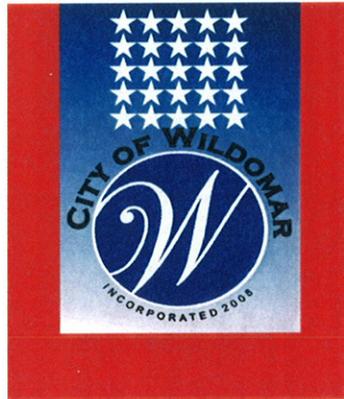


CITY OF WILDOMAR
CITY COUNCIL

AGENDA

January 28, 2009
Council Chambers
23873 Clinton Keith Road



Scott Farnam, Mayor
Bridgette Moore, Mayor Pro Tem
Sheryl Ade, Council Member
Bob Cashman, Council Member
Marsha Swanson, Council Member

**WILDOMAR CITY COUNCIL
REGULAR MEETING AGENDA
JANUARY 28, 2009**

ORDER OF BUSINESS: Public sessions of all regular meetings of the City Council begin at 7:00 P.M. Closed Sessions begin at 6:00 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 and at the Mission Trail Library, 34303 Mission Trail Blvd., Wildomar, CA. 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. If you wish to be added to the regular mail list to receive a copy of the agenda, a request must be made through the City Clerk's office in writing or by e-mail.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the City Council will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Mayor or chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Mayor prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (8 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 members, staff or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

7:00 P.M.

Call to order the Wildomar City Council

Roll Call:

Flag Salute:

Presentations: Update from Code Enforcement

Oral Communications: This is the time for any citizen to comment on any item listed or not listed on the agenda. Comments relative to noticed public hearing items will be heard at that time the public hearing is conducted. Under the provisions of the Brown Act, the legislative body is prohibited from discussing or taking action on items not listed on the agenda. The City Council encourages members of the public to address them at this time so that your questions and/or concerns can be heard.

PUBLIC COMMENTS:

1. 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 specific items be removed from the Consent Calendar for separate action.

- 1 A. Approval of the reading by title only of all ordinances.
- 1 B. Approval of Regular City Council Minutes dated January 14, 2009.
- 1 C. Approval of Warrant Registers dated January 15, 2009 in the amount of \$1,275.02; January 20, 2009 in the amount of \$8,564.52; January 28, 2009 in the amount of \$200,691.50 and the January 28, 2009 Payroll Register in the amount of \$2,589.06.
- 1 D. Approval of the Treasurer's Report for the month of December 2008.
- 1 E. Approval of a Memorandum of Understanding between the City of Wildomar and the Search Dogs of Riverside County.

2. PUBLIC HEARINGS:

2 A. A public hearing to consider:

Case No: Environmental Assessment No. 41648 (EA41648), General Plan Amendment No. 891 (GPA00891), Change of Zone 7608 (CZ07608) and Plot Plan No. 23188 (PP23188).

Applicant: Jeffery Tartaglino, Palm Desert Development

Location: South of Catt Road, east of Arnett Road and west of Fox Ridge Lane in the City of Wildomar.

Proposal(s): EA41648: In accordance with the California Environmental Quality Act (CEQA), that although the proposed project could have a significant effect on the environment; there will not be a significant effect in this case because a MITIGATED NEGATIVE DECLARATION will be adopted.

GPA00891: The project proposes to amend the project site's land use designation from Community Development: Medium Density Residential (CD-MDR, 2 – 5 dwelling units per acre) to Community Development Highest Density Residential (CD-HHDR, 20+ dwelling units per acre).

CZ07608: The change of zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3).

PP23188: The Plot Plan proposes to construct 208 one and two bedroom units with one managers unit for a total of 209 units in 10 two story buildings and a community building. The project includes 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drainage facilities, improvements to Catt Road and community gardens.

STAFF REPORT:

OPEN PUBLIC HEARING:

COMMENTS FROM APPLICANT:

COMMENTS FROM PUBLIC:

CLOSE PUBLIC HEARING:

FINAL COMMENTS FROM APPLICANT:
COMMENTS FROM COUNCIL:

STAFF RECOMMENDED MOTION:

RESOLUTION NO. 09-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE WILDOMAR SENIOR AFFORDABLE HOUSING PROJECT ON CATT RD. (NO. 08-0165).

RESOLUTION NO. 09-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT NO. 08-0165 TO CHANGE THE GENERAL PLAN DESIGNATION FROM (MEDIUM DENSITY RESIDENTIAL) TO (HIGHEST DENSITY RESIDENTIAL) FOR Assessor's Parcel Numbers 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

ORDINANCE NO. 23 (Introduction and first reading) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE CITY OF WILDOMAR ZONING MAP FROM R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) FOR ASSESSOR'S PARCEL NUMBERS 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

RESOLUTION NO. 09-06 A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR APPROVING PLOT PLAN (RC NUMBER) 23188 (WILDOMAR NO. 08-0165).

2 B. A public hearing to consider:

Case No: PL08-0162 (Zone Change CZ07440, Environmental Assessment EA41118, Plot Plan PP22249)
Applicant: Kenny Robles
Location: South of Palomar Street and westerly of Kilgore Road (APN380-140-004).
Proposal(s): CZ07440 would change the project site's zoning from Rural Residential (R-R) to General Commercial (C-1/C-P).
PP22249 proposes the construction of a 17,288 SF automobile repair facility on 2.28 gross acres. The development would

include the construction of a building (17,288 SF), 18 automobile service bays, 102 standard and 5 handicapped parking stalls, a 10 foot wide multi-use trail, and an open space area for Riparian/Riverine protection.

Environmental

Action: In conjunction with Environmental Assessment EA41118, a mitigated negative declaration has been prepared for this project.

STAFF REPORT:

OPEN PUBLIC HEARING:

COMMENTS FROM APPLICANT:

COMMENTS FROM PUBLIC:

CLOSE PUBLIC HEARING:

FINAL COMMENTS FROM APPLICANT:

COMMENTS FROM COUNCIL:

STAFF RECOMMENDED MOTION:

RESOLUTION NO. 09-07 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING PLOT PLAN 21585 FOR THE DEVELOPMENT OF A 17,288 SQUARE FOOT AUTOMOTIVE REPAIR FACILITY WITH 18 REPAIR BAYS AND 107 PARKING SPACES ON A 2.28 GROSS ACRE SITE LOCATED ON PALOMAR STREET, WESTERLY OF CLINTON KEITH ROAD AND KNOWN AS ASSESSOR PARCEL NUMBER 380-140-004

ORDINANCE NO. 24 (Introduction and first reading) AN ORDINANCE OF THE CITY OF WILDOMAR CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WILDOMAR FOR ASSESSOR PARCEL NUMBER 380-140-004 FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL (PL-08-0162)

3. GENERAL BUSINESS ITEMS:

- 3 A. Consideration actions necessary for membership in the Western Riverside County Regional Conservation Authority.

MOTION: Authorize the Mayor to execute the Joint Exercise of Powers Agreement for the City to become a member of the Riverside Conservation Authority; authorize the Mayor to execute the implementation agreement between the Riverside Conservation Authority, U.S. Fish and Wildlife Service and the California Department of Fish and Game; and adopt Resolution No. 09-04.

RESOLUTION NO. 09-08 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ESTABLISHING PROCEDURES AND REQUIREMENTS FOR THE IMPLEMENTATION OF THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

CITY MANAGER REPORT:

CITY ATTORNEY REPORT:

FUTURE AGENDA ITEMS:

ADJOURNMENT:

The next regular meeting is scheduled for February 11, 2009

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 who 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 telephone at (951) 677-7751, no later than 10:00 A.M. on the day proceeding the schedule meeting.

POSTING STATEMENT: On January 23, 2009, a true and correct copy of this agenda was posted at the three designated posting places; Wildomar City Hall, 23873 Clinton Keith Road, U. S. Post Office, 21392 Palomar Street, and Mission Trail Library, 34303 Mission Trail Blvd.