

**CITY OF WILDOMAR
CITY COUNCIL SPECIAL MEETING MINUTES
MARCH 27, 2013**

CALL TO ORDER – SPECIAL SESSION

The special meeting of March 27, 2013, of the Wildomar City Council was called to order by Mayor Walker at 6:31 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California, and also at the teleconference site: Sands of Kahana, 4299 Lower Honoapiilani Road, Room 218, Lahaina, Hawaii.

City Council Roll Call showed the following Members in attendance in the Council Chambers: Mayor Walker, Mayor Pro Tem Swanson, Council Members Benoit and Moore; Members present in Hawaii: Councilman Cashman. Members absent: None.

Staff in attendance: City Manager Nordquist, Planning Director Bassi, City Engineer York, Planner Teague and City Clerk Lee.

The flag salute was led by Councilman Benoit.

PUBLIC COMMENTS

There were no speakers.

PUBLIC HEARINGS

1. Oak Creek Canyon Project (Planning Application No. 11-0261)

City Clerk Lee read the title.

Mayor Walker opened the public hearing.

Mayor Walker inquired if any of the Council Members have met with the Developer regarding this project.

Mayor Walker, Mayor Pro Tem Swanson, Councilman Benoit and Councilwoman Moore stated they met with the Developer. Councilman Cashman stated he has not met with the Developer but he has driven past the area and he is very familiar with The Farm area.

Planning Director Bassi presented the staff report. The following have

submitted letters that will be made part of the record:

Thompson & Associated for the Umbrell Family
Johnson & Sedlock
Santa Ana Regional Water Quality Control Board
George Taylor
City of Meniffee
Gary Andre

City Clerk Lee stated the City received letters regarding the proposed project and these will also be made part of the record:

Gerard Ste. Marie, Martha Bridges, John Burkett
Sheryl Ade
Gayl Taylor

Larry Markham, applicant representative, presented the project.

SPEAKERS:

George Taylor, resident, with donated time from Barbara Winchell, spoke in favor of the project with a condition regarding the sewer line.

Gayl Taylor, resident, spoke in favor of the project with a condition regarding the sewer line.

Christopher Nelson, attorney for the Umbrell Family, with donated time from Penny Umbrell and Daniel Umbrell, spoke in opposition to the project due to the storm water runoff.

Charles O'Neil, resident, spoke in opposition to the project due to the storm water runoff.

Lou Arbolida, resident, spoke in opposition to the project due to the storm water runoff.

Jan MacKenzie, resident, spoke in favor of the project with concerns of the sewer and water pipes.

Mr. Markham stated that due to concerns from the Santa Ana Regional Water Quality Control Board, the applicant is requested a continuance of the hearing.

Joe Castaneda, applicant representative, addressed the hydrology and hydraulics of the property.

Mr. Markham addressed issues regarding the hydrology and hydraulics.

Councilman Cashman spoke regarding traffic on Bundy Canyon Road, noise abatement, block walls, oak trees, the smaller lots having room for trees, and the economy for the City.

There was discussion regarding mitigating measures required down stream from the project and traffic on Bundy Canyon Road.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Councilman Benoit, to continue the public hearing and a Resolution entitled:

RESOLUTION NO. 2013 - 10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AND CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 2012031064) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT CONSISTING OF GENERAL PLAN AMENDMENT NO. 11-0261, CHANGE OF ZONE NO. 11-0261, FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 (PLANNING APPLICATION NO. 11-0261) AND TENTATIVE TRACT MAP NO. 36388

to a special meeting to be held on Tuesday, April 23, 2013 at 6:30 p.m.

MOTION carried on a roll call vote, 5-0.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Mayor Walker, to continue the public hearing and a Resolution entitled:

RESOLUTION NO. 2013 - 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 11-0261) TO: 1) AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR PHASE/PLANNING AREAS NO. 9 AND 18; 2) TO AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (ON A PORTION OF APN: 362-080-004) TO COMMERCIAL RETAIL FOR PHASE/PLANNING AREA NO. 19 AND 3)

INCREASE THE SIZE OF PHASE/PLANNING AREA NO. 19 FROM 1.0 ACRES TO 5.0 ACRES AND RELOCATE THE PHASE/PLANNING AREA TO THE SOUTHWEST CORNER OF BUNDY CANYON ROAD AND SUNSET AVENUE (ON A PORTION OF APN: 362-080-004) FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

to a special meeting to be held on Tuesday, April 23, 2013 at 6:30 p.m.

MOTION carried on a roll call vote, 5-0.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Councilman Benoit, to continue the public hearing and to Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 11-0261) TO CHANGE THE ZONING MAP FROM: 1) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 9; 2) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 18; AND 3) C-P-S (SCENIC HIGHWAY COMMERCIAL) TO C-1/C-P (GENERAL COMMERCIAL) FOR PHASE/PLANNING AREA NO. 19 FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

to a special meeting to be held on Tuesday, April 23, 2013 at 6:30 p.m.

MOTION carried on a roll call vote, 5-0.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Councilwoman Moore, to continue the public hearing and a Resolution entitled:

RESOLUTION NO. 2013 - 12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 TO ESTABLISH SPECIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

to a special meeting to be held on Tuesday, April 23, 2013 at 6:30 p.m.

MOTION carried on a roll call vote, 5-0.

A **MOTION** was made by Mayor Pro Tem Swanson, seconded by Councilwoman Moore, to continue the public hearing and a Resolution entitled:

RESOLUTION NO. 2013 - 13
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36388 FOR THE SUBDIVISION OF APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT (WITH PRIVATE PARKS, OPEN SPACE/TRAILS, AND RECREATIONAL AMENITIES), AND ONE (1) LOT FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT SUBJECT TO CONDITIONS FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

to a special meeting to be held on Tuesday, April 23, 2013 at 6:30 p.m.

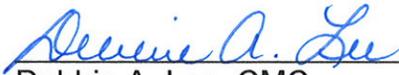
MOTION carried on a roll call vote, 5-0.

ADJOURNMENT

There being no further business Mayor Walker declared the meeting adjourned at 8:35 p.m.

Submitted by:

Approved by:



Debbie A. Lee, CMC
City Clerk



Timothy Walker
Mayor