

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

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Matt Peters, Director of Community Development

**DATE OF MEETING:** October 15, 2025

**PREPARED BY:** Katie Garcia, Planning Technician

**PROJECT SUMMARY:** Long Range Project Number LR25-0362 General Plan Consistency Review for an Amendment to the Fiscal Years 2026-2030 Capital Improvement Program

**CEQA:** Exempt: Not a “project” as defined by California Environmental Quality Act (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 Amendment to the Fiscal Years 2026-2030 Capital Improvement Program (CIP) Budget Sheets and making a finding of exemption under Sections 15378(b)(4), 15061(b)(3), and 15262 of the California Environmental Quality Act (CEQA)

**BACKGROUND SUMMARY**

Government Code Section 65103 of State Planning and Zoning Law requires that the Planning Commission review and provide comments to the City Council regarding the conformity of the proposed amendment to the current Fiscal Year 2026-30 Capital Improvement Program (CIP) with the adopted General Plan.

On May 27, 2025, the City Council approved the CIP Budget for Fiscal Years 2026-2030. The CIP included twenty-four (24) Circulation Projects, four (4) Housing Projects, fifty (50) Infrastructure Projects, nineteen (19) Parks and Recreation Projects, and two (2) Projects Funded by Community Facilities District Bonds. In addition to the approved CIP, staff is recommending modifications to seven (7) existing project budgets, the addition of five (5) new projects and the addition of one (1) new CIP project to the “Future Years Projects.” The Amendment consists of eight (8) Infrastructure Projects and five (5) Parks and Recreation Projects in the Capital Improvement Program, all of which can be seen listed in the analysis below.

Prior to Council appropriating funding to the projects, the Planning Commission must first make findings that the projects are consistent with the General Plan.

## **ANALYSIS**

### **INFRASTRUCTURE PROJECTS**

The Fiscal Years 2026-30 CIP Amendment contains eight (8) projects in this category.

1. Vacant Parcel Clean-up and Beautification
2. Temecula Creek Fencing
3. Interstate 15 Corridor Branding and Visioning Improvements
4. City Security Camera System
5. Americans with Disabilities Act (ADA) Transition Plan Implementation
6. Mercedes Street Sidewalk
7. Citywide Community Fire Protection Plan
8. Emergency Operations Center

Staff has reviewed the General Plan and has determined that these projects are consistent with the provisions of the Circulation Element, Community Design Element, and the Public Safety Element 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.

#### **Circulation Element:**

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

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

#### **Community Design Element:**

Goal 6            Maintain and enhance public spaces and resources within the City.

#### **Public Safety Element:**

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

### **PARKS AND RECREATION PROJECTS**

The Fiscal Years 2026-30 CIP Amendment contains five (5) projects in this category.

1. Empire Creek Improvements
2. Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements
3. Eagle Soar Splash Pad Rehabilitation

4. Mike Naggar Park Pickleball Court Conversion
5. Santiago Site – Community Garden

Staff has reviewed the General Plan and has determined that these projects are consistent with the goals and policies of the Open Space/Conservation Element and the Community Design Element 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.

### **Community Design Element**

- Goal 6            Maintain and enhance public spaces and resources within the City.

## **LEGAL NOTICING REQUIREMENTS**

No public hearing notice is required for the Planning Commission’s review and conformity finding of the proposed Amendment to FY 2026-30 Capital Improvement Program.

## **ENVIRONMENTAL DETERMINATION**

The Amendment to FY 2026-30 Capital Improvement Program is exempt from California Environmental Quality Act (CEQA) review, in accordance with Title 14 California Code of Regulations. The Amendment to FY 2026-30 Capital Improvement Program is not a “project” within the meaning of 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.

## **FINDINGS**

The attached resolution(s) include the necessary findings as required by the Temecula Municipal Code and California Environmental Quality Act.

- ATTACHMENTS:**
1. Planning Commission Resolution
  2. CIP Amendment Sheets