

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
MAY 27, 2025 - 6:00 PM**

CLOSED SESSION - 5:00 PM

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the potential sale of approximately 3.64 acres located at the northwest corner of Rancho California Road and Diaz Road, along with a portion of adjacent right of way, owned by the City (APN 951-021-989). The parties to the negotiations for the potential sale of the property are Alitra, LLC and the City of Temecula. Negotiators for the City of Temecula are Aaron Adams, Kevin Hawkins, Luke Watson, Betsy Lowrey, Christine Damko, and Maricela Marroquin. Under negotiation are the price and terms of payment for the potential sale of the property.

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 against the City. The subject property is 41333 Armada Drive, Temecula (APN 943-090-016). The property owners are Fernando Jorge Santos and Renee Santos.

CALL TO ORDER: Mayor Brenden Kalfus

INVOCATION: TBD

FLAG SALUTE: Mayor Brenden Kalfus

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

PRESENTATIONS

Presentation of California Park & Recreation Society Award of Excellence for Marketing and Communications to Community Services Department Social Media Team

BOARD / COMMISSION REPORTS

Planning Commission

PUBLIC SAFETY REPORT

County of Riverside, Sheriff's Department

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 May 13, 2025

Recommendation: That the City Council approve the action minutes of May 13, 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. Adopt Ordinance No. 2025-06 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) (Second Reading)

Recommendation: That the City Council adopt 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)

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

5. Adopt Ordinance No. 2025-07 Amending Title 17 of the Temecula Zoning Code Related to Bedford Court Project (APN 922-210-042) (Planning Application Nos. PA23-0280, PA23-0204, PA23-0197, PA23-0198, and PA24- 0348) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

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

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

6. Adopt Resolution Approving the Statement of Investment Policy and Delegating Investment Authority to the City Treasurer

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, APPROVING AND ADOPTING THE STATEMENT OF INVESTMENT POLICY AND DELEGATING INVESTMENT AUTHORITY TO THE CITY TREASURER

Attachments: [Agenda Report](#)
 [Resolution](#)
 [Exhibit A - Policy](#)

7. Approve Agreement with Western A/V, Inc. for the Purchase and Installation of Audiovisual Equipment in City Facilities

Recommendation: That the City Council:

1. Approve a Purchase and Installation Agreement with Western A/V, Inc. for audiovisual equipment in City facilities for an amount not to exceed \$557,554.50; and

2. Authorize the City Manager to approve contract change orders up to 10% of the contract amount, or \$55,755.

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

8. Approve Agreement with T.Y. Lin International for Highway Planting and Landscaping Design Consultant Services for the I-15/French Valley Parkway Improvements - Phase II Highway Planting, PW16-01

Recommendation: That the City Council:

1. Approve the agreement for highway planting and landscaping design

consultant services with T.Y. Lin International in an amount not to exceed \$168,113 to provide continued construction support for the I-15/French Valley Parkway Improvements - Phase II Highway Planting, PW16-01; and

2. Authorize the City Manager to approve extra work authorizations not to exceed the contingency amount of \$16,811, which is equal to 10% of the agreement amount.

Attachments:

[Agenda Report](#)

[Agreement](#)

[Project Description](#)

9. Accept Improvements and File the Notice of Completion for the Pickleball Courts, PW21-03

Recommendation: That the City Council:

1. Accept the construction of the Pickleball Courts, PW21-03, 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 100% of the final contract amount; and

3. Release the Labor and Materials Bond seven months after filing the Notice of Completion, if no liens have been filed.

Attachments:

[Agenda Report](#)

[Notice of Completion](#)

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

[Maintenance Bond](#)

[Project Description](#)

[Project Location](#)

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.

10. Approve Action Minutes of May 13, 2025

Recommendation: That the Board of Directors approve the action minutes of May 13, 2025.

Attachments: [Action Minutes](#)

11. Set Public Hearing to Approve Temecula Community Services District Proposed Rates and Charges for Fiscal Year 2025-26

Recommendation: That the Board of Directors adopt a resolution entitled:

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA ACKNOWLEDGING THE FILING OF A REPORT WITH RESPECT TO THE PROPOSED RATES AND CHARGES FOR

FISCAL YEAR 2025-26 AND SETTING A TIME AND PLACE FOR A
PUBLIC HEARING IN CONNECTION THEREWITH

Attachments:

[Agenda Report](#)

[Resolution](#)

[Preliminary Engineer's Report](#)

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, June 10, 2025, 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.

JOINT MEETING - CITY COUNCIL, COMMUNITY SERVICES DISTRICT AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**JOINT PUBLIC HEARING**

Any person may submit written comments 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. 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. 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.

12. Approve Fiscal Years 2026-30 Capital Improvement Program (CIP) and Adopt Fiscal Year 2025-26 CIP and Annual Operating Budgets for the City of Temecula, the Temecula Community Services District and the Successor Agency to the Redevelopment Agency

Recommendation: That the City Council/Board of Directors adopt the following resolutions entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026-30 AND ADOPTING THE CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 2025-26

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA ADOPTING THE FISCAL YEAR 2025-26 PRELIMINARY ANNUAL OPERATING BUDGET AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS

RESOLUTION NO. SARDA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY APPROVING THE CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2026-30, ADOPTING THE CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 2025-26, ADOPTING THE FISCAL YEAR 2025-26 ANNUAL OPERATING

BUDGET AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE FISCAL YEAR 2025-26 ANNUAL OPERATING BUDGET, ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS, ESTABLISHING CONTRACT AUTHORITY OF CITY MANAGER, ESTABLISHING LAWSUIT SETTLEMENT AUTHORITY OF CITY MANAGER

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA REVISING THE SCHEDULE OF AUTHORIZED POSITIONS AND SALARY SCHEDULE

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26

Attachments:

[Agenda Report](#)

[Transmittal Message](#)

[Resolution - City CIP and Budget](#)

[Resolution - TCSD AOB](#)

[Resolution - SARDA CIP and Budget](#)

[Resolution - City AOB](#)

[Resolution - Schedule of Authorized Positions and Salary Schedule](#)

[Schedule of Authorized Positions](#)

[Salary Schedule](#)

[Resolution - Appropriations Limit](#)

[GANN Appropriations Limit](#)

SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY - NO MEETING**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. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. At public hearings involving land use matters, the property owner and/or applicant has the burden of proof and, therefore, shall be allowed 15 minutes for an initial presentation, and an additional 10 minutes for rebuttal by its development team following other comments on the matter. An appellant, other than the property owner and/or applicant, and the spokesperson for an organized group of residents residing within the noticed area of the property, which is the subject of the public hearing, shall be allowed 15 minutes to present the appellant's position to the Council. The Mayor may allow more time if required to provide due process for the property owner, applicant or appellant. All other members of the public may speak during the public hearing for a maximum period of 5 minutes each. Deferral of one speaker's time to another is not permitted. In the event of a large number of speakers, the Mayor may reduce the maximum time limit for members of the public to speak. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

13. Adopt Fire Hazard Severity Zone Maps for the City of Temecula Prepared by the State Fire Marshal

Recommendation: That the City Council:

1. Prior to consideration of the proposed ordinance, ask the City Clerk to randomly select Mayor Kalfus, Council Member Stewart or Council Member Rahn, pursuant to Section 18705 of the Regulations of the Fair Political Practices Commission, to achieve a quorum for this agenda item, since these three Council Members own residential property in the proposed Fire Hazard Severity Zones and three affirmative votes of the Council are required by State law to adopt the ordinance; and
2. Introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA ADOPTING THE FIRE HAZARD SEVERITY ZONE MAP AND ADDING CHAPTER 15.14 TO THE TEMECULA MUNICIPAL CODE, FIRE HAZARD SEVERITY ZONE MAP AND FINDING THE ORDINANCE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

Attachments:

[Agenda Report](#)
[Ordinance](#)
[Fire Hazard Severity Zone Map](#)
[Notice of Public Hearing](#)
[Notice of Exemption](#)
[Frequently Asked Questions](#)

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.

14. Award Consultant Contract to De Novo Planning Group for Comprehensive General Plan Update

Recommendation: That the City Council:

1. Approve an agreement for consultant services with De Novo Planning Group in the amount of \$1,756,847, for the preparation of a Comprehensive General Plan Update, Climate Action Plan, and Program Environmental Impact Report; and
2. Authorize the City Manager to approve extra work authorizations not to exceed the contingency amount of \$175,684.70, which is equal to 10% of the agreement amount.

Attachments:

[Agenda Report](#)
[Agreement](#)
[General Plan Update Process & Timeline](#)
[CIP Budget Sheet](#)

15. Receive Presentation Regarding Alternatives to Evening City Council Meetings (At the Request of Mayor Kalfus)

Recommendation: That the City Council receive a presentation regarding alternatives to evening City Council Meetings and provide general direction regarding the same.

Attachments: [Agenda Report](#)

DEPARTMENTAL REPORTS (RECEIVE AND FILE)

16. City Council Travel/Conference Report

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

17. Community Development Department Monthly Report

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

18. Fire Department Monthly Report

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

19. Police Department Monthly Report

Attachments: [Agenda Report - March and April 2025](#)

20. Public Works Department Monthly Report

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

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

Any Council Member, including the Mayor, may request an item be placed on a future agenda. Any such request will be discussed under this section. In making the request, a Council Member may briefly describe the topic of the proposed agenda item and any timing associated with the placement of the item on the agenda. This description shall not exceed 3 minutes. No substantive discussion on the subject of the motion may occur. Items may only be placed on the agenda by Council Members pursuant to policy or by the City Manager based on administrative or operational needs of the City. Public comments on the placement of these agenda items shall be limited to a maximum of 30 minutes. Individual comments shall not exceed 3 minutes. All public participation is governed by the Council Policy regarding Public Participation at Meetings and Agenda Placements by Council Members adopted by Resolution No. 2021-54.

CITY MANAGER REPORT

CITY ATTORNEY REPORT**ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, June 10, 2025, 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.