

**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
MARCH 14, 2018**

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

The closed session of March 14, 2018, of the Wildomar City Council was called to order by Mayor Benoit 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, Walker, Mayor Benoit
Members absent: Mayor Pro Tem Swanson

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:

The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(2) and (3) 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 6:32 p.m. the City Council reconvened into open session, with all Council Members present.

ANNOUNCEMENTS

City Attorney Jex stated there was no action taken.

ADJOURN CLOSED SESSION

There being no further business, Mayor Benoit adjourned the closed session at 6:33 p.m.

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

The regular meeting of March 14, 2018, of the Wildomar City Council was called to order by Mayor Benoit at 6:32 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, Walker, Mayor Benoit
Members absent: Mayor Pro Tem Swanson

Staff in attendance: City Manager Nordquist, City Attorney Jex, Assistant City Manager York, Planning Director Bassi, Finance Director Riley, Police Chief Anne, Fire Chief Phillips, Associate Planner Garcia, and City Clerk Lee.

The flag salute was led by Councilman Walker.

PRESENTATIONS

1. Girl Scout Silver Award Project – Moved to April 11, 2018
2. Principal Dorri Neal gave a presentation regarding William Collier Elementary School.
3. Mayor Benoit presented a certification to Principal Dorri Neal congratulating her on her retirement.
4. A Proclamation was presented to Donate Life California Month – April, 2018.

PUBLIC COMMENTS

Andy Morris, EVMWD Board Member, explained why the District has been in Washington, DC.

Damien McVey, Just Yoga Wildomar, presented her business.

Warren Roche, resident, spoke regarding public safety and also lack of staff response.

Albia Miller, resident, spoke regarding no notification of the meeting, live streaming, and homeless housing.

Ken Mayes, resident, stated he will not speak to the Council until there is live streaming.

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 Councilman Nigg, to approve the agenda as presented.

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Swanson

1.0 CONSENT CALENDAR

A MOTION was made by Councilman Walker, seconded by Councilwoman Moore, to approve the Consent Calendar as presented.

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Swanson

- 1.1 Reading of Ordinances**
Approved the reading by title only of all ordinances.
- 1.2 Minutes – February 14, 2018 Regular Meeting**
Approved the Minutes as submitted.
- 1.3 Warrant & Payroll Registers**
Approved the following:
1. Warrant Register dated 02-01-2018 in the amount of \$227,589.00;
 2. Warrant Register dated 02-08-2018 in the amount of \$59,592.55;
 3. Warrant Register dated 02-08-2018 in the amount of \$82.53;
 4. Warrant Register dated 02-15-2018 in the amount of \$582,114.44;
 5. Warrant Register dated 02-20-2018 in the amount of \$200,000.00;
 6. Warrant Register dated 02-22-2018 in the amount of \$366,571.01;
 7. Warrant Register dated 02-28-2018 in the amount of \$5,496.00;
 8. Payroll Register dated 03-01-2018 in the amount of \$86,859.26.
- 1.4 Treasurer's Report**
Approved the Treasurer's Report for January, 2018.
- 1.5 2017 Housing Element Annual HCD Progress Report**
Received and filed the report.
- 1.6 Transportation Uniform Mitigation Fee (TUMF) Amendment No. 1 and Reimbursement Agreement for Clinton Keith Road (I-15 to Copper Craft)**
Authorized the City Manager to execute Amendment No. 1 for Engineering Phase and the Agreement for Construction Phase.
- 1.7 Transportation Uniform Mitigation Fee (TUMF) Amendment No. 1 and Reimbursement Agreement for Bundy Canyon Road (I-15 to Sunset)**
Authorized the City Manager to execute Amendment No. 1 for Planning, Engineering, Right of Way Phases and the Agreement for Construction Phase.
- 1.8 Transportation Uniform Mitigation Fee (TUMF) Amendment No. 1 for Palomar Road (Mission Trail to Jefferson)**
Authorized the City Manager to execute Amendment No. 1 for Planning and Engineering Phases.
- 1.9 Clinton Keith Village - Grading Agreement, Public Improvement Agreement, BMP Agreement**
Authorized the City Manager to execute the Grading Agreement, Public

Improvement Agreement, and the BMP Agreement with George Clinton Keith Development, LLC, upon staff's approval of the applicable construction cost estimates and upon completion and receipt of all necessary documents.

- 1.10 FY 2016-17 Measure Z Oversight Advisory Committee Annual Report**
Received and filed the Measure Z Oversight Advisory Committee's FY 2016-17 Annual Report.

- 1.11 Consulting Services Contract - FoBro Consulting, LLC**
Approved a contract with FoBro Consulting, LLC to provide project based developer billing, CDBG project administration and Homeless programs implementation services.

2.0 PUBLIC HEARINGS

- 2.1 Boyajian Change of Zone (PA No. 18-0003)**

Mayor Benoit read the title and opened the public hearing.

Associate Planner Garcia presented the staff report.

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

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

A MOTION was made by Councilman Walker, seconded by Councilman Nigg, to introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 18-0003 FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF COMMERCIAL RETAIL (CR) FOR A 4.74 ACRE PARCEL LOCATED AT 36240 STABLE LANES WAY (APN: 380-110-007 AND 008), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15183

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None
ABSTAIN: None
ABSENT: Mayor Pro Tem Swanson

2.2 Smith Ranch Self Storage Project (PA 16-0138)

Mayor Benoit opened the public hearing.

Associate Planner Garcia presented the staff report.

Sam Yoo, representing the applicant, spoke regarding the item.

William Norvell, resident, inquired about the project and he lives close to the project.

Ms. Miller, resident, spoke in opposition.

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

It was the consensus of the Council to add to Resolution No. 2018-09 "A maintenance agreement will be submitted to the Planning Director for Building F."

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

RESOLUTION NO. 2018 - 09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN MITIGATED NEGATIVE DECLARATION / MITIGATION MONITORING AND REPORTING PROGRAM (SCH# 2017-121-051) FOR THE SMITH RANCH SELF STORAGE PROJECT (PA NO. 16-0138) CONSISTING OF A CHANGE OF ZONE, VARIANCE AND CONDITIONAL USE PERMIT FOR A 9.75± ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD (APN's: 380-290-037, 380-290-038, 380-290-039, 380-290-040)

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit
NAY: None
ABSTAIN: None
ABSENT: Mayor Pro Tem Swanson

A MOTION was made by Councilman Nigg, seconded by Councilman Walker, to introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 149

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 16-0138 FROM I-P (INDUSTRIAL PARK) TO M-SC (MANUFACTURING-SERVICE COMMERCIAL) FOR THREE PARCELS (APN's: 380-290-038, 380-290-039, 380-290-040) LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Swanson

A MOTION was made by Councilman Nigg, seconded by Councilman Walker, to adopt a Resolution entitled:

RESOLUTION NO. 2018 - 10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING VARIANCE NO. 16-0138 TO ALLOW A 2-FOOT SIDE YARD SETBACK FOR BUILDING F WITHIN THE SMITH RANCH SELF STORAGE PROJECT LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD (APN's: 380-290-037, 380-290-038, 380-290-039, 380-290-040)

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Swanson

A MOTION was made by Councilman Nigg, seconded by Councilman Walker, to adopt a Resolution entitled:

RESOLUTION NO. 2018 - 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE

PERMIT NO. 16-0138, SUBJECT TO CONDITIONS, TO DEVELOP THE SMITH RANCH SELF STORAGE PROJECT CONSISTING OF 172,398 SQUARE-FOOT MINI-WAREHOUSE/SELF-STORAGE FACILITY WITH 66 RV TRAILER/BOAT STORAGE SPACES LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD (APN's: APN's: 380-290-037, 380-290-038, 380-290-039, 380-290-040)

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Swanson

3.0 GENERAL BUSINESS

3.1 Addition of Section 5.12.110 to the Wildomar Municipal Code Regarding Public, Educational, and Governmental Channel Fees (PEG Fees)

Mayor Benoit read the title.

City Manager Nordquist presented the staff report.

A MOTION was made by Councilman Nigg, seconded by Councilman Walker, to introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 150

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING SECTION 5.12.110 TO THE WILDOMAR MUNICIPAL CODE ESTABLISHING PUBLIC, EDUCATIONAL, AND GOVERNMENTAL ("PEG") CHANNEL FEES

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Swanson

3.2 Parks Funding Measure Citizen's Oversight Advisory Committee Appointments

Mayor Benoit read the title.

City Clerk Lee gave the staff report.

A MOTION was made by Councilwoman Moore, seconded by Councilman Walker, to appoint Shelley Hitchcock, Steve Regalado, and Scott Rux to the Parks Funding Measure Citizen's Oversight Advisory Committee for a term of two years (February, 2020).

MOTION carried, 4-0-1, by the following vote:

YEA: Moore, Nigg, Walker, Mayor Benoit

NAY: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Swanson

CITY MANAGER REPORT

*Community Calendar update

*New website update

FUTURE AGENDA ITEMS

There were no items.

ADJOURN THE CITY COUNCIL

There being no further business Mayor Benoit declared the meeting adjourned at 7:51 p.m. in memory of long-time Cemetery employee, Kirk Schrader.

Submitted by:

Approved by:



Debbie A. Lee, CMC
City Clerk



Ben J. Benoit
Mayor

