

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
AUGUST 9, 2017**

**CALL TO ORDER – CLOSED SESSION - 5:30 P.M.**

The closed session of August 9, 2017, of the Wildomar City Council was called to order by Mayor Walker at 5:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California.

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

Staff in attendance: City Manager Nordquist, City Attorney Jex, and City Clerk Lee.

**PUBLIC COMMENTS**

There were no speakers.

**CLOSED SESSION**

City Clerk Lee read the following:

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 matter of pending litigation: City of Wildomar v. Bear Creek Collective, et al; RSC Case No. MCC 1700539.
2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(4) to confer with legal counsel with regard to one matter of potential initiation of litigation.
3. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(2) to confer with legal counsel with regard to one matter of potential exposure to litigation.

The Council convened into closed session at 5:31 p.m. with all Council Members present.

**RECONVENE INTO OPEN SESSION**

At 6:30 p.m. the City Council reconvened into open session, with all Council Members present.

## **ANNOUNCEMENTS**

City Attorney Jex stated there was no action to report.

## **ADJOURN CLOSED SESSION**

There being no further business, Mayor Walker adjourned the closed session at 6:30 p.m.

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

The regular meeting of August 9, 2017, 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 106, Wildomar, California.

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

Staff in attendance: City Manager Nordquist, City Attorney Jex, Assistant City Manager York, Planning Director Bassi, Finance Director Riley, Police Chief Anne, Senior Administrative Analyst Morales, Associate Planner Garcia, Building Official Haeberle and City Clerk Lee.

The flag salute was led by Mayor Pro Tem Benoit.

Mayor Walker called for a moment of silence in memory of Planning Commission Chair Stan Smith.

## **PRESENTATIONS**

1. There was no Fire Department update given.
2. There were no other City Recognitions/Presentations

## **PUBLIC COMMENTS**

Ken Mayes, resident, spoke regarding issues with the Planning Commissioners.

Sheila Urlaub, resident, spoke regarding Lemon Street and the need to have the dirt removed.

Ms. Miller, resident, spoke regarding the environment.

## **COUNCIL COMMUNICATIONS**

The City Council Members spoke regarding the various committees, commissions, and boards that they serve on locally and regionally and community events, including:

1. Community events
2. Regional events
3. Chamber of Commerce
4. Riverside Conservation Authority (RCA)
5. Riverside Transit Agency (RTA)
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. Ad Hoc & Subcommittees

## **APPROVAL OF THE AGENDA AS PRESENTED**

**A MOTION** was made by Councilwoman Moore, seconded by Mayor Pro Tem Benoit, to approve the agenda as presented.

**MOTION** carried, 5-0, by the following vote:

YEA: Moore, Nigg, Swanson, Mayor Pro Tem Benoit, Mayor Walker

NAY: None

ABSTAIN: None

ABSENT: None

## **1.0 CONSENT CALENDAR**

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

**MOTION** carried, 5-0, by the following vote:

YEA: Moore, Nigg, Swanson, Mayor Pro Tem Benoit, Mayor Walker

NAY: None

ABSTAIN: None

ABSENT: None

**1.1 Reading of Ordinances**

Approved the reading by title only of all ordinances.

**1.2 Minutes – June 14, 2017 Regular Meeting**

Approved the Minutes as submitted.

**1.3 Warrant & Payroll Registers**

Approved the following:

1. Warrant Register dated 07-06-2017 in the amount of \$21,138.28;
2. Warrant Register dated 07-06-2017 in the amount of \$175,069.67;
3. Warrant Register dated 07-12-2017 in the amount of \$9,221.43;
4. Warrant Register dated 07-12-2017 in the amount of \$672.95;
5. Warrant Register dated 07-13-2017 in the amount of \$246,923.29;
6. Warrant Register dated 07-13-2017 in the amount of \$18,717.59;
7. Warrant Register dated 07-20-2017 in the amount of \$25,358.29;
8. Warrant Register dated 07-20-2017 in the amount of \$67,355.23;
9. Warrant Register dated 07-26-2017 in the amount of \$6,500.00;
10. Warrant Register dated 07-27-2017 in the amount of \$43,054.32;
11. Warrant Register dated 07-27-2017 in the amount of \$35,214.70 &
12. Payroll Register dated 07-01-2017 in the amount of \$105,080.32.

**1.4 Treasurer's Report**

Approved the Treasurer's Report for June, 2017.

**1.5 FY 2017-18 Budgeted Revenue and Expenses - Road Repair and Accountability Act of 2017 - Local Streets and Roads Road Maintenance and Rehabilitation Account**

Adopted a Resolution entitled:

RESOLUTION NO. 2017 - 39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, AUTHORIZING AN ADOPTION OF THE FY 2017-18  
BUDGETED REVENUES AND EXPENSES FOR THE ROAD  
MAINTENANCE AND REHABILITATION ACCOUNT

**2.0 PUBLIC HEARINGS**

**2.1 Camelia Townhouse Project (PA 16-0070)**

City Clerk Lee read the title.

Mayor Walker opened the public hearing.

Planning Director Bassi presented the staff report.

Larry Markham, representing the applicant, presented the project and the changes they agreed to after the Planning Commission meeting.

The Landscape Architect explained the various landscaping they will be planting.

The Traffic Engineer explained what they have submitted to the project.

Greg Bennett, with minutes donated by Cathy Kee, Attorney for the folks in Murrieta who are objecting to the project. He would like the item tabled due to new information revealed tonight.

Pete Kee, Murrieta resident, spoke in opposition to the project.

Linda Nagy, Wildomar resident, spoke in opposition to the project.

Ev Huizenga, Murrieta resident, spoke in opposition to the project.

Ken Mayes, resident, with minutes donated by Charlie Jorgensen, spoke in opposition to the project.

Gary Andre, resident, spoke in opposition to the project.

Trudy Curry, resident, with minutes donated by Martha Bridges, spoke in opposition to the project.

Robert Kinsey, Murrieta resident, with minutes donated by Dina Kinsey, spoke in opposition to the project.

Joseph Morabito, resident, stated he will support whatever the Council decides.

Sheila Urlaub, resident, spoke in favor of the project.

Ms. Miller, resident, spoke in opposition to the project.

Kathleen Hamblin, resident, spoke in opposition to the project.

Rick Estes, resident, spoke in favor of the project.

Alan Long, Murrieta Councilman, spoke regarding a partnership between the two cities.

Mr. Markham requested a break so that a review could be done on the letters received.

At 7:53 p.m. the City Council took a break.

At 7:59 p.m. the City Council reconvened with all Council Members present.

Mani Nagi, resident, spoke in opposition to the project.

Mr. Markham responded to all the concerns raised.

Council discussion ensued with Mr. Markham regarding the project.

There being no further speakers Mayor Walker closed the public hearing.

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilman Nigg, to adopt a Resolution entitled:

**RESOLUTION NO. 2017 - 40**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2017011041), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CAMELIA TOWNHOME PROJECT CONSISTING OF A CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM NO. 37156) AND PLOT PLAN (PLANNING APPLICATION NO. 16-0070) LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

**MOTION** carried, 5-0, by the following vote:

YEA: Moore, Nigg, Swanson, Mayor Pro Tem Benoit, Mayor Walker

NAY: None

ABSTAIN: None

ABSENT: None

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilman Nigg to introduce and approve first reading of an Ordinance entitled:

**ORDINANCE NO. 137**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE

(PLANNING APPLICATION NO. 16-0070) TO CHANGE THE EXISTING ZONING DESIGNATION OF R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) TO BE CONSISTENT WITH THE GENERAL PLAN FOR A 25.9+ ACRE SITE LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

**MOTION** carried, 5-0, by the following vote:

YEA: Moore, Nigg, Swanson, Mayor Pro Tem Benoit, Mayor Walker

NAY: None

ABSTAIN: None

ABSENT: None

Assistant City Manager York stated the amended Public Works Condition #24 will be amended to read: "Development shall dedicate, design and construct interim improvements at the Sycamore Academy to the realigned intersection at Jefferson Avenue and Washington Avenue. The culvert at Station 191 + 92 for City (CIP 0024) will be extended to support the ultimate width of Palomar Street. The interim improvements shall provide safe transitions to match design conditioned herein for Jefferson Avenue and Washington Avenue and to the satisfaction of the City Engineer."

**A MOTION** was made by Councilman Nigg, seconded by Councilwoman Swanson to adopt a Resolution, as amended, entitled:

RESOLUTION NO. 2017 - 41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37156 (PLANNING APPLICATION NO. 16-0070) TO SUBDIVIDE A 25.9+ ACRE SITE INTO 20 LOTS FOR CONDOMINIUM PURPOSES LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

**MOTION** carried, 5-0, by the following vote:

YEA: Moore, Nigg, Swanson, Mayor Pro Tem Benoit, Mayor Walker

NAY: None

ABSTAIN: None

ABSENT: None

Assistant City Manager York stated the Public Works Condition #52 will be amended to now read: "Prior to the issuance of occupancy permits, the

Applicant shall install a Traffic Signal at the intersection of Jefferson Avenue and Washington Avenue to the satisfaction of the City Engineer.

The Applicant agreed to the change and the previous change and also the following: "Planning Department Conditions of Approval: 9.a) The Applicant shall build a 15-foot+ "construction screen partition/noise-dust blanket" along the entire south property line (adjacent to Buildings # 1 - 10) prior to any grading activity occurring for the project (i.e., with phase 1 work). 9b) Phase 1 of the construction work shall include planting of the 1st row of 36" box trees adjacent to the green wall, construction of an 8-foot "green wall" at top of slope, and the setback area landscaping adjacent to the green wall. 9c) Buildings #1 – 10 shall only be constructed during the final/last phases of the construction work, including planting of the 2nd row of 36" box trees adjacent to the buildings #1 – 10."

**A MOTION** was made by Councilwoman Moore, seconded by Councilwoman Swanson, to adopt, as amended, a Resolution entitled:

RESOLUTION NO. 2017 - 42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 16-0070 TO DEVELOP THE CAMELIA TOWNHOUSE PROJECT CONSISTING OF 163 SINGLE FAMILY ATTACHED CONDOMINIUM UNITS WITH RELATED ON-SITE RECREATION AMENITIES ON 25.9+ ACRES LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

**MOTION** carried, 5-0, by the following vote:

YEA: Moore, Nigg, Swanson, Mayor Pro Tem Benoit, Mayor Walker

NAY: None

ABSTAIN: None

ABSENT: None

### **3.0 GENERAL BUSINESS**

#### **3.1 Procedures for Expediting Permitting Processing for Electric Vehicle Charging Systems - Adding Chapter, 15.109 of the Municipal Code**

City Clerk Lee read the title.

Assistant City Manager York presented the staff report.

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



Councilman Nigg, to Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 138  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, SETTING FORTH PROCEDURES FOR  
EXPEDITING PERMITTING PROCESSING FOR ELECTRIC VEHICLE  
CHARGING SYSTEMS

**CITY MANAGER REPORT**

City Manager Nordquist presented the City Manager report including:

\*Community Calendar Update – Council consensus to co-sponsor the eclipse event at Marna O'Brien Park.

\*This meeting will be adjourned to an Adjourned Regular Meeting on August 30, 2017 at 6:30 p.m.

\*Due to the League of California Cities Annual Conference the Regular Meeting of September 13, 2017 will be adjourned to an Adjourned Regular Meeting on September 20, 2017.

**FUTURE AGENDA ITEMS**

There were none.

**ADJOURN THE CITY COUNCIL**

There being no further business, Mayor Walker stated this meeting is adjourned to an Adjourned Regular Meeting on August 30, 2017 at 6:30 p.m. Additionally this meeting is adjourned at 9:09 p.m. in memory of Planning Commission Chair Stan Smith.

Submitted by:

Approved by:



Debbie A. Lee, CMC  
City Clerk



Timothy Walker  
Mayor

