

# CITY OF WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT AGENDA

AUGUST 11, 2021

4:00 P.M. – CLOSED SESSION  
5:00 P.M. – REGULAR MEETING

Council Chambers  
23873 Clinton Keith Road Ste 106  
Wildomar, CA 92595

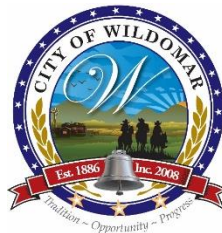
OR

Join Zoom Meeting:  
<https://us02web.zoom.us/j/84801699357>

OR

Dial in: 1 (669) 900 6833 | Webinar ID: 848 0169 9357

The City Council Meeting will be conducted in person and electronically via video teleconferencing pursuant to Governor Newsom's Executive Order N-08-21.



Dustin Nigg, Mayor/Chair, District 2  
Ben J. Benoit, Mayor Pro Tem/Vice Chair, District 1  
Bridgette Moore, Council Member/Trustee, District 4  
Joseph Morabito, Council Member/Trustee, District 3  
Marsha Swanson, Council Member/Trustee, District 5

Gary Nordquist  
City Manager/General Manager

Thomas D. Jex  
City Attorney/District Counsel

**The City of Wildomar encourages your participation in the meeting; however, to minimize the spread of the COVID-19 virus, this meeting is being conducted in person and via video and teleconferencing with the following options available for participating:**

1. You may view the Regular Session meeting live on the City of Wildomar's website at <http://www.cityofwildomar.org> or on cable TV through Frontier Channel 36 or AT&T channel 99. To view from the website, select the live stream link on the top of the front page.

2. You may participate via the ZOOM Webinar Videoconferencing.

3. You may participate in person; however, masks are recommended for all individuals, and seating may be limited as the City is still participating in the 6-foot social distancing seating procedure.

#### **Instructions for Electronic Participation**

**Please Note: During the meeting all participants videos will be turned off during the entire meeting and you will be placed on Mute by the host. You will not be able to mute or unmute your lines manually. The host will unmute your line when you are called to speak.**

1. Log in or call into ZOOM via desktop/laptop, smartphone or telephone. You must download the ZOOM app to access the link from an Apple smartphone or IPAD.

2. During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. If you would like to speak, please raise your hand virtually to be placed in the queue.

3. When your name or the last 3 digits of your phone number are called, the host will unmute you. Public Comments will be limited to 3 minutes or such other time as the Council may provide.

#### **Directions to virtually raise hand on a DESKTOP/LAPTOP:**

- At the bottom of the list, please click on the grey "Raise Hand" button.

#### **Directions to virtually raise hand on a SMARTPHONE:**

- Look for the "Raise Hand" button on the screen and click the button.

#### **Directions to virtually raise hand on a TELEPHONE line only:**

- Dial \*9 on your keypad to signal that you would like to comment. When the Host unmutes you, Dial \*6 to unmute.

#### **Instructions for In Person Participation**

During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. If you would like to speak on that item, please line up on the marked spaces in the center of the Chambers.

If you are listening to the meeting from your car, you may also line up in the Council Chambers to provide public comment in person. Mask and social distancing will be required.

When it is your turn to speak, please state your name for the record. Public Comments are limited to 3 minutes or such other time as the Council may provide.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at 951-677-7751 x210.

The City of Wildomar thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

**NOTICE: City Council meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.**

**CALL TO ORDER – CLOSED SESSION - 4:00 P.M.**

**ROLL CALL**

**PUBLIC COMMENTS**

**CLOSED SESSION**

1. The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Appointment.

Title: City Manager.

2. The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6.

Agency representative: Dustin Nigg  
Unrepresented employee: City Manager

3. 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:

In re: National Prescription Opiate Litigation, MDL No. 2804 (N.D. Ohio)

**RECONVENE INTO OPEN SESSION**

**ANNOUNCEMENTS**

**ADJOURN CLOSED SESSION**

## **CALL TO ORDER – REGULAR SESSION - 5:00 P.M.**

### **ROLL CALL**

### **FLAG SALUTE**

### **PRESENTATIONS**

1. Proclamation: Eagle Scout Ethan Woodfin
2. Other City Recognitions/ Presentations

### **DEPARTMENT REPORTS**

1. New City Employee Recognition
2. City Clerk Department Update

### **PUBLIC COMMENTS**

This is the time when the Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda.

### **COUNCIL COMMUNICATIONS**

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**

The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered, added to, or have items tabled at this time.

## **1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

### **1.1 Reading of Ordinances**

**RECOMMENDATION:** Staff recommends that the City Council approve the reading by title only of all ordinances on this agenda.

### **1.2 Minutes- May 26, 2021 Special Meeting**

**RECOMMENDATION:** Staff recommends that the City Council approve the minutes as presented.

### **1.3 Warrant and Payroll Registers**

**RECOMMENDATION:** Staff recommends that the City Council approve the following:

For Fiscal Year 2020-2021

1. Warrant Register dated 07-08-2021 in the amount of \$802,032.80;
2. Warrant Register dated 07-15-2021 in the amount of \$37,134.46;
3. Warrant Register dated 07-22-2021 in the amount of \$307,278.54;
4. Warrant Register dated 07-29-2021 in the amount of \$475,480.12;

For Fiscal Year 2021-2022

5. Warrant Register dated 07-08-2021 in the amount of \$10,678.71;
6. Warrant Register dated 07-15-2021 in the amount of \$12,133.64;
7. Warrant Register dated 07-20-2021 in the amount of \$2,530.25;
8. Warrant Register dated 07-22-2021 in the amount of \$17,445.28;
9. Warrant Register dated 07-29-2021 in the amount of \$228,896.92;
10. Payroll Register dated 08-01-2021 in the amount of \$205,636.13.

### **1.4 Treasurer's Report**

**RECOMMENDATION:** Staff recommends that the City Council approve the Treasurer's Report for June 2021.

- 1.5 **2nd reading of Ordinance No. 200 - Ordinance adding Chapter 2.50 (Electronic Filing) to Title 2 (Administration and Personnel) to the Wildomar Municipal Code Relating to Electronic Filing of Campaign Statements and Statements of Economic Interests**  
**RECOMMENDATION:** Staff recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 200  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, ADDING CHAPTER 2.50 (ELECTRONIC  
FILING) TO TITLE 2 (ADMINISTRATION AND PERSONNEL) TO THE  
WILDOMAR MUNICIPAL CODE RELATING TO ELECTRONIC FILING  
OF CAMPAIGN STATEMENTS AND STATEMENTS OF ECONOMIC  
INTERESTS

- 1.6 **Homeless Encampment Cleanup Services Agreement with Discount Hauling & Cleanup Service**  
**RECOMMENDATION:** Staff recommends that the City Council approve and authorize the City Manager to sign a contract with Discount Hauling & Cleanup Service to provide homeless encampment cleanup services related to the abatement of homeless transient camps located throughout various parts of the City of Wildomar. The term of the contract will be until June 30, 2022. The contract costs are not to exceed \$30,000.

- 1.7 **Resolution Designating Custodian of Records for Live Scan Services**  
**RECOMMENDATION:** Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2021 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, AUTHORIZING DESIGNATED EMPLOYEES TO SERVE  
AS THE CUSTODIAN OF RECORDS FOR LIVE SCAN SERVICES

- 1.8 **Award of Construction Contract – Road Maintenance and Rehabilitation Project (CIP 057-1) and Slurry Seal Project (CIP 058)**  
**RECOMMENDATION:** Staff recommends that the City Council take the following action:

1. Adopt a Categorical Exemption pursuant to Section 15301(c) of the CEQA Guidelines.

2. Authorize the City Manager to execute a construction contract with All American Asphalt in the amount of \$664,622.50 for construction of the Road Maintenance and Rehabilitation Project (CIP 057-1) and Slurry Seal Project (CIP 058).

3. Authorize the City Engineer to approve change orders not to exceed 25% of the contract amount (contingency).

**1.9 Emergency Management Services Agreement for FY 2021/22 to FY 2023/24**

**RECOMMENDATION:** Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2021 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE AGREEMENT WITH THE COUNTY OF RIVERSIDE AND THE CITY OF WILDOMAR FOR EMERGENCY MANAGEMENT SERVICES FROM JULY 1, 2021 TO JUNE 30, 2024

**1.10 Second Amendment of the Use Permit for COVID-19 Testing and Vaccines**

**RECOMMENDATION:** Staff recommends that the City Council approve and authorize the City Manager to sign the second amendment to the Use Permit for RUHS through CURATIVE to provide COVID-19 testing and vaccinations.

**2.0 PUBLIC HEARINGS**

**2.1 Oak Springs Ranch Phase 2 Apartment Project (PA 20-0044): City Council review of a Supplemental EIR, General Plan Amendment, Specific Plan Amendment, Zoning Ordinance Amendment and Plot Plan for a proposed 288-unit apartment project**

**RECOMMENDATION:** The Planning Commission recommends the City Council take the following actions:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2021-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH# 2004071076), INCLUDING ADOPTION OF FINDINGS OF FACT AND A MITIGATION MONITORING AND

REPORTING PROGRAM (MMRP) FOR THE OAK SPRINGS RANCH SPECIFIC PLAN AMENDMENT PROJECT (SPA NO. 340) LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2021-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 20-0044 TO CHANGE THE EXISTING LAND USE DESIGNATIONS FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO HIGHEST DENSITY RESIDENTIAL (HHDR) AND FROM LIGHT INDUSTRIAL (LI) TO OPEN SPACE-CONSERVATION HABITAT (OS-CH) LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

3. Introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT NO. 20-0044 FOR THE OAK SPRINGS RANCH SPECIFIC PLAN NO. 340 LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD (APN: 380-250-038)

4. Introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING ZONING ORDINANCE AMENDMENT NO. 2021-05 (PA 20-0044) DELETING IN ITS ENTIRETY CHAPTER 17.110 (SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 340) OF THE WILDOMAR MUNICIPAL CODE

5. Adopt a Resolution entitled:

RESOLUTION NO. 2021-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 20-0044, SUBJECT TO CONDITIONS, TO DEVELOP A 288-UNIT APARTMENT PROJECT WITHIN THE OAK SPRINGS RANCH PHASE II PROJECT AREA,



INCLUDING ON-SITE OPEN SPACE/RECREATIONAL AMENITIES  
LOCATED ON THE WEST SIDE OF INLAND VALLEY DRIVE  
APPROXIMATELY 550 FEET SOUTH OFF CLINTON KEITH ROAD  
(APN: 380-250-038)

### **3.0 GENERAL BUSINESS**

#### **3.1 COVID-19 Update**

**RECOMMENDATION:** Staff recommends that the City Council receive and file the COVID-19 update and provide direction as desired.

#### **3.2 False Fire Alarm (Morabito)**

**RECOMMENDATION:** Staff recommends that the City Council discuss and provide direction on False Fire Alarms within Wildomar.

#### **3.3 Re-districting and City's Five District Election System**

**RECOMMENDATION:** The Re-districting Subcommittee recommends no change to the City's five district election system at this time.

#### **3.4 League of California Cities Annual General Business Meeting Voting Delegate and Alternate(s)**

**RECOMMENDATION:** Staff recommends that the City Council ratify Mayor Nigg as the Voting Delegate and Mayor Pro Tem Benoit as one alternate and consider appointing one other Council Member as another Alternate for the League of California Cities Annual General Business Meeting.

#### **3.5 Business Registration Fees/Penalties for Unregistered Businesses**

**RECOMMENDATION:** Staff recommends that the City Council approve the proposed process noted below regarding business registration fees/penalties for unregistered businesses.

#### **3.6 RCTC Funding Agreements No. 21-62-117-00 and 21-62-118-00 SB 821 Project Grant Funding**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Accept \$381,325 from the Riverside County Transportation Commission (RCTC) in SB 821 Bicycle and Pedestrian Facilities Program funding for the Bundy Canyon Road Sidewalk and Bike Lane Connectivity Project from Almond St. to Monte Vista Dr.;

2. Accept \$432,500 from the Riverside County Transportation Commission (RCTC) in SB 821 Bicycle and Pedestrian Facilities Program funding for the

Palomar St. Sidewalk, Trail and Bike Lane Connectivity Project on Palomar St. from Gruwell St. to Wildomar Trail and Gruwell St. from Palomar St. to 550' North;

3. Authorize the City Manager to execute Funding Agreement No. 21-62-117-00 and 21-62-118-00 with RCTC.

## **CITY MANAGER REPORT**

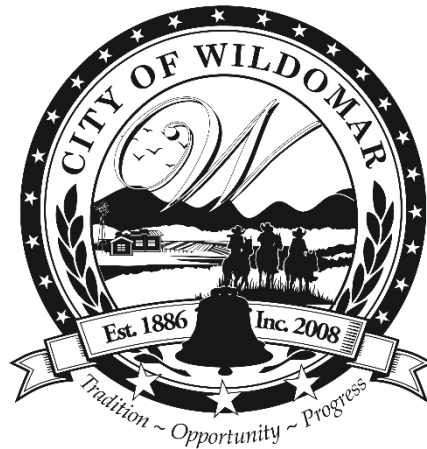
### **FUTURE AGENDA ITEMS**

*Title- Councilmember-Anticipated Date*

1. SFR/MFR Parking Code Update - Moore – September 2021
2. Weed Abatement Process- Benoit – September 2021
3. Salary and Benefits Survey- Benoit – March 2022
4. Litter/illegal Dumping Fees and related signage- Moore – December 2021
5. Campaign Contribution Limits- Nigg – October 2021

## **ADJOURN THE CITY COUNCIL MEETING**

***In accordance with Government Code Section 54952.3, I, Janet Morales, City of Wildomar City Clerk, do hereby declare that the Board of Trustees will receive no compensation or stipend for the convening of the following regular meeting of the Wildomar Cemetery District.***



Dustin Nigg, Chair  
Ben J. Benoit, Vice Chair  
Bridgette Moore, Trustee  
Joseph Morabito, Trustee  
Marsha Swanson, Trustee

Gary Nordquist  
General Manager

Thomas D. Jex  
District Counsel

## **CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT**

### **ROLL CALL**

### **PUBLIC COMMENTS**

### **BOARD COMMUNICATIONS**

#### **APPROVAL OF THE AGENDA AS PRESENTED**

The Board of Trustees to approve the agenda as it is herein presented, or if it is the desire of the Board, the agenda can be reordered at this time.

#### **4.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Board, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

##### **4.1 Minutes – July 14, 2021 Regular Meeting**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the Minutes as presented.

##### **4.2 Warrant Register**

**RECOMMENDATION:** Staff recommends that the recommends that the Board of Trustees approve the following:

For Fiscal Year 2020-2021

1. Warrant Register dated 07-08-2021 in the amount of \$525.00;
2. Warrant Register dated 07-15-2021 in the amount of \$2,785.44;

For Fiscal Year 2021-2022

3. Warrant Register dated 07-08-2021 in the amount of \$13,679.00;
4. Warrant Register dated 07-15-2021 in the amount of \$270.23.

**4.3 Treasurer's Report**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve the Treasurer's Report for June 2021.

**4.4 Authorize use of Cemetery District Property, APN 376-060-031, as a Temporary Construction Staging Area for the City of Wildomar's Road Maintenance and Rehabilitation Project (CIP 057-1) and Slurry Seal Project (CIP 058) Contractor**

**RECOMMENDATION:** Staff recommends that the Board of Trustees authorize the General Manager to sign the License Agreement and approve the use of District property, APN 376-060-031, as a temporary construction staging area for the City of Wildomar's Road Maintenance and Rehabilitation Project (CIP 057-1) and Slurry Seal Project (CIP 058) Contractor All American Asphalt.

**4.5 Second Amendment of the Use Permit for COVID-19 Testing and Vaccines**

**RECOMMENDATION:** Staff recommends that the Board of Trustees approve and authorize the General Manager to sign the second amendment to the Use Permit for RUHS through CURATIVE to provide COVID-19 testing and vaccinations.

**5.0 PUBLIC HEARINGS**

**5.1 Adopting Cemetery User Fees**

**RECOMMENDATION:** Staff recommends that the Board of Trustees adopt a resolution entitled:

RESOLUTION NO. 2021 - \_\_\_\_  
A RESOLUTION OF THE BOARD OF TRUSTEES OF THE WILDOMAR  
CEMETERY DISTRICT ADOPTING A SCHEDULE OF USER FEES

**6.0 GENERAL BUSINESS**

There are no items scheduled.

**GENERAL MANAGER REPORT**

**FUTURE AGENDA ITEMS**

## **ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING**

**REPORTS:** All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: [http://www.cityofwildomar.org/government/agendas\\_\\_\\_minutes](http://www.cityofwildomar.org/government/agendas___minutes). Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751.

I, Janet Morales, Wildomar City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at [www.cityofwildomar.org](http://www.cityofwildomar.org).



Janet Morales  
City Clerk

Dated: August 5, 2021