

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  
NOVEMBER 23, 2021 - 7:00 PM**

### **CLOSED SESSION - 5:30 P.M.**

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: In re National Prescription Opioid Litigation, MDL No. 2804 (Federal District Court N.D. Ohio).

LABOR NEGOTIATIONS — The City Council will meet in closed session with its designated representatives to discuss labor negotiations pursuant to Government Code Section 54957.6. The City's designated representatives are City Manager Aaron Adams, City Attorney Peter Thorson, Assistant City Manager Kevin Hawkins, Director of Finance Jennifer Hennessy, Director of Human Resources and Risk Management Isaac Garibay, Deputy City Manager Luke Watson and Senior Human Resources Analyst Becky Obmann. The employee organization is the California Teamsters Public, Professional and Medical Employees Union Local 911.

**CALL TO ORDER: Mayor Maryann Edwards**

**INVOCATION: Rabbi Yonasan Abrams of Chabad of Temecula**

**FLAG SALUTE: Mayor Maryann Edwards**

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

**PRESENTATIONS - NONE**

**BOARD / COMMISSION REPORTS**

Planning Commission and Race, Equity, Diversity and Inclusion Commission

**PUBLIC SAFETY REPORT**

Riverside County 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 three minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or Deputy City Clerk or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to CouncilComments@temeculaca.gov. Speaker cards for in-person comments will be called in the order received by the City Clerk or Deputy City Clerk and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the 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 items that appear on the Consent Calendar. Each speaker is limited to three minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or Deputy City Clerk or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to CouncilComments@temeculaca.gov. Speaker cards for in-person comments will be called in the order received by the City Clerk or Deputy City Clerk and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**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 November 9, 2021**

**Recommendation:** That the City Council approve the action minutes of November 9, 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 Purchase and Sale Agreement for the Partial Acquisition and Loss of Lease Rent for Billboard on Assessor’s Parcel Numbers 910-060-004, 910-060-008 and 910-060-014 in Connection with I-15/French Valley Parkway Improvements - Phase II, PW16-01

**Recommendation:**    That the City Council take the following actions:

- 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 AND JOINT ESCROW INSTRUCTIONS BETWEEN THE CITY OF TEMECULA AND EVAN TISS AND DAVID TISS, SUCCESSOR CO-TRUSTEES IN CONNECTION WITH THE I-15/FRENCH VALLEY PARKWAY IMPROVEMENTS - PHASE II (PORTIONS OF APNS 910-060-004, 910-060-008, & 910-060-014)

- 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 1,226 square foot partial fee acquisition and the loss of lease rent for the billboard on the real property located at 26101 Jackson Avenue, Murrieta (portions of Assessor’s Parcel Numbers 910-606-004, 910-060-008 and 910-060-014).

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

- 5.    Approve Increase to the Contingency for the Sidewalks - Old Town Improvements Project (Fifth Street from Old Town Front Street to Murrieta Creek), PW20-02

Recommendation: That the City Council approve an increase to the contingency for the Sidewalks - Old Town Improvements Project (Fifth Street from Old Town Front Street to Murrieta Creek) and increase the City Manager change orders approval authority in the amount of \$70,000.

Attachments: [Agenda Report](#)  
[Additional Work Location Map](#)

6. Approve Tract Map 37341-5 (Located on the East Side of Butterfield Stage Road Between Calle Chapos and Murrieta Hot Springs Road)

Recommendation: That the City Council:

1. Approve Tract Map 37341-5 in conformance with the Conditions of Approval; and
2. Approve the Subdivision Improvement and Monumentation Agreements with the Developer; 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 37341-5](#)

**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 - NON-AGENDA ITEMS**

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 three minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or Deputy City Clerk or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to [CouncilComments@temeculaca.gov](mailto:CouncilComments@temeculaca.gov). Speaker cards for in-person comments will be called in the order received by the City Clerk or Deputy City Clerk and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the 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 three minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or Deputy City Clerk or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to [CouncilComments@temeculaca.gov](mailto:CouncilComments@temeculaca.gov). Speaker cards for in-person comments will be called in the order received by the City Clerk or Deputy City Clerk and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**7. Approve Action Minutes of November 9, 2021**

**Recommendation:** That the Board of Directors approve the action minutes of November 9, 2021.

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

**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, December 14, 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 - 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 the project(s) at the time of the hearing. If you challenge any of the project(s) 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 all Public Hearings each speaker is limited to five minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or Deputy City Clerk or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to [CouncilComments@temeculaca.gov](mailto: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 or the applicant/property owner has the burden of proof and, therefore, shall be allowed fifteen (15) minutes for an initial presentation and an additional ten (10) minutes for rebuttal by its development team following other comments on the matter. The Mayor may allow more time if required to provide due process for the property owner or applicant. An appellant, other than the property owner 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 fifteen (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 appellant. All other members of the public may speak during the Public Hearing for a maximum period five (5) minutes each. Deferral of one speaker's time to another is not permitted. In the event there is 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.

8. Conduct Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing Approving Tax-Exempt Bonds for the Rancho Las Bolsas Project (Rancho Highlands), Located at 43519, 43513 and 43602 West Ventana Street (Adjacent to 28250 Ynez Road) and Approving Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority

Recommendation: That the City Council:

1. Conduct a public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code"); and
2. Adopt a resolution approving the issuance of the bonds by the California Municipal Finance Authority (CMFA) for the benefit of Ynez Road Housing Partners, L.P. (the "Borrower"), a partnership of which

Jamboree Housing Corporation (the “Developer”) or a related person to the developer is the general partner, to provide for the financing of the project, for the sole purposes of satisfying the requirements of TEFRA, the Code and California Government Code Section 6500 et seq., entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY AND APPROVING THE ISSUANCE OF REVENUE BONDS BY THE AUTHORITY FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, AND IMPROVEMENT OF CERTAIN FACILITIES FOR THE BENEFIT OF YNEZ ROAD HOUSING PARTNERS, L.P.

**Attachments:**

[Agenda Report](#)

[Resolution](#)

[Joint Exercise of Powers Agreement](#)

[Notice of Public Hearing](#)

**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 five minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or Deputy City Clerk or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to CouncilComments@temeculaca.gov. Speaker cards for in-person comments will be called in the order received by the City Clerk or Deputy City Clerk and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**9. Introduce Ordinance Amending Article I and Article XIV of Chapter 8.20 of the Temecula Municipal Code Pursuant to SB1383 Regulations**

Recommendation: That the City Council introduce and read by title only an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING ARTICLE I, DEFINITIONS, OF CHAPTER 8.20 OF THE TEMECULA MUNICIPAL CODE AND AMENDING ARTICLE XIV, MANDATORY ORGANIC WASTE DISPOSAL REDUCTION, OF THE TEMECULA MUNICIPAL CODE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA



GUIDELINES SECTIONS 15061(B)(3) AND 15308

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

10.    Introduce Ordinance Amending the Municipal Code Relating to Adjustment of Council District Boundaries to Comply with Amendments to Elections Code Sections 21600 to 21609

**Recommendation:**    That the City Council introduce and read by title only an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING SECTION 2.08.028 OF THE TEMECULA MUNICIPAL CODE RELATING TO THE ADJUSTMENT OF COUNCIL DISTRICT BOUNDARIES PURSUANT TO THE REQUIREMENTS OF ELECTIONS CODE SECTIONS 21600 TO 21609

**Attachments:**      [Agenda Report](#)  
                                 [Assembly Bill 1276](#)  
                                 [Ordinance](#)

**DEPARTMENTAL REPORTS (Receive and File)**

11.    Community Development Department Monthly Report

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

12.    Fire Department Monthly Report

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

13.    Police Department Monthly Report

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

14.    Public Works Department Monthly Report

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

**CITY MANAGER REPORT**

**CITY ATTORNEY 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 three (3) minutes unless extended by a majority vote of the City Council. No substantive discussion on the subject of the motion may occur. General discussion amongst the City Council on items listed under this section of the agenda shall be limited to 15 minutes. 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 three (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.

**ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, December 14, 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 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.