

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 9, 2024 - 6:00 PM**

CLOSED SESSION - 5:00 PM

LABOR NEGOTIATIONS - The City Council will meet in closed session with its designated representatives to discuss labor negotiations pursuant to Government Code Section 54957.6. The City's designated representatives are City Manager Aaron Adams, City Attorney Peter Thorson, Assistant City Manager Kevin Hawkins, Director of Finance Jennifer Hennessy, Director of Human Resources and Risk Management Isaac Garibay, Deputy City Manager Luke Watson and Senior Human Resources Analyst Becky Obmann. The employee organization is the California Teamsters Public, Professional and Medical Employees Union Local 911.

CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council will meet in closed session with the City Attorney's Office pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: (1) City of Temecula v. Sohan Singh, et al. (Riverside Superior Court Case No. CVSW2303952) and (2) City of Temecula v. Jose Leonardo Garcia, et al. (Riverside County Superior Court Case No. CVSW2303954).

CALL TO ORDER: Mayor James Stewart

INVOCATION: Sylvester Scott of Baha'is of Temecula

FLAG SALUTE: Mayor James Stewart

ROLL CALL: Alexander, Kalfus, Schwank, Stewart

PRESENTATIONS

Presentation of Certificate of Recognition to Building Official Brian Clements Upon Retirement

BOARD / COMMISSION REPORTS

Planning Commission and Traffic Safety 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 June 11, 2024

Recommendation: That the City Council approve the action minutes of June 11, 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. Approve Second Amendment to Agreement with Habitat for Humanity for the Temecula Home Repair Program

Recommendation: That the City Council approve the second amendment to the agreement with Habitat for Humanity for the Temecula Home Repair Program.

Attachments: [Agenda Report](#)
 [Agreement](#)
 [Exhibit A - Program Guidelines](#)

5. Accept Dedication of Easements for Drainage Purposes Pursuant to Parcel Map 19677 and Approve Related Quitclaim Deed for Transfer to Riverside County Flood Control and Water Conservation District

Recommendation: That the City Council adopt resolutions entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ACCEPTING DEDICATION OF CERTAIN EASEMENTS FOR DRAINAGE PURPOSES OFFERED ON PARCEL MAP 19677 RECORDED AS INSTRUMENT NO. 107843 ON MAY 9, 1986 IN THE OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A QUITCLAIM DEED FOR THE TRANSFER TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT OF THE CITY OF TEMECULA'S INTEREST IN AND TO CERTAIN EASEMENTS FOR DRAINAGE PURPOSES DEDICATED TO THE PUBLIC PURSUANT TO PARCEL MAP 19677 IN CONNECTION WITH THE PRADO DEVELOPMENT IMPROVEMENTS

Attachments: [Agenda Report](#)
 [Resolution - Accepting Easements](#)
 [Resolution - Quitclaim Deed](#)
 [Quitclaim Deed](#)
 [Parcel Map 19677](#)

6. Approve On-Call Agreements for Various Consulting Services for the Department of Public Works for Fiscal Years 2025-29

Recommendation: That the City Council approve the following on-call agreements for various consulting services for the Department of Public Works for Fiscal Years 2025-29:

Architectural Services:

Dahlin Group, Inc. - \$1,000,000

Ferguson Pape Baldwin Architects - \$1,000,000

Delawie - \$1,000,000

Construction Management Services:

Falcon Engineering Services, Inc. - \$1,000,000

Ardurra Group, Inc. - \$1,000,000

Dudek - \$1,000,000

Anser Advisory - \$1,000,000

Engineering & Environmental Services:

Mark Thomas & Company, Inc. - \$1,000,000

IMEG - \$1,000,000

Dokken Engineering - \$1,000,000

MNS Engineering, Inc. - \$1,000,000

NV5, Inc. - \$1,000,000

Mapping & Survey Services:

CL Surveying and Mapping, Inc. - \$300,000

Michael Baker International, Inc. - \$300,000

David Evans and Associates, Inc. - \$300,000

Geotechnical and Material Testing Services:

Verdantas Inc. - \$1,000,000

Twining, Inc. - \$1,000,000

Geocon West, Inc. - \$1,000,000

Aragon Geotechnical, Inc. - \$1,000,000

Property Acquisition Services:

Monument - \$1,000,000

Bender Rosenthal Incorporated - \$1,000,000

Traffic Engineering Services:

STC Traffic, Inc. - \$1,000,000

Willdan Engineering - \$1,000,000

Advantec Consulting Engineers, Inc. - \$1,000,000

Attachments: [Agenda Report](#)
[Agreements - Architectural Services](#)
[Agreements - Construction Management Services](#)
[Agreements - Engineering & Environmental Services](#)
[Agreements - Mapping & Survey Services](#)
[Agreements - Geotechnical & Materials Testing Services](#)
[Agreements - Property Acquisition Services](#)
[Agreements - Traffic Engineering Services](#)

7. Approve Design-Build Agreement and General Conditions with De La Secura Builders, Inc. for the Ronald Reagan Sports Park Hockey Rink, Project No. PW22-06

Recommendation: That the City Council:

1. Appropriate \$500,000 in Developer Contributions from the Extraordinary Benefit Payment received from the Rendezvous Apartments project to the Ronald Reagan Sports Park Hockey Rink, Project No. PW22-06; and
2. Approve the Design-Build Agreement and General Conditions with De La Secura Builders, Inc. with a Guaranteed Maximum Price amount of \$2,957,062, for the Ronald Reagan Sports Park Hockey Rink, Project No. PW22-06; and
3. Authorize the City Manager to approve construction contract change orders up to 10% of the agreement amount, \$295,706.20.

Attachments: [Agenda Report](#)
[Agreement](#)
[General Conditions](#)
[Project Description](#)

8. Approve Non-Exclusive Commodity Agreement with Main Street Signs for the Purchase of Street Name and Traffic Control Signs for Fiscal Years 2025-2029

Recommendation: That the City Council approve the Non-Exclusive Commodity agreement with Main Street Signs for the purchase of street name and traffic control signs for Fiscal Years 2024-2029, in the amount of \$500,000.

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

9. Award Construction Contract to Leonida Builders, Inc., for the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, Now Dedicated and Known As the Roger Epperson Parking Lot, PW15-07

Recommendation: That the City Council:

1. Award a construction contract to Leonida Builders, Inc. in the amount of \$1,242,399 for the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, PW15-07; and
2. Authorize the City Manager to approve construction contract change orders up to \$124,239.90, which is equal to 10% of the Contract amount; and
3. Make a finding that the Murrieta Creek Improvements, PW15-07 is exempt from Multiple Species Habitat Conservation Plan fees.

Attachments:

[Agenda Report](#)
[Contract](#)
[Project Description](#)
[Project Location Map](#)

10. Award Construction Contract to Martin Marietta San Diego Aggregates LLC dba ATP General Engineering Contractors, for the Rainbow Canyon Road Pavement Rehabilitation Project, PW22-15

Recommendation: That the City Council:

1. Award a construction contract to Martin Marietta San Diego Aggregates LLC dba ATP General Engineering Contractors, in the amount of \$1,923,009.35, for Rainbow Canyon Road Pavement Rehabilitation Project, PW22-15; and
2. Authorize the City Manager to approve construction contract change orders up to \$252,300.94, which is 13% of the contract amount; and
3. Make a finding that Rainbow Canyon Road Pavement Rehabilitation Project, PW22-15, is exempt from Multiple Species Habitat Conservation Plan fees.

Attachments:

[Agenda Report](#)
[Contract](#)
[Project Description](#)
[Project Location Map](#)

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.

11. Approve Action Minutes of June 11, 2024

Recommendation: That the Board of Directors approve the action minutes of June 11, 2024.

Attachments: [Action Minutes](#)

12. Approve Sponsorship Agreements with Various Nonprofits for Use of City Facilities

Recommendation: That the Board of Directors approve the following 2-year sponsorship agreements with various nonprofits for use of City facilities:

Temecula Valley Garden Club - \$3,840

Valley of the Mist Quilters Guild - \$3,660

Temecula Valley Rose Society - \$1,800

Temecula Valley Writers and Illustrators - \$2,640

Attachments: [Agenda Report](#)
[Temecula Valley Garden Club](#)
[Valley of the Mist Quilters Guild](#)
[Temecula Valley Rose Society](#)
[Temecula Valley Writers and Illustrators](#)

13. Approve First Amendment to Agreement with Douglas Hiner dba DH Umpire Services Company for Officiating Services for the Adult Softball League

Recommendation: That the Board of Directors approve the first amendment to the agreement with Douglas Hiner dba DH Umpire Services Company for officiating services for the Adult Softball League through June 30, 2026, for a total amount of \$155,000, and amend related insurance requirements.

Attachments: [Agenda Report](#)
[First Amendment](#)

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 23, 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.

14. Adopt Ordinance No. TPFA 2024-02 Levying Special Taxes within Community Facilities District No. 23-02 (Altair) (Second Reading)

Recommendation: That the Board of Directors adopt an ordinance entitled:

ORDINANCE NO. TPFA 2024-02

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE
TEMECULA PUBLIC FINANCING AUTHORITY LEVYING
SPECIAL TAXES WITHIN TEMECULA PUBLIC FINANCING

AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 23-01
(ALTAIR)

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

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, July 23, 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.

15. Introduce Ordinance Amending Titles 9 and 17 of the Temecula Municipal Code to Add and Implement a Class IV Entertainment License and Adopt Related Resolutions

Recommendation: That the City Council:

1. Introduce and read by title only an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 9 AND 17 OF THE TEMECULA MUNICIPAL CODE TO 1) IMPLEMENT AND DEFINE A CLASS IV ENTERTAINMENT LICENSE, 2) AMEND TABLE 17.08.030 (SCHEDULE OF PERMITTED USES COMMERCIAL / OFFICE / INDUSTRIAL DISTRICTS) TO INCLUDE CLASS IV ENTERTAINMENT ESTABLISHMENT AS A NON PERMITTED USE IN ALL ZONES BUT ALLOWED IN THE OLD TOWN SPECIFIC PLAN AND ADDING A NOTE REFERENCING CHAPTER 17.09 (ALCOHOL), 3) CREATE A NEW CHAPTER 17.09 (ALCOHOL) AND RELOCATE ALL ALCOHOL REQUIREMENTS FROM CHAPTER 17.10 (SUPPLEMENTAL DEVELOPMENT STANDARDS) TO CHAPTER 17.09 (ALCOHOL), 4) CREATE STANDARDS FOR

ENTERTAINMENT ESTABLISHMENTS, AND 5) MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3)

2. Adopt the following resolutions entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING SPECIFIC PLAN AMENDMENT NO. 11 TO THE OLD TOWN SPECIFIC PLAN TO 1) ADD CLASS IV ENTERTAINMENT ESTABLISHMENT AS A PERMITTED USE IN THE DOWNTOWN CORE DISTRICT, 2) IMPLEMENT A ONE YEAR OUTDOOR LIVE ENTERTAINMENT PILOT PROGRAM, AND 3) MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ESTABLISHING A CLASS IV ENTERTAINMENT LICENSE FEE

Attachments:

[Agenda Report](#)

[CC Ordinance](#)

[PC Resolution No. 2024-08](#)

[CC Resolution - Old Town Specific Plan Amendment](#)

[Exhibit A - Old Town Specific Plan Amendment No. 11](#)

[PC Resolution No. 2024-09](#)

[CC Resolution - Fee](#)

[Notice of Public Hearing](#)

[Notice of Exemption](#)

16. Introduce Ordinance Amending Chapter 8.48, Heritage Tree Ordinance, of the Temecula Municipal Code in its Entirety to Establish the City of Temecula Protected Tree Ordinance

Recommendation: That the City Council introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 8.48, HERITAGE TREE ORDINANCE, OF THE TEMECULA MUNICIPAL CODE IN ITS ENTIRETY SO AS TO ESTABLISH THE CITY OF TEMECULA PROTECTED TREE ORDINANCE AND FINDING THAT THIS

ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15378 (B)(5) AND 15061 (B)(3)

Attachments:

[Agenda Report](#)

[Ordinance](#)

[Ordinance with Markups](#)

[CEQA - Notice of Exemption](#)

[Notice of Public Hearing](#)

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 23, 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.