

**CITY OF MURRIETA  
Council Chambers  
1 Town Square  
Murrieta, CA 92562**



**Tuesday, April 15, 2025  
3:00 PM WORKSHOP  
5:15 PM CLOSED SESSION  
6:00 PM REGULAR MEETING  
MINUTES**

The City of Murrieta intends to comply with the Americans with Disabilities Act (ADA). Persons with special needs should call the City Clerk Department at (951) 461-6031 or email at [CityClerk@murrietaca.gov](mailto:CityClerk@murrietaca.gov) at least 72 hours in advance. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

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**Cindy Warren  
Mayor**

**Jon Levell  
Mayor Pro Tem**

**Lisa DeForest  
Council Member**

**Lori Stone  
Council Member**

**Ron Holliday  
Council Member**

**Justin Clifton, City Manager  
Tiffany Israel, City Attorney  
Cristal McDonald, City Clerk**

**MURRIETA CITY COUNCIL (CC)  
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)  
MURRIETA FIRE DISTRICT (FD)  
MURRIETA LIBRARY BOARD (LB)  
MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)  
MURRIETA HOUSING AUTHORITY (HA)  
MURRIETA FINANCING AUTHORITY (FA)**

**YOU MAY VIEW THE MEETING LIVESTREAMED VIA THE CITY'S WEBSITE AT  
<https://murrieta.legistar.com/Calendar.aspx>**

### **3:00 PM WORKSHOP**

**CALL TO ORDER 3:01 p.m.**

### **ROLL CALL**

**Present:** Council Member Lisa DeForest  
Council Member Lori Stone  
Council Member Ron Holliday  
Mayor Pro Tem Jon Levell (*Arrived at 3:03 p.m.*)  
Mayor Cindy Warren

**Absent:** None

**WS1.** Presentation from Staff on the Growing Negative Impact of State Housing Laws that are Stripping Away Local Control from the City of Murrieta and Cities Across the State and Forcing the Approval of Unwanted High-Density Housing

Staff report and PowerPoint presentation provided by Development Services Director David Chantarangsu, Deputy Development Services Director Jarrett Ramaiya, and City Planner Carl Stiehl who spoke on the following topics:

- Housing Accountability Act;
- Housing Crisis Act (SB330);
- Residential Density and Affordability (SB166);
- Housing development approval processes;
- Housing Crisis Act of 2019 (SB 8 and SB330);
- Accessory dwelling units;
- Surplus Land Act;
- Public safety impacts;
- Traffic congestions/vehicle miles travelled; and
- Regional Housing Needs Assessment.

Public Comments:

Laura Massey: Spoke on traffic concerns, expansion on the City's west side, possible methods to fight against housing legislation, and the impact on schools.

Development Services Director Chantarangsu spoke on public outreach for the 2027 Housing Element, which will guide where housing will be planned and built over the following eight years. City Planner Stiehl spoke on Washington Avenue's designation for residential use and the partnership with the school district.

Council Member Holliday stated that the City has communicated its concerns about preserving local control to Assemblywoman Sanchez and Senator Seyarto and spoke on a constitutional amendment to ensure local control.

Council Member Stone requested that Public Works/Engineering Director Moehling provide an explanation of the new pilot program being implemented. Public Works/Engineering Director Moehling provided an overview of the program on the Los Alamos Road corridor.

Emad Saadat: Noted that the issue of housing unaffordability was not addressed, with specific reference to factors such as population growth and rising costs reflected in the Consumer Price Index and overall inflation.

Council Member DeForest stated that much of what is currently being built consists of apartments rather than single-family homes.

Council Member Stone commented that the development policies and fees should be reduced to aid with the overall cost of housing and fire insurance.

Mayor Pro Tem Levell stated there are multiple factors contributing to the high cost of homes.

Mayor Warren stated that while the desire is to see more affordable homes in the area, the current development is focused on multi-unit apartments instead.

DeDe Ramella: Spoke on bonds, grant funding, and inquired if the City is a member of Southern California Association of Governments (SCAG).

Council Member Stone stated the City is a member of SCAG and that she is the delegate for SCAG who will be attending the upcoming General Assembly.

Kassen Klein: Spoke on the need to update the Development Code, Planning staff needs, and hiring a specialized legal firm for land use.

City Manager Clifton stated that the City could explore options for reviewing long-range housing planning, should that be the direction of the Council, while noting the need to remain mindful of budget constraints.

**RECESS** 4:37 p.m.

**5:15 PM CLOSED SESSION**

**CALL TO ORDER** 5:16 p.m.

## **ROLL CALL**

Present: Council Member Lisa DeForest  
Council Member Lori Stone (*Arrived at 5:18 p.m.*)  
Council Member Ron Holliday  
Mayor Pro Tem Jon Levell  
Mayor Cindy Warren

Absent: None

**PUBLIC COMMENTS - CLOSED SESSION ITEMS ONLY** None

## **ANNOUNCEMENT OF CLOSED SESSION ITEMS**

City Clerk Cristal McDonald announced the following Closed Session items:

### **CLOSED SESSION**

#### **CS1. Conference with Legal Counsel - Existing Litigation**

The City Council will conduct a closed session with the City Manager, Assistant City Manager, the Administrative Services Director, and the City Attorney, pursuant to Government Code section 54956.95(b), to consider the following worker's compensation claim(s): Lynton v. City of Murrieta (WCAB Case No. ADJ15686979, ADJ15131744).

#### **CS2. Conference with Labor Negotiators**

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the City Manager, Assistant City Manager, the City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Police Officers Association.

**RECESS TO CLOSED SESSION 5:17 p.m.**

### **6:00 PM REGULAR MEETING**

**CALL TO ORDER 6:09 p.m.**

## **ANNOUNCEMENT OF CLOSED SESSION ACTION**

City Attorney Tiffany Israel reported the following Closed Session Action: No reportable action for Closed Session Item Nos. CS1 – CS2.

## **ROLL CALL**

Present: Council Member Lisa DeForest  
Council Member Lori Stone  
Council Member Ron Holliday  
Mayor Pro Tem Jon Levell  
Mayor Cindy Warren

Absent: None

**PLEDGE OF ALLEGIANCE** Library Manager Melvin Racelis

**INVOCATION** Council Member Holliday

## **PRESENTATIONS**

Presentation: Norris Performance Arts Center - Tap Dance Team

**APPROVAL OF AGENDA**

Action: It was moved by Council Member Holliday, seconded by Mayor Pro Tem Levell to approve the Agenda for April 15, 2025.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Levell, Warren

Noes: None

Absent: None

**CITY MANAGER - ADMINISTRATIVE UPDATE**

Murrieta Public Library: Library Donation by Professional Women's Roundtable

Town Square Park: Newman Hospitality Group

Fire Hazard Severity Zone Maps: Fire Chief Molloy and Fire Marshal Doug Strosnider

Keller Interchange Update: Public Works Director Bob Moehling

Winchester Road Ramp Closure Update: Public Works Director Bob Moehling

Community Report: Public Information Officer Cristina Davies

**GOVERNING BODY COMMISSION/COMMITTEE/BOARD REPORTS/ANNOUNCEMENTS**

Council Member DeForest: Provided verbal Announcements.

Council Member Stone: Provided attendance/reported the following:

- Western Riverside Council of Governments (WRCOG)
- Homeless Services Ad-Hoc Subcommittee

Provided Announcements to be made part of the City's record.

Council Member Holliday: Provided attendance/reported the following:

- Regional Conservation Authority (RCA)

Provided Announcements to be made part of the City's record.

Mayor Pro Tem Levell: Provided attendance/reported the following:

- Homeless Services Ad-Hoc Subcommittee

Provided verbal Announcements.

Mayor Warren: Provided attendance/reported the following:

- Riverside County Transportation Commission (RCTC)

Provided Announcements to be made part of the City's record.

**PUBLIC COMMENTS (NON-AGENDA)**

- Steven James: Expressed dissatisfaction with the Police Department's handling of a case involving his son.
- Ruthie James: Expressed dissatisfaction with the Police Department's handling of a case involving her son. Voiced concerns regarding the slurry seal project execution and street sweeping.

**CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 10**

Action: It was moved by Council Member DeForest, seconded by Council Member Holliday to approve Consent Calendar Item Nos. 1-10.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Levell, Warren  
Noes: None  
Absent: None

**1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only**

Recommended Action:

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

**2. Minutes**

Recommended Action:

Approve the minutes of the April 1, 2025, Regular City Council Meeting.

**3. Monthly Investment Transaction Report for February 2025**

Recommended Action:

Receive and file the Monthly Investment Transaction Report for February 2025.

**4. Agreement with Forensic Nurses of SoCal, Inc.**

Recommended Action:

Approve a five-year agreement with Forensic Nurses of SoCal, Inc. not to exceed \$300,000 for Forensic Sexual Assault Response Team (SART) Examination Services; and

Authorize the City Manager to execute the agreement.

**5. Agreement with the Department of Justice for Alcohol Analysis**

Recommended Action:

Approve an agreement with the Department of Justice for alcohol testing through blood, breath, and urine alcohol analysis; and

Authorize the City Manager to execute the agreement.

**6. Fleet Vehicle Procurement Authority Ordinance**Recommended Action:

Conduct the second reading and adopt Ordinance No. 617-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending Chapter 3.08 of the Murrieta Municipal Code Granting the City Manager Authority for Fleet Purchases within Budget Limits.*

**7. Notice of Completion for the City of Murrieta Police Department Locker Room Remodel, CIP 21041**Recommended Action:

Accept the Notice of Completion of improvements for the City of Murrieta Police Department Locker Room Remodel, Capital Improvement Project (CIP) No. 21041;

Authorize the transfer of \$33,213.23, in savings to CIP No. 21036, Traffic Bureau Improvement Project; and

Request the City Clerk to record a Notice of Completion, close CIP No. 21041, and release bonds in accordance with State law and City ordinances.

**8. Assembly Bill 481 - Military Equipment Policy**Recommended Action:

Receive, review, and file the annual Military Equipment Report, required by Assembly Bill 481; and

Approve the renewal of Ordinance No. 577-22 and adopt the findings therein.

**9. Renaming Bear Valley Park 2 and Mapleton Trails**Recommended Action:

Ratify new park and trail names as follows:

1. Bear Valley Park 2 to Englemann Oak Park
2. Mapleton Tract Trail A to Floral Loop Trail
3. Mapleton Tract Trail B to Mapleton Loop Trail, and
4. Mapleton Tract Trail C to Keller Point Trail.

**10. Reimbursement Agreement with Eastern Municipal Water District for the Murrieta Hot Springs Road and Alta Murrieta Drive Intersection Project, CIP No. 13027**Recommended Action:

Approve a Reimbursement Agreement with Eastern Municipal Water District for relocation and adjustment of water and sewer facilities as part of the Murrieta Hot Springs Road and Alta Murrieta Drive Intersection Project, Capital Improvement Plan (CIP) No. 13027; and

Amend the Fiscal Year 2024/25 CIP Budget to establish an appropriation into CIP No. 13027 for \$45,150, for the reimbursement funds.

**PULLED CONSENT CALENDAR ITEMS** None

**PUBLIC HEARINGS****11. Public Hearing for Fiscal Year 2025/26 Public Facilities Development Impact Fee Update**

Staff report and PowerPoint presentation provided by Finance Director Javier Carcamo and Finance Manager Jennifer Terry. The following topics were discussed:

- Planned projects;
- Mount San Jacinto Community College training facility;
- Police Department expansion;
- State mandates;
- Infrastructure;
- Public safety;
- Fire training needs; and
- Funding alternatives.

Action: Council Member Holliday moved to withdraw his motion for reconsideration (of Resolution No. 24-4733) from the May 7, 2024, Regular City Council Meeting approving the public facilities Development Impact Fee schedule, seconded by Mayor Warren.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Levell, Warren  
Noes: None

*The public hearing was opened at 7:25 p.m.*

Public Testimony: None

*The public hearing was closed at 7:25 p.m.*

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Holliday to conduct the public hearing and adopt Resolution No. 25-4827 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving an Update of Public Facilities Development Impact Fee Schedule and Amending the City's Fee Schedule For Fiscal Year 2025/26.*

The motion carried by the following vote:

Ayes: DeForest, Holliday, Levell, Warren  
Noes: Stone

Absent: None



**DISCUSSION****12. Business License Code Revisions Related to Appeals and Advertising**

Staff report and PowerPoint presentation provided by Finance Director Javier Carcamo.

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Holliday to introduce and conduct the first reading of Ordinance No. 618-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, amending Title 5 of the Murrieta Municipal Code relating to the Business Licenses.*

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Levell, Warren

Noes: None

Absent: None

**13. Award a Construction Contract for the Murrieta Hot Springs Road and Alta Murrieta Drive Intersection Project, CIP No. 13027**

Staff report and PowerPoint presentation provided by City Engineer Jeff Hitch and Principal Civil Engineer James Ozouf.

Action: After discussion it was moved by Council Member Stone, seconded by Council Member DeForest to award the Construction Contract for the Murrieta Hot Springs Road and Alta Murrieta Drive Intersection Project, Capital Improvement Plan (CIP) No. 13027, to LC Paving & Sealing, Inc. in the amount of \$2,035,951;

Authorize a 15% Construction Contingency of \$305,392.65;

Authorize the City Engineer to approve contract change orders not to exceed 15% of the contract amount; and

Amend the CIP Budget for Fiscal Year 2024/25 and establish appropriation of \$1,925,000, using Unassigned Fund Balance from the Measure A fund to CIP 13027.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Levell, Warren

Noes: None

Absent: None

**RECONSIDERATION None**

**COUNCIL MEMBER REQUESTS TO ADD OR WITHDRAW ITEMS TO FUTURE AGENDAS**

Council Member Holliday: During Item No. 11, requested to withdraw his motion for reconsideration (of Resolution No. 24-4733) from the May 7, 2024, approving the public facilities Development Impact Fee schedule.

**ADJOURNMENT** 7:47 p.m.

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Cristal McDonald, City Clerk