

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



**Tuesday, October 21, 2025  
4:00 PM WORKSHOP  
5:30 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.

Any presentation requiring the use of the City of Murrieta's equipment must be submitted to the City Clerk's department 72 hours prior to the scheduled City Council meeting at City Hall located at 1 Town Square, Murrieta, CA; via email at [CityClerk@MurrietaCA.gov](mailto:CityClerk@MurrietaCA.gov) or call (951) 461-6031. 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.

**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>**

**4:00 PM WORKSHOP**

**CALL TO ORDER 4:00 p.m.**

## **ROLL CALL**

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

**WS1. Hillside Updates (DCA-2021-2396) - Workshop 4**

Staff report and PowerPoint presentation provided by Development Services Director David Chantarangsu, Deputy Director of Development Services Jarrett Ramaiya, GIS Analyst Cameron Butt, and Senior Planner Chris Tracy.

The following topics were discussed:

- Applying hillside standards;
- Slope thresholds;
- Relationship to specific plans; and
- The use of GIS versus the average slope formula.

Public Comments:

- |                |  |
|----------------|--|
| Kassen Klein:  | Emphasized that the map indicating hillside areas must be codified to avoid confusion and inconsistent application of hillside standards. Raised legal and environmental questions about the complexity of applying hillside ordinances to specific plans, citing overlapping state and federal regulations. |
| Dan Long:      | Supported allowing applicants to contest GIS data and noted City datasets are sometimes inaccurate; noted the general plan is outdated and needs to be addressed before introducing new policies.  |
| Alan Long:     | Spoke on concerns over the new ordinance, which focuses only on a few properties, could unnecessarily restrict those owners' rights. Advocated re-evaluating outdated plans and hillside policies from the 1990s.  |
| Sherie Munroe: | Agreed with mapping hillside areas and supported limiting rigorous slope analysis to mapped parcels. Supported having a process to contest GIS findings, but cautioned against unnecessary burdens on parcels mapped as outside hillside zones   |

Action: After discussion, staff was directed by consensus to develop a map that clearly designates hillside areas, differentiating between developed and undeveloped properties, clarify the slope threshold to be 25.00% or greater, not rounded, ensure the appeal process is available for applicants to contest the GIS-based slope analysis, and incorporate the feedback from the discussion into the draft hillside ordinance and bring it back to Council for further review.

**RECESS** 5:17 p.m.

**5:30 PM CLOSED SESSION**

**CALL TO ORDER** 5:30 p.m.

**ROLL CALL**

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

Absent: Council Member Lisa DeForest

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

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Deputy City Clerk Kimberly Ramirez announced the following Closed Session items:

**CLOSED SESSION**

**CS1.** Conference with Legal Counsel - Anticipated Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(4), because the City is considering whether to initiate litigation in 1 case.

**CS2.** Conference with Real Property Negotiations

The City Council will conduct a closed session, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations and to give direction to its negotiators regarding that certain real property at the intersection of Kalmia Street and Jefferson Avenue, APNs 906-080-041, 906-080-042, and 906-080-033 with Bold Communities and Fidelis Advisors. The City's real property negotiators, the City Manager, Assistant City Manager, Development Services Director, Economic Development Director, and City Attorney, will seek direction from the City Council regarding the price and terms for this property.

**RECESS TO CLOSED SESSION** 5:31 p.m.

**6:00 PM REGULAR MEETING**

**CALL TO ORDER** 6:05 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: Mayor Cindy Warren  
Mayor Pro Tem Jon Levell  
Council Member Ron Holliday  
Council Member Lori Stone

Absent: Council Member Lisa DeForest

**PLEDGE OF ALLEGIANCE** Eagle Scout Troop 384

**INVOCATION** Murrieta Police Department Chaplain Monte Jones

**PRESENTATIONS**

Proclamation: Retirement, Corporal Matt Mozingo

The presentation was continued to a future meeting.

**APPROVAL OF AGENDA**

Action: It was moved by Council Member Stone, seconded by Council Member Holliday, to approve the Agenda for October 21, 2025.

The motion carried by the following vote:

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

**CITY MANAGER - ADMINISTRATIVE UPDATE**

Police Department: E-Bike Social Media Campaign  
Police Department/United States Postal Inspection Services: Broken Mailboxes  
Community Update: Public Information Officer Cristina Davies

**GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB)  
REPORTS/ANNOUNCEMENTS**

- Council Member Stone: Provided attendance/reported the following:
- California League of Cities
- Provided Announcements to be made part of the City's record.
- Council Member Holliday: Provided attendance/reported the following:
- California League of Cities
- Provided Announcements to be made part of the City's record.
- Mayor Pro Tem Levell: Provided verbal Announcements.
- Mayor Warren: Provided attendance/reported the following:
- California League of Cities Conference
  - Town Square Park & Amphitheater Ad-Hoc Subcommittee
- Provided Announcements to be made part of the City's record.

**PUBLIC COMMENTS (NON-AGENDA)**

- Julie Paule: Members of Eagle Scout Troop 384 introduced themselves as part of a badge requirement.

**CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 9**

- Action: It was moved by Council Member Holliday, seconded by Mayor Pro Tem Levell to approve Consent Calendar Item Nos. 1-9.

The motion carried by the following vote:

Ayes: Stone, Holliday, Levell, Warren

Noes: None

Absent: DeForest

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 October 7, 2025 Regular meeting minutes.

**3. Monthly Investment Transaction Report for August 2025**Recommended Action:

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

**4. Library Zip Books Grant Funding**Recommended Action:

Authorize the City Manager to accept grant funding from the California State Library for the Zip Books program for Fiscal Year 2025/26 in the amount of \$14,760; and

Amend the Fiscal Year 2025/26 Operating Budget to allocate the grant funds.

**5. Second Amended Agreement with Architerra, Inc., for On-Call As-Needed Landscape Services**Recommended Action:

Approve a Second Amendment to an Agreement with Architerra, Inc., increasing the annual maximum contract amount for on-call landscape services to \$200,000 per fiscal year through June 30, 2027;

Amend the Fiscal Year 2025/26 and 2026/27 Operating Budget as described in the Fiscal Impact section of this report; and

Authorize the City Manager to execute the Second Amendment.

**6. Community Wildfire Protection Plan Agreement**Recommended Action:

Award the Community Wildfire Protection Plan contract to DUDEK, in the amount of \$125,000;

Approve a 20% contingency (up to \$25,000) to address unforeseen conditions or project requirements;

Authorize the Fire Chief to approve change orders not to exceed the contingency; and

Authorize the City Manager to execute the agreement.

**7. Acceptance of a Grant from the Public Entity Risk Management Authority**Recommended Action:

Accept a Public Entity Risk Management Authority Grant Award of \$2,500; and

Amend the Fiscal Year 2025/26 Operating Budget to allocate and appropriate the grant funding.

8. Collectible Work Authorization Agreement with Southern California Gas Company for the Murrieta Hot Springs Road Improvement Project, CIP No. 8079  
Recommended Action:  
Approve a Collectible Work Authorization Agreement with Southern California Gas Company in the amount of \$157,372.10 for improvements relating to the Murrieta Hot Springs Road Improvement Project, CIP No. 8079;  
  
Authorize a fifteen percent (15%) construction contingency of \$23,605.82; and  
  
Authorize the City Manager to sign the Collectible Work Authorization Agreement.
9. Amendment to Agreement with Jacobs Engineering for Engineering Design Services for the Keller Road at I-215 Interchange Project, CIP No. 8449  
Recommended Action:  
Approve Amendment No. 10 to the Engineering Design Services Agreement for the Keller Road at I-215 Interchange, CIP No. 8449, with Jacobs Engineering Group, Inc., revising the scope of work and reducing the total not to exceed contract amount by \$279,448; and  
  
Authorize the Mayor to execute the Amendment on behalf of the City.

**PULLED CONSENT CALENDAR ITEMS** None

**DISCUSSION**

10. Discussion Regarding the Start Time and Schedule for City Council Meeting Days

Staff report and PowerPoint presentation provided by City Clerk Cristal McDonald.

Deputy City Clerk Kimberly Ramirez was available to answer questions from the City Council.

Public Comments: None

Action: After discussion, it was moved by Council Member Holliday, seconded by Council Member Stone, to amend Resolution No. 19-4178 to reflect changes to the start time and schedule of City Council meetings beginning in 2026 with future discussion to be brought forward regarding workshop timing.

The motion carried by the following vote:

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

**RECONSIDERATION** None

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS** None

**ADJOURNMENT** 7:56 p.m.

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Cristal McDonald, City Clerk