

CITY OF WILDOMAR CITY COUNCIL
AND WILDOMAR CEMETERY DISTRICT AGENDA

5:30 P.M. – CLOSED SESSION
6:30 P.M. – REGULAR MEETING

SEPTEMBER 9, 2015
Council Chambers
23873 Clinton Keith Road



Ben Benoit, Mayor/Chair
Bridgette Moore, Mayor Pro Tem/Vice Chair
Bob Cashman, Council Member/Trustee
Marsha Swanson, 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 SEPTEMBER 9, 2015

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 – 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 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Property: APN 380-050-003 (21854 Palomar St. Wildomar, CA)

Agency negotiators: Gary Nordquist and Dan York

Negotiating parties: David Romagnolo

Under negotiation: Instruction regarding price and terms of payment.

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

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

ROLL CALL

FLAG SALUTE

PRESENTATIONS

Proclamation - National Preparedness Month, September, 2015

Fire Department Update

PUBLIC COMMENTS

This is the time when the Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda.

State law allows the Council to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the City Council to discuss those issues during the meeting.** After hearing the matter, the Mayor will turn the matter over to the City Manager who will put you in contact with the proper Staff person. 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 item that is on the agenda, 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 is the desire of the City Council, the agenda can be reordered, added to, or have items tabled 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 to have specific items 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 – June 24, 2015 Adjourned Regular Meeting

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

1.3 Minutes – July 8, 2015 Regular Meeting

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

1.4 Warrant & Payroll Registers

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

1. Warrant Register dated 08-06-2015 in the amount of \$2,072.93;
2. Warrant Register dated 08-06-2015 in the amount of \$13,375.81;
3. Warrant Register dated 08-06-2015 in the amount of \$2,298.14;
4. Warrant Register dated 08-06-2015 in the amount of \$76,763.17;
5. Warrant Register dated 08-11-2015 in the amount of \$1,571.45;
6. Warrant Register dated 08-11-2015 in the amount of \$1,577.60;
7. Warrant Register dated 08-13-2015 in the amount of \$303,024.13;
8. Warrant Register dated 08-13-2015 in the amount of \$49,497.94;
9. Warrant Register dated 08-20-2015 in the amount of \$29,638.21;
10. Warrant Register dated 08-20-2015 in the amount of \$220,515.74;
11. Warrant Register dated 08-27-2015 in the amount of \$416.95;
12. Warrant Register dated 08-27-2015 in the amount of \$316,109.34; &
13. Payroll Register dated 09-01-2015 in the amount of \$68,105.94.

1.5 Treasurer's Report

RECOMMENDATION: Staff recommends that the City Council approve the Treasurer's Report for July, 2015.

1.6 Community Meeting Room Rental Policy

RECOMMENDATION: Staff recommends that the City Council approve the Community Meeting Room Rental Policy.

1.7 Wildomar Master Drainage Plan Lateral C-1 - Agreement for Acquisition of Easements and Acceptance of Easement Deeds for the CAFH Order of Wildomar, Inc. Property

RECOMMENDATION: Staff recommends that the City Council:

1. Approve the Agreement for Acquisition of Permanent Easement and Temporary Construction Easement with the CAFH Order of Wildomar, Inc. Authorize the City Manager or his designee to sign the Acquisition Agreement and related documents to complete the escrow process and property purchase;
2. Adopt Resolution entitled:

RESOLUTION 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR AUTHORIZING THE CITY MANAGER TO EXECUTE A
CERTIFICATE OF ACCEPTANCE FOR ONE FLOOD CONTROL
EASEMENT AND ONE TEMPORARY CONSTRUCTION EASEMENT
RELATED TO THE WILDOMAR MASTER DRAINAGE PLAN
LATERAL C-1 PROJECT

3. Authorize the payment of \$6,646 to Commonwealth Land Title Company for compensation for the easements plus escrow and title fees.

1.8 Stormwater Management/BMP Facilities Agreement for Tract Map 32535

RECOMMENDATION: The Planning Commission recommends that the City Council authorize the City Manger to execute a Maintenance Agreement with the developer of Tract Map 32535, Lennar Homes of California, Inc., a California corporation, for the project's Water Quality Management Plan (WQMP).

1.9 Revised Standard Agreement between City of Wildomar and County of Riverside regarding Nuisance Abatement Charges and Property Tax Related Services

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to sign the revised Standard Agreement between the County of Riverside and the City of Wildomar regarding property tax related services and submit all necessary documents.

1.10 On Call Engineering Services; TKE Engineering, Inc. Professional Services Agreement

RECOMMENDATION: Staff recommends that the City Council award a Professional Services Agreement to TKE Engineering, Inc. for On-Call Engineering Services.

1.11 Ordinance No. 110 Second Reading – Regulating Massage Businesses and Massage Technicians Amendment

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

ORDINANCE NO. 110
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, AMENDING CHAPTER 5.36 (MASSAGE
ESTABLISHMENTS) OF THE WILDOMAR MUNICIPAL CODE

2.0 PUBLIC HEARINGS

2.1 Elm Street Residential Project (Planning Application No. 08-0154)

RECOMMENDATION: The Planning Commission recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE
DECLARATION AND MITIGATION MONITORING & REPORTING
PROGRAM IN ACCORDANCE WITH SECTION 15074 OF THE
CEQA GUIDELINES FOR CHANGE OF ZONE NO. 08-0154 AND
TENTATIVE TRACT MAP NO. 33840 (PLANNING APPLICATION NO.
08-0154) FOR A 4.16 ACRE PROJECT SITE LOCATED AT THE
TERMINUS OF ELM STREET BETWEEN GRUWELL STREET AND
CENTRAL STREET (APN: 376-043-027)

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

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE
(PLANNING APPLICATION NO. 08-0154) FROM R-R (RURAL
RESIDENTIAL) TO R-1 (ONE-FAMILY DWELLING) FOR A 4.16-
ACRE SITE LOCATED AT THE TERMINUS OF ELM STREET

BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-043-027)

3. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 33840 (PLANNING APPLICATION NO. 08-0154) FOR THE SUBDIVISION OF APPROXIMATELY 4.16 ACRES INTO 15 PARCELS, SUBJECT TO CONDITIONS, LOCATED AT THE TERMINUS OF ELM STREET BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-043-027)

3.0 GENERAL BUSINESS

3.1 Wildomar Master Drainage Plan Lateral C-1 Storm Drain Project

RECOMMENDATION: Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR THE WILDOMAR MASTER DRAINAGE PLAN LATERAL C-1 STORM DRAIN PROJECT

2. Approve the construction plans, specifications and estimate and authorize staff to advertise for bids.

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 is 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 – June 24, 2015 Adjourned Regular Meeting

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

4.2 Minutes – July 8, 2015 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 08-06-2015, in the amount of \$923.32;
2. Warrant Register dated 08-06-2015, in the amount of \$1,866.13;
3. Warrant Register dated 08-13-2015, in the amount of \$1,163.52;
4. Warrant Register dated 08-20-2015, in the amount of \$932.49; &
5. Warrant Register dated 08-27-2015, in the amount of \$1,055.43.

4.4 Treasurer's Report

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Treasurer's Report for July, 2015.

5.0 PUBLIC HEARINGS

There are no items.

6.0 GENERAL BUSINESS

There are no items.

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN WILDOMAR CEMETERY DISTRICT

City Council/Wildomar Cemetery District Regular Meeting Schedule

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

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 September 4, 2015, 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;
Wildomar Library, 34303 Mission Trail Blvd.



Debbie A. Lee, City Clerk