

**ACTION MINUTES**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
MARCH 24, 2026 - 3:00 PM**

**CLOSED SESSION - 2:00 PM**

CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council convened in closed session with the City Attorney’s Office pursuant to Government Code Section 54956.9(d)(1) with respect to three matters of pending litigation: 1) City of Temecula v Pro Temecula Town Center, LLC, Ynez Shops LLC, et al (Riverside Superior Court filed March 2, 2026); 2) In re Chapter 11 Case of Pro Temecula Town Center, LLC, (Bankruptcy Court Case No. 8-26-bk-10694-SC); and 3) Ynez Shops, LLC (Bankruptcy Court Case No. 8-26-bk-10693-SC).

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION. The City Council convened in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to four matters of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City and the City Council will decide whether to initiate litigation.

**CALL TO ORDER at 3:11 PM: Mayor Jessica Alexander**

**INVOCATION: Pastor Dan Morgan of Calvary Chapel Temecula**

**FLAG SALUTE: Eli Murillo**

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

**PRESENTATIONS**

Presentation by Mayor Alexander Regarding the 250th Anniversary of the United States of America  
Presentation of Certificate of Recognition to Bea Barnett Upon Retirement

**BOARD / COMMISSION REPORTS**

Planning Commission

**PUBLIC SAFETY REPORT**

County of Riverside, Fire Department (CAL FIRE)

**PUBLIC COMMENTS - NON-AGENDA ITEMS**

The following individual(s) addressed the City Council:

- Drew Davis
- Jackie Steed
- John Pollock
- Teresse Lewis
- Gabby M.
- Denyse Wilson

**(CONTINUED) PUBLIC COMMENTS - NON-AGENDA ITEMS**

- Crystal Pastorian
- David Marquez
- Laurel LaMont

**PUBLIC COMMENTS - AGENDA ITEMS**

The following individual(s) addressed the City Council:

- David Matics
- Dave Larson
- Mark Winkler
- Patrick Thomas Perrio
- Nicholas DiPaolo
- Amy Winnlear
- Gary Oddi
- Jennifer Puel / Scott Hansen
- Laurel LaMont

**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 Stewart, Second by Schwank. The vote reflected unanimous approval.

**CONSENT CALENDAR**

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.

2. Approve Action Minutes of March 10, 2026

Recommendation: That the City Council approve the action minutes of March 10, 2026.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2026-14

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

4. Approve Resolution Designating City Officials to Execute Documents to Obtain Federal Financial Assistance Through the California Governor’s Office of Emergency Services

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA, DESIGNATING AND AUTHORIZING CERTAIN CITY OFFICIALS TO EXECUTE APPLICATIONS AND DOCUMENTS FOR THE PURPOSES OF OBTAINING FEDERAL FINANCIAL ASSISTANCE FOR ANY EXISTING OR FUTURE GRANT PROGRAM INCLUDE, BUT NOT LIMITED TO FEDERALLY DECLARED DISASTER, FIRE MITIGATION ASSISTANCE GRANT, CALIFORNIA STATE ONLY DISASTER, IMMEDIATE SERVICES PROGRAM, HAZARD MITIGATION GRANT PROGRAM, BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES, AND LEGISLATIVE PRE-DISASTER MITIGATION PROGRAM

5. Approve Resolution Rescinding Resolution No. 2025-74 Regarding Vincent Moraga Improvements (APN 921-280-002)

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA RESCINDING RESOLUTION NO. 2025-74, 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

6. Approve Recommendation to Study Implementation of 20 Miles Per Hour Speed Limits Within School Zones Pursuant to Assembly Bill 382 (At the Request of Mayor Pro Tem Rahn)

Recommendation: That the City Council direct staff to study the implementation of 20 miles per hour (mph) speed limits within school zones pursuant to Assembly Bill 382.

7. Accept Improvements and File Notice of Completion for Citywide Concrete Repairs Fiscal Year 2024-25, PW24-06

Recommendation: That the City Council:

1. Accept the construction of Citywide Concrete Repairs Fiscal Year 2024-25 Project, PW24-06, 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 the filing of the Notice of Completion, provided no liens have been filed.

**8. Receive and File Temporary Street Closures for 2026 Spring Events**

Recommendation: That the City Council receive and file the temporary closure of certain streets for the following 2026 Spring Events:

COMMUNITY SERVICES EXPO  
ROD RUN  
TEMECULA CULTUREFEST

**RECESS:**

At 6:37 PM, the City Council recessed and convened as the Temecula Community Services District Meeting. At 6:40 PM the City Council resumed with the remainder of the City Council Agenda.

**RECONVENE TEMECULA CITY COUNCIL**

**PUBLIC HEARING**

**11. Introduce Ordinance Amending the Western Riverside County Transportation Uniform Mitigation Fee Program to Update Participation**

Recommendation: That the City Council introduce an ordinance entitled:

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 15.08 OF THE TEMECULA MUNICIPAL CODE, WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM, TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS AND REVISE THE DEFINITIONS OF “MULTI-FAMILY RESIDENTIAL UNIT” AND “SINGLE FAMILY RESIDENTIAL UNIT” TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM AND FINDING THIS ORDINANCE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

**12. Adopt Resolution to Amend the Transportation Uniform Mitigation Fee Program**

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF TEMECULA AND FINDING THIS RESOLUTION EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

**BUSINESS**

**13. Consider Adoption of Resolution of Necessity for Acquisition by Eminent Domain for Public Purpose of Real Property Located on Northeast Side of Ynez Road Between Tierra Vista and Rancho Vista (APNS 944-290-015, 944-290-016, and 944-290-017) for Public Street Construction and Related Improvements for Ynez Road Improvements - Phase I (PW23-02)**

Recommendation: That the City Council take the following actions:

1. Consider adoption of a resolution entitled:

RESOLUTION NO. 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA DECLARING CERTAIN REAL PROPERTY INTEREST NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF FOR RETAINING WALL, SLOPE STABILIZATION AND EROSION CONTROL, DRAINAGE, ACCESS, AND MAINTENANCE IN CONNECTION WITH THE CONSTRUCTION OF PUBLIC STREET AND RELATED IMPROVEMENTS FOR YNEZ ROAD IMPROVEMENTS - PHASE I, PW23-02 (PERMANENT EASEMENT ON APNS 944-290-015, 944-290-016, AND 944-290-017) 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 Resolution of Necessity, receive the evidence stated and referred to in

this Agenda Report ("Report"), take testimony from any person wishing to be heard on related issues, and consider all evidence to determine whether to adopt the proposed Resolution of Necessity.

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 Resolution of Necessity, then staff recommends that the City Council, in the exercise of its discretion, adopt the proposed Resolution of Necessity, which requires a 4/5ths vote of the entire City Council, authorizing the acquisition by eminent domain of the real property interest summarized and described more particularly in the exhibits to the Resolution of Necessity as follows: Approximate 54,235-square-foot (1.25 acres) permanent easement described more particularly on EXHIBIT "A" and depicted on EXHIBIT "B" (Subject Easement) to proposed Resolution of Necessity on the vacant parcels located on the northeast side of Ynez Road, in the City of Temecula, California, and identified as Assessor's Parcel Numbers 944-290-015, 944-290-016, and 944-290-017 (Property). The Property is a vacant lot located off of Ynez Road between Tierra Vista Road and Rancho Vista Road in the City of Temecula and is known as Parcels 1, 2 and 3 as shown on Parcel Map 14395, on file in Book 121, pages 77 and 78 of Parcel Maps of Riverside County.

4. If the City Council adopts the proposed Resolution of Necessity, authorize the City Attorney's Office to file and prosecute an eminent domain proceeding for the acquisition of the subject easement by eminent domain.

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

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

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

14. Approve Contract Documents and Authorize Solicitation of Construction Bids for the Pauba Road Pavement Rehabilitation Project, PW25-05

Recommendation: That the City Council:

1. Approve the contract documents and authorize the Department of Public Works to solicit construction bids for the Pauba Road Pavement Rehabilitation Project, PW25-05; and

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

3. Approve the reconfiguration of traffic striping along Pauba Road from Margarita Road to Ynez Road.

Motion #1:

Approved the Staff Recommendations (2-3, Alexander, Kalfus and Stewart opposed): Motion by Schwank, Second by Rahn. Motion failed.

Motion #2:

Approved Staff Recommendations #1 and #2 (5,0): Motion by Stewart, Second by Kalfus. The vote reflected unanimous approval.

Motion #3:

Motion to direct staff to review the corridor for restriping alternatives and return to Council at a future meeting (4-1, Schwank opposed): Motion by Alexander, Second by Stewart. The vote reflected approval with Schwank opposing.

**DEPARTMENTAL REPORTS (RECEIVE AND FILE)**

- 15. City Council Travel/Conference Report
- 16. Community Development Department Monthly Report
- 17. Fire Department Monthly Report
- 18. Police Department Monthly Reports
- 19. Public Works Department Monthly Report

**ITEMS FOR FUTURE CITY COUNCIL AGENDAS**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

The City Attorney stated there was no reportable action from closed session. City Attorney reported that Mayor Pro Tem Rahn did not participate in the portion of the closed session with respect to the potential litigation because he has a business client that might be affected by some of the subject proposed litigation.

**ADJOURNMENT**

At 7:03 PM, the City Council meeting was formally adjourned to Tuesday, April 14, 2026, at 2:00 PM for Closed Session, with regular session commencing at 3:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

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Jessica Alexander, Mayor

ATTEST:

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Randi Johl, City Clerk

[SEAL]