

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

**DATE OF MEETING:** May 18, 2022

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

**FROM:** Luke Watson, Director of Community Development

**PREPARED BY:** Mark Collins, Assistant Planner

**PROJECT SUMMARY:** General Plan Consistency Review of the Proposed Draft Fiscal Years 2023-2027 Capital Improvement Program Budget Sheets (Long Range Project No. LR22-0503)

**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 2023-2027 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. LR22-0503)

**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 the City Council and City Staff on May 11, 2022. The primary focus of this workshop was to ensure that City Council’s vision is in line with community needs in the areas of roads, bridges, public buildings, parks and recreation facilities, and housing projects. All projects are reviewed to ensure consistency with the provision of the City’s General Plan, as well as the long-term vision of the City as defined by the Quality of Life Master Plan.

The projects within the Capital Improvement Program are divided into four general categories including Circulation, Infrastructure, Parks and Recreation, and Successor Agency to the Temecula Redevelopment Agency (“SARDA”)/Housing. 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 14, 2022. The attached proposed draft for Fiscal Years 2023-27 Capital Improvement Program Budget Sheets are subject to change, pending City Council approval.

## **ANALYSIS**

### **CIRCULATION PROJECTS**

The Fiscal Years 2023-27 CIP contains thirty (30) 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 Extension
2. Butterfield Stage Road Storm Drain Improvements
3. Cherry Street Extension & Murrieta Creek Low-Flow Crossing
4. Citywide Buffered Bike Lane Striping
5. Diaz Road Expansion
6. Emergency Vehicle Pre-Emption Upgrade Program - Citywide
7. Flashing Beacons and Speed Advisory Signs
8. French Valley Parkway/ I-15 Improvements - Phase I
9. French Valley Parkway/ I-15 Improvements - Phase II
10. French Valley Parkway/I-15 Improvements - Phase III
11. I-15 Congestion Relief
12. I-15/State Route 79 South Ultimate Interchange
13. Medians and Parkways – Citywide
14. Motor Car Parkway Improvements
15. Murrieta Creek Bridge at Overland
16. Nicolas Road Extension & Improvements
17. Overhead Street Name Sign Replacement Program – Citywide
18. Overhead Drive Extension Commerce Center
19. Overland Drive Widening
20. Pavement Rehabilitation Program - Citywide
21. Pechanga Parkway Widening
22. Rainbow Canyon Road Pavement Rehabilitation
23. Rancho California Road Median Improvements
24. Roundabout Improvements on Ynez Road
25. Traffic Signal - Equipment Enhancement Program - Citywide
26. Traffic Signal Installation - Citywide
27. Traffic Signal - Park and Ride Access Improvements
28. Traffic Signal - System Upgrade (Protected/Permissive Signal Heads)
29. Ynez Road Improvements - Phase I
30. Ynez Road Improvements - Phase II

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” to 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 2.2        Develop a bypass system of roadways on the east, west and south sides of the City to accommodate traffic flow from development outside the City and improve center-of-town traffic conditions.

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.

Policy 3.3        Provide a comprehensive system of Class I and/or Class II bicycle lanes to meet the needs of cyclists traveling to and from work and other destinations within the City.

### **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.

### **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 3.4 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 personal and business use.

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

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

Policy 4.2 Promote local recycling of wastes and the use of recycled materials.

### **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.

## **INFRASTRUCTURE**

The Fiscal Years 2023-27 CIP contains fifty-two (52) Infrastructure Projects. The Infrastructure Projects consist of enhancements or repairs to existing and new community infrastructure.

**The Infrastructure projects are as follows:**

1. ADA compliance for Pavement Rehab Program - West Side Business Park Area

2. Americans with Disabilities Act (ADA) Transition Plan Implementation
3. Auto Mall Wayfinding Signs
4. Bike Lane and Trail Program - Citywide
5. Bike Lane and Trails Program - Great Oak Trail Lighting
6. Bike Lane and Trails Program – Infill Mini Pump Track
7. Bike Lane and Trail Program – Mini Pump Track
8. Bike Lane Trail Program – Pump Track
9. Bike Lane and Trail Program – Ronald Reagan Sports Park Trails
10. Bike Lane and Trails Program – Temecula Creek South Side Trail
11. City Facilities Rehabilitation
12. City Facility Security
13. Citywide Drainage Master Plan
14. Citywide Financial System Upgrade
15. Citywide Streetlight Acquisition & Light Emitting Diode (LED) Retrofit
16. Citywide Surveillance Cameras
17. Community Recreation Center (CRC) Renovations
18. Comprehensive General Plan Update
19. Electric Vehicles Charging Station
20. Fiber Optic Communication System Upgrade
21. Fiber Optic Communications Systems – Citywide
22. Fire Station 73 Gym/Garage
23. Fire Station 84 Renovation
24. History Museum Renovation
25. I-15/ State Route 79 South Interchange Enhanced Landscaping
26. Library Parking - Phase II
27. Local Roadway Safety Plan
28. Margarita Recreation Center
29. Mary Phillips Senior Center Emergency Generator
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 Structure
35. Old Town Surveillance & Sound System
36. Pechanga Parkway Environmental Mitigation
37. Pedestrian Signal Equipment Upgrade – Citywide
38. RCWD Recycled Water Accelerated Retrofit Program
39. Recycled Water Conversion Project
40. Santa Gertrudis Creek Pedestrian/Bicycle Trail Extension
41. Santa Gertrudis Creek Phase II – Margarita Under-Crossing
42. Sidewalks – Citywide
43. Sidewalks – DLR Drive
44. Sidewalks – Old Town Boardwalk Enhancement
45. Sidewalks – Old Town Improvements
46. Temecula Elementary School (TES) Pool Renovation
47. Temecula Park & Ride
48. The Merc Concession Upgrade

- 49. Traffic Signal – Promenade Mall Ring Road
- 50. Urban Forest Management Plan
- 51. Utility Undergrounding – Citywide
- 52. Utility Undergrounding – Main Street and Vicinity

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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|---------------|---|
| <b>Goal 1</b> | <b>A diverse and integrated mix of residential commercial, industrial, recreational, public and open space land uses.</b>   |
| 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.   |
| <b>Goal 6</b> | <b>A development pattern that preserves aesthetics and enhances the environmental resources of the Planning Area.</b>   |
| Policy 6.1    | Preserve the natural aesthetic quality of hillsides and reduce hazards associated with hillside development within the Planning Area.   |
| Policy 6.5    | Create distinctive features at entry points to the City that emphasize Temecula's aesthetic and environmental setting.  |

### **Circulation Element**

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|---------------|--|
| <b>Goal 3</b> | <b>An efficient City circulation system through the use of transportation system management and travel demand management strategies.</b>                                     |
| 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. |
| Policy 3.3    | Provide a comprehensive system of Class I and/or Class II bicycle lanes to meet the needs of cyclists traveling to and from work and other destinations within the City.     |

Policy 3.5 Encourage the provision of additional regional public transportation services and support facilities, including park-and-ride lots near the I-15 freeway and within mixed use overlay areas and village centers.

**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 5.2 Minimize potential conflicts between off-street bicycle and equestrian trails and automobile cross traffic.

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

Policy 5.4 Provide a comprehensive network of multi-use trails and bikeways between residential areas and commercial/employment activity centers, public institutions, and recreation areas.

Policy 5.6 Encourage the provision of facilities that support carpooling and public transportation within the City.

**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.

**Goal 7 An adequate supply of private and public parking to meet the needs of residents and visitors to the City.**

Policy 7.2 Provide additional public parking in the Old Town area where feasible through common parking areas or establishment of a parking district.

**Open Space/Conservation Element**

**Goal 2 Conservation and protection of surface water, groundwater and imported water resources.**

Policy 2.1 Coordinate with the Riverside County Flood Control District to design flood control improvements that preserve, to the maximum extent feasible, important natural features and resources of the local creeks and riparian forest of the Santa Margarita River.

- Policy 2.3 Conserve potable water by requiring water conservation technical in all new development.
- Goal 5 Conservation of open space areas for a balance of recreation, scenic enjoyment, and protection of natural resources and features.**
- Policy 5.1 Conserve the western escarpment and southern ridgelines, the Santa Margarita River, slopes in the Sphere of Influence, and other important landforms and historic landscape features through the development review process.
- 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 5.5 Encourage provision of cultural facilities within the community, including museums, theaters, arts center, a performing arts center, special exhibitions, an outdoor amphitheater, and public art.



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 6.4 Coordinate with the wastewater district to make reclaimed water available for irrigation purposes in the City.

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.

Policy 7.3 Wherever possible, give priority to flood control methods that maintain natural areas, maximize the beneficial uses of water through natural systems, and provide additional trail opportunities.

**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.

Policy 4.5 Regulate the location of critical facilities to ensure they continue to function after 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
- Goal 5          Protection of public views of significant natural features.**
- Policy 5.6      Promote and implement underground utilities (cable, power, etc.) where feasible.
- Goal 6          Maintain and enhance public spaces and resources within the City.**
- Policy 6.3      Assure that operating and maintenance costs are adequately provided for public facilities.
- Policy 6.4      Promote use of public art in public spaces, specifically open space areas and entry points throughout the City.
- Goal 7          Community gathering areas which provide for the social, civic, cultural and recreational needs of the community.**
- Policy 7.6      Promote the provision of cultural facilities within the community including: art museums, theaters, performing art centers, outdoor amphitheaters, special cultural exhibitions, and public art.

### **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 1            A strong base of clean manufacturing activities which employs a skilled labor force and can be successfully integrated into Temecula’s community character.**

Policy 1.2      Encourage the growth and expansion of industry by providing high quality municipal services, facilities, and economic development assistance.

**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 2023-27 CIP contains twenty (20) 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. Dog Park Renovation
4. Eagle Soar Splash Pad Control System Renovation
5. Flood Control Channel Reconstruction and Repair
6. Harveston Community Park Building Renovations and Expansion
7. Infill Recreation Amenities
8. Murrieta Creek Regional Sports Park
9. Park Restrooms Renovations, Expansion and Americans with Disability Act (ADA) Improvements

10. Parks Improvements Program
11. Pickleball Courts
12. Playground Equipment Enhancement and Safety Surfacing
13. Ronald Reagan Sports Park Channel Silt Removal
14. Ronald Reagan Sports Park Hockey Rink
15. Ronald Reagan Sports Park Pump Track Shade Structure
16. Ronald Reagan Sports Park Restroom Expansion & Renovation
17. Ronald Reagan Sports Park Skate Park
18. Sam Hicks Monument Park Perimeter Fencing
19. Sports Court Resurfacing
20. Sports Field Lighting – Light Emitting Diode (LED) Conversion

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.

**Goal 2            Conservation and protection of surface water, groundwater and imported water resources.**

Policy 2.1        Coordinate with the Riverside County Flood Control District to design flood control improvements that preserve, to the maximum extent feasible, important natural features and resources of the local creeks and riparian forest of the Santa Margarita River.

Policy 2.3        Conserve potable water by requiring water conservation technical in all new development.

### **Community Design Element**

**Goal 3            Preservation and enhancement of the positive qualities of individual district 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.

**Goal 4 A quality school system with adequate facilities and funding to educate youth of Temecula.**

Policy 4.6 Plan for the joint use of school/municipal facilities wherever feasible and desirable, including: school grounds, buildings, City parks, multi-purpose buildings, and recreation facilities.

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

Policy 6.4 Coordinate with the wastewater district to make reclaimed water available for irrigation purposes in the City.

#### **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.

#### **SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY PROJECTS/HOUSING**

The Fiscal Year 2023-27 CIP contains three (3) Successor Agency to the Temecula Redevelopment Agency (SARDA) Projects. The SARDA Projects focus on improving affordable housing opportunities within the City.

**The SARDA Projects are as follows:**

1. Habitat For Humanity – Old Town Units

2. Las Haciendas Affordable Housing Project
3. 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 SARDA Project and the adopted General Plan. The specific examples demonstrating consistency are listed below.

### **Land Use Element**

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|---------------|---|
| <b>Goal 1</b> | <b>A diverse and integrated mix of residential commercial, industrial, recreational, public and open space land uses.</b>   |
| 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. |
| Policy 1.7    | Pursue opportunities to locate higher density housing with supporting commercial and public uses west of I-15.  |

### **Housing Element**

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|---------------|---|
| <b>Goal 1</b> | <b>Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.</b>   |
| 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.  |
| Policy 1.6    | Encourage the development of compatible mixed-use projects that promote and enhance the village concept, facilitate the efficient use of public facilities, and support alternative transit options.                                      |
| <b>Goal 2</b> | <b>Provide affordable housing in all economic segments of Temecula.</b>   |

- 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.

## **ENVIRONMENTAL DETERMINATION**

The Fiscal Years 2023-27 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 2023-27 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 FY2023-27 Capital Improvement Program Budget Sheets