

ACTION MINUTES

**TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JULY 22, 2025 - 3:00 PM**

CLOSED SESSION - 2:30 PM

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding the acquisition of a permanent easement that is approximately 1.25 acres in size for public use, namely for retaining wall purposes, slope stabilization and erosion control, drainage, access, maintenance and all uses necessary or convenient thereto (“Subject Easement”) in connection with the proposed PW23-02 Ynez Road Improvements Phase I Project (“Project”). The negotiators for the City are Ron Moreno, Emalee Manning, and Anissa Sharp. The negotiators for the Subject Easement are set forth below.

The acquisition of the permanent Subject Easement that is approximately 1.25 acres (54,235 square feet) in size for retaining wall purposes, slope stabilization and erosion control, drainage, access, maintenance and all uses necessary or convenient thereto in connection with the construction of the Project on that certain vacant parcel located along the northeast side of Ynez Road between Rancho Vista Road and Tierra Vista Road in the City of Temecula, and identified as Riverside County Tax Assessor’s Parcel Numbers 944-290-015, 944-390-016, and 944-290-017. The negotiating parties are the City of Temecula and the property owners Don B. Norris and Karen R. Norris, Trustees of The Norris Family Trust, Dated January 18, 2019 or Successor Trustee Thereof; Edward Damian Amorosi, Trustee under The Amorosi Family Trust Dated July 25, 1988; Bruce A. Wittenberg, As Trustee of the Wittenberg Family Trust Dated September 21, 1990-SPH; Rosemary Liegler, As Trustee of the Liegler Family Trust, Survivor’s Trust, Dated April 2, 1987, as to an Undivided 1.5152% Interest; Charles Arlington Russell and Marjorie Marie Russell, Trustees of The Charles Arlington Russell Revocable Trust under Agreement Dated May 2, 2013, an Undivided One-Half Interest and to Marjorie Marie Russell and Charles Arlington Russell, Trustees of The Marjorie Marie Russell Revocable Trust under Agreement Dated May 2, 2013, an Undivided One-Half Interest, as May Be Amended; Phillip William Tekunoff; Norman Yamauchi and Nora Yamauchi; Donald D. Kaiserman and Joyce S. Kaiserman; Humberto A. Galleno and Ana Galleno, Ttee F/T Galleno Family Tr Dtd 7-23-88. Under negotiations are price and terms of the acquisition of the Subject Easement.

CALL TO ORDER at 3:00 PM: Mayor Brenden Kalfus

INVOCATION: Aaron Adams, City Manager

FLAG SALUTE: Mayor Brenden Kalfus

ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart

PRESENTATIONS (INTERNAL) - NONE

BOARD / COMMISSION REPORTS

Planning Commission

PUBLIC SAFETY REPORT

County of Riverside, Fire Department (CAL FIRE)

PUBLIC COMMENTS - NON-AGENDA ITEMS

The following individual(s) addressed the City Council:

- Laurel LaMont
- Kimberly Wall
- Scott Rieger
- Ruben Elizalde
- Hali Wolf
- Vivica Ross
- Jonathan Flietstra

CITY COUNCIL REPORTS

CONSENT CALENDAR

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Schwank. The vote reflected unanimous approval.

1. Waive Reading of Title and Text of All Ordinances and Resolutions Included in the Agenda

Recommendation: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda.

2. Approve Action Minutes of July 8, 2025

Recommendation: That the City Council approve the action minutes of July 8, 2025.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

4. Adopt Ordinance No. 2025-11 Approving Third Amendment to the Development Agreement By and Between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company (Planning Application No. PA25-0016) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TEMECULA AND LENNAR HOMES, INC., A CALIFORNIA CORPORATION AND WINCHESTER HILLS I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PLANNING APPLICATION NO. PA25-0016)

5. Adopt Resolution to Establish the Amount of the Voter-Approved Measure C Annual Special Tax Levy for Fiscal Year 2025-26

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ESTABLISHING THE AMOUNT OF THE SPECIAL TAX LEVY FOR FISCAL YEAR 2025-26 TO PROVIDE FOR RECREATION AND HUMAN SERVICES PROGRAMS AND THE OPERATION, MAINTENANCE AND SERVICING OF PUBLIC PARKS AND RECREATIONAL FACILITIES, MEDIAN LANDSCAPING, AND ARTERIAL STREET LIGHTS AND TRAFFIC SIGNALS

6. Approve Sponsorship Agreement with Bike Temecula Valley for the Ride the Vines, Halloween Bike Ride and Holiday Bike Ride (At the Request of Subcommittee Members Alexander and Kalfus)

Recommendation: That the City Council approve a sponsorship agreement with Bike Temecula Valley for in-kind City support valued at \$6,000, promotional services of \$11,415 and \$2,000 Economic Development funding.

7. Approve Sponsorship Agreement with Inland Valley Business & Community Foundation dba TEDx for TEDx Temecula (At the Request of Subcommittee Members Alexander and Kalfus)

Recommendation: That the City Council approve a sponsorship agreement with Inland Valley Business & Community Foundation dba TEDx for in-kind City support valued at \$3,000 and promotional services valued at \$11,415.

8. Approve Sponsorship Agreement with JDS Creative Academy for Digifest Temecula 2026 (At the Request of Subcommittee Members Alexander and Kalfus)

Recommendation: That the City Council approve a sponsorship agreement with JDS Creative Academy for in-kind City promotional services of \$11,415.

9. Approve Sponsorship Agreement with Michelle’s Place Cancer Resource Center for the Walk of Hope (At the Request of Subcommittee Members Alexander and Kalfus)

Recommendation: That the City Council approve a sponsorship agreement with Michelle’s Place Cancer Resource Center for in-kind City support valued at \$7,750, promotional services of \$11,415 and up to \$5,000 Economic Development funding.

10. Approve Sponsorship Agreement with Valley of the Mist Quilters Guild for Old Town Temecula Outdoor Quilt Show (At the Request of Subcommittee Members Alexander and Kalfus)

Recommendation: That the City Council approve a sponsorship agreement with Valley of the Mist Quilters Guild for in-kind City support valued at \$1,500, promotional services of \$11,415 and \$1,600 Economic Development funding.

11. Award Construction Contract to Asad Holdings LLC DBA OrangeBlue General Contractors for Murrieta Creek Trail Solar Lights, PW21-13

Recommendation: That the City Council:

1. Award a construction contract to Asad Holdings LLC DBA OrangeBlue General Contractors, in the amount of \$108,949 for the Murrieta Creek Trail Solar Lights Project, PW21-13; and
2. Authorize the City Manager to approve contract change orders up to 25% of the contract amount, \$27,237.25; and
3. Make a finding that the Murrieta Creek Trail Solar Lights, PW21-13 is exempt from Multiple Species Habitat Conservation Plan (MSHCP) fees.

12. Accept Improvements and File the Notice of Completion for the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, Dedicated and Known As Roger Epperson Parking Lot, PW15-07

Recommendation: That the City Council:

1. Accept the construction of the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, PW15-07; and
2. Direct the City Clerk to file and record the Notice of Completion, release the Performance Bond, and accept a one-year Maintenance Bond in the amount of 10% of the final contract amount; and
3. Release the Labor and Materials Bond seven months after filing the Notice of Completion, if no liens have been filed.

RECESS:

At 3:43 PM, the City Council recessed and convened as the Temecula Community Services District and the Temecula Public Financing Authority meetings. At 3:52 PM the City Council resumed with the remainder of the City Council Agenda.

RECONVENE TEMECULA CITY COUNCIL

PUBLIC HEARING

17. Approve Resolution Adopting Specific Plan Amendment No. 12 to the Old Town Specific Plan to Extend By One Year the Outdoor Live Entertainment Pilot Program

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING SPECIFIC PLAN AMENDMENT NO. 12 TO THE OLD TOWN SPECIFIC PLAN TO EXTEND BY ONE YEAR THE OUTDOOR LIVE ENTERTAINMENT PILOT PROGRAM AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3), (LONG RANGE PROJECT NO. LR25-0135)

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Stewart. The vote reflected unanimous approval.

18. Introduce Ordinance Amending Titles 5, 8, 16, and 17 of the Temecula Municipal Code Related to Minor Revisions to Business License Requirements, Nuisance Abatement, Alcohol or Entertainment Conditional Use Permits, Accessory Structures and Setbacks, Bicycle Parking Requirements, Barber/Beauty Shops, Energy Storage Standards, and Raceways for Signage

Recommendation: That the City Council conduct a public hearing and introduce an ordinance entitled:

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5, 8, 16 AND 17 OF THE TEMECULA MUNICIPAL CODE MAKING 1) MINOR REVISIONS TO BUSINESS LICENSE REQUIREMENTS, 2) REDUCE TIMELINE FOR NUISANCE ABATEMENT COST RECOUPMENT, 3) AMEND REQUIREMENTS FOR MODIFICATIONS TO CONDITIONAL USE PERMITS TO COMPLY WITH CHAPTER 9.10 AND CHAPTER 17.09, 4) LIMIT HOME OCCUPATION BUSINESS APPOINTMENT FREQUENCY, 5) ADD A NOTE FOR RELIGIOUS INSTITUTIONS IN RESIDENTIAL ZONES TO FOLLOW EXISTING STANDARDS, 6) LIMIT ACCESSORY STRUCTURES TO A SINGLE STORY, 7)

CLARIFY SHED SETBACK REQUIREMENTS, 8) AMEND BICYCLE PARKING REQUIREMENTS FOR MULTI-TENANT RESIDENTIAL DEVELOPMENTS, 9) REMOVE BARBER/BEAUTY SHOP AND PERSONAL SERVICE SHOP AS A PERMITTED USE IN THE LIGHT INDUSTRIAL AND BUSINESS PARK ZONING DISTRICTS, 10) AMEND ENERGY STORAGE STANDARDS, 11) PROHIBIT EXPOSED RACEWAYS FOR SIGNAGE, 12) PROHIBIT BUSINESS ADVERTISING ON COMMUNITY FEATURES, 13) ADD VARIOUS DEFINITIONS, AND 14) MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3), (LONG RANGE PROJECT NO. LR25-0004)

Approved the Staff Recommendation (5-0): Motion by Stewart, Second by Rahn. The vote reflected unanimous approval.

DEPARTMENTAL REPORTS (RECEIVE AND FILE)

19. City Council Travel/Conference Report
20. Community Development Department Monthly Report
21. Fire Department Monthly Report
22. Public Works Department Monthly Report

PRESENTATIONS (EXTERNAL) - NONE

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

CITY MANAGER REPORT

CITY ATTORNEY REPORT

The City Attorney reported that with respect to the closed session agenda item relating to the acquisition of the Subject Easement, the City Council, by a vote of 5-0: (1) Set just compensation for the Subject Easement based on the appraisal; and (2) authorized the Staff to make an offer to the property owner to acquire the Subject Easement based on fair market value.

ADJOURNMENT

At 4:23 PM, the City Council meeting was formally adjourned to Tuesday, August 12, 2025, at 2:00 PM for Closed Session, with regular session commencing at 3:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.


Brenden Kalfus, Mayor

ATTEST:



Randi Johl, City Clerk

[SEAL]