

**CITY OF WILDOMAR  
CITY COUNCIL ADJOURNED REGULAR MEETING MINUTES  
MAY 22, 2013**

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

The adjourned regular session of May 22, 2013, of the Wildomar City Council was called to order by Mayor Walker at 6:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

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

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

The Flag Salute was led by Mayor Walker.

**PUBLIC COMMENTS**

There were no speakers.

**1.0 CONSENT CALENDAR**

A **MOTION** was made by Councilman Benoit, seconded by Councilwoman Moore, to approve the Consent Calendar as presented.

**MOTION** carried, 5-0.

**1.1 Reading of Ordinances**

Approved the reading by title only of all ordinances.

**2.0 PUBLIC HEARINGS**

**2.1 Oak Creek Canyon Project (Planning Application No. 11-0261) –  
Continued from May 8, 2013**

City Clerk Lee read the title.

Mayor Walker opened the public hearing.

City Planner Bassi presented the staff report.

City Attorney Jex spoke to the letter received from Gerard Ste. Marie, Martha Bridges and John Burkett, and also why item #6 is on the agenda.

City Clerk Lee stated letters were received by Staff.

**SPEAKERS:**

Rocky Jackson, Farm Property Owners Association, spoke in favor of the project.

Gary Andre, resident, with donated minutes from Sheryl Ade, spoke in opposition to the project.

Wes Fromlath, Farm Mutual Water Company, spoke in favor of the project.

Glenn Neal, Farm Mutual Water Company, spoke in favor of the project.

Larry Markham, Oak Creek Canyon project, addressed the concerns raised at the meeting.

Councilman Cashman raised questions regarding the project.

Discussion ensued with the City Council and Developer.

**A MOTION** was made by Councilman Benoit, seconded by Mayor Pro Tem Swanson, to adopt a Resolution, as amended, 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**

**MOTION** carried, 4-1, with Councilman Cashman dissenting.

**A MOTION** was made by Mayor Pro Tem Swanson, seconded by Councilwoman Moore, to adopt 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

**MOTION** carried, 4-1, with Councilman Cashman dissenting.

**A MOTION** was made by Councilman Benoit, seconded by Mayor Pro Tem Swanson, 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

**MOTION** carried, 4-1, with Councilman Cashman dissenting.

**A MOTION** was made by Councilwoman Moore, seconded by Councilman Benoit, to adopt 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

**MOTION** carried, 4-1, with Councilman Cashman dissenting.

**A MOTION** was made by Councilwoman Moore, seconded by Councilman Benoit, to adopt a Resolution, as amended, 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

**MOTION** carried, 4-1, with Councilman Cashman dissenting.

**A MOTION** was made by Mayor Pro Tem Swanson, seconded by Councilwoman Moore, to adjourn this City Council meeting to an adjourned regular meeting on June 5, 2013.

**MOTION** carried, 5-0.

**ADJOURNMENT**

There being no further business, at 7:51 p.m. the City Council adjourned to an adjourned regular meeting on June 5, 2013.

Submitted by:

Approved by:



Debbie A. Lee, CMC  
City Clerk



Timothy Walker  
Mayor