



CITY OF MENIFEE

SUBJECT: Fiscal Year 2023/2024 and 2024/2025 Capital Improvement Program General Plan Consistency Findings

MEETING DATE: May 10, 2023

TO: Planning Commission

PREPARED BY: Doug Darnell, Principal Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: City of Meniffee

RECOMMENDED ACTION

1. Review the fiscal year 2023-2028 Capital Improvement Program (CIP) and adopt a resolution determining that the projects included in the CIP are in conformance with the adopted City of Meniffee General Plan.

DISCUSSION

California Government Code Section 65401 requires the City to prepare a coordinated program (i.e., Capital Improvement Program) identifying projects recommended for planning, initiation, or construction during the coming Fiscal Year (FY) 2023-24 and 2024-25. In accordance with Sections 65402 and 65403 of State Planning and Zoning Law, the Planning Commission must review and provide comments to the City Council regarding the conformity of the proposed CIP with the adopted General Plan.

The CIP serves as a single comprehensive plan of proposed capital improvement projects for the budget year FY 2023-24 and the four years thereafter. The CIP is a budgeting and planning tool used to determine the current fiscal year budget funding, and future funding needs and for programmed City capital projects.

The CIP provides a list of future capital improvements to be carried out during a five-year planning period, together with project descriptions, cost estimates, and the anticipated means and sources of financing for each project. The CIP has identified a total of 180 projects within five general categories:

1. Transportation Projects
2. Traffic Signals Projects
3. Infrastructure Projects (Street Improvements, Pavement Management, Drainage, Street Lighting & Facilities)
4. Community Services Projects (Parks/Recreation)
5. Technology Infrastructure Projects

As part of the five-year plan, Staff annually reviews the priority listing to address changes in City development conditions and identify any new funding opportunities that may become available.

The City Council held a CIP Workshop on April 5, 2023. At the Workshop, the City Council requested revisions to the Draft CIP. The revised CIP was presented to the City Council at a second CIP Workshop on April 19, 2023. Following the workshops, the Community Services Projects portion of the CIP is presented to the Parks, Recreation, and Trails Commission (PRTC), the CIP is presented to the Planning Commission to determine that projects in the CIP are consistent with the General Plan, and finally, the City Council adopts the CIP. The CIP is recommended for adoption by City Council as part of the FY 23-24 and 24-25 budget.

Staff has reviewed the new projects identified in the proposed five-year CIP plan for conformance with the City's General Plan. The projects identified in the CIP are consistent with City of Menifee General Plan policy and will help implement the goals of the General Plan with regards to City infrastructure.

DISCUSSION

Transportation Projects

The 5-year CIP contains 35 Transportation Projects, listed as follows:

1. Holland Road Overpass
2. Brandley Road Bridge over Salt Creek
3. McCall Boulevard / I-215 Interchange
4. Scott Road / Bundy Canyon Road Widening
5. Valley Boulevard Widening and Missing Links
6. McCall Boulevard Widening
7. Bailey Park Boulevard Widening
8. Complete Streets Plan - Study
9. Citywide Bridge/Culvert Inventory - Study
10. Garbani Road / I-215 Interchange
11. Paloma Wash Pedestrian Bridge
12. Briggs Road Widening (Garbani Road to Loretta Avenue)
13. Murrieta Bridge over Salt Creek
14. Menifee Road Widening (Scott – Garbani)
15. Murrieta Road Widening (Holland Rd-Newport Rd)
16. Holland Road Widening (Bradley Rd to Haun Rd)
17. Haun Road Widening (Holland Rd to Scott Rd)

18. Encanto Drive Widening (McCall Blvd to McLaughlin Rd)
19. Murrieta Road Widening (McCall Blvd to Ethanac Rd)
20. Murrieta Road Widening (Scott Rd to Holland Rd)
21. Holland Road Widening (Murrieta Rd to West City Limits)
22. La Piedra Road Widening (Murrieta Rd to Sherman Rd)
23. Bradley Road Widening (Holland Rd to Garbani Rd)
24. Lindenberger Rd Widening (Silver Summit Dr to Trailhead Dr)
25. Goetz Road Widening (Audie Murphy Ranch to City Limits)
26. Garbani Road Widening (Antelope Rd to Menifee Rd)
27. Garbani Road Widening (Menifee Road to Briggs Rd)
28. Garbani Road Widening (Bradley Rd to Haun Rd)
29. Antelope Road Widening/Realignment (Craig Ave to Scott Rd)
30. Ethanac Road Widening (Trumble Rd to Antelope Rd)
31. Ethanac Rd /Antelope Rd /Hwy 74 Intersection Realignment
32. Rouse Road Pedestrian Bridge Over I-215
33. Menifee Road Widening (Mapes Rd to SR 74)
34. Menifee Road Widening (Biscayne Rd to Mathews Rd)
35. Holland Road Widening (Murrieta Rd to Bradley Rd)

Staff has reviewed the projects for consistency with the General Plan and has determined that these projects are consistent with the provisions of the Circulation, Land Use, Community Design, 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 Transportation Projects and the adopted General Plan. More specifically, the Transportation Projects are consistent with the following General Plan Policies:

- **C-1.1:** Require roadways to:
 - Comply with federal, state, and local design and safety standards.
 - Meet the needs of multiple transportation modes and users.
 - Be compatible with the streetscape and surrounding land uses.
 - Be maintained in accordance with best practices.
- **C-1.3:** Work with Caltrans, RCTC, WRCOG and others to identify, fund, and implement needed improvements to roadways identified in the citywide roadway network.
- **C-1.4:** Promote development of local street patterns that unify neighborhoods and work with neighboring jurisdictions to provide compatible roadway linkages at the city limits.
- **C-1.5:** Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.
- **ED-1.4:** Provide sufficient infrastructure to serve the full build out of the city.
- **LU-3.3:** Coordinate public infrastructure improvements through the city's Capital

Improvement Program.

- **CD-4.11:** Work with Caltrans to implement a freeway and interchange landscaping and planting program to improve the appearance of the community along Interstate 215.

Traffic Signal Projects

The 5-year CIP contains 25 Traffic Signal Projects, listed as follows:

1. Menifee Road / La Piedra Road Traffic Signal
2. Murrieta Road / Sun City Blvd. Traffic Signal
3. Murrieta Road / Rouse Road Traffic Signal
4. Menifee Road / Garbani Road Traffic Signal
5. Antelope Road / MSJC Entrance Traffic Signal
6. Murrieta Road / La Piedra Road Traffic Signal
7. Goetz Road / Vista Way Traffic Signal
8. Menifee Road / Fire Station No. 76 Entrance Traffic Signal
9. Hwy 74 / 3rd Street Traffic Signal
10. Menifee Road / Mathews Road Traffic Signal
11. Evans Road / Craig Road Traffic Signal
12. Citywide Traffic Signal Safety Improvements – Local Roadway Safety Plan
13. Hwy 74 / Tradewinds Traffic Signal
14. Murrieta Road / Chambers Road Traffic Signal
15. Bradley Road / Pebble Beach Drive Traffic Signal
16. Briggs Road / Garbani Road Traffic Signal
17. McCall Boulevard / Grosse Pointe Traffic Signal
18. Menifee Road / Craig Road Traffic Signal
19. Cherry Hills Boulevard / Pebble Beach Traffic Signal
20. Bradley Road / Cherry Hills Boulevard Traffic Signal
21. Menifee Road / Lake Fork Road Traffic Signal
22. Bradley Road / Rim Creek Path Traffic Signal
23. Zeiders Road / Keller Road Traffic Signal
24. Goetz Road / Avenida Roble Traffic Signal
25. Goetz Road / Paseo La Plaza Traffic Signal

Staff has reviewed the projects for consistency with the General Plan and has determined that these projects are consistent with the provisions of the Circulation, Land Use 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 Traffic Signal Projects and the adopted General Plan. More specifically, the Traffic Signal Projects are consistent with the following General Plan Policies:

- **ED-1.4:** Provide sufficient infrastructure to serve the full build out of the City.
- **LU-3.3:** Coordinate public infrastructure improvements through the City's Capital Improvement Program.

- **C-1.2:** Require development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.
- **C-1.5:** Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.

Infrastructure and Other Projects

The 5-year CIP contains 93 Infrastructure/Other Projects in the following categories:

- 29 Street Improvement Projects
- 30 Pavement Management Program Projects
- 10 Drainage Projects
- 4 Street Lighting Projects
- 20 Public Facilities Projects

These projects are as follows:

Street Improvement Projects

- 1) Normandy Road Pedestrian Improvements
- 2) Newport Road Raised Medians – Murrieta Rd to Bradley Rd – Highway Safety Improvement Program (HSIP)
- 3) Romoland Grid Area – 3rd Street – Active Transportation Plan (ATP)
- 4) Sun City Community Pedestrian Project – ATP
- 5) Lazy Creek Park Pedestrian Project – ATP
- 6) Watson Road at Harvest Valley Elementary School – ATP
- 7) Beth Drive Street Improvements – Murrieta Rd to Melvin St
- 8) Bradley Road Widening near Paloma High School Northern Entrance
- 9) McCall Blvd at Sun City Blvd – Westbound Turn Pocket Extension
- 10) Pedestrian Crossing at Audie Murphy Road
- 11) Romoland Elementary School – ATP
- 12) Lindenger Road Improvements – Silver Summit Dr to Trailhead Dr
- 13) Menifee Road – Hwy 74 to City Limits – HSIP
- 14) Menifee Road – McCall Blvd to Hwy 74 – HSIP
- 15) McCall Blvd – Encanto Dr. to Menifee Rd. – HSIP
- 16) Sun City Blvd – Manchester Dr. to Cherry Hills Blvd -HSIP
- 17) La Piedra Road at Bell Mountain Middle School – ATP
- 18) Interchange Beautification – Newport Road
- 19) Murrieta Road / Holland Road Intersection Improvements
- 20) Bradley Road / Newport Road Intersection Improvements
- 21) Haun Road – Newport Rd. to Scott Rd. – HSIP
- 22) Antelope Road – Newport Rd. to Scott Rd. – HSIP
- 23) Chester W. Morrison Elementary School – Safe Routes to School – ATP
- 24) Highway 74 Parkway Landscape (SCE frontage)
- 25) Holland Road Raised Median (Sherman Road to Haun Road)

- 26) Citywide Signage and Wayfinding Program
- 27) Interchange Beautification – Scott Road
- 28) Newport Road / Menifee Road Intersection Improvements
- 29) Newport Road Corridor Improvements (Antelope Road to Briggs Road) Study

Pavement Management Program Projects

- 1) Lake Ridge Estates Neighborhood – Menifee Lakes
- 2) McCall Boulevard Resurfacing – Encanto to Antelope – PMP
- 3) Peacock Place Community Resurfacing
- 4) Menifee Rd Resurfacing and Median Improvements – Holland Road to Newport Road
- 5) Tradewinds Community Resurfacing
- 6) Romoland Grid Neighborhood Resurfacing – South
- 7) Casa Blanca Neighborhood (south of McCall Blvd)
- 8) Willows Neighborhood Resurfacing (Menifee Lakes)
- 9) Murrieta Road Resurfacing – Salt Creek to San Quintin Rd
- 10) FY 23-24 Slurry Seal Program
- 11) FY 24-25 Slurry Seal Program
- 12) Audie Murphy Ranch Resurfacing
- 13) FY 23-24 Local Roads AC Resurfacing Program
- 14) FY 24-25 Local Roads AC Resurfacing Program
- 15) Menifee Road Resurfacing – Simpson Rd to McCall Blvd
- 16) Mapes Road Resurfacing – Sherman Rd to Antelope Rd
- 17) Leon Road Micro Resurfacing
- 18) Antelope Rd Resurfacing – Holland Rd to Newport Rd
- 19) Pavement Management Report Program Update
- 20) FY 25-26 Slurry Seal Program
- 21) FY 25-26 Local Roads AC Resurfacing Program
- 22) Menifee Road Resurfacing – Newport Rd to Aldergate Dr
- 23) Antelope Road Resurfacing – Newport Rd to Aldergate Dr
- 24) Cherry Hills Blvd Resurfacing – Murrieta Road to Bradley Rd
- 25) Briggs Rd Resurfacing – Hwy 74 to Mapes Rd
- 26) Garbani Rd Resurfacing – Antelope Rd to Menifee Rd
- 27) FY 26-27 Slurry Seal Program
- 28) FY 27-28 Slurry Seal Program
- 29) FY26-27 Local Roads AC Resurfacing Program
- 30) FY 27-28 Local Roads AC Resurfacing Program

Drainage Projects

- 1) Catch Basin Retrofit Program
- 2) Garbani Road Drainage Improvements – MDP
- 3) SD A-8-A-MDP
- 4) Ridgemore Road Crossing at Salt Creek Tributary Channel
- 5) Sun City Blvd. Crossing at Salt Creek Tributary Channel
- 6) Cherry Hills Crossing at Salt Creek Tributary Channel

- 7) Byers Rd at Ethanac Rd Drainage Improvements
- 8) Craig Avenue and Hawthorne Street - MDP
- 9) Lazy Creek Street and Murrieta Road - MDP
- 10) Normandy Road at Salt Creek Channel - MDP

Street Lighting Projects

- 1) Quail Valley Grid Area Streetlights
- 2) Romoland Grid Area (North of Hwy 74)
- 3) Menifee Road Streetlights (Garbani Road to Scott Road)
- 4) Vista Way and Casa Bonita Drive Streetlights

Facilities Projects

- 1) Fire Station #68 Interior Improvements
- 2) New Quail Valley Fire Station #5
- 3) New Menifee City Hall
- 4) Park & Facility Multi-Use Trailers
- 5) Civic Center Parking Lot
- 6) Community Center/Recreation Center Project
- 7) Acquisition and Tenant Improvements (Bank of American Building)
- 8) Kay Cenicerros Parking Lot Renovation
- 9) Fire Station #68 – Interior Improvements, Phase II
- 10) New Menifee Central Police Headquarters
- 11) Fire Station No. 76 – Living Area Improvements
- 12) Menifee Police Headquarters (Wall, Carport, Parking lot, Lighting)
- 13) Citywide Facility Re-key Project
- 14) Public Works Corporation Yard
- 15) Future Heritage Area Fire Station
- 16) Above Ground Fuel Station
- 17) Fire Station No. 7 Improvements – Apparatus Bay Addition
- 18) Council Chambers Ballistic Glass Windows
- 19) Old Quail Valley Fire Station Renovation
- 20) Fire Station No. 7 – Fourth Bay Buttler Building

Staff reviewed the projects for consistency with the General Plan and has determined that these projects are consistent with the provisions of the Land Use, Circulation, Community Design 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/Other Projects and the adopted General Plan. More specifically, the Infrastructure/Other Projects are consistent with the following General Plan Policies:

- **C-1.1:** Require roadways to:
 - Comply with federal, state, and local design and safety standards.
 - Meet the needs of multiple transportation modes and users.

- Be compatible with the streetscape and surrounding land uses.
 - Be maintained in accordance with best practices.
- **C-1.4:** Promote development of local street patterns that unify neighborhoods and work with neighboring jurisdictions to provide compatible roadway linkages at the city limits.
- **C-2.1:** Require on- and off-street pathways to:
 - Comply with federal, state, and local design and safety standards.
 - Meet the needs of multiple types of users (families, commuters, recreational beginners, exercise experts) and meet ADA standards and guidelines.
 - Be compatible with the streetscape and surrounding land uses.
 - Be maintained in accordance with best practices.
- **C-2.3:** Require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, transit facilities, and other key destination points.
- **CD-4.1:** Create unifying streetscape elements for enhanced landscape streets, including coordinated streetlights, landscaping, public signage, street furniture, and hardscaping.
- **CD-4.2:** Design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration; strengthen connectivity; and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.
- **CD-6.5:** Limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.
- **CD-6.6:** Encourage the incorporation of lighting into signage design when appropriate in order to minimize glare and light spillage while accentuating the design of the signage.
- **LU-1.6:** Coordinate land use, infrastructure, and transportation planning and analysis with regional, county, and other local agencies to further regional and subregional goals for jobs-housing balance.
- **LU-3.3:** Coordinate public infrastructure improvements through the city's Capital Improvement Program.
- **ED-1.4:** Provide sufficient infrastructure to serve the full build out of the city.
- **S-3.2:** Reduce flood hazards in developed areas known to flood.
- **S-4.2:** Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure, and response times, are adequate for all sections of the City. The City will continue to coordinate with the Riverside County Fire

Department, for Interagency coordination, to respond to emergency calls in Menifee and to provide training and ongoing programs for public education.

Parks and Recreation

The FY 2023-28 CIP contains 24 Parks and Recreation Projects. In FY 2014-15, the City Council adopted new Park and Landscape Design Standards to guide new open space development and set minimum standards for ongoing maintenance and construction of public facilities. Additionally, in February 2016 the City Council approved a Parks, Trails, Open Space and Recreation Master Plan as a guiding document for future projects. Staff has referred to the guidelines and Master Plan in the assessment of existing parks and compiled a list of improvement needs for the upcoming years. Collectively, each of these projects are referred to as the Community Services Capital Improvement Program (CIP). The Parks and Recreation Projects include:

1. Evans Park Design and Construction
2. Central Park Amphitheater
3. Paloma Wash Trail Improvements
4. AMR Skate Park Improvements
5. Parking Lot Resurfacing and Trash Enclosures – E.L. Petersen Park
6. E.L. Peterson Dog Park Expansion
7. Quail Valley Park
8. Fence and Safety Enhancements - Various
9. Evans Park North – Design & Construction
10. Gale Webb Action Sports Park Restroom
11. Park and Right of Way Signage
12. Sun City Park Development
13. La Ladera Park Enhancements
14. Shade Structures
15. Park Amenity Enhancements
16. Park Lighting
17. Sports Court Resurfacing
18. Salt Creek Trail Parking
19. Salt Creek Trail Improvements
20. Public Arts in Parks
21. Utility Corridor Trail
22. Park Land Acquisition
23. Irrigation Upgrades and Control System (PW)
24. Bradley Basin Park

Staff reviewed the projects for consistency with the General Plan and has determined that these projects are consistent with the provisions of the Open Space and Conservation, Community Design, Economic Development, and Land Use Elements of the adopted General Plan, in addition to the City's adopted Parks, Trails, Open Space and Recreation Master 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. More specifically, the Parks and Recreation Projects are consistent with the following General Plan Policies:

- **OCS-1.1:** Provide parks and recreational programs to meet the varied needs of community residents, including children, youth, adults, seniors, and persons with disabilities, and make these facilities and services easily accessible and affordable to all users.
- **OSC-1.2:** Require a minimum of five acres of public open space to be provided for every 1,000 city residents.
- **OSC-1.3:** Locate and distribute parks and recreational facilities throughout the community so that most residents are within walking distance (1-half mile) of a public open space.
- **OSC-1.4:** Enhance the natural environment and view sheds through park design and site selection while preserving sensitive biological, cultural, and historic resources.
- **OSC-1.5:** Make parks as safe as possible by promoting the latest developments in facility design and equipment technology.
- **OSC-1.6:** Partner with school districts and other agencies and organizations for the joint-use, maintenance, and development of parks and recreational facilities and programs.
- **OSC-1.7:** Ensure that parks and recreational facilities are well-maintained by the responsible agency.
- **OSC-1.10:** Develop a regional park of at least 25 acres within the City of Menifee.
- **OSC-2.1:** Develop recreational trails for hiking, biking, and equestrian use throughout the city, making them, to the extent feasible, accessible to people of different neighborhoods, ages, and abilities.
- **OSC-2.2:** Locate and regulate recreational trails so that they do not negatively impact the city's sensitive habitat, wildlife, natural landforms, and cultural resources.
- **OSC-2.3:** Recognize flood control facilities as potential locations for recreational trails and pursue these opportunities in coordination with the Riverside County Flood Control and Conservation District.

Technology Infrastructure

The FY 2023-28 CIP contains 3 Technology Infrastructure Projects, listed as follows:

1. Enterprise Resource Program (ERP) Implementation Project
2. Audie Murphy Ranch Park Surveillance and Technology Upgrades
3. Axon RMS System for Police Department

Staff reviewed the projects for consistency with the General Plan and has determined these projects are consistent with the provisions of the Safety and Open Space and 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 nor indicated an inconsistency between the Technology Infrastructure Projects and the adopted General Plan. More specifically, the Technology Infrastructure Projects are consistent with the following General Plan Policies:

- **S-8.1:** Utilize Technology and IT infrastructure such as mobile platforms allowing for connectivity at remote work sites in the event of displacement.
- **S-8.2:** Provide citywide surveillance connectivity allowing for assessment of critical roadways and infrastructure and video analytics including facial and physical recognition for threat analysis around critical infrastructure and government buildings.
- **OCS-1.5:** Make parks as safe as possible by promoting the latest developments in facility design and equipment technology.

ENVIRONMENTAL DETERMINATION

The FY 2023-28 CIP is exempt from California Environmental Quality Act (CEQA) review, in accordance with Title 14 California Code of Regulations. The CIP 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. The CIP is a fiscal budgeting and long-range planning tool. It does not commit the City to construction or implementation of any specific project. The Planning Commission's review and the determination that the CIP is consistent with the City of Menifee 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. Resolution – FY2023-28 CIP GP Consistency
2. Draft FY2023-28 CIP Project List & Budget