

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 13, 2021 - 7:00 PM**

### **IMPORTANT NOTICE REGARDING THIS MEETING**

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with the order, the public may not view the meeting in-person in the Council Chamber. The live stream of the meeting may be viewed on television and/or online. Details can be found at [temeculaca.gov/tv](http://temeculaca.gov/tv).

**Submission of Public Comments:** For those wishing to make public comments at the meeting, please submit your comments by email to be read aloud into the record at the meeting by the City Clerk. Email comments must be submitted to [randi.johl@temeculaca.gov](mailto:randi.johl@temeculaca.gov). Email comments on matters not on the agenda must be received prior to the time the item for Public Comments is called. Email comments on agenda items must be received prior to the time Public Comments for the agenda item is called. Email comments on public hearing items must be received prior to the time the public hearing is opened to hear public comments. All email comments shall be subject to the same rules as would otherwise govern public comments at an in-person meeting. Public Comments for this meeting may only be submitted via email. Comments via text and social media will not be accepted.

**Reading of Public Comments:** The City Clerk shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, consistent with the time limit for speakers at an in-person Council meeting. The email comments shall become part of the meeting record.

### **CLOSED SESSION - 6:30 P.M.**

**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)(4) 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 a significant exposure to litigation involving the City. Based on existing facts and circumstances, the City Council will decide whether to initiate litigation.

**CALL TO ORDER: Mayor Maryann Edwards**

**INVOCATION: Associate Pastor Wesley Sabio of Reliance Church**

**FLAG SALUTE: Mayor Maryann Edwards**

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

**PRESENTATIONS/PROCLAMATIONS**

Presentation of Proclamation for DMV/Donate Life Month

**BOARD AND COMMISSION REPORTS**

Community Services Commission, Public/Traffic Safety Commission, and Race, Equity, Diversity and Inclusion Commission

**PUBLIC SAFETY REPORT**

California Department of Forestry and Fire Protection (CAL FIRE)

**PUBLIC COMMENTS**

A total of 30 minutes is provided for members of the public to address the City Council on items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

**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.

**1. Waive Reading of Standard Ordinances and Resolutions**

**Recommendation:** That the City Council waive the reading of the text of all standard ordinances and resolutions included in the agenda except as specifically required by the Government Code.

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

**2. Approve Action Minutes of March 23, 2021**

Recommendation: That the City Council approve the action minutes of March 23, 2021.

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 as of February 28, 2021

Recommendation: That the City Council approve and file the City Treasurer's Report as of February 28, 2021.

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

5. Adopt Resolution Reaffirming and Proclaiming the Existence of a Local Emergency Related to the COVID-19 Virus Pandemic

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA REAFFIRMING AND PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY RELATING TO THE COVID-19 VIRUS PANDEMIC AND ISSUING CERTAIN ORDERS FOR THE CONDUCT OF CITY AFFAIRS DURING THE LOCAL EMERGENCY

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

6. Approve Renaming Roripaugh Ranch Community Sports Park to the Sports Ranch at Sommers Bend (At the Request of Council Member Zak Schwank)

Recommendation: That the City Council approve the renaming of Roripaugh Ranch Community Sports Park to the Sports Ranch at Sommers Bend.

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

7.      Approve an Agreement for Consultant Services with Bureau Veritas Technical Assessments LLC, for Facility Condition Assessment

**Recommendation:**      That the City Council approve an agreement for consultant services with Bureau Veritas Technical Assessments LLC, in the amount of \$93,026.00, to provide a Facility Condition Assessment at various locations on City property.

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

8.      Approve Purchase and Sale Agreement for the Purchase of 840 Square Foot Permanent Easement on 27511 Commerce Center Drive, Temecula (APN 921-480-032) in Connection with Overland Drive Extension Project (PW16-06)

**Recommendation:**      That the City Council:

1. Adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THAT CERTAIN PURCHASE AND SALE AGREEMENT, SETTLEMENT AGREEMENT, GENERAL RELEASE, AND JOINT ESCROW INSTRUCTIONS BETWEEN THE CITY OF TEMECULA AND MARK MCMILLIN, LLC IN CONNECTION WITH THE OVERLAND DRIVE EXTENSION PROJECT, PW16-06

2. Authorize the City Manager to approve and execute all necessary documents, including those in substantially the form attached to the agenda report, and take all necessary actions to effectuate the purchase of the approximate 840 square foot Permanent Easement on the real property located at 27511 Commerce Center Drive, Temecula (Assessor's Parcel Number 921-480-032).

**Attachments:**      [Agenda Report](#)  
                                 [Resolution](#)  
                                 [Purchase and Sale Agreement and General Release](#)  
                                 [Project Description](#)  
                                 [Property Location Map](#)

9.      Approve the Plans and Specifications, and Authorize the Solicitation of Construction Bids for the Ronald Reagan Sports Park Restroom Expansion and Renovation Project, PW18-03

**Recommendation:**      That the City Council:

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1. Approve the Plans and Specifications for the Ronald Reagan Sports Park Restroom Expansion and Renovation Project, PW18-03; and
2. Authorize the Department of Public Works to solicit construction bids; and
3. Make a finding that this project is exempt from the California Environmental Quality Act (CEQA) per Article 19, Categorical Exemption, Section 15302, Replacement or Reconstruction, of the CEQA Guidelines.

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

**10.    Approve Parcel Map 37615 (Located on the West Side of Cantrell Road North of Calle Chapos)**

**Recommendation:**    That the City Council approve Parcel Map 37615, located on the west side of Cantrell Road north of Calle Chapos, for subdivision purposes.

**Attachments:**      [Agenda Report](#)  
[Vicinity Map](#)  
[Parcel Map 37615](#)

**11.    Accept Improvements and File the Notice of Completion for the Mini Pump Track at Ronald Reagan Sports Park, PW20-09**

**Recommendation:**    That the City Council:

1. Accept the improvements for the Mini Pump Track at Ronald Reagan Sports Park, PW20-09, 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 not less than 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](#)  
[Maintenance Bond](#)  
[Contractor's Affidavit and Final Release](#)

**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, Edwards, Rahn, Schwank, Stewart**

**CSD PUBLIC COMMENTS**

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 or a matter not listed on the agenda. Each speaker is limited to three minutes. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

**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 Temecula Community Services District request specific items be removed from the Consent Calendar for separate action.

**12. Approve Action Minutes of March 23, 2021**

**Recommendation:** That the Board of Directors approve the action minutes of March 23, 2021.

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

**13. Approve an Amendment to the Agreement Between Temecula Community Services District and Social Work Action Group (At the Request of the Human Services Subcommittee Mayor Edwards and Council Member Alexander)**

**Recommendation:** That the Board of Directors approve the first amendment to the agreement between Temecula Community Services District and Social Work Action Group.

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

**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, April 27, 2021, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 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 Maryann Edwards**

**ROLL CALL: Alexander, Edwards, 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 items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

**TPFA PUBLIC HEARING**

- 14.     Formation of Temecula Public Financing Authority Community Facilities District No. 20-01 (Heirloom Farms) Generally Located West of Date Street Between Ynez Road and Temecula Center Drive**

**Recommendation:**     That the Board of Directors:

1. Hold a public hearing regarding the formation of the proposed Temecula Public Financing Authority Community Facilities District No. 20-01 (Heirloom Farms) (the “CFD”), the levy of special taxes in the CFD, and the issuance of bonds by the Temecula Public Financing Authority (the “Authority”) for the CFD, and adopt resolutions entitled:

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY OF FORMATION OF TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 20-01 (HEIRLOOM FARMS), AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN THE DISTRICT, AND PRELIMINARILY ESTABLISHING AN APPROPRIATIONS LIMIT FOR THE DISTRICT

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC FINANCING AUTHORITY DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS OF THE



TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY  
FACILITIES DISTRICT NO. 20-01 (HEIRLOOM FARMS)

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
TEMECULA PUBLIC FINANCING AUTHORITY CALLING  
SPECIAL ELECTION WITHIN COMMUNITY FACILITIES DISTRICT  
NO. 20-01 (HEIRLOOM FARMS)

2. That the Board of Directors hold an election regarding the CFD, and  
adopt the resolution entitled:

RESOLUTION NO. TPFA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
TEMECULA PUBLIC FINANCING AUTHORITY DECLARING  
RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING  
OF NOTICE OF SPECIAL TAX LIEN - COMMUNITY FACILITIES  
DISTRICT NO. 20-01 (HEIRLOOM FARMS)

3. That the Board of Directors have the first reading of the ordinance  
entitled:

ORDINANCE NO. TPFA

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. 20-01  
(HEIRLOOM FARMS)

**Attachments:**

[Agenda Report](#)

[Resolution - Formation](#)

[Resolution - Determining Necessity](#)

[Resolution - Calling Election](#)

[Resolution - Declaring Results](#)

[CFD Report](#)

[Ordinance](#)

[Notice of Special Tax Lien](#)

**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, April 27, 2021, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 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 or during a public hearing in support of or in opposition to the approval of the project(s) in the manner prescribed in the important notice at the top of this agenda. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk prior to, the public hearing.

15. Approve Proposed Ordinance to Update the Local Development Mitigation Fee for Funding the Preservation of Natural Ecosystems in Accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (“MSHCP”) and Local Development Mitigation Fee Resolution (Long Range Project No. LR21-0392)

Recommendation: That the City Council:

1. Introduce and read by title only an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 15.10, MULTIPLE SPECIES HABITAT CONSERVATION MITIGATION FEE, OF THE TEMECULA MUNICIPAL CODE PERTAINING TO THE LOCAL DEVELOPMENT MITIGATION FEE FOR FUNDING THE PRESERVATION OF NATURAL ECOSYSTEMS IN ACCORDANCE WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

2. Adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ESTABLISHING THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN LOCAL DEVELOPMENT MITIGATION FEE PURSUANT TO CHAPTER 15.10 OF THE TEMECULA MUNICIPAL CODE

**Attachments:**

[Agenda Report](#)  
[Ordinance](#)  
[Resolution](#)  
[MSHCP Final Report Nexus Fee Study Update](#)  
[MSHCP Mitigation Fee Implementation Manual](#)  
[RCA's MSHCP LDMF FAQs](#)  
[RCA's MSHCP Nexus Study Background Factsheet](#)  
[Notice of Public Hearing](#)

**BUSINESS****16. Adopt Resolution Formalizing Previous Direction Regarding the Conduct of In-Person Public Meetings and Provide Additional Direction As Needed**

**Recommendation:** That the City Council adopt the following resolution formalizing its direction regarding the conduct of in-person public meetings and provide additional direction as needed:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA SETTING FORTH THE PROTOCOL FOR THE CONDUCT OF IN PERSON PUBLIC MEETINGS DURING THE EXISTENCE OF A STATE DECLARED EMERGENCY FOR THE COVID-19 PANDEMIC

**Attachments:**

[Agenda Report](#)  
[Resolution](#)

**DEPARTMENTAL REPORTS****CITY MANAGER REPORT****CITY ATTORNEY REPORT****ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, April 27, 2021, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 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 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). If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694 6444.