CITY OF WILDOMAR PLANNING COMMISSION

REGULAR MEETING OF

DECEMBER 4, 2013 AT 6:30 P.M.

Council Chambers
23873 Clinton Keith Road, Suite #111

Stan Smith, Chairman
Veronica Langworthy, Planning Commissioner
Robert Devine, Planning Commissioner
Bobby L. Swann III, Planning Commissioner

Matthew C. Bassi
Planning Director

Erica L. Vega
Assistant City Attorney

WILDOMAR PLANNING COMMISSION
REGULAR MEETING AGENDA FOR
DECEMBER 4 2013

ORDER OF BUSINESS: Public sessions of the December 4, 2013 regular meeting of the Planning Commission begins at 6:30 p.m.

REPORTS: The Planning Commission agenda packet/reports are available for review at Wildomar City Hall, Planning Department located at 23873 Clinton Keith Road, Suite #201 and on the City's website, www.cityofwildomar.org. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the governing body. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the Planning Commission Clerk prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Council members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

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

CALL TO ORDER – REGULAR MEETING - 6:30 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a "Public Comments Card" available at the Chamber door and submit the card to the Planning Commission Secretary. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker. Prior to taking action on any open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it the desire of the Planning Commission, the agenda can be reordered at this time.

1.0 CONSENT CALENDAR

- There are no Consent Calendar Items for this Agenda.

2.0 PUBLIC HEARINGS

- There are no public hearing items scheduled for tonight's meeting.

3.0 GENERAL BUSINESS

3.1 2014 Wildomar General Plan Update Project – Workshop #1:

Planning Commission workshop/discussion regarding the 2014 General Plan Update Project.

RECOMMENDATION:

That the Planning Commission hold a workshop/discussion to receive public comments/input regarding the 2014 General Plan Update Project, and schedule Planning Commission Workshop #2 for the special meeting of January 22, 2014.

3.2 Election of New Planning Commission Officers:

Planning Commission consideration to elect a new Chairperson and Vice-Chairperson for the 2014 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

PLANNING DIRECTOR REPORT

This item is reserved for the Planning Director to report on items not on the agenda. No action by the Planning Commission is needed.

ASSISTANT CITY ATTORNEY REPORT

This item is reserved for the Assistant City Attorney to report on items not on the agenda. No action by the Planning Commission is needed.

PLANNING COMMISSION COMMUNICATIONS

This item is reserved for the Planning Commission to make comments on items not on the agenda, request information and/or provide direction to the Planning Department staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar Regular Planning Commission meeting of December 4, 2013 is hereby adjourned.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the Planning Commission provided the required appeal application and the $964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Commission's action on any given project.

REPORTS:

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

ADDITIONS/DELETIONS:

Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Commission.

ADA COMPLIANCE:

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 who 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 Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT:

On or before November 22, 2013, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.

Matthew C. Bassi
Planning Director

AGENDA SECTION 1.0

CONSENT CALENDAR ITEMS

There are no Consent Items for the
December 4, 2013
Planning Commission meeting

AGENDA SECTION 2.0

PUBLIC HEARING ITEMS

There are no Public Hearing Items for the December 4, 2013 Planning Commission meeting

AGENDA SECTION 3.0

GENERAL BUSINESS ITEMS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item No. 3.1
GENERAL BUSINESS
Meeting Date: December 4, 2013

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director
Mark Teague, Senior Project Manager

SUBJECT: **General Plan Update Workshop:**
Workshop to learn what goes into a General Plan, discuss the General Plan Update approach for Wildomar, review the visioning conducted in 2008 and describe the design approach for the City.

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission conduct a workshop to receive public input to assist with the General Plan Update process.

PROJECT DESCRIPTION

On October 9, 2013, the City Council approved a scope of work for the General Plan Update for the City of Wildomar. The existing General Plan was approved by the Riverside County Board of Supervisors and adopted by the City of Wildomar upon incorporation (July 2008). This update will constitute the first update of the City's General Plan. The focus of the update is as follows:

1. Result in a General Plan that focuses entirely on the City of Wildomar, eliminating those parts of the Plan that address the larger geographic area of Riverside County.

2. Ensure that the General Plan reflects and incorporates the results of the City's 2008 visioning effort.

3. Craft policies that encourage good design and help meet the City's address sustainability.

4. Provide a clear set of Wildomar-specific goals and policies that will support existing ordinances and future plans for the community.

What is a General Plan?

The requirements for a General Plan can be found in the California Government Code Section 65302. The California Government Code can be found here: http://leginfo.legislature.ca.gov/faces/noDataFound.xhtml, by checking the 'Code Search' tab. There are seven mandated elements to a General Plan, however a City is free to adopt as many 'optional elements' as desired. The seven mandated elements include: Land Use, Circulation, Housing, Open Space, Conservation, Noise and Safety. Optional general plan elements can address nearly any community issue from child care to economic development to air quality.

The law also allows elements to be 'combined', provided that all of the provisions of the law are met. Combining elements often makes sense as many of the topics over lap. For example the City's existing General Plan combines Open Space and Conservation into the single Multi-Purpose Element. Each element has a series of policies that either direct a specific action, or support ordinances that direct actions for the city.

Each General Plan Element follows a similar outline with an introduction of the topic and a discussion of community specific issues followed by a policy framework that starts with generalized goal or vision statements and leads to directive objective or policy requirements. These statements are typically numbered and often referred to when reviewing a project for conformity with the General Plan.

A General Plan also has a series of maps and figures that show land use, circulation and other important elements of community design. In some cases the figures are specific such as in land use designations that are specific to a parcel of land; in other cases they are illustrative showing the general location of some improvement such as a park that will be placed as development occurs. While there is some flexibility in how a General Plan is implemented and/or interpreted, the City cannot take action that is in conflict with the General Plan and must often make findings showing compliance before taking action.

The City's existing General Plan (including the EIR) is located on the City's website at the following address (http://www.cityofwildomar.org/planning.asp.)

General Plan Update Process

A comprehensive update to a General Plan is often a very expensive and time consuming process. While the General Plan land use designation does not provide entitlement (the ability to physically build something) the Plan does set the stage for subsequent zoning that does allow for physical development. As such, determining new land uses involves a great deal of public outreach and discussion.

The fact that the land use designations in the existing General Plan were discussed with the community before incorporation, there was no need to change the designations. This also means that the circulation system that was designed to accommodate the land use designation does not need to change. The result is the ability to provide an efficient

update to the General Plan and focus on the quality of life goals and policies that often get overlooked in the discussion of land use designations and new roadways.

Public Workshop Focus

This workshop will focus on a review of the visioning process that was conducted in 2008. That process resulted in the *City of Wildomar Strategic Visioning Plan* that provides an excellent summary of the expectations of the residents (refer to Attachment A). The Visioning Plan lists 57 visions provided by participants in the process and provide the following "Top Ten Visions" for the City:

1. Performing and Creative Arts
2. Infrastructure
3. Design Guidelines
4. Community Center/Social Services
5. Parks and Recreation
6. Higher Education
7. Business Foundation
8. Traffic Enforcement
9. No New Taxes
10. Maintain Rural Open Space

The Commission and public should discuss the entire Visioning Plan (not just the top ten) and whether the visions still accurately reflects the expectations of Wildomar residents. Staff will facilitate the discussion and record the results. We anticipate that visioning process will result in updated/new goals and policies in the General Plan.

General Plan Format

The existing General Plan is a large and often difficult to read document as it encompasses the entire boundary of Riverside County. . The update effort will focus on making the General Plan easier to read and to follow. The template for the plan is shown as Attachment B to this staff report and is organized noted below. The text of the template is for illustrative purposes and is not the language that will be used.

- **Introduction** – Introducing the topic of the Element and legal requirements.

- **Existing Setting/Condition** – Just enough background information to provide context for the discussion. The General Plan is not a history of the City but rather a plan for its future.

- **Major Planning Issues** – These will be developed from the workshops, visioning plan and input from the public.

- **Future Planning Efforts** – During the update process we are bound to come across great ideas that are beyond the scope and budget. This section allows us to introduce them without needing to provide environmental analysis.

- **Goals and Policies** – These will be individually numbered, clear, concise and focused specifically on Wildomar.

Photographs for General Plan

As shown in Attachment B, the General Plan Update template has a need for photographs. Ideally these will be of the City, but they can also be of a design or approach illustrative of the look and feel of Wildomar. As the General Plan will be accessed more from the internet than from a hard copy, we can use color throughout, and provide numerous photos. If you have current or historical photographs that we can use in the General Plan please let us know.

CEQA COMPLIANCE

The General Plan Update will be accompanied by a programmatic environmental impact report (EIR). The EIR will use policies from the General Plan to address environmental impacts likely to arise from development in the General Plan. The EIR will provide the City with a base document that will make future environmental analysis more efficient. The EIR will also show the linkage between existing ordinances and policies, including those of other agencies, and the mitigation of environmental impacts.

NEXT STEPS

Staff will take the information from this workshop meeting and begin preparation of the administrative draft General Plan Update. We will also prepare the notice of preparation (NOP) for the EIR. It is staff's intent to present the administrative draft to the Commission and public at our Workshop #2 (tentatively scheduled for February 2014).

PUBLIC COMMUNICATION/NOTICING

The workshop is not a public hearing so noticing is required. However, in an effort to have as much public participation as possible, the Planning Department published a notice in the Press Enterprise on November 22, 2013 inviting people to attend the December 4 Commission workshop. In addition, the agenda packet was posted online on November 22, 2013.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Prepared by,
Mark Teague, AICP
Planning Manager

Reviewed by,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS

A Strategic Visioning Plan: October 25, 2008
B General Plan Element Template

ATTACHMENT A

Strategic Visioning Plan: October 25, 2008

Strategic Visioning Plan

OCTOBER 25, 2008

Welcome to our future.

The City of Wildomar is a very special place. Our City is well known for its long and rich history of families, ranches, growth, entrepreneurs and independents. The pioneer spirit that drew those hardy souls here so many years ago is still alive and thriving in modern day Wildomar.

Wildomar is a place where generations of families have been born and raised and where home will always be. That sense of place is also what attracts so many new families to relocate here and become part of the community. As our families grow, so too, does our diversity of ideas and visions.

Our goal, as your first City Council of the new City of Wildomar, is to encourage participation and explore the best and brightest of your ideas. Hence, our first ever Strategic Visioning Plan is presented for the Community. The messages here are powerful reminders that our goals are to maintain the beautiful sense of community we already have while providing opportunities for families, businesses and our wide diversity of interests to grow and thrive. In essence—it's the challenge of forward-thinking leadership.

Thank you all for participating, by your efforts you are helping to keep the City of Wildomar the very special place that it is.

BOB CASHMAN
Mayor

BRIDGETTE MOORE
Mayor Pro Tem

MARSHA SWANSON
Council Member

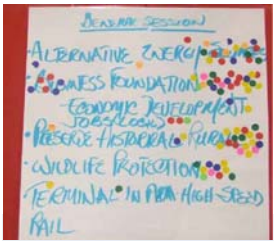
SCOTT FARNAM
Council Member

SHERYL ADE
Council Member

Introduction

The City of Wildomar conducted its first ever strategic visioning session on October 25, 2008. Approximately 100 citizens, along with City Council and the Planning Commission as observers, spent the hours from 9:00 a.m. until 2:00 p.m. sharing collective visions and brainstorming valuable insights on what the City of Wildomar should become and look like in the future.

Led by John Danielson, City Manager, this community-driven event was divided into strategic sessions touching on important concerns, shared dreams, and possible steps needed for achievement of goals. Ten top initiatives were identified by community participants; Business Foundation, Traffic Enforcement, Community Center/Social Services, No New Taxes, Performing and Creative Arts, Higher Education, Parks and Recreation, Infrastructure, Maintain Rural Open Space, and Design Guidelines. Of prime importance to many attendees at the meeting, was successfully identifying City funding for projects. As projects develop, expenditures will need to be carefully considered and balanced with the other needs of the community.



Deemed a resounding success as the beginning steps in carving out a bright future for the City of Wildomar, the newly-outlined initiatives and Community energy created at this session will have far-reaching impact into the years ahead.

The Opening Session

The session began with each citizen stating their desires for the City. Microphones were passed from speaker to speaker capturing the ideas of those in attendance. As comments were received, the essence of each was recorded. The following comments were received:

1. A strong Rotary presence is needed.
2. Wildomar should become known as the "Tree" City.
3. We must preserve ranching and equestrian countryside.
4. We need to be a magnet for medical options with more nurses and doctors.
5. We need a bicycle master plan.
6. Graffiti abatement is necessary; involve the youth.
7. Strict traffic enforcement is needed.
8. A community center with social services would be effective.
9. A cultural town center goes along with that idea.
10. Schools and Council should partner for youth activities.
11. Our business meeting should be secular and tolerant.
12. We need a trail system.
13. A City logo is needed for entry signs and other needs. "We are all one" is a suggested tag line.
14. More use of native plants throughout the City's landscape.
15. Reduce demand on resources with efficient use of transportation.
16. Attract higher education to the area.
17. LEED certification abilities.
18. Beautification of streets and freeways.
19. Publish a City newsletter.
20. Build infrastructure first.
21. Develop a vision for Old Town.
22. A museum for our history.
23. Proactive involvement with other State/regional agencies, WRCOG, RCTC, Caltrans, etc.
24. Market Wildomar.
25. Community gardens.
26. Utilization of alternative energy sources.
27. Business foundation with sound economic development.
28. Keep jobs local.
29. Preserve the historical rural.

30. Wildlife protection.
31. Terminal in area for high speed rail.
32. Interactive City website listing schools, growth, events, etc.
33. Diversity with concern for seniors. Plan with seniors in mind; buses for seniors to events.
34. Public transportation.
35. Timeless architectural design; fountains, cleanliness etc.
36. Develop design guidelines.
37. Less strip malls; smaller shopping areas with big box anchors.
38. Controlled economic building. Beware of big box.
39. Enhance beautification of City with sound developer requirements.
40. Housing planning to maintain rural feel; limit rooftops.
41. Limit fast food restaurants. We need more sit-down, tablecloth establishments.
42. Develop a hillside ordinance. Maintain hill features.
43. No new taxes.
44. Skate park and BMX park for youth.
45. Establish a volunteer center. Partner with others.
46. Utilize a community council.
47. There should be business and government synergy.
48. ROP program (state-funded) should be examined for potential use.
49. We need a homeless shelter.
50. Develop a City theme and have a contest for all citizens.
51. Become a destination resort with recreational activities such as horseback riding, tennis clubs, etc.
52. Maintain our open space.
53. Establish “Career Days” for teens.
54. Build a Performing and Creative Arts Center.
55. Districting or not for City Council?
56. Sound parks planning.
57. Look “down the road” to build out. What will we look like?

The Top Ten

Each citizen in attendance was given ten multicolored dots with instructions to place a dot on what they felt was the most important item(s). Each person could place all ten dots on one item if they felt it to be of prime importance or spread the dots around via the order of each individual's perceived importance. The top ten items—those receiving the most dots—were as follows:

Topic:	Facilitator:
Performing and Creative Arts	Diane Nguyen
Infrastructure	Sean del Solar
Design Guidelines	Gary Wayne
Community Center/Social Services	Mary Hewitt
Parks and Recreation	Jon Crawford
Higher Education	Andrea Elliott
Business Foundation	Mike Kashiwagi
Traffic Enforcement	Mark Dumford
No New Taxes	Brad Evanson
Maintain Rural Open Space	Stan Crippen

The attendees were divided into groups and assigned a topic. The mission was to analyze their respective topics, in-depth, then to report back their findings, observations and recommendations. Facilitators were assigned to each group to help capture the ideas presented. Each group presented their findings in the afternoon session. The order of the presentations was decided by a random draw and not necessarily in their perceived order of importance.

Performing and Creative Arts

The Performing Arts Center should be comprised of the need for the visual, educational, historical, sciences and performance including the following:

- Stand Up Comedy
- Plays
- Singing
- Music
- Dance
- Children's Theatre
- Teaching Couples
- Exhibits
- Encourage Business Sponsors for Program Recognition
- Grants
- Supported by Citizens with Fund Raisers and Attendance at Venues
- City Should Assist with Site Planning and Special Handling for the Process of Permitting and Design
- Performers Attracted by Outreach through Newspapers, Contact Schools, Other Theatres, Community Groups, Wildomar Voice Website
- Acknowledge Local Talent
- Marketing Approach: Start Small and Draw a Regional Crowd
- Plan for Growth

The Center could have both an outside and inside amphitheatre with concrete steps and 300-400 seats. Classroom facilities and practice rooms will be a part of the mix in addition to an open area for flexible design with high quality construction.

Infrastructure

The topics presented encompassed several areas to include transportation, water, sewer, storm and public private interface.

Public Transit/Sustainable Street Scapes

- Buses
- Metrolink Connection (Via Corona)
- Regional Connection: Corona/Murrieta
- RTA-Stop In Wildomar/Temecula
- Commuter Connection: OC/LA

Roads

- Widening before Development
- Widen Clinton Keith
- Safe Routes To School
- Connections: North/South/East/West

Water

- Water-Districts Needed to be More Coordinated
- Very Expensive for Farms

Sewer/Storm

- Easier For People to Connect to Sewer Money
- Septic System Problems
- Storm Sewer Flooding
- Review Flood Master Plan

Public/Private Interface

- Confusion over Private Roads. What is a Public Road?
- More Communication
- Street Lighting
- Traffic Lights
- Pedestrian Crossing/Sidewalk

Design Guidelines

Design guidelines are used to establish uniformity of look and feel from one project to another. The following are suggestions for consideration as the City develops.

Design to Achieve a Philosophy

- Rural Architecture
- Design with Topography and Nature
- Sustainability
- Identity

Master Planning Road Map

- Specific Plan Guidelines for Commercial, Residential, Industrial, Institutional
- Flexibility
- Diversity
- Creating People Places
- Interconnection
- Minimum Lot Size
- Muted Colors
- Large Setbacks
- LEED Incentives
- Strict Sign Control
- Incorporate and Revise General Plan

Community Center | Social Services

The group suggested the name of "Wildomar Village" for a Community Center. Targeted groups include all citizens, keeping in mind teens, seniors and visitors.

Resources in the Village/Multi-Use/One Stop Place

- City Hall
- Code Enforcement
- Government Agencies
- Senior Center
- Meeting Room
- Adult and Youth Education-Business and Professionals Educate Youth
- Career Center/Counseling
- Day Care and Other Social Services
- Sports Park
- Volunteer Center
- Computer Center
- Arts and Crafts
- Computer Center

Village Physical Layout

- Central Location (Old Downtown)
- Ample Parking
- Safe
- Convenient
- Village Design, Look and Feel
- Near Fire, Police

There was a strong notion that there is a need to procure land now.

Parks and Recreation

Parks and recreation exist to provide for the general welfare of the community and include multi-use to increase availability to all ages and social economic standing.

Short Term-1-3 Years

- Local Control
- Better Utilized Existing Facilities (Improving Them)
- Facility Coordinator for Information Dissemination Including Joint Use with School Facilities
- Transition to City

Long Term-3-10 Years

- Plan and Develop the 27 Acre Project
- Master Plan Approach of Remainder of the City
- Build in Accordance with Master Plan

Other

- Adult Uses
  - *Trap*
  - *Bocce*
  - *Horseshoe*
  - *Senior Center*
  - *Chess Game Tables*
  - *Concerts*
- Ball Fields
- Concessions
- Paseos/Connectors
- Trails with Parks

Higher Education

Higher education encompasses all education beyond high school. Comments from the group included the following:

- Facilities Should Not Be On Prime Park or Ranch Lands
- Easy Transportation Access/Bus
- Community Opportunity for Science
- High End Jobs
- Regional Schools
- Community College or Community Center
- Possible Satellite of a Larger University
- Advanced Degree Offerings
- Medical Affiliation to Spawn Business
- Potential Partnership with Palomar Observatory
- Dual Purpose-Community Center and School
- Economic Development (No New Rooftops)
- Kids Stay Local/Regional
- Funding-State and County System
- Internships by Local Firms
- Medical Phlebotomy and Other Technical Certifications

Business Foundation

The basics for business foundation include economic development and local jobs for the area.

Utilize School Buses to Provide Inexpensive Public Transportation
Advertise to Attract Business
High Police Visibility
Important to Attract Higher Paying Jobs
Need Schools to Educate and Train Work Force
Trader Joe Business
Create Opportunities to Generate Economic Development From Community Plusses (Equestrian)
Must Have Viable Office Space for Small Business
Need Larger Business to "Anchor" Business Parks
Utilize Southern California Association of Government Resources/Tools to Develop Marketing Plan
Tap into the Retired Community to Utilize Their Skills and Talents
Careful Not to be "Bought"

Stay Green Theme
City to Offer Tax Incentives
Encourage New Business to Buy/Shop Local
Wildomar Rural Lifestyle to Attract New Business
Encourage Medical, Technology, Schools and Training
Large Scale Retail Acceptable if Properly Placed
Transportation to Support New Development
Frontage Roads Needed For Large Office and Industrial
Need to Attract a Workforce
Look at Support Business/Operations Needed to Support Larger Corporation and Business In Outlying Areas
Smaller Companies More Apt to Do Business in Wildomar

Traffic Enforcement

The City will need a higher level of enforcement as the number of cars and other transportation means and venues increase over time.

More Direction Signs

General Roadway Improvements

Street Names with City Logo

Speed Enforcement: Only Two Cars

Reporting Violations by Citizens

Mitigation to Speeding

- High Visibility Police Cars
- Speed Bumps
- Red Light Cameras at Clinton Keith Road at 15
- Accidents Are Significant
- "No Need To Speed" Signage
- Electronic Speed Readers

Parking Issues

Debris Left Behind

Speed Limit Study: Are Speed Limits Appropriate for the Area?

Need More and Larger Signs

Traffic Violations: Stop Signs/Street Racing

Sheriff Availability

- Location
- Time Of Duty
- Number Of Cars
- Officers On Duty
- Reporting

No New Taxes

Many felt the City was founded on the principle of no new taxes. The basis of this topic focused on how to maintain that tenant given the expected growth of the City and its infrastructure. Positive additions to our financial base would include the following:

Commercial Development

Medical/Education

Public/Private Partnerships

Grants

Commercial Development

- Make It Easy For Developers-Design Guidelines, Fees Upfront, Time Table

Regulate Illegal Business

- Compliance Fees
- Level The Playing Field

Medical-Diamond of Wildomar

- Local Employees
- Educational Partners
- Regional Draw

Hotel

- Transient Occupancy Tax
- Business Travelers
- Support Commercial

Dial-A-Ride: Support Commercial

Public/Private Partnerships

- Dial-A-Ride
- Social Services

Grants

Maintain Rural Open Space

The City's rural nature provides an excellent background for nature hikes and family outings:

Ridgeline Ordinance

Annex Plateau

Resist Power Lines

Open Space Grants: Hills

Enhance the Trail System

Use Flood Control Easement

Standing City Committee

Bike Lanes

Quality Of Life

Paseos: Dedicate

- Refreshment Centers

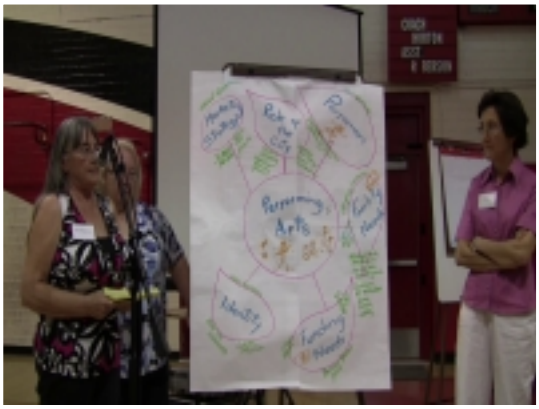
Become Known as the "Healthy City of Wildomar"

Conclusions and Findings

No meeting of this kind is complete without a presentation of the items discussed by each team in their respective break out sessions. And, each team was afforded the opportunity to present their conclusions and findings on those top ten items initially selected at the beginning of the visioning process. A summation of their presentations and other comments are as follows.

Performing and Creative Arts

A focal point of a dynamic city is a vibrant and thriving Performing and Creative Arts center. A Performing and Creative Arts Center may place on exhibit all aspects of the creative process ranging from plays to music to singing and to dance. It was emphasized that any center should support and be available for all age groups from the City's youth to its seniors and that it represent the diversity of the community. The use of local talent was mentioned as something of prime importance with the team expressing a desire to showcase its own.



The City would play an important role and would be needed to assist in items such as site planning, permitting and road improvement.

It was thought the center could be self-supporting with grants and by users. The center itself would be marketed through word of mouth, flyers, radio and television.

Infrastructure

The ability to easily navigate throughout the City and region was discussed as an important need especially as the City grows and develops. There was a collective concern however, that current modes of transportation were not as available as they should be. The team explained there needed to be better coordination of local transportation especially as it pertains to bus services which frequent the City but is not readily accessible. The group felt the City could provide an invaluable service by encouraging Metrolink to assign a stop in Wildomar. And long term, the use of high speed rail should be considered as a conduit to easy access throughout the region.

The widening of roads to provide ease of use and allay traffic issues was thought to be an imperative especially as new development is considered.

The group concluded their session by voicing concern that multiple water districts were confusing and that there needed to be some future coordination. The sewer system was deemed to be an older system and it was thought it should be updated before small issues develop into bigger more expensive ones. Finally, this group expressed a desire to look at local flood control as a means of being proactive as opposed to reactive to potential flooding issues.

Design Guidelines

The Design Guideline team stressed how very important guidelines were to the development of our community. Winston Churchill was quoted, “We are guided by our designs, we design for our future, and then our designs guide us.” Additionally Thomas Jefferson was quoted, “Architecture and politics are indivisible.”

We must establish a philosophy first, before we begin design. We should create our design guidelines for rural architecture, to help create and maintain a character that we already have. The team stated that we should not tear down our mountains to fill our valleys. Consider designing in harmony with the topography. Sustainability has to do with our historical character, cultural character, social character, and they all need to be interconnected. We will not create a sustainable environment without all of those elements working together in interconnectivity.

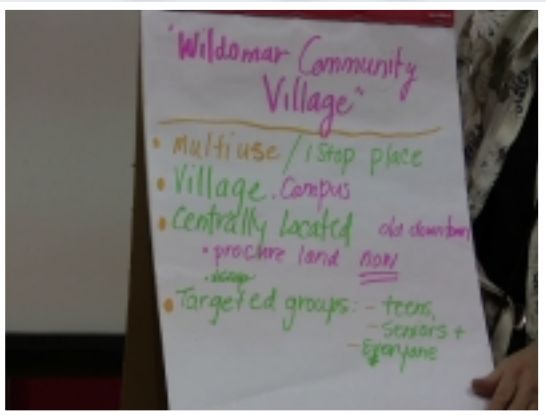
A master plan is needed for all of Wildomar. Our connections to the cities around us should be considered. Once done, we need to develop a roadmap of how to achieve a master plan. Within the master plan will likely be many specific plans—plans unique to specifically identified areas within the master plan for Wildomar. Guidelines in specific plans will identify in endeavors for unique applications such as commercial, industrial, institutional, schools, hospitals and so forth. Flexibility of the design guidelines should be built into the master plan so that may be applied to each case based on thoughtful consideration. Diversity within the design guidelines should allow enough latitude so that it does not become “cookie cutter”. We can follow design guidelines and still have a variety of differences.

Also important to the design guidelines is the notion of creating, “people places.” No tract of homes should be allowed to be built in the community without having some consideration of the design features that will help to enhance the concept of livability. Benches, trees, trails, and people places should be considered for inclusion in every project. Obviously, minimum lot size should also be considered in a community that has a strong sense of its equestrian roots. Muted colors are important consideration. The City of Wildomar should consider providing incentives for developers to include Leadership in Energy Efficiency and Design, (LEED certification). The City of Wildomar should revise the General Plan to include these suggestions.

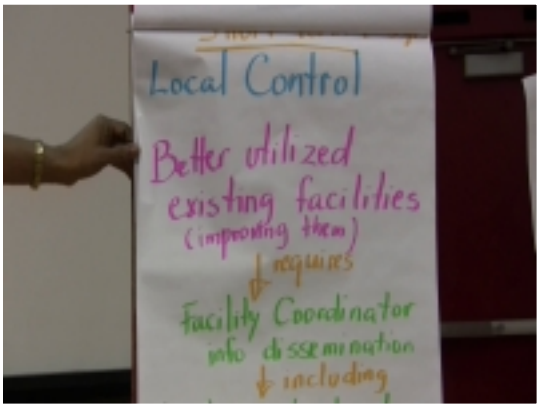
Community Center and Social Services

A community center for the City of Wildomar could serve as a focal point of the community and should strive to provide necessary municipal services. The center would benefit from a name that describes the purpose of the facility which the team felt was best described as, “Community Village.” The team emphasized the need to begin researching where the Community Village should best be located so that issues of zoning and purchase could be addressed. A central location was suggested possibly somewhere in the vicinity of the Post Office.

The Community Village should consider having a “one-stop shopping” kind of an atmosphere. City Hall, Law Enforcement, the Fire Department, and other local agencies and services could all be located under one roof. Additionally, the Community Village might contain other amenities such as sports and recreational activities, a career center, day care, youth services, senior services, a volunteer service center, special-needs programs, public meeting rooms, adult and youth services, arts and crafts, recreational offerings, and potentially a variety of nonprofit agencies and organizations that provides services to the community. All of this should be located in a safe and secure environment adjacent to plentiful parking.



Parks and Recreation



The City needs a mechanism to encourage interaction and parks and recreation can assist in that goal. First and foremost this team felt it was good to have local control of the parks so the community could have input and could develop the parks as it desires. It was believed that parks should be themed and that there was a need to better utilize and improve existing parks e.g. adding restroom facilities and barbeque grills to encourage family usage.

The City should consider a parks coordinator to keep track of activities and to make them known to the community as a means to encourage frequent usage. Parks should be developed for all age groups from youth to teens to seniors. The parks, in the longer term, would benefit from modeling after parks where there are multiple uses such as museums, amphitheatres, ball parks, etc. offering variety to all who use them.

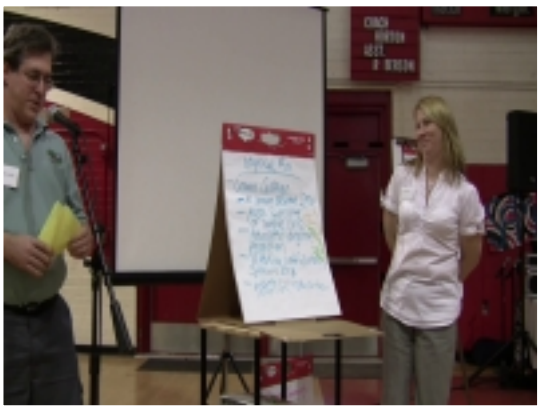
The development of a parks master plan was deemed as an imperative to ensure the proper development of the parks as envisioned.

Higher Education

The Higher Education team suggested that a very strong presence of education and lifelong learning would be a considerable advantage to the City of Wildomar in many ways.

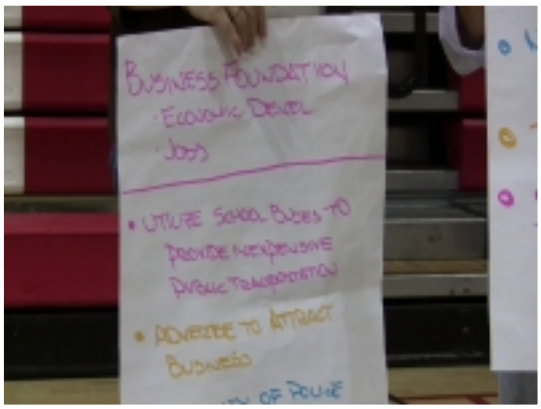
Community Colleges
University Satellites
Institutes

The Team suggested that there could be many opportunities for a variety of partnerships. Among these could be consideration from the business community that could develop an interactive relationship and could include the opportunity for advanced degrees, theater programs, lecture series, awareness of issues, community interaction, and the technical sciences including astronomy, medical science, and business. Further training opportunities and entrepreneurial programs could significantly contribute to economic development and community enrichment. Concerns about funding should encourage us to find innovative opportunities to partner with other institutions including The Community College District, the county, and various public and private institutions. As we move through our planning process we want to be cognizant of not sacrificing parkland and, to consider traffic concerns in the development of these facilities.



Business Foundation

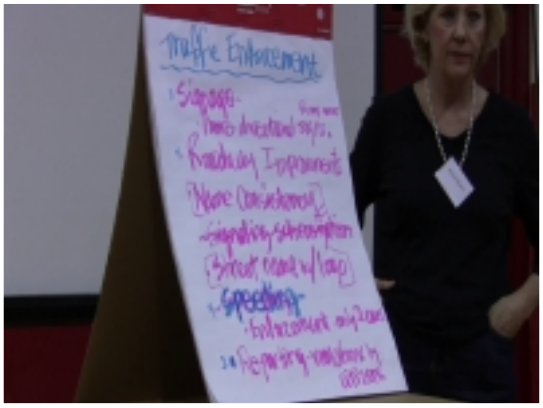
The City will find it difficult to prosper and provide necessary services, in the long-term, without a solid business foundation. The City needs both small and large retail with the ultimate goal of shopping and working locally. Businesses should attract others from the area to visit and shop in Wildomar. Tax incentives should be considered as a means to encourage new business to relocate and to build in the area. New development should be freeway close to limit traffic congestion in developed areas. Training centers should be considered that will ultimately offer a trained workforce from which new and existing business can select talent. In addition, business parks are needed with strong anchors to support those smaller businesses that exist to supply to the larger anchors.



Traffic Enforcement

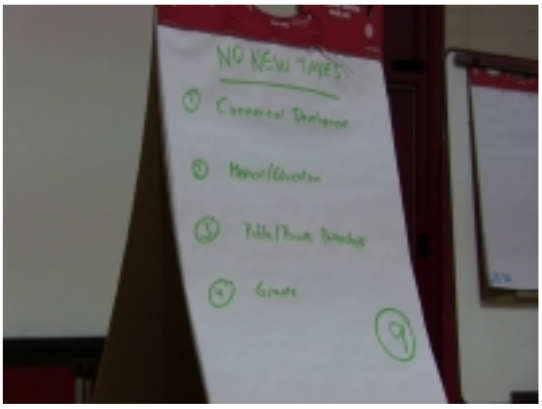
The City will need to continually keep in mind the safety of its citizens. The City, to do so, will need to install signs that are easily visible and clearly identify and reinforce our identity with street signs labeled as “Wildomar.” Road naming should be consistent as the City currently has roads that have several names.

There are areas where speeding is an issue and the use of speed bumps may be required. Red light cameras could also be installed at selected sites to catch those in violation. Street racing is another area where enforcement will need to be monitored to insure citizen safety.



No New Taxes

Funding for new projects, infrastructure, employees, etc., is an issue for the City to carefully consider. A vibrant economy that creates a healthy city budget is far more preferable than raising taxes. It was felt that public and private partnerships need to be formed as a means to limit the need for new taxes to pay for expanding social services and other programs important to the City. New commercial development should be encouraged and fee schedules should be created that clearly articulate an affordable cost to encourage development. In addition, design guidelines should make it easy to enact new development while ensuring a clear vision of the Community's architectural standards.



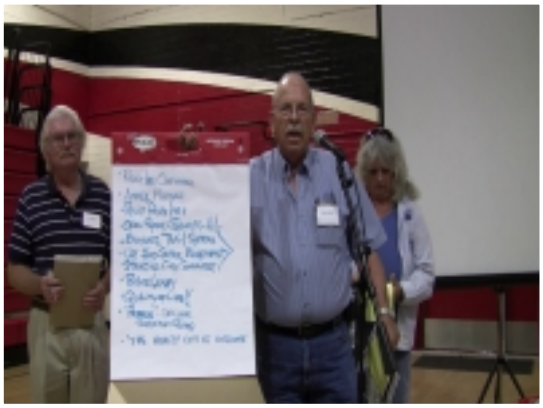
The City should actively pursue community development block grants and other grants to help defray cost.

Maintain Rural Open Space

The community is justifiably proud of its rural nature and its commitment that this must be preserved. Trails, open space and parks should have as much conductivity together as possible. The often-mentioned Temecula to the Ocean trails system should also have connectivity with the City of Wildomar. Our trail system should have the goal of never having to set foot on a surface street. The team suggested that consideration should be given to annexing the communities of La Cresta and Lakeland Village.

We would like to be known as a healthy, green living, walking community where it is not necessary to own a car to go shopping or to promote historically important areas such as the one around Palomar and Central. Slogans were mentioned such as “Take a Hike” and “Trail Potatoes Not Couch Potatoes.”

To encourage the preservation of open space the city should consider the possible implementation of a Ridgeline Ordinance that would serve to preserve the beauty and native nature of a neighborly, and walking-friendly city like Wildomar.



Summation

Throughout the course of the day many creative ideas were offered and discussed concerning the future of the City of Wildomar. It was obvious among all in attendance that there was a collective, shared vision that the City should maintain its rural identity and the beauty of the surrounding mountains and arroyos. Many recognized however, that there is a corresponding price to pay for state-of-the-art of infrastructure, quality programs and service. Most of the team's presentation contained a central theme of how to finance those programs deemed worthy.

The City, going forward, will need the continuing support and input of its citizenry to create and develop strategies that meet the City's goals. The City Council must be mindful of the economic impacts of each project. This ultimately means there must be a way to prioritize programs based upon need. It also means that some projects may be delayed or not come to fruition because they cannot be financed.

The City Council of the City of Wildomar will always welcome input into those items under its consideration. Local control was at the forefront of the desire to become a city. To that end, this session was all about local control and our ability to work together, even when there are fundamental differences, to help build the City of Wildomar…our home.

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Linda Beaudoin
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Gladys Botero
Martha Bridges
Chris Burns
George Cambero
Gloria Carroll
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Gail Taylor
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Tina Tyra
Tim Underdown
Jeane Weiler
Sky York
Carmen Zepeda

"I would like to thank the City Council for this opportunity to openly discuss what we want our City to be and to look like as we move forward."

"A great session…I hope we can have one again."

"Let's move with what we have discussed."

Photos on Pages 15 through 24 appear courtesy of **WildomarVoice.com**

ATTACHMENT B

General Plan Element Template

INTRODUCTION

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CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item # 3.2
GENERAL BUSINESS
Meeting Date: December 4, 2013

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Election of Officers for Calendar Year 2014:**
Action by the Planning Commission to elect a new Chairperson and Vice-Chairperson for the 2013 calendar year.

RECOMMENDATION:

The Planning Department recommends the Planning Commission elect a new Chairperson and Vice-Chairperson in accordance with Section 2 of the Planning Commission bylaws.

DISCUSSION:

In accordance with Section 2 of the Commission bylaws, election of a new Chairperson and Vice-Chairperson shall occur at the first regular meeting of the Planning Commission in December of each year. The Chair and Vice-Chair can serve more than one term and there is no right of succession, nor a minimum time of service as a Planning Commissioner.

It is recommended that Chairperson Stan Smith take the lead on this action by first requesting a nomination for the new Chairperson and then taking a vote of the Commissioners. Second, by requesting a nomination for the new Vice-Chairperson and then taking a vote of the Commissioners.

The new Chairperson and Vice-Chairperson will then reside at the next regularly scheduled Planning Commission meeting scheduled for January 15, 20114

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica Vega
Assistant City Attorney