

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  
JULY 8, 2025 - 3:00 PM**

### **CLOSED SESSION - NONE**

**CALL TO ORDER: Mayor Brenden Kalfus**

**INVOCATION: Chaplain Randy Mah of Riverside County Sheriff's Office**

**FLAG SALUTE: Brenden Kalfus**

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

### **BOARD / COMMISSION REPORTS - NONE**

### **PUBLIC SAFETY REPORT**

County of Riverside, Sheriff's Department

### **PUBLIC COMMENTS - NON-AGENDA ITEMS**

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### **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](mailto: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 June 10 and June 23, 2025

Recommendation: That the City Council approve the action minutes of June 10 and June 23, 2025.

Attachments: [06/10/2025 Action Minutes](#)  
[06/23/2025 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. Approve City Treasurer's Report for the Periods of April 1, 2025 through April 30, 2025 and May 1, 2025 through May 31, 2025

Recommendation: That the City Council approve the City Treasurer's report for the periods of April 1, 2025 through April 30, 2025 and May 1, 2025 through May 31, 2025.

Attachments: [Agenda Report](#)  
[April - City Treasurer's Report](#)  
[May - City Treasurers Report](#)

5. Adopt Ordinance No. 2025-09 Amending Chapter 2.04.020 of the Temecula Municipal Code Regarding the Time, Date, Location and Order of Business of Regularly Scheduled Meetings (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 2.04.020 OF THE TEMECULA MUNICIPAL CODE REGARDING THE TIME, DATE, LOCATION AND ORDER OF REGULARLY SCHEDULED MEETINGS

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

6. Adopt Ordinance No. 2025-10 Approving an Amendment to the Temecula Hospital Planned Development Overlay (PDO-9) Located at 31700 Temecula Parkway (APN 959-080-039) (PA22-0105) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9) LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039) (PA22-0105)

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

7. Approve Side Letter to the Memorandum of Understanding; Approve Amended and Restated Management Compensation Plan; Revise the Salary Schedule Approved on May 27, 2025, to Correct a Clerical Error (\$146.85) in the Calculation of the Cost-of-Living Adjustment for the City Manager Which Brings the Monthly Salary to a Corrected Amount of \$29,894.05

Recommendation: That the City Council:

1. Approve a Side Letter to the Memorandum of Understanding between the City of Temecula and the General Employees of the City of Temecula, represented by the California Teamsters Union, Local 911, to update the provisions concerning holiday pay for temporary employees; and
2. Approve the Amended and Restated Management Compensation Plan; and

3. Revise the Salary Schedule approved on May 27, 2025, to bring the City Manager's salary to a corrected amount of \$29,894.05 with no other changes to the Salary Schedule.

**Attachments:**      [Agenda Report](#)  
[Side Letter to the MOU](#)  
[Amended and Restated MCP](#)  
[Revised Salary Schedule](#)

8. Approve Addendum to the Software as a Service Agreement with GovernmentJobs.com, Inc. (dba NEOGOV) for NEOGOV Suite of Products

**Recommendation:**      That the City Council:

1. Approve an addendum to the software as a service agreement with GovernmentJobs.com, Inc. (dba NEOGOV) for NEOGOV Suite of Products, in the amount of \$71,749.94, for a total agreement amount of \$142,906.90; and
2. Authorize the City Manager to approve a contingency in an amount not to exceed \$14,290.69, which is equal to 10% of the total amount.

**Attachments:**      [Agenda Report](#)  
[Addendum](#)  
[Service Agreement](#)

9. Approve Fifth Amended and Restated Joint Powers Agreement for the Southwest Communities Financing Authority (Animal Shelter)

**Recommendation:**      That the City Council approve the Fifth Amended and Restated Joint Powers Agreement between the County of Riverside, the City of Canyon Lake, the City of Lake Elsinore, the City of Murrieta, the City of Temecula, the City of Wildomar, and the City of Menifee for the Southwest Communities Financing Authority (Animal Shelter).

**Attachments:**      [Agenda Report](#)  
[Agreement](#)

10. Approve Design Cooperative Agreement with the State of California, Department of Transportation for I-15/French Valley Parkway Improvements - Phase III, PW 19-03

**Recommendation:**      That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A DESIGN COOPERATIVE AGREEMENT, NO. 08-1795, BETWEEN THE STATE OF

CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE  
CITY OF TEMECULA FOR THE DESIGN OF I-15 FRENCH VALLEY  
PARKWAY IMPROVEMENTS - PHASE III

**Attachments:**

[Agenda Report](#)

[Resolution](#)

[Cooperative Agreement No. 08-1795](#)

11. Approve Agreements with NPG, Inc. and Hardy & Harper, Inc. for Paving Services for Fiscal Years 2026-2030

**Recommendation:**

That the City Council approve agreements with NPG, Inc. and Hardy & Harper, Inc., in the amount of \$1,250,000 each through June 30, 2030 for paving services.

**Attachments:**

[Agenda Report](#)

[NPG, Inc. - Agreement](#)

[Hardy & Harper, Inc. - Agreement](#)

**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, Rahn, 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.

**12. Approve Action Minutes of June 10, 2025**

**Recommendation:** That the Board of Directors approve the action minutes of June 10, 2025.

**Attachments:** [Action Minutes](#)

**13. Approve Sponsorship Agreement with disABILITY Sports Foundation in Support of Human Services Programs and Activities**

**Recommendation:** That the Board of Directors approve the sponsorship agreement with non-profit disABILITY Sports Foundation in support of various human services programs and activities.

**Attachments:** [Agenda Report](#)  
[Agreement](#)

**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, July 22, 2025, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

**SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY**

**CALL TO ORDER: Chair Brenden Kalfus**

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

**SARDA 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.

**SARDA 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 Successor Agency to the Redevelopment Agency 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.

**14. Approve Action Minutes of June 10, 2025**

**Recommendation:** That the Board of Directors approve the action minutes of June 10, 2025.

**Attachments:** [Action Minutes](#)

**SARDA EXECUTIVE DIRECTOR REPORT****SARDA BOARD OF DIRECTOR REPORTS****SARDA ADJOURNMENT**

The next regular meeting of the Successor Agency to the Redevelopment Agency will be held on Tuesday, July 22, 2025, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

**TEMECULA HOUSING AUTHORITY - NO MEETING****TEMECULA PUBLIC FINANCING AUTHORITY - NO MEETING****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](mailto: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.

15. Consider 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)

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

ORDINANCE NO.

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)

**Attachments:**

[Agenda Report](#)

[Aerial Map](#)

[Ordinance](#)

[Exhibit A - Third Amendment to Development Agreement](#)

[PC Resolution No. 2025-19](#)

[Notice of Exemption](#)

[Notice of Public Hearing](#)

**16. Adopt Resolution to Approve the Solid Waste and Recycling Rates for Commercial Customers for Fiscal Year 2025-26**

**Recommendation:** That the City Council conduct a public hearing and adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO APPROVE THE SOLID WASTE AND RECYCLING RATES FOR COMMERCIAL CUSTOMERS FOR FISCAL YEAR 2025-26

**Attachments:**

[Agenda Report](#)

[Resolution](#)

[Exhibit A - Proposed Rates effective July 1, 2025](#)

[Notice of Public Hearing](#)

**PRESENTATIONS**

Certificate of Recognition to James Willcox Upon Retirement

Presentation of Proclamation for Parks and Recreation Month

**PUBLIC COMMENTS - NON-AGENDA ITEMS**

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**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, July 22, 2025, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 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](http://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.