

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: April 28, 2026

SUBJECT: Adopt Resolution Declaring City Owned Property Located at 28434 Pujol Street to be Exempt from the Surplus Land Act

PREPARED BY: Haide Urias, Housing and Real Estate Analyst

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO.

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

BACKGROUND: The property at 28434 Pujol Street was originally developed as part of the Sixth Street Housing Project through a partnership between Affirmed Housing Partners – Temecula, LLC and the former Temecula Redevelopment Agency. As part of that project, the City required that the home remain affordable for low- and moderate-income households.

To ensure this, several legal agreements were recorded on the property. These agreements require that the home be sold and occupied only by income-qualified households and at an affordable price.

The home was initially sold to a qualified buyer, but it was later sold again at market price in violation of these restrictions. The City took legal action and reached a settlement that allowed it to buy the home back at the restricted affordable price.

The City now owns the property and plans to sell it to a qualified household in compliance with the affordability requirements.

DISCUSSION: The City’s goal is to return the home to the affordable housing program and ensure it remains affordable for the rest of its required term.

Before the City can sell the property, State law requires the City Council to determine whether the property is surplus land or exempt surplus land. The property is not needed for City use and will be sold to an income-qualified household with long-term affordability restrictions in place.

The property is less than one-half acre in area; it is 4,810 square feet in size. It is also not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. The property is surrounded by single family homes that are owned by private property owners. As such, it qualifies as exempt surplus land under Government Code Section 54221(f)(1).

Declaring the property exempt will allow the City to move forward with the sale more efficiently and without the additional steps required under the Surplus Land Act.

The City will submit this exemption determination to the California Department of Housing and Community Development for review, as required by State law.

ENVIRONMENTAL REVIEW: The adoption of this resolution is not considered a project under the California Environmental Quality Act (CEQA) because it will not cause any physical changes to the environment. Any future development of the property will be reviewed under CEQA as required.

FISCAL IMPACT: There is no immediate fiscal impact associated with declaring the property as exempt surplus land. Any future fiscal impact will depend on the terms of the sale of the home.

ATTACHMENTS:

1. Resolution
2. Exhibit A – Legal Description