

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: March 24, 2026

SUBJECT: Approve Resolution Rescinding Resolution No. 2025-74 Regarding Vincent Moraga Improvements (APN 921-280-002)

PREPARED BY: Ron Moreno, Director of Public Works
Anissa Sharp, Senior Management Analyst

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA RESCINDING RESOLUTION NO. 2025-74, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF FOR THE CONSTRUCTION OF PUBLIC STREET AND RELATED IMPROVEMENTS, AND ALL USES NECESSARY OR CONVENIENT THERETO IN CONNECTION WITH THE VINCENT MORAGA IMPROVEMENTS (CERTAIN PROPERTY INTERESTS ON APN 921-280-002) AND MAKING FINDINGS THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND SECTION 21166 OF THE PUBLIC RESOURCES CODE

BACKGROUND: On January 9, 2018, the City adopted Ordinance No. 18-01 approving the Altair Specific Plan #15 and Ordinance No. 18-02 approving and authorizing the execution of that certain Development Agreement between the City and Temecula West Village, LLC recorded on January 30, 2018 as Document No. 2008-0036259 in the Official Records of the County of Riverside (“Development Agreement”). The approval of the Altair Specific Plan and Development Agreement authorized development within a 270-acre area in the southwesterly portion of Temecula, west of Old Town, to include up to 1,750 residential units, an elementary school, up to 7,000 square feet of neighborhood commercial area, a clubhouse, civic site, parks,

trails, hillside preservation, and off-site improvements for public infrastructure, including constructing portions of the Western Bypass Corridor connecting the Temecula Parkway (SR-79) to Rancho California Road via Vincent Moraga Drive (collectively, “Development Approvals” and “Altair Project”). SB Altair, LLC, a Delaware limited liability company and Brookfield Temecula, LLC, a Delaware limited liability company (collectively, “Developer”) are the successors to certain of these approved applications for development and propose to construct the Altair Project.

To facilitate the orderly development of the Altair Project, the Development Agreement was approved subject to certain conditions, including the construction of certain off-site public improvements. Specifically, Conditions 171, 172, 204 through 207, 211, and 212 of the Final Conditions of Approval require the Developer to design and construct certain improvements to portions of Vincent Moraga Drive, Rancho California Road, and portions of the Western Bypass Corridor (“Vincent Moraga Improvements” or “Project”):

Description of Public Improvements. Complete engineering design and construct full Vincent Moraga Improvements.

Condition 171. Developer, at its sole cost, shall design and improve Vincent Moraga Road to ensure that all driveways providing access from the right-of-way to adjoining properties shall be allowed for safe ingress and/or egress. Improvements may include, but not be limited to, truck deceleration, acceleration, and turn-in lanes. The improvements shall conform to the standards adopted by the City of Temecula for public roadway and rights of way consistent with the Specific Plan and the Tentative Tract Map.

Condition 172. Developer, at its sole cost, shall fund the acquisition and installation of traffic signals and related roadway and right of way improvements, when warranted. The design and installation shall conform to the standards adopted by the City of Temecula, consistent with the Specific Plan and the Tentative Tract Map.

Condition 204. Acquisition of right-of-way on the east side of Vincent Moraga between Felix Valdez and Rancho California Road and construction of the designed Western Bypass Corridor northbound right turn lane improvements within this road segment.

Condition 205. Acquisition of right-of-way on the south side of Rancho California Road between Vincent Moraga Drive and the Murrieta Creek Bridge and construction of all intersection improvements within this road segment including an additional westbound left turn lane on Rancho California Road to Vincent Moraga Drive.

Condition 206. Traffic signal and utility relocation where needed and construction of the ultimate build-out of the Rancho California Road, Diaz Road and Vincent Moraga Drive intersection.

Condition 207. Construction of the designed onsite Western Bypass Corridor Phase 1 improvements from the project’s northern property line to the future Altair Vista intersection.

Condition 211. Acquisition of right-of-way on the west side of Vincent Moraga Drive between Felix Valdez and Rancho California Road and construction of the designed Western Bypass Corridor improvements within this road segment.

Condition 212. Acquisition of right-of-way on the east side and west side of Vincent Moraga Drive between Felix Valdez and Ridge Park Drive and construction of the designed Western Bypass Corridor improvements within this road segment.

The Project requires the acquisition of an approximate 1,016 square foot permanent easement and an approximate 427 square foot temporary construction easement with a term of twelve months (“Subject Property Interests”) on the vacant real property located on the south side of Rancho California road, second parcel east of Vincent Moraga Road, in the City of Temecula, and identified as Riverside County Tax Assessor’s Parcel Number 921-280-002 (“Property”). The Property is owned by An Bang Luo (“Owner”).

Pursuant to California Government Code Section 66462.5, when a condition of a subdivision map approval or a development agreement requires the installation or construction of improvements on offsite property not owned or controlled by a developer, and the developer cannot obtain title by negotiated acquisition, a city is required to acquire the off-site property by negotiated acquisition or to commence proceedings to acquire the off-site property by eminent domain or such off-site improvement conditions will be waived. Pursuant to Government Code Section 66462.5(c), a city and a developer may enter into an agreement to allocate the costs and responsibilities for acquisition of such off-site property. The City and the Developer entered into that certain Agreement Pursuant to Government Code Section 66462.5 Between SB Altair, LLC and Brookfield Temecula, LLC and City of Temecula for Acquisition of Certain Real Property Interests (Rancho California Road and Vincent Moraga Improvements) as of February 13, 2024 in connection with the subject offsite public improvements.

The City obtained an appraisal of the fair market value of the Subject Property Interests, set just compensation, and extended an offer to the Owner in accordance with Government Code Section 7267.2 and the Eminent Domain Law (Code of Civil Procedure Section 1230.010 *et seq.*). City Staff made several attempts to contact the Owner to initiate negotiations for the City’s purchase of the Subject Property Interests, but these attempts were unsuccessful. Accordingly, based on the timing of the Project, the City provided to the Owner written notice on October 1, 2025 of its intent to consider the adoption of a Resolution of Necessity in accordance with Code of Civil Procedure Section 1245.235.

On October 28, 2025, the City Council of the City of Temecula held a hearing in accordance with the Eminent Domain Law (Code of Civil Procedure Section 1230.010 *et seq.*) and adopted Resolution No. 2025-74, A Resolution of the City Council of the City of Temecula Declaring Certain Real Property Interests Necessary for Public Purposes and Authorizing the Acquisition Thereof for the Construction of Public Street and Related Improvements, and All Uses Necessary

or Convenient Thereto in Connection with the Vincent Moraga Improvements (Certain Property Interests on APN 921-280-002) and Making Findings that No Further Environmental Review is Required Pursuant to Section 15162 of the California Environmental Quality Act Guidelines and Section 21166 of the Public Resources Code.

After the City Council's adoption of Resolution No. 2025-74, the Developer and the Owner reached an agreement on the terms of the Developer's purchase of the Subject Property Interests for construction of the Project.

Accordingly, it is necessary for the City to rescind Resolution No. 2025-74 because it is no longer necessary for the City to condemn the Subject Property Interests.

FISCAL IMPACT: None

ATTACHMENTS: 1. Resolution
 2. Resolution No. 2025-74