

**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
FEBRUARY 10, 2016**

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

The closed session of February 10, 2016, of the Wildomar City Council was called to order by Mayor Moore 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 Benoit, Cashman, Swanson, Mayor Pro Tem Walker, Mayor Moore. 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 54957(b) regarding Public Employee Performance Evaluation; Title: City Manager.
2. 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 6:32 p.m. the City Council reconvened into open session, with all Council Members present.

ANNOUNCEMENTS

City Attorney Jex stated there is no reportable action on item #1 and the City

Council did not discuss item #2.

ADJOURN CLOSED SESSION

There being no further business, Mayor Moore adjourned the closed session at 6:42 p.m.

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

The regular meeting of February 10, 2016, of the Wildomar City Council was called to order by Mayor Moore 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 Benoit, Cashman, Swanson, Mayor Pro Tem Walker, and Mayor Moore. Members absent: None.

Staff in attendance: City Manager Nordquist, City Attorney Jex, Assistant City Manager York, Planning Director Bassi, Finance Director Riley, Police Chief Hollingsworth, Administrative Analyst Morales and City Clerk Lee.

The flag salute was led by the David A. Brown Middle School Think Together Sports Teams.

PRESENTATIONS

Mayor Moore presented certificates to the David A. Brown Middle School Think Together Sports Teams.

Dr. Roger Schultz, Superintendent and President of the Mt. San Jacinto College, presented an update on Wildomar Campus.

Mayor Moore presented a certificate to Crystal Apple Award winner Daniel Templeton of Elsinore High School.

Mayor Moore presented a Proclamation for California Healthy Marriage Week, February 14 – 20.

The Fire Department update was presented.

PUBLIC COMMENTS

Jessie Taylor, Southwest California Pageants, spoke regarding the upcoming pageant and invited everyone to attend.

Ms. Miller, resident, spoke regarding gas consumption, the environment, water usage, and hemp initiatives.

Ken Mayes, resident, spoke regarding sunshine.

COUNCIL COMMUNICATIONS

The City Council Members spoke regarding the various committees, commissions, and boards that they serve on locally and regionally.

APPROVAL OF THE AGENDA AS PRESENTED

A MOTION was made by Councilwoman Swanson, seconded by Mayor Pro Tem Walker, to approve the agenda as presented.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

1.0 CONSENT CALENDAR

Mayor Pro Tem Walker stated he would like to pull item #1.8.

Mayor Moore stated on item \$1.5, congratulations to City Manager Nordquist and Staff for a great job.

Ken Mayes, resident, spoke regarding items #1.3, and #1.5.

Mayor Pro Tem Walker stated he lives within 500' of Tract 32206 so he will be abstaining and leaving the dais.

Ms. Miller, resident, spoke on item #1.8.

Mayor Moore stated she would like to request a continuance on item #1.6 for 120 days.

ITEMS PULLED FROM THE CONSENT CALENDAR

1.8 Tentative Tract Map 32206 Final Tract Map Approval, Subdivision Improvement Agreement, Lien Agreement, Stormwater Management/BMP Facilities Agreement

A MOTION was made by Councilman Benoit, seconded by Councilwoman Swanson, to:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - 10
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, APPROVING THE FINAL MAP FOR
TENTATIVE TRACT MAP 32206 AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT
AGREEMENT AND LIEN AGREEMENT

2. Authorize the City Manger to execute the Stormwater Management/BMP Facilities Agreements for the tract's Water Quality Management Plan (WQMP).

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

YEA: Benoit, Cashman, Swanson, Mayor Moore

NAY: None

ABSTAIN: Mayor Pro Tem Walker

ABSENT: None

Mayor Pro Tem Walker returned to the dais.

1.6 Notice of Non-Renewal to Solid Waste Franchisees

A MOTION was made by Mayor Moore, seconded by Councilwoman Swanson, to continue this item for 120 days.

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

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

A MOTION was made by Councilman Benoit, seconded by Mayor Pro Tem Walker, to approve the remaining item on the Consent Calendar as presented.

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

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

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances.

1.2 Minutes – January 13, 2016 Regular Meeting

Approved the Minutes as submitted.

1.3 Warrant & Payroll Registers

Approved the following:

1. Warrant Register dated 01-07-2016 in the amount of \$115,701.24;
2. Warrant Register dated 01-14-2016 in the amount of \$221,253.71;
3. Warrant Register dated 01-14-2016 in the amount of \$15,719.25;
4. Warrant Register dated 01-21-2016 in the amount of \$286,515.27;
5. Warrant Register dated 01-28-2016 in the amount of \$447,204.68;
6. Voided Check Register dated 01-29-2016 in the amount of \$11,986.54;
7. Payroll Register dated 01-01-2016 in the amount of \$65,417.51.

1.4 Treasurer's Report

Approved the Treasurer's Report for December, 2015.

1.5 FY 2014-15 Comprehensive Annual Financial Report (CAFR)

Received and filed the FY 2014-15 CAFR.

1.7 Accounting Support Services Contract

Approved a contract with S. Stanton to provide accounting and

administrative support services on a full-time/temporary basis.

1.9 Hidden Springs Traffic Signal Modification Project (CIP 017)

Adopted a resolution entitled:

RESOLUTION NO. 2016 - 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, TO ACCEPT THE HIDDEN SPRINGS TRAFFIC SIGNAL MODIFICATION PROJECT (CIP 017) AS COMPLETE, AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

1.10 Statement of Investment Policy FY15-16

Adopted a Resolution entitled:

RESOLUTION NO. 2016 - 12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING STATEMENT OF INVESTMENT POLICY

1.11 Second Reading – Ordinance No. 115 Levying Special Taxes Within Community Facilities District No. 2013-1 (Services)

Adopted an Ordinance entitled:

ORDINANCE NO. 115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

2.0 PUBLIC HEARINGS

2.1 Horizon's Mixed-Use Development Project

City Clerk Lee read the title.

Mayor Moore opened the public hearing.

Planning Director Bassi presented the staff report.

The Applicant then spoke regarding the proposed project.

SPEAKERS:

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

Gary Andre, resident, spoke in favor of the development.

Ken Mayes, resident, spoke in opposition to the development.

There being no further speakers, Mayor Moore closed the public hearing.

City Council discussion ensued regarding traffic, cumulative development map, assisted living facility, bus transportation, and ownership of the townhomes.

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

RESOLUTION NO. 2016 - 13
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL
IMPACT REPORT (EIR - SCH# 2015011021) INCLUDING ADOPTION
OF A FINAL EIR, FINDINGS OF FACT / STATEMENT OF
OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING
AND REPORTING PROGRAM (MMRP) FOR THE HORIZONS MIXED-
USE DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 14-
0040) CONSISTING OF A GENERAL PLAN AMENDMENT; CHANGE
OF ZONE; A TENTATIVE TRACT MAP (TTM 36672); CONDITIONAL
USE PERMIT; AND PLOT PLAN LOCATED AT THE NORTHWEST
CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-
250-023)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Mayor Moore, seconded by Councilman Benoit, to continue consideration of the remaining Horizons Mixed-Use Development project and ordinance until after the close of the public hearing on the Grove Park Mixed-Use Development project.

City Attorney Jex explained State law limits the number to 4 of General Plan Amendments the City can do per year. However, you can combine a

number of amendments into one Resolution and then only counts as one. In speaking with the Planning Department, they are processing a number of amendments that will come forward throughout the year. This was seen as an opportunity to combine amendments, especially since it is the same Developer. The remaining items on this item will be moved to the end of the next item and then they will be taken at that time.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

2.2 Grove Park Mixed-Use Development Project

City Clerk Lee read the title

Mayor Moore opened the public hearing.

Planning Director Bassi presented the staff report.

The Applicant spoke regarding the project.

SPEAKERS:

Gary Andre, resident, spoke in favor of the project.

Ken Mayes, resident, spoke in opposition to the project.

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

City Council discussion ensued regarding traffic issues, and the commercial aspect.

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

RESOLUTION NO. 2016 - 17
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL
IMPACT REPORT (SCH# 2014121064); INCLUDING ADOPTION OF
FINDINGS OF FACT AND STATEMENT OF OVERRIDING

CONSIDERATIONS FOR THE GROVE PARK MIXED USE DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 14-0069) CONSISTING OF A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, A TENTATIVE PARCEL MAP (TPM NO. 36673), AND A PLOT PLAN TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

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

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

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

RESOLUTION NO. 2016 - 14
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 18.41 NET ACRES FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) ON THE SOUTHERLY 7.73± ACRES, AND TO HIGH DENSITY RESIDENTIAL (HDR) ON THE NORTHERLY 10.68± ACRES TO ACCOMMODATE THE HORIZONS MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023); AND APPROVING A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0069) TO CHANGE THE EXISTING LAND USE DESIGNATION ON 10± ACRES FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

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

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

ABSENT: None

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

ORDINANCE NO. 117
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 14-0069) FROM R-R (RURAL RESIDENTIAL) TO C-P-S (SCENIC HIGHWAY COMMERCIAL) ON THE NORTHERLY 10+ ACRES OF THE SITE FOR THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

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

RESOLUTION NO. 2016 - 18
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36673 (PLANNING APPLICATION NO. 14-0069) TO SUBDIVIDE APPROXIMATELY 20+ ACRES INTO 3 LOTS TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Councilman Benoit, seconded by Mayor Pro

Tem Walker, to adopt a Resolution entitled:

RESOLUTION NO. 2016 - 19
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A PLOT PLAN NO. 14-0069 TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT COMPLEX FOR THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

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

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

2.1 Horizon's Mixed-Use Development Project

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

ORDINANCE NO. 116
AN ORDINANCE OF CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 14-0040) FOR THE HORIZONS MIXED-USE DEVELOPMENT PROJECT FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) FOR THE SOUTHERLY 7.73± NET ACRES OF THE PROJECT SITE, AND FROM R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) FOR THE NORTHERLY 10.68± NET ACRES OF THE PROJECT SITE LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)

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

RESOLUTION NO. 2016 - 15
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36672 (PLANNING APPLICATION NO. 14-0040) TO SUBDIVIDE

APPROXIMATELY 18.41 NET ACRES INTO THREE (3) LOTS TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

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

RESOLUTION NO. 2016 - 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 14-0040 TO DEVELOP AN 86-UNIT SENIOR ASSISTED LIVING FACILITY ON APPROXIMATELY 7.73+ NET ACRES LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD, AND APPROVING PLOT PLAN NO. 14-0040 TO DEVELOP A 138-UNIT TOWNHOUSE/CONDOMINIUM PROJECT ON APPROXIMATELY 10.68+ NET ACRES LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND BUNNY TRAIL (APN: 380-250-023)

2.3 Organic Waste Recycling Program

City Clerk Lee read the title.

Mayor Moore opened the public hearing.

City Manager Nordquist presented the staff report.

Clara Vera, Waste Management, stated they enjoy servicing the City.

SPEAKERS:

Gary Andre, resident, spoke regarding his confusion with item #1.6.

Joseph Morabito, resident, spoke regarding if this is residential also.

There being no further speakers, Mayor Moore closed the public hearing.

A MOTION was made by Councilman Benoit, seconded by Councilwoman Swanson to adopt a Resolution entitled:

RESOLUTION NO. 2016 - 20
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING AN ORGANIC WASTE
RECYCLING PROGRAM FOR THE PORTION OF THE CITY WEST
OF INTERSTATE 15

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

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

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Councilman Benoit, seconded by Councilwoman Swanson to adopt a Resolution entitled:

RESOLUTION NO. 2016 - 21
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING AN ORGANIC WASTE
RECYCLING PROGRAM FOR THE PORTION OF THE CITY EAST
OF INTERSTATE 15

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

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

NAY: None

ABSTAIN: None

ABSENT: None

2.4 Proposed Voting By District Boundary Maps

City Clerk Lee read the title.

Mayor Moore opened the public hearing.

City Manager Nordquist presented the staff report.

Doug Johnson, Demographer, presented the background and how the

three proposed maps were drawn up.

SPEAKERS:

Ken Mayes, resident, spoke regarding his displeasure with this hearing being on a regular meeting.

George Taylor, resident, with donated time from Sharon Heil, spoke in opposition to the District voting.

Andy Morris, resident, he agrees with Mr. Taylor, but understands we have to do it. He favors Map A, with The Ridge area not divided up.

Gary Andre, resident, stated he does not like the Districts, but understands.

City Clerk Lee stated the City did receive emails from:

Brad & Wendy Knepp, preference is Map A

Patricia Sluder, preference is Map C

John Willard, preference is Map A

Alice Cloud, preference is Map A

Mr. Johnson and Marguerite Leoni, attorney, then answered questions that were raised.

City Council discussion ensued regarding the Maps.

The next public hearing on this item will be February 24, 2016 at 7:00 p.m.

3.0 GENERAL BUSINESS

3.1 FY2015-16 Midyear Budget Report

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

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

RESOLUTION NO. 2016 - 22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, AUTHORIZING AMENDMENTS TO THE
FY 2015-16 BUDGETED REVENUES AND EXPENSES

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

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

NAY: None

ABSTAIN: None

ABSENT: None

CITY MANAGER REPORT

There was no report given.

CITY ATTORNEY REPORT

There was no report given.

FUTURE AGENDA ITEMS

*City Building Official duties designated to another Staff member

ADJOURN THE CITY COUNCIL

There being no further business, Mayor Moore declared the meeting adjourned at 9:39 p.m.

Submitted by:

Approved by:



Debbie A. Lee, CMC
City Clerk



Bridgette Moore
Mayor