

**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
NOVEMBER 12, 2015**

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

The closed session of November 12, 2015, 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 Cashman, Swanson, Walker, Mayor Pro Tem Moore, Mayor Benoit. 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 Attorney Jex requested an item to add to the agenda. This came to the attention of Staff after the posting of the agenda and requires immediate action. Around 5:00 p.m. on this date the City received a letter from Martha Bridges, John Burkett, and Gerard Ste. Marie regarding item #2.2 on this agenda. It threatens possible litigation on that item and he would like to discuss it prior to the public hearing item.

A MOTION was made by Mayor Benoit, seconded by Councilwoman Swanson, to add the item to the closed session.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

City Attorney Jex read the item:

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 and the facts and circumstances surrounding this matter is the letter the City received from Martha Bridges, Johns Burkett, and Gerard Ste. Marie threatening litigation on the Villa Sienna residential project which is an item on the public hearing agenda for tonight.

City Clerk Lee read the following:

1. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:
Property: APN 380-050-003; 21854 Palomar St. Wildomar, CA
Agency negotiators: Gary Nordquist and Dan York
Negotiating parties: David Romagnolo
Under negotiation: Instruction regarding price and terms of payment.
2. 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 matters of pending litigation:
 - A. Cornerstone Concerned Area Residents v. City of Wildomar and Cornerstone Community Church; RSC Case No. RIC1500292
 - B. Bridges et al v. City of Wildomar and Zareh Hookasian; RSC Case No. RIC1512918.

The Council convened into closed session at 5:33 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, with respect to item 2.B., the City Council voted unanimously to defend that litigation matter. There is no reportable action from the other items, including the item that was added.

ADJOURN CLOSED SESSION

There being no further business, Mayor Benoit adjourned the closed session at 6:31 p.m.

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

The regular meeting of November 12, 2015, of the Wildomar City Council was called to order by Mayor Benoit at 6:31 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 Cashman, Swanson, Walker, Mayor Pro Tem Moore, and Mayor Benoit. Members absent: None.

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

The flag salute was led by Wildomar Boy Scout Troop 332.

PRESENTATIONS

Mayor Benoit and other Dignitaries presented a Proclamations and Certificates to Eagle Scout Anthony Ramos.

There was no Fire Department update.

PUBLIC COMMENTS

Glenn Cople, Original Christmas Tree Lane, spoke regarding this year's festivities.

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 Mayor Pro Tem Moore, seconded by Councilwoman Swanson, to approve the agenda as presented.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

1.0 CONSENT CALENDAR

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

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

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

NAY: None

ABSTAIN: None

ABSENT: None

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances.

1.2 Minutes – September 23, 2015 Adjourned Regular Meeting

Approved the Minutes as submitted.

1.3 Minutes – October 14, 2015 Regular Meeting

Approved the Minutes as submitted.

1.4 Minutes – October 28, 2015 Adjourned Regular Meeting

Approved the Minutes as submitted.

1.5 Warrant & Payroll Registers

Approved the following:

1. Warrant Register dated 10-08-2015 in the amount of \$145,427.16;
2. Warrant Register dated 10-15-2015 in the amount of \$235,787.66;
3. Warrant Register dated 10-22-2015 in the amount of \$386,371.97;
4. Warrant Register dated 10-29-2015 in the amount of \$1,196,620.60; &
5. Payroll Register dated 11-01-2015 in the amount of \$63,529.61.

1.6 Treasurer's Report

Approved the Treasurer's Report for September, 2015.

1.7 Annexation No. 6 into Community Facilities District No. 2013-1 (Services) for Keusder Homes, Inc. and MSL Orange, LLC (TR 36519)

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 6) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.8 Annexation No. 7 into Community Facilities District No. 2013-1 (Services) for Plaza de Bundy Canyon, LLC (PP 10-0222)

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 7) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.9 Annexation No. 8 into Community Facilities District No. 2013-1 (Services) for Wildomar Land, LLC (TR 32206)

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 8) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

1.10 Master Drainage Plan Lateral C-1 Project, Acceptance of Charles Street Right of Way

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING AN OFFER OF DEDICATION FOR

CHARLES STREET

1.11 FY 2015 Emergency Management Performance Grant (EMPG) Program Award

Accepted \$11,313 in funding from Riverside County's FY 2015 EMPG Program and adopt a Resolution entitled:

RESOLUTION NO. 2015 - 64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PARTICIPATION IN THE FY 2015 EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG) PROGRAM AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR AND ON BEHALF OF THE CITY

1.12 FY 2015 State Homeland Security Program (SHSP) Award

Accepted \$5,605 in funding from Riverside County's FY 2015 State Homeland Security Program (SHSP); and Adopt a Resolution entitled:

RESOLUTION NO. 2015 - 65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PARTICIPATION IN THE FY 2015 STATE HOMELAND SECURITY PROGRAM (SHSP) AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR AND ON BEHALF OF THE CITY

2.0 PUBLIC HEARINGS

2.1 Allocation of Community Development Block Grant (CDBG) Funds for Fiscal Year 2016-2017 Program Year

City Clerk Lee read the title.

Mayor Benoit opened the public hearing.

City Manager Nordquist presented the staff report.

SPEAKERS:

Dorcas Shaktman, Assistant League of Temecula Valley, spoke regarding the request made by the organization and what the monies were used for in the past.

Mayor Benoit gave an update on H.O.P.E.

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

Council discussion ensued regarding how to divide up the monies.

A MOTION was made by Councilwoman Swanson, seconded by Councilman Walker, to split the funds equally between Assistance League of Temecula Valley (ALTV) and Helping Our People in Elsinore, Inc. (H.O.P.E.), with each receiving \$9,811; and adopt a Resolution entitled:

RESOLUTION NO. 2015 - 66
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AUTHORIZING THE ALLOCATION OF COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR
2016-2017

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

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

NAY: None

ABSTAIN: None

ABSENT: None

2.2 Villa Sienna Apartment Project

City Clerk Lee read the title.

Mayor Benoit opened the public hearing.

Planning Director Bassi presented the staff report. He added that a letter was received from Martha Bridges, John Burkett, and Gerard Ste. Marie.

The Applicant spoke regarding the project. He also turned in transcribed minutes from the Planning Commission for the record.

SPEAKERS:

Carol Close, resident, stated she is still concerned about the drainage and the traffic coming from Jackson.

Gary Andre, resident, stated the disadvantages to palm trees and the problem with garages becoming storage units so there is a parking issue.

Joseph Morabito, resident, stated he feels these will not be affordable and there will be traffic issues.

The Applicant commented on the issues brought up.

Discussion ensued regarding traffic issues.

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

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

RESOLUTION NO. 2015 - 67
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 20144011081), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) CONSISTING OF A GENERAL PLAN AMENDMENT FROM MHDR TO VHDR, A CHANGE OF ZONE FROM I-P TO R-3, AND A PLOT PLAN TO DEVELOP A 170-UNIT APARTMENT PROJECT, SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

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

RESOLUTION NO. 2015 - 68
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT FOR THE VILLA SIENA APARTMENT PROJECT

(PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) FOR A 170-UNIT APARTMENT PROJECT LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilwoman Swanson, to introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

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

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

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to adopt, with the addition of compliance with California Building Code Chapter 7A, California Residential Code Section R327, California Reference Standards Code Chapter 12 F 7A, and California Fire Code Chapter 49, and all other Codes that would be applicable to this project, a Resolution entitled:

RESOLUTION NO. 2015 - 69
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, APPROVING A PLOT PLAN
(PLANNING APPLICATION NO. 13-0089) FOR THE
DEVELOPMENT OF A 170-UNIT APARTMENT PROJECT (VILLA
SIENA APARTMENT PROJECT), SUBJECT TO CONDITIONS,
LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE
AND PRIELIPP ROAD (APN: 380-290-029)

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

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

**2.3 Zoning Ordinance Amendment No. 15-03 - Amending Chapter 17.305
(Mixed-Use Overlay District) of the Wildomar Municipal Code**

City Clerk Lee read the title.

Mayor Benoit opened the public hearing.

Planning Director Bassi presented the staff report.

There being no speakers Mayor Benoit closed the public hearing.

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

ORDINANCE NO. 113
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, APPROVING ZONING ORDINANCE
AMENDMENT NO. 15-03 TO AMEND CHAPTER 17.305 (MIXED-USE
OVERLAY DISTRICT) OF THE WILDOMAR MUNICIPAL CODE

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

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

ABSENT: None

3.0 GENERAL BUSINESS

3.1 Water Efficient Landscape Conservation Resolution

City Clerk Lee read the title.

Planning Director Bassi presented the staff report.

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

RESOLUTION NO. 2015 - 70
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ADOPTING ELSINORE VALLEY MUNICIPAL WATER
DISTRICT'S (EVMWD) WATER EFFICIENT LANDSCAPE STANDARDS
AS A SUPPLEMENT TO THE CITY'S EXISTING WATER EFFICIENT
LANDSCAPE STANDARDS (SECTION 17.276 OF THE WMC)

MOTION carried, 3-2, by the following vote:

YEA: Swanson, Mayor Pro Tem Moore, Mayor Benoit

NAY: Cashman, Walker

ABSTAIN: None

ABSENT: None

3.2 SB 107 Related Agreement with Riverside County

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

A MOTION was made by Councilwoman Swanson, seconded by Mayor Pro Tem Moore, to approve that certain agreement entitled "Agreement for Accord and Satisfaction Related to the Forgiveness of Certain Monetary Obligations" between the County of Riverside and the City of Wildomar and authorize the Mayor to execute the Agreement on behalf of the City in substantially the form presented to the Council.

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

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

3.3 City Manager Contract Ad Hoc Subcommittee

City Clerk Lee read the title and presented the staff report.

It was the consensus of the City Council to form an Ad Hoc Subcommittee and appoint Councilwoman Swanson and Mayor Benoit to the Subcommittee to meet with the City Manager to negotiate a new contract. This Ad Hoc Subcommittee will dissolve when the new contract is adopted by the City Council.

CITY MANAGER REPORT

City Manager Nordquist presented the City Manager report.

FUTURE AGENDA ITEMS

There were no items.

ADJOURN THE CITY COUNCIL

There being no further business Mayor Benoit declared the meeting adjourned at 8:46 p.m.

Submitted by:

Approved by:



Debbie A. Lee, CMC
City Clerk



Ben Benoit
Mayor