

CITY OF WILDOMAR CITY COUNCIL
AND WILDOMAR CEMETERY DISTRICT AGENDA

5:30 P.M. – CLOSED SESSION

6:30 P.M. – ADJOURNED REGULAR MEETING

JANUARY 22, 2014
Council Chambers
23873 Clinton Keith Road



Marsha Swanson, Mayor/Chairman
Ben Benoit, Mayor Pro Tem/Vice-Chairman
Bob Cashman, Council Member/Trustee
Bridgette Moore, Council Member/Trustee
Timothy Walker, Council Member/Trustee

Gary Nordquist
City Manager/General Manager

Thomas D. Jex
City Attorney/District Counsel

WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT REGULAR MEETING AGENDA JANUARY 22, 2014

ORDER OF BUSINESS: Public sessions of all regular meetings of the City Council begin at 6:30 p.m. Closed Sessions begin at 5:30 p.m. or such other time as noted.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road; Mission Trail Library, 34303 Mission Trail Blvd.; and on the City's website, www.cityofwildomar.org. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

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

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

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

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

CALL TO ORDER – CITY COUNCIL CLOSED SESSION–5:30 P.M.

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:

- A. Citizens for Quality Development v. City of Wildomar and Sunbelt Communities - Case No. MCC 1300818
- B. Alliance for Intelligent Planning v. City of Wildomar - Case No. MCC 1400012
- C. Alliance for Intelligent Planning v. City of Wildomar and CV Communities - Case No. MCC1400009
- D. Martha Bridges and John Burkett v. City of Wildomar and CV Communities - Case No. RIC 1400419

RECONVENE INTO OPEN SESSION

ANNOUNCEMENT

ADJOURN CLOSED SESSION

Passing of the gavel from the 2013 Mayor to the 2014 Mayor.

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

ROLL CALL

FLAG SALUTE

PRESENTATIONS

Recognition of 2013 Mayor Timothy Walker

Recognition of Van Wilfinger

Boys Soccer Team

Elsinore High School FFA Presentation

Fire Department Update

PUBLIC COMMENTS

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

COUNCIL COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

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

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

1.1 Reading of Ordinances

RECOMMENDATION: Staff recommends that the City Council approve the reading by title only of all ordinances.

1.2 Minutes – December 11, 2013 Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the Minutes as presented.

1.3 Minutes – January 8, 2014 Adjourned Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the Minutes as presented.

1.4 Warrant & Payroll Registers

RECOMMENDATION: Staff recommends that the City Council approve the following:

1. Warrant Register dated 12-05-13 in the amount of \$54,543.48;
2. Warrant Register dated 12-05-13 in the amount of \$6,211.01;
3. Warrant Register dated 12-12-13 in the amount of \$144,169.74;
4. Warrant Register dated 12-19-13 in the amount of \$377,601.56;
5. Warrant Register dated 12-19-13 in the amount of \$27,541.32; and
6. Payroll Register dated 01-22-14 in the amount of \$53,556.59.

1.5 Treasurer's Report

RECOMMENDATION: Staff recommends that the City Council approve the Treasurer's Report for November, 2013.

1.6 Treasurer's Report

RECOMMENDATION: Staff recommends that the City Council approve the Treasurer's Report for December, 2013.

1.7 Accept Resignation of Planning Commissioner Robert Devine (Councilman Cashman Appointment)

RECOMMENDATION: Staff recommends that the City Council:

1. Accept the resignation of Planning Commissioner Robert Devine;
2. Declare a vacancy on the Planning Commission; and
3. Direct the City Clerk to advertise for the unexpired term.

1.8 Declare Three Vacancies on the Measure Z Oversight Advisory Committee

RECOMMENDATION: Staff recommends that the City Council:

1. Declare three vacancies on the Measure Z Oversight Advisory Committee, for seats currently held by Scott Bradstreet, John Lloyd, and Kristen West; and
2. Direct the City Clerk to advertise for the vacancies.

1.9 Westpark Promenade Project Environmental Impact Report Consultant Agreement (Planning Application No. 13-0082)

RECOMMENDATION: Staff recommends that the City Council:

1. Authorize the City Manager to execute a Tri-Party Consultant Services Agreement between the City of Wildomar, Golden Eagle Multi-Family Properties, LLC, and ESA Associates, Inc., for the preparation of an Environmental Impact Report (EIR) for the Westpark Promenade project; and
2. Authorize the City Manager to execute a Consultant Services Agreement between the City of Wildomar and ESA Associates, Inc., for the preparation of an EIR for the Westpark Promenade project.

1.10 Second Reading - Housing Element Ordinances

RECOMMENDATION: The Planning Commission recommends that the City Council adopt the following Ordinances entitled:

ORDINANCE NO. 84

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 13-06 TO AMEND TITLE 17 OF THE ZONING ORDINANCE TO ADOPT A MIXED USE OVERLAY ZONE TO COMPLY WITH IMPLEMENTATION OF THE 2013-2021 HOUSING ELEMENT PROGRAMS

ORDINANCE NO. 85

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 13-02 FOR THE ADOPTION OF AN IMPLEMENTING MIXED USE (MU) OVERLAY ZONE DISTRICT FOR 20 PARCELS WITH THE

EXISTING LAND USE DESIGNATION OF MIXED USE PLANNING AREA (MUPA) FOR APN'S: 376-190-001; 380-160-005; 380-160-009; 376-410-021; 380-160-006; 380-160-004; 376-410-017; 362-250-001; 376-190-002; 380-160-007; 376-180-006; 367-050-068; 380-160-003; 367-180-015; 367-180-043; 376-410-016; 362-250-029; 380-160-008; 367-050-064; 376-410-015

ORDINANCE NO. 87

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 13-03 TO AMEND CHAPTER 17 OF THE WILDOMAR MUNICIPAL CODE TO IMPLEMENT THE 2013-2021 WILDOMAR HOUSING ELEMENT BY ADDING SINGLE ROOM OCCUPANCIES, FARMWORKER HOUSING, TRANSITIONAL HOUSING, SUPPORTIVE HOUSING, SECONDARY DWELLING UNITS, AND STATE-LICENSED RESIDENTIAL CARE FACILITIES TO THE LISTS OF PERMITTED USES IN CERTAIN ZONES

ORDINANCE NO. 88

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 13-04 TO AMEND TITLE 17 OF THE ZONING ORDINANCE TO ADOPT A DENSITY BONUS ORDINANCE TO COMPLY WITH STATE LAW AND IMPLEMENT THE 2013-2021 HOUSING ELEMENT PROGRAMS

ORDINANCE NO. 89

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 13-05 TO AMEND TITLE 17 OF THE ZONING ORDINANCE TO ADOPT A REASONABLE ACCOMMODATIONS ORDINANCE TO IMPLEMENT THE 2013-2021 HOUSING ELEMENT PROGRAMS

1.11 Second Reading – Ordinance No. 90 - Change of Zone No. 13-007

RECOMMENDATION: Staff recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 90

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES AND APPROVING A CONDITIONAL

CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0007)
FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL
COMMERCIAL) FOR PROPERTY LOCATED AT 32299
WILDOMAR ROAD (APN: 365-051-025)

1.12 Second Reading – Ordinance No. 91 - Development Agreement #13-0083 (The Rancon Group for Tentative Tract Map No. 31479)

RECOMMENDATION: Staff recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 91

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (PLANNING APPLICATION NO. 13-0083) FOR TENTATIVE TRACT MAP NO. 31479 GENERALLY LOCATED ON THE EAST SIDE OF GEORGE AVENUE APPROXIMATELY 440 FEET SOUTH OF LA ESTRELLA ROAD (APN: 362-240-020, 023, 029, 031 & 032)

1.13 Statement of Investment Policy FY13-14

RECOMMENDATION: Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2014 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING STATEMENT OF INVESTMENT POLICY

1.14 Tentative Tract Map No. 36519 – Receive and File Planning Commission’s Approval

RECOMMENDATION: Staff recommends the City Council receive and file the report.

2.0 PUBLIC HEARINGS

2.1 Five-Year Capital Improvement Program (Fiscal Years 2013/14 to 2017/18)

RECOMMENDATION: Staff recommends that the City Council continue the Public Hearing to February 12, 2014 at 6:30 p.m.

2.2 Development Impact Fee Study

RECOMMENDATION: Staff recommends that the City Council

1. Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING AND RESTATING ARTICLE I (DEVELOPMENT IMPACT FEES) OF CHAPTER 3.44 (FEES) OF THE WILDOMAR MUNICIPAL CODE AND AMENDING SECTION 16.20.02 (PARK AND RECREATION FEES AND DEDICATIONS) OF THE WILDOMAR MUNICIPAL CODE

2. Conduct a Public Hearing to receive testimony regarding the Development Impact Fee Study Report dated January 16, 2014 for the City of Wildomar, and
3. Adopt a Resolution entitled:

RESOLUTION NO. 2014 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE "CITY OF WILDOMAR IMPACT FEE STUDY", ESTABLISHING NEW DEVELOPMENT IMPACT FEES APPLICABLE TO ALL DEVELOPMENT IN THE CITY OF WILDOMAR, AND DETERMINING THE FAIR MARKET VALUE OF LAND FOR THE PURPOSES OF CALCULATING FEES IN LIEU OF PARK LAND DEDICATION UNDER SECTION 16.20.020 OF THE WILDOMAR MUNICIPAL CODE

3.0 GENERAL BUSINESS

3.1 General Plan Amendment (GPA) - Planning Application No. 13-0039 (Northwest corner of Elizabeth Ln. & Prielipp Rd.- APN: 380-250-023)

RECOMMENDATION: The Planning Commission recommends the City Council not support the initiation of a General Plan Amendment for the Strata/Prielipp Project (Planning Application No. 13-0039) to change the land use designation from Business Park (BP) to High Density Residential (HDR).

- 3.2 Planning Commission Appointment (Mayor Swanson Appointment)**
RECOMMENDATION: Staff recommends that Mayor Swanson appoint a citizen to serve as a Commissioner on the Planning Commission for an unexpired term of December, 2014, subject to ratification by a majority vote of the City Council.

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE CITY COUNCIL

In accordance with Government Code Section 54952.3, I, Debbie A. Lee, City of Wildomar City Clerk, do hereby declare that the Board of Trustees will receive no compensation or stipend for the convening of the following regular meeting of the Wildomar Cemetery District.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

ROLL CALL

PUBLIC COMMENTS

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

BOARD COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

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

4.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Board, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

4.1 Minutes – December 11, 2013 Regular Meeting

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Minutes as submitted.

4.2 Minutes – January 8, 2014 Adjourned Regular Meeting

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Minutes as submitted.

4.3 Warrant Register

RECOMMENDATION: Staff recommends that the Board of Trustees approve the following:

1. Warrant Register dated 12-05-13, in the amount of \$319.10;
2. Warrant Register dated 12-12-13, in the amount of \$945.97;
3. Warrant Register dated 12-19-13, in the amount of \$30.58; and
4. Warrant Register dated 12-19-13, in the amount of \$126.62.

4.4 Treasurer's Report

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Treasurer's Report for November, 2013.

4.5 Treasurer's Report

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Treasurer's Report for December, 2013

5.0 PUBLIC HEARINGS

There are no items scheduled.

6.0 GENERAL BUSINESS

There are no items scheduled.

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN WILDOMAR CEMETERY DISTRICT

City Council/Wildomar Cemetery District Regular Meeting Schedule

| | | |
|-------------|--------------|-------------|
| February 12 | June 11 | October 8 |
| March 12 | July 9 | November 12 |
| April 9 | August 13 | December 10 |
| May 14 | September 10 | January 14 |

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Debbie A. Lee, Wildomar City Clerk, do certify that on January 17, 2014, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road,
U.S. Post Office, 21392 Palomar Street,
Library, 34303 Mission Trail Blvd.



Debbie A. Lee, CMC, City Clerk