

# CITY OF WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT AGENDA

JANUARY 12, 2022  
6:00 P.M. – REGULAR SESSION

Pursuant to Assembly Bill 361, this meeting of the Wildomar City Council will be held through a hybrid format of in-person attendance at the Wildomar City Council Chambers located at

23873 Clinton Keith Road Ste 106  
Wildomar, CA 92595

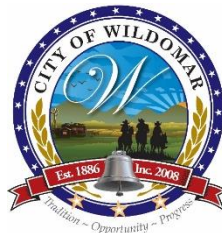
and/or virtual attendance via videoconferencing:

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

OR

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

Given health and safety concerns, in person seating availability may be limited, and the meeting format may be changed to full remote via videoconferencing. Please refer to the City's website for information regarding the format of the meeting, updates if the meeting is changed to a full remote via videoconferencing format, and details on how to participate: [www.cityofwildomar.org](http://www.cityofwildomar.org)



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

**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 the public to participate:**

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 Chair will announce Public Comment. If you would like to speak on that item, please fill out a speaker slip and submit it in the inbox at the front of the room.

When the City Clerk announces your name, please come up to the podium. 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.**

## **SPECIAL ORDER OF BUSINESS**

Dustin Nigg, 2020 and 2021 Mayor, passes the gavel to Ben J. Benoit, 2022 Mayor.

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

## **ROLL CALL**

## **FLAG SALUTE**

## **3.0 GENERAL BUSINESS**

### **3.1 Consideration of a Resolution authorizing the teleconferencing option for City Council, Commission and Committee meetings pursuant to Assembly Bill No. 361**

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

RESOLUTION NO. 2022 - \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA AUTHORIZING THE NEED FOR TELECONFERENCING OPTION FOR CITY COUNCIL, COMMISSION AND COMMITTEE MEETINGS PURSUANT TO ASSEMBLY BILL 361 AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

## **2.0 PUBLIC HEARINGS**

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

**RECOMMENDATION:** Staff recommends that the City Council review the demographer's preliminary analysis; review the public mapping tool and invite the community to submit maps; review maps prepared utilizing the discussed criteria; and conduct a public hearing to receive public input on communities of interest and potential district boundaries.

## **PRESENTATIONS**

1. Acknowledgement to 2020 and 2021 Mayor, Dustin Nigg
2. Manufactured Housing Education Trust (MHET) Charity Donation to Wildomar Community and Parks Foundation and Friends of the Wildomar Library
3. Other City Recognitions/ Presentations

## **DEPARTMENT REPORTS**

1. Police Department Update
2. Fire Department Update
3. Wildomar Library Update
4. Bundy Canyon Road Update
5. Code Enforcement Department Update
6. Other Department Reports

## **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- November 10, 2021 Regular Meeting**

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

### **1.3 Warrant and Payroll Registers**

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

1. Warrant Register dated 12-02-2021 in the amount of \$472,876.67.
2. Warrant Register dated 12-09-2021 in the amount of \$462,041.94.
3. Warrant Register dated 12-16-2021 in the amount of \$94,857.71.
4. Warrant Register dated 12-22-2021 in the amount of \$1,642,202.86.
5. Wire Transfer Register dated 12-31-2021 in the amount of \$52,381.59.
6. Payroll Register dated 01-01-2022 in the amount of \$177,123.94.

### **1.4 Treasurer's Report**

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

### **1.5 2nd Reading of Ordinance No. 209 – Monte Vista Ranch Townhome Project**

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

#### **ORDINANCE NO. 209**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21-0045 TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-O (COMMERCIAL OFFICE) TO R-3 (GENERAL RESIDENTIAL) FOR A 7.93-ACRE SITE LOCATED ON NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY (APN: 367-502-002, 367-502-003, 367-502-004)

**1.6 Horizons by Lennar Homes, Tentative Tract Map 36672 Rough Grading Agreement**

**RECOMMENDATION:** Staff recommends the City Council authorize the City Manager to execute the Rough Grading Agreement with Lennar Homes of California, Inc.

**1.7 Professional Services Agreement for Kosmont Companies to conduct a Hotel Market Analysis in Wildomar**

**RECOMMENDATION:** Staff recommends that the City Council approve the attached Agreement for Services with the Kosmont Companies to prepare a Hotel Market Analysis.

**1.8 City of Wildomar Recovered Organic Waste Product Procurement Policy**

**RECOMMENDATION:** Staff recommends the City Council adopt the Recovered Organic Waste Product Procurement Policy in accordance with California Senate Bill (SB) 1383

**1.9 Summerhill 2 KB Homes, Tentative Tract Map 37476 Subdivision Improvement Agreement and Offsite Public Improvement Agreement**

**RECOMMENDATION:** Staff recommends the City Council authorize the City Manager to execute the Subdivision Improvement Agreement and the Offsite Public Improvement Agreement with KB Home Coastal Inc.

**1.10 Villa Sienna Apartment Project (PP 13-0089): Onsite Public Improvement Agreement and Offsite Public Improvement Agreement**

**RECOMMENDATION:** Staff recommends the City Council authorize the City Manager to execute the Onsite Public Improvement Agreement and Offsite Public Improvement Agreement with Villa Sienna Property, LLC.

**2.0 PUBLIC HEARINGS**

**2.2 Change of Zone No. 2021-01 (Zoning Consistency Program): City Council review of Change of Zone No. 2021-01 to change the existing zoning designations for 259 parcels in accordance with Government Code Section 65860**

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

1. Adopt a Resolution entitled:

RESOLUTION NO. 2022 - \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,

CALIFORNIA, ADOPTING AN ADDENDUM TO THE 2003 GENERAL PLAN PROJECT ENVIRONMENTAL IMPACT REPORT (SCH# 2002051143) IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES FOR THE CITY'S ZONING CONSISTENCY PROGRAM (CHANGE OF ZONE NO. 2021-01)

2. 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. 2021-01 (ZONING CONSISTENCY PROGRAM) TO CHANGE THE EXISTING ZONING DESIGNATION FOR 259 PROPERTIES TO MATCH THEIR EXISTING GENERAL PLAN LAND USE DESIGNATIONS IN ACCORDANCE WITH GOVERNMENT CODE 65860

- 2.3 **Zoning Ordinance Amendment No. 2021-04: City Council consideration of a city-initiated Zoning Ordinance Amendment to modify Sections 17.36, 17.44 & 17.68 of the Wildomar Municipal Code**  
**RECOMMENDATION:** The Planning Commission recommends the City Council introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2021-04 TO MODIFY SECTION 17.36 (MULTIPLE FAMILY DWELLING ZONE), 17.44 (GENERAL RESIDENTIAL ZONE) AND 17.68 (RESIDENTIAL INCENTIVE ZONE) OF THE WILDOMAR MUNICIPAL CODE RELATED TO MULTI-FAMILY DEVELOPMENT STANDARDS

- 2.4 **Zoning Ordinance Amendment No. 2021-05: City Council consideration an amendment to modify Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code**  
**RECOMMENDATION:** The Planning Commission recommends the City Council introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, ADOPTION OF AN EXEMPTION IN  
ACCORDANCE WITH SECTIONS 15061(B)(3) AND 15308 OF THE  
CEQA GUIDELINES AND APPROVAL OF ZONING ORDINANCE  
AMENDMENT NO. 2021-05 TO MODIFY CHAPTER 17.276 (WATER  
EFFICIENT LANDSCAPES) OF THE WILDOMAR MUNICIPAL CODE  
ESTABLISHING A NEW SUBSECTION TO ADDRESS SB 1383 STATE  
REQUIREMENTS

### **3.0 GENERAL BUSINESS**

- 3.2 COVID-19 Update**  
**RECOMMENDATION:** Staff recommends that the City Council receive  
and file the COVID-19 update and provide direction as desired.
- 3.3 Legislative Platform**  
**RECOMMENDATION:** Staff recommends that the City Council discuss  
and provide direction on Legislative Matters and direct staff to bring back a  
Legislative Platform at a future meeting.

### **CITY MANAGER REPORT**

#### **FUTURE AGENDA ITEMS**

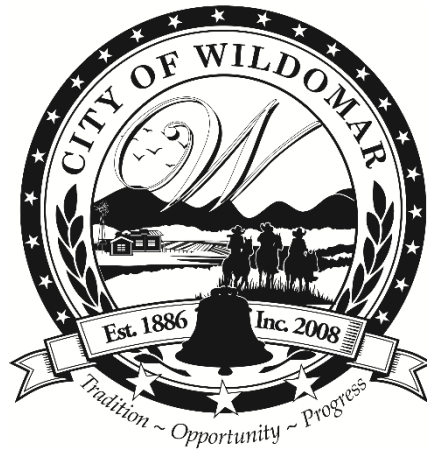
*Title- Councilmember-Anticipated Date*

1. Salary and Benefits Survey- Benoit – Mar 2022
2. Litter/illegal Dumping Fees and related signage- Moore – ~~Jan 2022~~ Feb 2022
3. Update from MSJC College regarding 2014 Bond Funding – Morabito - TBD
4. Flag Policy – Morabito – Mar 2022
5. ~~Letter from City to State Representatives re: changing law of 602 letters~~ – Morabito
6. Zip Code Unity – Benoit - TBD

### **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.***



Ben J. Benoit, Chair  
Joseph Morabito, Vice Chair  
Bridgette Moore, Trustee  
Dustin Nigg, 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 – December 15, 2021 Adjourned 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:

1. Warrant Register dated 12-09-2021 in the amount of \$1,315.61.
2. Warrant Register dated 12-16-2021 in the amount of \$660.91.
3. Warrant Register dated 12-22-2021 in the amount of \$1,109.44.

##### **4.3 Treasurer's Report**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the Treasurer's Report for November 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](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, no later than 10:00 a.m. on the day preceding the scheduled meeting.

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](http://www.cityofwildomar.org).



Janet Morales, CMC  
City Clerk  
Dated: January 6, 2022