

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

DATE OF MEETING: June 3, 2026

TO: Planning Commission Chairperson and Members of the Planning Commission

FROM: Matt Peters, Director of Community Development

PREPARED BY: Brooke Fagan, Management Analyst

PROJECT SUMMARY: General Plan Consistency Review of the Proposed Draft Fiscal Years 2027-2031 Capital Improvement Program Budget Sheets (Long Range Planning Project No. LR26-0211)

CEQA: Exempt: Not a Project as defined by CEQA Guidelines Section 15378(b)(4) and exempt under CEQA Guidelines Sections 15061(b)(3) and 15262

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution making a finding of consistency with the General Plan for the Proposed Draft Fiscal Years 2027-2031 Capital Improvement Program (CIP) Budget Sheets and make a finding of exemption under Sections 15378(b)(4), 15061(b)(3), and 15262 of the California Environmental Quality Act (CEQA) (Long Range Planning Project No. LR26-0211)

BACKGROUND Sections 65402 and 65403 of State Planning and Zoning Law require that the Planning Commission review and provide comments to the City Council regarding the conformity of the proposed Capital Improvement Program (“CIP”) with the adopted General Plan.

The draft proposed CIP budget sheets were developed based on the previous CIP project list and current community needs. The public had an opportunity to provide input to the draft CIP budget sheets during a workshop with City Council and City Staff on May 21, 2026. The primary focus of the workshop was to ensure that City Council’s vision is in line with community needs in the areas of infrastructure, parks and recreation facilities, and housing projects. All projects are reviewed to provide consistency with the provisions of the City’s General Plan, as well as the long-term visions of the City as defined by the Quality of Life Master Plan.

The projects within the Capital Improvement Program are divided into five general categories including Circulation, Infrastructure, Parks and Recreation, Housing, and Projects Funded by Community Facilities District Bonds. Staff has reviewed the Capital Improvement Program for consistency with the goals and policies of the City’s General Plan. The Capital Improvement Program is scheduled to be reviewed and approved by the City Council on June 9, 2026. The attached

proposed draft for Fiscal Years 2027-2031 Capital Improvement Program Budget Sheets are subject to change, pending City Council approval.

ANALYSIS

CIRCULATION PROJECTS

The Fiscal Years 2027-2031 CIP contains nineteen (19) Circulation Projects. The Projects consist of new circulation infrastructure, public facilities, and traffic safety improvements.

The Circulation Projects are as follows:

1. Butterfield Stage Road Storm Drain Improvements
2. De Portola/Jedediah Smith Road Roundabout Project
3. Diaz Road Expansion
4. French Valley Parkway/ I-15 Improvements - Phase II
5. French Valley Parkway/I-15 Improvements - Phase III
6. French Valley Parkway/I-15 Improvements – Phase IV
7. I-15 Congestion Relief
8. I-15/State Route 79 South Ultimate Interchange
9. La Paz Road Roundabout Reconstruction
10. Medians and Parkways – Citywide
11. Mercedes Street Sidewalk
12. Murrieta Creek Bridge at Overland
13. Overland Drive Extension Commerce Center
14. Overland Drive Widening
15. Pavement Rehabilitation Program – Citywide
16. Rancho California Road Median Improvements
17. Traffic Signal - Equipment Enhancement Program - Citywide
18. Traffic Signal Installation - Citywide
19. Ynez Road Improvements - Phase I

Staff has reviewed the General Plan and has determined that these projects are consistent with the provisions of the Circulation, Growth Management/Public Facilities, Air Quality, and Community Design Elements of the adopted General Plan. A review of the General Plan did not identify any goals or policies that provided contrary policy direction, or that indicated an inconsistency between the Circulation Projects and the adopted General Plan. The specific examples demonstrating consistency are listed below.

Circulation Element

Goal 1 Strive to maintain a Level of Service “D” or better at intersections within the City during peak hours and Level of Service “C” or better during non-peak hours.

Policy 1.1 Use the Circulation Element Roadway Plan to guide detailed planning and implementation of the City’s roadway system, including appropriate road width and median transitions when a roadway classification changes.

Policy 1.2 Pursue trip reduction and transportation systems management measures to reduce and limit congestion at intersections and along streets within the City.

Goal 2 A regional transportation system that accommodates the safe and efficient movement of people and goods to and from the community.

Policy 2.1 Actively pursue the construction of system improvements outside the City’s jurisdiction in cooperation with Caltrans, the City of Murrieta, Riverside County, the Pechanga Band, and local developers. Measures should be taken to preserve anticipated right-of-way needs and to identify funding mechanisms for needed interchange and regional arterial improvements.

Policy 2.3 Actively pursue improvements to current freeway interchanges within the City and construction of new overpasses as required to achieve performance standards.

Goal 3 An efficient City circulation system through the use of transportation system management and travel demand management strategies.

Policy 3.1 Require proper spacing and interconnect traffic signals where feasible to maximize the smooth progression of traffic flows and to minimize delay and stop-and-go conditions.

Growth Management/Public Facilities Element

Goal 1 Cooperative management of growth among local governments within Riverside County.

Policy 1.7 Guide the timing and provision of facilities and services to support development and protect and enhance quality of life.

Air Quality Element

Goal 3 Enhance mobility to minimize air pollutant emissions.

Policy 3.2 Use transportation systems management techniques to maintain an orderly flow of traffic and improve mobility.

Policy 3.5 Promote the use of alternative clean-fueled vehicles, new transportation technologies, and combustion engine alternatives for personal and business use.

Community Design Element

Goal 4 A streetscape system that provides cohesiveness and enhances community image.

- Policy 4.1 Promote the development of a continuous sidewalk and trail system throughout the City.
- Policy 4.8 Work with Caltrans to implement a freeway and interchange landscaping and planting program to improve the appearance of the community. This program should incorporate appropriate native and drought tolerant species.

HOUSING

The Fiscal Year 2027-2031 CIP contains four (4) Housing Projects. The Housing Projects focus on improving affordable housing opportunities within the City.

The Housing Projects are as follows:

1. Habitat For Humanity – Old Town Units
2. Las Haciendas Affordable Housing Project
3. Uptown Temecula Affordable Housing Site
4. Vine Creek Affordable Housing Project

Staff has reviewed the General Plan and has determined that these projects are consistent with the provisions of the Land Use and Housing Elements of the adopted General Plan. A review of the General Plan did not identify any goals or policies that provided contrary policy direction or that indicated an inconsistency between the Housing Projects and the adopted General Plan. The specific examples demonstrating consistency are listed below.

Land Use Element

Goal 1 A diverse and integrated mix of residential commercial, industrial, recreational, public and open space land uses.

- Policy 1.2 Promote the use of innovative site planning techniques that contribute to development of a variety of residential product styles and designs, including housing suitable for the community’s labor force.
- Policy 1.6 Encourage flexible zoning techniques in appropriate locations to encourage mixed use development, preserve natural features, achieve innovative site design, achieve a range of transition of densities, provide open space and recreation facilities, and/or provide necessary amenities and facilities.

Housing Element

Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.

- Policy 1.2 Encourage residential development that provides a range of housing types in terms of cost, density and type, and provides the opportunity for local residents to live and work in the same community by balancing jobs and housing types.

Policy 1.3 Require a mixture of diverse housing types and densities in new developments around the village centers to enhance their pedestrian orientation and diversity.

Policy 1.4 Support the use of innovative site planning and architectural design in residential development.

Goal 2 Provide affordable housing in all economic segments of Temecula.

Policy 2.1 Promote a variety of housing opportunities that accommodate the needs of all income levels of the population and provide opportunities to meet the City's fair share of Low and Moderate Income housing.

Policy 2.2 Support innovative public, private and nonprofit efforts in the development of affordable housing, particularly for special needs groups.

INFRASTRUCTURE

The Fiscal Years 2027-2031 CIP contains forty-seven (47) Infrastructure Projects. The Infrastructure Projects consist of enhancements or repairs to existing and new community infrastructure.

The Infrastructure projects are as follows:

1. Americans with Disabilities Act (ADA) Transition Plan Implementation
2. Auto Mall Wayfinding Signs
3. Bike Lane and Trail Program – Citywide
4. Bike Lane and Trails Program – Great Oak Trail Lighting
5. Bike Lane and Trail Program – Temecula Creek South Side Trail
6. Bike Lane Upgrades – Citywide
7. Bridge Maintenance
8. City Facilities Rehabilitation
9. City Facility Security
10. City Security Camera System
11. Citywide Community Fire Protection Plan
12. Citywide Financial System Upgrade
13. Citywide Drainage Master Plan
14. Citywide Financial System Upgrade
15. Civic Center HVAC Upgrade
16. Community Recreation Center (CRC) Renovations
17. Community Wildfire Protection Plan
18. Comprehensive General Plan Update
19. Electric Vehicles Charging Station
20. Fiber Optic Communications Systems – Citywide
21. Fire Station 73 Gym/Garage
22. Fire Station 84 Renovation
23. I-15/ State Route 79 South Interchange Enhanced Landscaping

24. Interstate 15 Corridor Branding and Visioning Improvements
25. Library Alternate Emergency Operations Center Enhancements
26. Library Technology Enhancements
27. Local Roadway Safety Plan Update
28. Long Canyon Creek Park to Ynez Trail
29. Margarita Recreation Center
30. Mary Phillips Senior Center Enhancement and Renovation
31. Medians and Traffic Calming Improvements – Citywide
32. Murrieta Creek Improvements
33. Nicolas Road Multi-Use Trail Extension
34. Old Town Parking Improvements
35. Old Town Temecula Parklets Program
36. Old Town Wayfinding Signs
37. Pavement Management Program Update
38. Pedestrian Ramp Upgrades – Citywide
39. Santa Gertrudis Creek Phase II – Margarita Under-Crossing
40. Sidewalks – Citywide
41. Sidewalks – Old Town Improvements
42. Sidewalks – Pauba Road
43. Sixth Street Improvements
44. South Side Senior Center for Active Adults
45. Storm Drain Pipe Lining
46. Traffic Signal – Pedestrian Signal Equipment Upgrade Phase 2 – Citywide
47. Traffic Signal – Safety Lights and Signal Communications Upgrade – Citywide
48. Traffic Signal Fiber Optic Extension
49. Utility Undergrounding – Citywide

Staff has reviewed the General Plan and has determined that these projects are consistent with provisions of the Land Use, Circulation, Open Space/Conservation, and Growth Management/Public Facilities, Public Safety, Community Design, Air Quality, and Economic Development Elements of the adopted General Plan. A review of the General Plan did not identify any goals or policies that provided contrary policy direction or that indicated an inconsistency between the Infrastructure Projects and the adopted General Plan. The specific examples demonstrating consistency are listed below.

Land Use Element

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|---------------|---|
| Goal 1 | A diverse and integrated mix of residential commercial, industrial, recreational, public and open space land uses. |
| Policy 1.6 | Encourage flexible zoning techniques in appropriate locations to encourage mixed use development, preserve natural features, achieve innovative site design, achieve a range of transition of densities, provide open space and recreation facilities, and/or provide necessary amenities and facilities. |
| Policy 1.9 | Establish paseos, greenbelts, linear parks and trails within buffer areas between developments and the City’s edge. |

Goal 6 **A development pattern that preserves aesthetics and enhances the environmental resources of the Planning Area.**

Policy 6.1 Preserve the natural aesthetic quality of hillsides and reduce hazards associated with hillside development within the Planning Area.

Circulation Element

Goal 3 **An efficient City circulation system through the use of transportation system management and travel demand management strategies.**

Policy 3.1 Require proper spacing and interconnect traffic signals where feasible to maximize the smooth progression of traffic flows and to minimize delay and stop-and-go conditions.

Goal 5 **Safe and efficient alternatives to motorized travel throughout the City.**

Policy 5.1 Promote pedestrian and bicycle safety by adhering to uniform trail standards and practices and communicating safety practices to the public.

Policy 5.3 Ensure the accessibility of pedestrian facilities to the elderly and disabled.

Goal 6 **Enhanced traffic safety on City streets.**

Policy 6.2 Require that future roads and improvements to current roads to be designed to minimize traffic conflicts which result from curb parking maneuvers, uncontrolled access along heavily traveled roadways, and development of private driveways on primary residential collector streets.

Policy 6.3 Require that vehicular, pedestrian and bicycle traffic be separated to the maximum extent feasible, especially in areas with high traffic volumes.

Open Space/Conservation Element

Goal 8 **Development of a trail system that serves both recreational and transportation needs.**

Policy 8.1 Provide a Citywide recreation system that connects to the County's regional trail system which provides for bicycling, equestrian, hiking, and jogging trails with appropriate support facilities.

Policy 8.3 Require proposed development of provide trail connections to the citywide trail system through the dedication of land and the provision of easements.

Policy 8.5 Develop trails and sidewalks suitable for multiple users, including for the physically disabled and for personal transportation alternatives.

Growth Management/Public Facilities Element

Goal 1 Cooperative management of growth among local governments within Riverside County.

Policy 1.7 Guide the timing and provision of facilities and services to support development and protect and enhance quality of life.

Goal 2 Orderly and efficient patterns of growth that enhance quality of life for Temecula residents.

Policy 2.2 Ensure that phasing of public facilities and services occurs in such a way that new development is adequately supported as it develops.

Goal 5 Public and quasi-public facilities and services that provide for the social, cultural, civic, religious, and recreational need of the community.

Policy 5.4 Explore opportunities to expand and provide additional community meeting space.

Policy 5.7 Provide library facilities and services for educational, cultural, and recreational purposes.

Goal 6 A water and wastewater infrastructure system that supports development in the planning area.

Policy 6.5 Encourage preparation of long-term water management programs by local water agencies.

Goal 7 An effective, safe and environmentally compatible flood control system.

Policy 7.1 Work with the Riverside County Flood Control District and other agencies involved with Murrieta Creek flood control improvements to implement a solution that maximizes retention of natural resources and provision of recreation opportunities along the Creek.

Policy 7.2 Develop master drainage plans, when appropriate, for the Sphere of Influence, in conjunction with the Flood Control District.

Public Safety Element

Goal 3 A safe and secure community free from the threat of personal injury and loss of property.

Policy 3.1 Ensure adequate facilities and police and fire service personnel are provided in the City.

Goal 4 An effective response of emergency services following a disaster.

Policy 4.1 Provide for and maintain a coordinated emergency services response to reduce community risks and property damage in the event of a disaster.

Community Design Element

Goal 1 Enhancement of the City's image related to its regional and natural setting and its tourist orientation.

Policy 1.1 Develop a comprehensive system of trails and open space areas connecting schools, public recreation areas, residential areas, and commercial centers.

Policy 1.4 Promote community identity by providing specially designed gateway signs and landscape enhancements at the primary entrances to the City.

Goal 4 A streetscape system that provides cohesiveness and enhances community image.

Policy 4.1 Promote the development of a continuous sidewalk and trail system throughout the City.

Policy 4.3 Encourage variety in the design of sidewalks and trails, with respect to alignment and surface materials and separating sidewalks from the curb along arterial streets to provide.

Air Quality Element

Goal 3 Enhance mobility to minimize air pollutant emissions.

Policy 3.4 Establish a convenient and efficient system of bicycle routes and pedestrian walkways.

Policy 3.5 Promote the use of alternative clean-fueled vehicles, new transportation technologies, and combustion engine alternatives for person and business use.

Goal 4 Adopt effective energy conservation and recycling practices to reduce emissions.

Policy 4.1 Encourage community-wide reduction in energy consumption through conservation.

Economic Development

Goal 2 A diverse economic base including a range of manufacturing, retail, service, and knowledge-based professional activities.

- Policy 2.2 Plan for land use and development patterns that allow succession of use, adapt to Temecula’s economic conditions, and promote development of properly located and well-designed commercial centers meeting the diverse service needs for the City.
- Policy 2.5 Promote retail and other support activities that provide a broader selection of high quality goods and services for resident, workers and tourists, including apparel general merchandise, home furnishings and appliances.
- Goal 3 A sound economic base providing a fiscal foundation for the City, quality community facilities, and high service levels.**
- Policy 3.1 Encourage a pattern of development that balances revenue generating land uses in phase with other uses that have negative fiscal impacts.
- Policy 3.4 Take advantage of Temecula’s regional capture of taxable sales and continue to establish Temecula as a retail center.

PARKS AND RECREATION PROJECTS

The Fiscal Year 2027-31 CIP contains twenty-three (23) Parks and Recreation Projects. The Parks and Recreation Projects consist of maintenance or enhancements to existing parks and recreation facilities.

The Parks and Recreation Projects are as follows:

1. Children’s Museum Enhancement Project
2. Community Recreation Center Splash Pad & Shade Structures
3. CRC Pool Cantilever Restoration
4. Dog Park Renovation
5. Eagle Soar Splash Pad Rehabilitation
6. Empire Creek Improvements
7. Harveston Community Park Building Renovations and Expansion
8. Infill Recreation Amenities
9. Long Canyon Creek Park Restrooms
10. Mike Naggar Park Pickleball Court Conversion
11. Park Restrooms Renovations, Expansion and Americans with Disability Act (ADA) Improvements
12. Parks Improvements Program
13. Pickleball Courts
14. Playground Equipment Enhancement and Safety Surfacing
15. Ronald Reagan Sports Park Hockey Rink
16. Ronald Reagan Sports Park Playground Enhancement
17. Ronald Reagan Sports Park Restroom Expansion & Renovation
18. Ronald Reagan Sports Park Skate Park
19. Ronald Reagan Sports Park Trail
20. Santiago Site – Community Garden
21. Sports Court Resurfacing

- 22. Sports Field Lighting – Light Emitting Diode (LED) Conversion
- 23. Uptown Temecula Sports Park
- 24. Vail Ranch Park Restrooms

Staff has reviewed the General Plan and has determined that these projects are consistent with provisions of the Open Space/Conservation, Community Design, Growth Management/Public Facilities, and Air Quality Elements of the adopted General Plan. A review of the General Plan did not identify any goals or policies that provided contrary policy direction or that indicated an inconsistency between the Parks and Recreation Projects and the adopted General Plan. The specific examples demonstrating consistency are listed below.

Open Space/Conservation Element

Goal 1 A high quality parks and recreation system that meets the diverse recreation needs of residents.

Policy 1.4 Encourage public safety and compatibility with adjacent uses in park design and development, including location of buildings, activity areas, lighting, and parking.

Policy 1.7 Consider the establishment of special use parks for seniors, pets, etc.

Community Design Element

Goal 3 Preservation and enhancement of the positive qualities of individual districts or neighborhoods.

Policy 3.1 Improve the appearance of neighborhood areas and neighborhood edges through landscaping, location of open space buffers, and special landscape features.

Goal 7 Community gathering areas which provide for the social, civic, cultural and recreational needs of the community.

Policy 7.6 Promote provision of cultural facilities within the community including: art museums, theaters, performing art centers, outdoor amphitheaters, special cultural exhibitions, and public art.

Growth Management/Public Facilities Element

Goal 1 Cooperative management of growth among local governments within Riverside County

Policy 1.7 Guide the timing and provision of facilities and services to support development, and protect and enhance quality of life.

Air Quality Element

Goal 4 Adopt effective energy conservation and recycling practices to reduce emission.

Policy 4.1 Encourage community-wide reduction in energy consumption through conservation.

PROJECTS FUNDED BY COMMUNITY FACILITIES DISTRICT BONDS

The Fiscal Year 2027-2031 CIP contains two (2) Projects Funded by Community Facilities District Bonds. The Projects Funded by Community Facilities District Bonds consist of constructing desired and authorized public improvements with costs of the projects paid for by the benefitted properties within the boundaries of a designated area. The costs are then financed through the issuance of bonds payable over a period of years.

The Projects Funded by Community Facilities District Bonds are as follows:

1. Butterfield Stage Road Extension
2. Nicolas Road Extension & Improvements

Staff has reviewed the General Plan and has determined that these projects are consistent with the provisions of the Circulation and Open Space/Conservation Elements of the adopted General Plan. A review of the General Plan did not identify any goals or policies that provided contrary policy direction or that indicated an inconsistency between the Projects Funded by Community Facilities District Bonds and the adopted General Plan. The specific examples demonstrating consistency are listed below.

Circulation Element

Goal 1 Strive to maintain a Level of Service “D” or better at intersections within the City during peak hours and Level of Service “C” or better during non-peak hours.

Policy 1.1 Use the Circulation Element Roadway Plan to guide detailed planning and implementation of the City’s roadway system, including appropriate road width and median transitions when a roadway classification changes.

Policy 1.2 Pursue trip reduction and transportation systems management measures to reduce and limit congestion at intersections and along streets within the City.

ENVIRONMENTAL DETERMINATION

The Fiscal Years 2027-2031 Capital Improvement Program is not a “project” as defined by Section 15378(b)(4) of the CEQA Guidelines and is therefore exempt from the requirements of CEQA. Section 15378(b)(4) of the CEQA Guidelines states that a project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The Planning Commission’s review and determination that the Fiscal Years 2027-2031 Capital Improvement Program is consistent with the City of Temecula General Plan, does not result in the construction nor cause the construction of any specific CIP project, and will have no

effect on the environment, and therefore, no environmental impact assessment is necessary. Moreover, if the Planning Commission's determination that the CIP is consistent with the General Plan is determined to be a project under CEQA, then it is categorically exempt from environmental review pursuant to Section 15262 of the State CEQA Guidelines which provides that a project involving only feasibility or planning studies for possible future actions, which actions the City has not approved, adopted, or funded, does not require preparation of an EIR or Negative Declaration, but does require consideration of environmental factors. In reviewing this CIP and conducting public hearings on it, the Planning Commission has considered relevant environmental factors. The City, as the lead agency for environmental review pursuant CEQA, has reviewed the scope and nature of this CIP and has concluded that the planning and prioritization process comprising this activity is not a project pursuant to CEQA because it does not order or authorize the commencement of any physical or other activity that would directly or indirectly have a significant effect upon the environment. The CIP merely establishes a listing of priority and allocates funds for the City to commence the necessary planning studies, including review pursuant to CEQA, at a future unspecified date. The future planning studies will be conducted at the earliest possible time so as to ensure thorough review pursuant to CEQA. Recognizing that the protection of the environment is a key factor in the quality of life within the City and to further the City's strict adherence to both the spirit and letter of the law as regards to CEQA, the Planning Commission has also considered this CIP as if it were a Project pursuant to CEQA. The Planning Commission concludes the Project is exempt from review under CEQA under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that this prioritizing and fund allocation program cannot and does not have the potential to cause a significant effect on the environment. No physical activity will occur until all required CEQA review is conducted at the time the physical improvements prioritized in the CIP are undertaken.

ATTACHMENTS

1. PC Resolution
2. Draft FY2027-2031 Capital Improvement Program Budget Sheets