

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  
AUGUST 12, 2025 - 3:00 PM**

### **CLOSED SESSION - 2:15 PM**

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: Alexander Reynolds v. City of Temecula (Riverside County Superior Court Case No. CVSW2405417).

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 one matter of pending litigation: Solana Winchester, LLC v. City of Temecula, et al. (Riverside Superior Court Case No. CVRI2304109).

**CALL TO ORDER: Mayor Brenden Kalfus**

**INVOCATION: Vince Walton, Sr. Warden of St. Thomas of Canterbury Episcopal Church**

**FLAG SALUTE: Mayor Brenden Kalfus**

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

### **PRESENTATIONS (INTERNAL)**

Certificate of Recognition for Emergency Management Awareness Month

### **BOARD / COMMISSION REPORTS**

Community Services 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 July 22, 2025 and August 5, 2025

Recommendation: That the City Council approve the action minutes of July 22, 2025 and August 5, 2025.

Attachments: [07-22-2025 Action Minutes](#)  
[08-05-2025 Action Minutes](#)

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

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

**Attachments:**      [Agenda Report](#)  
                                 [Resolution](#)  
                                 [List of Demands](#)

4.      Adopt Ordinance No. 2025-12 Amending Titles 5, 8, 16, and 17 of the Temecula Municipal Code Related to Minor Revisions to Business License Requirements, Nuisance Abatement, Alcohol or Entertainment Conditional Use Permits, Accessory Structures and Setbacks, Bicycle Parking Requirements, Barber/Beauty Shops, Energy Storage Standards, and Raceways for Signage (Second Reading)

**Recommendation:**      That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5, 8, 16 AND 17 OF THE TEMECULA MUNICIPAL CODE MAKING 1) MINOR REVISIONS TO BUSINESS LICENSE REQUIREMENTS, 2) REDUCE TIMELINE FOR NUISANCE ABATEMENT COST RECOUPMENT, 3) AMEND REQUIREMENTS FOR MODIFICATIONS TO CONDITIONAL USE PERMITS TO COMPLY WITH CHAPTER 9.10 AND CHAPTER 17.09, 4) LIMIT HOME OCCUPATION BUSINESS APPOINTMENT FREQUENCY, 5) ADD A NOTE FOR RELIGIOUS INSTITUTIONS IN RESIDENTIAL ZONES TO FOLLOW EXISTING STANDARDS, 6) LIMIT ACCESSORY STRUCTURES TO A SINGLE STORY, 7) CLARIFY SHED SETBACK REQUIREMENTS, 8) AMEND BICYCLE PARKING REQUIREMENTS FOR MULTI-TENANT RESIDENTIAL DEVELOPMENTS, 9) REMOVE BARBER/BEAUTY SHOP AND PERSONAL SERVICE SHOP AS A PERMITTED USE IN THE LIGHT INDUSTRIAL AND BUSINESS PARK ZONING DISTRICTS, 10) AMEND ENERGY STORAGE STANDARDS, 11) PROHIBIT EXPOSED RACEWAYS FOR SIGNAGE, 12) PROHIBIT BUSINESS ADVERTISING ON COMMUNITY FEATURES, 13) ADD VARIOUS DEFINITIONS, AND 14) MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3), (LONG RANGE PROJECT NO. LR25-0004)

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

5.      Adopt Resolution Approving the Funding Agreement for Removal of Debris Materials with Riverside County Flood Control and Water Conservation District

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

## RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE “FUNDING AGREEMENT - REMOVAL OF DEBRIS MATERIALS” BETWEEN THE CITY OF TEMECULA AND RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

6.     Approve Design Cooperative Agreement with the State of California, Department of Transportation for I-15/French Valley Parkway Improvements - Phase II Highway Planting, PW16-01

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

## RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A DESIGN COOPERATIVE AGREEMENT, NO. 08-1809, BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE CITY OF TEMECULA FOR THE DESIGN OF I-15 FRENCH VALLEY PARKWAY IMPROVEMENTS - PHASE II HIGHWAY PLANTING

**Attachments:**      [Agenda Report](#)  
                                 [Resolution](#)  
                                 [Cooperative Agreement No. 08-1809](#)

7.     Approve Second Amendment to the Agreement with TK Consulting, Inc. for the Ynez Road Improvements - Phase I Project, PW23-02

**Recommendation:**     That the City Council:

1. Approve a second amendment to the consultant agreement increasing contingency for professional services for the Ynez Road Improvements - Phase I Project, PW23-02 by \$46,161, for a total agreement amount of \$553,932; and
2. Increase the City Manager’s authority to issue extra work authorizations by \$46,161.

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

8.      Approve Tract Map 36959-2 for SB Altair LLC Project to Include the Naming of Pu'éska Mountain Parkway (Located in the Southwest Portion of Old Town Temecula)

**Recommendation:**      That the City Council:

1. Approve Tract Map 36959-2 in conformance with the conditions of approval; and
2. Approve the subdivision improvement and monumentation agreements with SB Altair LLC; and
3. Authorize the City Manager to execute the agreements on behalf of the City.

**Attachments:**      [Agenda Report](#)  
[Fees and Securities Report](#)  
[Vicinity Map](#)  
[Tract Map No. 36959-2](#)

9.      Accept Improvements and File the Notice of Completion for the Sidewalks - Citywide, Ynez Road (Rancho Highland Drive to Tierra Vista Road), PW17-28

**Recommendation:**      That the City Council:

1. Accept the construction of the Sidewalks - Citywide, Ynez Road (Rancho Highland Drive to Tierra Vista Road), PW17-28; 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 original 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](#)

10.      Receive and File Temporary Street Closures for 2025 Fall Events

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

TEMECULA SUNSET MARKET  
SPIRIT OF GREAT OAK PERFORMANCE  
HEALTH & PREPAREDNESS EXPO  
HALLOWEEN CARNIVAL  
VETERANS DAY  
PECHANGA PU'ÉSKA MOUNTAIN DAY

**Attachments:** [Agenda Report](#)  
[Exhibit A - Fall Road Closures 2025](#)

**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.

**11. Approve Action Minutes of July 22, 2025**

**Recommendation:** That the Board of Directors approve the action minutes of July 22, 2025.

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

**CSD BUSINESS**

Any member of the public may address the Board of Directors 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.

**12. Discussion of Portable Restroom Rentals and Services at City Parks (At the Request of**

Subcommittee Members Schwank and Stewart)

Recommendation: That the Board of Directors discuss placing portable restrooms and services at select City parks and provide related direction.

Attachments: [Agenda 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, August 26, 2025, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.



**TEMECULA PUBLIC FINANCING AUTHORITY****CALL TO ORDER: Chair Brenden Kalfus****ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart****TPFA 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. 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](mailto: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](mailto:CouncilComments@temeculaca.gov). All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**13. Approve Action Minutes of July 22, 2025**

**Recommendation:** That the Board of Directors approve the action minutes of July 22, 2025.

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

**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, August 26, 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****RECONVENE TEMECULA CITY COUNCIL****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. Establish the General Plan Advisory Committee and Authorize Recruitment of Members to Serve on the Same (At the Request of Subcommittee Members Kalfus and Rahn)**

**Recommendation:** That the City Council:

1. Authorize the recruitment of members to serve on the General Plan Advisory Committee and provide related direction regarding the same; and
2. Adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ESTABLISHING THE GENERAL PLAN ADVISORY COMMITTEE FOR THE UPDATE OF THE GENERAL PLAN BEGINNING IN 2025

**Attachments:** [Agenda Report](#)  
[Resolution](#)  
[Draft Application](#)

**PRESENTATIONS (EXTERNAL)**

Certificate of Recognition to Temecula Valley Girls Softball Association 10U Gold All Star Team  
Certificates of Recognition to Temecula Little League All Star Teams

**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, August 26, 2025, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

**NOTICE TO THE PUBLIC**

The full agenda packet (including staff reports, public closed session information, and any supplemental material available after the original posting of the agenda), distributed to a majority of the City Council regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at [TemeculaCa.gov](http://TemeculaCa.gov). and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694-6444.