

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
JANUARY 11, 2017**

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

The closed session of January 11, 2017, of the Wildomar City Council was called to order by Mayor Walker at 5:31 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 Deputy City Clerk Morales.

**PUBLIC COMMENTS**

There were no speakers.

**CLOSED SESSION**

Deputy City Clerk Morales read the following:

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

City Attorney Jex requested an item be added to the closed session. The City received information, after the posting of the agenda, regarding a business in violation of the Municipal Code. Staff needs immediate direction from the City Council regarding possible initiation of litigation in order to protect the health, safety, and welfare.

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilwoman Moore, to add the item to the closed session agenda.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

City Attorney Jex stated item #2 shall be:

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 in regards to one matter of potential initiation of litigation.

The Council convened into closed session at 5:32 p.m. with all Council Members present.

### **RECONVENE INTO OPEN SESSION**

At 6:42 p.m. the City Council reconvened into open session, with all Council Members present.

### **ANNOUNCEMENTS**

City Attorney Jex stated there was no reportable action on the item added to the agenda. In regards to the City Manager evaluation, the City Council appointed Mayor Pro Tem Benoit and Councilman Nigg to an Ad Hoc Subcommittee dealing only with the evaluation and the Subcommittee will dissolve upon the conclusion of the performance review.

### **ADJOURN CLOSED SESSION**

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

### **SPECIAL ORDER OF BUSINESS**

2016 Mayor, Bridgette Moore passed the gavel to 2017 Mayor, Timothy Walker.

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

The regular meeting of January 11, 2017, of the Wildomar City Council was called to order by Mayor Walker at 6:42 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, Fire Chief Phillips, and Deputy City Clerk Morales.

The flag salute was led by Councilwoman Swanson.

Mayor Walker asked for a moment of silence in memory of John J. Benoit, Riverside County Supervisor, and Mayor Pro Tem Benoit's father.

### **PRESENTATIONS**

1. Mayor Walker presented 2016 Mayor, Bridgette Moore with the gavel she used while Mayor and also that her name has been added to the Mayor's perpetual flag.
2. Wildomar Elementary School – this will be on the February 8, 2017 agenda.
3. Melina Velazquez, Wildomar Librarian, gave an update.
4. Chief Phillips presented the Fire Department update.
5. Other City Recognitions/Presentations – There were none.

### **PUBLIC COMMENTS**

Kenny Mayes, resident, spoke regarding the human and dog drinking fountains at Regency Heritage Park and his opposition to it.

Monty Jordan, Interim Director of the Animal Friends of the Valleys, introduced himself to the Council and citizens.

Ms. Miller, resident, spoke regarding Supervisor Benoit. She also spoke about the arctic stream.

### **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**

Kenny Mayes, resident, speaking to the Consent Calendar in General, and Item #1.9, stated his concerns regarding both.

A **MOTION** was made by Councilwoman Swanson, 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 – November 16, 2016 Regular Meeting**

Approved the Minutes as submitted.

- 1.3 Minutes – December 12, 2016 Special Meeting**  
Approved the Minutes as submitted.
- 1.4 Minutes – December 14, 2016 Regular Meeting**  
Approved the Minutes as submitted.
- 1.5 Warrant & Payroll Registers**  
Approved the following:
- Warrant Register dated 12-01-2016 in the amount of \$385,951.19;  
Warrant Register dated 12-08-2016 in the amount of \$268,560.60;  
Warrant Register dated 12-08-2016 in the amount of \$6,471.19;  
Warrant Register dated 12-15-2016 in the amount of \$363,658.79;  
Warrant Register dated 12-22-2016 in the amount of \$64,824.35;  
Warrant Register dated 12-29-2016 in the amount of \$101,476.01; &  
Payroll Register dated 01-01-2017 in the amount of \$115,687.28.
- 1.6 Treasurer’s Report**  
Approved the Treasurer’s Report for November, 2016.
- 1.7 League of California Cities Policy Committee Appointment**  
Received and filed the report.
- 1.8 Tri-Party Consultant Service Agreement for the Wildomar Crossings Retail Center Project Mitigated Negative Declaration**
1. Authorized the City Manager to execute a Tri-Party Consultant Service Agreement between the City of Wildomar, Mann Property Company, Inc., and Albert A. Webb Associates, Inc., to prepare the Initial Study/Mitigated Negative Declaration for the Wildomar Crossings Retail Center Project; and
  2. Authorized the City Manager to execute a Consultant Services Agreement between the City of Wildomar and Albert A. Webb Associates, Inc., to prepare the Initial Study/Mitigated Negative Declaration for the Wildomar Crossings Retail Center Project.
- 1.9 Declare Two Vacancies on the Measure Z Oversight Committee (Ames, Urlaub)**
1. Declared two vacancies on the Measure Z Oversight Advisory Committee, for seats currently held by Douglas Ames and Sheila Urlaub; and
  2. Directed the City Clerk to advertise for the vacancies.

**1.10 Ordinance No. 127 Second Reading - Westpark Promenade Mixed-Use Project**

Adopted an Ordinance entitled:

ORDINANCE NO. 127  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0082) TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-P-S (SCENIC HIGHWAY COMMERCIAL) TO R-3 (GENERAL RESIDENTIAL) FOR A 13.48 ACRE PORTION OF THE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF THE I-15 FREEWAY AND CATT ROAD (APN 376-410-013, 376-410-023, & 376-410-025)

**2.0 PUBLIC HEARINGS**

**2.1 Nova Homes Residential Project**

Deputy City Clerk Morales read the title.

Mayor Walker opened the public hearing.

Planning Director Bassi presented the staff report.

Tom Mungari, Nova Homes, presented the project. He stated that since a letter was received from Gerard Ste. Marie and John Burkett at the meeting, they would like to continue this item to the next meeting so that legal counsel can address it.

Ms. Miller, resident, stated her opposition.

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilman Nigg, to continue this item to the regular meeting of February 8, 2017.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

RESOLUTION NO. 2017- 01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND - SCH# 2016081009) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36952) AND PLOT PLAN ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

RESOLUTION NO. 2017 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 15-0129 TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 11.25 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), INCLUDING VACATION OF DEPASQUALE ROAD THROUGH THE PROJECT AREA LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

ORDINANCE NO. 130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE NO. 15-0129 TO REMOVE THE EXISTING MIXED-USE OVERLAY DISTRICT DESIGNATION FROM A 5.85 ACRE PORTION OF THE SITE (APN 362-250-001) AND CHANGE THE EXISTING ZONING DESIGNATION ON THE ENTIRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL)

RESOLUTION NO. 2017 - 03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36952 (PLANNING APPLICATION NO. 15-0129) TO SUBDIVIDE APPROXIMATELY 11.25 ACRES INTO 1 (ONE) LOT FOR CONDOMINIUM PURPOSES TO ACCOMMODATE THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

RESOLUTION NO. 2017 - 04

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

CALIFORNIA, APPROVING PLOT PLAN NO. 15-0129 TO DEVELOP THE NOVA HOMES RESIDENTIAL PROJECT CONSISTING OF THE DEVELOPMENT OF 77 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS WITH RELATED ON-SITE RECREATION AND LANDSCAPE AMENITIES ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

## 2.2 McVicar Residential Project

Deputy City Clerk Morales read the title.

Mayor Walker opened the public hearing.

Planning Director Bassi presented the staff report. He also stated that at 6:35 p.m. Gerard Ste. Marie submitted a protest letter on line.

At 7:42 p.m. the City Council took a recess.

At 7:55 p.m. the City Council reconvened into open session with all Council Members present.

The applicant spoke about the project and the letter received at the meeting. They disagree with the Mr. Ste. Marie and Mr. Burkett of the contents of their letter and they wish to move forward.

Gina Castanon, resident, spoke in favor of the project.

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

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

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

### RESOLUTION NO. 2017 - 05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION / MITIGATION MONITORING AND REPORTING PROGRAM (SCH #2016091055) FOR THE MCVICAR RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 09-0380) CONSISTING OF A CHANGE OF ZONE AND TENTATIVE TRACT MAP (TTM NO. 32035) LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510



FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029)

**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 Councilman Nigg, seconded by Councilwoman Moore, to introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 09-0380) TO CHANGE THE EXISTING ZONING DESIGNATION ON A 19.2± ACRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE FAMILY DWELLING) AND W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029)

**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 Councilman Nigg, seconded by Councilwoman Moore, to adopt a Resolution entitled:

RESOLUTION NO. 2017 - 06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 32035 (PLANNING APPLICATION NO. 09-0380) TO SUBDIVIDE APPROXIMATELY 19.2 ACRES INTO 48 SINGLE FAMILY RESIDENTIAL LOTS, SUBJECT TO CONDITIONS, LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 & 029)

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

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

### **2.3 Building Codes Adoption**

Deputy City Clerk Morales read the title.

Mayor Walker opened the public hearing.

Assistant City Manager York presented the staff report.

There being no speakers Mayor Walker closed the public hearing.

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilwoman Swanson, to adopt an Ordinance entitled:

ORDINANCE NO. 129  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AMENDING CHAPTERS 8.28, 15.12,  
15.16, 15.18, 15.20, 15.22, 15.24, 15.28, 15.32, 15.38, AND 15.52 OF  
THE WILDOMAR MUNICIPAL CODE BY ADOPTING THE 2016  
EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE  
(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 2  
THROUGH 12, INCLUSIVE) WITH APPENDICES AND  
AMENDMENTS THERETO; AND AMENDING CHAPTER 15.40 AND  
DELETING CHAPTER 15.44.

### **2.4 Urgency Ordinance Extending a Temporary Moratorium Pertaining to Private Marijuana Cultivation and Non-medical Marijuana Facilities**

Deputy City Clerk Morales read the title.

Mayor Walker opened the public hearing

City Attorney Jex presented the staff report.

Kenny Mayes, resident, spoke in opposition.

Ms. Miller, resident, spoke in opposition.

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

**A MOTION** was made by Councilwoman Swanson, seconded by Councilwoman Swanson, to adopt an Interim Urgency Ordinance entitled:

**ORDINANCE NO. 132**

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA EXTENDING A TEMPORARY MORATORIUM PERTAINING TO PRIVATE MARIJUANA CULTIVATION AND NON-MEDICAL MARIJUANA FACILITIES.**

**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 Amendment to Cooperative Agreement with the Riverside County Flood Control and Water Conservation District and Allocation of DIF Drainage Funds for the Wildomar Master Drainage Plan Lateral C-1 Storm Drain**

Deputy City Clerk Morales read the title.

Assistant City Manager York presented the staff report.

There were no speakers.

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilman Nigg, to authorize the City Manager to sign an amendment to the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District (District) for the Wildomar Master Drainage Plan Lateral C-1 Storm Drain project increasing the District's TOTAL CONTRIBUTION AMOUNT to an amount agreed to by City and District Staff.

**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 adopt a resolution entitled:

RESOLUTION NO. 2017 - 07  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA AUTHORIZING THE ALLOCATION OF  
FUNDS FROM THE STORM DRAIN DEVELOPMENT IMPACT FEES  
TO THE WILDOMAR MASTER DRAINAGE PLAN LATERAL C-1  
PROJECT

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

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

NAY: None

ABSTAIN: None

ABSENT: None

**3.2 Master Drainage Plan Lateral C-1 Storm Drain Project (CIP 030)**

Deputy City Clerk Morales read the title.

Assistant City Manager York presented the staff report.

Tom Gavaghan, resident, voiced his opposition to how his property was treated and left.

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilwoman Swanson, to approve the final project Change Order in the amount of \$58,987.73 and adopt a Resolution entitled:

RESOLUTION NO. 2017 - 08  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, TO ACCEPT THE WILDOMAR MASTER  
DRAINAGE PLAN LATERAL C-1 STORM DRAIN PROJECT (CIP  
030) AS COMPLETE, AND AUTHORIZING STAFF TO PREPARE  
AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE  
COUNTY RECORDER

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.3 2017 Special Events and Recreation Program Dates**

City Clerk Morales read the title.

City Manager Nordquist presented the staff report.

Kenny Mayes, resident, stated his opposition.

**A MOTION** was made by Councilman Nigg, seconded by Mayor Pro Tem Benoit, to approve the park and recreation special events and programs calendar through December, 2017.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.4 Biennial Budget Schedule**

Deputy City Clerk Morales read the title.

City Manager Nordquist presented the staff report.

Kenny Mayes, resident, stated there should be more than a one day notice.

**A MOTION** was made by Mayor Pro Tem Benoit, seconded by Councilwoman Swanson, to direct the City Manager to present a Biennial Budget (Fiscal Years 2017/18 and 2018/19) at the May 10, 2017 City Council meeting for consideration and approval.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

## **CITY MANAGER REPORT**

City Manager Nordquist gave a Community Calendar update, and spoke about

some meetings he attended.

**FUTURE AGENDA ITEMS**

- \*Parking regulations for development
- \*Solutions for Public Safety

**ADJOURN THE CITY COUNCIL**

There being no further business, Mayor Walker declared the meeting adjourned at 9:00 p.m. in memory of Riverside County Supervisor John J. Benoit.

Submitted by:

Approved by:



Debbie A. Lee, CMC  
City Clerk



Timothy Walker  
Mayor