

CITY OF WILDOMAR CITY COUNCIL  
AND WILDOMAR CEMETERY DISTRICT AGENDA

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

FEBRUARY 11, 2015  
Council Chambers  
23873 Clinton Keith Road



Ben Benoit, Mayor/Chairman  
Bridgette Moore, Mayor Pro Tem/Vice-Chairman  
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 FEBRUARY 11, 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](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 – CITY COUNCIL 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 54956.8 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

2. 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 380-050-001, 002, 005 & 006 (21776 Palomar St., Wildomar)  
Agency negotiators: Gary Nordquist and Dan York  
Negotiating parties: CAFH Order of Wildomar, Inc; Jeanne Weller  
Under negotiation: Instruction regarding price and terms of payment

3. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(2) to confer with legal counsel with regard to one matter of potential exposure to litigation.

**RECONVENE INTO OPEN SESSION**

**ANNOUNCEMENT**

**ADJOURN CLOSED SESSION**

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

### **ROLL CALL**

### **FLAG SALUTE**

### **PRESENTATIONS**

Library Update

Wildomar Soccer Teams Recognition

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 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 Warrant & Payroll Registers**

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

1. Warrant Register dated 01-08-2015 in the amount of \$45,272.42;
2. Warrant Register dated 01-15-2015 in the amount of \$208,698.69;
3. Warrant Register dated 01-22-2015 in the amount of \$363,872.25;
4. Warrant Register dated 01-29-2015 in the amount of \$90,285.97; &
5. Payroll Register dated 02-01-2015 in the amount of \$102,964.41

#### **1.3 Treasurer's Reports**

**RECOMMENDATION:** Staff recommends that the City Council approve the Treasurer's Reports for December, 2014.

#### **1.4 FY 2014/15 California Supplemental Law Enforcement Services Fund (SLESF) Grant Program**

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

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, RECOMMENDING THE USE OF \$100,000 FROM THE  
2014-15 STATE BUDGET TO PROVIDE FUNDING ADDITIONAL  
PUBLIC SAFETY PERSONNEL

#### **1.5 Memorial Day Service Event 2015**

**RECOMMENDATION:** Staff recommends that the City Council approve the Special Event Application and waive the application fee for the Faith Baptist Church Memorial Day Service.

## **2.0 PUBLIC HEARINGS**

### **2.1 Wal-Mart Development Project (Planning Application No. 13-0086)**

**RECOMMENDATION:** The Planning Commission recommends that the City Council take the following actions:

1. Adopt a Resolution entitled:  
RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, FOR THE CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014011014), INCLUDING ADOPTION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WAL-MART DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 13-0086) LOCATED AT SOUTHWEST CORNER OF MONTE VISTA AVENUE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037)
  
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. 13-0086) FROM R-R (RURAL RESIDENTIAL) TO C-P-S (SCENIC HIGHWAY COMMERCIAL) FOR THE WAL-MART DEVELOPMENT PROJECT LOCATED AT SOUTHWEST CORNER OF MONTE VISTA AVENUE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037)
  
3. Adopt a Resolution entitled:  
RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 13-0086 TO ALLOW ALCOHOL SALES AND PLOT PLAN NO. 13-0086 ALLOWING DEVELOPMENT OF A 185,682 SQUARE-FOOT RETAIL BUILDING AND A 7,800 SQUARE-FOOT RETAIL BUILDING FOR THE WAL-MART DEVELOPMENT PROJECT LOCATED AT SOUTHWEST CORNER OF MONTE VISTA AVENUE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037)

**2.2 Tentative Parcel Map No. 32257 & CUP No. 3403 – Minor Change and Amended Phasing Agreement (Canyon Plaza) - Planning Application No. 08-0179 (Continued from 01-14-15)**

**RECOMMENDATION:** Staff recommends that the City Council take the following actions:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN ADDENDUM TO AN APPROVED MITIGATED NEGATIVE DECLARATION (MND) FOR PARCEL MAP NO. 32257 AND CONDITIONAL USE PERMIT NO. 3403 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019-020)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019-020)

3. Table Action on Amendment No. 1 to the Canyon Plaza Retail Center Phasing Agreement for PM 32257 & CUP 3403 (PA No. 08-0179).

**2.3 Annexation to Community Facilities District No. 2013-1 (Services),  
Calling the Election, Ordering the Levy and Collection of Special  
Taxes, and Declaring the Election Results for CFD 2013-1 (Services),  
Annexation No. 1**

**RECOMMENDATION:** Staff recommends that the City Council take the following action:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF THE LEVY OF THE PROPOSED SPECIAL TAX TO THE QUALIFIED ELECTORS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

### **3.0 GENERAL BUSINESS**

#### **3.1 FY 2014-15 Midyear Budget Report and FY 2015-17 Budget Program** **RECOMMENDATION:** Staff recommends that the City Council:

1. Review and consider approval of the budget report and decision package recommendations as listed in the Fiscal Year 2014-15 Mid-Year Report; and
2. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AUTHORIZING AMENDMENTS TO THE  
FY 2014-15 BUDGETED REVENUES AND EXPENSES

#### **3.2 Murrieta Regional Trail and Logo Update**

**RECOMMENDATION:** Staff recommends that the City Council receive and file the logo design for the Murrieta Creek Trail.

#### **3.3 FY 2013-14 Measure Z Oversight Committee Annual Report**

**RECOMMENDATION:** Staff recommends that the City Council receive and file the Measure Z Oversight and Advisory Committee's FY 2013-14 Annual Report.

### **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 Warrant Register**

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

1. Warrant Register dated 01-02-2015, in the amount of \$246.11;
2. Warrant Register dated 01-15-2015, in the amount of \$415.76;
3. Warrant Register dated 01-22-2015, in the amount of \$2,049.91; &
4. Warrant Register dated 01-29-2015, in the amount of \$1,924.90.

##### **4.2 Treasurer's Report**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the Treasurer's Report for December, 2014.

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

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

##### **4.4 Memorial Day Service Event 2015**

**RECOMMENDATION:** Staff recommends that the Board of Trustees allow Faith Baptist Church to conduct their Memorial Day Service at the Cemetery.

#### **5.0 PUBLIC HEARINGS**

There are no items scheduled.

#### **6.0 GENERAL BUSINESS**

No items scheduled.

#### **GENERAL MANAGER REPORT**

#### **FUTURE AGENDA ITEMS**

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

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

March 11	July 8	November 11
April 8	August 12	December 9
May 3	September 9	January 13
June 10	October 14	February 10

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 6, 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