



Murrieta City Council Agenda Report

To: Mayor and City Council
From: Bob Moehling, P.E. Acting Director of Public Works/City Engineer
For Information Contact: Ms. Susan Vombaur 461-6068
Prepared by: Susan Vombaur
Date: June 5, 2007
Subject: Monroe Precise Alignment

RECOMMENDATION

To adopt Alternative 1 for Monroe Avenue between Los Alamos Road and Murrieta Hot Springs Road based on the final Precise Alignment Study. The Precise Alignment Study was presented to City Council May 10, 2007.

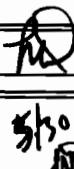
Approve the Statutory Exemption (CE) for the precise alignment of Monroe Avenue and make a determination of consistency of Alternative 1 alignment of Monroe Avenue from Los Alamos Road to Murrieta Hot Springs Road with the Circulation Element of the City of Murrieta general Plan.

BACKGROUND

The Precise Alignment Study has been completed and includes analysis of three potential alignments (Alternatives 1, 2, and 2a). Alternative 1 alignment is preferred based on factors including City design standards; property acquisitions; grading requirements; access to properties and roads; environmental constraints; cost; and public comment received at the May 10, 2007 public meeting.

Monroe Avenue currently terminates southwest of Symphony Park Lane, south of California Oaks Road. The Murrieta Valley School District is extending Monroe Avenue south to Los Alamos Road through the new high school site. That connection point is fixed. Alternative 1 extends Monroe from Los Alamos Road from the connection point south westerly to Murrieta Hot Springs Road. This alternative provides the straightest alignment horizontally, and is the least costly based on preliminary estimates. Alternative 1 requires less acreage than Alternative 2 and slightly more than Alternative 2A. All other design features are very similar for all alternatives. Alternative 2A would require Caltrans approval due to its connection at Murrieta Hot Springs Road adjacent from the proposed realigned northbound off-ramp. It is unlikely that Caltrans would support this design alternative. Acquiring Caltrans approval would likely increase the estimated costs and add significant time to the future construction schedule.

APPROVALS: City Attorney



Finance Dir.



City Manager



Adoption of the alignment will provide a centerline and vertical location of the roadway. Environmental clearances, plan, specifications and cost estimates will be required prior to road construction. At this time, there is no City sponsored project for construction.

FISCAL IMPACT

None

ATTACHMENTS

- 1) Alternative Alignments
- 2) Alternatives Comparison
- 3) Right-of-Way Analysis
- 4) Statutory Exemption

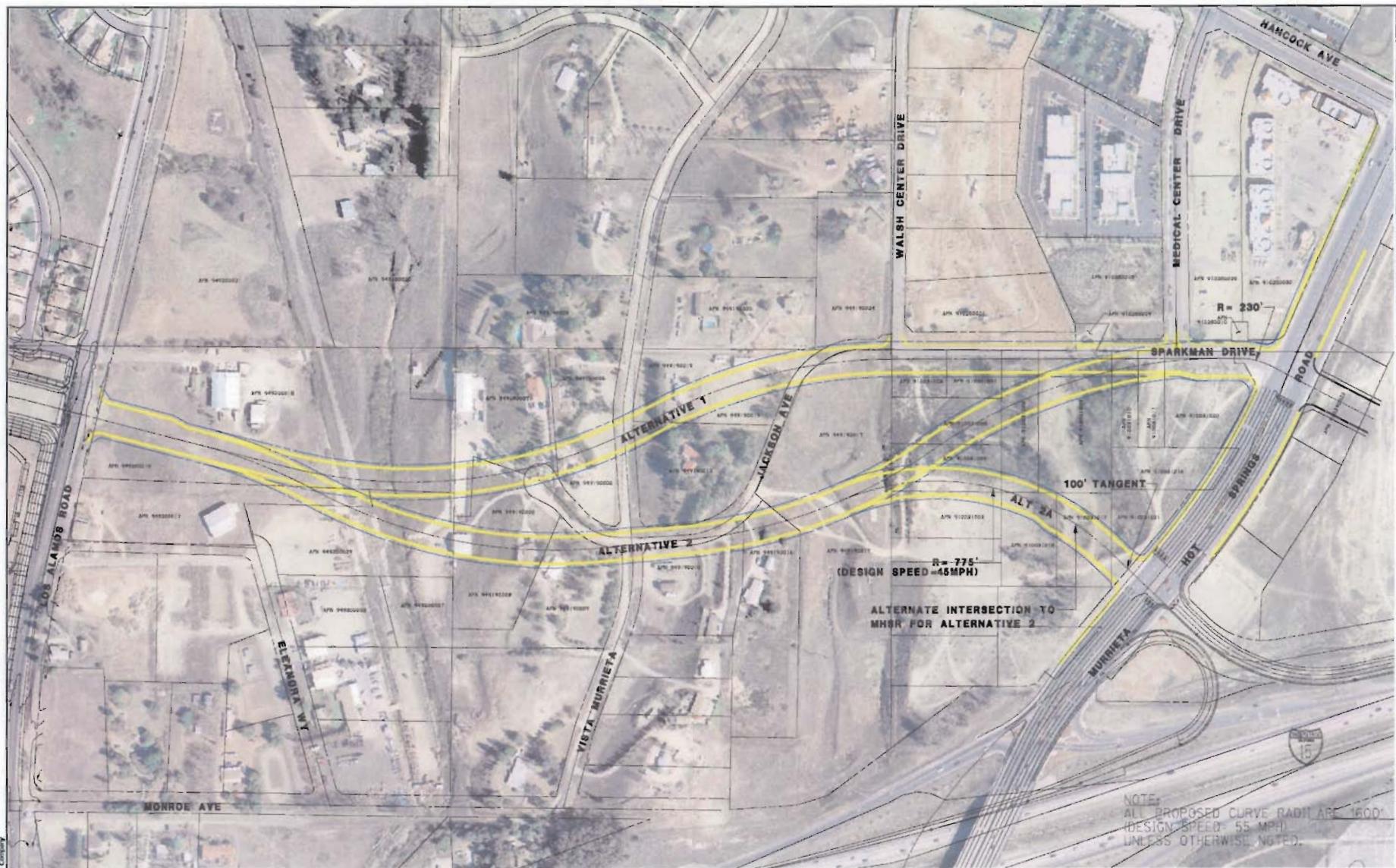


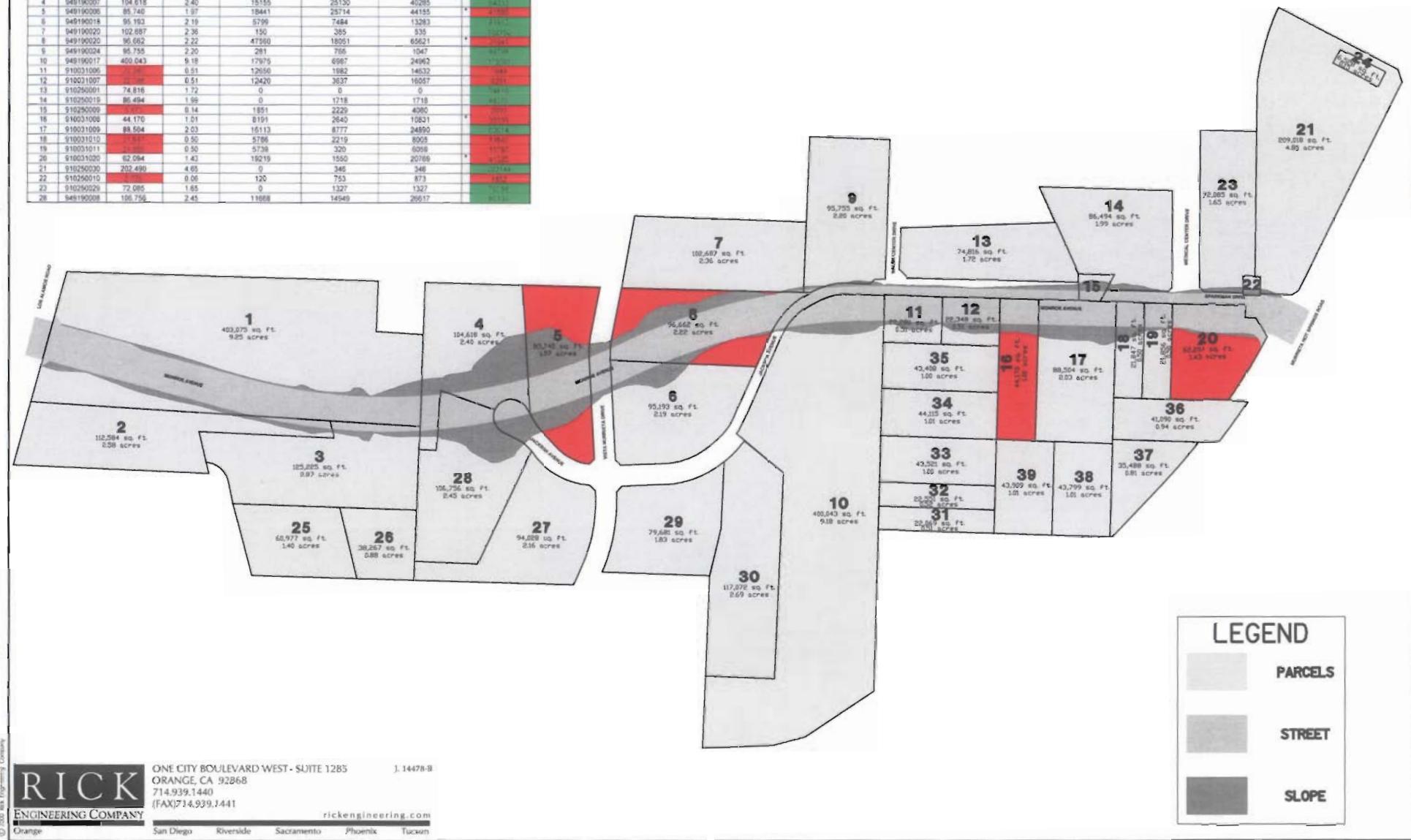
EXHIBIT
MONROE AVE ALIGNMENT
ATTACHMENT 2

3 Alternative Comparison

Factor	Alternative 1	Alternative 2	Alternative 2A
Design Exceptions	3	2	3
Right of Way Acquisition	7.18 ac	7.59 ac	6.97 ac
Intersection Operations	acceptable	acceptable	acceptable
Potential structure impacts	3	3	3
Cost	\$9,450,000	\$12,250,000	\$12,300,000
Caltrans Approval	No	No	Yes

ALTERNATIVE 1 PRELIMINARY RIGHT OF WAY ANALYSIS

Number	Parcel	Total Area (SF)	Total Area (AC)	ROW Acquisition (SF)	Slope assessment (SF)	Total Effected Area (SF)	Remainder (SF)
1	9492000118	403,075	9.25	104153	18219	122372	28116
2	9492000118	112,584	2.85	35446	2802	6352	19842
3	9491900200	265	0.005	676	265	360	985
4	9491900207	104,618	2.6	15155	25120	40265	4311
5	9491900206	85,748	2.17	15441	25714	44155	1014
6	9491900151	95,193	2.19	5799	7484	13293	9135
7	9491900220	102,887	2.36	150	385	535	10155
8	9491900220	96,662	2.22	47569	18051	65621	1011
9	9491900204	95,755	2.20	281	766	1047	8449
10	949190017	400,043	9.18	17975	6997	24962	17590
11	9100310006	100	0.001	12656	1982	14632	1084
12	9100310007	100	0.001	12420	3637	16057	2311
13	9100300091	74,816	1.72	0	0	0	74816
14	9100300019	86,494	2.1	199	0	1718	1718
15	9100300009	84,14	2.05	1851	2242	4980	20097
16	9100300009	44,170	1.05	871	2645	10356	33714
17	9100310009	88,504	2.13	15113	8175	24890	10211
18	9100301010	0	0.00	578	2219	8091	0
19	9100301011	0	0.00	578	320	6098	0
20	9100301020	82,094	1.43	19219	1550	20789	10151
21	9100300200	202,499	4.65	0	345	246	19754
22	9100300201	0	0.06	120	753	873	1002
23	9100300202	72,085	1.65	0	1327	1327	5878
24	9491900208	106,756	2.45	11668	14549	26917	80331



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PRELIMINARY RIGHT OF WAY ANALYSIS
MONROE AVE
ALTERNATIVE 1

5/22/2007

Number	Parcel	Total Area (SF)	Total Area (AC)	ROW Acquisition (SF)	Slope easement (SF)	Total Effected Area (SF)	Remainder (SF)	FAIR SHARE PERCENTAGE
1	949200018	403,075	9.25	104153	18219	122372	280703	33.3183%
2	949200017	112,584	2.58	3549	2803	6352	106232	1.1353%
3	949200029	125,225	2.87	5780	2890	8670	116555	1.8490%
4	949190007	104,618	2.40	15155	25130	40285	64333	4.8480%
5	949190006	85,740	1.97	18441	25714	44155	* 41585	5.8992%
6	949190018	95,193	2.19	5799	7484	13283	81910	1.8551%
7	949190020	102,687	2.36	150	385	535	102152	0.0480%
8	949190020	96,662	2.22	47560	18061	65621	* 31041	15.2143%
9	949190024	95,755	2.20	281	766	1047	94708	0.0899%
10	949190017	400,043	9.18	17975	6987	24962	375081	5.7502%
11	910031006	22,280	0.51	12650	1982	14632	7648	4.0467%
12	910031007	22,348	0.51	12420	3637	16057	6291	3.9731%
13	910250001	74,816	1.72	0	0	0	74816	0.0000%
14	910250019	86,494	1.99	0	1718	1718	84776	0.0000%
15	910250009	6,173	0.14	1851	2229	4080	* 2093	0.5921%
16	910031008	44,170	1.01	8191	2640	10831	* 33339	2.6203%
17	910031009	88,504	2.03	16113	8777	24890	63614	5.1545%
18	910031010	21,847	0.50	5786	2219	8005	13842	1.8509%
19	910031011	21,856	0.50	5739	320	6059	15797	1.8359%
20	910031020	62,094	1.43	19219	1550	20769	* 41325	6.1481%
21	910250030	202,490	4.65	0	346	346	202144	0.0000%
22	910250010	2,735	0.06	120	753	873	1862	0.0384%
23	910250029	72,085	1.65	0	1327	1327	70758	0.0000%
28	949190008	106,756	2.45	11668	14949	26617	80139	3.7326%
Total Area (AC)=		72.67	7.18	3.46	10.64		62.51	100.00%

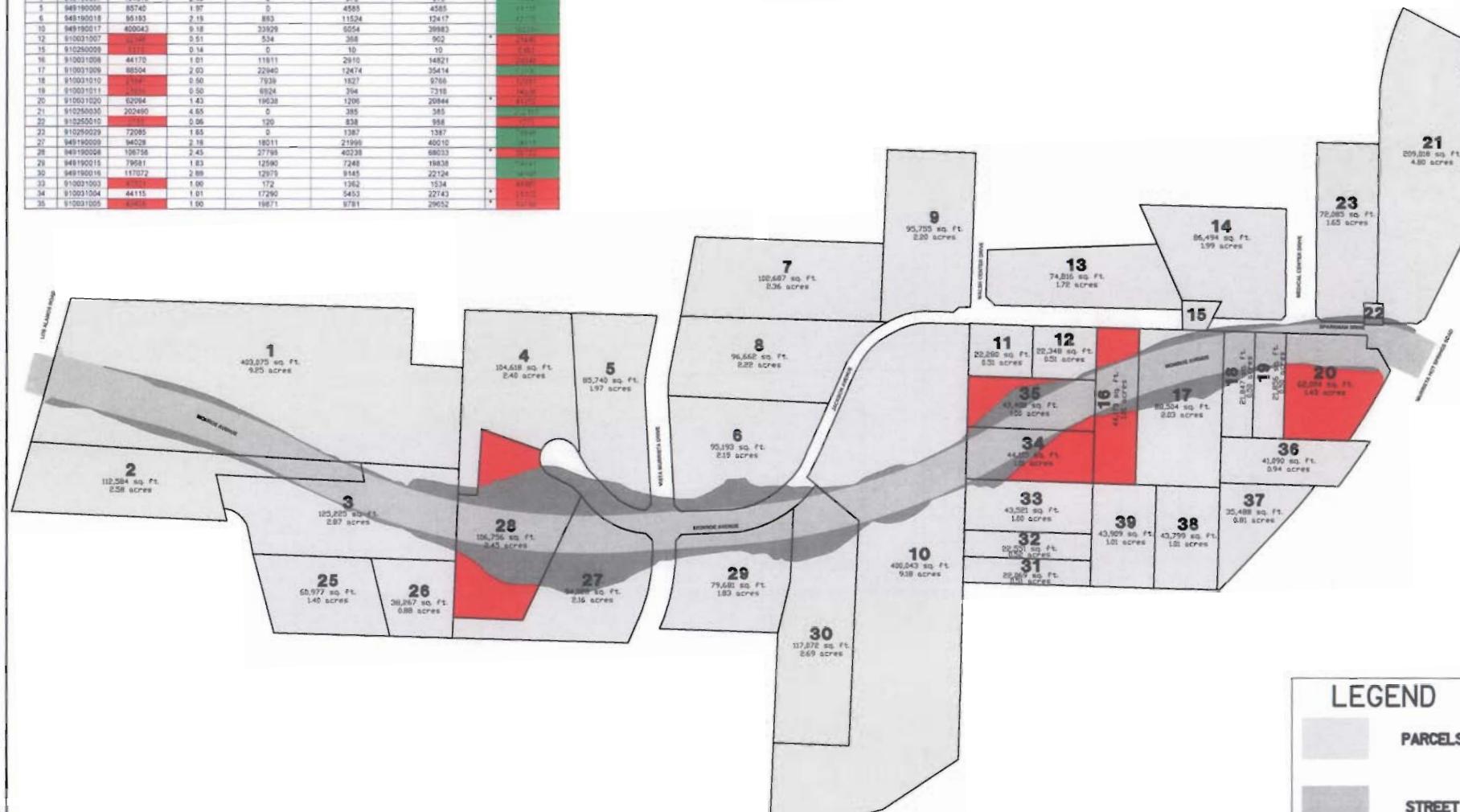
* LOTS THAT WERE PREVIOUSLY BUILDING LOTS CONFORMING TO 1 ACRE ZONING BUT NO LONGER ARE PER THIS ALTERNATIVE

 LOTS THAT MEET THE 1 ACRE MINIMUM ZONING REQUIREMENT

 LOTS NOT MEETING THE 1 ACRE MINIMUM ZONING REQUIREMENT

ALTERNATIVE 2 PRELIMINARY RIGHT OF WAY ANALYSIS

Number	Parcel	Total Area (SF)	Total Area (AC)	ROW Acquisition (SF)	Slope Assessment (SF)	Total Effected Area (SF)	Remainder (SF)
2	945200017	403775	0.92	7077	1456	65261	33854
2	945200017	112584	2.66	12221	1570	13781	9614
3	945200029	125225	2.87	32993	8443	42438	7171
4	945190007	104618	2.40	0	375	975	10083
5	945190000	85740	1.97	0	4585	4585	72155
6	945190018	85183	2.18	883	11524	12417	72766
10	945190017	400043	9.18	33929	6054	39883	33235
12	910031007	10194	0.51	534	368	902	12546
15	910290009	11171	0.14	0	10	10	11062
17	910291009	44170	1.01	11811	2910	14821	20340
17	910291009	88304	2.03	22940	12474	35414	22830
18	910291010	11159	0.40	7839	1137	9766	10382
19	910291011	10194	0.58	6724	704	731	9450
20	910291020	62094	1.43	18638	1206	20844	11156
21	910290030	202490	4.65	0	385	385	20155
22	910290010	10194	0.56	120	838	958	12138
23	910290029	72085	1.65	0	1387	1387	70708
27	945190009	94028	2.16	18011	21990	40010	54018
28	945190008	198738	4.25	27795	40238	68033	131475
29	945190015	79951	1.83	12590	7248	19838	57113
30	910291016	117072	2.68	12975	9145	22124	94847
32	910291003	10194	0.60	172	1362	1534	83110
34	910291004	44115	1.01	17290	5453	22743	11312
38	910291005	10194	0.60	160	9781	29052	12232



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PRELIMINARY RIGHT OF WAY ANALYSIS
MONROE AVE
ALTERNATIVE 2

5/22/2007

Number	Parcel	Total Area (SF)	Total Area (AC)	ROW Acquisition (SF)	Slope easement (SF)	Total Effected Area (SF)	Remainder (SF)	FAIR SHARE PERCENTAGE	
1	949200018	403075	9.25	70701	14566	85267	317808	21.3953%	
2	949200017	112584	2.58	12221	1570	13791	98793	3.6983%	
3	949200029	125225	2.87	33993	8445	42438	82787	10.2869%	
4	949190007	104618	2.40	0	975	975	103643	0.0000%	
5	949190006	85740	1.97	0	4585	4585	81155	0.0000%	
6	949190018	95193	2.19	893	11524	12417	82776	0.2702%	
10	949190017	400043	9.18	33929	6054	39983	360060	10.2675%	
12	910031007	22348	0.51	534	368	902	*	0.1616%	
15	910250009	6173	0.14	0	10	10	6163	0.0000%	
16	910031008	44170	1.01	11911	2910	14821	29349	3.6045%	
17	910031009	88504	2.03	22940	12474	35414	53090	6.9420%	
18	910031010	21847	0.50	7939	1827	9766	12081	2.4025%	
19	910031011	21856	0.50	6924	394	7318	14538	2.0953%	
20	910031020	62094	1.43	19638	1206	20844	*	41250	5.9428%
21	910250030	202490	4.65	0	385	385	202105	0.0000%	
22	910250010	2735	0.06	120	838	958	1777	0.0363%	
23	910250029	72085	1.65	0	1387	1387	70698	0.0000%	
27	949190009	94028	2.16	18011	21999	40010	54018	5.4504%	
28	949190008	106756	2.45	27795	40238	68033	*	38723	8.4112%
29	949190015	79681	1.83	12590	7248	19838	59843	3.8099%	
30	949190016	117072	2.69	12979	9145	22124	94948	3.9277%	
33	910031003	43521	1.00	172	1362	1534	41987	0.0521%	
34	910031004	44115	1.01	17290	5453	22743	*	21372	5.2322%
35	910031005	43408	1.00	19871	9781	29652	*	13756	5.0133%
Total Area (AC)=		72.67	7.59	3.78	11.37	61.78	100.00%		

* LOTS THAT WERE PREVIOUSLY BUILDING LOTS CONFORMING TO 1 ACRE ZONING BUT NO LONGER ARE PER THIS ALTERNATIVE

 LOTS THAT MEET THE 1 ACRE MINIMUM ZONING REQUIREMENT

 LOTS NOT MEETING THE 1 ACRE MINIMUM ZONING REQUIREMENT

ALTERNATIVE 2A PRELIMINARY RIGHT OF WAY ANALYSIS

Number	Parcel	Total Area (SF)	Total Area (AC)	ROW Acquisition (SF)	Slope easement (SF)	Total Effected Area (SF)	Remainder (SF)
1	949200018	403075	9.25	70701	14566	85267	31738
2	949200017	112584	2.58	12221	1570	13791	10613
3	949200026	125325	2.87	33993	8445	42438	12187
4	949190007	104618	2.40	0	975	975	10344
5	949190008	85740	1.97	0	4585	4585	71851
6	949190018	95193	2.19	893	11524	12417	7415
10	949190017	400043	9.18	32885	8988	39972	69
16	910031008	44170	1.01	4670	2932	7602	36868
17	910031009	88504	2.03	701	1478	2179	88325
27	949190009	94028	2.16	18011	21999	40010	14318
28	949190000	106755	2.45	27795	40238	68033	18722
29	949190015	79681	1.83	12590	7248	19838	75043
30	949190016	117072	2.68	12979	9145	22124	14448
33	910031003	43521	1.00	9072	7875	16947	25174
34	910031004	44115	1.01	24205	10625	34830	2956
37	910031021	10583	0.81	7117	1099	8216	72712
38	910031017	43799	1.01	22706	2904	29610	10159
39	910031018	43900	1.01	13082	5735	18817	25182



LEGEND

PARCELS

STREET

SLOPE



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PRELIMINARY RIGHT OF WAY ANALYSIS
MONROE AVE
ALTERNATIVE 2A

5/24/2007

Number	Parcel	Total Area (SF)	Total Area (AC)	ROW Acquisition (SF)	Slope easement (SF)	Total Effected Area (SF)	Remainder (SF)	FAIR SHARE PERCENTAGE
1	949200018	403075	9.25	70701	14566	85267	317808	23.2783%
2	949200017	112584	2.58	12221	1570	13791	98793	4.0238%
3	949200029	125225	2.87	33993	8445	42438	82787	11.1922%
4	949190007	104618	2.40	0	975	975	103643	0.0000%
5	949190006	85740	1.97	0	4585	4585	81155	0.0000%
6	949190018	95193	2.19	893	11524	12417	82776	0.2940%
10	949190017	400043	9.18	32985	6988	39972.69	360070	10.8602%
16	910031008	44170	1.01	4670	2932	7602	* 36568	1.5376%
17	910031009	88504	2.03	701	1478	2179	86325	0.2308%
27	949190009	94028	2.16	18011	21999	40010	54018	5.9301%
28	949190008	106756	2.45	27795	40238	68033	* 38723	9.1515%
29	949190015	79681	1.83	12590	7248	19838	59843	4.1453%
30	949190016	117072	2.69	12979	9145	22124	94948	4.2733%
33	910031003	43521	1.00	9072	7875	16947	* 26574	2.9870%
34	910031004	44115	1.01	24205	10625	34830	* 9285	7.9695%
37	910031021	35488	0.81	7117	1099	8216	27272	2.3433%
38	910031017	43799	1.01	22706	2904	25610	* 18189	7.4759%
39	910031018	43909	1.01	13082	5735	18817	* 25092	4.3072%
Total Area (AC)=		72.67	6.97	3.67	10.64	62.50	100.00%	

* LOTS THAT WERE PREVIOUSLY BUILDING LOTS CONFORMING TO 1 ACRE ZONING BUT NO LONGER ARE PER THIS ALTERNATIVE

 LOTS THAT MEET THE 1 ACRE MINIMUM ZONING REQUIREMENT
 LOTS NOT MEETING THE 1 ACRE MINIMUM ZONING REQUIREMENT

NOTICE OF EXEMPTION

CITY OF MURRIETA DEVELOPMENT SERVICES DEPARTMENT

TO: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Planning Division
26442 Beckman Court
Murrieta, CA 92562-8850

Project Title: Monroe Avenue Precise Alignment

Project Location-City: City of Murrieta

Project Location-County: Riverside County

Description of Nature, Purpose and Beneficiaries of the Project: The City of Murrieta General Plan established a corridor for the ultimate alignment of Monroe Avenue between Los Alamos Road and Murrieta Hot Springs Road. The General Plan references the need to develop a precise plan of alignment for Monroe Avenue, and the City has decided on a preferred alternative for the precise alignment of Monroe Avenue. The City's action is limited to completing the planning process for the Monroe Avenue precise alignment, which will allow individual future developments in the area to install Monroe Avenue in the preferred alignment as development is proposed on a case-by-case basis. No construction or physical change in the environment will result from approving the precise plan of alignment for Monroe Avenue.

Name of Public Agency Approving Project: City of Murrieta
Name of Person or Agency Carrying Out Project: The City of Murrieta will require future development to implement the preferred precise plan of alignment.

- Ministerial (Section 21080 (b)(1); Section 15268);
- Declared Emergency (Section 21080 (b) (3); Section 15269(a));
- Emergency Project (Section 21080 (b) (4); Section 15269(b)(c));
- Categorical Exemption: Class _____ (Section Number _____)
- Statutory Exemption (Section Number: 21102; Section 15262)

Statement of Reasons Supporting the Finding that the Project is Exempt:

The CEQA statute and the State CEQA Guidelines identify a number of specific activities which are granted statutory exemptions from CEQA, that is they are specifically defined as "not" being projects subject to CEQA review. Among the statutory exemptions is an exemption for "feasibility and planning" studies for possible future actions which the agency has not approved, adopted, or funded. The selection of a precise plan of alignment for Monroe Avenue is a planning study which does not approve, adopt or fund the actual construction of the roadway in this alignment. Thus, the Murrieta City Council finds the selection of the Monroe Avenue precise plan of alignment to be statutorily exempt from CEQA based on Section 21102 of the CEQA statute and Section 15262

Contact Person/Title: Mary E. Lanier, Planning Director **Phone Number:** (909) 461-6060

Signature: Mary E. Lanier **Date:** 5/29/07

Received for Filing: (To be completed by the County)

SIGNATURE/TITLE

DATE



CITY OF MURRIETA NOTICE OF PUBLIC HEARING

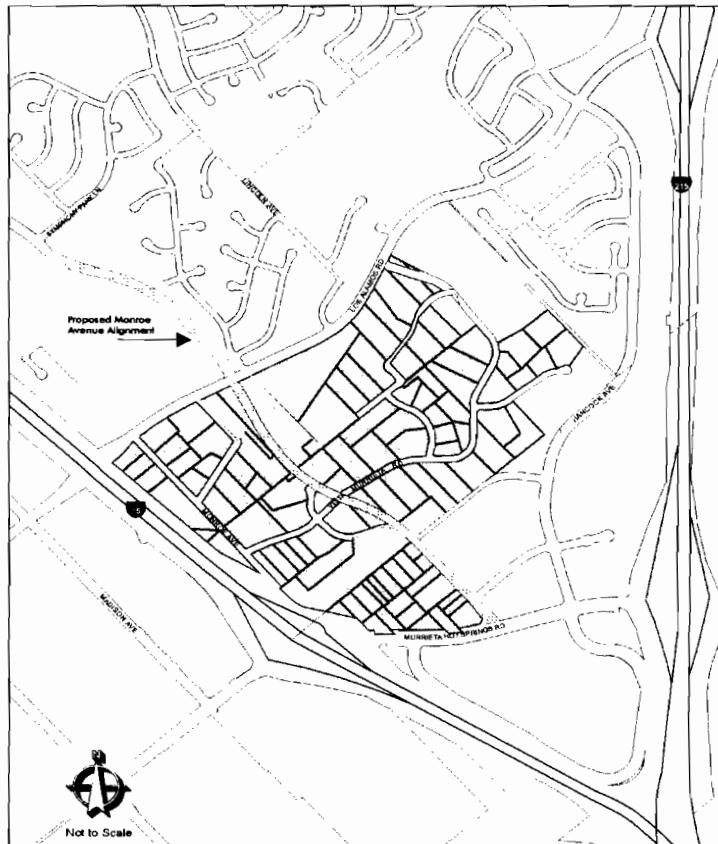
NOTICE IS HEREBY GIVEN that the City of Murrieta City Council will hold a public hearing on June 5, 2007 at 7:00 PM in the Council Chambers at City Hall, 26442 Beckman Court, Murrieta, CA 92562, to consider the following two actions:

- (1) The location of a precise road alignment for that portion of Monroe Avenue, located between Los Alamos Road and Murrieta Hot Springs Road; and
- (2) Adoption of an ordinance rescinding existing Interim Urgency Ordinance No. 361-06, which temporarily prohibits all land uses within the vicinity of Monroe Avenue between Los Alamos Road and Murrieta Hot Springs Road.

The proposed action to set the precise road alignment for Monroe Avenue would establish the precise centerline location, including horizontal and vertical alignments, for the future construction of Monroe Avenue. The preferred alternative for the precise road alignment is shown on the map below. The proposed action to rescind Interim Urgency Ordinance No. 361-06 would in effect remove the temporary restriction on new land uses within the vicinity of Monroe Avenue. Both of the proposed actions will affect property within the study area as delineated by the shaded area on map below. Environmental Determination: Exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act.

Any person may either submit written comments to the City Council prior to the public hearing described in this notice, or may appear and be heard before the City Council at the public hearing. State law provides that if you challenge the City's action on this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. Information about the proposed interim urgency ordinance is available at the Planning Division offices at the Murrieta City Hall, 26442 Beckman Court, Murrieta, California, Monday - Friday from 8:00 - 5:00 PM.

If you have any questions, please contact Mary Lanier at (951) 461-6069.



TO BE PUBLISHED AS A 1/8TH PAGE DISPLAY AD no later than May 26, 2007.

Proof of Publication to:

City of Murrieta City Clerk
26442 Beckman Court
Murrieta, CA 92562