

CITY OF WILDOMAR
CITY COUNCIL & PLANNING COMMISSION
AGENDA

STUDY SESSION – 6:00 P.M.

JANUARY 23, 2013
Council Chambers
23873 Clinton Keith Road



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

Stan Smith, Chairman
Michael Kazmier, Vice-Chairman
Bob Devine, Commissioner
Harv Dykstra, Commissioner
Veronica Langworthy, 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 6:00 P.M.

ROLL CALL – CITY COUNCIL

ROLL CALL – PLANNING COMMISSION

PUBLIC COMMENTS

STUDY SESSION

1. **Wildomar Old Town**
RECOMMENDATION: Staff recommends that the City Council and Planning Commission receive and file the proposed report/update, and provide direction on the final work product.

ANNOUNCEMENTS

ADJOURN – CITY COUNCIL

ADJOURN – PLANNING COMMISSION

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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 January 17, 2013, 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
STUDY SESSION
Meeting Date: January 23, 2013

TO: Mayor and City Council Members
Chairman and Planning Commissioners

FROM: Matthew C. Bassi, Planning Director
Susan J. Harden, RBF Consulting Project Manager

SUBJECT: Wildomar Old Town Vision

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council and Planning Commission receive and file the proposed report/update, and provide direction on the final work product.

BACKGROUND:

The City received word in April 2012, from the Southern California Association of Governments (SCAG) that RBF Consulting was awarded the Compass Blueprint Demo Project contract to prepare the Wildomar Old Town Vision plan. In early May 2102, Staff had its first kick-off meeting with RBF's project manager, Susan Harden, which began the formal process.

The project scope of work envisioned four primary tasks as follows:

1. Public Engagement;
2. Evaluation of Local Conditions;
3. Community Visioning Workshop and Charrette; and
4. Developing Alternatives

As of the date of this report, tasks 1–3 have been completed, with the recent community workshop being held on September 22, 2012. Over the past few months, RBF has been working on the Community Center Alternatives which is the subject of tonight's meeting. Prior to the study session, RBF is hosting an open house for the general public from 5 to 6 PM. Foam boards and a "running" power point presentation will be available for review.

DISCUSSION:

RBF will be presenting two alternatives for consideration and discussion by the Council and Commission (primarily within a power point presentation). The following summary

describes the general idea/approach for the two concept areas known as: 1) “Old Town” Concept and 2) “West Wildomar” Concept.

Old Town Concept

The approach for this area enhances its role as a historic community core while introducing new uses for residents and visitors. A town hall or other civic/public uses on the NE corner of Center and Palomar complements the elementary school as a focal point for civic activities. New commercial uses front Palomar and Central, including mixed-use buildings on the south side of Palomar that have commercial uses on the ground floor and residential above. A new equestrian center to the east of the cemetery property features a covered arena that may also be used for community events and markets. Equestrian trails throughout the area connect the equestrian center to surrounding areas and nearby trails.

West Wildomar Concept

The approach for this area capitalizes on the nearby tourist/visitor attractions by adding new retail uses along Mission Trail and along new internal roadways through this triangle of land, with extensions of Garden Street and Bundy Canyon Drive providing the primary circulation. A civic center here would make this area an important focal point for residents. The existing historic/rural character will be maintained with the continued operation of DeJong’s Dairy, the addition of a distinctive gateway feature at Mission Trail and Corydon Street, introduction of retail such as a general store and tack & feed store, and a trail along the drainage in the southern part of the triangle with connections to nearby trails. Light industrial uses near this drainage will complement similar uses around the airport.

RBF has also prepared a planning context description intended to highlight the findings and ideas for the two concept areas.

Planning Context Memo Discussion - December 2012

Project Background

The Wildomar Old Town Vision process is funded by a grant from the Southern California Association of Governments (SCAG) Compass Blueprint Demonstration Projects. The intent is to create a vision for a historic area in Wildomar along Old Highway 395 and provide documents to guide its growth toward becoming a focal point for the community. The project name “Wildomar Old Town Vision” reflects the desire for a cultural and historic center—whether that center is literally called “Old Town,” “downtown,” “village,” or some other name.

Summary

This memo discusses opportunities and constraints for development and public improvements in two areas along Old Highway 395 in Wildomar that have the potential to become cultural, civic, and economic focal points for the community.

Area 1 – Old Town

This area located around the intersection of Palomar Street and Central Street is currently defined by local historic landmarks, civic uses, and small-scale commercial uses. Vacant properties in this area are suitable for commercial, civic, recreational, mixed use, and residential opportunities. Community members provided design direction for this area at the September 22 visioning session. There are opportunities for new roadways, bikeways, sidewalks, and trails here. Constraints include earthquake and flood hazards, and incomplete sewer infrastructure.

Area 2 – West Wildomar

This area in the triangle formed by Mission Trail and Corydon Street is largely undeveloped but is dotted with local cultural landmarks including the Library, Chamber, and DeJong's Dairy. Several nearby regional attractions such as Skylark Airport create opportunities to attract visitors to new uses in the area. The planned extension of Bundy Canyon Road will create additional frontage for development. There are opportunities for new roadways, bikeways, sidewalks, and trails here. Constraints include airport hazards and flood hazards.

Two Areas, Distinct Opportunities

Two areas along Old Highway 395 were identified as potential community focal points, due to their combination of historic and cultural assets, ease of access, and available land for further growth. See Figure 1 below for locations of Area 1 and Area 2. See Attachment A (Area 1 and 2 Opportunities) for illustrations and photos of the areas.

Figure 1 – Locations of Area 1 and Area 2



Area 1 – Old Town

Location

Along Palomar Street near the Central Street intersection.

Notable Historic and Cultural Assets

- Wildomar Elementary with historic bell monument
- Wildomar Cemetery
- U.S. Post Office
- Historic building occupied by Jolie Day Spa
- Wildomar Senior community and assisted living facility

Land Use

This area is currently designated for commercial retail and residential uses (ranging from medium density to very high density) in the general plan, with a Community Center overlay. Existing land uses include civic, residential, and commercial. Surrounding land uses are predominantly residential.

Existing and Future Access

Palomar Street is a regional thoroughfare and future 4-lane roadway. Central Street has direct freeway access. Along the stormwater channel to the south is a planned trail that would connect to Lake Elsinore and Murrieta. Two RTA bus routes serve the area. There are opportunities for new entry roadways, bike lanes, and additional sidewalks. There is a street grid pattern in the residential portion of this area.

Development/Improvement Opportunities

Vacant properties fronting on Palomar present varied opportunities for development in this area. Vacant properties include:

- Portions of the Cemetery property
- Large property at Central and Palomar with civic/commercial opportunities
- Shallow lots on the southern side of Palomar abutting the established neighborhood
- Large lot to the west of Norgrove Place abutting the established neighborhood—a residential subdivision was approved for this property but has since expired

Hazards

- Earthquake hazards – Faults run approximately parallel to Palomar Street throughout the area, on the northern side of the street. A 50 foot setback may be required along the active trace of the fault, the precise location of which is typically determined through a fault investigation. Consultation with the County Geologist is advised.
- Flood hazards – Flood hazards exist along the channel that runs through this area, and along Central Street south of the channel.

Area 2 – West Wildomar

Location

South of the intersection of Mission Trail and Corydon Street.

Historic and Cultural Assets

- Mission Trail Community Library
- Chamber of Commerce
- Animal Friends of the Valleys
- Elks Lodge
- DeJong's Dairy

Nearby Attractions

- Skydive Elsinore / Skylark Airport
- Lake Elsinore Motorsports Park
- Lake Elsinore Diamond Stadium
- Lake Elsinore Hotel & Casino

Land Use

This area is currently designated for light industrial and commercial retail uses in the general plan, with a Community Center overlay. Existing land uses include agriculture, utilities, and commercial. Surrounding land uses are light industrial to the west by the airport, residential to the south, and vacant properties and scattered commercial uses to the east.

Existing and Future Access

Corydon Street is a regional thoroughfare and future 4-lane roadway. Bundy Canyon, which terminates at Mission Trail in this area, has direct freeway access. An extension of Bundy Canyon is planned to connect to Corydon Street. Two RTA routes serve the area. There are opportunities for trails along the watercourse south of DeJong's Dairy and along roadways in the area, as well as opportunities for bike lanes and additional sidewalks.

Development/Improvement Opportunities

Larger property sizes and nearby regional attractions creates opportunities for development in this area. Vacant properties include:

- Portions of the DeJong property
- Several properties with frontage on Corydon and Mission Trail, and along a future extension of Bundy Canyon

Development Constraints

- Airport hazards – Planes taking off and landing at Skylark Airport pose a potential hazard in this area which is under the jurisdiction of the FAA. Because Skylark Airport is not a general aviation airport, it is not under the jurisdiction of the Riverside County Airport Land Use Commission and there is no Airport Land Use Plan for the airport.
- Flood hazards – A flooding hazard exists on the DeJong property, south to Melinda Lane.
- Infrastructure – Some properties may lack sewer connections in this area.

CONCLUSION:

As RBF moves towards completing this SCAG funded project for the City of Wildomar, tonight's meeting is the final component of a 10-month long planning process. The final input received from the public, City Council and Planning Commission will enable RBF to complete the final "Wildomar Old Town" plan document. Once completed, it is Staff's intent to bring the final document before the City Council for formal adoption at its March 13, 2013 meeting.

Submitted by:
Matthew C. Bassi
Planning Director

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:

Attachment A – Area 1 and 2 Opportunities Exhibit

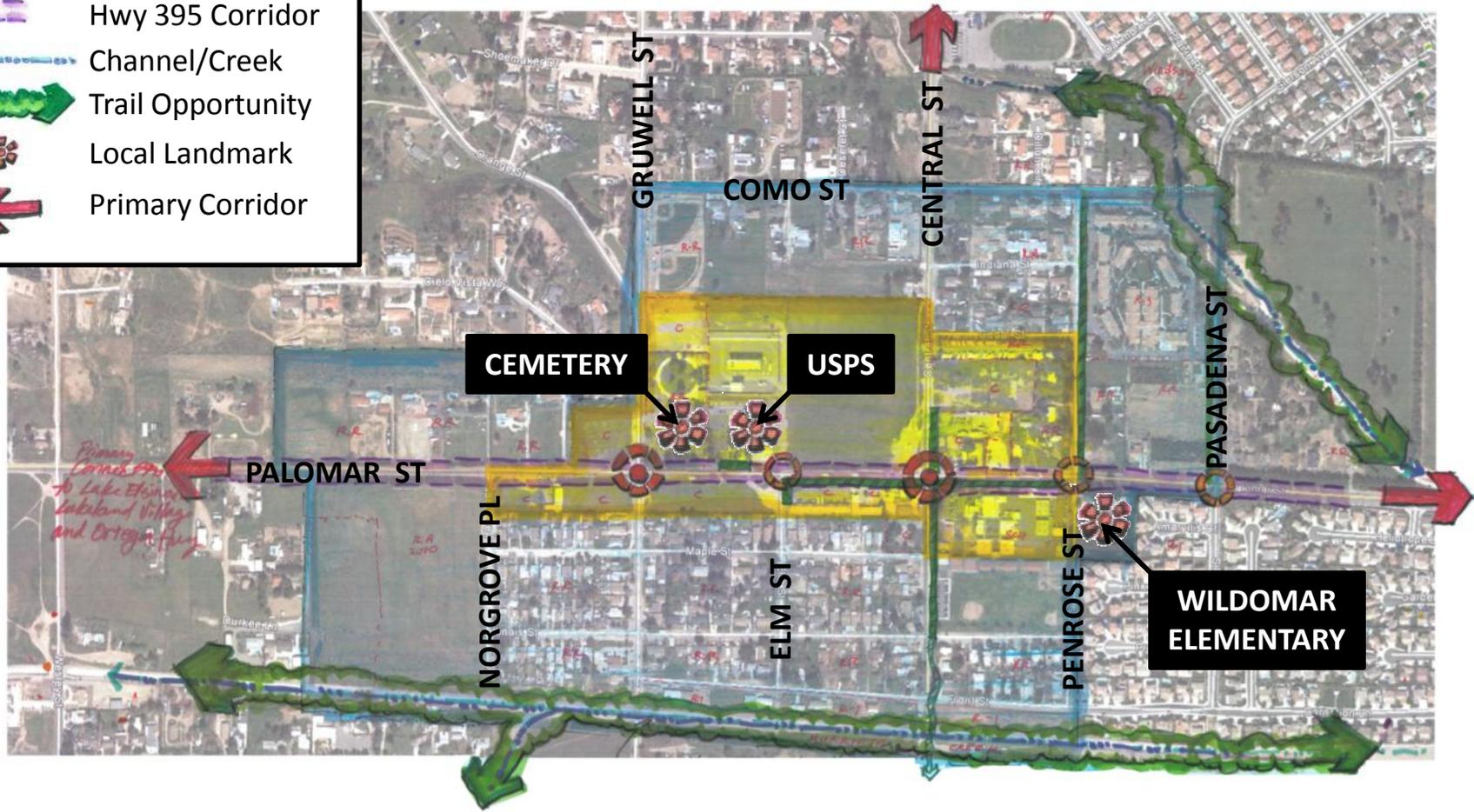
Attachment B – Old Town Aerial/Boundary Exhibit

Attachment C – West Wildomar Aerial/Boundary Exhibit

Attachment A
Area 1 and 2 Opportunities Exhibit
(4 sheets)

Area 1 - "Old Town"

-  Old Town Core
-  Old Town Area
-  Major Intersection
-  Minor Intersection
-  Existing Sidewalk
-  Hwy 395 Corridor
-  Channel/Creek
-  Trail Opportunity
-  Local Landmark
-  Primary Corridor



Area 1 Land Uses



Area 2 - “West Wildomar”



-  West Wildomar Core
-  West Wildomar Area
-  Major Intersection
-  Minor Intersection
-  Existing Sidewalk
-  Channel/Creek
-  Trail Opportunity
-  Ag Land/Open Space
-  Planned Roadway
-  Primary Corridor
-  Hwy 395 Corridor
-  Regional Landmark
-  Local Landmark

Area 2 Attractions / Landmarks



Attachment B

Old Town Aerial/Boundary Exhibit



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Source: Esri/Aerial

Attachment C

West Wildomar Aerial/Boundary Exhibit



LAKE ELSINORE

WILDOMAR

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Source: Eagle Aero