

CITY OF WILDOMAR CITY COUNCIL
AND WILDOMAR CEMETERY DISTRICT AGENDA

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

JANUARY 11, 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 JANUARY 11, 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. 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 54957(b) regarding Public Employee Performance Evaluation; Title: City Manager

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

SPECIAL ORDER OF BUSINESS

2016 Mayor passes gavel to 2017 Mayor

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

ROLL CALL

FLAG SALUTE

PRESENTATIONS

1. Presentation to 2016 Mayor, Bridgette Moore
2. Wildomar Elementary School
3. Library Update
4. Fire Department Update
5. 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 – November 16, 2016 Regular Meeting

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

1.3 Minutes – December 12, 2016 Special Meeting

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

1.4 Minutes – December 14, 2016 Regular Meeting

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

1.5 Warrant & Payroll Registers

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

Warrant Register dated 12-01-2016 in the amount of \$385,951.19;
Warrant Register dated 12-08-2016 in the amount of \$268,560.60;
Warrant Register dated 12-08-2016 in the amount of \$6,471.19;
Warrant Register dated 12-15-2016 in the amount of \$363,658.79;
Warrant Register dated 12-22-2016 in the amount of \$64,824.35;
Warrant Register dated 12-29-2016 in the amount of \$101,476.01; &
Payroll Register dated 01-01-2017 in the amount of \$115,687.28.

1.6 Treasurer's Report

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

1.7 League of California Cities Policy Committee Appointment

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

1.8 Tri-Party Consultant Service Agreement for the Wildomar Crossings Retail Center Project Mitigated Negative Declaration

RECOMMENDATION: Staff recommends that the City Council:

1. Authorize the City Manager to execute a Tri-Party Consultant Service Agreement between the City of Wildomar, Mann Property Company, Inc., and Albert A. Webb Associates, Inc., to prepare the Initial Study/Mitigated Negative Declaration for the Wildomar Crossings Retail Center Project; and
2. Authorize the City Manager to execute a Consultant Services Agreement between the City of Wildomar and Albert A. Webb Associates, Inc., to prepare the Initial Study/Mitigated Negative Declaration for the Wildomar Crossings Retail Center Project.

1.9 Declare Two Vacancies on the Measure Z Oversight Committee (Ames, Urlaub)

RECOMMENDATION: Staff recommends that the City Council:

1. Declare two vacancies on the Measure Z Oversight Advisory Committee, for seats currently held by Douglas Ames and Sheila Urlaub; and
2. Direct the City Clerk to advertise for the vacancies.

1.10 Ordinance No. 127 Second Reading - Westpark Promenade Mixed-Use Project

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

ORDINANCE NO. 127
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0082) TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-P-S (SCENIC HIGHWAY COMMERCIAL) TO R-3 (GENERAL RESIDENTIAL) FOR A 13.48 ACRE PORTION OF THE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF THE I-15 FREEWAY AND CATT ROAD (APN 376-410-013, 376-410-023, & 376-410-025)

2.0 PUBLIC HEARINGS

2.1 Nova Homes Residential Project

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

1. Adopt a Resolution entitled:

RESOLUTION NO. 2017-_____
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-_____
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. _____

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 _____

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- _____

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)

2.2 McVicar Residential Project

RECOMMENDATION: The Planning Commission recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2017-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION / MITIGATION MONITORING AND REPORTING PROGRAM (SCH #2016091055) FOR THE MCVICAR RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 09-0380) CONSISTING OF A CHANGE OF ZONE AND TENTATIVE TRACT MAP (TTM NO. 32035) LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029)

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. 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)

3. Adopt a Resolution entitled:

RESOLUTION NO. 2017-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 32035 (PLANNING APPLICATION NO. 09-0380) TO SUBDIVIDE APPROXIMATELY 19.2 ACRES INTO 48 SINGLE FAMILY RESIDENTIAL LOTS, SUBJECT TO CONDITIONS, LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 & 029)

2.3 Building Codes Adoption

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

ORDINANCE NO. 129
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTERS 8.28, 15.12, 15.16, 15.18, 15.20, 15.22, 15.24, 15.28, 15.32, 15.38, AND 15.52 OF THE WILDOMAR MUNICIPAL CODE BY ADOPTING THE 2016 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 2 THROUGH 12, INCLUSIVE) WITH APPENDICES AND AMENDMENTS THERETO; AND AMENDING CHAPTER 15.40 AND DELETING CHAPTER 15.44.

2.4 Urgency Ordinance Extending a Temporary Moratorium Pertaining to Private Marijuana Cultivation and Non-medical Marijuana Facilities

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

ORDINANCE NO. _____
AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA EXTENDING A TEMPORARY MORATORIUM PERTAINING TO PRIVATE MARIJUANA CULTIVATION AND NON-MEDICAL MARIJUANA FACILITIES.

3.0 GENERAL BUSINESS

3.1 Amendment to Cooperative Agreement with the Riverside County Flood Control and Water Conservation District and Allocation of DIF Drainage Funds for the Wildomar Master Drainage Plan Lateral C-1 Storm Drain

RECOMMENDATION: Staff recommends that the City Council:

1. Authorize the City Manager to sign an amendment to the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District (District) for the Wildomar Master Drainage Plan Lateral C-1 Storm Drain project increasing the District's TOTAL CONTRIBUTION AMOUNT to an amount agreed to by City and District Staff; and
2. Adopt a resolution entitled:

RESOLUTION NO. 2017 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA AUTHORIZING THE ALLOCATION OF FUNDS FROM THE STORM DRAIN DEVELOPMENT IMPACT FEES TO THE WILDOMAR MASTER DRAINAGE PLAN LATERAL C-1 PROJECT

3.2 Master Drainage Plan Lateral C-1 Storm Drain Project (CIP 030)

RECOMMENDATION: Staff recommends that the City Council:

1. Approve the final project Change Order in the amount of \$58,987.73; and
2. Adopt a resolution entitled:

RESOLUTION NO.2017 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, TO ACCEPT THE WILDOMAR MASTER DRAINAGE PLAN LATERAL C-1 STORM DRAIN PROJECT (CIP 030) AS COMPLETE, AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

3.3 2017 Special Events and Recreation Program Dates

RECOMMENDATION: The Parks Subcommittee recommends that the City Council approve the park and recreation special events and programs calendar through December, 2017.

3.4 Biennial Budget Schedule

RECOMMENDATION: Staff recommends that the City Council review the Budget Schedule and direct the City Manager to present a Biennial Budget (Fiscal Years 2017/18 and 2018/19) at the May 10, 2017 City Council meeting for consideration and approval.

CITY MANAGER REPORT

Community Calendar Update

FUTURE AGENDA ITEMS

ADJOURN THE CITY COUNCIL

Adjourn the meeting in memory of Riverside County Supervisor John J. Benoit.

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

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 – November 16, 2016 Regular Meeting

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

4.2 Minutes – December 14, 2016 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 12-01-2016, in the amount of \$666.10;
2. Warrant Register dated 12-08-2016, in the amount of \$3,316.97;
3. Warrant Register dated 12-15-2016, in the amount of \$297.00; &
4. Warrant Register dated 12-22-2016, in the amount of \$1,095.65.

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

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

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 6, 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