

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
OCTOBER 28, 2025 - 3:00 PM**

CLOSED SESSION - 2:00 PM

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION. The City Council will meet 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 Attorney, based on existing facts and circumstances, there is significant exposure to litigation involving the Starlight Ridge Homeowners Association and based on a letter from attorney Peter Racobs dated September 18, 2025. The letter is available for public inspection from the Office of the City Clerk.

CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to the following matter of pending litigation: City of Temecula v. Wagner, et al. (Riverside County Superior Court Case No. CVSW2404208).

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet 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 two properties described below in connection with the off-site public street, utility, drainage and related improvements for Vincent Moraga Drive and Rancho California 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.

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.

CALL TO ORDER: Mayor Brenden Kalfus

INVOCATION: Brett Larson of The Church of Jesus Christ of Latter-Day Saints

FLAG SALUTE: Mayor Brenden Kalfus

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

PRESENTATIONS

Certificate of Recognition to Leah Di Bernardo of Cultivating Good Inc. for Recognition as a Top 100 Business by U.S. Chamber of Commerce

BOARD / COMMISSION REPORTS

Planning 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 October 14, 2025

Recommendation: That the City Council approve the action minutes of October 14, 2025.

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 City Treasurer's Report for the Period of August 1, 2025 through August 31, 2025

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

Attachments: [Agenda Report](#)
[City Treasurer's Report](#)

5. Approve the Purchase of Four (4) Police BMW RT-P Motorcycles from Long Beach BMW

Recommendation: That the City Council approve the purchase of four (4) Police BMW RT-P motorcycles from Long Beach BMW for a total cost of \$163,130.80.

Attachments: [Agenda Report](#)
[City of San Bernardino RFQ](#)
[Purchase Agreement - City of San Bernardino & Long Beach BMW](#)
[Quote - Long Beach BMW](#)

6. Adopt Resolution Acknowledging Receipt of the Annual Inspection Report Pursuant to SB 1205

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE MARSHAL OF THE CITY OF TEMECULA FIRE DEPARTMENT REGARDING THE SB 1205 STATE MANDATED ANNUAL INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS 13145, 13146 AND 17921 OF THE CALIFORNIA HEALTH AND SAFETY CODE

Attachments: [Agenda Report](#)
[Resolution and Exhibit](#)

7. Approve Three-Year Microsoft Enterprise Renewal Agreement with CDW-G for Microsoft Software Licenses

Recommendation: That the City Council:

1. Approve a three-year Microsoft Enterprise Renewal Agreement with CDW-G, in the amount of \$826,475.22 subject to the true-up cost as described in recommendation 2; and
2. Approve 20% of the total contract, in the amount of \$165,295, for true-up cost for the term of the three-year agreement.

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

8. Approve Recommendation for Community Service Funding Grant Program for Fiscal Year 2025-26 (At the Request of Subcommittee Members Kalfus and Schwank)

Recommendation: That the City Council approve recommendation to allocate a total of \$77,500 to fund grant applications received from nonprofit organizations for the Community Service Funding Grant Program Fiscal Year 2025-26.

Attachments: [Agenda Report](#)
[Application Summary](#)
[Applications 1-16](#)
[Applications 17-32](#)
[Applications 33-48](#)

9. Approve Street Light Public Improvement Deferral Agreement Between the City of Temecula and Diaz RE Holdings 2, LLC for Public Improvements Related to the Tesla Service Center Project

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A STREET LIGHT PUBLIC IMPROVEMENT DEFERRAL AGREEMENT BETWEEN THE CITY OF TEMECULA AND DIAZ RE HOLDINGS 2, LLC FOR PUBLIC IMPROVEMENTS RELATED TO THE TESLA SERVICE CENTER PROJECT

Attachments: [Agenda Report](#)
 [Resolution](#)
 [Agreement with Exhibits](#)
 [Conditions of Approval](#)

10. Approve Increase in Construction Contingency for Contract with Asad Holdings LLC DBA OrangeBlue General Contractors for Murrieta Creek Trail Solar Lights, PW21-13

Recommendation: That the City Council:

1. Increase the authorized construction contingency for the Murrieta Creek Trail Solar Lights Project, PW21-13 by \$27,237.25; and
2. Increase the City Manager's authority to issue contract change orders by \$27,237.25.

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

11. Approve Amendment No. 2 to Transportation Uniform Mitigation Fee (TUMF) Program Agreement to Reimburse TUMF Funds with the Western Riverside Council of Governments for the Diaz Road Expansion, PW17-25

Recommendation: That the City Council:

1. Approve Amendment No. 2 to Transportation Uniform Mitigation Fee (TUMF) Program Agreement to Reimburse TUMF Funds with Western Riverside Council of Governments for the Diaz Road Expansion (Western Bypass - Rancho California Road to Cherry Street), Project No. PW17-25; and
2. Authorize the City Manager to execute the amendment.

Attachments: [Agenda Report](#)
 [Amendment No. 2 to WRCOG Agreement #18-SW-TEM-1194](#)
 [Project CIP Budget Sheet](#)

12. Approve Specifications and Authorize the Solicitation of Construction Bids for the Americans with Disabilities Act (ADA) Transition Plan Implementation - ADA Curb Ramp Replacement Phase I, PW24-07

Recommendation: That the City Council:

1. Approve the specifications for the Americans with Disabilities Act (ADA) Transition Plan Implementation - ADA Curb Ramp Replacement Phase I, PW24-07; and
2. Authorize the Department of Public Works to solicit construction bids for the Americans with Disabilities Act (ADA) Transition Plan Implementation - ADA Curb Ramp Replacement Phase I, PW24-07; and
3. Make a finding that this project is exempt from California Environmental Quality Act (CEQA) per Article 19, Categorical Exemption, Section 15301, Existing Facilities, of the CEQA Guidelines.

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

13. Approve Temporary Street Closure for Portion of First Street in Connection with SB Altair LLC Project

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA, AUTHORIZING A TEMPORARY STREET CLOSURE FOR A PORTION OF FIRST STREET FOR A DURATION OF UP TO 30 DAYS OF CONSTRUCTION TO ALLOW FOR WET UTILITY AND STORM DRAIN CONSTRUCTION AND RELOCATION AS REQUIRED BY CONDITIONS OF APPROVAL FOR TRACT MAP NO. 36959-1

Attachments: [Agenda Report](#)
 [Resolution](#)
 [Exhibit A – Temporary Closure of First Street](#)

14. Receive and File Temporary Street Closures for 2025 Winterfest Events

Recommendation: That the City Council receive and file the temporary closure of certain streets for the following 2025 Winterfest Events:

HOLIDAY DECORATION INSTALLATION
SANTA’S ELECTRIC LIGHT PARADE
NEW YEAR’S EVE GRAPE DROP

Attachments:

[Agenda Report](#)

[Exhibit A - Winter Road Closures](#)

[Exhibit B - Santa's Electric Light Parade](#)

**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.

15. Approve Action Minutes of October 14, 2025

Recommendation: That the Board of Directors approve the action minutes of October 14, 2025.

Attachments: [Action Minutes](#)

16. Approve Agreement with American Global Security for Contracted Security Services for City Events, Programs, Facilities, and Trails

Recommendation: That the Board of Directors approve an agreement with American Global Security for contracted security services for City events, programs, facilities, and trails in the amount of \$155,000, for a term of one year with the option to extend for four additional years.

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

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

The next adjourned regular meeting of the Temecula Community Services District will be held on Tuesday, November 18, 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 - NO MEETING**TEMECULA HOUSING AUTHORITY - NO MEETING****TEMECULA PUBLIC FINANCING AUTHORITY**

CALL TO ORDER: Chair Brenden Kalfus

ROLL CALL: Alexander, Kalfus, Rahn, 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.

17. Approve Action Minutes of October 14, 2025

Recommendation: That the Board of Directors approve the action minutes of October 14, 2025.

Attachments: [Joint Action Minutes](#)

18. Adopt Ordinance No. TPFA 2025-01 Levying Special Taxes Within Temecula Public Financing Authority Community Facilities District No. 25-01 (Elderberry Park) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. TPFA 2025-01

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. 25-01 (ELDERBERRY PARK)

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

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

The next adjourned regular meeting of the Temecula Public Financing Authority will be held on Tuesday, November 18, 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.

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.

19. Receive and File Assembly Bill 1600 Financial Reports- Fiscal Year 2024-25 Development Impact Fee Expenditures

Recommendation: That the City Council conduct a public hearing and receive and file Assembly Bill 1600 Financial Reports - Fiscal Year 2024-25 Development Impact Fee Expenditures.

Attachments: [Agenda Report](#)
[Summary and AB 1600 Report](#)
[Notice of Public Hearing](#)

20. Introduce Ordinance Amending Title 17 of Temecula Municipal Code to Make Technical Revisions and Updates to Water Efficient Landscape Ordinance (Long Range Project No. LR25-0099)

Recommendation: That the City Council introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE MAKING TECHNICAL REVISIONS AND UPDATES TO THE WATER EFFICIENT LANDSCAPE DESIGN

ORDINANCE TO MAKE CONSISTENT WITH THE CITYWIDE DESIGN GUIDELINES AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3)

Attachments:

[Agenda Report](#)

[Ordinance](#)

[PC Resolution No. 2025-33](#)

[Notice of Public Hearing](#)

[Notice of Exemption](#)

BUSINESS

Any member of the public may address the City Council on items that appear on the Business portion of the agenda. 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. 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.

- 21.** Adopt Resolutions of Necessity for Acquisition by Eminent Domain of Certain Real Property Interests for Public Purposes on Assessor's Parcel Numbers 921-281-011 and 921-280-002 for Construction of Public Street and Related Improvements, and All Uses Necessary or Convenient Thereto in Connection with Vincent Moraga Improvements

Recommendation: That the City Council take the following actions:

1. Consider the following resolutions, which are Resolutions of Necessity of the City of Temecula, declaring certain real property interests necessary for public purposes and authorizing the acquisition thereof for the construction of public street and related improvements, and all uses necessary or convenient thereto in connection with the Vincent Moraga Improvements:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF FOR THE CONSTRUCTION OF PUBLIC STREET AND RELATED IMPROVEMENTS, AND ALL USES NECESSARY OR CONVENIENT THERETO IN CONNECTION WITH THE VINCENT MORAGA IMPROVEMENTS (CERTAIN PROPERTY INTERESTS ON APN 921-281-011) AND MAKING FINDINGS THAT NO FURTHER ENVIRONMENTAL REVIEW IS

REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND SECTION 21166 OF THE PUBLIC RESOURCES CODE

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF FOR THE CONSTRUCTION OF PUBLIC STREET AND RELATED IMPROVEMENTS, AND ALL USES NECESSARY OR CONVENIENT THERETO IN CONNECTION WITH THE VINCENT MORAGA IMPROVEMENTS (CERTAIN PROPERTY INTERESTS ON APN 921-280-002) AND MAKING FINDINGS THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND SECTION 21166 OF THE PUBLIC RESOURCES CODE

2. Open and conduct a hearing on the adoption of the proposed Resolutions of Necessity, receive from City Staff the evidence stated and referred to in this Agenda Report (“Report”), take testimony from any person wishing to be heard on issues A, B, C, and D below, and consider all evidence to determine whether to adopt the proposed Resolutions of Necessity, each of which requires the City Council’s separate consideration and determination.

3. If the City Council finds, based on the evidence contained and referred to in this Report and the testimony and comments submitted to the City Council, that the evidence warrants the necessary findings with respect to the proposed Resolutions of Necessity, then City Staff recommends that the City Council, in the exercise of its discretion, adopt proposed Resolution No. 2025-XX and Resolution No. 2025-XX (“Resolutions of Necessity”), each of which requires a 4/5ths vote of the entire City Council, authorizing the acquisition by eminent domain of the real property interests (referred to below collectively as the “Subject Property Interests”) summarized below and described more particularly in the Exhibits to each Resolution of Necessity:

- (i) The GGG Partnership, LP, a California limited partnership – 28481 Rancho California Road, Temecula (APN 921-281-011 – GGG Parcel)
 - An approximate 5,572 square foot permanent easement described more particularly on EXHIBIT A and depicted on EXHIBIT B to Resolution No. 2025-XX.
 - An approximate 75 square foot permanent water easement described more particularly on EXHIBIT A-1 and depicted on EXHIBIT B-2 to

Resolution No. 2025-XX.

- An approximate 3,757 square foot temporary construction easement with a term of eighteen months described more particularly on EXHIBIT A-2 and depicted on EXHIBIT B-2 to Resolution No. 2025-XX.

The approximate 5,572 square foot permanent easement, the approximate 75 square foot permanent water easement, and the approximate 3,757 square foot temporary construction easement the City seeks to acquire on the GGG Parcel are referred to below collectively as the “GGG Property Interests”.

(ii) An Bang Luo – Vacant Parcel Located on the South Side of Rancho California Road, Second Parcel East of Vincent Moraga Road, in the City (APN 921-280-002 – Luo Parcel)

- An approximate 1,016 square foot permanent easement described more particularly on EXHIBIT A and depicted on EXHIBIT B to Resolution No. 2025-XX.

- An approximate 427 square foot temporary construction easement with a term of twelve months described more particularly on EXHIBIT A-1 and depicted on EXHIBIT B-1 to Resolution No. 2025-XX.

The approximate 1,016 square foot permanent easement and the approximate 427 square foot temporary construction easement the City seeks to acquire on the Luo Parcel are referred to below collectively as the “Luo Property Interests”

4. If the City Council adopts the proposed Resolutions of Necessity, authorize the City Attorney’s Office to file and prosecute eminent domain proceedings for the acquisition of the Subject Property Interests by eminent domain.

5. Authorize the City Manager to execute all necessary documents.

6. Authorize the City Clerk to certify the adoption of the Resolutions of Necessity.

Attachments:

[Agenda Report](#)

[Resolution - Resolution of Necessity for GGG Property Interests](#)

[Exhibits - Resolution of Necessity - GGG Property Interests](#)

[Resolution - Resolution of Necessity for Luo Property Interests](#)

[Exhibits - Resolution of Necessity - Luo Property Interests](#)

22. Approve Phase II of Previously Authorized Purchase and Installation Agreement and Software as Service Agreement with Frogparking, Inc. for Parking Sensors Within Remaining Public Parking Spaces in Old Town

Recommendation: That the City Council approve Phase II described in the updated Phase II

proposal and the previously approved Purchase and Installation Agreement and Software as a Service (SaaS) Agreement with Frogparking, Inc. for the purchase and installation of parking sensors within the remaining public parking spaces in Old Town.

Attachments: [Agenda Report](#)
 [Revised Phase II Proposal](#)
 [Old Town Parking - CIP Sheet](#)

DEPARTMENTAL REPORTS (RECEIVE AND FILE)

23. City Council Travel/Conference Report

Attachments: [Agenda Report](#)
 [DC Itinerary](#)
 [Cal Cities Itinerary](#)

24. Community Development Department Monthly Report

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

25. Fire Department Monthly Report

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

26. Police Department Monthly Report

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

27. Public Works Department Monthly Report

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

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.

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 adjourned regular meeting of the City Council will be held on Tuesday, November 18, 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. 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.