

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

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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**](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allowing applicants to contest GIS data and noted City datasets are sometimes inaccurate; noted the general plan is outdated and needs to be addressed before introducing new policies.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 Advocated re-evaluating outdated plans and hillside policies from the 1990s.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.

Cristal McDonald, City Clerk