

CITY OF WILDOMAR CITY COUNCIL  
AND WILDOMAR CEMETERY DISTRICT AGENDA

6:30 P.M. – REGULAR MEETING

JULY 13, 2016  
Council Chambers  
23873 Clinton Keith Road, Suite 106, Wildomar CA  
AND  
Via La Estancia Lobby  
Camino Viejo a San Jose Cabo San Lucas KM 0.5  
Col. El Medano  
Cabo San Lucas  
BCS Mexico 23450



Bridgette Moore, Mayor/Chair, District 4  
Timothy Walker, Mayor Pro Tem/Vice Chair, District 3  
Ben Benoit, Council Member/Trustee, District 1  
Bob Cashman, 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 JULY 13, 2016**

**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 – REGULAR SESSION - 6:30 P.M.**

### **ROLL CALL**

### **FLAG SALUTE**

### **PRESENTATIONS**

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, 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 Warrant & Payroll Registers**

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

1. Warrant Register dated 06-02-2016 in the amount of \$15,707.26;
2. Warrant Register dated 06-07-2016 in the amount of \$3,005.18;
3. Warrant Register dated 06-09-2016 in the amount of \$425,524.62;
4. Warrant Register dated 06-16-2016 in the amount of \$378,038.38;
5. Warrant Register dated 06-23-2016 in the amount of \$161,025.09
6. Warrant Register dated 06-30-2016 in the amount of \$238,330.30; &
7. Payroll Register dated 07-01-2016 in the amount of \$109,456.77.

### **1.3 Treasurer's Report**

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

### **1.4 Contract Award for Website Re-Design and Maintenance**

**RECOMMENDATION:** Staff recommends that the City Council authorize the City Manager to enter into a Professional Services Agreement with Reliance Communications, LLC o/a CivicLive.

### **1.5 National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit: Santa Margarita River Watershed Management Area Implementation Agreement**

**RECOMMENDATION:** Staff recommends that the City Council authorize the Mayor to execute the Implementation Agreement.

### **1.6 Malaga Road Quitclaim Deed Acceptance for Mini Park Improvements**

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

RESOLUTION NO. 2016 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING A QUITCLAIM DEED FROM THE COUNTY OF RIVERSIDE FOR MALAGA ROAD, ENCOMPASSING COUNTY ASSESSOR'S PARCELS 365-051-001, 026

- 1.7 **Annual Housing Element Progress Report**  
**RECOMMENDATION:** Staff recommends that the City Council receive and file the report.
- 1.8 **Grand Jury Report Regarding Posting Notice of Unscheduled Vacancies**  
**RECOMMENDATION:** Staff recommends that the City Council receive and file this report.
- 1.9 **Changes to Classification and Compensation Plan**  
**RECOMMENDATION:** Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2016 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, UPDATING THE CLASSIFICATION/COMPENSATION PLAN FOR THE BUILDING OFFICIAL POSITION AND THE DEPARTMENT HEAD LEVEL POSIITIONS CATEGORY IN ACCORDANCE WITH ORDINANCE NO. 96.

- 1.10 **Ordinance 120 Second Reading – Municipal Code Amendments**  
**RECOMMENDATION:** Staff recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 120

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING SECTION 1.01.040.C CHANGING WHEN THE MUNICIPAL CODE IS UPDATED; AMENDING SECTION 2.24.060 CHANGING THE APPOINTMENT OF CHAIR AND VICE CHAIR AND WHEN MEETINGS ARE HELD FOR THE PLANNING COMMISSION; AMENDING SECTION 3.44.360.F ACCOUNTING AND ADMINISTRATION FOR THE LAND MANAGEMENT SYSTEM FEE SURCHARGE; AND AMENDING CHAPTER 10.20 OF THE WILDOMAR MUNICIPAL CODE BY REPEALING SECTION 10.20.160.A.3

## **2.0 PUBLIC HEARINGS**

### **2.1 Trash Collection Services Liens**

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

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE REPORT OF DELINQUENT TRASH ACCOUNTS AND REQUESTING THE DELINQUENCIES BE PLACED ON THE PROPERTY TAX ROLL

### **2.2 Levy and Collection of Special Taxes within Community Facilities District No. 2013-1 (Services) for Fiscal Year 2016-17**

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

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) FOR FISCAL YEAR 2016-17

### **2.3 Landscaping and Lighting Maintenance District No. 89-1-Consolidated & Street Lighting Zones**

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

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES, OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2016-17; AND AUTHORIZE THE COUNTY OF RIVERSIDE TO ADMINISTER THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED BUDGET FOR FISCAL YEAR 2016-17

**2.4 Community Service Area Charges for FY 2016-17**

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

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ADOPTING COMMUNITY SERVICE AREA CHARGES  
WITHIN THE CITY FOR FISCAL YEAR 2016-2017

**2.5 Baxter Village Mixed Use Project**

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

1. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL  
IMPACT REPORT (SCH# 2014121047), INCLUDING ADOPTION OF  
THE FINAL EIR, FINDINGS OF FACT, STATEMENT OF OVERRIDING  
CONSIDERATIONS AND MITIGATION MONITORING AND  
REPORTING PROGRAM FOR THE BAXTER VILLAGE MIXED-USE  
PROJECT (PLANNING APPLICATION NO. 14-0002) CONSISTING  
OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE,  
TENTATIVE TRACT MAP (TTM 36674) AND PLOT PLAN ON  
APPROXIMATELY 35.48 ACRES LOCATED AT THE NORTHWEST  
CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-  
015 & 367-180-043)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN  
AMENDMENT (PLANNING APPLICATION NO. 14-0002) TO  
CHANGE THE EXISTING LAND USE DESIGNATION ON  
APPROXIMATELY 35.48 ACRES FROM MIXED USE PLANNING  
AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR),  
VERY HIGH DENSITY RESIDENTIAL (VHDR) AND COMMERCIAL  
RETAIL (CR) TO ACCOMMODATE BAXTER VILLAGE MIXED-USE  
PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT  
THE NORTHWEST CORNER OF BAXTER ROAD AND I-15  
FREEWAY (APN: 367-180-015 & 367-180-043)

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 (PLANNING APPLICATION NO. 14-0002) TO REMOVE THE MIXED-USE OVERLAY DISTRICT FROM THE ENTIRE SITE AND TO CHANGE THE EXISTING ZONING DESIGNATION ON A PORTION OF THE SITE FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) TO R-3 (GENERAL RESIDENTIAL) AND TO R-4 (PLANNED RESIDENTIAL) TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36674 (PLANNING APPLICATION NO. 14-0002) TO SUBDIVIDE APPROXIMATELY 35.48 ACRES INTO 85 LOTS TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 14-0002 TO DEVELOP THE BAXTER VILLAGE MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF A 75,000 SQUARE-FOOT COMMERCIAL RETAIL CENTER, 66 SINGLE FAMILY DWELLING UNITS AND 204 MULTI-FAMILY APARTMENTS ON APPROXIMATELY 35.48 ACRES LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

### **3.0 GENERAL BUSINESS**

#### **3.1 Planning Commissioner Appointment (Councilman Cashman Appointment)**

**RECOMMENDATION:** Staff recommends that Councilman Cashman appoint a citizen to serve as a Commissioner on the Planning Commission for an unexpired term of December, 2016, subject to ratification by a majority vote of the City Council.

#### **3.2 Community Resource Summit**

**RECOMMENDATION:** Staff recommends that the City Council authorize hosting a Community Resource Summit.

#### **3.3 League of California Cities Annual General Business Meeting Voting Delegate and Alternate(s)**

**RECOMMENDATION:** Staff recommends that the City Council appoint a Council Member as the Voting Delegate and up to two Council Members as Alternates for the League of California Cities Annual General Business Meeting in Long Beach.

### **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**

### **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 06-02-2016, in the amount of \$1,468.51;
2. Warrant Register dated 06-16-2016, in the amount of \$5,796.46;
3. Warrant Register dated 06-23-2016, in the amount of \$1,225.60; &
4. Warrant Register dated 06-30-2016, in the amount of \$920.67.

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

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

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

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 July 8, 2016, 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/HR/Risk Manager