

ACTION MINUTES

**TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 13, 2025 - 6:00 PM**

CLOSED SESSION - 5:00 PM

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding the acquisition of certain property interests, including permanent easements and temporary construction easements on three properties described below in connection with the off-site public street, utility, drainage and related improvements for Vincent Moraga Drive, Rancho California Road and Western Bypass Road required for the Altair Specific Plan Community ("Project"). The negotiators for the City are Ron Moreno and Anissa Sharp. The negotiators for the respective real property interests are set forth below.

(i) The acquisition of certain property interests from the real property located at 28481 Rancho California Road in the City of Temecula (APN 921-281-011). Specifically, the City seeks to acquire an approximate 5,572 square foot permanent easement, an approximate 75 square foot permanent easement for water utility purposes, and an approximate 3,757 square foot temporary construction easement with a term of eighteen (18) months. The negotiating parties are the City of Temecula and the property owner GGG Partnership, LP. Under negotiations are price and terms of the acquisition of these property interests.

(ii) The acquisition of certain property interests from the real property located in the City of Temecula (No Situs Address) (APN 921-280-002). Specifically, the City seeks to acquire an approximate 1,016 square foot permanent easement and an approximate 427 square foot temporary construction easement with a term of twelve (12) months. The negotiating parties are the City of Temecula and the property owner An Bang Luo (formerly SPX Investment, LLC). Under negotiations are price and terms of the acquisition of these property interests.

(iii) The acquisition of certain property interests from the real property located at 28545 Felix Valdez Avenue in the City of Temecula (APN 921-281-006). Specifically, the City seeks to acquire an approximate 402 square foot temporary construction easement with a term of twelve (12) months. The negotiating parties are the City of Temecula and the property owners Richard M. Alvarez and Linda Lopez-Alvarez. Under negotiations are price and terms of the acquisition of these property interests.

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION EXPOSURE. The City Council convened in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(2) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Council on the advice of its City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.

CALL TO ORDER at 6:00 PM: Mayor Brenden Kalfus

INVOCATION: Buck Longmore, Retired Firefighter

FLAG SALUTE: Mayor Brenden Kalfus

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

PRESENTATIONS

Presentation of Proclamation for Bike Month

Presentation of Proclamation for Water Safety Month

Presentation of Proclamation for Public Works Week

BOARD / COMMISSION REPORTS

Community Services 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
- Danielle Collins

PUBLIC COMMENTS - AGENDA ITEMS

The following individual(s) addressed the City Council:

- Kathy Sizemore (Item #14)
- Jeff Comerchero (Item #17)

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 Rahn, Second by Alexander. The vote reflected unanimous approval.

1. 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 April 22, 2025

Recommendation: That the City Council approve the action minutes of April 22, 2025.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-24

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

4. Approve City Treasurer's Report for the Period of March 1, 2025 through March 31, 2025

Recommendation: That the City Council approve and file the City Treasurer's report for the period of March 1, 2025 through March 31, 2025.

5. Adopt Ordinance No. 2025-05 Amending Title 17 of the Temecula Municipal Code to Allow for an Auto Mall (10 Acres or Greater) as a Conditionally Permitted Use in the Community Commercial Zoning Designation (LR24-0458) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO ALLOW FOR AN AUTO MALL (10 ACRES OR GREATER) AS A CONDITIONALLY PERMITTED USE IN THE COMMUNITY COMMERCIAL ZONING DISTRICT AND MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15061 (B)(3)

6. Set Public Hearing to Approve Solid Waste and Recycling Rates for Commercial Customers for Fiscal Year 2025-26

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE SOLID WASTE AND RECYCLING RATES AND ON COLLECTION RATES FOR COMMERCIAL CUSTOMERS FOR FISCAL YEAR 2025-26

7. Approve Amendments to Agreements for Federal and State Legislative Consultant Services with David Turch and Associates and Townsend Public Affairs

Recommendation: That the City Council approve the following:

1. Second amendment to the agreement with David Turch and Associates for Federal Legislative Consultant Services, an increase of

\$198,000 for an additional three-year term, for a total agreement amount of \$594,000; and

2. First amendment to the agreement with Townsend Public Affairs for State Legislative Consultant and Grant Writing Services, an increase of \$180,000 for an additional two and a half-year term, for a total agreement amount of \$396,000.

8. Approve Title VI Plan and Program Pursuant to Title VI of the Civil Rights Act of 1964 Related to Federal Funding for City Services, Programs, and Projects

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING A TITLE VI PLAN AND PROGRAM PURSUANT TO TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 RELATED TO FEDERAL FUNDING FOR CITY SERVICES, PROGRAMS, AND PROJECTS

9. Approve Joint Use Agreement with Temecula Valley Unified School District for Use of Margarita Recreation Center

Recommendation: That the City Council approve the Joint Use Agreement with Temecula Valley Unified School District for use of the Margarita Recreation Center.

10. Approve Enterprise License Agreement with ESRI for the ArcGIS Suite of Software

Recommendation: That the City Council:

1. Approve an Enterprise License Agreement with ESRI for the ArcGIS Software suite in an amount not to exceed \$75,635 per year for three years; and

2. Authorize the City Manager to approve contract change orders of up to 10% of the annual amount, or \$7,563.50 per year.

11. Approve Plans and Specifications and Authorize Solicitation of Construction Bids for Murrieta Creek Trail Solar Lights, PW21-13

Recommendation: That the City Council:

1. Approve the plans and specifications and authorize the Department of Public Works to solicit construction bids for Murrieta Creek Trail Solar Lights, PW21-13; and

2. Make a finding that this project is exempt from California Environmental Quality Act (CEQA) per Article 19, Categorical Exemption, Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.

12. Accept Improvements and File the Notice of Completion for Interim Main Street Parking Lot Improvements, PW17-15

Recommendation: That the City Council:

1. Accept the construction of the Interim Main Street Parking Lot Improvements, PW17-15, 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.

RECESS:

At 6:17 PM, the City Council recessed and convened as the Temecula Community Services District meeting. At 7:57 PM the City Council resumed with the remainder of the City Council Agenda.

RECONVENE TEMECULA CITY COUNCIL

PUBLIC HEARING

15. Approve Amendment to Fiscal Year 2024-25 User Fee Schedule

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA, ADOPTING THE AMENDED USER FEE SCHEDULE, INCLUDING BUILDING AND SAFETY, PLANNING, LAND DEVELOPMENT, FIRE PREVENTION, POLICE, AND OTHER CITY SERVICES AND MAKING RELATED DETERMINATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

16. Introduce Ordinance Amending Title 17 (Zoning) of the Temecula Municipal Code to Repeal and Replace Chapter 17.23 (Accessory Dwelling Units) (Long Range Project No. LR25-0068)

Recommendation: That the City Council introduce an ordinance entitled:

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA REPEALING AND REPLACING CHAPTER 17.23 (ACCESSORY DWELLING UNITS) OF TITLE 17 (ZONING) OF THE TEMECULA MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN ACCORDANCE WITH STATE LAW, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15282(H)

Approved the Staff Recommendation (3-2): Motion by Kalfus, Second by Stewart. The vote reflected approval with Rahn and Alexander opposing.

17. Approve Resolutions and Introduce Ordinance Related to Bedford Court Project (APN 922-210-042) (Planning Application Nos. PA23-0280, PA23-0204, PA23-0197, PA23-0198, and PA24-0348)

Recommendation: That the City Council conduct the public hearing, adopt the following resolutions, and introduce the following ordinance:

RESOLUTION NO. 2025-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM IN CONNECTION THEREWITH FOR THE BEDFORD COURT PROJECT, CONSISTING OF APPROXIMATELY 1.88 ACRES, GENERALLY LOCATED ON THE SOUTHWEST SIDE OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

RESOLUTION NO. 2025-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING TENTATIVE PARCEL MAP 38924 (PA23-0204) TO DIVIDE ONE EXISTING PARCEL TOTALING 1.88 ACRES INTO TWO PARCELS AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

RESOLUTION NO. 2025-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA23-0198) TO ALLOW A CAR WASH AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

RESOLUTION NO. 2025-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA24-0348) TO ALLOW A RESTAURANT DRIVE-THRU AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

RESOLUTION NO. 2025-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A DEVELOPMENT PLAN (PA23-0197) TO ALLOW FOR THE CONSTRUCTION OF TWO STRUCTURES TOTALING APPROXIMATELY 4,546 SQUARE FEET AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA ZONING CODE TO ADD A NEW ARTICLE XVII (BEDFORD COURT PLANNED DEVELOPMENT OVERLAY DISTRICT 16) (PA23-0280) TO CHAPTER 17.22 (PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT) TO REVISE THE ZONING DESIGNATION FROM HIGHWAY TOURIST (HT) TO PLANNED DEVELOPMENT OVERLAY 16 (PDO-16) ON A 1.88 ACRE SITE GENERALLY LOCATED ON THE SOUTHWEST CORNER OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN: 922-210-042) AND AMENDING THE TEMECULA ZONING MAP

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

BUSINESS

18. Receive Presentation Regarding City of Temecula's Workforce Vacancies and Recruitment and Retention Efforts Pursuant to Assembly Bill 2561

Recommendation: That the City Council receive a presentation regarding the City of Temecula's workforce vacancies and recruitment and retention efforts pursuant to Assembly Bill 2561.

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

19. Receive Presentation from Cybernetics Company, LP dba Infrastructure Management Services and File Technical Pavement Management Program Update Report

Recommendation: That the City Council receive a presentation from Cybernetics Company, LP dba Infrastructure Management Services and file the technical Pavement Management Program Update Report.

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

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

The City Council approved the placement of the following topics on a future agenda:

1. Alternatives to Evening Council Meetings

(5-0): Motion by Alexander, Second by Rahn. The vote reflected unanimous approval.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

City Attorney stated that Council held a closed session for the two items listed on the Agenda. For the first item concerning negotiations for acquisition of real property interests for the designated properties on Rancho California Road, Vincent Moraga Drive, and Western Bypass, the Council: 1) Approved revised appraisals; 2) approved just compensation; and 3) authorized the Staff to make offers to the property owners. For the second item concerning potential litigation exposure there was no reportable action under the Brown Act.

ADJOURNMENT

At 9:11 PM, the City Council meeting was formally adjourned to Tuesday, May 27, 2025, at 5:00 PM for Closed Session, with regular session commencing at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

Brenden Kalfus, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]