

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

DATE OF MEETING: May 5, 2021

PREPARED BY: Sara Toma, Associate Planner I

PROJECT SUMMARY: General Plan Consistency Review for an Amendment to the Fiscal Years 2021-25 Capital Improvement Program to add the Mary Phillips Senior Center Emergency Generator (Long Range Project No. LR21-0518)

CEQA: Exempt: Not a “Project” as defined by CEQA Guidelines Section 15061(b)(3) and 15378(b)(4)

RECOMMENDATION: Staff recommends that the Planning Commission review the proposed Amendment to the current Fiscal Years 2021-25 Capital Improvement Program and make a determination that the proposed Amendment is in conformance with the adopted City of Temecula’s General Plan.

BACKGROUND 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 2021-25 Capital Improvement Program (CIP) with the adopted General Plan.

On June 9, 2020, the City Council approved the CIP Budget for FY 2021-2025. The CIP included a number of projects to be completed during the five-year Capital Improvement Program. In addition to the approved CIP, staff is recommending the addition of one (1) new Capital Improvement Project under Infrastructure Project – Mary Phillips Senior Center (MPSC) Emergency Generator.

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

ANALYSIS

Infrastructure Projects

The Fiscal Years 2021-25 CIP Amendment contains one (1) project in this category. The Infrastructure Project is to design and install an energy efficient emergency generator at the Mary

Phillips Senior Center (MPSC) to provide back-up electrical services in the event of an extended electrical shutdown, due to a local disaster or service outage.

On October 9, 2020, the California Governor's Office of Emergency Services (Cal OES), released a Request for Proposal for the Community Power Resiliency Allocation to Cities Program. The purpose of this program is to support California incorporated cities with additional preparedness measures in response to power outage events. The City submitted a proposal under this program for the installation of an emergency generator at the Mary Phillips Senior Center. The total request was for \$185,000. On March 12, 2021, Cal OES notified the City that the request of \$185,000 has been approved. The performance period for this grant is July 1, 2020 to October 31, 2021. Cal OES has clarified to the City that the eligible items, in this case the generator, must be purchased by the end date of the performance period, i.e., October 31, 2021. Due to the short performance period, staff is recommending the amendment of the current Fiscal Year 2020-21 CIP Budget so work on procuring the generator can start as soon as the budget amendment is approved by the City Council. The item is tentatively scheduled for the May 11, 2021 City Council Meeting for consideration.

The project will provide for enhanced public safety at the MPSC in the event of a local emergency, which may disrupt electrical services. It also will satisfy the Safe and Prepared Community of the City's Core Values of the Quality of Life Master Plan.

Staff has reviewed the General Plan and has determined that this project is consistent with provisions of the Public Safety Element.

Public Safety Element:

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.

LEGAL NOTICING REQUIREMENTS

No public hearing notice is required for the Planning Commission's review and conformity finding of the proposed Amendment to FY 2021-25 Capital Improvement Program.

ENVIRONMENTAL DETERMINATION

The Amendment to FY 2021-25 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 2021-25 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. Furthermore, the Amendment for FY 2021-25 CIP

project is exempt under Section 15061(b)(3) of the CEQA Guidelines, the common sense exemption, which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in questions may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission's review and determination that the Amendment to the FY 2021-25 Capital Improvement Program is consistent with the City of Temecula's 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.

- ATTACHMENTS**
1. Planning Commission Resolution
 2. Mary Phillips Senior Center Emergency Generator Project Sheet
 3. Proposed Generator Location Map