

**LAKELAND VILLAGE / WILDOMAR PAC  
MINUTE ORDER**

Mission Trail Library  
34303 Mission Trail, Wildomar  
**Wednesday November 19, 2008**

**MINUTES**

**Members Present**

Aurelio Aguirre	Riverside County – EDA
Erlan Gonzalez	Riverside County – EDA
Paloma Hernandez-Barker	Riverside County – EDA
Robert Caliva	1 <sup>st</sup> District Supervisor Buster
JoAnn McCracken	PAC
Barbara Dye	PAC
Deborah Zubak-Wolar	PAC
Jeff George	PAC
Richard Heil	PAC
John Garrett	PAC
Kami Sabetzadeh	PAC
George Cambero	PAC
Karl Nordgren	PAC
Harold Burgess	PAC

**Members Not Present**

Barbara Harrison	PAC
Judy Marshel	PAC

**I. Welcome and Call to Order**

Pledge of Allegiance and verbal roll call.

**II. Approval of Agenda**

JoAnn McCracken motions that Transportation is moved up before the Action Items so that it may be heard first. Barbara Dye seconds the motion. All are in favor and the motion is passed. Code Enforcement is present to speak upon the issues that have been brought forth. Barbara Dye motions for Code Enforcement to a discussion item. JoAnn McCracken seconds the motion and Code Enforcement becomes Discussion Item F. Barbara Dye motions to approve the Agenda as amended. JoAnn McCracken seconds the motion. All are in favor and the motion is passed.

**III. Approval of Minutes**

JoAnn McCracken motions to approve the minutes for the month of September. Harold Burgess seconds the motion. All are in favor and the minutes for September are unanimously approved.

**IV. Action Items**

**A. New Land Development – Casa Mañana**

Barbara Dye states the land developer is thinking about changing it from condos to senior housing. Currently, nothing is being done with the property. The land developer must make a decision on whether he is going to change it to senior housing or keep it as condos. Kami Sabetzadeh inquires if the change in decision is a result of not being able to move forward with the condos. Barbara

explains it is because of the difficulty in selling the condos with the recession. Jeff George would like to know why this was an action item. Kami states that this was an action item because PAC was going to write a letter that they were each going to individually send regarding the zoning. Kami explains that at this time, New Land Development- Casa Mañana will need to be taken off the action items because for the time being, there will be no action taken on it. EDA would like to add that the project was going through the development review process and was not on its way to the Planning Commissioner. Since the market has changed and they are now looking into the affordable senior housing project, it is now back into the design phase.

## **B. Membership – Floyd Berger and John Johnson**

EDA states that Mr. Johnson was sent an application which is now in the process of being reviewed. In regards to Mr. Berger, at the last informal meeting that was held, it was brought to attention that he lives in Wildomar. EDA explains that they are trying to balance PAC out and get more members from Lakeland Village since currently the majority of PAC members are from Wildomar. At the next meeting, action will be taken on the membership of Mr. Johnson.

Mr. Berger inquires on his status with becoming a PAC member because he never received an application. EDA states that the reason they did not send Floyd Berger an application is because at the last informal meeting, he was advised that the Lakeland Village PAC members were not equal to the Wildomar PAC members and Floyd lives in the Wildomar area. Thus, for the time being, EDA needs to fill more Lakeland Village PAC positions and not Wildomar PAC positions so that there can be a balance. Due to this fact, EDA does not recommend Floyd Berger coming into the PAC because of the imbalance between Wildomar and Lakeland Village PAC members.

George Cambero suggests that Floyd is given an application and keep him as the next potential member for when there is an opening for Wildomar PAC members.

Barbara Dye motions that PAC holds off on any Wildomar applicants until there is a balance between the Wildomar members and Lakeland Village members. JoAnn McCracken seconds the motion. It is discussed that Floyd is still given an application. It is corrected that Jeff George and Harold Burges are both Lakeland Village members and not Wildomar members as read on the Member Attendance Roster. John Garrett inquires if the imbalance of the PAC members is an issue. EDA responds that it can result in a major issue. Kami Sabetzadeh comments that it can also change the people's perception. The people can view PAC and point out there is more Wildomar PAC members. John Garret states that he understands that there is a need for balance but feels that there may be a greater need for more people.

Barbara Dye states that she did not realize that there are a couple of members that are from Lakeland Village that were marked Wildomar. Barbara resends her motion to hold off on any Wildomar applicants until there is a better balance

between Wildomar and Lakeland Village PAC members. JoAnn McCracken resends her second of the motion. Mr. Berger will be sent an application by EDA. PAC will take a vote on his membership at the next PAC meeting.

### **C. Community Center – Survey**

John Garrett states the survey consists of the basic examples of questions that were given at the last formal PAC meeting. John suggests that on the back of the survey, a small amount of background information is given about the RDA. John recommends that PAC comes to an agreement as to what direction the survey will take. John would then like to work with EDA and their professional survey production team to come up with a final draft of the survey. Kami suggests that PAC gives their comments and suggestions to EDA so that the survey can be started as soon as possible.

EDA states that the goal is for PAC to give their input on the survey then analyze how it will apply to the two communities within one project area. EDA is going to meet with the City of Wildomar and notify them that there is an interest for a community center in Wildomar itself. Kami states that he has asked the City for their input. Kami explains that PAC's job as Lakeland Village / Wildomar residents is to find the best solution. PAC must decide on a solution on whether there should be one large facility located in the center so both communities can use it, or two smaller facilities that are not as great as the one larger facility but are located in two separate cities. Kami suggests that PAC can coordinate with the City of Wildomar to minimize any additional issues. Kami reminds PAC that they must be concerned with the Project Area and not whether it's in Wildomar or Lakeland Village. JoAnn McCracken feels the survey must be completed first before PAC works with the City of Wildomar so that PAC knows what the people want. George Cambero suggests that the City of Wildomar is given a copy of the rough draft of the survey. George agrees if two community centers are done, there will not be as much to benefit from versus having one large community center. George feels that this survey is a good start. Harold Burgess comments that PAC should proceed with the survey and just make the City of Wildomar aware of PAC's intentions with the community center. Kami states that some people feel that PAC is two separate communities. Kami would like to correct this thought and states PAC is one unit. EDA states that PAC won't meet until January and by that time everyone may have some inputs. Harold Burgess proposes a motion that PAC approves EDA to proceed with communication with the City of Wildomar to create a rough draft that PAC can approve as early as January. George Cambero seconds the motion. All are in favor and the motion is passed. Kami states this will remain an Action Item in January for the PAC to vote on the draft of the survey

### **D. Perret Park – Conceptual Plan / Funding**

EDA states there will be additional elements added to Perret Park. There will be additional shade structures, a patio cover for the playground area, additional picnic benches, and finishing the fence southerly of the property. EDA mentions the recommended funding is approximately three-hundred and fifty thousand dollars for the improvements. EDA is going to work with the original design team who built the park.

EDA recommends PAC to approve funding for the design and the construction of the additional elements to be added to Perret Park. Barbara Dye requests to see the preliminary designs once they are ready. Barbara motions that PAC accepts the recommendation to fund the project at Lakeland Village Perret Park. Barbara adds that PAC also needs to view the design before the bid goes out for construction so PAC can comment on it. Harold Burgess seconds the motion. All are in favor and the motion is passed.

**V. Discussion Items**

**A. Transportation**

Lawrence Tai and Neil Nilchian from the Transportation Department are present to address the issue of the crosswalks on Grand Avenue. He states that Transportation has reviewed the corridor between the city limits and the south land corridor. This area reaches approximately four miles long. Currently from South to North there are controlled intersections, a signal on Corydon, Ontario Way, and Gregory Way. On Gregory Way, there are no crosswalks or intersections until Highway 74 and Ortega Highway. Lawrence further states that this is a unique corridor because there is a hill on one side and a lake on another. There is also a stripped development along the corridor which leads to numerous driveways and cross streets. Lawrence adds that each cross street does not carry a lot of traffic. He adds that traffic warrants for each cross street will need to be examined as well as the signal and four way stop warrants. Lawrence explains that it is difficult to have controlled intersections that would be appropriate. One intersection that Transportation recently examined was a signal warrant on Blackwell. Transportation has determined it warrants a signal. Lawrence states that Transportation recommends a signal light should be installed. Transportation understands that there is a desire to install the traffic signal first. Blackwell is perfect for a controlled intersection at Blackwell. A signal would be most appropriate because there is currently one lane going in each direction. If an all way stop was installed at this intersection, the vehicles cue would grow long. It would stop every car twenty-four hours a day, seven days a week. Due to this reason, an all way stop is not a desired control intersection. Lawrence further explains that this is the reason there is not an all way stop between Corydon and the north end.

Barbara Dye requests that Transportation examines the intersection at Baldwin and Grand Avenue because the streets are wider and the set back is located there. Lawrence responds that Transportation will look at that intersection and decide if traffic warrants signal. He adds that the spacing between Blackwell and Baldwin is approximately 900 feet. This is not entirely enough space for two signals. Transportation has recommended Blackwell because it has an advantage since it is a cross intersection. He adds that this intersection is on the west side of the lake which adds to traffic. Lawrence explains that there are also some advantages at Baldwin. He states that Gary Andre recommended a trail crossing at Baldwin but Transportation recommends a controlled crossing. A controlled crossing would be more beneficial because when a crossing is installed whether it's for pedestrians or equestrians, it needs to be controlled. Transportation will do a signal warrant study at Baldwin, bring back the findings,

and make recommendations to PAC. With the community's help, a decision can be made.

JoAnn McCracken inquires what would happen if the roads were widened on Blackwell. Lawrence responds that if Transportation were to move forward and widen Blackwell, one needs to keep in mind there is already 80 feet of right-of-way on Grand Avenue. Also, in the North West corner of Grand Avenue and Blackwell, is gas station which leaves it very close to the corner. Transportation must design the intersection so that the signal is placed in a location in which once Grand Avenue is widened in the future, the signal will not have to be moved and can stay in its original location.

Barbara Dye states that there are many accidents occurring at Baldwin and requests that this particular situation is examined as well. Lawrence confirms Transportation will examine Baldwin and bring all of their findings back to the PAC.

Lawrence explains that eventually Grand Avenue will be widened into a total of five lanes. If there is a controlled marked crosswalk, it is not necessarily safer. He adds that past studies and his own experiences have shown that it is actually less safe. Marking a crosswalk gives the pedestrian a false sense of security. According to legal code, if a pedestrian crosses at an intersection, there is a real crosswalk by the extension of the shoulder or sidewalk even though it is not marked. When the crosswalks are not marked, pedestrians tend to be more careful while crossing. Lawrence states that he has researched collisions for the last five years on this corridor and has found there have only been three pedestrian related collisions. All three of the collisions, according to the reports, have been a pedestrian violation and have all occurred at night. By marking crosswalks, it is only making it a liability issue and it is a disservice to the pedestrians. Lawrence states that his recommendation is to not mark the crosswalk, but look at what location is appropriate for controlled crossing with the widening of Grand Avenue.

Barbara Dye states that PAC has been very adamant about giving students a safe place to walk to school. On both sides of Lakeland Village Middle School, curbs, gutters, and safe walks have been installed. At Butterfield Elementary School, an area has been graded and trees have been taken out so that the students have a safe place to walk. Barbara continues to explain that even where there is a crosswalk and a stop light, there will still be kids that will not use them and will run across the street.

Lawrence Tai makes it clear that Transportation is not completely against crosswalks. Transportation wants to identify the location with the widening project so the design of the widening project will take into account where the crosswalk is installed and that other traffic controlling devices are installed with it. Just marking the road with two lines and putting up a couple signs is not going to help protect the kids. Lawrence refers to a high school in Moreno Valley and the issue they had with the crosswalks. Lawrence explains that the high school felt a lot of pressure because the students were crossing wherever they wanted to. The City of Moreno Valley installed a crosswalk even though there had been no injuries prior. After the crosswalk was installed, two students were hit by cars

while using at the crosswalk. As a result, the crosswalks were removed. Lawrence reminds PAC that it is also the pedestrian's responsibility to be aware and careful while crossing the road. He suggests that the kids are educated and encouraged to cross at the signal.

JoAnn McCracken inquires if Fairmont would be considered as a crosswalk because it is right before the school. Lawrence responds that Fairmont has been examined. Due to its widened intersection, Transportation does not recommend putting signs and marking the road with lines for a crosswalk unless it is a controlled intersection. It is added that motorists will not see the signs from so far away. Transportation will determine if there are any warrants and will also take the given list of locations along with the latest trail map and combine the information with the Grand Avenue Widening Project. Transportation will then determine which locations will meet the needs for both pedestrians and equestrians.

Sharon Heil states she is a resident that lives on Bundy Canyon across from the high school. Currently, they have a four way stop, signal light, and a crosswalk. She adds that even though there is a crosswalk and light, students still run out two and three feet before the crosswalk. Sharon explains that two feet before the four way stop, there have been injuries. Three feet before the stop light, there have been even more injuries. Sharon agrees that the students need to be educated not to run out into the street as they can get injured because a crosswalk will not prevent it.

George Cambero mentions that when crosswalks are done near or in front of school zones, the schools can possibly tell whether or not it is a safety issue. Lawrence responds that Transportation does work closely with school districts in Riverside County. The school district pays for crossing guards and Transportation manages them. Lawrence adds Lake Elsinore School District manages their own crossing guard program. Even though Transportation provides crossing guard staff, the school district is responsible to pay for the crossing guards. Lawrence states that Transportation is willing to contact the school for any input they are able to provide.

EDA clarifies that when there is an issue, the experts are contacted. EDA requests that PAC understands that Transportation is giving them their professional opinions and that should be respected. EDA adds that Transportation is listening to PAC's comments and suggestions and is going back again to examine PAC's requested locations. PAC is reminded that their task is to decide whether they will fund the project in question.

Neil Nilchian, the project manager from the Transportation Department for the Grand Avenue Widening is present to speak about the project which begins at Highway 74 and ends at Central Avenue. Neil states that it is important to make a disclosure about the widening project so that no one has the false idea that the widening project will happen right away. He adds that currently there is no funding for the construction. The engineering and environmental tests take a minimum of two years. Neil states that there were some suggestions made to improve Grand Avenue. The first suggestion was to remove all of the olive trees on Magnolia. Neil confirms that all the olive trees have been removed already.

Second, Neil reports that the Flashing Beacon at Butterfields Elementary School has been replaced and has been made larger so that the school zone is clearly visible. The sidewalk project from Morrison, connecting the track of Ontario to the tract of Fairmont Lane has recently been completed. Transportation has completed putting up signs in Wildomar for Butterfield Trails.

Barbara Dye refers back to the issue with the trees at Butterfield. She states that at one point, it was reported that there were a few trees with birds nesting in them and at the time those trees could not be removed. Barbara inquires on what happened with the trees and the birds nesting in them. Neil responds that after September at the end of the season the trees were removed because the birds are migratory birds and do not stay there all year long.

Barbara Dye requests Transportation removes the debris from the culverts that are located from Ontario Avenue to Corydon on the mountain side on Grand Avenue. She expresses her concern and requests for it to get fixed before the rainy season.

A resident gives a scenario and inquires on what path a parent would take if they are walking their child to school, with no crosswalks or intersections from Ortega Highway going south on Grand Avenue. Lawrence reiterates that even though the crosswalks are not marked at intersections, they are legal crosswalks and convenient for them when they walk to school.

Jeff George asks Neil how long it will take for the widening project to start. Neil responds that currently, Transportation's goal is to sign the contract with the consultant in spring 2009 and within the two years to complete the designs, environmental testing, and get the funding for construction.

**B. Community Center**

There is no further discussion on this item.

**C. Fire Station**

EDA reports that the fire station can be built in the city but it must be built within the project area. Legal council is currently reviewing the situation to understand how precise this is and firmly eliminate the possibility of the fire station being built near, but outside the project area.

**D. Perret Park**

There is no further discussion on this item.

**E. Regional Trails**

Neil Nilchian states that Transportation plans to have the Regional Trail designed and constructed with the help of RDA and Parks District funds. The trail will be on the West Side from Central up until Fairmont, will then cross Fairmont, and continue on the lake side. Neil reports that there is not enough right-of-way. There are however 330 lots between Highway 74 and Central Avenue. There are mixed uses between Corydon and Highway 74. Neil states that currently Transportation is faced with many challenges but with cooperation of PAC, they will overcome them.

## **F. Code Enforcement**

Brett Farlow with the Riverside County Code Enforcement is present to address a code violation concerning a thrift store on Grand Avenue. The violation includes construction without a permit. The Fire Department has deemed the building unsafe to have the public in it. It needs to go through the permitting process and review through the Fire Department and Transportation. As a requirement to being open to the public in part of a business, they must go through all necessary departments. Brett reports this building is not to be worked on, occupied, or used in any way until then. A PAC member inquires if any permits have been pulled. Brett responds that an Agricultural Permit was pulled but it is now void. Brett explains that an application review was done by the Planning Department. The review was tentatively approved but a plot plan for the business still needs to be submitted and approved by the Planning Department. Brett states that the application that was initially reviewed by the design and review team did not include a 15,000 square foot metal building.

EDA states they were not aware of this situation. EDA explains they did not get to review this as RDA. A metal building would most likely not have been accepted or they would have told the owners they would have to fulfill other obligations as well. RDA did not get a chance to comment on the project at all. They have a violation and RDA as the County of Riverside is honoring that. RDA has no say so either way until they have the opportunity to give their comments.

Barbara Dye states that she has been aware of this project. Barbara explains that this will not be a metal building on the outside once they are finished. They know a metal building is not acceptable anywhere in Riverside County. She states the owner is a non profit organization and a large support to the community of Lakeland Village. Barbara states she knows what their purpose is. She reports a meeting will be held at Supervisor Buster's Office will meet regarding this building in the coming week.

EDA states that even though Supervisor Buster may support it, he may not be aware that they have this violation.

Kami Sabetzadeh inquires if this was discussed within PAC's Planning Committee. Barbara Dye states that they discussed it with her as president of The Lakeland Village Neighborhood Association, which is why they approached Supervisor Buster at the very beginning before they started it. They know that it cannot stay a metal building on the outside. This is why they have changed the outside of the building. Barbara explains she now knows how the County is on metal buildings. Anyone who approaches her regarding a metal building, she now tells them that they can have metal studs and anything they want but it will not have metal on the outside.

EDA explains that the development review process will take its course and they need to start from square one. This process could take over a year because planning will have to review it; parking will need to be corrected, it will also need to go through various departments such as Fire and Transportation. It could be some time before they can even open their doors.

Brett Farlow explains that it is a real public safety issue at this point. The fire load in the building is tremendous. There are no bathrooms and fails to meet other ADA requirements. From Code Enforcement's point of view, it is a public safety threat. Farlow concludes by stating the thrift store has been allowed to operate outside the building under a tent.

**VI. Committee Reports**

**A. Flood**

It is reported that Palomar Sewer has begun construction.

**B. Graffiti**

There are no reports at this time.

**C. Facades**

Kami reports the Lakeland Village Façade Improvement Project will be an Action Item for the next PAC meeting in January. EDA states that they are about to exhaust façade funds. In January, EDA will be requesting an additional funding of \$1 Million. It was requested EDA provides a presentation at the next PAC meeting that describes the façade improvement process.

Barbara Dye inquires on the projects in which the first \$1 Million was allocated for and spent. EDA states that the \$1 Million went to the following façade projects; American Legion, The Moose Lodge, Los Ponchos Market & Restaurant, Ly Gas Station, BND Auto Sales, The Elks Lodge, Wildomar Chamber of Commerce, and VFW.

**D. Trails/Parks Committee**

A resident of Lakeland Village provides a plan of the proposed Lakeland Village Trails to EDA. EDA states that the plans will be handed to Neil Nilchian from the Transportation Department as he is the person in charge of this project.

PAC requests for EDA to find out what step follows after the trails have been determined.

Barbara Dye reports the whole trail from Corydon to Bonnie Lee has been adopted.

**E. New Land Development**

There are no reports at this

**F. Wildomar City Council Liaison**

There are no reports at this time.

**G. Business Development / Promotion**

There are no reports at this time.

**VII. Information Items**

There are no information items at this time.

**VIII. Setting Items for Next Meeting**

Lakeland Village Façade Improvement Project becomes Action Item C.

**IX. Public Comment**

A resident inquires when the bathroom and sewer at Marna O'Brien will be finished. EDA states that it will be completed by mid February. A resident inquires if there will be an original park in the project area. Kami states the County is looking into it.

**X. Adjournment**

The Next PAC meeting will be held on January 21, 2009 at 7:00 pm. Barbara Dye motions to adjourn, JoAnn McCracken seconds, all in favor, motion passed.