



# City of Lake Elsinore

183 N. Main Street  
Lake Elsinore, CA 92530

## Regular Agenda City Council / Successor Agency

*Steve Manos, Mayor*  
*Brian Tisdale, Mayor Pro-Tem*  
*Robert Magee, Council Member*  
*Natasha Johnson, Council Member*  
*Timothy J. Sheridan, Council Member*  
*Grant Yates, City Manager*

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Tuesday, June 11, 2019

7:00 PM

Cultural Center

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**CLOSED SESSION at 6:30 PM**

**PUBLIC SESSION at 7:00 PM**

The City of Lake Elsinore appreciates your attendance. Citizens' interest provides the Council and Agency with valuable information regarding issues of the community.

Meetings are held on the 2nd and 4th Tuesday of every month. In addition, meetings are televised live on Spectrum Cable Station Channel 29 and Frontier subscribers can view the meetings on Channel 31.

If you are attending this meeting, please park in the parking lot across the street from the Cultural Center. This will assist us in limiting the impact of meetings on the Downtown Business District. Thank you for your cooperation.

The agenda is posted 72 hours prior to each meeting outside of City Hall and is available at each meeting. The agenda and related reports are also available at City Hall on the Friday prior to the meeting and are available on the City's website at [www.Lake-Elsinore.org](http://www.Lake-Elsinore.org). Any writings distributed within 72 hours of the meeting will be made available to the public at the time it is distributed to the City Council.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Department at (951) 674-3124 Ext. 269, at least 48 hours before the meeting to make reasonable arrangements to ensure accessibility.

### CITY VISION STATEMENT

The City of Lake Elsinore will be the ultimate lake destination where all can live, work and play, build futures and fulfill dreams.

**CALL TO ORDER 6:30 P.M.**

*The Regular Meeting of the City Council will be called to order.*

**ROLL CALL****PUBLIC COMMENTS****CITY COUNCIL CLOSED SESSION****1) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov't Code Section 54956.8)

Property: APN # 394-310-011

Agency negotiator: City Manager Yates

Negotiating parties: City of Lake Elsinore and Phoenix Tower International

Under Negotiation: Price and terms of payment

**RECESS**

*The City Council will recess to Closed Session.*

**RECONVENE / CALL TO ORDER - 7:00 P.M.**

*The Regular Meeting of the City Council will reconvene and the Regular Meeting of the Successor Agency will be called to order.*

**PLEDGE OF ALLEGIANCE****INVOCATION – MOMENT OF SILENCE****ROLL CALL****PRESENTATIONS / CEREMONIALS**

- 1) Reality Rally of Temecula
- 2) American Planning Association - Inland Empire Chapter Awards for the East Lake and Downtown Elsinore Specific Plans
- 3) Opening of Launch Pointe Recreation Destination & RV Park

**CLOSED SESSION REPORT****PUBLIC COMMENTS – NON-AGENDIZED ITEMS – 1 MINUTE**

*(Please read & complete a Request to Address the City Council/Successor Agency form prior to the start of the meeting and turn it in to the City Clerk/Clerk. The Mayor/Chair or City Clerk/Clerk will call on you to speak.)*

**CITY COUNCIL CONSENT CALENDAR**

*(All matters on the Consent Calendar are approved in one motion, unless a Council Member or any member of the public requests separate action on a specific item.)*

**4) Minutes of the Regular City Council Meeting of May 28, 2019**

**Recommendation:** Approve the Minutes.

**Attachments:** [CC and SA 5-28-19](#)

**5) CC Warrant List Dated May 30, 2019**

**Recommendation:** Receive and file.

**Attachments:** [Warrant - SR](#)  
[Warrant - Exhibit A - Summary](#)  
[Warrant - Exhibit B - List](#)

**6) Design Review for Planning Application No. 2017-28 (Silverleaf Motors) -  
An Automobile Dealership Facility with a 3,266 Sq. Ft. Two-Story Building  
and a Variance Request to Encroach into the Front and Rear Yard  
Setbacks due to Site Constraints**

**Recommendation:** 1. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-28 (CONDITIONAL USE PERMIT NO. 2017-05, COMMERCIAL DESIGN REVIEW NO. 2017-05, AND VARIANCE NO. 2017-03) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,  
2. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2017-05 TO ESTABLISH A 3,266 SQUARE FOOT AUTOMOBILE DEALERSHIP FACILITY LOCATED AT APNS: 363-112-025, 026, AND 031; and,  
3. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2017-05 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 3,266 SQUARE FOOT AUTOMOBILE DEALERSHIP FACILITY LOCATED AT APNS: 363-112-025, 026, AND 031; and,  
4. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING VARIANCE NO. 2017-03 FOR THE 3,266 SQUARE FOOT BUILDING TO ENCROACH INTO THE REQUIRED FRONT AND REAR YARD SETBACKS DUE TO SITE CONSTRAINTS.

**Attachments:** [PA 2017-28 - SR](#)  
[PA 2017-28 - Exhibit A MSHCP Resolution](#)  
[PA 2017-28 - Exhibit B CUP Resolution](#)  
[PA 2017-28 - Exhibit C CDR Resolution](#)  
[PA 2017-28 - Exhibit D VAR Resolution](#)  
[PA 2017-28 - Exhibit E CofA](#)  
[PA 2017-28 - Exhibit F Vicinity Map](#)  
[PA 2017-28 - Exhibit G Aerial Map](#)  
[PA 2017-28 - Exhibit H Design Review Package](#)  
[PA 2017-28 - Exhibit I Variance Justification](#)  
[PA 2017-28 - Exhibit J Community Outreach](#)

**7) Annual Adoption of Investment Policy**

**Recommendation:** Approve the 2019 Investment Policy

**Attachments:**     [2019 Investment Policy - SR](#)  
                          [2019 Investment Policy - Exhibit A](#)  
                          [2019 Investment Policy - Exhibit B PFM Recommendations](#)

8)                   **Amendment No. 2 to Professional Services Agreement for On-Call  
Surveyor Services for City-wide requirements with Dennis Janda Inc.**

**Recommendation:** Approve and authorize the City Manager to Execute Amendment No. 2 to Professional Services Agreement for on-call Surveyor Services with Dennis Janda Inc. in the amount of \$100,000.00, subject to approve as to form by the City Attorney.

**Attachments:**     [Amendment No. 2 Dennis Janda Inc. - SR](#)  
                          [Amendment No. 2 Dennis Janda Inc. - Exhibit A Amendment No. 2](#)  
                          [Amendment No. 2 Dennis Janda Inc. - Exhibit B Amendment No. 1](#)  
                          [Amendment No. 2 Dennis Janda Inc. - Exhibit C Agreement](#)

9)                   **Approve and authorize the City Manager to Execute a Professional  
Services Agreement for Architectural Services for Public Works Tenant  
Improvements to the Building located at 522 Poe Street.**

**Recommendation:** Approve, Appropriate and Authorize the City Manager to execute a Professional Services Agreement for Architectural Services for Public Works Tenant Improvements to the Building located at 522 Poe Street in the amount of \$59,960.00, subject to approval as to form by the City Attorney.

**Attachments:**     [STK Poe - SR](#)  
                          [STK Poe - Exhibit A Agreement](#)  
                          [STK Poe - Exhibit B Proposal](#)

10)                  **Agreement with Maples and Associates - Canyon Hills Dog Park CIP  
#Z40024**

**Recommendation:** Approve agreement with Maples and Associates for a not to exceed contract amount of \$43,041 plus a 10 percent contingency adjustment for unanticipated costs and authorize the City Manager to execute the agreement in such final form as approved by the City Attorney

**Attachments:**     [Canyon Hills Dog Park - SR](#)  
                          [Canyon Hills Dog Park - Exhibit A Agreement](#)  
                          [Canyon Hills Dog Park - Exhibit B Proposal](#)

11)                  **Notice of Completion on Commissary, General Store and Mobile Food  
Facility Remodel at Launch Pointe RV Resort Rehabilitation Project**

**Recommendation:** 1. Accept the improvements into the City's Maintained System for the listed project; and,  
2. Authorize staff to file the Notice of Completion with the County Recorder for the listed project; and,  
3. Authorize final costs and staff to release all retention monies 35 days after the filing of the Notice of Completion for the below listed project.

**Attachments:**      [NOC Commissary, Gen. Store, Mobile Food Facility - SR](#)  
[NOC Commissary, Gen. Store, Mobile Food Facility - Exhibit A NOC](#)

**12)                      Agreement with Edmondson Construction Co., for Parking Pad Preparation**

**Recommendation:** Authorize the City Manager to execute the Agreement with Edmondson Construction Co., in the amount of \$19,437.00, for emergency work performed during the Super Bloom event, in such final form as approved by the City Attorney.

**Attachments:**      [Holy Flower - Emergency Work - SR](#)  
[Holy Flower - Emergency Work - Exhibit A - Agreement](#)  
[Holy Flower - Emergency Work - Exhibit B - Rate Sheet](#)

**SUCCESSOR AGENCY CONSENT CALENDAR**

**13)                      Minutes of the Regular Successor Agency Meeting of May 28, 2019**

**Recommendation:** Approve the Minutes.

**Attachments:**      [CC and SA 5-28-19](#)

**14)                      SA Warrant List Dated May 30, 2019**

**Recommendation:** Receive and file.

**Attachments:**      [Warrant - SR](#)  
[Warrant - Exhibit A - Summary](#)  
[Warrant - Exhibit B - List](#)

**15)                      Agreement with STK Architecture Inc., for Diamond Stadium Design and Architectural Services**

**Recommendation:** Authorize the Executive Director to execute a Professional Services Agreement for the ADA accessibility and Health Department Code Compliance of Diamond Stadium Concession Stand No. 3 with STK Architecture Inc. in the amount not to exceed \$96,075.00 and in the form attached in such final form as approved by Agency Counsel.

**Attachments:**      [STK Concession Stand 3 - SR](#)  
[STK Concession Stand 3 - Exhibit A - Agreement](#)

**PUBLIC HEARINGS**

**16)                      Planning Application No. 2017-29 (Nichols Ranch Specific Plan): Specific Plan No. 2018-01, Specific Plan Amendment No. 2017-03, General Plan Amendment No. 2018-01, Zone Change No. 2018-01, Tentative Tract Map No. 37305, and related Environmental Impact Report (SCH# 2018051051)**

**Recommendation:** 1. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (ER 2018-03) (SCH NO. 2018051051) FOR PLANNING APPLICATION NO. 2017-29 (SPECIFIC PLAN NO. 2018-01, SPECIFIC PLAN AMENDMENT NO. 2017-03, GENERAL PLAN AMENDMENT NO. 2018-01, ZONE CHANGE NO. 2018-01, AND TENTATIVE TRACT MAP NO. 37305), ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING

CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; and,

2. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2017-29 (SPECIFIC PLAN NO. 2018-01, SPECIFIC PLAN AMENDMENT NO. 2017-03, GENERAL PLAN AMENDMENT NO. 2018-01, ZONE CHANGE NO. 2018-01, AND TENTATIVE TRACT MAP NO. 37305) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

3. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2018-01; and,

4. introduce by title only and waive further reading of AN ORDINANCE THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING ZONE CHANGE NO. 2018-01; and,

5. introduce by title only and waive further reading of AN ORDINANCE THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING THE NICHOLS RANCH SPECIFIC PLAN (SP NO. 2018-01) AND SPECIFIC PLAN AMENDMENT NO. 2017-03; and,

6. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37305

**Attachments:**[PA 2017-29 - SR](#)[PA 2017-29 - Exhibit A CEQA Resolution](#)[PA 2017-29 - Exhibit A1 Environmental Findings and SOC](#)[PA 2017-29 - Exhibit A2 MMRP](#)[PA 2017-29 - Exhibit B MSHCP Resolution](#)[PA 2017-29 - Exhibit C GPA 2018-01 Resolution](#)[PA 2017-29 - Exhibit D ZC 2018-01 Ordinance](#)[PA 2017-29 - Exhibit E SPA 2017-03 & SP 2018-01 Ordinance](#)[PA 2017-29 - Exhibit F TTM 37305 Resolution](#)[PA 2017-29 - Exhibit G TTM 37305 COAs](#)[PA 2017-29 - Exhibit H Vicinity Map](#)[PA 2017-29 - Exhibit I Aerial Map](#)[PA 2017-29 - Exhibit J TTM 37305](#)[PA 2017-29 - Exhibit K NRSP Land Use Plan](#)[PA 2017-29 - Exhibit L NRSP Document](#)[PA 2017-29 - Exhibit M Final EIR](#)

17)

**Capital Improvement Plan (CIP) Budget for Fiscal Years 2019-20 to 2023-24**

**Recommendation:** adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING THE CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2019-20 THROUGH 2023-24

**Attachments:**[CIP Budget - SR](#)[CIP Budget - Exhibit A Reso](#)[CIP Budget - Exhibit B 2019-20 to 2023-24 Budget](#)

**BUSINESS ITEM****18) Adoption of the FY 2019-20 Annual Operating Budget, Schedule of Authorized Positions and the Gann Limit**

**Recommendation:** 1. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING THE FY 2019-20 ANNUAL OPERATING BUDGET AND ESTABLISHING THE CONTROLS ON CHANGES IN THE APPROPRIATIONS; and,  
2. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, REVISING THE SCHEDULE OF AUTHORIZED POSITIONS; and,  
3. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ESTABLISHING THE APPROPRIATIONS GANN LIMIT FOR FY 2019- 20 AND SELECTING THE POPULATION AND INFLATION FACTOR ACCORDINGLY.

**Attachments:** [Annual Operation Budget - SR](#)  
[Annual Operation Budget - Exhibit A - Resolution Operating Budget](#)  
[Annual Operation Budget - Exhibit B - Resolution Authorized Positions](#)  
[Annual Operation Budget - Exhibit C - Resolution GANN Limit](#)

**PUBLIC COMMENTS – NON-AGENDIZED ITEMS – 3 MINUTES**

*(Please read & complete a Request to Address the City Council/Successor Agency form prior to the start of the meeting and turn it in to the City Clerk/Clerk. The Mayor/Chair or City Clerk/Clerk will call on you to speak.)*

**CITY MANAGER COMMENTS****CITY ATTORNEY COMMENTS****CITY COUNCIL COMMENTS****ADJOURNMENT**

The Lake Elsinore City Council will adjourn to the Regular meeting of Tuesday, June 25, 2019, at 7:00 p.m. in the Cultural Center located at 183 N. Main Street, Lake Elsinore.

**AFFIDAVIT OF POSTING**

I, Mark Mahan, Deputy City Clerk of the City of Lake Elsinore, do hereby affirm that a copy of the foregoing agenda was posted at City Hall at \_\_\_\_\_ p.m. on June 6, 2019.

\_\_\_\_\_  
Mark Mahan  
Deputy City Clerk