

**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
JANUARY 12, 2022**

SPECIAL ORDER OF BUSINESS

Dustin Nigg, 2020 and 2021 Mayor, passed the gavel to Ben J. Benoit, 2022 Mayor.

CALL TO ORDER – REGULAR SESSION - 6:00 P.M.

The Regular Meeting of January 12, 2022, of the Wildomar City Council was conducted pursuant to Assembly Bill 361 with in-person attendance at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California, and via videoconferencing, and was called to order by Mayor Benoit at 6:00 p.m.

City Council Roll Call showed the following:

Members in attendance: Council Member Moore, Nigg, Swanson, Mayor Pro Tem Morabito, Mayor Benoit

Members absent: None

Staff in attendance: Assistant City Manager York, City Attorney Jex, City Clerk Morales, Planning Director Bassi, Administrative Services Director Howell, Project Consultant Riley, Economic Development Director Davidson, Associate Engineer Luna, Development Manager Stadnik, Community Services Director Torres and Associate Planner Lachgar.

The flag salute was led by Mayor Benoit.

3.0 GENERAL BUSINESS

3.1 Consideration of a Resolution authorizing the teleconferencing option for City Council, Commission and Committee meetings pursuant to Assembly Bill No. 361

Mayor Benoit read the title.

City Attorney Jex presented the staff report.

A MOTION was made by Councilmember Nigg seconded by Councilmember Moore to adopt a Resolution entitled:

RESOLUTION NO. 2022 - 01
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA AUTHORIZING THE NEED FOR TELECONFERENCING
OPTION FOR CITY COUNCIL, COMMISSION AND COMMITTEE
MEETINGS PURSUANT TO ASSEMBLY BILL 361 AND MAKING
FINDINGS AND DETERMINATIONS REGARDING THE SAME

MOTION carried 5-0, by the following vote:

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

2.0 PUBLIC HEARINGS

2.1 Third Public Hearing to Receive Input from the Community Regarding the Redrawing of Election District Boundaries

Mayor Benoit read the title.

Mayor Benoit opened the public hearing.

City Clerk Morales and Todd Tatum from the National Demographics Corporation presented the staff report.

Resident Kenny Mayes provided public comment.

Resident Gina Castanon with 3 minutes donated by Ruben Castanon provided public comment for a total of 6 minutes.

There being no further testimony, Mayor Pro Tem Benoit closed the public hearing.

It was the consensus of the City Council to direct staff to bring back an Ordinance for adoption at the February 9, 2022 meeting with the following map:

NDC101 with the change to District 4 near Mission Trail, changing that corner back to District 1; and with the change to District 3 near Almond St. and Walnut St., changing that corner to District 4 or District 1. If those changes do not meet the criteria, then Council directs staff to bring NDC101 without any further changes.

PRESENTATIONS

1. Mayor Benoit acknowledged 2020 and 2021 Mayor, Dustin Nigg.
2. Mayor Pro Tem Morabito awarded the Manufactured Housing Education Trust (MHET) Charity Donation to Wildomar Community and Parks Foundation and Friends of the Wildomar Library.
3. The City Council acknowledged City Manager Nordquist's upcoming retirement.

Mayor Nigg left the meeting at 6:38pm and rejoined at 6:50pm.

DEPARTMENT REPORTS

1. Lt. Mack presented the Police Department update.
2. Chief Olsen presented the Fire Department update.
3. Librarian Brautigam presented the Wildomar Library update
4. Associate Engineer Luna presented the Bundy Canyon Road update
5. The Code Enforcement Department update was postponed to the next meeting.

PUBLIC COMMENTS

The following individuals provided public comment on items not on the agenda:

1. Kenneth Mayes, resident
2. Miss Miller

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 Transit Agency (RTA)
5. Riverside Conservation Authority (RCA)
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. Southwest Community Financing Authority (Animal Shelter)
13. Western Community Energy (WCE)
14. Ad Hoc & Subcommittees

APPROVAL OF THE AGENDA AS PRESENTED

There were no changes to the agenda as presented.

1.0 CONSENT CALENDAR

Kenny Mayes, resident, provided public comment on Agenda Item # 1.7 & 1.8.

Gina Castanon, resident, provided public comment on Agenda Item #1.7

Miss Miller provided public comment on various Agenda Items.

A MOTION was made by Councilmember Moore seconded by Mayor Pro Tem Morabito to approve the Consent Calendar.

MOTION carried 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances on this agenda.

1.2 Minutes- November 10, 2021 Regular Meeting

Approved the minutes as presented.

1.3 Warrant and Payroll Registers

Approved the following:

1. Warrant Register dated 12-02-2021 in the amount of \$472,876.67.
2. Warrant Register dated 12-09-2021 in the amount of \$462,041.94.
3. Warrant Register dated 12-16-2021 in the amount of \$94,857.71.
4. Warrant Register dated 12-22-2021 in the amount of \$1,642,202.86.
5. Wire Transfer Register dated 12-31-2021 in the amount of \$52,381.59.
6. Payroll Register dated 01-01-2022 in the amount of \$177,123.94.

1.4 Treasurer's Report

Approved the Treasurer's Report for November 2021.

1.5 2nd Reading of Ordinance No. 209 – Monte Vista Ranch Townhome Project

Adopted the following Ordinance entitled:

ORDINANCE NO. 209

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21-0045 TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-O (COMMERCIAL OFFICE) TO R-3 (GENERAL RESIDENTIAL) FOR A 7.93-ACRE SITE LOCATED ON NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY (APN: 367-502-002, 367-502-003, 367-502-004)

1.6 Horizons by Lennar Homes, Tentative Tract Map 36672 Rough Grading Agreement

Authorized the City Manager to execute the Rough Grading Agreement with Lennar Homes of California, Inc.

1.7 Professional Services Agreement for Kosmont Companies to conduct a Hotel Market Analysis in Wildomar

Approved the attached Agreement for Services with the Kosmont Companies to prepare a Hotel Market Analysis.

1.8 City of Wildomar Recovered Organic Waste Product Procurement Policy

Adopted the Recovered Organic Waste Product Procurement Policy in accordance with California Senate Bill (SB) 1383.

1.9 Summerhill 2 KB Homes, Tentative Tract Map 37476 Subdivision Improvement Agreement and Offsite Public Improvement Agreement

Authorized the City Manager to execute the Subdivision Improvement Agreement and the Offsite Public Improvement Agreement with KB Home Coastal Inc.

- 1.10 **Villa Sienna Apartment Project (PP 13-0089): Onsite Public Improvement Agreement and Offsite Public Improvement Agreement**
Authorized the City Manager to execute the Onsite Public Improvement Agreement and Offsite Public Improvement Agreement with Villa Sienna Property, LLC.

2.0 PUBLIC HEARINGS

- 2.2 **Change of Zone No. 2021-01 (Zoning Consistency Program): City Council review of Change of Zone No. 2021-01 to change the existing zoning designations for 259 parcels in accordance with Government Code Section 65860**

Mayor Benoit read the title.

Mayor Benoit opened the public hearing.

Associate Planner Lachgar presented the staff report.

Resident Kenny Mayes provided public comment.

Marylou Matienz provided public comment.

Resident Gina Castanon with 3 minutes donated by Ruben Castanon provided public comment for a total of 6 minutes.

Miss Miller provided public comment.

There being no further testimony, Mayor Pro Tem Benoit closed the public hearing.

A MOTION was made by Councilmember Nigg seconded by Councilmember Moore to adopt a Resolution entitled:

RESOLUTION NO. 2022 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN ADDENDUM TO THE 2003 GENERAL PLAN PROJECT ENVIRONMENTAL IMPACT REPORT (SCH# 2002051143) IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES FOR THE CITY'S ZONING CONSISTENCY PROGRAM (CHANGE OF ZONE NO. 2021-01)

MOTION carried 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

A MOTION was made by Mayor Pro Tem Morabito seconded by Councilmember Moore to remove the following parcels from the original list which included 259 properties:

1. Parcel No. 51, APN 370-090-030
2. Parcel No. 104, APN 366-160-046
3. Parcel No. 127, APN 360-160-048
4. Parcel No. 213, APN 366-021-003
5. Parcel No. 255, APN 367-020-025

And; to introduce for first reading an Ordinance entitled:

ORDINANCE NO 210

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING CHANGE OF ZONE NO. 2021-01 (ZONING CONSISTENCY PROGRAM) TO CHANGE THE EXISTING ZONING DESIGNATION FOR 259 PROPERTIES TO MATCH THEIR EXISTING GENERAL PLAN LAND USE DESIGNATIONS IN ACCORDANCE WITH GOVERNMENT CODE 65860

MOTION carried 3-2, by the following vote:

YEA: Moore, Mayor Pro Tem Morabito, Mayor Benoit

NAY: Nigg, Swanson

ABSTAIN: None

ABSENT: None

2.3 Zoning Ordinance Amendment No. 2021-04: City Council consideration of a city-initiated Zoning Ordinance Amendment to modify Sections 17.36, 17.44 & 17.68 of the Wildomar Municipal Code

Mayor Benoit read the title.

Mayor Benoit opened the public hearing.

Planning Director Bassi presented the staff report.

There being no testimony, Mayor Benoit closed the public hearing.

A MOTION was made by Councilmember Swanson seconded by Councilmember Nigg to introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. 211

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2021-04 TO MODIFY SECTION 17.36 (MULTIPLE FAMILY DWELLING ZONE), 17.44 (GENERAL RESIDENTIAL ZONE) AND 17.68 (RESIDENTIAL INCENTIVE ZONE) OF THE WILDOMAR MUNICIPAL CODE RELATED TO MULTI-FAMILY DEVELOPMENT STANDARDS

MOTION carried 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

2.4 Zoning Ordinance Amendment No. 2021-05: City Council consideration an amendment to modify Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code

Mayor Benoit read the title.

Mayor Benoit opened the public hearing.

Project Consultant Riley presented the staff report.

There being no testimony, Mayor Benoit closed the public hearing.

A MOTION was made by Mayor Pro Tem Morabito seconded by Councilmember Moore to introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. 212
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTION OF AN EXEMPTION IN
ACCORDANCE WITH SECTIONS 15061(B)(3) AND 15308 OF THE
CEQA GUIDELINES AND APPROVAL OF ZONING ORDINANCE
AMENDMENT NO. 2021-05 TO MODIFY CHAPTER 17.276 (WATER
EFFICIENT LANDSCAPES) OF THE WILDOMAR MUNICIPAL CODE
ESTABLISHING A NEW SUBSECTION TO ADDRESS SB 1383 STATE
REQUIREMENTS

MOTION carried 5-0, by the following vote:

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

3.0 GENERAL BUSINESS

3.2 COVID-19 Update

Mayor Benoit read the title.

Community Services Director Torres presented the staff report.

It was the consensus of the City Council to receive and file the report.

3.3 Legislative Platform

Mayor Benoit read the title.

Assistant City Manager York presented the staff report.

It was the consensus of the City Council to direct staff to bring back a legislative platform at a future meeting.

CITY MANAGER REPORT

Assistant City Manager York presented the Staff Report.

FUTURE AGENDA ITEMS

Added: City Wide Street Sweeping - Moore

ADJOURN THE CITY COUNCIL MEETING

There being no further business, Mayor Nigg adjourned the City Council Meeting at 8:41 p.m.

Submitted by:

Approved by:



Janet Morales, CMC
City Clerk



Ben J. Benoit
Mayor