

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA DECLARING PURSUANT TO GOVERNMENT CODE SECTIONS 54221(b), 54221(f)(1)(A) AND 54221(f)(1)(F) THAT REAL PROPERTIES OWNED BY THE CITY LOCATED EAST OF JEFFERSON AVE, NORTH OF BUECKING DRIVE, AT THE END OF THE CUL-DE-SAC ON MCCABE COURT IN UPTOWN TEMECULA AND IDENTIFIED AS ASSESSOR'S PARCEL NOS. 910-262-007 AND 910-262-008 ARE NOT NECESSARY FOR THE CITY'S USE AND ARE EXEMPT SURPLUS LAND, AUTHORIZING THE PROPERTY TO BE PUT OUT FOR A REQUEST FOR PROPOSALS FOR AN AFFORDABLE HOUSING DEVELOPMENT, FINDING THE DECLARATION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, the City of Temecula ("City") is the owner in fee simple of real properties, approximately 1.28 acres in size located in the City east of Jefferson Avenue, north of Buecking Drive, at the end of the cul-de-sac on McCabe Court in Uptown Temecula (Assessor's Parcel Nos. 910-262-007 and 910-262-008), and further described in Exhibit "A" and Exhibit "B" attached hereto ("Property"); and

WHEREAS, pursuant to Section 54221(b) of the Surplus Land Act (Government Code Section 54220-54234) ("Act"), surplus land is land owned in fee simple by the City for which the City Council takes formal action in a regular public meeting declaring the land is surplus and not necessary for the City's use. The land must be declared either surplus land or exempt surplus land; and

WHEREAS, the Property is not necessary for the City's use within the meaning of the Act because the City intends to dispose of the Property; and

WHEREAS, the Property is not within a coastal zone; nor adjacent to a historical unit of the State Parks System; is not listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; and not with the Lake Tahoe region as defined in Government Code Section 66905.5; and

WHEREAS, Government Code Section 54221(f)(1)(A) defines exempt surplus land to include surplus land that is transferred pursuant to Government Code Section 37364, which allows the City to sell or otherwise dispose of real property to provide housing affordable to persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, if it determines that this use is in the City's best interest. To rely on this exemption, not less than 80 percent of the area of any parcel of property disposed of pursuant to this section shall be used for development of housing, and not less than 40 percent of the total number of those housing units developed on any parcel pursuant to this section shall be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households, and at least half of which shall be affordable to very low income households, and the dwelling units must

be restricted by a regulatory agreement for the longest feasible time but for a period of not less than 30 years; and

WHEREAS, Government Code Section 54221(f)(1)(F)(i) defines exempt surplus land to include surplus land that is to be developed for a housing development, which may have ancillary commercial ground floor uses, that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75% of the residential units restricted to lower income households, as defined in Health and Safety Code Section 50079.5, with an affordable sales price or an affordable rent, as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing and 45 years for ownership housing, unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability, provided that in no event shall the maximum affordable sales price or rent level be higher than 20% below the median market rents or sales prices for the neighborhood in which the site is located; and

WHEREAS, the Act provides that the City may dispose of property declared exempt surplus land without further regard to the requirements of the Act; and

WHEREAS, pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development (HCD), any determination by a local agency that property is exempt surplus land must be provided to HCD for its review at least 30 days prior to disposition; and

WHEREAS, the City Council desires to authorize the Property to be put out to open, competitive bid for a housing development that complies with Government Code Section 54221(f)(1)(F) or Government Code Section 54221(f)(1)(A) and, on that basis, to declare that the Property exempt surplus land; and

WHEREAS, City staff has reviewed this Resolution pursuant to the California Environmental Quality Act (“CEQA”) and has determined that the adoption of the Resolution is covered by the common sense exemption in that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3). Further, any proposed project on the Property will be subject to environmental review as required by CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council hereby finds that the above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The City Council hereby finds that the use of the Property for an affordable housing project is in the best interest of the City.

SECTION 3. On the basis of the recitals herein and the authorization and direction in Section 3 hereof, the City Council hereby declares pursuant to the Act that the Property is not necessary for the City’s use within the meaning of the Act and is exempt surplus land, as defined

in Government Code Section 54221(f)(1)(F) or Government Code Section 54221(f)(1)(A) of the Act.

SECTION 4. The City Council hereby authorizes and directs staff to submit a copy of this Resolution to HCD in accordance with the Surplus Land Act Guidelines at least 30 days prior to the disposition of the Property.

SECTION 5. The City Council hereby authorizes and directs staff, in consultation with the City Manager and City Attorney, to put the Property out to open, competitive bid for a housing development that meets the requirements of Government Code Section 54221(f)(1)(F) or Government Code Section 54221(f)(1)(A) pursuant to a request for proposals.

SECTION 6. The City Council hereby authorizes and directs staff and officers of the City, jointly and severally, to take any other such actions as they deem necessary or proper to effectuate the purposes of this Resolution, and all actions previously taken are hereby ratified.

SECTION 7. The City Council hereby finds that the Resolution is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).

SECTION 8. The City Clerk shall certify to the passage and adoption of this Resolution by the City Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 28th day of April, 2026.

Jessica Alexander, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2026- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 28th day of April, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk