

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  
APRIL 22, 2025 - 6:00 PM**

## **AMENDED AGENDA**

### **CLOSED SESSION - 5:30 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: Brumfield v. City of Temecula, et al., Riverside Superior Court Case No. CVME2405337.

**CALL TO ORDER: Mayor Brenden Kalfus**

**INVOCATION: Pastor Carina Reed of Trumpets of Tirzah**

**FLAG SALUTE: Mayor Brenden Kalfus**

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

### **PRESENTATIONS**

Presentation by Great Oak High School of the California Mayors Cyber Cup to City Council  
Presentation of Certificate of Recognition to Temecula Preparatory School Girls' Soccer Team for CIF Championship

### **BOARD / COMMISSION REPORTS**

Planning Commission and Race, Equity, Diversity and Inclusion 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 April 8, 2025

Recommendation: That the City Council approve the action minutes of April 8, 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.      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.

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 SB1383 PROCUREMENT COMPLIANCE FEE ON COLLECTION RATES FOR COMMERCIAL CUSTOMERS FOR FISCAL YEAR 2025-26

**Attachments:**      [Agenda Report](#)  
[Resolution](#)  
[CR&R Rate Schedule](#)

5.      Approve Extension of Temecula Valley Entrepreneur's Exchange Incubator Rent Waiver Program (At the Request of Subcommittee Members Kalfus and Stewart)

Recommendation:      That the City Council approve a 24-month extension of the Temecula Valley Entrepreneur's Exchange (TVE2) Incubator rent waiver program for the purpose of supporting local startups and fostering economic development.

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

6.      Approve First Amendment with Chaffin and Reeves, Inc. dba Pedal Port for Pedal Boat Rentals at Harveston Lake Park

Recommendation:      That the City Council approve the first amendment with Chaffin and Reeves, Inc. dba Pedal Port to extend the term of the agreement for pedal boat rentals at Harveston Lake Park.

**Attachments:**      [Agenda Report](#)  
[First Amendment](#)

7.      Approve Purchase and Installation Agreement with Helixstorm, Inc. for the Lifecycle Replacement of Technology Infrastructure for Video Storage and Retention

Recommendation:      That the City Council:

1. Approve a purchase and installation agreement with Helixstorm, Inc.

in the amount of \$332,216.67 for the lifecycle replacement of technology infrastructure for video storage and retention; and

2. Approve contingency in the amount of \$66,443.33 which is equal to 20% of the agreement amount, for a total agreement amount of \$398,660.

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

8.      Award Construction Contract to ACE Capital Engineering for Pedestrian Ramp Upgrades - Citywide Project, PW23-11

Recommendation:      That the City Council:

1. Award a construction contract to ACE Capital Engineering, in the amount of \$213,592.35 for the Pedestrian Ramp Upgrades - Citywide Project, PW23-11; and

2. Authorize the City Manager to approve change orders not to exceed the contingency amount of \$21,359.24, which is equal to 10% of the contract amount; and

3. Make a finding that the Pedestrian Ramp Upgrades - Citywide Project, PW23-11, is exempt from Multiple Species Habitat Conservation Plan fees.

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

9.      Approve Agreement for Reimbursement with Hoehn Enterprise 4 for Restoration Work Associated with the I-15/French Valley Parkway Improvements - Phase II, PW16-01

Recommendation:      That the City Council:

1. Approve an agreement for reimbursement of costs for restoration work associated with the I-15/French Valley Parkway Improvements - Phase II, PW16-01 with Hoehn Enterprise 4 in substantial form; and

2. Authorize the City Manager to execute the agreement, with minor variations, up to an amount of \$175,000.

**Attachments:**      [Agenda Report](#)  
[Agreement](#)  
[Location Map](#)  
[CIP Project Budget Sheet](#)

10.    Approve Fourth Amendment with T.Y. Lin International for the I-15/French Valley Parkway Improvements - Phase II, PW16-01

**Recommendation:**    That the City Council approve the fourth amendment to the agreement for consultant services with T.Y. Lin International to provide continued construction support for the I-15/French Valley Parkway Improvements - Phase II, PW16-01, in an amount not to exceed \$100,000, for a total agreement amount of \$900,000.

**Attachments:**      [Agenda Report](#)  
[Fourth Amendment](#)  
[CIP Project Budget Sheet](#)

11.    Accept Improvements and File the Notice of Completion for the Sixth Street Improvements, PW22-16

**Recommendation:**    That the City Council:

1. Accept the construction of the Sixth Street Improvements, PW22-16, 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.

**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.

**12. Approve Action Minutes of April 8, 2025**

**Recommendation:** That the Board of Directors approve the action minutes of April 8, 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.

**13. Receive Recommendations Related to Fourth of July Drone Show and Provide General**

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Direction Regarding the Same (At the Request of Subcommittee Members Schwank and Stewart)

Recommendation: That the Board of Directors receive recommendations related to adding a drone show to the Fourth of July event and provide general direction regarding the same.

Attachments: [Agenda Report](#)  
[PowerPoint Presentation](#)

**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, May 13, 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.

**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.

**14. Approve Fiscal Year 2025-2026 Community Development Block Grant Annual Action Plan**

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

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE 2025-2026 ANNUAL ACTION PLAN AS AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FUNDING UNDER THE FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND FINDING THAT THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE NATIONAL ENVIRONMENTAL POLICY ACT PURSUANT TO 24 CFR 58.34(A) (1) AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15262 AND 15378(B)(4)

- Attachments:**      [Agenda Report](#)
- [Resolution](#)
- [Exhibit A - Annual Action Plan](#)
- [Notice of Public Hearing](#)

15. Introduce Ordinance Amending Title 17 of the Temecula Municipal Code to Allow for Auto Mall (10 Acres or Greater) as a Conditionally Permitted Use in the Community Commercial Zoning Designation (LR24-0458)

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 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)

- Attachments:**      [Agenda Report](#)
- [Ordinance](#)
- [PC Resolution No. 2024-24](#)
- [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.

16. Receive Presentation Regarding the City's Boards, Committees, and Commissions and Provide General Direction Regarding the Same

Recommendation:      That the City Council receive a presentation regarding the jurisdiction, recruitment, and selection process of the City's boards, committees, and commissions and provide general direction regarding the same.

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

**DEPARTMENTAL REPORTS (RECEIVE AND FILE)**

17.    Community Development Department Monthly Report

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

18.    Fire Department Monthly Report

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

19.    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, May 13, 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

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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.