

City of Wildomar



PARKS MASTER PLAN



Public Draft
October 2014

CHAPTER 1 INTRODUCTION

1.1 Purpose	1.1
1.2 Process.....	1.2
1.3 Relation to Other Documents and Agencies	1.5

CHAPTER 2 EXISTING CONDITIONS

2.1 Context.....	2.1
2.2 Existing Public Parks and Open Spaces.....	2.1

CHAPTER 3 PARK STANDARDS

3.1 Introduction.....	3.1
3.2 Park Facility Standards.....	3.1
3.3 Park Amenity Standards.....	3.5

CHAPTER 4 PARK NEEDS AND RECOMMENDED IMPROVEMENTS

4.1 Introduction.....	4.1
4.2 Existing Park Facilities and Service Areas	4.1
4.3 Identifying Gaps in the Park System	4.2
4.4 Recommended Improvements to Existing Park Facilities	4.7

CHAPTER 5 PARK PROTOTYPES

5.1 Introduction.....	5.1
5.2 Park Prototypes.....	5.1
5.3 Park Prototype Amenities & Features	5.5
5.4 Park Prototype Construction Cost Estimates	5.12

TABLES

Table 1.A: Proposed Fees in Lieu of Parkland Dedication	1.4
Table 1.B: Related Documents and Associated Agencies	1.5
Table 1.C: City of Wildomar General Plan Pertinent Goals and Policies.....	1.7
Table 2.A: School Recreational Facilities.....	2.12
Table 3.A: Park Facility Standards	3.3
Table 3.B Quantity of Park Amenities by Park Type.....	3.5
Table 3.C: Park Amenity Design Standards	3.9
Table 4.A: Proposed Park Facilities by Acreage	4.7
Table 5.A: Prototype Plans Legend.....	5.3
Table 5.B: Estimate of Probable Construction Cost for Community Park Prototype.....	5.12
Table 5.C: Estimate of Probable Construction Cost for Neighborhood Park Prototype	5.15
Table 5.D: Estimate of Probable Construction Cost for Tot Lot Park Prototype	5.17

FIGURES

Figure 2.A: Existing Parks and Open Spaces	2.3
Figure 2.B: School Locations	2.15
Figure 4.A: Existing Park Locations and Service Areas	4.3
Figure 4.B: Proposed Parks Locations and Service Areas.....	4.5
Figure 5.A: Community Park Prototype Plan	5.2
Figure 5.B: Neighborhood Park Prototype Plan	5.3
Figure 5.C: Tot Lot Park Prototype Plan.....	5.3

CHAPTER 1

INTRODUCTION



1.1 PURPOSE

Cities and the quality of life they provide are influenced by parks, recreational facilities, and connected open space systems. A Parks Master Plan provides a clearly defined guide to the long-term development of public parks, ensuring that future development will contribute to the creation of a comprehensive parks system. A well-planned parks system offers the following community benefits: recreation places, improved air quality, community identity and sense of place, civic and social meeting spaces, enhanced community aesthetics, increased economic activity, alternative transportation routes, wildlife habitats, and opportunities for education.

The Wildomar Parks Master Plan (WPMP) sets forth a vision for the city and establishes tools to attain that vision. The plan identifies the existing conditions of parks and park facilities, outlines the recreational needs and demands of city residents, defines park standards, and provides a strategic plan for the long-term improvement and expansion of parks in Wildomar. The specific objectives of the plan include:

- Create a mechanism that facilitates the implementation of the General Plan.
- Identify existing parks, trails, and related resources and the degree to which the Wildomar community is being served.
- Identify appropriate sites for future parks and connections to existing trails and open spaces.
- Enumerate parks standards and policies.
- Prepare three conceptual prototype park site plans with associated probable opinions of cost.





As outlined in the 2014 Wildomar General Plan, the WPMP should:

- Link the city’s parks and trails where feasible.
- Provide park prototypes with typical elements and associated costs.
- Link parks to open space and conserved areas where feasible.
- Protect natural drainage and encourage the use of open space as bioswales.
- Allow for a variety of parks for different age levels, ranging from playgrounds for children under the age of two to regional facilities.

1.2 PROCESS

Over a decade before the planning process for this Parks Master Plan was initiated, the Wildomar community agreed that the provision of parks, recreation facilities, and trails was a priority. Public outreach conducted in 2001 in conjunction with the Riverside County Services Area 152 Parks and Recreation Master Plan (CSA-152 Parks Plan) identified the following community priorities:

- Land acquisition for new parks.
- A trail system connected to parks.
- A large, centrally located park with a community center, sports facilities, and a variety of programming for all ages.
- Generation of funds for the operation and management of parks and facilities.

In 2008, Riverside County Services Area 152 incorporated as the City of Wildomar. In 2015, the City of Wildomar will form a Parks and Recreation Commission, which will serve as the governing body for this Parks Master Plan. Since 2008, the following processes have been established to maintain existing parks, expand the park system, and provide parks facilities and services to the community:

Ordinance 71 (Measure Z)

Ordinance 71 of the City of Wildomar Municipal Code, effective July 1, 2013, after the passage of Measure Z, authorizes a special tax to provide funding for community parks and park-related facilities, programs, and services. The tax is set at \$28 per parcel per year and applies to all parcels in Wildomar. The revenue, designated the “Wildomar Community Parks Special Tax Fund,” may only be used for funding, repair, operation, and maintenance of community parks and community park-related facilities, programs, and services within the city.

Zoning Ordinance

Section 16.20.020 of the Zoning Ordinance, titled “Park and recreation fees and dedications,” outlines the process for the dedication of land or the payment of in-lieu fees for park and recreational facilities in Wildomar. According to the code, these regulations apply in cases where land is to be subdivided for residential use. The amount of land to be dedicated or fees paid is determined by multiplying the number of dwelling units in the subdivision by the average number of persons per unit by the number of acres of parkland required per person. Fees are based either on the fair market value of the land or on a fixed in-lieu fee rate, as adopted by the City Council. To date, a fee schedule has not been adopted. Fees paid are to be deposited into a Subdivision Park Trust Fund and may only be used to develop new parks or rehabilitate existing parks and recreational facilities.



Regency Heritage Park, Wildomar, CA



Subdivision Map Act & Quimby Act

In 2013, the City of Wildomar commissioned an Impact Fee Study Report, which outlines the standard state requirements for parkland dedication and in-lieu fees according to the California Subdivision Map Act and the Quimby Act. The Quimby Act, part of California’s Subdivision Map Act, authorizes cities to require residential developers to dedicate land for parks or to pay fees in lieu of dedication. The standard method for determining the requirement is 3.0 acres of parkland per thousand new residents. The standard applies, even if the existing ratio of parkland to population is less than 3.0 acres per thousand, as is the case in Wildomar.

The Impact Fee Study proposes that Wildomar enact park impact fees equal to the in-lieu fees, which would apply to any residential development not involving a subdivision (e.g., development on existing lots). The report also proposes a fee schedule for Wildomar, which has not yet been adopted by the City Council. Currently, the Zoning Ordinance requires that fees are based on the fair market value of the land, as outlined above.

Table 1.A lists the in-lieu fees, as proposed by the 2013 Impact Fee Study Report, for developers in Wildomar.

Table 1.A: Proposed Fees in Lieu of Parkland Dedication

Impact Fee Type	Residential Single-Family	Residential Multi-Family	Commercial	Office	Industrial/Business Park
Unit Type	DU*	DU*	KSF*	KSF*	KSF*
Parks	\$418.50	\$297.00	\$0.00	\$0.00	\$0.00
Admin Cost	\$22.43	\$22.43	n/a	n/a	n/a
Total	\$440.93	\$319.43	n/a	n/a	n/a

NOTES:

*DU = dwelling unit; KSF = 1,000 gross square feet of building area

Single-family residential drainage fees vary with density; fee shown is for medium-high density; for a complete breakdown of drainage fees for residential development, see Table 11.4.

Adjustment for administration and study costs = total fees X 0.0048

1.4 Wildomar Parks Master Plan

1.3 RELATION TO OTHER DOCUMENTS AND AGENCIES

In all plans, it is practical to build on the planning documents that precede them. The practices covered in this document are also the subject of other city, state, and federal regulations, codes, and planning guidelines. This section explains the documents and regulations upon which this plan was built.



Table 1.B summarizes the documents and associated agencies that are covered in this section.

Table 1.B: Related Documents and Associated Agencies

Document Name	Associated Agencies
City of Wildomar General Plan	City of Wildomar, all departments
CSA-152 Parks Plan	Riverside County Regional Park and Open-Space District
Murrieta Creek Regional Trail Project	City of Lake Elsinore, Lake, Parks & Recreation City of Murrieta, Community Services City of Temecula, Planning Department City of Wildomar, Community Services Sierra Club, Santa Margarita Group of the San Gorgonio Chapter Wildomar Multi-Use Trails Association
Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)	County of Riverside, Transportation and Land Management Agency

Overview

Wildomar’s General Plan contains goals and policies that direct the development of public parks and recreation areas. The guiding principles of the plan include an interest in maintaining the rural origins of the city through design and development approaches. In addition to the citywide parks and recreation policies, the development of parks in Wildomar must complement regional planning efforts and comply with regional policies. The CSA-152 Parks Plan (former parks master plan for the county service area that includes Wildomar) captures the state of parks and recreation in Wildomar





in 2002, including the priorities of the community, park infrastructure, and goals at that time. The Murietta Creek Regional Trail Project establishes a plan to create a trail that links the cities of Temecula, Murrieta, Wildomar, and Lake Elsinore through the creation of a connected network of trails and parks. The WPMP builds on all of these documents.

The plans, policies, and codes that bear relation to the WPMP include:

City of Wildomar General Plan, 2014

As the official policy statement and planning framework, the General Plan is provided to guide private and public development in Wildomar. The Parks Master Plan implements the policies and goals of the Wildomar General Plan pursuant the laws of the State of California, which requires that each city prepare and adopt a comprehensive, long-term plan. Implementing documents, including the Parks Master Plan, must be consistent with the City's adopted General Plan. The General Plan includes the Open Space and Conservation Element, which includes the City's goals and policies related to parks and recreation and outlines the actions the City will take to ensure that the residents' needs and desires in this area are recognized and addressed.

Table 1.C lists the specific goals and policies pertinent to parks planning at the local level.

Table 1.C: City of Wildomar General Plan Pertinent Goals and Policies

City of Wildomar General Plan (2014) Goals
Goal OSC-1: Maintain and expand outdoor recreation opportunities for all residents.
Goal OSC-2: Provide active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents.
Goal OSC-3: Develop a citywide trails system that provides safe, convenient, and attractive off-street opportunities for residents to travel, recreate, and exercise.
Goal OSC-7: Develop and adopt a Parks Master Plan.
City of Wildomar General Plan (2014) Park Policies
Policy OSC-1: Provide for the reasonable needs of all people in the parks system, regardless of their socioeconomic status, ethnicity, physical capabilities, or age.
Policy OSC-2: Require the provision of public and private recreation facilities concurrent with the development they serve.
Policy OSC-3: Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.
<p>Policy OSC-4: Develop a Parks Master Plan, which will include the following components:</p> <ul style="list-style-type: none"> • Link the city’s parks and trails where feasible. • Provide “basic park” prototypes (i.e., Neighborhood Parks, Community Parks, Special Use Recreational Facilities, etc.) and include the cost of the park and improvements in Development Impact Fees. • Link parks to open space and conserved areas where feasible. • Protect drainages and encourage the use of open space as bioswales. • Allow for a variety of parks for different age levels ranging from playgrounds for children under the age of two to regional facilities. <p>ACTION OCS-4.1: Prepare and adopt a Parks Master Plan.</p> <p>ACTION OCS-4.2: As part of the review of development projects, ensure that public parks and trails are provided that meet the City’s criteria and that implement the City’s Parks Master Plan.</p>
City of Wildomar General Plan (2014) Trail Policies
<p>Policy OSC-9: Provide for connectivity in the trails system in Wildomar, so that all trails are linked to the extent possible for greater use as recreational and travel routes. Include the following features in the trails system.</p> <ul style="list-style-type: none"> • Trails should link residential areas with parks, commercial and office areas, and other destinations. • Joint pedestrian and bicycle trails along major roadways should avoid meanders or other design features that make bicycle use less convenient or safe. • Trails should be located off-street to the extent possible. • Easements such as access roads should be placed in joint use as trails. • Trails should be accessible to law enforcement and emergency personnel. <p>ACTION OCS-9.1: As part of the review of development projects, ensure that public parks and trails are provided that meet the City’s criteria.</p>
City of Wildomar General Plan (2014) Open Space Policies
Policy OSC-11: Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes. (OS 9.3)



CSA-152 Parks Plan, 2002

The WPMP draws from, builds upon, and ultimately replaces the CSA 152 Parks Plan, which was created in 2002 as the Parks and Recreation Master Plan for County Services Area 152, prior to the incorporation of Wildomar. The report includes a background of the area, an existing conditions analysis, and conceptual park prototypes. The goal of the report was to identify the recreational needs and demands of the area and to provide a strategic plan for the acquisition and development of new parks and recreation facilities. Many changes have occurred since the report was created. The WPMP highlights the relevant research from the CSA-152 Parks Plan and provides updated information.

Murrieta Creek Regional Trail Project

The WPMP considers the existing and potential connections between parks and trails. The Murrieta Creek Regional Trail Project establishes a plan to create a multi-use, non-motorized trail system along the river that connects the cities of Temecula, Murrieta, Wildomar, and Lake Elsinore, ultimately re-creating the trail that existed there in the late nineteenth century. The project planning team is made up of agencies from the affected cities, as listed in Table 1B. The project's goals are to promote urban accessibility and connectivity, healthy lifestyles, community economics, sustainable development, community partnerships, and awareness and appreciation of the outdoors. The portion of the proposed regional trail that would run through Wildomar is divided into the following three sections:

- **Section 7:** Copper Canyon Park to McVicar Street. This section of the trail does not connect to any existing parks in Wildomar.
- **Section 8:** McVicar Street to Wesley Street. This section of the trail does not connect to any existing parks in Wildomar, but it has the potential to connect to the historic Wildomar Cemetery at Central Avenue and Palomar Street.

- **Section 9:** Wesley Street to Serenity Park. This section of the trail is mostly undeveloped, but it would run approximately 1.5 miles from Wesley Street to Serenity Park, passing Marna O'Brien Park and possibly connecting via a detour to Regency Heritage Park.

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP, commissioned by the County of Riverside Transportation and Land Management Agency, is a multi-jurisdictional habitat conservation plan focused on the conservation of species and their habitats in western Riverside County. In conjunction with other habitat conservation plans in Southern California, the goal of the plan is to maintain biological and ecological diversity within a rapidly urbanizing region. Guidelines and policies for existing conserved land are detailed in the plan. Wildomar contains 1,122 acres of existing conserved land, which is intended to protect wildlife habitat and as such does not contribute to the park and recreation requirements in Wildomar and is not accessible to the public. Parks are intended to serve a primarily recreational purpose, whereas conservation lands serve to conserve habitat lands for native flora and fauna. Furthermore, existing conserved lands do not fall within the City of Wildomar's jurisdiction.



CHAPTER 2

EXISTING CONDITIONS



2.1 CONTEXT

The City of Wildomar, incorporated in 2008, lies at the southwestern edge of Riverside County. Located 75 miles southeast of the Los Angeles region along Interstate 15 (I-15), Wildomar is a growing community comfortably nestled in a valley bordered by the Cleveland National Forest to the west and rolling hills to the east. Wildomar is generally bounded on the north by the City of Lake Elsinore, on the east by the City of Menifee, and on the south by the City of Murrieta. The city is a lightly populated area with a rural character.

Although the area has historically been a ranching and farming community, the city has grown and developed substantially over the last two decades due to its proximity to the I-15 and the Los Angeles region. In 2000, the US Census reported that just over 14,000 persons lived in Wildomar; ten years later, the 2010 Census counted more than 32,000 residents, a 130 percent increase. Today, the city contains approximately 9,800 households. Most of these households, about 80 percent, are families with children.¹

2.2 EXISTING PUBLIC PARKS AND OPEN SPACES

Wildomar’s open spaces predominantly consist of wildlife conservation areas scattered throughout the northeastern part of the city. Wildomar is also home to three parks that provide recreational opportunities for its residents on just over 14 acres of parkland. When Wildomar was incorporated in 2008, it was granted the three parks within its boundaries by Riverside County: Marna O’Brien Park, Regency Heritage Park, and



1. Data source: US Census Bureau, 2008–2012 American Community Survey



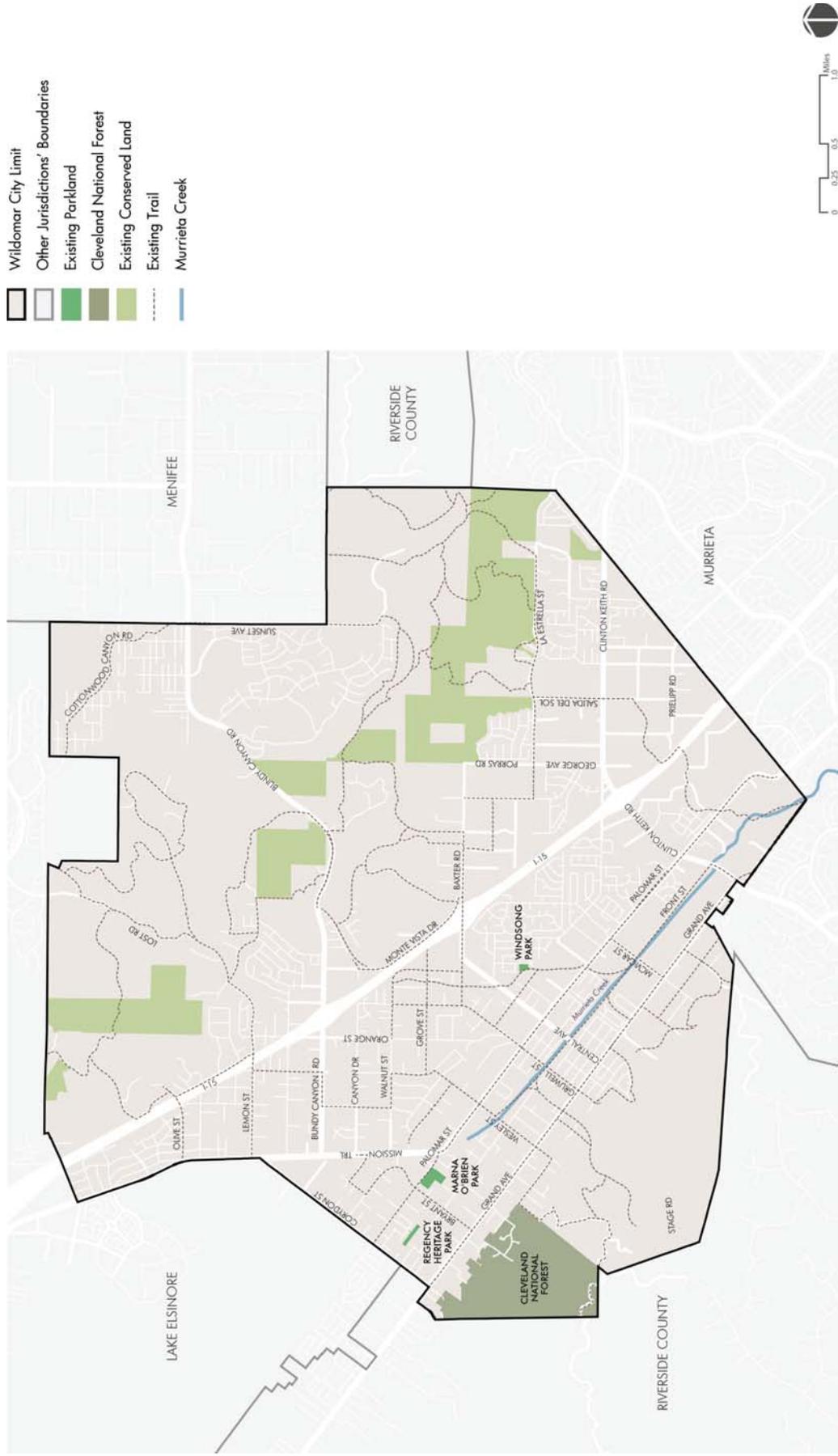
Windsong Park. The location of existing parks and open spaces in the city are shown in the map below.

For planning purposes, traditional developed parks are broken down into three categories: community parks, neighborhood parks, and mini parks or tot lots. The rationale is that these park categories constitute the recreation facilities which provide for a variety of everyday needs based on size, amenities, and surrounding population.

Community parks provide a broad range of both passive and active recreational opportunities, but their primary purpose is to offer active recreational opportunities for use by a larger segment of the population than neighborhood parks. They allow for recreational opportunities not feasible or desirable at the neighborhood level. Community parks can be anywhere from 15 to 40 acres in size and serve an area about 1.5 miles around the park. Facilities often found at community parks might include dedicated sports fields/courts, amphitheatres, playgrounds, and group picnic areas. Large special events such as festivals and concerts might also be held in community parks. Wildomar does not currently have any community parks within its boundaries.

Neighborhood parks are intended to serve residents who live in close proximity; however, they also contribute to the overall park system available to the entire community. Ideally, everyone in the city would live within convenient walking distance of a neighborhood park, which would serve as the recreational and social focus of the neighborhood. Neighborhood parks are generally approximately 3 to 12 acres in size and serve an area about a half-mile around the park. Approximately 50 percent of the park area should be for active recreation and the remaining 50 percent for passive activities, reserve, ornamentation, and conservation as appropriate. Amenities should accommodate a wide range of age groups and often include large grassy areas for

Figure 2.A: Existing Parks and Open Spaces



This page is intentionally left blank.

informal active play, children’s playgrounds, and/or a mix of other recreational facilities such as basketball and tennis courts, community vegetable gardens, bocce courts, etc. The city currently has two neighborhood parks within its boundaries: Marna O’Brien Park and Regency Heritage Park.

Tot lots are the smallest park classification and are used to address limited or isolated daily recreational needs of nearby residents. They can include both active and passive uses. Tot lots can be anywhere from 10,000 square feet to 2 acres in size and serve an area less than a quarter mile around the park. They typically include children’s play areas, sitting areas, and limited green space, but are not large enough to contain sports fields. The city currently has one tot lot within its boundaries: Windsong Park.

Other types of parks and open spaces include golf courses, regional parks, trails, sports facilities, and school grounds, all of which are important components of the overall park system. These types of parks and facilities are described in subsequent sections of this chapter.

Sections 2.2.1 and 2.2.2 outline the existing park inventory in Wildomar by classification.



2.2.1 Existing Neighborhood Parks

The city currently contains two neighborhood parks, outlined below.

Marna O'Brien Park

Size: 9 acres

Location: Palomar Street



Map Key	Amenity	Number	Additional Details
A	Playground, ages 5–12 years	1	
B	Basketball court (full-size)	2	
C	Restroom facility (including ADA accessible stall)	1	
D	Drinking fountain	1	
E	Decomposed granite walkways	859.5 linear feet (0.16 mi)	
F	Baseball field	3	
G	Exercise station	2	
H	Undemarcated soccer field	2	Area overlaps with the baseball fields.
I	Park benches	8	
J	Picnic table, uncovered	2	
K	Picnic table, covered	9	
L	Picnic shade structure	3	Each contains two of the covered picnic tables.
M	Gazebo/snack bar	1	Contains three of the covered picnic tables. The gazebos are available for use by private parties when reservations are made through the City.
N	Bike racks	1	
O	Open play area	4,300 sq feet	
P	Parking lot	150 Spaces	1 lot



Regency Heritage Park

Size: 3.25 acres

Location: Autumn Oaks Place. The park is designed with direct access so that its facilities can be shared with William Collier Elementary School.



Map Key	Amenity	Number	Additional Details
A	Playground, ages 5–12 years	1	
B	Basketball half-court	2	
C	Dog park	1	Fenced
D	Decomposed granite walkways	892 linear feet (0.17 mi)	
E	Park benches	6	Additional benches included in the dog park
F	Picnic tables, covered	11	
G	Picnic shade structures	3	One shade structure has four of the covered picnic tables, and two shade structures have three each of the covered picnic tables.
H	Open play area	5,442 sq feet	



2.22 Existing Tot Lots

The city currently contains one tot lot, outlined below.

Windsong Park

Size: 2 acres
Location: Prairie Road



Map Key	Amenity	Number	Additional Details
A	Playground equipment, ages 2–5	1	
B	Basketball court (full-size)	1	
C	Perimeter pedestrian walkway	736 linear feet (0.14 mi)	
D	Park benches	4	
E	Picnic tables, covered	2	
F	Picnic shade structures	3	One shade structure has two of the covered picnic tables. The other two structures stand alone.
G	Bike racks	0	
H	Open play area	3,229 sq feet	





2.3 Existing Recreational Facilities and Programs

Currently, there are no facilities for organized sports play or other recreational activities within the city. However, school grounds provide additional recreational open space and indoor activity spaces that may be made available to the public after school hours on weekdays and on the weekend. These facilities are a key component in meeting the recreational needs of the community. **Figure 2.B** shows the location of schools in Wildomar. Active recreational facilities available at each school are outlined in **Table 2.A**.

Table 2.A: School Recreational Facilities

Site	Athletic Field	Athletic Track	Beach Volleyball Courts	Baseball Fields	Basketball Indoor	Basketball Outdoor	Football Stadium	Play Equipment	Swimming Pool	Softball Fields	Tennis Courts
William Collier ES	X					X		X			
Donald Graham ES	X					X		X			
Ronald Reagan ES	X					X		X			
Wildomar ES	X					X		X			
David A. Brown MS	X	X				X					
Elsinore HS	X	X	X	X	X	X	X		X	X	X

2.4 Existing Wildlife Corridors and Habitats

Open space preservation serves multiple functions, including protection of natural open areas, watersheds, environmentally sensitive areas such as creeks and riparian areas, wildlife habitat, hillsides, and visual resources. The Cleveland National Forest forms the western boundary of the city and encompasses large portions of the Santa Ana and Elsinore mountains. This area is characterized by natural open space and outdoor recreational uses, with pockets of rural residential and wilderness-oriented visitor-serving uses scattered along State Route 74.

Wildomar contains approximately 1,122 acres of conservation land scattered throughout the northeastern part of the city (see Figure 2.A). As mentioned previously, Wildomar is a participant in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), the goal of which is to maintain biological and ecological diversity within a rapidly urbanizing region. Although about 65 acres of the open space preserves in Wildomar may be accessible to the public, conservation land is generally off-limits in order to protect sensitive ecosystems and wildlife habitats. As such, the conservation areas within the city do not contribute to the parks and open space requirements in Wildomar, which serve a primarily recreational purpose as opposed to a conservation purpose.





2.5 Existing Trails and the Murrieta Creek Trail Project

Wildomar currently contains a system of local community trails, regional trails, and historic trails (see **Figure 1.1**). The City recognizes that a series of multi-use trails is a key component in providing recreational amenities and developing a linked park and open space system. A primary objective for the trail system is to provide connectivity between neighborhoods, open space and park areas, and regional trails beyond the city limits. Trails are also designed to incorporate the historic trails throughout the city while preserving sensitive open space and wildlife corridors. At present, only two existing trails link to city parks. The Palomar Street Trail is an unimproved trail corridor that runs along Palomar Street from the city's southern boundary to Corydon Road, passing by Marna O'Brien Park. Windsong Park is connected to a historic trail that runs from Palomar Street north to Walnut Street.

The regional trails running through Wildomar are outlined in the Murrieta Creek Regional Trail Project, which aims to create a multi-use, non-motorized trail system along the river that connects the cities of Temecula, Murrieta, Wildomar, and Lake Elsinore, ultimately re-creating the trail that existed there in the late nineteenth century. The project planning team is made up of agencies from these participating cities. The goals of the project are to promote urban accessibility and connectivity, healthy lifestyles, community economics, sustainable development, community partnerships, and awareness and appreciation of the outdoors. The portions of the Murrieta Creek Trail that run through or are proposed for Wildomar are as follows:

- **Section 7:** Copper Canyon Park to McVicar Street. Trail section 7 is a proposed multi-use path that would connect Copper Canyon Park in Murrieta to an existing Wildomar creek trail that starts at Clinton Keith Road and continues north to McVicar Street. The proposed trail would be 10 feet wide with an adjacent 5-foot-wide concrete sidewalk on both sides of Clinton Keith Road. As a multi-use trail, it would accommodate pedestrians, bicyclists, and equestrians. The proposed trail would not include any amenities, but is close to bus transit stops on Grand Avenue and Palomar Street. The existing city trail from Clinton Keith Road to McVicar Street is approximately 15 feet wide and consists of unimproved, natural surface material with loose rock. Trail section 7 does not connect to any existing parks in Wildomar.
- **Section 8:** McVicar Street to Wesley Street. Trail section 8 stretches 1.5 miles along the west side of Murrieta Creek between McVicar Street and Wesley Street. This section of trail includes a steel frame bridge across Murrieta Creek and passes by the historic Wildomar bell, located at Wildomar Elementary School at Central Avenue and Palomar Street. The trail is accessible by public transportation at Grand Avenue and Palomar Street. It has multiple



inlets at McVicar Street, Wesley Street, Central Street, Gruwell Street, and at the creek inlet on Union Street. This section of the trail is well used by walkers and joggers and offers a flat, uniform natural dirt trail surface, with an approximate width of 15 feet. Trail section 8 does not connect to any existing parks in Wildomar, but it has the potential to connect to the historic Wildomar Cemetery at Central Avenue and Palomar Street.

- **Section 9:** Wesley Street to Serenity Park. Currently, there is only one short section of existing trail in this area, consisting of decomposed granite, along Grand Avenue. Trail section 9 includes a proposed multi-use path that would extend the Murrieta Creek Trail to Wildomar's northern boundary with the City of Lake Elsinore at Corydon Road. The proposed trail would run approximately 1.5 miles from Wesley Street to Serenity Park, passing by and potentially providing access to Marna O'Brien Park and Regency Heritage Park. This section of trail could also function as an important connector to the historic Butterfield Overland Trail. A 10-foot-wide multi-use trail and adjacent 5-foot-wide concrete sidewalk are planned for Palomar Street and Union Street. The trail will be accessible by public transportation from bus transit stops along Grand Avenue and Palomar Street.

CHAPTER 3

PARK STANDARDS

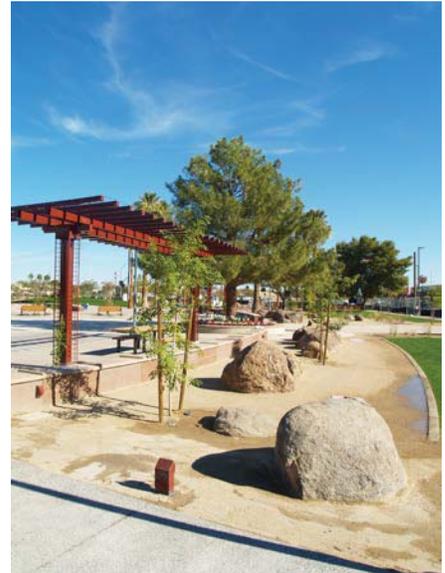


3.1 INTRODUCTION

This chapter identifies standards for the three main types of park facilities: tot lots, neighborhood parks, and community parks. Each park facility should meet minimum standards of quality and space to effectively and safely perform its intended function. This chapter sets parameters for the site size, service area, location, and desired site characteristics of each park facility type. In addition, the chapter sets standards for park amenities (e.g., benches, play equipment, and sports fields), including minimum number and design standards for the size, layout, and orientation of each park amenity. It is important to incorporate some flexibility in the standards to allow each park to meet the needs of the population within its service area and respond to site context and constraints. Therefore, a number of optional elements and context-specific considerations are built into the standards. All park designs must also meet applicable codes and governing regulations, such as Americans with Disabilities Act (ADA) requirements.

3.2 PARK FACILITY STANDARDS

*Park facility standards for each park type are outlined in **Table 3.A**.*



This page is intentionally left blank.

Table 3.A: Park Facility Standards

Park Standard	Tot Lot		Neighborhood Park		Community Park		Standards for All Park Types	
	10,000 sq ft-2 acres	3-15 acres	15-40 acres	1.5 miles	15-40 acres	1.5 miles	15-40 acres	1.5 miles
Size of park	10,000 sq ft-2 acres	3-15 acres	15-40 acres	1.5 miles	15-40 acres	1.5 miles	15-40 acres	1.5 miles
Service area (approximate area around the park that it serves)	Less than 1/4 mile distance	1/2 mile	1/2 mile	1.5 miles				
Location (type of street, proximity to school, etc.)	Residential setting with ease of access throughout the service area.	Residential setting. May be located adjacent to school sites or other municipal facilities. Should be fronted by at least one public street with two frontages, and neither frontage should be an arterial street. Park should be located for easy and convenient pedestrian access throughout the neighborhood, and preferably located along or within easy trail linkage to existing trail system.	Residential setting. May be located adjacent to school sites or other municipal facilities. Should be fronted by at least one public street with two frontages, and neither frontage should be an arterial street. Park should be located for easy and convenient pedestrian access throughout the neighborhood, and preferably located along or within easy trail linkage to existing trail system.	May be collocated with schools or adjacent to other municipal facilities. Park should be fronted by two public streets, one being an arterial street. Park should be located for easy and convenient pedestrian access throughout the neighborhood and preferably located along or within easy linkage to existing trail system.	May be collocated with schools or adjacent to other municipal facilities. Park should be fronted by two public streets, one being an arterial street. Park should be located for easy and convenient pedestrian access throughout the neighborhood and preferably located along or within easy linkage to existing trail system.	May be collocated with schools or adjacent to other municipal facilities. Park should be fronted by two public streets, one being an arterial street. Park should be located for easy and convenient pedestrian access throughout the neighborhood and preferably located along or within easy linkage to existing trail system.	May be collocated with schools or adjacent to other municipal facilities. Park should be fronted by two public streets, one being an arterial street. Park should be located for easy and convenient pedestrian access throughout the neighborhood and preferably located along or within easy linkage to existing trail system.	May be collocated with schools or adjacent to other municipal facilities. Park should be fronted by two public streets, one being an arterial street. Park should be located for easy and convenient pedestrian access throughout the neighborhood and preferably located along or within easy linkage to existing trail system.
Desired site characteristics (topography, solar access, existing trees, etc.)	Highly visible location with shade trees and well-drained and suitable soils.	Well-drained and suitable soils for park landscaping. Favorable exposure to natural elements; topographic diversity yet containing enough level topography suitable for grading turf play areas; free of environmental hazards; mature trees.	Well-drained and suitable soils for park landscaping. Favorable exposure to natural elements; topographic diversity yet containing enough level topography suitable for grading turf play areas; free of environmental hazards; mature trees.	Well-drained and suitable soils for park landscaping. Favorable exposure to natural elements; topographic diversity yet containing enough level topography suitable for grading turf play areas; free of environmental hazards; mature trees.	Well-drained and suitable soils for park landscaping. Favorable exposure to natural elements; topographic diversity yet containing enough level topography suitable for grading turf play areas; free of environmental hazards; mature trees.	Well-drained and suitable soils for park landscaping. Favorable exposure to natural elements; topographic diversity yet containing enough level topography suitable for grading turf play areas; free of environmental hazards; mature trees.	Well-drained and suitable soils for park landscaping. Favorable exposure to natural elements; topographic diversity yet containing enough level topography suitable for grading turf play areas; free of environmental hazards; mature trees.	Well-drained and suitable soils for park landscaping. Favorable exposure to natural elements; topographic diversity yet containing enough level topography suitable for grading turf play areas; free of environmental hazards; mature trees.
Amenities (for specific quantity of park elements by park type, see Table 3.B)	Small playground, small lawn, and periphery plantings.	Large grass area for informal active play, children's playground, and mix of recreational activities such as basketball and tennis courts, community vegetable garden, bocce, par course, etc.	Large grass area for informal active play, children's playground, and mix of recreational activities such as basketball and tennis courts, community vegetable garden, bocce, par course, etc.	Large grass area for informal active play, children's playground, and mix of recreational activities such as basketball and tennis courts, community vegetable garden, bocce, par course, etc.	Large grass area for informal active play, children's playground, and mix of recreational activities such as basketball and tennis courts, community vegetable garden, bocce, par course, etc.	Large grass area for informal active play, children's playground, and mix of recreational activities such as basketball and tennis courts, community vegetable garden, bocce, par course, etc.	Large grass area for informal active play, children's playground, and mix of recreational activities such as basketball and tennis courts, community vegetable garden, bocce, par course, etc.	Large grass area for informal active play, children's playground, and mix of recreational activities such as basketball and tennis courts, community vegetable garden, bocce, par course, etc.
Safety/security (lighting, CPTED, safe equipment, etc.)	Age-appropriate equipment with clear signage on usage and hours of operation. Very open visible area with sight lines. Located near social gathering areas and with perimeter seating and high sunlighting.	Transparent post and rail fencing or low planter/wall (if any).	Transparent post and rail fencing or low planter/wall (if any).	Transparent post and rail fencing or low planter/wall (if any).	Transparent post and rail fencing or low planter/wall (if any).	Transparent post and rail fencing or low planter/wall (if any).	Transparent post and rail fencing or low planter/wall (if any).	Transparent post and rail fencing or low planter/wall (if any).
Access	Clearly marked and well-lit entry points for vehicles, pedestrians, and cyclists.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.
Sustainable stormwater management	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.	Should identify opportunity for using depressed green space as stormwater mitigation with sustainable stormwater features.

This page is intentionally left blank.

3.3 PARK AMENITY STANDARDS

Park amenity standards are set out in two tables. The first table, Table 3.B, identifies the minimum quantity of park amenities that must be included in each park facility type. The second table, Table 3.C, identifies the minimum design standards for size, space, orientation, surface material, and parking for each park amenity.

Table 3.B: Quantity of Park Amenities by Park Type

Minimum Park Amenity Standards			
<i>Park Amenity</i>	<i>Tot Lot (10K sq ft–2 ac)</i>	<i>Neighborhood Park (3–15 ac)</i>	<i>Community Park (15–40 ac)</i>
REQUIRED OUTDOOR AMENITIES			
ADA-compliant walking path/ loop	<i>n/a</i>	<i>Path adjacent to perimeter of park, minimum of 1/4 mile in length</i>	<i>Path adjacent to perimeter of park, minimum of 1/2 mile in length</i>
Park benches	<i>2 benches</i>	<i>1 bench per acre (locate 1 of the required benches adjacent to each play area)</i>	<i>15 benches; add 1 bench for every 3 acres over 15 acres</i>
Family picnic tables	<i>2 tables</i>	<i>5 tables; 2 bbq pits (add 1 table for every 1 acre over 5-acre park)</i>	<i>10 tables; 4 bbq pits (add 1 table for every 1 acre over 15-acre park)</i>
Group picnic shade structure	<i>n/a</i>	<i>1 structure covering 2–4 of the total number of tables required</i>	<i>Structure(s) covering 4–8 of the total number of tables required</i>
Open play area	<i>n/a</i>	<i>5% of total site; 30% of the open play area shall be lawn, and the remaining area can be any combination of wood chips, decomposed granite, or resilient paving</i>	<i>5% of total site; 30% of the open play area shall be lawn, and the remaining area can be any combination of wood chips, decomposed granite, or resilient paving</i>
Outdoor sports courts¹ (basketball, tennis, volleyball)	<i>n/a</i>	<i>2 courts (add 1 for every 5 acres over 5 acres)²</i>	<i>5 courts (add 1 for every 5 acres over 15 acres)²</i>
Sports field (baseball/softball/soccer field)	<i>n/a</i>	<i>1 sport field for every 5 acres; multi-use sports fields are encouraged^{2, 3}</i>	<i>4 sport fields (add 1 for every 5 acres over 15 acres); multi-use sports fields are encouraged^{2, 3}</i>

Minimum Park Amenity Standards			
<i>Park Amenity</i>	<i>Tot Lot (10K sq ft–2 ac)</i>	<i>Neighborhood Park (3–15 ac)</i>	<i>Community Park (15–40 ac)</i>
Younger children’s playground area (ages 2–5) (should be located adjacent to older children’s play area)	1	1	1
Sign indicating age group	1 for each play area	1 for each play area	1 for each play area
Fall zone surfacing (engineered wood fiber, sand area, and/or resilient paving)	Provide fall zone area of 6 feet around all play equipment		
Playground events	Select play equipment for the play area that includes three or more of the following activities/events: climbing structure, slide, swing, spinner, rocker, balance-oriented, hanging bars. Include appropriate quantity of ADA accessible activities as required by law.	Select play equipment for the play area that includes four or more of the following activities/events: climbing structure, slide, swing, spinner, rocker, balance-oriented, hanging bars. Include appropriate quantity of ADA accessible activities as required by law.	Select play equipment for the play area that includes four or more of the following activities/events: climbing structure, slide, swing, spinner, rocker, balance-oriented event, hanging bars. Include appropriate quantity of ADA accessible activities as required by law.
Older children’s play area* (ages 5–12) (should be located adjacent to younger children’s play area)	Optional	1	1
Sign indicating age group	1 for each play area	1 for each play area	1 for each play area
Fall zone surfacing (engineered wood fiber or sand area or resilient paving)	Provide fall zone area of 6 feet around all play equipment		

Minimum Park Amenity Standards			
<i>Park Amenity</i>	<i>Tot Lot (10K sq ft–2 ac)</i>	<i>Neighborhood Park (3–15 ac)</i>	<i>Community Park (15–40 ac)</i>
Playground events	Select play equipment for the play area that includes three or more of the following activities/events: older climbing structure/net, slide, swing, spinner, rocker, balance-oriented, hanging bars, seesaw, merry-go-round, climbing rock. Include appropriate quantity of ADA accessible activities as required by law.	Select play equipment for the play area that includes four or more of the following activities/events: older climbing structure/net, slide, swing, spinner, rocker, balance-oriented, hanging bars, seesaw, merry-go-round, climbing rock. Include appropriate quantity of ADA accessible activities as required by law.	Select play equipment for the play area that includes four or more of the following activities/events: older climbing structure/net, slide, swing, spinner, rocker, balance-oriented, hanging bars, seesaw, merry-go-round, climbing rock. Include appropriate quantity of ADA accessible activities as required by law.
Swimming pool (indoor or outdoor)	n/a	n/a	1 at 75 feet x 45 feet
Fitness course/stations	n/a	Optional	1
Outdoor concessions/ vendor space	n/a	Designate space for temporary shade structures	Designate space for temporary shade structures
Drinking fountain	Optional	1	2
Trash/recycling bins	1	1 trash and recycling bin for every 3 acres	1 trash and recycling bin for every 3 acres
REQUIRED INDOOR AMENITIES			
Restroom	1 recommended (but not required)	1	2
Recreation building	n/a	Optional ⁴	1 ; serving kitchen recommended
Indoor fitness	n/a	n/a	2 rooms
Indoor basketball/ volleyball	n/a	n/a	1 court
Meeting rooms	n/a	1 room	2 rooms
REQUIRED SIGNAGE			
Park sign	1 (post- or fence-mounted)	1 monument sign	1 monument sign

Minimum Park Amenity Standards			
<i>Park Amenity</i>	<i>Tot Lot (10K sq ft–2 ac)</i>	<i>Neighborhood Park (3–15 ac)</i>	<i>Community Park (15–40 ac)</i>
Kiosk/directory map	<i>n/a</i>	<i>Optional</i>	<i>1</i>
REQUIRED PARKING & LOADING			
Pedestrian loading/unloading zone	<i>n/a</i>	<i>Optional</i>	<i>1</i>
Car parking	<i>n/a</i>	<i>See Table 3.C for parking requirements by each activity</i>	<i>See Table 3.C for parking requirements by each activity</i>
Bike parking	<i>n/a</i>	<i>1 bicycle space for every 25 car parking spaces required</i>	<i>1 bicycle space for every 25 car parking spaces required</i>
OPTIONAL AMENITIES			
Amphitheater	<i>n/a</i>	<i>n/a</i>	<i>Optional</i>
Adventure play areas; creative play; unconventional play	<i>n/a</i>	<i>Some elements of adventure play are strongly encouraged for the play areas (e.g., water play, mud, building forts, rope bridges, moveable objects such as logs, etc.)</i>	<i>Strongly encouraged subject to City review</i>
Badminton court	<i>n/a</i>	<i>Optional</i>	<i>Optional</i>
Bike skills course or BMX area	<i>n/a</i>	<i>n/a</i>	<i>Optional</i>
Bocce ball court		<i>Optional</i>	<i>Optional</i>
Climbing wall	<i>n/a</i>	<i>Optional</i>	<i>Optional</i>
Community garden	<i>n/a</i>	<i>Optional</i>	<i>Optional</i>
Demonstration garden	<i>n/a</i>	<i>Optional</i>	<i>Optional</i>
Disc golf course	<i>n/a</i>	<i>Optional</i>	<i>Optional</i>
Horseshoe courts	<i>n/a</i>	<i>Optional</i>	<i>Optional</i>
Interactive fountain/splashpad	<i>n/a</i>	<i>Optional</i>	<i>Optional or sited adjacent to the swimming pool</i>
Open space/natural areas (e.g., wetlands)	<i>n/a</i>	<i>Subject to City review; dependent on site conditions</i>	<i>Subject to City review; dependent on site conditions</i>
Plaza/gathering area	<i>n/a</i>	<i>Optional</i>	<i>Per City review</i>
Skate spot	<i>n/a</i>	<i>Optional</i>	<i>Per City review</i>

Notes:

1. Two 1/2 basketball courts can count toward the basketball court requirement. Where there are 3 or more outdoor sports courts, bocce ball or badminton can be counted toward 1 of the required sport courts.
2. If a park is located adjacent to a school with publicly accessible ball courts and ball fields after school hours, these can be counted toward minimum court and sport field requirements, per City discretionary review.
3. Multi-use baseball/soccer fields can be counted as multiple fields to meet the ball field requirement.
4. May be required based on site context at discretion of City.

3.8 Wildomar Parks Master Plan

Table 3.C: Park Amenity Design Standards

Park Amenity		Design Standards for Park Amenities				Recommended Orientation	Parking*
Recommended Size and Dimensions, including clearance		Recommended Space Requirements	Recommended Surface	Recommended Orientation	Parking*		
REQUIRED AMENITIES							
ADA-compliant walking path/loop/ straightway track	n/a	4' width path; minimum 1/4 mile for neighborhood park; minimum 1/2 mile length for community park	Concrete, asphalt, or stabilized decomposed granite	n/a	Assimilated with other uses		
Picnic shade structure	Minimum 16' x 16'	n/a	n/a	n/a	n/a		
Open play area	n/a	10,000 sq ft (.35 acres)	n/a	n/a	5 (except no minimum for tot lot)		
Outdoor basketball court	50' x 84'	5,040–7,280 sq ft	Concrete	long axis north-south	4 per court		
Half basketball court	50' x 50'	2,500 sq ft	Concrete	North-south orientation	1 per court		
Outdoor volleyball court	30' x 60'; minimum of 6' clearance on all sides	Minimum 4,000 sq ft	Asphalt, sand, clay mix, turf	long axis north-south	4 per court		
Outdoor tennis court	60' x 120' for one doubles court Multiples can be designed with 10 to 12 feet between courts	Minimum 7,200 sq ft single court area	Many, including concrete, clay, asphalt, and turf	Long axis north-south	2 per court		
Baseball field (official)	Baselines: 90' Pitching distance: 60.5' Foul lines: minimum 320' Center field: 400' +	3.0–3.85 acre minimum	Natural seeded (or sod) turf atop aggregate base and prepared subgrade	Locate home plate so pitcher is not throwing across sun and batter is not facing it. Line from home plate through pitcher's mound to run east-northeast.	20 per field		
Baseball field (Little League)	Baselines: 60' Pitching distance: 46' Foul lines: 200' Center field: 200–250'	1.2 acre minimum OR 20,000 sq ft	Natural seeded (or sod) turf atop aggregate base and prepared subgrade	Locate home plate so pitcher is not throwing across sun and batter is not facing it. Line from home plate through pitcher's mound to run east-northeast.	20 per field		
Softball field	Baselines: 60' Pitching distance: 45' men 40' women Field radius from plate: Fast pitch: 225' Slow pitch: 275' men 250' women	1.5–2.0 acre	Natural seeded (or sod) turf atop aggregate base and prepared subgrade	Locate home plate so pitcher is not throwing across sun and batter is not facing it. Line from home plate through pitcher's mound to run east-northeast.	20 per field		
Soccer field	195' to 225' x 330' to 360' with 10' minimum clearance on all sides	36,000 sq ft	Natural seeded (or sod) turf atop aggregate base and prepared subgrade	Fall season, long axis northwest or southeast. For longer periods, north-south.	20 per field		
Younger children's playground (ages 2–5) (should be located adjacent to older children's play area)	n/a	.25 acres OR 2,400 to 5,000 sq ft	Resilient cushion surface or porous (shredded recycled rubber) on top of bituminous (asphalt-concrete) surface above an aggregate and prepared subgrade base	Consideration should be given to the durability, safety, and recycled content of materials and surfaces when selecting playground equipment	n/a		
Older children's playground (ages 5–12) (should be located adjacent to younger children's play area)	n/a	1.25 acres per 1,000 residents	Resilient cushion surface or porous (shredded recycled rubber) on top of a bituminous (asphalt-concrete) surface above an aggregate and prepared subgrade base	Consideration should be given to the durability, safety, and recycled content of materials and surfaces when selecting playground equipment	n/a		
Playground events/activities:							

Chapter 3 – Park Standards

Design Standards for Park Amenities						
Park Amenity	Recommended Size and Dimensions, including clearance	Recommended Space Requirements	Recommended Surface	Recommended Orientation	Parking*	
Climbing structure/rock//net/jungle gym		500 sq ft	n/a	n/a	n/a	
Hanging bars		180 sq ft	n/a	n/a	n/a	
Seesaw		100 sq ft	n/a	n/a	n/a	
Merry-go-round		20 inches in diameter with a minimum use zone extending 6 feet beyond the perimeter of the platform	n/a	n/a	n/a	
Swing		200 sq ft	n/a	n/a	n/a	
Slide		450 sq ft	n/a	n/a	n/a	
Rocket/spring rider (5-12)		195 sq ft	n/a	n/a	n/a	
Spinner (5-12)	14' diameter	14' diameter	n/a	n/a	n/a	
Swimming pool	.5 acres OR Allow 10 sq ft of water surface for every wader or non-swimmer expected, and 27 sq ft of surface for every swimmer	Varies based on size of pool and amenities. Usually sites of 1–2 acres. Up to 80% of pool area can be for non-swimmers. An extra 300 sq ft should be added for each diving board.	n/a	None, but care must be taken to site lifeguard stations in relation to afternoon sun	Per Building Code	
OPTIONAL AMENITIES						
Amphitheater	n/a	2,000 sq ft	n/a	Axis running north-south	Varies by size and intended use; subject to City review; shared use with other park amenities is encouraged	
Badminton court	Singles: 17' x 44' Doubles: 20' x 44' with 5' unobstructed area on both sides	1,622 sq ft	Hard/smooth concrete surface	Long axis north-south		
Bocce ball court	12'-13' width x 76'-90' length for each court		Base layer consisting of crushed stone, gravel, clay, or decomposed granite; top layer consisting of ground oyster shell	North-south preferred but not critical		
Handball court (3-4 wall)	20' x 40' with a minimum of 10' to rear of 3-wall court Minimum 20' overhead clearance	1,000 sq ft for 3-wall court	Hard/smooth concrete without expansion joints	Long axis north-south, with front wall at north end		
Plaza/gathering area	n/a	n/a	Concrete, brick, permeable paving, grass, or other materials, depending on the setting	n/a		
Skate spot	n/a	85' x 185'	Concrete reinforced with rebar	n/a	3 (no minimum for total lot)	

* Overflow parking should be considered for large parks with highly anticipated use, but when the need for the maximum number of parking spaces occurs infrequently. Ten percent (10%) of parking can be in an overflow lot of turf, native grass, or crushed aggregate.

CHAPTER 4

PARK NEEDS AND RECOMMENDED IMPROVEMENTS

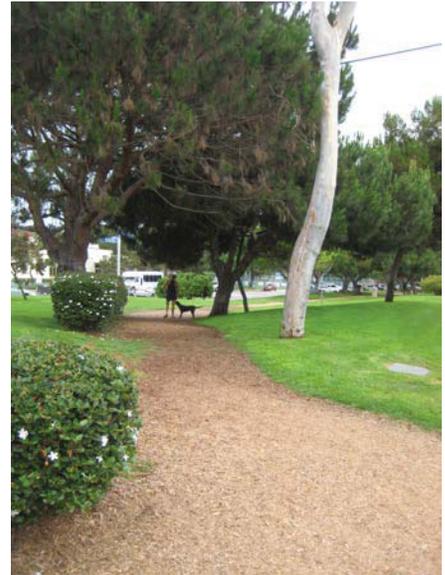


4.1 INTRODUCTION

This chapter assesses and identifies the need for additional park facilities in Wildomar, along with recommended improvements to the city’s three existing parks. Wildomar’s future park needs are determined by how many additional acres of parkland are needed to satisfy the level of service requirement and identification of any geographical areas that are currently underserved by the existing parks. The recommended improvements to the city’s existing parks are based on how the parks meet the park amenity standards identified in chapter 3.

4.2 EXISTING PARK FACILITIES AND SERVICE AREAS

As previously identified, the City currently maintains three parks with a combined acreage of 14.25 acres. These existing facilities include two neighborhood parks, Regency Heritage Park and Marna O’Brien Park, and one tot lot, Windsong Park. The three parks are located in existing neighborhoods south of Interstate 15. Factoring in the applicable service area radius (the maximum distance that a user would reasonably travel to access the facility), the parks serve only a small percentage of the city’s geographic area. To view the city’s existing park locations and the parks’ service areas, please refer to Figure 4.A.





4.3 IDENTIFYING GAPS IN THE PARK SYSTEM

Wildomar boasts unique topographic features and ample wildlife conservation areas that have a strong impact on development patterns and the city's urban form. In addition to manmade edges, such as Interstate 15 which bisects the city diagonally from northwest to southeast, the landscape also acts as a natural division between the city's northeastern and southeastern regions. For the purposes of the Park Master Plan gap analysis, the city is divided into three areas: the western half, the northeastern area, and the southeastern area.

The gap analysis for parks in Wildomar is an intuitive and more subjective look at service radii with respect to the city's developable lands, areas of greater population density, opportunities for connection to existing facilities and open space, potential for shared use agreements with built recreational facilities, City goals and policies relating to parks, standards for park facilities identified in chapter 3, and knowledge of future development opportunities. Future park locations identified in Figure 4.B demonstrate approximate locations for additional parks based on the above-listed criteria. These locations are intended to provide a foundation for future analysis, which will take into account parcel lines, community desires, and the findings of a future body for all parks and recreation decisions.

Per the Quimby Act, the City of Wildomar requires residential developers to dedicate land for parks or to pay fees in lieu of dedication at a rate of 3.0 acres of park land per thousand new residents, even if the existing ratio of parkland to population is less than 3.0 acres per thousand, as it is in Wildomar.

Because each park type has a wide range of acreage, it is assumed that exact park locations and sizes will be determined during the site selection and design

Chapter 4 – Park Needs and Recommended Improvements

This page has been intentionally left blank.

Chapter 4 – Park Needs and Recommended Improvements

This page has been intentionally left blank.

process based on land availability, topography, and accessibility. Each new park shall meet the standards identified in chapter 3 and provide direct access to any adjacent existing or proposed trail to create a system of connected parks and trails throughout the city. The distribution of proposed parks is as follows:

Table 4.A: Proposed Park Facilities by Acreage

Acreage (approximate*)	Park Type	Quantity	Description
27 acres	Community park	1	Ranging from 15 to 40 acres, this park is recommended to be proximate to Ronald Reagan Elementary School.
50 acres	Neighborhood park	8	Ranging from 3 to 15 acres, these parks will range greatly in size with a preference toward a 5-acre average.
6 acres	Tot lot	9	Ranging from 10,000 square feet to 2 acres, approximately 6 future tot lots should be located along the Murrieta Creek Trail and 3 throughout the city in underserved higher-density areas.
83 acres total			Park sizes will vary based on the size range provided in the description of each park type.

Determining Park Needs:

With a population of 32,000 and a need of 3 acres per 1,000 residents, the City of Wildomar has a need for 96 acres of parkland. Today, the city currently has 14.25 acres of parkland, which is a gap of 82 acres. Figure 4.B identifies approximate locations for 82 acres of future parklands.

4.4 RECOMMENDED IMPROVEMENTS TO EXISTING PARK FACILITIES

Each of the three existing parks in Wildomar were assessed against the park amenity standards identified in chapter 3 for minimum compliance, and the surplus or deficit for each required amenity was determined. Based on this assessment, recommended improvements for each park have been identified. Marna O’Brien and Windsong parks largely meet or exceed the park standards, with minimal recommended improvements to meet any deficiencies. Regency Heritage Park has a number of deficiencies due to its long and narrow configuration. However, because it is collocated with William Collier Elementary School, many of the school recreational facilities can be counted toward the minimum park amenity requirements.

4.4.1 Marna O’Brien Park

Description

Size: 9 acres

Park Type: neighborhood park

Gap Analysis

Amenity	Minimum Standard	Existing Number	Surplus/Deficit	Comments
Playground, ages 2 to 5 years	1	1	-2	Two rockers are present, but no other play equipment
Playground, ages 5–12 years	1	1	0	
Basketball court (full-size)	2	2	0	
Restroom facility (including ADA accessible stall)	1	1	0	
Decomposed granite walkways	0.25 mile	0.16 mile	-0.09	
Sports field	1 sports fields	3 baseball fields and 2 overlapping undemarcated soccer fields	+4	Baseball and soccer fields are overlapping
Exercise station	0	2	+2	
Open play area	5% of total park area	4,300 Sq Feet		
Park benches	9	8	-1	
Picnic table	9	11	+2	

Chapter 4 –Park Needs and Recommended Improvements

<i>Amenity</i>	<i>Minimum Standard</i>	<i>Existing Number</i>	<i>Surplus/Deficit</i>	<i>Comments</i>
Picnic shade structure	1	3	+2	
Outdoor concessions	<i>Designate area for temporary shade structures</i>	1	+1	<i>The requirement for a designated space for a temporary shade structure is exceeded by a permanent gazebo with snack bar and covered picnic benches that can be rented out for special events</i>
Park monument sign	1	<i>none</i>	-1	
Drinking fountain	1	1	0	
Trash and recycling bin	<i>1 each for every 3 acres (3 of each)</i>	<i>1 (3 yard bin) and multiple trash cans</i>		
Bicycle parking space	<i>1 space per every 25 car spaces required</i>	4	TBD	<i>1 bike rack with space for four bikes</i>
Car parking space	TBD	130 spaces	TBD	



Recommended Improvements

Marna O’Brien Park meets or exceeds almost all of the minimum park amenity standards. While there is a deficiency of one park bench, the extra two picnic tables (each with two benches) compensate. A few improvements are recommended to meet the standards where the park is currently deficient. Below is the list of recommended improvements to Marna O’Brien Park.

Recommended Improvements	Amount	Cost*
Park monument sign	1	\$3,500
2 additional playground events for ages 2-5	1	\$3,000
Sign indicating age group for play equipment	1	\$1,500

* Costs are estimates and assume installed cost.

The proposed Murrieta Creek Trail is intended to pass along Marna O’Brien Park. As the trail is developed, direct access to the trail from the park should be provided.

4.4.2 Regency Heritage Park

Description

Size: 3.25 acres

Park Type: neighborhood park

Gap Analysis

<i>Amenity</i>	<i>Minimum Standard</i>	<i>Existing Number</i>	<i>Surplus/Deficit</i>	<i>Comments</i>
Playground, ages 2 to 5 years	1	0	-1	
Playground, ages 5 to 12 years	1	1	0	
Sign indicating age group	1 for each (2)	1	-1	
Basketball half-court	2 full courts (2 half-courts can be substituted for 1 full court, courts at a collocated school can count toward the requirement)	1 (2 half-courts) and courts at adjacent school	0	Park is collocated with William Collier Elementary School, which has 3 small basketball courts. These courts can be counted toward the requirement.
Sports field	1, fields at a collocated school can be used to meet the requirement	0, though fields are present at adjacent school	0	Park is collocated with William Collier Elementary School, These fields can be counted toward the requirement.
Dog park	n/a	1	+1	
Decomposed granite walkways	0.25 mile	0.17 mile	-0.08 mile	
Park benches	1 bench per acre	8	+5	
Picnic tables, covered	5	11	+6	
Picnic shade structures	1	3	+2	

Chapter 4 –Park Needs and Recommended Improvements

Amenity	Minimum Standard	Existing Number	Surplus/ Deficit	Comments
Open play area	5% of total site area	5,442 Sq Feet		Open play area does not meet the requirement for 30% lawn coverage
Park monument sign	1	0	-1	
Drinking fountain	1	0	-1	
Trash and recycling bin	1 each for every 3 acres (1 of each)	3	0	
Restroom	1	0	-1	
Car parking space	TBD	0	TBD	
Bicycle parking space	1 space for every 25 vehicular spaces required	0	TBD	

Recommended Improvements

Regency Heritage Park does not meet a number of the minimum park amenity standards. Due to its long and narrow configuration, a number of the minimum standards, such as sports fields, cannot be achieved. However, given the park’s location adjacent to a school with recreational facilities, many of the deficient minimum standards are provided at the adjacent school. Below is the list of recommended improvements to Regency Heritage Park.



Recommended Improvements	Amount	Cost*
Park monument sign	1	\$3,500
Playground, ages 2-5	1	\$14,000
Drinking fountain	1	\$2,000
Restroom	1	\$150,000
Bicycle racks (each providing 2 spaces)	2	\$600
Lawn & irrigation to cover 30% of the total play area	TBD	\$6 per sq ft

* Costs are estimates and assume installed cost.

The proposed Murrieta Creek Trail is intended to pass along Regency Heritage Park. As the trail is developed, direct access to the trail from the park should be provided.

4.4.2 Windsong Park

Description

Acres: 2

Park Type: tot lot

Gap Analysis

Amenity	Minimum Standard	Existing Number	Surplus/Deficit	Comments
Playground equipment, ages 2-5	1	1	0	
Basketball court (full-size)	1	1	0	
Perimeter pedestrian walkway	n/a	0.14 mile	+0.14 mile	
Park benches	2	4	+2	
Picnic tables, covered	2	2	0	
Picnic shade structures	n/a	3	+3	
Bicycle parking space	n/a	4	+4	2 bike racks, each with space for two bikes
Sign indicating age group for play equipment	1	0	-1	
Open play area	5% of total park area	3,229 Sq Feet		
Park sign (post- or fence-mounted)	1	1	0	

Recommended Improvements

Windsong Park meets or exceeds all of the minimum park amenity standards, apart from the sign indicating the intended age group for the playground equipment and a sign identifying the name of the park. Therefore, this is the only improvement recommended, with the cost provided in the table below.

Recommended Improvements	Amount	Cost*
Sign indicating age group for play equipment	1	\$1,500

* Cost is an estimate and assumes installed cost.



CHAPTER 5

PARK PROTOTYPES



5.1 INTRODUCTION

This chapter describes the amenities and park features that could be found in typical community park, neighborhood park, and tot lot park facility types. The chapter includes a prototype for, examples of the amenities and features associated with, and a cost estimate for constructing each park type.



5.2 PARK PROTOTYPES

This section includes a prototypical plan for the typical community park, neighborhood park, and tot lot park facility types. Each scenario illustrate the park facility and park amenity standards identified in Chapter 3 and reflect an ideal condition of rectangular-shaped parcels and accessible topography. The conceptual plans are meant to identify the spatial relationship between park amenities and the relationship of passive to active space. The prototype park plans show typical amenities and facilities found in comparably sized parks but are not meant as final designs which would be delivered to the community.



Figure 5.A: Community Park Prototype Plan

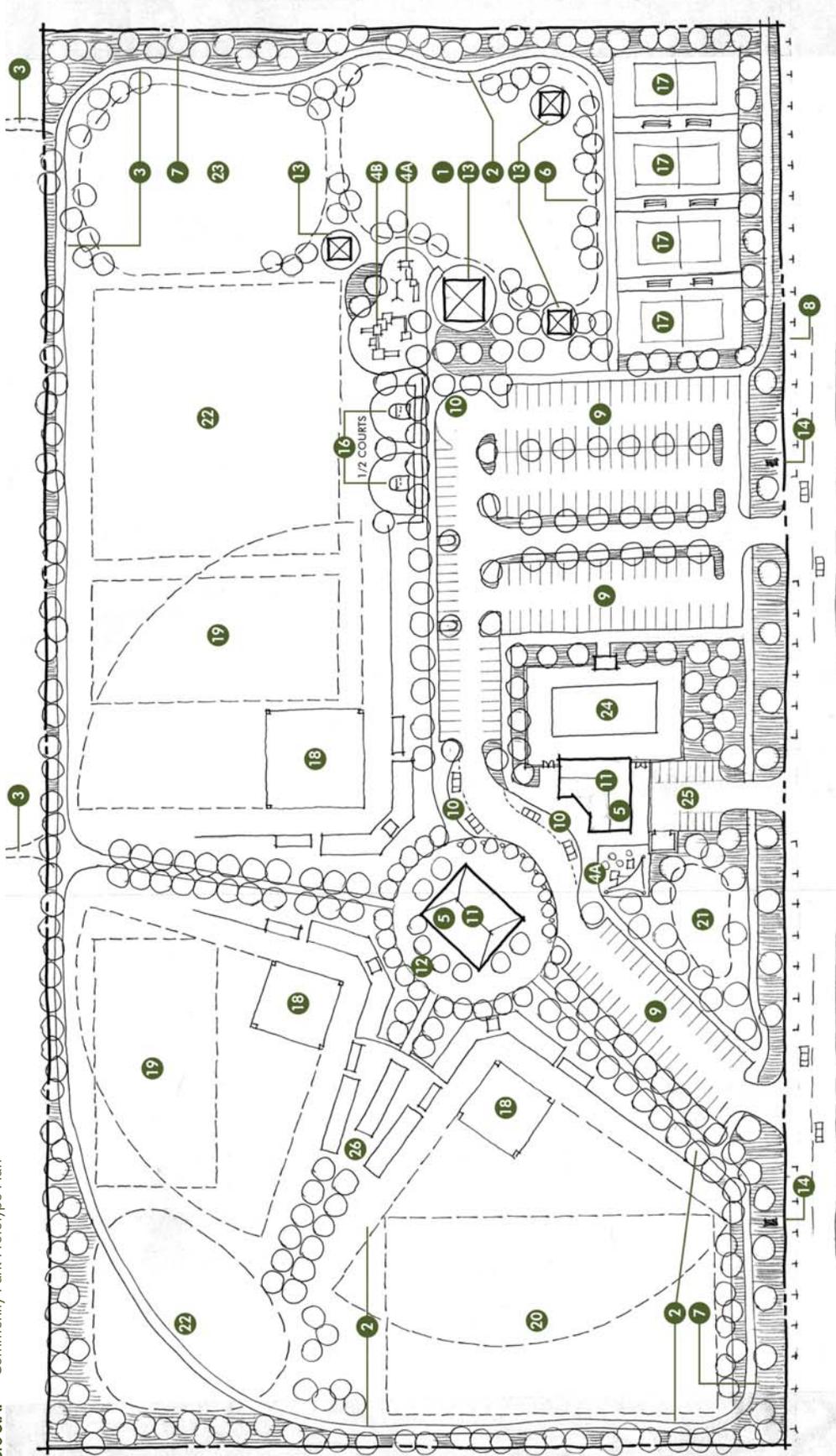


Figure 5.B: Neighborhood Park Prototype Plan

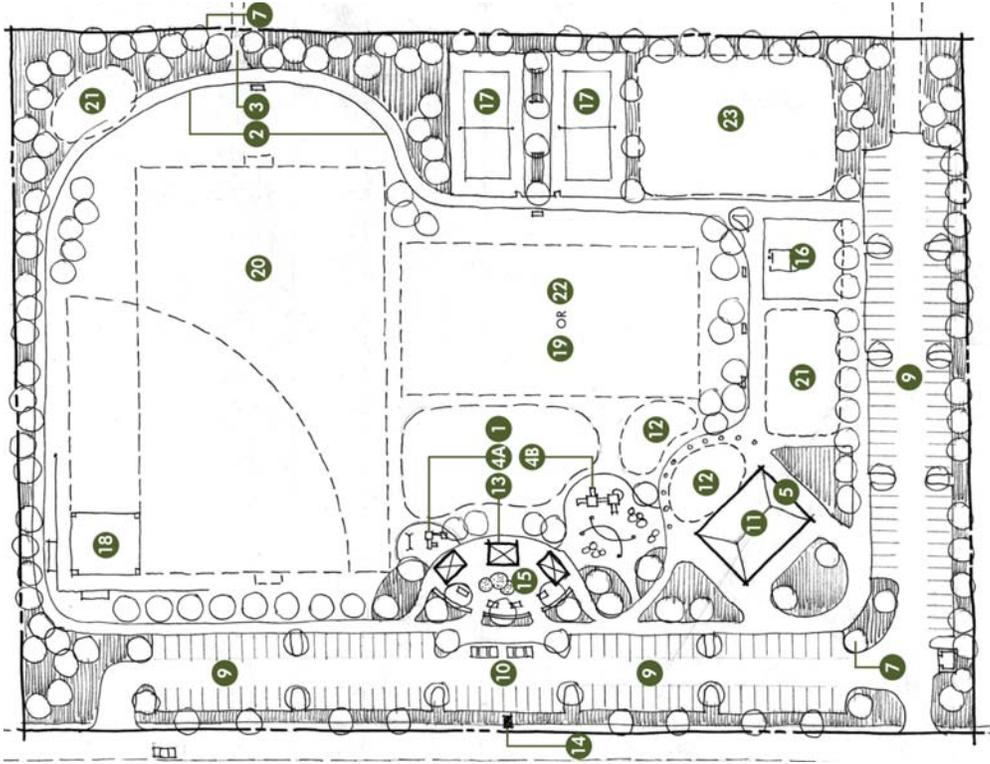


Figure 5.C: Tot Lot Park Prototype Plan

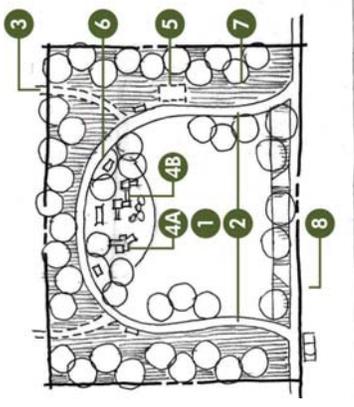


Table 5.A: Prototype Plans Legend

Map ID	Item Description
1	Open Play Area
2	Pedestrian Path/Sidewalks
3	Potential Pedestrian Connection
4A	Playground Equipment (under 5 years)
4B	Playground Equipment (5–12 years)
5	Restroom
6	Picnic Table
7	Tree & Shrub Planting Area & Irrigation
8	Off-Site Parking
9	Parking Lot
10	Loading & Unloading Area (bollards, etc.)
11	Community Center
12	Plaza or Small Performance Area
13	Shade Structure
14	Park Signage (monument sign)
15	Splash Pad
16	Basketball Half Courts/Volleyball Court
17	Tennis Court (including fencing and benches)
18, 19, 20	Softball/Baseball Field/Soccer & Irrigation
21	Optional – Small Area Activity
22	Optional – Large Area Activity
23	Sustainable Stormwater Treatment
24	Swimming Pool
25	Service Yard
26	Bathing Cages/Storage

This page has been intentionally left blank.

5.3 PARK PROTOTYPE AMENITIES & FEATURES

This section includes images of the amenities and features described in the previous sections. The imagery is conceptual in nature and only intended to serve as inspiration for future park designs.

1. Open Play Area



4a. Playground Equipment (Under 5 Years)



2. Pedestrian Path/Sidewalks



4b. Playground Equipment (5 - 12 Years)



3. Potential Pedestrian Connection



5. Restroom



Chapter 5 – Park Prototypes

6. Picnic Table



9. Parking Lot



7. Tree & Shrub Planting Area & Irrigation



10. Loading & Unloading Areas



8. Off-Site Parking



11. Community Center



12. Plaza or Small Performance Area



15. Splash Pad



13. Shade Structure



16. Basketball Half Courts



14. Park Signage (Monument Sign)



16. Volleyball Courts



Chapter 5 – Park Prototypes

17. Tennis Court



19. Youth Soccer Field



18. Softball/Baseball Field



20. Adult Soccer Field



21. Optional - Small Area Activity



Bocce Ball



Natural-Setting Amphitheater



Par Course Equipment



Adventure Play (Berms, Tree Grove, Rocks, Water, etc.)



Climbing Rocks



Native Plant/Low Water Use Demonstration Garden

Chapter 5 – Park Prototypes

22. Optional - Large Area Activity



Concrete Skate Park



Bike Skills Course



Dog Park



Adventure Play (Dense Tree Grove, Rocks, Water, etc.)



Community Garden Plots



Native Plant/Low Water Use Demonstration Garden

23. Sustainable Stormwater Treatment



25. Service Yard



24. Swimming Pool



26. Batting Cages/Storage



5.4 PARK PROTOTYPE CONSTRUCTION COST ESTIMATES

Table 5.B: Estimate of Probable Construction Cost for Community Park Prototype

Map ID	Item Description	Quantity	Unit	Unit Cost	Total Cost	Optional
Items Identified on the Community Park Prototype Plan						
1	Open Play Area	40,000	SF	\$5.00	\$200,000	
2	Pedestrian Path/Sidewalks	23,000	SF	\$5.00	\$115,000	
3	Potential Pedestrian Connection	Allowance	LS	\$2,000.00	\$2,000	
4A	Playground Equipment (under 5 years)	2	EA	\$45,000.00	\$90,000	
4B	Playground Equipment (5–12 years)	1	EA	\$75,000.00	\$75,000	
5	Restroom	Allowance	LS	\$150,000.00	\$150,000	Part of Community Center, item 11
6	Picnic Table	25	EA	\$2,000.00	\$50,000	
7	Tree & Shrub Planting Area & Irrigation	200,000	SF	\$7.00	\$1,400,000	
8	Off-Site Parking			\$—	No Cost	
9	Parking Lot	105,000	SF	\$8.00	\$840,000	
10	Loading & Unloading Area (bollards, etc.)	Allowance	LS	\$8,000.00	\$8,000	
11	Community Center	8,000	SF	\$200.00	\$1,600,000	
12	Plaza or Small Performance Area	6,000	SF	\$20.00	\$120,000	
13	Shade Structure	4	EA	\$40,000.00	\$160,000	
14	Park Signage (monument sign)	Allowance	LS	\$10,000.00	\$10,000	
15	Splash Pad	Allowance	LS	\$150,000.00		\$150,000
16	Basketball Half Courts/Volleyball Court	7,200	SF	\$10.00	\$72,000	
17	Tennis Court (including fencing and benches)	34,000	SF	\$12.00	\$408,000	
18, 19, 20	Softball/Baseball Field/Soccer & Irrigation	455,000	SF	\$6.00	\$2,730,000	

Map ID	Item Description	Quantity	Unit	Unit Cost	Total Cost	Optional
21	Optional – Small Area Activity					
	Bocce Ball	Allowance	LS	\$20,000.00		\$20,000
	Par Course Equipment	Allowance	LS	\$25,000.00		\$25,000
	Climbing Rocks	Allowance	LS	\$30,000.00		\$30,000
	Natural-Setting Amphitheater	Allowance	LS	\$20,000.00		\$20,000
	Adventure Play (berms, tree grove, rocks, water, etc.)	Allowance	LS	\$35,000.00		\$35,000
	Native Plant/Low-Water-Use Demonstration Garden	Allowance	LS	\$30,000.00		\$30,000
	Average Small Area Activity (x 2):					\$26,667
22	Optional – Large Area Activity					
	Concrete Skate Park	Allowance	LS	\$1,700,000.00		\$1,700,000
	Dog Park	Allowance	LS	\$50,000.00		\$50,000
	Community Garden Plots	Allowance	LS	\$40,000.00		\$40,000
	Bike Skills Course	Allowance	LS	\$60,000.00		\$60,000
	Adventure Play (dense tree grove, rocks, water, etc.)	Allowance	LS	\$50,000.00		\$50,000
	Native Plant/Low-Water- Use Demonstration Gardens	Allowance	LS	\$45,000.00		\$45,000
	Average Large Area Activity:					\$324,167
23	Sustainable Stormwater Treatment	Allowance	LS	\$25,000.00	\$25,000	
24	Swimming Pool	Allowance	LS	\$750,000.00	\$750,000	
25	Service Yard	Allowance	LS	\$15,000.00	\$15,000	
26	Batting Cages/Storage	Allowance	LS	\$40,000.00	\$40,000	

Chapter 5 – Park Prototypes

Map ID	Item Description	Quantity	Unit	Unit Cost	Total Cost	Optional
Other Items Not Identified on the Community Park Prototype Plan						
	Mobilization	Allowance	LS	\$40,000.00	\$40,000	
	Clearing and Fine Grading	890,000	SF	\$0.15	\$133,500	
	Trash Receptacles	12	EA	\$400.00	\$4,800	
	Bike Rack	3	EA	\$300.00	\$900	
	Benches	14	EA	\$2,000.00	\$28,000	
	Drinking Fountains	2	EA	\$1,000.00	\$2,000	
	Resilient Rubberized Surfacing	6,000	SF	\$18.00	\$108,000	
	Sports Field Lighting (single field)	Allowance	LS	\$200,000.00	\$200,000	
	Site Lighting	20	EA	\$5,000.00	\$100,000	
	Irrigation Controller & POC equipment	1	EA	\$30,000.00	\$30,000	

Legend:

EA = each

CY = cubic yards

LF = linear feet

LS = lump sum

SF = square feet

Table 5.C: Estimate of Probable Construction Cost for Neighborhood Park Prototype

Map ID	Item Description	Quantity	Unit	Unit Cost	Total Cost	Optional
Items Identified on the Neighborhood Park Prototype Plan						
1	Open Play Area	18,000	SF	\$5.00	\$90,000	
2	Pedestrian Path/Sidewalks	13,000	SF	\$5.00	\$65,000	
3	Potential Pedestrian Connection	Allowance	LS	\$2,000.00	\$2,000	
4A	Playground Equipment (under 5 years)	1	EA	\$45,000.00	\$45,000	
4B	Playground Equipment (5–12 years)	1	EA	\$75,000.00	\$75,000	
5	Restroom	Allowance	LS	\$100,000.00	\$100,000	Part of Community Center
6	Picnic Table	12	EA	\$2,000.00	\$24,000	
7	Tree & Shrub Planting Area & Irrigation	80,000	SF	\$8.00	\$640,000	
8	Off-Site Parking			\$—	No Cost	
9	Parking Lot	41,600	SF	\$8.00	\$332,800	
10	Loading & Unloading Area (bollards, etc.)	Allowance	LS	\$8,000.00	\$8,000	
11	Community Center	4,000	SF	\$200.00	\$800,000	
12	Plaza or Small Performance Area	5,000	SF	\$20.00	\$100,000	
13	Shade Structure	3	EA	\$40,000.00	\$120,000	
14	Park Signage (monument sign)	Allowance	LS	\$6,000.00	\$6,000	
15	Splash Pad	Allowance	LS	\$150,000.00		\$150,000
16	Basketball Half Courts/Volleyball Court	3,600	SF	\$10.00	\$36,000	
17	Tennis Court (including fencing and benches)	17,400	SF	\$12.00	\$208,800	
18, 19, 20	Softball/Baseball Field/Soccer & Irrigation	160,000	SF	\$6.00	\$960,000	
21	Optional – Small Area Activity					
	Bocce Ball	Allowance	LS	\$20,000.00		\$20,000
	Par Course Equipment	Allowance	LS	\$20,000.00		\$20,000
	Climbing Rocks	Allowance	LS	\$25,000.00		\$25,000
	Natural-Setting Amphitheater	Allowance	LS	\$15,000.00		\$15,000

Chapter 5 – Park Prototypes

Map ID	Item Description	Quantity	Unit	Unit Cost	Total Cost	Optional
	Adventure Play (berms, tree grove, rocks, water, etc.)	Allowance	LS	\$25,000.00		\$25,000
	Native Plant/Low-Water-Use Demonstration Gardens	Allowance	LS	\$20,000.00		\$20,000
	Average Small Area Activity:				\$20,833	
22	Optional – Large Area Activity					
	Concrete Skate Park	Allowance	LS	\$1,500,000.00		\$1,500,000
	Dog Park	Allowance	LS	\$40,000.00		\$40,000
	Community Garden Plots	Allowance	LS	\$30,000.00		\$30,000
	Bike Skills Course	Allowance	LS	\$50,000.00		\$50,000
	Adventure Play (dense tree grove, rocks, water, etc.)	Allowance	LS	\$40,000.00		\$40,000
	Native Plant/Low Water Use Demonstration Gardens	Allowance	LS	\$35,000.00		\$35,000
	Average Large Area Activity:				\$245,000	
23	Sustainable Stormwater Treatment	Allowance	LS	\$20,000.00		\$20,000
Other Items Not Identified on the Neighborhood Park Prototype Plan						
	Mobilization	Allowance	LS	\$20,000.00	\$20,000	
	Clearing and Fine Grading	958,320	SF	\$0.20	\$191,664	
	Trash Receptacles	5	EA	\$400.00	\$2,000	
	Bike Rack	1	EA	\$300.00	\$300	
	Benches	6	EA	\$2,000.00	\$12,000	
	Drinking Fountains	2	EA	\$1,000.00	\$2,000	
	Wood Chips at Playground (engineered)	4,000	SF	\$4.00	\$16,000	
	Site Lighting (not including sports field lights)	13	EA	\$5,000.00	\$65,000	
	Irrigation Controller & POC equipment	1	EA	\$20,000.00	\$20,000	

Legend:

EA = each

CY = cubic yards

LF = linear feet

LS = lump sum

SF = square feet

Table 5.D: Estimate of Probable Construction Cost for Tot Lot Park Prototype

Map ID	Item Description	Quantity	Unit	Unit Cost	Total Cost	Optional
Items Identified on the Tot Lot Park Prototype Plan						
1	Open Play Area	17,000	SF	\$5.00	\$85,000	
2	Pedestrian Path/Sidewalks	1,900	SF	\$5.00	\$9,500	
3	Potential Pedestrian Connection	Allowance	LS	\$1,000.00	\$1,000	
4A	Playground Equipment (under 5 years) – Small Unit	1	EA	\$25,000.00	\$25,000	
4B	Playground Equipment (5–12 years) – Small Unit	1	EA	\$50,000.00	\$50,000	
5	Restroom	Allowance	LS	\$70,000.00		\$70,000
6	Picnic Table	2	EA	\$2,000.00	\$4,000	
7	Tree & Shrub Planting Area & Irrigation	22,200	SF	\$8.00	\$177,600	
8	Off-Site Parking			\$—	No Cost	
Other Items Not Identified on the Tot Lot Park Prototype Plan						
	Mobilization	Allowance	LS	\$3,000.00	\$3,000	
	Clearing and Fine Grading	43,560	SF	\$0.20	\$8,712	
	Park Signage (post- or fence-mounted sign)	1	EA	\$300.00	\$300	
	Trash Receptacles	1	EA	\$400.00	\$400	
	Benches	2	EA	\$2,000.00	\$4,000	
	Wood Chips at Playground (engineered)	2,500	SF	\$6.00	\$15,000	
	Site Lighting (not including sports field lights)	2	EA	\$5,000.00	\$10,000	
	Irrigation Controller & POC equipment	1	EA	\$6,000.00	\$6,000	

Legend:

EA = each

CY = cubic yards

LF = linear feet

LS = lump sum

SF = square feet

