

**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 Parcels APN: 910-262-007 & 910-262-008 to be Exempt from the Surplus Land Act

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**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), 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

**BACKGROUND:** The City of Temecula owns approximately 2.08 acres of real property located in Uptown Temecula, identified as Assessor's Parcel Numbers 910-262-007 and 910-262-008. The sites are located east of Jefferson Avenue, north of Buecking Drive, on McCabe Court.

One of the parcels, APN 910-262-008, includes the Jefferson Recreation Center. At the time the parcel was originally acquired by the City, it was done with the understanding that the site would eventually be needed for the future expansion of French Valley Parkway. In the meantime, the City utilized the site for recreational purposes and has been able to use the Jefferson Recreation Center for longer than originally anticipated.

After the French Valley Parkway expansion, approximately 1.28 acres of buildable land will remain. The City believes the best use of this remaining land is to include it in the Uptown Affordable Housing Request for Proposals (RFP).

**DISCUSSION:** The French Valley Parkway expansion affects the layout and access of the Property. The future demolition of the Jefferson Recreation Center will create approximately 1.28 acres of remaining buildable land. This land provides an opportunity to develop housing consistent with the City’s housing goals. Staff recommends including this portion of the Property in the Uptown Affordable Housing RFP.

Before the Property can be included in the RFP, the City Council must declare the sites as exempt surplus land under the Surplus Land Act.

Under the Surplus Land Act (Government Code Sections 54220–54234), a local agency must declare property either “surplus land” or “exempt surplus land” before it can be sold or developed. Staff has determined that:

- The Property is not needed for City use; and
- The City intends to dispose of the Property for the purpose of developing affordable housing

The City Council may declare the Property as exempt surplus land under the following provisions:

- **Government Code Section 54221(f)(1)(A):** Allows disposal of property for affordable housing projects where at least 80% of the site is used for housing and at least 40% of units are affordable to lower-income households, with long-term affordability restrictions; and
- **Government Code Section 54221(f)(1)(F):** Applies to projects that restrict 100% of residential units to low- and moderate-income households, with at least 75% reserved for lower-income households and long-term affordability requirements.

Declaring the Property as exempt surplus land allows the City to move forward with a competitive RFP without following the standard Surplus Land Act notice requirements. Staff recommends issuing an open RFP to identify a qualified developer who can provide high-quality affordable housing projects that meets State requirements and the City’s housing goals.

The City will submit the exemption determination to the California Department of Housing and Community Development (HCD) for review in accordance with State guidelines.

**ENVIRONMENTAL REVIEW:** The adoption of the resolution is exempt from the California Environmental Quality Act (CEQA) because the action itself will not have any environmental impact.

Any future development of the Property will be subject to environmental review in compliance with CEQA.

**FISCAL IMPACT:** There is no immediate fiscal impact associated with declaring the Property as exempt surplus land. Future fiscal impacts will depend on the terms of the development agreement and the affordable housing project that is selected.

- ATTACHMENTS:**
1. Resolution
  2. Exhibit A – Legal Description – APN 910-262-007
  3. Exhibit B – Legal Description – APN 910-262-008