



City of Lake Elsinore

Cultural Center
183 N. Main Street
Lake Elsinore, CA 92530

Regular Agenda - Final City Council / Successor Agency

Timothy J. Sheridan, Mayor
Natasha Johnson, Mayor Pro Tem
Robert E. Magee, Council Member
Brian Tisdale, Council Member
Steve Manos, Council Member
Jason Simpson, City Manager

Tuesday, March 22, 2022

7:00 PM

Cultural Center

CLOSED SESSION at 5:00 PM

PUBLIC SESSION at 7:00 PM

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City follows CDC, the California Department of Health Services' and the County of Riverside Public Health Officer guidance for the Control of COVID-19. Additional information regarding COVID-19 is available on the City's website at www.lake-elsinore.org.

Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

- 1) Cable T.V. Broadcast on Spectrum Channel 29 and Frontier Channel 31.
- 2) Livestream online at <https://lake-elsinore.legistar.com/Calendar.aspx>.
- 3) To call into the meeting and provide public comment via Zoom, register by clicking the following link before 5:00 p.m. on the day of the meeting:

<https://us02web.zoom.us/j/86537585055>
- 4) Email public comments to calvarez@lake-elsinore.org before the meeting. Comments received prior to 4:00 p.m. on the day of the meeting will be transmitted to the City Council Members.

In light of changed circumstances related to COVID-19 Public Health Orders, the City reserves the right to restrict in-person participation and resume remote-only participation via Zoom. In the event such action is deemed necessary and appropriate, the City will post alerts on the City's website and on social media prior to the City Council Meeting in sufficient time to allow the public to register as instructed above.

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

Meetings are held on the 2nd and 4th Tuesday of every month. The agenda is posted 72 hours prior to each meeting outside of City Hall. The agenda and related reports are also available on the City's website at www.Lake-Elsinore.org. Any writings distributed to the City Council 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 5:00 P.M.

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

ROLL CALL**PUBLIC COMMENTS****CITY COUNCIL CLOSED SESSION****A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

(Gov't Code Section 54956.8)

Property: APNs 371-070-003, -004; 371-080-001 to -007; 371-000-001, -019; 373-210-018, -032, -045, -048; 373-300-008, -009, -012, -013, -014, -017,-034, 035, -036; 373-310-001, -009, -010, -012; 373-320-004, -005, -006, -007, -015

Agency negotiator: City Manager Simpson

Negotiating parties: City of Lake Elsinore and Western Riverside County Regional Conservation Authority

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) Elsinore Valley Municipal Water District**

Receive an update regarding the drought and rebates.

2) Red Cross Month Proclamation

Proclaim the month of March 2022 as "Red Cross Month" in the City of Lake Elsinore.

Attachments: [Red Cross Month 2022](#)

3) Cops for Kids Golf Tournament

Invitation for the community to attend the Cops for Kids Celebrity Golf Tournament on Friday, May 13, 2022 at Dos Lagos Golf Course in support of local children in need.

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 March 8, 2021**
- Approve the Minutes.
- Attachments:** [03-08-2022 Draft](#)
- 5) **CC Warrant List Dated February 25, 2022 to March 03, 2022**
- Receive and file.
- Attachments:** [CC Warrant List - SR](#)
[CC Warrant List - Exhibit A - Summary](#)
[CC Warrant List - Exhibit B - Listing](#)
- 6) **CC investment Report for February 2022**
- Receive and file the Investment Report for February 2022
- Attachments:** [CC Investment Report - SR](#)
[CC Investment Report - Exhibit A - List](#)
- 7) **Second Reading of an Ordinance Authorizing the Levy of a Special Tax within Community Facilities District No. 2015-4**
- Adopt by title only and waive further reading of AN ORDINANCE OF THE CITY COUNCIL OF CITY OF LAKE ELSINORE, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2015-4 OF THE CITY OF LAKE ELSINORE (TERRACINA) AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SUCH DISTRICT.
- Attachments:** [Change Proceedings CFD 2015-4 2nd Reading - SR](#)
[Change Proceedings CFD 2015-4 2nd Reading - Exhibit A - Ordinance](#)
- 8) **Second Reading of an Ordinance Approving Development Agreement No. 2018-13 with LECANNA, LLC for an 11,600 Square Foot Cannabis Facility Located at 540 3rd Street (APN: 377-430-050)**
- Adopt by title only and waive further reading of AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 2018-13 FOR AN 11,600 SQUARE FOOT

CANNABIS FACILITY LOCATED AT 540 3RD STREET (APN: 377-430-050).

Attachments:

[PA 2018-46 Development Agreement 2nd Reading - SR](#)

[PA 2018-46 Development Agreement 2nd Reading - Exhibit A - Ordinance](#)

9) Intention to Establish Community Facilities District No. 2022-1 of the City of Lake Elsinore (Alberhill Ranch)

1. Adopt A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-1 OF THE CITY OF LAKE ELSINORE (ALBERHILL RANCH), TO AUTHORIZE THE LEVY OF A SPECIAL TAX TO PAY THE COSTS OF ACQUIRING OR CONSTRUCTING CERTAIN FACILITIES AND TO PAY DEBT SERVICE ON BONDED INDEBTEDNESS; and
2. Adopt A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY LAKE ELSINORE, CALIFORNIA, TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$15,000,000 WITHIN PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2022-1 OF THE CITY OF LAKE ELSINORE (ALBERHILL RANCH)

Attachments:

[CFD 2022-1 Alberhill Ranch - SR](#)

[CFD 2022-1 Alberhill Ranch - Exhibit A - Resolution of Intension to Establish CF](#)

[CFD 2022-1 Alberhill Ranch - Exhibit B - Resolution of Intention of Incur Debt](#)

[CFD 2022-1 Alberhill Ranch - Exhibit C - Landowner Petition](#)

[CFD 2022-1 Alberhill Ranch - Exhibit D - Project Map](#)

[CFD 2022-1 Alberhill Ranch - Exhibit E - Reimbursement Agreement](#)

10) Lake Elsinore Community Facilities District No. 2015-1 (Safety Services) Declaring Its Intention to Consider Annexing Territory (Annexation No. 11)

Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2015-1 OF THE CITY OF LAKE ELSINORE (SAFETY SERVICES), DECLARING ITS INTENTION TO CONSIDER ANNEXING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2015-1 OF THE CITY OF LAKE ELSINORE (SAFETY SERVICES)

Attachments:

[CFD 2015-1 Annexation No. 11 - SR](#)

[CFD 2015-1 Annexation No. 11 - Exhibit A - Resolution of Consideration of Ann](#)

[CFD 2015-1 Annexation No. 11 - Exhibit B - Project Map](#)

[CFD 2015-1 Annexation No. 11 - Exhibit C - Landowner Petition](#)

11) **Professional Services Agreement with EPD Solutions for Environmental Documentation for the Lakeshore Drive Condominium Project**

Approve and Authorize the City Manager to execute an Agreement for Professional Services with Environment Planning Development (EPD) Solutions, Inc. to prepare California Environmental Quality Act (CEQA) compliance documents in the amount not to exceed \$89,840, in such final form as approved by City Attorney

Attachments:

[EPD Solutions - SR](#)

[EPD Solutions - Exhibit A - Agreement](#)

[EPD Solutions - Exhibit B - Consultant's Proposal](#)

12) **Professional Services Agreement with Infrastructure Engineers for On-Call Contract Planning Services**

Approve and authorize the City Manager to execute an Agreement for Professional Services with Infrastructure Engineers to provide on-call contract planning services in the amount of \$60,000, in such final form as approved by the City Attorney.

Attachments:

[Infrastructure Engineers - SR](#)

[Infrastructure Engineers - Exhibit A - Agreement](#)

[Infrastructure Engineers - Exhibit B - Consultant's Proposal](#)

13) **Notice of Decision - Planning Commission Approval of Planning Application No. 2017-62 (Imperial Stations) Requesting to Construct a New 3,000 sq. ft. Convenience Store with a 4,400 sq. ft. Fueling Canopy and a 5,739 sq. ft. Self-serve Carwash**

Receive and File the Notice of Decision for Planning Application No. 2017-62 acted on by the Planning Commission on March 1, 2022.

The Planning Commission, by a 3-0 vote:

1. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2020-10 TO ESTABLISH A 3,000 SQUARE FOOT CONVENIENCE STORE WITH A 4,400 SQUARE FOOT FUELING CANOPY AND A 5,739 SQUARE FOOT SELF-SERVE CARWASH LOCATED AT APN: 363-172-016; and
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2020-09 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 3,000 SQUARE FOOT CONVENIENCE STORE WITH A 4,400 SQUARE FOOT FUELING CANOPY AND A 5,739 SQUARE FOOT SELF-SERVE CARWASH LOCATED AT APN: 363-172-016.

Attachments: [PA 2017-62 - SR](#)
[PA 2017-62 - Exhibit A - PC Staff Report](#)
[PA 2017-62 - Exhibit B - Letters from Todd Frahm](#)
[PA 2017-62 - Exhibit C - Letter from Marc Collins](#)
[PA 2017-62 - Exhibit D - Site Plan Exhibit](#)

14) Amendment No. 1 to Short Form Purchase of Goods and/or Service Contract Agreement with CM Wash Equipment for Maintenance of Wash Stations and Equipment Citywide

Approve and authorize the City Manager to execute Amendment No. 1 with CM Wash Equipment for the maintenance of wash stations and equipment Citywide in an amount not to exceed \$50,000 plus a 10% contingency for unforeseen additional maintenance needs in such final form as approved by the City Attorney.

Attachments: [CM Wash - SR](#)
[CM Wash - Exhibit A Amendment No. 1](#)
[CM Wash - Exhibit B Original Short Form Agreement](#)

15) Amendment No. 1 for marketing and web support services for Launch Pointe

Approve and authorize the City Manager to execute a Amendment No. 1 with Hit Print, Inc. for marketing and web support services for Launch Pointe RV Resort in an amount not to exceed \$50,000 plus a 10% contingency for unforeseen marketing needs, subsequent extensions and in such final form as approved by the City Attorney.

Attachments: [Hit Print - SR](#)
[Hit Print 1st Amendment](#)
[Hit Print - Estimate](#)
[Hit Print Original Short Form Agreement.pdf](#)

16) July 4th Fireworks Celebration on the Lake

Approve and authorize the City Manager to execute and enter into a Production Agreement with Pyro Spectacular in an amount not to exceed \$46,000 to perform the Annual Fireworks Show as part of the "Celebration on the Lake".

Attachments: [2022 July 4th Fireworks Celebration - SR](#)
[2022 July 4th Fireworks Celebration - Exhibit A - Proposal](#)
[2022 July 4th Fireworks Celebration - Exhibit B - Agreement](#)
[2022 July 4th Fireworks Celebration - Exhibit C - Insurance](#)
[2022 July 4th Fireworks Celebration - Exhibit D - Detour Route](#)

17) **Transportation Uniform Mitigation Fee Program Reimbursement Agreement for Nichols Road / I-15 Interchange Project**

Approve and authorize the Mayor to execute an agreement with Western Riverside Council of Governments (WRCOG) to reimburse funds for the planning phase of the Nichols Road / I-15 Interchange Project.

Attachments:

[Nichols Road and I-15 Project - SR](#)

[Nichols Road and I-15 Project - Exhibit A - TUMF Agreement](#)

[Nichols Road and I-15 Project - Exhibit B - Project Location Map](#)

18) **Professional Services Agreement with Willdan Engineering for the Development of a Citywide Street Lighting Master Plan**

Approve and authorize the City Manager to execute a Professional Services Agreement for the development of a Citywide Street Lighting Master Plan to inventory existing street lights and identify roadways within the City without any street lighting and provide recommendations for street lighting improvements for various roadway types in the amount of \$77,100.00 in such final form as approved by the City Attorney.

Attachments:

[Willdan Engineering - SR](#)

[Willdan Engineering - Exhibit A Agreement](#)

[Willdan Engineering - Exhibit B Proposal](#)

19) **Amendment No. 1 to the Citywide Portable Sanitations Services Agreement with Rightway Site Services, Inc.**

Approve and Authorize the City Manager to execute Amendment No. 1 to the Agreement with Rightway Site Services, Inc., and increase compensation by an additional \$20,000 for a not to exceed amount of \$85,000 per fiscal year in such final form as approved by the City Attorney.

Attachments:

[Rightway Site Services - SR](#)

[Rightway Site Services - Exhibit A Amendment No. 1](#)

[Rightway Site Services - Exhibit B Original Agreement](#)

20) **Acquisition of City Fleet Vehicles**

Authorize an expenditure increase of \$47,270.46 for the purchase of 6 Fleet Vehicles.

Attachments:

[Fleet Vehicles - SR](#)

[Fleet Vehicles - Exhibit A Quotes](#)

21) **Quitclaim Deed and Grant of Easement to Elsinore Valley Municipal Water District for purposes of Pump Station on 71-Acre Mitigation Area**

Authorize the City Manager to execute the Quitclaim Deed, the Grant of Easement, and such other ancillary documents as may be necessary, in such final form as approved by the City Attorney.

Attachments: [Pump Station Quitclaim and Easement - SR](#)
[Pump Station Quitclaim and Easement - Exhibit A - Quitclaim Deed](#)
[Pump Station Quitclaim and Easement - Exhibit B - Easement](#)

SUCCESSOR AGENCY CONSENT CALENDAR

22) **Minutes of the Regular Successor Agency Meeting of March 8, 2021**

Approve the Minutes.

Attachments: [03-08-2022 Draft](#)

23) **SA Warrant List Dated February 25, 2022 to March 03, 2022**

Receive and file.

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

24) **SA Investment Report for February 2022**

Receive and file Investment Report for February 2022

Attachments: [SA Investment Report - SR](#)
[SA Investment Report - Exhibit A - Report](#)

PUBLIC HEARING

25) **Planning Application No. 2020-107 (Tommy's Express Carwash) requesting to demolish a vacant Coco's Bakery & Restaurant building and construct a new 5,243 sq. ft. automated self-serve carwash**

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2020-18 TO ESTABLISH A 5,243 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31706 CASINO DRIVE (APN: 363-171-005); and,
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2020-29 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 5,243 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31706 CASINO DRIVE (APN: 363-171-005).

Attachments: [PA 2020-107 - SR](#)
[PA 2020-107 - Exhibit A - CUP Resolution](#)
[PA 2020-107 - Exhibit B - CDR Resolution](#)
[PA 2020-107 - Exhibit C - CofA](#)
[PA 2020-107 - Exhibit D - Class 32 Categorical Exemption Checklist](#)
[PA 2020-107 - Exhibit E - Vicinity Map](#)
[PA 2020-107 - Exhibit F - Aerial Map](#)
[PA 2020-107 - Exhibit G - Design Review Package](#)
[PA 2020-107 - Exhibit H - Revised Elevations](#)
[PA 2020-107 - Exhibit I - Draft 12.21.2021 PC Minutes](#)
[PA 2020-107 - Exhibit J - Signed Petition and Email in Support](#)

PUBLIC HEARING - 7:30 P.M.

26) **Final Public Hearing to Receive Public Input on District Boundaries and Introduce an Ordinance Selecting a New Map of City Council District Boundaries**

Conduct the final public hearing to receive public input and introduce by title only and waive further reading of AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADJUSTING THE BOUNDARIES OF THE FIVE CITY COUNCIL DISTRICTS AND ADOPTING A NEW OFFICIAL CITY COUNCIL DISTRICT MAP FOR THE CITY OF LAKE ELSINORE BASED ON THE RESULTS OF THE 2020 DECENNIAL CENSUS.

Attachments: [Redistricting Public Hearing #4 - SR](#)
[Redistricting Public Hearing #4 - Exhibit A - Ordinance](#)
[Redistricting Public Hearing #4 - Exhibit B - Tan Map](#)

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 an Adjourned Regular meeting at 4:00 p.m.. on Tuesday, April 12, 2022 in the Cultural Center located at 183 N. Main Street.

AFFIDAVIT OF POSTING

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, do hereby affirm that a copy of the foregoing agenda was posted at City Hall at 5:00 p.m. on Thursday, March 17, 2022.



Candice Alvarez, MMC
City Clerk