

**LAKELAND VILLAGE / WILDOMAR PAC
MINUTE ORDER**

Mission Trail Library
34303 Mission Trail, Wildomar
Wednesday September 17, 2008

MINUTES

Members Present

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

Members Not Present

Harold Burgess	PAC
Judy Marshel	PAC
Richard Heil	PAC

I. Welcome and Call to Order

Pledge of Allegiance and verbal roll call.

II. Approval of Agenda

Redevelopment Funding is added to Discussion Item F of the Agenda. Barbara Dye motions to approve the Agenda. Kami Sabetzadeh seconds the motion. All are in favor. The motion is approved.

III. Approval of Minutes

On page 6 of the July 16th Minutes, in the first sentence of the second paragraph; “their” is changed to there. JoAnn McCracken motions to approve the minutes as corrected. Barbara Dye seconds the motion. All are in favor. The Minutes are unanimously approved.

IV. Action Items

A. Adelfa Pump

Barbara Dye reports the community contact from EVMWD will be attending the Lakeland Village Community meeting to do a presentation on the Lakeland Village/Adelfa Pump. Barbara resides a letter that was mailed out to the community members informing them that representatives from EVMWD will be attending the September 18th Lakeland Village meeting to present information regarding the project as well as a brief overview of the entire capital improvement program.

Jeff George explains that the reason why he sent an email the day after the last PAC meeting regarding the \$600,000 is because by law, water districts cannot start projects unless they have full funding. Jeff States that he contacted EVMWD regarding the project and they stated the project is fully funded. Jeff would like to know why they needed the \$600,000 if the Lakeland Village / Adelfa Pump project is already fully funded because the \$600,000 could be used elsewhere. Barbara Harrison inquires if Jeff has obtained any new information since then. Jeff replies only that it is fully funded. Jeff feels there is no reason why PAC should supply the \$600,000. Barbara Harrison reminds PAC that at the last PAC meeting, \$600,000 was approved for this project and it was implied that EVMWD needed this money. PAC has learned a few days later that the project was already fully funded. PAC needs to discuss and motion to cancel their vote that approved the \$600,000.

George Cambero would like to avoid conflict and sustains himself of any motion to be made on this subject since he is an employee of EVMWD.

JoAnn McCracken inquires on money that was approved in the past on an irrigation project and why this particular project was not fully funded. Jeff George explains that the irrigation project was between the City and San Jacinto Water District. Jeff further explains that the project didn't receive full funding until the day before construction was schedule to start. EDA explains that at that time, the Riverside County Administrative Office came to RDA requesting funding for the City; and the Water District ask for funding from other sources which is how the project ended up getting fully funded.

Kami Sabetzadeh explains that PAC asked all the required questions regarding the funding and the project. Kami explains further that PAC votes based on information they receive from the County, Water District, and other resources as well. Kami reminds PAC that they are advisory body. After PAC votes on something, there are controls and audits that will happen. Some comments that were made by some of the resources were dishonest and uneducated. Kami reminds PAC again that they did their job.

Jeff George motions to reverse the decision made two months ago, at the last PAC meeting to approve the \$600,000 and set aside that money. A PAC member seconds the motion. All are in favor and the motion is unanimously approved.

B. Membership

Barbara Harrison states that the PAC is still short in members. Barbara Dye introduces Floyd Berger, a Wildomar homeowner that has expressed interest in becoming a PAC member. Floyd lives on Grand Avenue in the Redevelopment area of Lakeland Village / Wildomar. Barbara Dye adds that PAC does need two homeowners as members. Barbara Harrison inquires if Floyd understands PAC and its purpose. Floyd replies that PAC was not explained to him but he does explain that he went to the historical society and has seen Lakeland Village / Wildomar evolve. He is a retired school teacher from Ventura County who does

not take anything for granted and questions everyone. He went to Kindergarten through High school here and went to college at Virginia Tech. Barbara Harrison explains that PAC has been around since 1999. She further explains that PAC has contributed too many projects and there are many projects that are still being worked on which will be more visible in time such as the Community Center. Barbara feels that Floyd would be an asset to the community and the sub committees. Barbara Dye motions to add Membership-Floyd Berger on as an action item to vote on him becoming a member at the next PAC meeting. John Garret seconds the motion. All are in favor and the motion is passed. Membership – Floyd Berger becomes Action Item B.

V. Discussion Items

A. Transportation

It is reported by Gary Andre that Transportation has finished the detailed plans for Corydon Road and Bryant Street. Gary states that he will be meeting with Transportation and asks that John Garrett attend this meeting to represent PAC. Gary states that since this is a flood area, they have made sure that all the water will go to the drains. Gary will have a set of plans for PAC to review.

Barbara Dye inquires on number 3 of the Transportation Update Report regarding the flashing beacons at Butterfield Elementary School, where it states it has been merged with two other projects in order to get better bids. Barbara would like to know what the two projects are. EDA will contact Transportation and follow-up with this subject at the next PAC meeting. Barbara also inquires on item 4 regarding the architect chosen for Landscaping and Beautification Concept Plan. EDA explains that the County has an architect which is doing a conceptual plan for the entire Grand Avenue in the expansion. Trails are now being included in this because part of the trails down south jump over. They are also looking at the width of the trails and the trees. They have found that the trees may not be the correct kind of trees for the area. They must take this into account in order to follow the Design Guidelines, especially if there are horses and runners that will be utilizing the trail.

Debra Zubak-Wolar would like to know the status of the crosswalks located on the mountain side by the middle school. She states it has been 3 years and there have still been no crosswalks installed. Barbara Harrison agrees with Debra and asks EDA if there is anything PAC can do to speed up the process. EDA suggests that the PAC should submit recommendations to EDA. EDA will then take the recommendations to Transportation.

Barbara Dye inquires on the signal light that was to connect the trail on Grand Avenue. EDA will contact Transportation for updates on these matters and will email the updates to PAC before the next PAC meeting. Barbara also informs Pac that when she was in the City of Rialto, she noticed large yellow signs that inform oncoming traffic of the upcoming crosswalks. She feels that this would be a great idea if crosswalks are added to the communities. EDA states that Pac should wait to see what Transportation has to offer and then PAC could possibly make suggestions.

B. Community Center

Barbara Harrison states that the Community Center is a concept that is wanted but there are still some decisions that need to be made. A survey was suggested to find out what the community would want. A small survey was issued in the newspaper and one of the community feedbacks was that the pool would be a lot of money and that money could be used for better things.

Barbara states that John Garrett created an outline of what the survey might consist of and what questions might need to be asked. The survey starts out with questions such as number of household, approximate age? Barbara feels that PAC can retrieve this information in detailed demographics from resources such as real-estate sites and it does not need to be redone. Barbara suggests that by doing this, PAC will not have to rely on the small amount of people who will answer this survey; the survey won't be longer than it has to be, and the information will not duplicate what PAC already has.

Kami states that he made a presentation for the City of Wildomar during the City Council meeting and asked them if they would want to work together with PAC. By doing this, PAC will know what the City of Wildomar wants in a Community Center. Kami states that City Councilman, Scott Farnam shows interest to make a presentation with RDA to present to the City of Wildomar. Kami feels by doing this presentation, the Community Center can be brought up again and whether the City wants to work with PAC and take the Community Center over or find another organization to take it over. Barbara Harrison feels that once they have an idea of what the Community Center will consist of, then they can give the presentation. Barbara Dye inquires whether the survey will be sent to the Redevelopment area or to the whole City of Wildomar and Lakeland Village. EDA responds that operations are a large factor in the Community Center which must be included in the survey. There are two communities which one happens to be a City. In this case, the City of Wildomar does need to work with PAC if it is decided to have only one Community Center rather than two. Referring to Barbara Dyes question, EDA states that it is equal to everyone at large. Barbara Dye then inquires if the City of Wildomar wants to run the Community Center and would like the Community Center built in the middle of the City, how can the Redevelopment Agency build it in the City when it's not in the County's project area. EDA responds that it would be approached in the same way as they are approaching the Fire Station. EDA reminds Pac that because of land issues, the Fire Station will be outside the project area, but it serves the majority of the project area. This would be the same situation for the Community Center. EDA states that PAC will have to build an argument for it to be approved because PAC can get challenged. The argument must prove that the Community Center will serve the project area.

JoAnne McCracken questions how PAC can justify that the Community Center is serving the project area if it is located in the City of Wildomar. EDA states that while researching properties for the Fire Station, EDA came across a possible property for the Community Center. This property is located in the City of Wildomar but is closer to Lakeland Village than if it were to be on the opposite side of Wildomar. Barbara Harrison states that she feels this is good because

Lake Elsinore currently has a Community Center for seniors so PAC would not want it in that area but in a central location between the two communities.

Barbara Harrison reinstates that PAC currently needs to create a simple draft of the survey. Barbara suggests that if the survey is short and simple it is more likely that people will respond. It needs to be decided how the survey will be distributed to the community. EDA suggests that the most efficient way would be to mail the surveys to each household. This can be justified for Redevelopment to pay for the surveys to be mailed out to both communities which includes Wildomar. Barbara Harrison suggests that the first section of the survey should be removed. Kami agrees that the demographics can be received through other resources. Barbara suggests a few lines are added under the section; interested in the following, so people can comment. John Garrett suggests that he creates a few variations of the survey and resends it to a few of the members so another draft can be produced. John adds that on the back of the survey, there is a summary of RDA. He states that this can be an advertisement which gives the opportunity to energize some interest in PAC. It was suggested by PAC that the survey should include a question that will indicate that there may be fees in having or using the Community Center. A suggested wording for the question was how much are you willing to pay to have or to use a Community Center? A discussion was held on who will operate and maintain the Community Center. It was also discussed whether the community will be assessed.

Kami Sabetzadeh reinstates to PAC that they first must find out whether a Community Center is needed. If a Community Center is in fact needed, PAC needs to decide what the Center will consist of. Next, the Pac must find an organization to operate and maintain it. At that point, PAC can survey whether the community needs to participate in paying it. John Garrett will come up with another draft of the survey for the next PAC meeting. Community Center-Survey becomes Action Item C on the Agenda for next months PAC meeting.

C. Fire Station

EDA reports that they are looking for other properties, because values have gone down. They are relooking at the 4 acre property that they previously appraised, waiting until the price goes down.

D. Perret Park

Barbara Dye reports that a canopy is needed over the playground equipment because of the heat at this time of year. The south side of the fence needs to be extended out to the water like the north side of the fence is. Barbara states that although the pier is wanted, it was decided that it would be more beneficial to have two or three more gazebos. An engineer is currently creating the conceptual plans. EDA suggests putting Perret Park as an action item for October's meeting. Barbara agrees and Perret Park-Conceptual Plans becomes Action Item C.

E. Regional Trails

There are no additional comments regarding the Regional Trails.

F. New Redevelopment Funding

Kami refers to the budgets cuts in Sacramento and how the State will be taking the tax increments that they are collecting in the RDA area. Kami places concern on where the funds are going to come from for the bond payments that PAC has. EDA states that they will see how this affects each project area, percentage wise, and will follow up.

VI. Committee Reports

A. Flood

A PAC member reports that when the County paraded on Adelfa to Butterfield, the flood drainage was covered at the end of Adelfa. Barbara Dye states that she will call and report this to her contact.

B. Graffiti

There is no new information regarding Graffiti.

C. Facades

Barbara Dye requests a colored copy of a design that was made which showed what Ly's Village Gas & Mini Mart will look like once the façade is completed. EDA will find the design and give Barbara a copy. Barbara inquires whether the design includes the large digital gas sign. Barbara states that now the sign will not be done unless the owners of Ly's Village Gas & Mini Mart pay \$800. EDA responds that they will look into this and will follow up with PAC.

D. Trails/Parks Committee

EDA states that anyone who is currently interested in Facades is to directly contact EDA.

E. New Land Development

Barbara Dye reports there will be a hearing for the Casa Mañana that consists of 120 condos on a 12 acre land. They want to change the land use from commercial to high density residential. The land is located in Lakeland Village commercial area. Barbara states that she, JoAnn McCracken, and another board member from Lakeland Land Development attended the Commissioners meeting in which it was said they have strong reservations about changing the land use. This will now go before the Board of Supervisors. Barbara has requested her fellow community members write letters to inform Supervisor Buster that they feel changing the land use is not needed and unwanted.

A member of the PAC inquired what the recommendation of the Planning Commissioner was. Barbara Dye responds that the Planning Commissioner Report said they do not have a problem with changing the land use. No final decisions were made at that time.

It is suggested that in addition to sending the letters from the community to Supervisor Buster, the letters should also be sent to the Clerk of the Board and request that the letters be put in their packets for all of the Board of Supervisors to see.

Kami recommends that the PAC write a strong letter also in opposition to this project because it is in direct opposition to the PAC's intent of developing commercial property. It is suggested that each member send their own letter as citizens and sent it to the Clerk of the Board and request that the letters are sent to each of the Supervisors in addition to Supervisor Buster. EDA suggests that the letters are addressed as commercial property. Barbara Dye will email all the information regarding this land to Kami so he can create a draft letter that will be sent to each PAC member for them to email as individual citizens.

F. Wildomar City Council Liaison

Kami states he would like to make a presentation for the City of Wildomar which will show them who PAC is, what PAC does, and what PAC has done to this point in time. Kami is requesting assistance in creating the presentation from John Garrett. Kami motions to make a presentation with John Garret to introduce PAC to the City of Wildomar. Barbara Dye seconds the motion. All are in favor and the motion is passed.

G. Business Development / Promotion

Jeff George reports that there are currently issues of having business development in Lakeland Village.

VII. Information Items

Kami states that Richard Heil is currently on vacation and asks to be excused from this meeting. Kami also reports that on October 4th, there will be a street fair in Wildomar. Barbara Dye reports that there will also be a street fair on Grand Avenue.

VIII Setting Items for Next Meeting

New Land Development- Casa Manana is moved to Action Item A. Membership - Floyd Berger is set as Action Item B. Community Center- Survey is moved to Action Item C. Perret Park- Conceptual Plan is moved to Action Item D.

IX. Public Comment

It is reported that the Elks Lodge has received a grant from RDA to rebuild. The building has been purchased and the project is now in process.

X. Adjournment

The Next PAC meeting will be held on October 15, 2009 at 7:00 pm. Barbara Dye motions to adjourn, JoAnn McCracken seconds, all in favor, motion passed.