

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

**TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MARCH 26, 2024 - 6:00 PM**

CLOSED SESSION - 5:00 PM

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION. The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matters of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City and the City Council will decide whether to initiate litigation.

CALL TO ORDER: Mayor James Stewart

INVOCATION: Antonio Madrigal of The Eschatologist

FLAG SALUTE: Mayor James Stewart

ROLL CALL: Alexander, Kalfus, Schwank, Stewart

PRESENTATIONS

Presentation of Proclamation for DMV/Donate Life Month
Presentation of Proclamation for National Child Abuse Prevention Month
Presentation Regarding City Workforce Development Programs and Efforts

ANNUAL JOINT MEETING - CITY COUNCIL, RACE, EQUITY, DIVERSITY AND INCLUSION COMMISSION AND TRAFFIC SAFETY COMMISSION

BOARD / COMMISSION REPORTS

Planning Commission and Race, Equity, Diversity and Inclusion Commission

PUBLIC SAFETY REPORT

County of Riverside, Fire Department (CAL FIRE)

PUBLIC COMMENTS - NON-AGENDA ITEMS

A total of 30 minutes is provided for members of the public to address the City Council on matters not

listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CITY COUNCIL REPORTS

Reports by the members of the City Council on matters not on the agenda will be made at this time. A total, not to exceed, ten minutes will be devoted to these reports.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the City Council request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the City Council on matters on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

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.

Attachments: [Agenda Report](#)

2. Approve Action Minutes of March 12, 2024

Recommendation: That the City Council approve the action minutes of March 12, 2024.

Attachments: [Action Minutes](#)

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

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

Attachments: [Agenda Report](#)
[Resolution](#)
[List of Demands](#)

4. Adopt Ordinance No. 2024-01 Adding Chapter 9.90 Unlawful Possession of a Catalytic Converter to the Temecula Municipal Code (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADDING CHAPTER 9.90, UNLAWFUL POSSESSION OF A CATALYTIC CONVERTER, TO THE TEMECULA MUNICIPAL CODE

Attachments: [Agenda Report](#)
[Ordinance](#)

5. Receive and File the General Plan and Housing Element Annual Progress Report for the Period of January 1, 2023 to December 31, 2023

Recommendation: That the City Council receive and file the General Plan and Housing Element Annual Progress Report for the period of January 1, 2023 to December 31, 2023.

Attachments: [Agenda Report](#)
[General Plan and Housing Element Annual Progress Report - 2023](#)
[Regional Housing Needs Allocation Breakdown - 2021-2029](#)
[Appendix A - Housing Element Annual Progress Report - 2023](#)

6. Award Construction Contract to Land Forms Landscape Construction, Inc. for the Dog Park Renovation at Michael “Mike” Naggar Community Park Project, PW21-14

Recommendation: That the City Council:

1. Award a construction contract to Land Forms Landscape Construction, Inc. in the amount of \$608,420 for the Dog Park Renovation at Michael “Mike” Naggar Community Park Project, PW21-14; and
2. Authorize the City Manager to approve construction contract change orders up to 10% of the contract amount, \$60,842; and
3. Make a finding that the Dog Park Renovation at Michael “Mike” Naggar Community Park Project, PW21-14, project is exempt from Multiple Species Habitat Conservation Plan fees.

Attachments: [Agenda Report](#)
[Contract](#)
[Project Description](#)
[Project Location](#)

7. Approve Sixth Amendment to the Agreement with David Evans and Associates, Inc. for the Diaz Road Expansion Project, PW17-25

Recommendation: That the City Council:

1. Approve the Sixth Amendment to the agreement with David Evans and Associates, Inc., to increase the contingency by \$75,000 and extend the term of the agreement to June 30, 2026 in support of the professional design and environmental services of the Diaz Road Expansion Project, PW17-25; and
2. Increase the City Manager's authority to approve extra work authorizations by \$75,000.

Attachments: [Agenda Report](#)
[Sixth Amendment](#)
[Project Description](#)

8. Accept Improvements and File the Notice of Completion for the Mary Phillips Senior Center Enhancement and Renovation, PW20-13

Recommendation: That the City Council:

1. Accept the construction of the Mary Phillips Senior Center Enhancement and Renovation, PW20-13, as complete; 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.

Attachments: [Agenda Report](#)
[Notice of Completion](#)
[Maintenance Bond](#)
[Contractor's Affidavit & Final Release](#)

9. Accept Improvements and File the Notice of Completion for Recycled Water Accelerated Retrofit Program, PW21-04

Recommendation: That the City Council:

1. Accept the improvements for the Recycled Water Accelerated Retrofit Program, PW21-04, as complete; 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.

Attachments:

[Agenda Report](#)

[Notice of Completion](#)

[Maintenance Bond](#)

[Contractor's Affidavit & Final Release](#)

RECESS CITY COUNCIL MEETING TO SCHEDULED MEETINGS OF THE TEMECULA COMMUNITY SERVICES DISTRICT, THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY, THE TEMECULA HOUSING AUTHORITY, AND/OR THE TEMECULA PUBLIC FINANCING AUTHORITY

TEMECULA COMMUNITY SERVICES DISTRICT MEETING**CALL TO ORDER: President Zak Schwank****ROLL CALL: Alexander, Kalfus, Schwank, Stewart****CSD PUBLIC COMMENTS - NON-AGENDA ITEMS**

A total of 30 minutes is provided for members of the public to address the Board of Directors on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CSD CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the Community Services District request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Board of Directors on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

10. Approve Action Minutes of March 12, 2024

Recommendation: That the Board of Directors approve action minutes of March 12, 2024.

Attachments: [Action Minutes](#)

CSD DIRECTOR OF COMMUNITY SERVICES REPORT**CSD GENERAL MANAGER REPORT****CSD BOARD OF DIRECTOR REPORTS****CSD ADJOURNMENT**

The next regular meeting of the Temecula Community Services District will be held on Tuesday, April 9, 2024, at 5:00 p.m., for a Closed Session, with regular session commencing at 6:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY - NO MEETING**TEMECULA HOUSING AUTHORITY - NO MEETING****TEMECULA PUBLIC FINANCING AUTHORITY**

CALL TO ORDER: Chair James Stewart

ROLL CALL: Alexander, Kalfus, Schwank, Stewart

TPFA PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Board of Directors on matters not listed on the agenda. Each speaker is limited to 3 minutes. A total of 30 minutes is provided for members of the public to address the City Council on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

TPFA CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the Temecula Public Financing Authority request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Board of Directors on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

11. Approve Action Minutes of March 12, 2024

Recommendation: That the Board of Directors approve action minutes of March 12, 2024.

Attachments: [Action Minutes](#)

TPFA PUBLIC HEARING

Any person may submit written comments to the Board of Directors before a public hearing or may appear and be heard in support of or in opposition to the approval of a project at the time of the hearing.

If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at or prior to the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be included into the record. Email comments must be submitted to CouncilComments@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. At public hearings involving land use matters, the property owner and/or applicant has the burden of proof and, therefore, shall be allowed 15 minutes for an initial presentation, and an additional 10 minutes for rebuttal by its development team following other comments on the matter. An appellant, other than the property owner and/or applicant, and the spokesperson for an organized group of residents residing within the noticed area of the property, which is the subject of the public hearing, shall be allowed 15 minutes to present the appellant’s position to the Board. The Chair may allow more time if required to provide due process for the property owner, applicant or appellant. All other members of the public may speak during the public hearing for a maximum period of 5 minutes each. Deferral of one speaker’s time to another is not permitted. In the event of a large number of speakers, the Chair may reduce the maximum time limit for members of the public to speak. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

12. Approve Formation of Temecula Public Financing Authority Community Facilities District No. 23-01 (Altair)

Recommendation: That the Board of Directors take the following actions:

1. That the Board of Directors of the Temecula Public Financing Authority (the “Board”) hold a public hearing regarding the formation of the proposed Temecula Public Financing Authority Community Facilities District No. 23-01 (Altair) (the “CFD”), the levy of special taxes in the CFD, and the issuance of bonds by the Temecula Public Financing Authority (the “Authority”) for the CFD, and adopt the resolutions entitled:

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY OF FORMATION OF TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 23-01 (ALTAIR)

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS OF THE TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 23-01 (ALTAIR)

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY CALLING SPECIAL ELECTION WITHIN IMPROVEMENT AREA NO. 1 OF COMMUNITY FACILITIES DISTRICT NO. 23-01 (ALTAIR)

2. That the Board hold a mail ballot election regarding the CFD, and adopt the resolution entitled:

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN - IMPROVEMENT AREA NO. 1 OF COMMUNITY FACILITIES DISTRICT NO. 23-01 (ALTAIR)

3. That the Board introduce and have the first reading of the ordinance entitled:

ORDINANCE NO. TPFA

AN ORDINANCE OF THE TEMECULA PUBLIC FINANCING AUTHORITY LEVYING SPECIAL TAXES WITHIN TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 23-01 (ALTAIR)

Attachments:

- [Agenda Report](#)
- [TPFA Resolution - Formation](#)
- [TPFA Resolution - Incur Bonded Indebtedness](#)
- [TPFA Resolution - Calling Special Election](#)
- [TPFA Resolution - Declaring Election Results](#)
- [TPFA Ordinance](#)
- [CFD Report](#)
- [Notice of Special Tax Lien](#)

TPFA EXECUTIVE DIRECTOR REPORT

TPFA BOARD OF DIRECTOR REPORTS

TPFA ADJOURNMENT

The next regular meeting of the Temecula Public Financing Authority will be held on Tuesday, April 9, 2024, at 5:00 p.m., for a Closed Session, with regular session commencing at 6:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

RECONVENE TEMECULA CITY COUNCIL**PUBLIC HEARING**

Any person may submit written comments to the City Council before a public hearing or may appear and be heard in support of or in opposition to the approval of a project at the time of the hearing. If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at or prior to the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be included into the record. Email comments must be submitted to CouncilComments@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. At public hearings involving land use matters, the property owner and/or applicant has the burden of proof and, therefore, shall be allowed 15 minutes for an initial presentation, and an additional 10 minutes for rebuttal by its development team following other comments on the matter. An appellant, other than the property owner and/or applicant, and the spokesperson for an organized group of residents residing within the noticed area of the property, which is the subject of the public hearing, shall be allowed 15 minutes to present the appellant's position to the Council. The Mayor may allow more time if required to provide due process for the property owner, applicant or appellant. All other members of the public may speak during the public hearing for a maximum period of 5 minutes each. Deferral of one speaker's time to another is not permitted. In the event of a large number of speakers, the Mayor may reduce the maximum time limit for members of the public to speak. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

13. Introduce Ordinance Amending Sections 10.24.040 and 12.04.050 of the Temecula Municipal Code Regarding Use of E-bikes on Sidewalks and within Public Parks

Recommendation: That the City Council introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING SECTION 10.24.040 OF TITLE 10 AND SECTION 12.04.050 OF TITLE 12 OF THE TEMECULA MUNICIPAL CODE TO ESTABLISH RULES AND REGULATIONS FOR THE OPERATION OF E-BIKES ON SIDEWALKS AND WITHIN PUBLIC PARKS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Attachments: [Agenda Report](#)
[Ordinance](#)

BUSINESS

14. Consider the Creation of an Ad Hoc Subcommittee to Discuss Matters Related to the Previously Adopted User Fee Schedule (At the Request of Council Member Alexander)

Recommendation: That the City Council:

1. Consider the creation of an ad hoc subcommittee to discuss matters related to the previously adopted user fee schedule superseded by the current adoption of Resolution No. 2024-16.
2. If the subcommittee is created, appoint two Council Members to the subcommittee.
3. If the subcommittee is created, authorize City staff to provide the necessary document production and research necessary for the subcommittee's consideration of the matter.

Attachments: [Agenda Report](#)

DEPARTMENTAL REPORTS (RECEIVE AND FILE)

15. [City Council Travel/Conference Report](#)

Attachments: [Agenda Report](#)
[Itinerary](#)

16. [Community Development Department Monthly Report](#)

Attachments: [Agenda Report](#)
[Planning Activity Report](#)

17. [Fire Department Monthly Report](#)

Attachments: [Agenda Report](#)
[Fire Monthly Report](#)

18. [Police Department Monthly Report](#)

Attachments: [Agenda Report](#)

19. [Public Works Department Monthly Report](#)

Attachments: [Agenda Report](#)
[Project Status Report](#)

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

Any Council Member, including the Mayor, may request an item be placed on a future agenda. Any such request will be discussed under this section. In making the request, a Council Member may briefly describe the topic of the proposed agenda item and any timing associated with the placement of the item

on the agenda. This description shall not exceed 3 minutes. No substantive discussion on the subject of the motion may occur. Items may only be placed on the agenda by Council Members pursuant to policy or by the City Manager based on administrative or operational needs of the City. Public comments on the placement of these agenda items shall be limited to a maximum of 30 minutes. Individual comments shall not exceed 3 minutes. All public participation is governed by the Council Policy regarding Public Participation at Meetings and Agenda Placements by Council Members adopted by Resolution No. 2021-54.

CITY MANAGER REPORT**CITY ATTORNEY REPORT****ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, April 9, 2024, at 5:00 p.m., for a Closed Session, with regular session commencing at 6:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports, public closed session information, and any supplemental material available after the original posting of the agenda), distributed to a majority of the City Council regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694-6444.