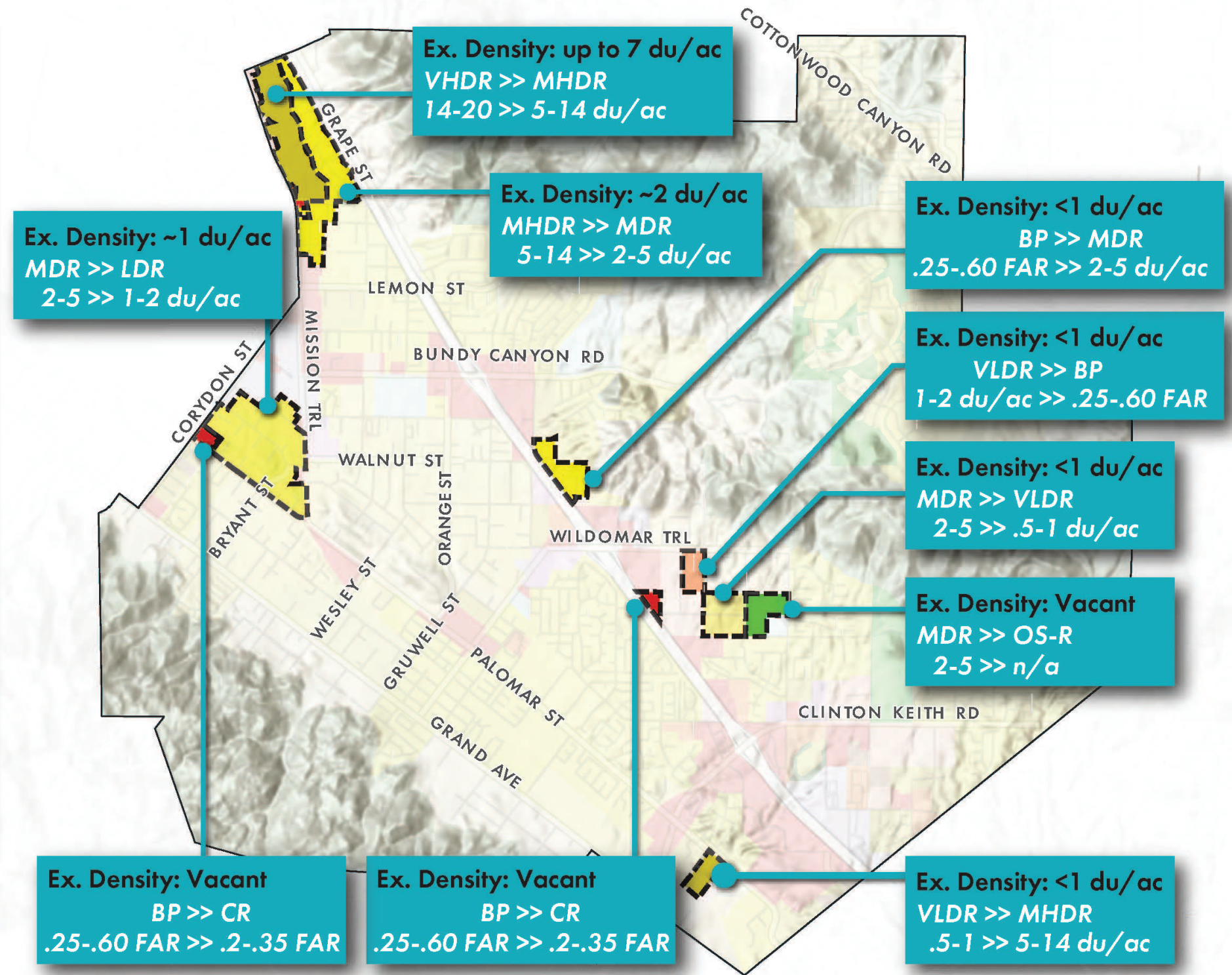
- RM: Rural Mountains, 1 du/10 ac
- LLR: Large Lot Residential, 1 du/5 ac
- EDR: Estate Density Residential, 1 du/2-5 ac
- VLDR: Very Low Density Residential, 1 du/1-2 ac
- LDR: Low Density Residential, 1-2 du/ ac
- MDR: Medium Density Residential, 2-5 du/ac
- MHDR: Medium High Density Residential, 5-14 du/ac
- VHDR: Very High Density Residential, 14-20 du/ac
- HHDR: Highest Density Residential, 20-30 du/ac

Non-Residential

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

Open Space / Rural

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



Envision Wildomar 2040: Land Use Conversion Table

Draft: 10/03/22

Current GP		Density	Proposed GP		
Designation	Description		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	Single-family residential detached residences with a minimum lot size of at least 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 1 du/10 acres
RR: Rural Residential	Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.	5 ac min	LLR: Large Lot Residential	Single-family detached residences with a minimum lot size of at least 5 acres in size. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.	5 ac min 1 du/5 acres
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, 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.	-	MUPA: Mixed Use Planning Area	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 .	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, pulbic/provate 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