

Minutes of the Blythe City Council October 9, 2018

The October 9, 2018 Meeting of the Blythe City Council was called to order at 6:00pm in the Council Chambers by Mayor Reynolds. Also in attendance were Vice Mayor Egan and Council Members DeConinck, Rodriguez and Halby. Staff in attendance included: Interim City Manager and City Clerk Crecelius, Finance Director and City Treasurer Elms, Police Chief Wade, Public Works Director Baldizzone, Chief Building Official Garnica and City Attorney Bettenhausen.

The Pledge of Allegiance was led by Mayor Reynolds. The invocation was offered by Vice Mayor Egan.

REPORT FROM CLOSED SESSION:

City Attorney Bettenhausen stated the City Council entered Closed Session at 5:30pm to discuss two items, Labor Negotiations and Anticipated Litigation. Direction was given, no final action was taken.

CONSENT CALENDAR: *Items on the Consent Calendar are considered routine and will be enacted with one motion of the Council. If any item requires individual consideration, it will be removed from the consent calendar and acted upon separately.*

1. Posting of the Agenda.

The summary of agenda items were posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, October 5, 2018.

2. Approval of the Warrant Register.

Recommendation: Approve **10/9/18**, warrants numbered 68727 through 68816 and Utility Billing Refund warrants numbered 68817 through 68832 in the amount of \$299,750.73 and **10/9/18**, warrants numbered 68833 through 68871 in the amount of \$143,732.27.

3. Approval of the Payroll Register.

Recommendation: Approve **10/9/18**, warrants numbered 50588 through 50607 and Direct Deposits numbered 42935 through 42993 in the amount of \$238,661.35; **10/9/18**, warrants numbered 50608 through 50624 and Direct Deposits numbered 42996 through 43057 in the amount of \$236,178.41 and **10/9/18** warrants numbered 50625 through 50629 and Direct Deposits numbered 43058 through 43159 in the amount of \$69,418.07.

4. Minutes of the September 11, 2018 City Council Meeting.

Recommendation: Approve the Minutes of the September 11, 2018 meeting.

5. City of Blythe Permits issued for the Month of September 2018.

Recommendation: Receive and file this monthly report.

6. City of Blythe Fire Department Monthly Activity Report for September 2018.

Recommendation: Receive and file this monthly report.

7. City of Blythe Police Department Monthly Activity Report for September 2018.

Recommendation: Receive and file this monthly report.

8. Chlorine Room Repairs- Water Treatment Plant.

Recommendation: Authorize purchases order to Sancon Technologies, Inc. in an amount not to exceed \$132,666.80, to AZCA Drilling and Pumping, Inc. in an amount not to exceed \$4,944, and to Johnson Electric in an amount not to exceed \$4,200 and authorize the City Manager to approve change orders not exceeding \$10,000 for this project.

9. California Homeless Energy Aid Program (HEAP) Shelter Crisis Declaration.

Recommendation: Adopt Resolution No. 2018-040 declaring a shelter crisis.

RESOLUTION NO. 2018-040. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE, CALIFORNIA DECLARING A SHELTER EMERGENCY CRISIS PURSUANT TO SB 850.(CHAPTER 48, STATUTES OF 2018 AND GOVERNMENT CODE SECTION 8698.2.

10. Local Hazard Mitigation Plan Annex.

Recommendation: Adopt Resolution No. 2018-037 approving the Blythe Local Hazard Mitigation Plan (LHMP) Annex for Riverside County and Resolution No. 2018-039 amending the General Plan to include the LHMP.

RESOLUTION NO. 2018-037. A RESOLUTION OF THE BLYTHE CITY COUNCIL ADOPTING THE BLYTHE LOCAL HAZARD MITIGATION PLAN ANNEX FROM THE RIVERSIDE COUNTY OPERATIONAL AREA MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN AS REQUIRED BY THE FEDERAL DISASTER MITIGATION AND COST REDUCTION ACT OF 2000.

RESOLUTION NO. 2018-039. A RESOLUTION OF THE BLYTHE CITY COUNCIL TO AMEND THE SAFETY ELEMENT OF THE GENERAL PLAN TO INCORPORATE THE CITY OF BLYTHE HAZARD MITIGATION PLAN INTO THE ELEMENT.

11. Zone Change for the Cornerstone Commercial Property Project.

Recommendation: Conduct the second reading of Ordinance No. 892-18, by Title only, waiving further reading for Zone Change 1806-001.

ORDINANCE NO. 892-18. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLYTHE APPROVING ZONE CHANGE 1806-001 BEING A CHANGE OF ZONE FROM P-D (PLANNED DEVELOPMENT) TO C-G (GENERAL COMMERCIAL) FOR 31.28± ACRES OF THE 36.98± ACRE CORNERSTONE COMMERCIAL PROPERTY PROJECT SITE.

12. Zone Change for the Palo Verde Center Project.

Recommendation: Conduct the second reading of Ordinance No. 893-18, by Title only, waiving further reading for Zone Change 1808-001.

ORDINANCE NO. 893-18. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLYTHE APPROVING ZONE CHANGE 1808-001 BEING A CHANGE OF ZONE FROM SPR (SPECIFIC PLAN RESORT) TO CG (GENERAL COMMERCIAL) FOR 78.41± ACRES OF THE PALO VERDE CENTER PROJECT SITE.

13. Cottage Food Operations.

Recommendation: Conduct the second reading by title only, waiving further reading of Ordinance No. 894-18, to establish standards for home-based food production and sales in residences.

ORDINANCE NO. 894-18. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLYTHE, CALIFORNIA AMENDING CHAPTER 17.30 (HOME-BASED BUSINESS) OF DIVISION IV (SPECIAL PROVISIONS) OF TITLE 17 (ZONING) OF THE BLYTHE MUNICIPAL CODE TO DEFINE COTTAGE FOOD OPERATIONS AND ESTABLISH STANDARDS FOR HOME-BASED FOOD PRODUCTION AND SALES IN RESIDENCES.

Public comment. John Light of Beaumont California with the Laborers' Union stated he is speaking on behalf of the Laborers' International Local Union, 1184. LIUNA has many members that live in and near the Blythe area. I am submitting written comments on the Mitigated Negative Declaration for the Palo Verde Center Cannabis Project. The project is a massive 600,000 sq. ft. indoor cannabis growing operation that will include a 28 MW gas fired power plant. Our experts have determined that the project will have significant environmental impacts to air quality, protected plant and animal species, green house gases and other impacts. We therefore ask that

the City prepare an Environmental Impact Report before approving the project. Out comments are fully set forth in the letter I am submitting.

Greg Rodriguez of Supervisor Perez's office spoke about the HEAP Program.

Vice Mayor Egan moved approval of the Consent Calendar. The motion was seconded by Councilman Rodriguez with a unanimous aye vote. City Clerk Crecelius read the title of the Ordinances into the record.

PUBLIC HEARING:

Initial Study and Negative Declaration for the Edgewater Tentative Tract Map Zoning Variance. Interim City Manager Crecelius stated the Edgewater Land Development Tentative Tract Map No. 34480 was approved by the City Council in 2006 for development of a 46-lot residential subdivision on a 20-acre parcel located east of Riviera Drive on the west bank of the Colorado River, south of Interstate 10. The amended TTM includes 30 long lots with a minimum width of 55-feet, each with river frontage on the east and Riviera Drive on the west. The proposed lot width is less than the minimum zoning standard of 65-feet and requires that the City approve a zoning variance as a part of its acceptance of the amended TTM. An Initial Study and Mitigated Negative Declaration was completed and approved for the project in 2006. Development under the amended TTM is a residential subdivision that is substantially the same as the currently approved Map, with lower intensity development, conditional inclusion of a boat ramp, and certain infrastructure improvements as were originally contemplated. Therefore, the existing CEQA document does support the City's previous findings for the TTM at this location, which can be treated as a map amendment subject to administrative approval rather than as a new discretionary project. The proposed zoning variance to allow minimum lot widths of 55 is not included in the original TTM or the CEQA document and does qualify as a new discretionary approval by the Council that must be supported in part by documentation that satisfies CEQA requirements. The City has determined that the proposed lot width variance is not expected to create any additional adverse environmental impacts, and completion of a Negative Declaration should be adequate documentation for CEQA compliance to address the proposed project. The IS/ND is intended to provide the City Council with full disclosure of potential environmental effects of the project for uses as one basis of its decision on the proposed project. The IS/ND evaluates the proposed projects' potential effects on the following resources topics: Aesthetics, Agricultural resources, Air Quality and Greenhouse Gas, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Circulation and Utilities and Service Systems. The results of the Initial Study conclude that all potential impacts are less than significant. The Initial Study meets the requirements of the State of California CEQA, the State CEQA Guideline, and the City of Blythe Guidelines for the Implementation of CEQA. In preparing the Initial Study and Negative Declaration, staff independently reviewed, evaluated and exercised judgment of the Project and the Project's environmental effects. Prior to approving the project, the City Council shall consider the proposed Negative Declaration (ND) together with any comments received during the public review process .The Environmental Review Process commenced

September 14, 2018 and closed October 4, 2018 without comment. Therefore, Subsequent to the Public Hearing it is recommended Council adopt Resolution No. 2018-038 approving the Initial Study and Negative Declaration for the Edgewater Tentative Tract Map Zoning Variance No. VAR1809-001.

Public comment. Leslie Watkins of 734 Riviera Dr. stated she is overwhelmed by the fact this has been carved up as badly as it has. Jennifer Wellman spent numerous hours working on this project on behalf of our city 12 years ago. I am talking a few months of her time was spent making sure this was going to be a good, viable community asset. This is our first chance to try to enhance our area. The conditions of approval are horrible. We are not even going to provide a bus turnout for our children and make lot sizes that the buildable lot is only 40 feet wide. That is half of what the local area is down there. I implore you to really consider what is going on down there. Allowing this to go in phases with the infrastructure going in during phase II is only asking for the same trouble that we have had over and over again. I can't believe that this has happened. Yes the density is down but the way it has been chopped up is awful. Also, there is no storm drain system proposed for the project.

Vice Mayor Egan stated we discussed having the developer post a bond for the infrastructure improvements at the Study Session. Interim City Manager Crecelius stated that City staff is still working with the developer to finalize the conditions of approval.

Lindsay Holt with the Holt Group stated she does not believe a bus turnout is proposed in the final map but if it is something the Council would like we can address it with the developer. But I would need clarification as to whether it would be for a school bus stop or a transit bus stop.

There was discussion regarding where a bus stop would be placed and for what purpose, either for students residents or both.

George Colangeli, General Manager of the Transit Agency stated this was discussed in depth at the Study Session and there does need to be some sort of turn out in that area not only for busses, but for boats and trailers as well.

Councilman Rodriguez stated we did talk about it, but nothing was finalized.

Councilman Halby stated there should be no reason the developer can't put in a bus turnout on that street.

Interim City Manager Crecelius stated tonight's action is to approve the Initial Study and Negative Declaration for this project. At the November 13th meeting we will hold the Public Hearing to approve the zoning variance and also the final map which will include the project conditions. You will have a chance at that time to look at the whole project and all of the conditions.

Staff was directed to work with the developer to finalize these conditions.

Leslie Watkins asked if the traffic items addressed tonight would change the CEQA finding. Interim City Manager Crecelius stated no, the original CEQA was based on 46 homes and now the map contains 30 homes.

Vice Mayor Egan moved approval of staff's recommendation. The motion was seconded by Councilman Rodriguez with a unanimous aye vote.

RESOLUTION NO. 2018-038. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A NEGATIVE DECLARATION FOR THE PROPOSED EDGEWATER TENTATIVE TRACT MAP AND ZONING VARIANCE.

NEW BUSINESS:

Transformative Climate Communities Planning Grant (TCC). Interim City Manager Crecelius stated there are two types of grants in the Transformative Climate Communities Grant program, large implementation Grants and funding for Planning Grants. The goal of both is to identify projects such as affordable housing, transportation, green infrastructure and park projects that achieve greenhouse gas emission reductions and provide benefits to disadvantaged communities. The planning grants are designed to make communities more competitive for future TCC funding rounds, and other grant opportunities through cap-and-trade programs. Last year CVAG worked with the City of Coachella and successfully secured one of 10 planning grants awarded in the State. A few weeks ago they reached out to the City and offered to prepare a planning Grant for Blythe. They believe Blythe also has a good chance at receiving one of these planning grants. The City is working with CVAG to finalize the scope of the planning activities that will be outlined in the grant, but the goal is to redesign and revitalize the downtown corridor to include affordable housing, retail, transportation and a more walk-able and sustainable community. Part of the grant includes community based input and engagement and the City and CVAG will work with community partners to identify and prioritize sustainable development opportunities, particularly in the downtown business district. It is recommended Council Adopt Resolution No. 2018-036 authorizing the submittal of a TCC planning Grant application and authorize the City Manager to execute any and all documents necessary for the completion of this project.

No public comment. Councilman DeConinck moved approval of staff's recommendation. The motion was seconded by Councilman Rodriguez with a unanimous aye vote.

RESOLUTION NO. 2018-036. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE, CALIFORNIA APPROVING THE APPLICATION FOR TRANSFORMATIVE CLIMATE COMMUNITIES GRANT FUNDING AS ADMINSTRATED BY THE STRATEGIC GROWTH COUNCIL.

Naming the Community Center in honor of Doris Morgan. Interim City Manager Crecelius stated Staff received a Facilities Naming Policy application prepared by Kenny Kalian at the request of several community members regarding naming the Community Center located in Todd Park the Doris Morgan Community Center. Mrs. Doris Morgan served as a member of the Blythe City Council from April 1980 until April 1992. She served as Mayor from April 1990 until April 1992. She was the first and only woman to serve in this capacity in the City's history. Aside from her work on the City Council, Doris has been a dedicated member of the Blythe community, owning and

operating a local business in Blythe and volunteering her time at local schools, her church, the Cemetery District and various organizations, and with the Community Action Partnership which provides services to senior citizens. The Community Center is a fitting facility to pay tribute to Doris as she has for a number of years spent countless hours at the Community Center preparing income tax returns at no cost to the seniors in the community. Therefore it is recommended Council name the Community Center in honor of Mrs. Doris Morgan. I briefly spoke to Mr. Kalian about Chuckawalla Valley State Prison preparing a new sign for the Community Center similar to what they did for the Joe Wine Recreation Center. At that time we could have a ribbon cutting and present a Proclamation to Doris at that time.

Public comment. Kenny Kalian of 1110 W. 10th Avenue stated Eddie Rodriguez brought the idea to my attention a few months ago and I totally support it. Doris has been a big huge member of the Community. If you put a request into the prison I am sure we can get something done.

Vice Mayor Egan moved approval of staff's recommendation. The motion was seconded by Councilman Halby with a unanimous aye vote.

ORAL REPORTS:

Chief Wade reported on the Pink Patches being worn by Blythe Police Department Officers for Breast Cancer Awareness month.

Councilman DeConinck reported his daughter had a baby boy, the first boy born on the DeConinck side in 64 years.

Mayor Reynolds reported on the upcoming Blythe Clean up Day.

PUBLIC COMMENT: None

ADJOURN: The City Council meeting was adjourned at 6:44pm.

Dale Reynolds, Mayor

ATTEST:

Mallory Crecelius, City Clerk