

CITY OF WILDOMAR CITY COUNCIL  
AND WILDOMAR CEMETERY DISTRICT AGENDA

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

FEBRUARY 8, 2017  
Council Chambers  
23873 Clinton Keith Road, Suite 106, Wildomar CA



Timothy Walker, Mayor/Chair, District 3  
Ben J. Benoit, Mayor Pro Tem/Vice Chair, District 1  
Bridgette Moore, Council Member/Trustee, District 4  
Dustin Nigg, Council Member/Trustee, District 2  
Marsha Swanson, Council Member/Trustee, District 5

Gary Nordquist  
City Manager/General Manager

Thomas D. Jex  
City Attorney/District Counsel

## **WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT REGULAR MEETING AGENDA FEBRUARY 8, 2017**

**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](http://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**

1. 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. City of Wildomar v. Rostai Investment Properties; RSC Case No. MCC 1300122
  - B. Golden State Environmental Justice Alliance v. City of Wildomar and Golden Eagle Multifamily Properties, LLC; RSC Case No. RIC 1700529
  - C. Michaelene Pryslak v. City of Wildomar; RSC Case No. RIC 1700697
2. The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation. Title: City Manager.
3. The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6.

Agency representative: Mayor Pro Tem Benoit, Councilman Nigg  
Unrepresented employee: City Manager

**RECONVENE INTO OPEN SESSION**

**ANNOUNCEMENTS**

**ADJOURN CLOSED SESSION**

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

### **ROLL CALL**

### **FLAG SALUTE**

### **PRESENTATIONS**

1. Swear in new Police Chief
2. Wildomar Elementary School
3. Wildomar Soccer – Wildomar U12 Champions
4. Proclamation – Safe Surrender Month, February, 2017
5. Fire Department Update
6. Other City Recognitions/Presentations

### **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**

1. Community events
2. Regional events
3. Chamber of Commerce
4. Riverside Conservation Authority (RCA)
5. Riverside Transit Agency (RTA)
6. Riverside County Transportation Commission (RCTC)
7. League of California Cities
8. Southern California Association of Governments (SCAG)
9. Riverside County Habitat Conservation Agency (RCHCA)
10. Western Riverside Council of Governments (WRCOG)
11. South Coast Air Quality Management District (SCAQMD)
12. Ad Hoc & Subcommittees

## **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 – January 11, 2017 Regular Meeting**

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

#### **1.3 Warrant & Payroll Registers**

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

1. Warrant Register dated 01-05-2017 in the amount of \$300,011.15;
2. Warrant Register dated 01-05-2017 in the amount of \$4,877.03;
3. Warrant Register dated 01-12-2017 in the amount of \$309,718.63;

4. Warrant Register dated 01-19-2017 in the amount of \$333,474.21;
5. Warrant Register dated 01-26-2017 in the amount of \$329,593.00; &
6. Payroll Register dated 02-01-2017 in the amount of \$87,401.37.

**1.4 Treasurer's Report**

**RECOMMENDATION:** Staff recommends that the City Council approve the Treasurer's Report for December, 2016.

**1.5 Initiative Petition Filing Fee**

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

RESOLUTION NO. 2017 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ESTABLISHING A FEE FOR THE PROCESSING OF AN INITIATIVE PETITION FOR ANY MUNICIPAL MEASURE

**1.6 Tentative Tract Map No. 31667 (Beazer Homes) Grading Agreement**

**RECOMMENDATION:** Staff recommends that the City Council authorize the Assistant City Manager to execute the Grading Agreement for Tentative Tract Map No. 31667 with Beazer Homes Holdings Corp., a Delaware Corporation.

**1.7 Ordinance No. 131 Second Reading – McVicar Residential Project**

**RECOMMENDATION:** The Planning Commission recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 09-0380) TO CHANGE THE EXISTING ZONING DESIGNATION ON A 19.2± ACRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE FAMILY DWELLING) AND W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029)

## **2.0 PUBLIC HEARINGS**

### **2.1 Nova Homes Residential Project (Continued from 01-11-17)**

**RECOMMENDATION:** The Planning Commission recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2017 - 01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND - SCH# 2016081009) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36952) AND PLOT PLAN ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2017 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 15-0129 TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 11.25 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), INCLUDING VACATION OF DEPASQUALE ROAD THROUGH THE PROJECT AREA LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

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

ORDINANCE NO. 130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE NO. 15-0129 TO REMOVE THE EXISTING MIXED-USE OVERLAY DISTRICT DESIGNATION FROM A 5.85 ACRE PORTION OF THE SITE (APN 362-250-001) AND CHANGE THE EXISTING ZONING DESIGNATION ON THE ENTIRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2017 - 03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36952 (PLANNING APPLICATION NO. 15-0129) TO SUBDIVIDE APPROXIMATELY 11.25 ACRES INTO 1 (ONE) LOT FOR CONDOMINIUM PURPOSES TO ACCOMMODATE THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2017 - 04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 15-0129 TO DEVELOP THE NOVA HOMES RESIDENTIAL PROJECT CONSISTING OF THE DEVELOPMENT OF 77 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS WITH RELATED ON-SITE RECREATION AND LANDSCAPE AMENITIES ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

### **3.0 GENERAL BUSINESS**

#### **3.1 Public Nuisances and Code Enforcement Cost Recovery - Amending Chapter 1.16 of the Municipal Code**

**RECOMMENDATION:** Staff recommends that the City Council introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTER 1.16 OF THE MUNICIPAL CODE REGARDING PUBLIC NUISANCES AND CODE ENFORCEMENT COST RECOVERY

#### **3.2 Faith Baptist Church Memorial Day Service Event 2017**

**RECOMMENDATION:** Staff recommends that the City Council discuss waiving the special event application fee for the Faith Baptist Church Memorial Day Service and provide recommendation to staff.



**3.3 Brown House Space at Baxter Village Mixed-Use Project**

**RECOMMENDATION:** Staff recommends the City Council:

1. Discuss the City's potential needs, use/benefits from the proposed 7,200 square foot lot/space reserved for the Wildomar Historical Society as part of the Baxter Village Mixed-Use project (Strata Equity Group); and
2. Provide direction to Staff regarding the above.

**3.4 City Council Rules of Decorum Subcommittee Appointments**

**RECOMMENDATION:** Staff recommends that the City Council appoint two Council Members to the Rules of Decorum Ad Hoc Subcommittee, with a sunset date of April 30, 2017.

**CITY MANAGER REPORT**

Community Calendar Update  
Bundy Canyon Update  
Recent Storms Update  
Homeless Count Update  
Budget Season and Budget Workshops/Dates

**CITY ATTORNEY REPORT**

Refresher on Conflict of Interest Rules and Form 700

**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.***

Timothy Walker, Chair  
Ben J. Benoit, Vice Chair  
Bridgette Moore, Trustee  
Dustin Nigg, Trustee  
Marsha Swanson, Trustee

Gary Nordquist  
General Manager

Thomas D. Jex  
District Counsel

## **CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT**

## **ROLL CALL**

## **PUBLIC COMMENTS**

## **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 – January 11, 2017 Regular Meeting**

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

##### **4.2 Warrant Register**

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

1. Warrant Register dated 01-05-2017, in the amount of \$218.51;
2. Warrant Register dated 01-12-2017, in the amount of \$2,796.46;
3. Warrant Register dated 01-19-2017, in the amount of \$381.30; &
4. Warrant Register dated 01-26-2017, in the amount of \$732.16.

##### **4.3 Treasurer's Report**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the Treasurer's Report for December, 2016.

#### **5.0 PUBLIC HEARINGS**

There are no items scheduled.

#### **6.0 GENERAL BUSINESS**

##### **6.1 Faith Baptist Church Memorial Day Service Event 2017**

**RECOMMENDATION:** Staff recommends that the Trustees review Faith Baptist Church's request to conduct their Memorial Day Service at the Wildomar Cemetery.

#### **GENERAL MANAGER REPORT**

#### **FUTURE AGENDA ITEMS**

#### **ADJOURN WILDOMAR CEMETERY DISTRICT**

**City Council/Wildomar Cemetery District Regular Meeting Schedule**

March 8	July 12	November 8
April 12	August 9	December 13
May 10	September 13	January 10
June 14	October 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 February 3, 2017, 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, CMC  
City Clerk/Human Resources Manager