

CITY OF WILDOMAR  
CITY COUNCIL & PLANNING COMMISSION  
AGENDA

STUDY SESSION – 5:30 P.M.

OCTOBER 14, 2015  
Council Chambers  
23873 Clinton Keith Road



Ben Benoit, Mayor  
Bridgette Moore, Mayor Pro Tem  
Bob Cashman, Council Member  
Marsha Swanson, Council Member  
Timothy Walker, Council Member

Veronica Langworthy, Chair  
Vacancy, Vice-Chair  
Dan Bidwell, Commissioner  
Gary Brown, Commissioner  
Stan Smith, Commissioner

Gary Nordquist  
City Manager

Thomas D. Jex  
City Attorney

**PLEASE TURN ALL PHONES & OTHER DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.**

**CALL TO ORDER – STUDY SESSION 5:30 P.M.**

**ROLL CALL – CITY COUNCIL**

**ROLL CALL – PLANNING COMMISSION**

**PUBLIC COMMENTS**

**STUDY SESSION**

1. **Wildomar Trails Planning Area**  
**RECOMMENDATION:** Staff recommends the City Council & Planning Commission discuss the presentation, take public comments, and provide direction to Staff as deemed appropriate.

**ANNOUNCEMENTS**

**ADJOURN – CITY COUNCIL**

**ADJOURN – PLANNING COMMISSION**

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.

I, Debbie A. Lee, Wildomar City Clerk, do certify that on October 9, 2015, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road,  
U.S. Post Office, 21392 Palomar Street,  
Mission Trail Library, 34303 Mission Trail Blvd.



Debbie A. Lee, CMC  
City Clerk

**CITY OF WILDOMAR – CITY COUNCIL & PLANNING COMMISSION**  
**Agenda Item #1**  
**JOINT STUDY SESSION**  
**Meeting Date: October 14, 2015**

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**TO:** Mayor and City Council Members  
Chair and Commissioners

**FROM:** Matthew C. Bassi, Planning Director

**SUBJECT:** Wildomar Trails Planning Area

**STAFF REPORT**

**RECOMMENDATION:**

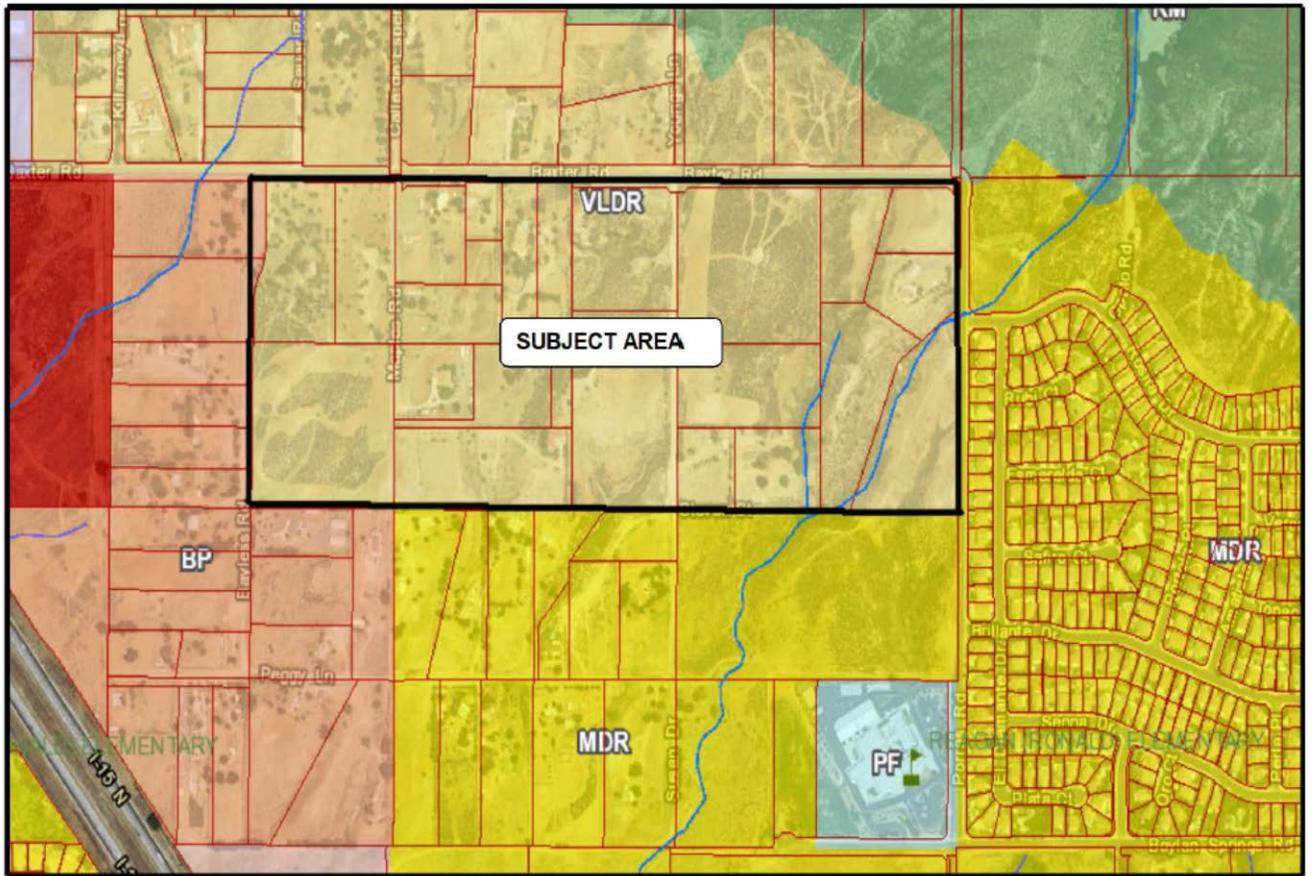
Staff recommends the City Council & Planning Commission discuss the presentation, take public comments, and provide direction to Staff as deemed appropriate.

**BACKGROUND:**

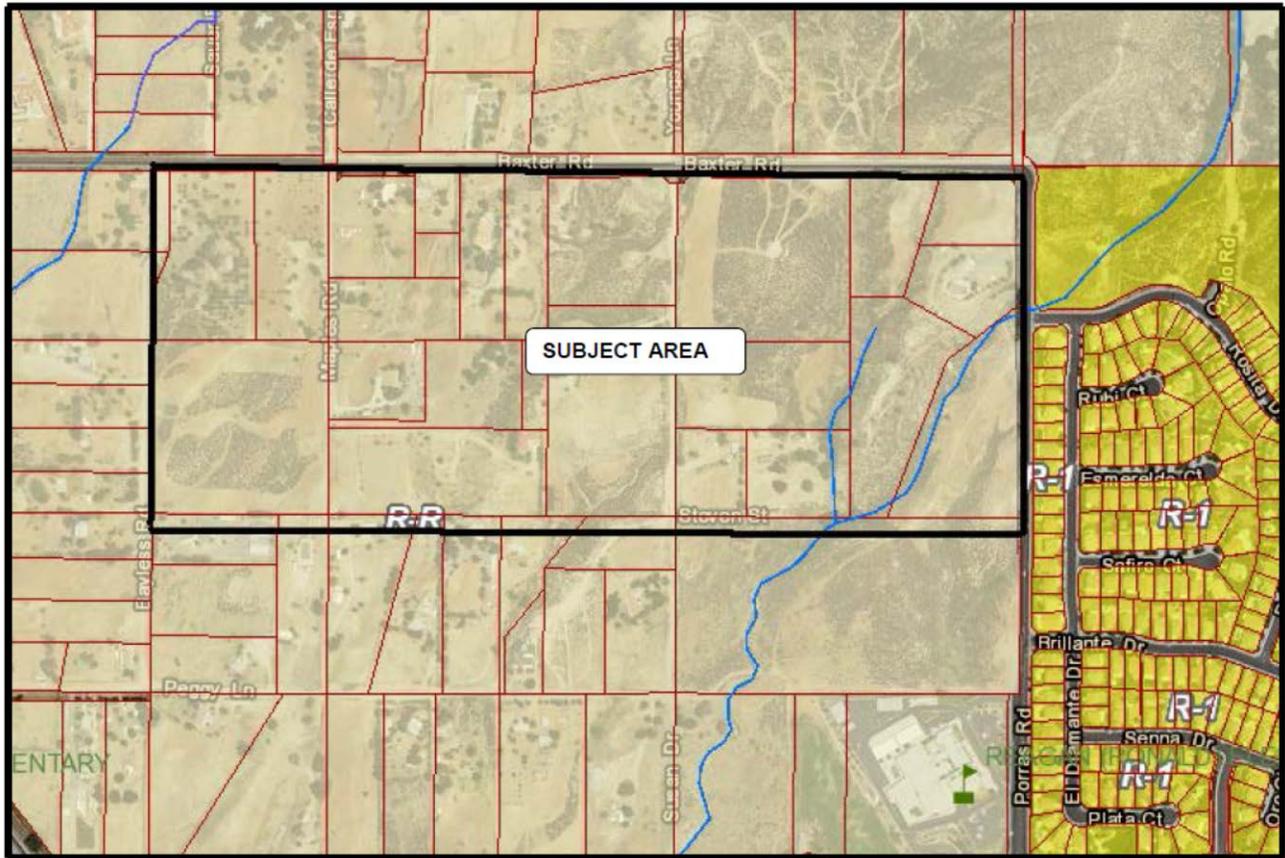
Over the past year or so, staff has received a number of inquiries regarding potential development of R-1 single family residential tracts within the area generally bounded by Baxter Road on the north, Porras Road on the east, Bayless Road on the west and Steven Street to the south. Staff is referring to this area as the “Wildomar Trails Planning Area.”

This general planning area is characterized by large lots and low density single family residential land uses. It has a General Plan land use designation of Very Low Density Residential (1 unit/acre density) and a Zoning designation of R-R (Rural Residential). Exhibit 1 and 2 on the following page shows the land use and zoning designations for the subject area and surrounding properties.

**Exhibit 1 - Existing Land Use Designations**



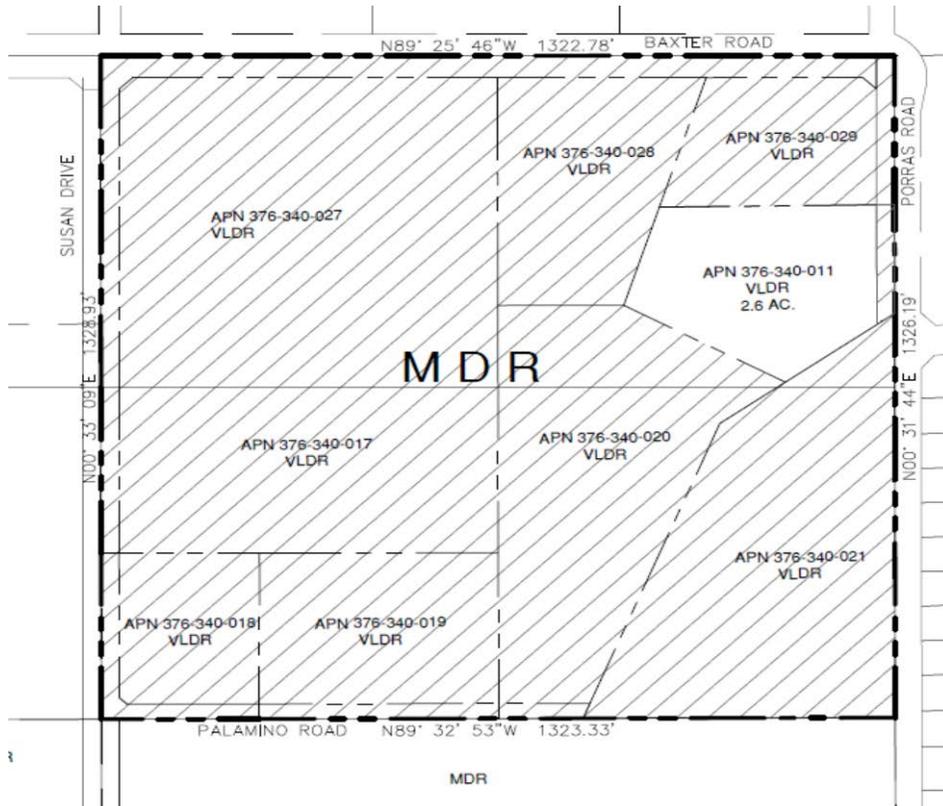
## Exhibit 2 - Existing Zoning Designations



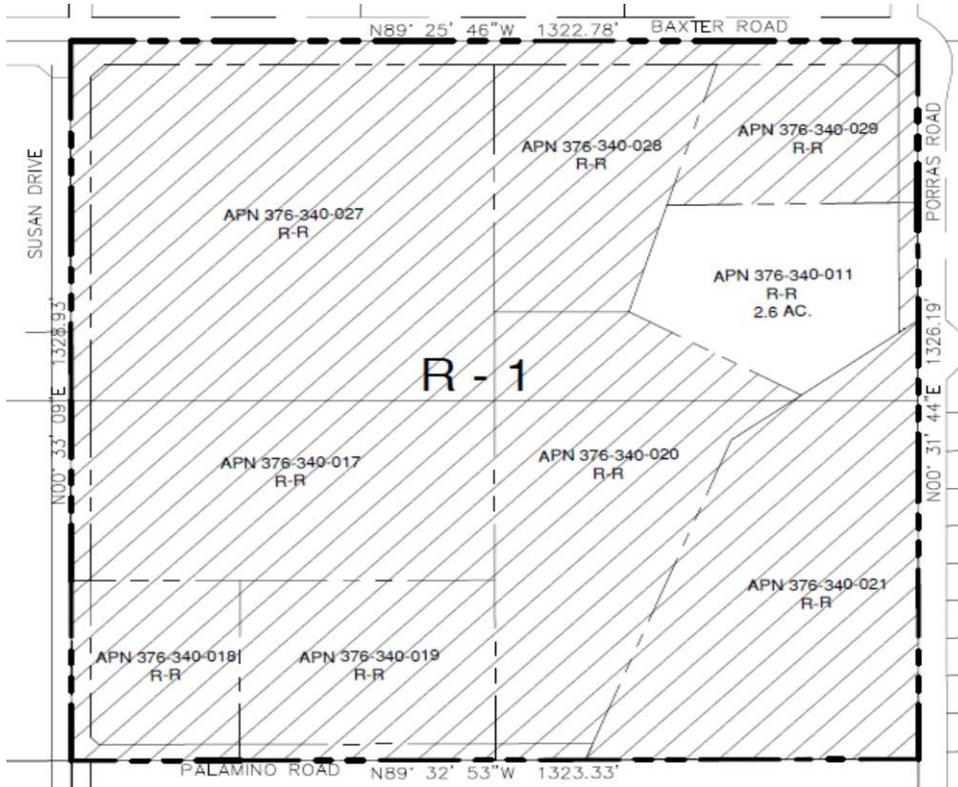
In May of this year, staff did receive a formal development application for an approximate 28 acre area (8 total property owners) located in the northeast portion of the planning area. The property owner, Manny Valencia, went through the GPIP process, and after hearing Commission and Council comments decided to make a formal submittal which now includes about 7 other property owners whom are part of the request.

The request is to amend the general plan land use designation from VLDR to MDR (Exhibit 3), a change of zone from R-R to R-1 (Exhibit 4) and 48 lot R-1 tract map for his 15± acres (Exhibit 5). While Mr. Valencia's project submittal is the only official application received, staff recently met with another property owner who is working on consolidating properties in the western portion of the subject area with the intent to request higher density land uses that would mirror what Mr. Valencia has proposed.

**Exhibit 3 – Valencia GPA Exhibit**



**Exhibit 4 – Valencia Change of Zone Exhibit**





Historically, staff has conveyed the message that the current general plan land use of VLDR and maintaining the current 1-acre minimum lot size is the most appropriate land use designation given the terrain, topography, and jurisdictional riverine areas.

Because of interest by property owners and the Valencia GPA/CZ/TTM application submittal, it is clear to staff that this area could begin to experience a potential transition to a different land use pattern from its current large lot/rural character to a higher density characterized by R-1 single family lots.

Thus, it seems appropriate at this time to at least begin a discussion with Council and Commission regarding the current and future land use policies in this area and get direction on how best to proceed. Without some policy direction at this is time, it is likely that staff will see individual development ideas that may lead to a piece-meal development of this area.

#### **DISCUSSION:**

Staff is looking to hear from the City Council, Planning Commission and general public regarding the current land use policies in this area. For example:

- Should this area remain as Very Low Density Residential uses (1 unit/acre) as the General Plan Land Use map currently reflects, and has reflected since incorporation? If so, this message needs to be conveyed to property owners.
- Is now the time to see this area transition to higher Medium Density Residential uses (i.e., 2 – 5 units/acre with R-1 zoning and 7,200 square-foot lots, or some combination thereof?
- If this begins to transition to higher density land uses, should it be allowed in a piece-meal fashion (i.e., application by application & tract by tract);
- Instead, should the City pursue, in coordination with property owners, development of a Specific Plan for the area that could ensure a more comprehensive approach to land uses development;
  - This approach would create consistent design themes and high quality development standards that respect the rural character while allowing for density transfers to balance the geographic and topographic challenges
  - This approach would also achieve a blend of rural and semi-rural neighborhoods incorporating rural streets with rolled curbs, rural lighting, special landscaping standards, etc.

**CONCLUSION:**

As this is a study session, no formal recommendations are being presented by staff. The goal of tonight's discussion will be to give staff direction on how best to address the land use issues in this area and current development ideas.

Submitted By:  
Matthew C. Bassi  
Planning Director

Approved By:  
Gary Nordquist  
City Manager