

CITY OF WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT AGENDA

SEPTEMBER 8, 2021

5:00 P.M. – CLOSED SESSION
6:00 P.M. – REGULAR MEETING

Council Chambers
23873 Clinton Keith Road Ste 106
Wildomar, CA 92595

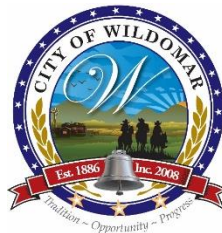
OR

Join Zoom Meeting:
<https://us02web.zoom.us/j/84801699357>

OR

Dial in: 1 (669) 900 6833 | Webinar ID: **848 0169 9357**

The Meeting will be conducted in person and electronically via video
teleconferencing pursuant to Governor Newsom's Executive Order N-08-21.



Dustin Nigg, Mayor/Chair, District 2
Ben J. Benoit, Mayor Pro Tem/Vice Chair, District 1
Bridgette Moore, Council Member/Trustee, District 4
Joseph Morabito, Council Member/Trustee, District 3
Marsha Swanson, Council Member/Trustee, District 5

Gary Nordquist
City Manager/General Manager

Thomas D. Jex
City Attorney/District Counsel

The City of Wildomar encourages your participation in the meeting; however, to minimize the spread of the COVID-19 virus, this meeting is being conducted in person and via video and teleconferencing with the following options available for participating:

1. You may view the Regular Session meeting live on the City of Wildomar's website at <http://www.cityofwildomar.org> or on cable TV through Frontier Channel 36 or AT&T channel 99. To view from the website, select the live stream link on the top of the front page.

2. You may participate via the ZOOM Webinar Telephone and Videoconferencing.

3. You may participate in person; however, masks are recommended for all individuals, and seating may be limited as the City is still participating in the 6-foot social distancing seating procedure.

Instructions for Electronic Participation

Please Note: During the meeting all participants videos will be turned off during the entire meeting and you will be placed on Mute by the host. You will not be able to mute or unmute your lines manually. The host will unmute your line when you are called to speak.

1. Log in or call into ZOOM via desktop/laptop, smartphone or telephone. You must download the ZOOM app to access the link from an Apple smartphone or IPAD.

2. During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. If you would like to speak, please raise your hand virtually to be placed in the queue.

3. When your name or the last 3 digits of your phone number are called, the host will unmute you. Public Comments will be limited

to 3 minutes or such other time as the Council may provide.

Directions to virtually raise hand on a DESKTOP/LAPTOP:

- At the bottom of the list, please click on the grey "Raise Hand" button.

Directions to virtually raise hand on a SMARTPHONE:

- Look for the "Raise Hand" button on the screen and click the button.

Directions to virtually raise hand on a TELEPHONE line only:

- Dial *9 on your keypad to signal that you would like to comment. When the Host unmutes you, Dial *6 to unmute.

Instructions for In Person Participation

During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. If you would like to speak on that item, please line up on the marked spaces in the center of the Chambers.

When it is your turn to speak, please state your name for the record. Public Comments are limited to 3 minutes or such other time as the Council may provide.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at 951-677-7751 x210.

The City of Wildomar thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

NOTICE: City Council meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

CALL TO ORDER – CLOSED SESSION - 5:00 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 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:

In re: National Prescription Opiate Litigation (U.S.D.C. Case No. 1:17-CV-2804)

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

CALL TO ORDER – REGULAR SESSION - 6:00 P.M.

ROLL CALL

FLAG SALUTE

2.0 PUBLIC HEARINGS

2.1 Public Hearing to Receive Input from the Community Regarding the Redrawing of Election District Boundaries

RECOMMENDATION: Staff recommends that the City Council:

- 1) Receive a report from staff on the redistricting process and permissible criteria to be considered to redraw district boundaries; and
- 2) Conduct a public hearing to receive public input on district boundaries.

PRESENTATIONS

1. Recognition - Keep It Clean Volunteers
2. Proclamation – Constitution Week September 17-23
3. New City Employee Recognitions
4. Other City Recognitions/ Presentations

DEPARTMENT REPORTS

No reports scheduled.

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.

COUNCIL COMMUNICATIONS

1. Community events
2. Regional events
3. Chamber of Commerce
4. Riverside Transit Agency (RTA)
5. Riverside Conservation Authority (RCA)
6. Riverside County Transportation Commission (RCTC)
7. League of California Cities
8. Southern California Association of Governments (SCAG)
9. Riverside County Habitat Conservation Agency (RCHCA)
10. Western Riverside Council of Governments (WRCOG)
11. South Coast Air Quality Management District (SCAQMD)
12. Southwest Community Financing Authority (Animal Shelter)
13. Western Community Energy (WCE)
14. Ad Hoc & Subcommittees

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 on this agenda.

1.2 Minutes- June 9, 2021 Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the minutes as presented.

1.3 Minutes- June 30, 2021 Special Meeting

RECOMMENDATION: Staff recommends that the City Council approve the minutes as presented.

1.4 Warrant and Payroll Registers

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

For Fiscal Year 2020-2021

1. Warrant Register dated 08-04-2021 in the amount of \$328,302.25;
2. Warrant Register dated 08-12-2021 in the amount of \$20,733.16;
3. Warrant Register dated 08-19-2021 in the amount of \$25,966.18;
4. Warrant Register dated 08-26-2021 in the amount of \$29,380.46;

For Fiscal Year 2021-2022

5. Warrant Register dated 08-04-2021 in the amount of \$80,039.55;
6. Warrant Register dated 08-12-2021 in the amount of \$89,028.71;
7. Warrant Register dated 08-12-2021 in the amount of \$8,415.00;
8. Warrant Register dated 08-19-2021 in the amount of \$42,076.98;
9. Warrant Register dated 08-26-2021 in the amount of \$125,682.76;
10. Payroll Register dated 09-01-2021 in the amount of \$205,636.13.

1.5 Treasurer's Report

RECOMMENDATION: Staff recommends that the City Council approve the Treasurer's Report for July 2021.

1.6 2nd Reading of Ordinance No. 201 and 202 – Oak Springs Ranch Specific Plan Amendment Project

RECOMMENDATION: The Planning Commission recommends that the City Council adopt the following Ordinances entitled:

ORDINANCE NO. 201

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT NO. 20-0044 FOR THE OAK SPRINGS RANCH SPECIFIC PLAN NO. 340 LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

ORDINANCE NO. 202

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING ZONING ORDINANCE AMENDMENT NO. 2021-05 (PA 20-0044) DELETING IN ITS ENTIRETY CHAPTER 17.110 (SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 340) OF THE WILDOMAR MUNICIPAL CODE

1.7 Annexation No. 22 into Community Facilities District No. 2013-1 (Services) for Beazer (TR 31667)

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

RESOLUTION NO. 2021 -
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), OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 22) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.8 Cooperative Agreement with Riverside County Flood Control and Water Conservation District and Beazer Homes Holdings, LLC a Delaware Limited Liability Company - Project No.14-0093, Tract Map No. 31667

RECOMMENDATION: Staff recommends that the City Council:

1. Authorize the City Manager to execute the Cooperative Agreement with Riverside County Flood Control and Water Conservation District (RCFC) and Beazer Homes Holdings, LLC a Delaware Limited Liability Company (Developer).

2. Authorize the City Manager to make minor changes to the Cooperative Agreement if deemed necessary.

1.9 Tract Map 31667 – Boulder Creek Final Map Approval, Subdivision Improvement Agreement, Offsite Public Improvement Agreements, and Stormwater Management/BMP Agreements

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

1. Adopt a Resolution entitled:

RESOLUTION NO. 2021 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE FINAL MAP FOR TENTATIVE TRACT MAP 31667 BEAZER HOMES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

2. Authorize the City Manager to execute the Final Map, Subdivision Improvement Agreement, Offsite Public Improvement Agreements, and the Stormwater Management/BMP Agreements with Beazer Homes Holdings, LLC for the Tract No. 31667 – Boulder Creek.

3. Authorize the developer to defer recordation of the CC&Rs to prior to first Certificate of Occupancy.

1.10 Update Participation in the TUMF Program: Resolution Adopting a TUMF Schedule

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

RESOLUTION NO. 2021 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR
REPEALING RESOLUTION 2020-16 AND ADOPTING APPLICABLE
TRANSPORTATION UNIFORM MITIGATION FEES (TUMF)
APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF WILDOMAR

1.11 Memorandum of Understanding with the City of Canyon Lake for Building Staff Services

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to execute the Memorandum of Understanding.

1.12 Pre-Qualification for Municipal Financial Advisory Services and Bond, Disclosure and On-Going Disclosure Counsel Services

RECOMMENDATION: The Administrative Services Department recommends the City Council:

1. Approve the following vendors for pre-qualification to provide Municipal Financial Advisory Services:

- a. CSG Advisors, Inc.
- b. Urban Futures, Inc; and

2. Approve the following vendors for pre-qualification to provide Bond, Disclosure and On-Going Disclosure Counsel Services:

- a. Stradling Yocca Carlson & Rauth
- b. Nixon Peabody LLP
- c. Norton Rose Fulbright US LLP

1.13 Adopt a Resolution to declare a public nuisance and abate all weeds growing upon private property in the City

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

RESOLUTION NO. 2021 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA DECLARING WEEDS, RUBBISH, REFUSE AND DIRT UPON PRIVATE PROPERTY AND ADJACENT PUBLIC RIGHTS OF WAY A PUBLIC NUISANCE AND INITIATING ABATEMENT PROCEEDINGS

1.14 Annexation No. 21 into Community Facilities District No. 2013-1 (Services) for Omni/McVicar (TR 32035)

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

RESOLUTION NO. 2021 - ____
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), OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 21) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

2.0 PUBLIC HEARINGS

2.2 Wildomar Trail Town Center Mixed-Use Project (PA 20-0039) – City Council review of the Wildomar Trail Town Center Mixed-Use project located at the southwest corner of Wildomar Trail and the I-15 Freeway

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

1. Adopt a Resolution entitled:

RESOLUTION NO. 2021 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 2020090408), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION

MONITORING AND REPORTING PROGRAM (MMRP) FOR THE
PROPOSED WILDOMAR TRAIL TOWN CENTER MIXED-USE
PROJECT, LOCATED AT THE SOUTHWEST CORNER OF WILDOMAR
TRAIL AND THE I-15 FREEWAY (APN: 376-180-006 AND 376-190-002)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2021-
02 (PA 20-0039) TO CHANGE THE EXISTING LAND USE
DESIGNATION FROM BUSINESS PARK (BP) TO HIGHEST DENSITY
RESIDENTIAL (HHDR) FOR THE NORTHERLY 10-ACRES OF THE
PROPERTY LOCATED AT APN 380-250-019 TO COMPLY WITH SB 166
“NO NET LOSS” STATE LAW PROVISIONS LOCATED ON THE
NORTHEAST CORNER OF PRIELIPP ROAD AND YAMAS DRIVE

3. Introduce for first reading an Ordinance entitled:

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 20-
0039 TO: 1) REMOVE THE MIXED-USE OVERLAY ZONE
DESIGNATION FOR THE ENTIRE WILDOMAR TRAIL TOWN CENTER
PROJECT SITE, AND CHANGE THE EXISTING ZONING DESIGNATION
FOR THE 6.07-ACRE RESIDENTIAL PORTION OF PROJECT SITE
FROM C-P-S (SCENIC HIGHWAY COMMERCIAL) TO R-3 (GENERAL
RESIDENTIAL) LOCATED AT THE SOUTHWEST CORNER OF
WILDOMAR TRAIL AND THE I-15 FREEWAY (APN: 376-180-006 AND
376-190-002); AND 2) CHANGE THE EXISTING ZONING DESIGNATION
FOR THE NORTHERLY 10-ACRES OF THE JAMES CARTER
PROPERTY FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL
RESIDENTIAL) LOCATED AT THE NORTHEAST CORNER OF YAMAS
DRIVE AND PRIELIPP ROAD (APN: 380-250-019) TO COMPLY WITH
THE PROVISIONS OF SB 166

4. Adopt a Resolution entitled:

RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37494,
SUBJECT TO CONDITIONS, TO SUBDIVIDE A 25.8 ACRE PROJECT
SITE INTO NINE (9) LOTS TO DEVELOP THE WILDOMAR TRAIL

TOWN CENTER MIXED-USE PROJECT LOCATED AT THE
SOUTHWEST CORNER OF WILDOMAR TRAIL AND THE I-15
FREEWAY (APN: 376-180-006 AND 376-190-002)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2021 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 20-0039,
SUBJECT TO CONDITIONS TO ESTABLISH A GAS STATION/MINI-
MART WITH CONCURRENT BEER AND WINE SALES IN
ACCORDANCE WITH SECTION 17.248 OF THE WILDOMAR
MUNICIPAL CODE, AND APPROVAL OF PLOT PLAN / FINAL SITE
PLAN OF DEVELOPMENT NO. 20-0039, SUBJECT TO CONDITIONS,
TO DEVELOP THE WILDOMAR TRAIL TOWN CENTER MIXED-USE
PROJECT CONSISTING OF 41,609 SQUARE FEET OF
COMMERCIAL/RETAIL USES, 72,000 SQUARE FEET OF
PROFESSIONAL OFFICE SPACE AND A 109-UNIT FOR-SALE
TOWNHOME COMMUNITY LOCATED AT THE SOUTHWEST CORNER
OF WILDOMAR TRAIL AND THE I-15 FREEWAY (APN: 376-180-006
AND 376-190-002) City Council

3.0 GENERAL BUSINESS

3.1 Allocation of Non-Profit Replacement Funding for Fiscal Year 2021/2022

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

RESOLUTION NO. 2021-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AUTHORIZING THE BUDGETED ALLOCATION OF
\$17,500 FOR NON-PROFIT/CDBG REPLACEMENT FUNDING FOR
FISCAL YEAR 2021/2022

3.2 COVID-19 Update

RECOMMENDATION: Staff recommends that the City Council receive and file the COVID-19 update and provide direction as desired.

CITY MANAGER REPORT

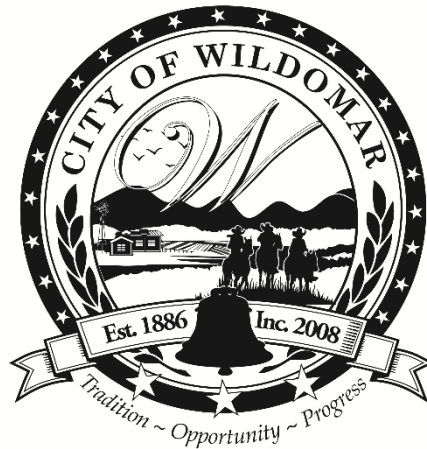
FUTURE AGENDA ITEMS

Title- Councilmember-Anticipated Date

1. SFR/MFR Parking Code Update - Moore – ~~September 2021~~ October 2021
2. Weed Abatement Process- Benoit – ~~September 2021~~ October 2021
3. Salary and Benefits Survey- Benoit – March 2022
4. Litter/illegal Dumping Fees and related signage- Moore – December 2021
5. Campaign Contribution Limits- Nigg – October 2021
6. Appoint Subcommittee to discuss Homeowner Associations – Swanson -
7. Update from MSJC College regarding 2014 Measure AA Funding -Morabito

ADJOURN THE CITY COUNCIL MEETING

In accordance with Government Code Section 54952.3, I, Janet Morales, 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.



Dustin Nigg, Chair
Ben J. Benoit, Vice Chair
Bridgette Moore, Trustee
Joseph Morabito, Trustee
Marsha Swanson, Trustee

Gary Nordquist
General Manager

Thomas D. Jex
District Counsel

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 Minutes – August 11, 2021 Regular Meeting

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Minutes as presented.

4.2 Warrant Register

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

For Fiscal Year 2020-2021

1. Warrant Register dated 08-26-2021 in the amount of \$715.28;

For Fiscal Year 2021-2022

2. Warrant Register dated 08-04-2021 in the amount of \$1,224.62;
3. Warrant Register dated 08-19-2021 in the amount of \$9,425.15;
4. Warrant Register dated 08-26-2021 in the amount of \$410.66.

4.3 Treasurer's Report

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Treasurer's Report for July 2021.

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 THE WILDOMAR CEMETERY DISTRICT MEETING

REPORTS: All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: http://www.cityofwildomar.org/government/agendas___minutes. 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 by appointment for public inspection at City Hall during regular business hours.

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.

I, Janet Morales, Wildomar City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.cityofwildomar.org.

A handwritten signature in blue ink, appearing to read "Janet Morales", is written over a horizontal line.

Janet Morales
City Clerk

Dated: September 2, 2021