

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA DECLARING PURSUANT TO GOVERNMENT CODE SECTIONS 54221(b) AND 54221(f)(1)(B) THAT REAL PROPERTY OWNED BY THE CITY LOCATED AT 28434 PUJOL STREET AND IDENTIFIED AS ASSESSOR'S PARCEL NO. 922-052-023 IS NOT NECESSARY FOR THE CITY'S USE AND IS EXEMPT SURPLUS LAND, 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 a property located in the City at 28434 Pujol Street, at the southeast corner of the intersection of Pujol Street and Barlow Drive (Assessor's Parcel No. 922-052-023), and further described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the Property is improved with a single family residence; and

WHEREAS, pursuant to Section 54221(b) of the Surplus Land Act (Government Code Sections 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 was part of an affordable housing project commonly referred to as the "Cottages of Old Town" or the "Sixth Street Housing Project" (the "Project"). The Project consisted of seventeen (17) single-family detached homes that were constructed in 2003 and 2004 by Affirmed Housing Partners - Temecula, LLC ("the Developer"), with financial assistance from the former Temecula Redevelopment Agency (the "Agency"). The Developer and the Agency entered into a Regulatory Agreement (the "Regulatory Agreement") on February 26, 2002 that placed affordable housing covenants and restrictions on the Property that required the Property to be maintained as affordable housing for a period of 45 years; and

WHEREAS, the Property was subsequently sold by the Developer to Regina Wagner subject to a restrictive covenant requiring the Property to be occupied by a low income household and not to be sold in violation of the restrictive covenant. Ms. Wagner subsequently sold the Property at market rate and without notice to the City, in violation of the Property's affordable housing covenants and restrictions and the City, as successor to the Agency, filed a complaint against Ms. Wagner, et al. for numerous causes of action including breach of contract and breach of restrictive covenant (Riverside Superior Court Case Number CVSW2404208). The parties settled the case and the City obtained a grant deed and is now the owner in fee of the Property; 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 so it can again become part of the City's affordable housing stock; 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)(B) defines exempt surplus land to include surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; 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, City staff has reviewed this Resolution pursuant to the California Environmental Quality Act (“CEQA”) and has determined that the adoption of the Resolution cannot have a significant effect on the environment by declaring the Property exempt surplus land. Consequently, the declaration is not subject to CEQA. 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. On the basis of the recitals herein, 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)(B) of the Act.

SECTION 3 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 4. 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 5. The City Council hereby finds that it can be seen with certainty that there is no possibility that declaring the Property exempt surplus land may have a significant effect on the environment, and thus this declaration is not subject to CEQA. Further, any proposed project on the Property will be subject to environmental review as required by CEQA.

SECTION 6. 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