

CITY OF WILDOMAR CITY COUNCIL
AND WILDOMAR CEMETERY DISTRICT AGENDA

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

NOVEMBER 12, 2015
Council Chambers
23873 Clinton Keith Road, Suite 106



Ben Benoit, Mayor/Chair
Bridgette Moore, Mayor Pro Tem/Vice Chair
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 NOVEMBER 12, 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. 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 – 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 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:
 - A. Cornerstone Concerned Area Residents v. City of Wildomar and Cornerstone Community Church; RSC Case No. RIC1500292
 - B. Bridges et al v. City of Wildomar and Zareh Hookasian; RSC Case No. RIC1512918

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

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

ROLL CALL

FLAG SALUTE

Wildomar Boy Scout Troop 332

PRESENTATIONS

Proclamation – Eagle Scout Anthony Ramos

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 Minutes – September 23, 2015 Adjourned Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted.

1.3 Minutes – October 14, 2015 Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted.

1.4 Minutes – October 28, 2015 Adjourned Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted.

1.5 Warrant & Payroll Registers

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

1. Warrant Register dated 10-08-2015 in the amount of \$145,427.16;
2. Warrant Register dated 10-15-2015 in the amount of \$235,787.66;
3. Warrant Register dated 10-22-2015 in the amount of \$386,371.97;
4. Warrant Register dated 10-29-2015 in the amount of \$1,196,620.60; &
5. Payroll Register dated 11-01-2015 in the amount of \$63,529.61.

1.6 Treasurer's Report

RECOMMENDATION: Staff recommends that the City Council approve the Treasurer's Report for September, 2015.

1.7 Annexation No. 6 into Community Facilities District No. 2013-1 (Services) for Keusder Homes, Inc. and MSL Orange, LLC (TR 36519)

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

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 6) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.8 Annexation No. 7 into Community Facilities District No. 2013-1 (Services) for Plaza de Bundy Canyon, LLC (PP 10-0222)

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

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 7) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.9 Annexation No. 8 into Community Facilities District No. 2013-1 (Services) for Wildomar Land, LLC (TR 32206)

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

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 8) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.10 Master Drainage Plan Lateral C-1 Project, Acceptance of Charles Street Right of Way

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

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ACCEPTING AN OFFER OF DEDICATION FOR
CHARLES STREET

1.11 FY 2015 Emergency Management Performance Grant (EMPG) Program Award

RECOMMENDATION: Staff recommends that the City Council accept \$11,313 in funding from Riverside County's FY 2015 EMPG Program and adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING PARTICIPATION IN THE FY 2015
EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG)
PROGRAM AND AUTHORIZING THE CITY MANAGER TO EXECUTE
ALL NECESSARY DOCUMENTS FOR AND ON BEHALF OF THE CITY

1.12 FY 2015 State Homeland Security Program (SHSP) Award

RECOMMENDATION: Staff recommends that the City Council accept \$5,605 in funding from Riverside County's FY 2015 State Homeland Security Program (SHSP); and Adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING PARTICIPATION IN THE FY 2015 STATE
HOMELAND SECURITY PROGRAM (SHSP) AND AUTHORIZING THE
CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR
AND ON BEHALF OF THE CITY

2.0 PUBLIC HEARINGS

2.1 Allocation of Community Development Block Grant (CDBG) Funds for Fiscal Year 2016-2017 Program Year

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

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2016-2017

2.2 Villa Sienna Apartment Project

RECOMMENDATION: Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 20144011081), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE VILLA SIENNA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) CONSISTING OF A GENERAL PLAN AMENDMENT FROM MHDR TO VHDR, A CHANGE OF ZONE FROM I-P TO R-3, AND A PLOT PLAN TO DEVELOP A 170-UNIT APARTMENT PROJECT, SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT FOR THE VILLA SIENNA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) FOR A 170-UNIT APARTMENT PROJECT LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE

AND PRIELIPP ROAD (APN: 380-290-029)

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 FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A PLOT PLAN (PLANNING APPLICATION NO. 13-0089) FOR THE DEVELOPMENT OF A 170-UNIT APARTMENT PROJECT (VILLA SIENA APARTMENT PROJECT), SUBJECT TO CONDITIONS, LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

2.3 Zoning Ordinance Amendment No. 15-03 - Amending Chapter 17.305 (Mixed-Use Overlay District) of the Wildomar Municipal Code

RECOMMENDATION: The Planning Commission recommends the City Council introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 15-03 TO AMEND CHAPTER 17.305 (MIXED-USE OVERLAY DISTRICT) OF THE WILDOMAR MUNICIPAL CODE

3.0 GENERAL BUSINESS

3.1 Water Efficient Landscape Conservation Resolution

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

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING ELSINORE VALLEY MUNICIPAL WATER DISTRICT'S (EVMWD) WATER EFFICIENT LANDSCAPE STANDARDS AS A SUPPLEMENT TO THE CITY'S EXISTING WATER EFFICIENT LANDSCAPE STANDARDS (SECTION 17.276 OF THE WMC)

3.2 SB 107 Related Agreement with Riverside County

RECOMMENDATION: Staff recommends that the City Council approve that certain agreement entitled "Agreement for Accord and Satisfaction Related to the Forgiveness of Certain Monetary Obligations" between the County of Riverside and the City of Wildomar and authorize the Mayor to execute the Agreement on behalf of the City in substantially the form presented to the Council.

3.3 City Manager Contract Ad Hoc Subcommittee

RECOMMENDATION: Staff recommends that the City Council form an Ad Hoc Subcommittee and appoint two Council Members to the Subcommittee to meet with the City Manager to negotiate a new contract.

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 Minutes – October 14, 2015 Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted.

4.2 Warrant Register

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

1. Warrant Register dated 10-15-2015, in the amount of \$909.10;
2. Warrant Register dated 10-21-2015, in the amount of \$1,072.57; &
3. Warrant Register dated 10-29-2015, in the amount of \$679.41.

5.0 PUBLIC HEARINGS

There are no items scheduled.

6.0 GENERAL BUSINESS

6.1 Justin Hunt Memorial Location

RECOMMENDATION: Staff recommends that the Board of Trustees approve the location and placement of the Justin Hunt Memorial at the Wildomar Cemetery.

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN WILDOMAR CEMETERY DISTRICT

City Council/Wildomar Cemetery District Regular Meeting Schedule

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

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 November 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, CMC
City Clerk/HR