

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 CERTAIN REAL PROPERTY OWNED BY THE CITY LOCATED AT 44987 OLD TOWN FRONT STREET IS SURPLUS LAND AND NOT NECESSARY FOR THE CITY'S USE, TAKING RELATED ACTIONS, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, the City of Temecula ("City") is the owner in fee simple of a property located at 44987 Old Town Front Street (Assessor's Parcel No. 922-210-057), and further described in Exhibit "A" 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; and

WHEREAS, pursuant to the Act, land is necessary for the City's use if the land is being used, or is planned to be used pursuant to a written plan adopted by the City Council, for City work or operations; and

WHEREAS, the Act specifies that the City's use shall not include commercial uses or activities, or property disposed of for the sole purpose of investment or generation of revenue; and

WHEREAS, pursuant to the Act, land must be declared either surplus land or exempt surplus land, as supported by written findings, before the City may take any action to dispose of it consistent with the City's policies or procedures; and

WHEREAS, City staff have evaluated the potential for the Property for the City's use, as defined in the Act; and

WHEREAS, the Property is not being used, nor is it planned to be used pursuant to a written plan adopted by the City Council, for City work or operations; and

WHEREAS, the Property is a former gas station site that has been cleared of all improvements and is currently vacant. The City's General Plan Land Use Designation for the Property is Highway/Tourist Commercial, which permits the Property to be developed with tourist accommodations and lodging facilities, automobile service stations, restaurants, convenience shopping, and food stores, and gift shops; and

WHEREAS, the City Council desires to declare that the Property is surplus land as defined under the Act and not necessary for the City's use pursuant to Government Code Section 54221

and to send a written notice of availability of the Property to the entities designated in Government Code Section 54222 for the uses designated in Section 54222 in accordance with the Act; and

WHEREAS, the staff report accompanying this Resolution provides supporting information upon which the declaration and findings set forth in this Resolution are based.

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The City Council hereby declares pursuant to the Act that the Property is surplus land, as defined in the Act, and not necessary for the City's use.

Section 3. The City Manager or his designee is hereby authorized and directed to send a notice of availability of the Property, in the form and manner required by the Act, to the entities designated in Government Code Section 54222 and to take any other such actions as deemed necessary or proper to effectuate the purposes of this Resolution. Such actions include, without limitation, negotiating in good faith in accordance with the requirements of the Act with designated entities that submit, in compliance with the Act, a written notice of interest in response to the notice of availability.

Section 4. The City Council hereby finds that the adoption of this Resolution will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility the declaration of the Property as surplus may have a significant effect on the environment, as no development is authorized by this Resolution, and any future disposition will require separate environmental analysis if and when the details of such disposition are known.

Section 5. The City Clerk shall certify as 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 14th day of July, 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 14th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

Exhibit "A"

Legal Description