

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Patrick Thomas, Director of Public Works/City Engineer

DATE: November 9, 2021

SUBJECT: Authorize the City Manager to Execute the Memorandum of Understanding Between the City of Temecula and RTA Rancho Highlands, LLC Pertaining to the Ynez Road Improvements

PREPARED BY: Anissa Sharp, Office Specialist II
Ron Moreno, Principal Civil Engineer

RECOMMENDATION: That the City Council authorize the City Manager to execute the Memorandum of Understanding between the City of Temecula and RTA Rancho Highlands, LLC pertaining to the Ynez Road Improvements.

BACKGROUND: On October 28, 2020 the City of Temecula Community Development Department approved ministerially Planning Application Number PA19-1448, a Development Plan for a 270 unit multi-family community built by RTA Rancho Highlands, LLC, a Delaware limited liability company (“Developer”). The project will be located on 12.32 acres adjacent to the Temecula Duck Pond on the north side of Ynez Road. The community is planned to consist of 270 housing units (including 55 affordable units), leasing offices, a clubhouse, fitness center, pool, spa, barbeque areas, tot lot and dog park.

Pursuant to the project Conditions of Approval the Developer is required to submit Street Improvement Plans to the Public Works Department improving the east side of Ynez Road from Tierra Vista Road to the southernly project boundary. Completion of the Ynez Road Improvements are required prior to the last Certificate of Occupancy. Discussions between the Developer and The City of Temecula (“City”) have explored the benefit to the City of expanding the Ynez Road Improvements to include an additional 1,000 linear feet on the east side of Ynez Road. The Expanded Ynez Road Improvements would include street improvements, paving, curb and gutter, sidewalk, drainage facilities and raised landscaped median consistent with the median in the Ynez Road Improvements.

The Memorandum of Understanding (“MOU”) between the Developer and City set forth the obligations of both parties with respect to the design, environmental, permits and costs in connection with the Ynez Road Improvements and analysis of the feasibility of the Expanded Ynez Road Improvements.

FISCAL IMPACT: Funding for this project is included in the Ynez Road Improvements – Phase 1 project in FY 2022-26 CIP Budget.

ATTACHMENTS: Memorandum of Understanding (Ynez Road Improvements)