

# Envision San Jacinto

## General Plan 2040

Envision  
San Jacinto

**GENERAL  
PLAN 2040**



# Principal Project Team



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De Novo Planning Group



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City of San Jacinto



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# Envision San Jacinto

*Envision San Jacinto is a multi-faceted long-range planning program designed to improve the quality of life for the citizens of San Jacinto by identifying and capitalizing on our community's strengths and opportunities, while taking proactive steps to address perceived weaknesses and possible threats.*



# Envision San Jacinto



# Timeline

- 1985 – City Council Adopts General Plan
- May 2006 – City Council Approved a Comprehensive Update to the General Plan
- October 2012 – City Council Approved a Major Update to the General Plan (Land Use and Housing); Approved New Development Code
- June 2017 – City Council Adopts FY17/18 Budget including \$1.2M General Plan Update



# Timeline

- August 2018 – City posted Request for Proposals (RFP) for Comprehensive Update to the General Plan.
  - City Received 93 Prospective Bidders
  - Four (4) Bids Received
- September 2018 – City Hosted, GoHuman in Collaboration with the Southern California Association of Governments



# Timeline

- October 2018 – City Completed Trails Master Plan
- November 2018 – City Council Awards Contract to De Novo Planning Group
- February 2019 – Values, Issues and Opportunities Public Workshop
- March 2019 – Transportation and Mobility Workshops
- March 2019 – Land Use & Housing Workshop



# Timeline

- May 2019 – City Council Authorized an SB2 Planning Grant Application (Permitting System)
- August 2019 – Kool August Nights Pop-Up Events
- March 2020 – City Council Authorized a Local Early Action Planning Grant (LEAP) Application (Permitting System)
- June 2020 – City Council Established Art in Public Places
- September 2020 – Planning Commission Update on the General Plan Process and Land Use Map





# Timeline

- October 2020 – City Council Update on Land Use Map
- December 2020 – City Issued Notice of Preparation (NOP)
- January 2021 – Scoping Meeting on General Plan Programmatic EIR
- December 2021 – Planning Commission Recommended Approval of 6<sup>th</sup> Cycle Housing Element
- February 2022 – City Council Approved 6<sup>th</sup> Cycle Housing Element



# Timeline

- July 2022 – City Issues Notice of Completion (NOC)
- July 2022 – City Issues Notice of Availability (NOA)
- July 2022 – September 2022 – Public Comment Period DEIR
- October 2022 – City Issues FEIR
- October 2022 – Planning Commission Hearing
- November 2022 – City Council Hearing (Tentative)



# What is a General Plan?

Envision San Jacinto is a dynamic policy document that identifies the **community's vision** for the future and provides a framework to guide the City's long-term growth and development.

The General Plan reflects the community's values and desires, and addresses important issues such as **land use and urban design; economic development; mobility; resource conservation; public facilities and services; safety; public health; and sustainability.**



Public Review Draft Policy Document  
July 2022



# Public Engagement and Input



# Public Engagement

*Envision San Jacinto* **GENERAL PLAN 2040**

*We Need Your Help Shaping the Future of San Jacinto!*

**Please join us at our upcoming Visioning Workshops to share your ideas!**  
Food and drinks will be provided and all ages are welcome to attend!

The City of San Jacinto is excited to announce that we are updating our General Plan! The General Plan is a roadmap that includes long-term policies to guide San Jacinto for the next 20 years. It addresses a range of significant community topics like land use, housing, economic development, transportation, parks and recreation, public safety, and more.

- + We want to hear from **YOU** so we can chart a path forward for San Jacinto's continued prosperity.
- + What do **YOU** love about San Jacinto?
- + What is **YOUR** vision for the future of our City?
- + What opportunities and challenges do **YOU** think face San Jacinto as it grows over the next 20 years?

<p><b>Workshop 1</b> Values, Issues, and Opportunities</p> <p><b>Thursday February 21, 2019</b> 6:30 – 8 pm</p> <p>Community Center 625 S Pico Ave San Jacinto, CA 92583</p>	<p><b>Workshop 2</b> Transportation</p> <p><b>Tuesday March 12, 2019</b> 6:30 – 8 pm</p> <p>Community Center 625 S Pico Ave San Jacinto, CA 92583</p>	<p><b>Workshop 3</b> Land Use and Housing</p> <p><b>Thursday March 28, 2019</b> 6:30 – 8 pm</p> <p>Community Center 625 S Pico Ave San Jacinto, CA 92583</p>
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Find out more at [www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org)

Spanish-speaking facilitators will be present at all Visioning Workshops.

6:30 – 8 pm	6:30 – 8 pm	6:30 – 8 pm
Centro Comunitario 625 S Pico Ave San Jacinto, CA 92583	Centro Comunitario 625 S Pico Ave San Jacinto, CA 92583	Centro Comunitario 625 S Pico Ave San Jacinto, CA 92583

Obtenga más información en [www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org)

Habra personal presente que hablan español en todos los Talleres de visualización de San Jacinto.

*Definir el futuro de San Jacinto!*

**Únase en nuestros próximos talleres donde podrá compartir sus ideas!**  
Todas las edades están bienvenidas!

- + Queremos escuchar su opinión de manera que podamos empezar un camino hacia el futuro que contemple la continua prosperidad de San Jacinto.
- + ¿Qué le gusta de San Jacinto?
- + ¿Cuál es su visión con respecto al futuro de nuestra ciudad?
- + ¿Qué oportunidades y desafíos cree usted que enfrentará San Jacinto a medida que se desarrolle durante los próximos 20 años?

**Taller 3** Uso del terreno y vivienda

**Jueves 28 de marzo de 2019**  
6:30 – 8 pm

Centro Comunitario  
625 S Pico Ave  
San Jacinto, CA 92583



*Envision San Jacinto* **GENERAL PLAN 2040**

*What do you love about San Jacinto? What is your vision for the future of our City? What opportunities and challenges do you think face San Jacinto as it grows over the next 20 years? We want to hear from you so we can chart a path forward for San Jacinto's continued prosperity.*

**Upcoming Visioning Workshops**

**Workshop 1** **Thursday, February 21 | 6:30pm**  
*Values, Issues and Opportunities*

**Workshop 2** **Tuesday, March 12 | 6:30pm**  
*Transportation and Mobility*

**Workshop 3** **Thursday, March 28 | 6:30pm**  
*Land Use & Housing*

San Jacinto Community Center  
625 S. Pico Avenue, San Jacinto

Food and drinks will be provided and all ages are welcome to attend!

Find out more at [www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org)



# Workshop #7



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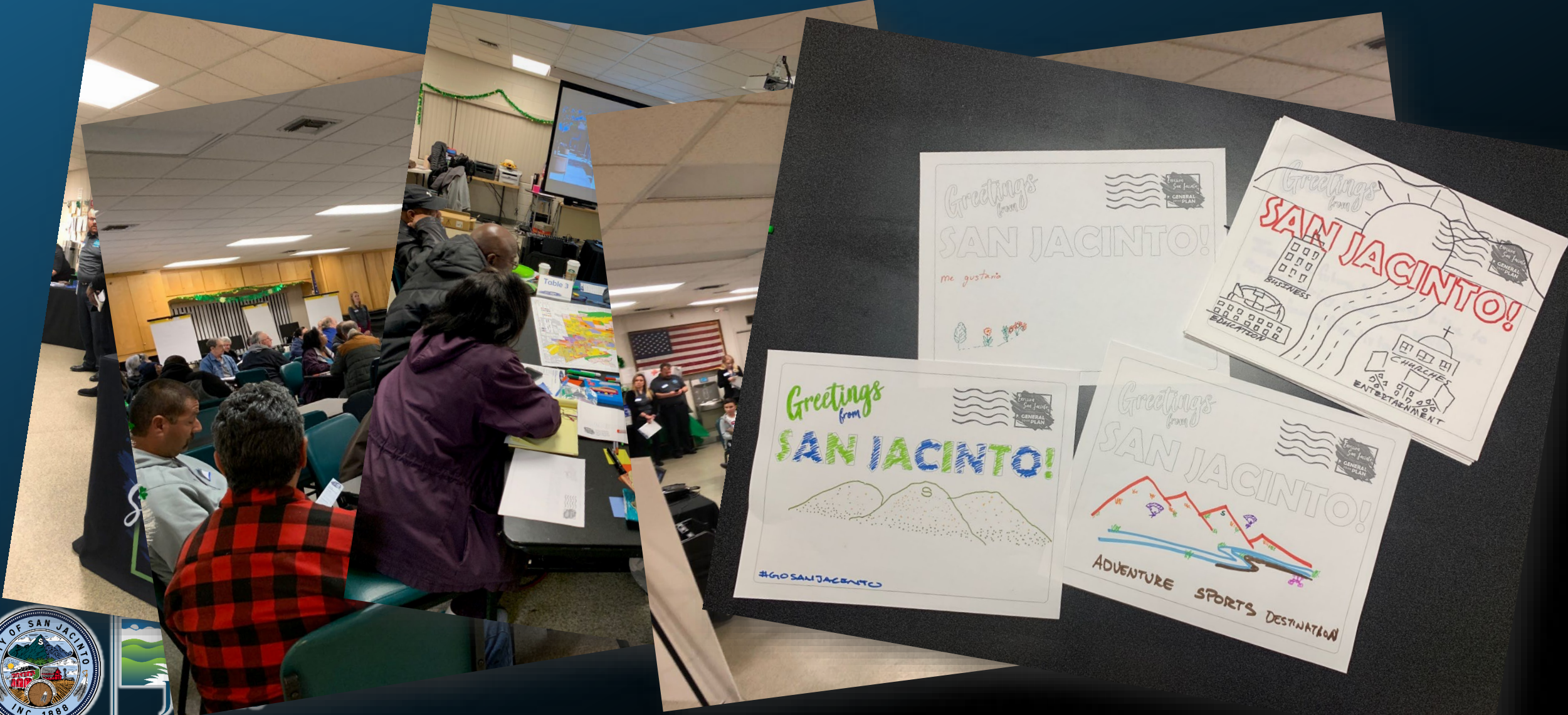
**General Plan 2040**

**Values, Issues & Opportunities**

**February 21, 2019**



# Workshop #1 - Visioning



# Workshop #2



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**General Plan 2040**

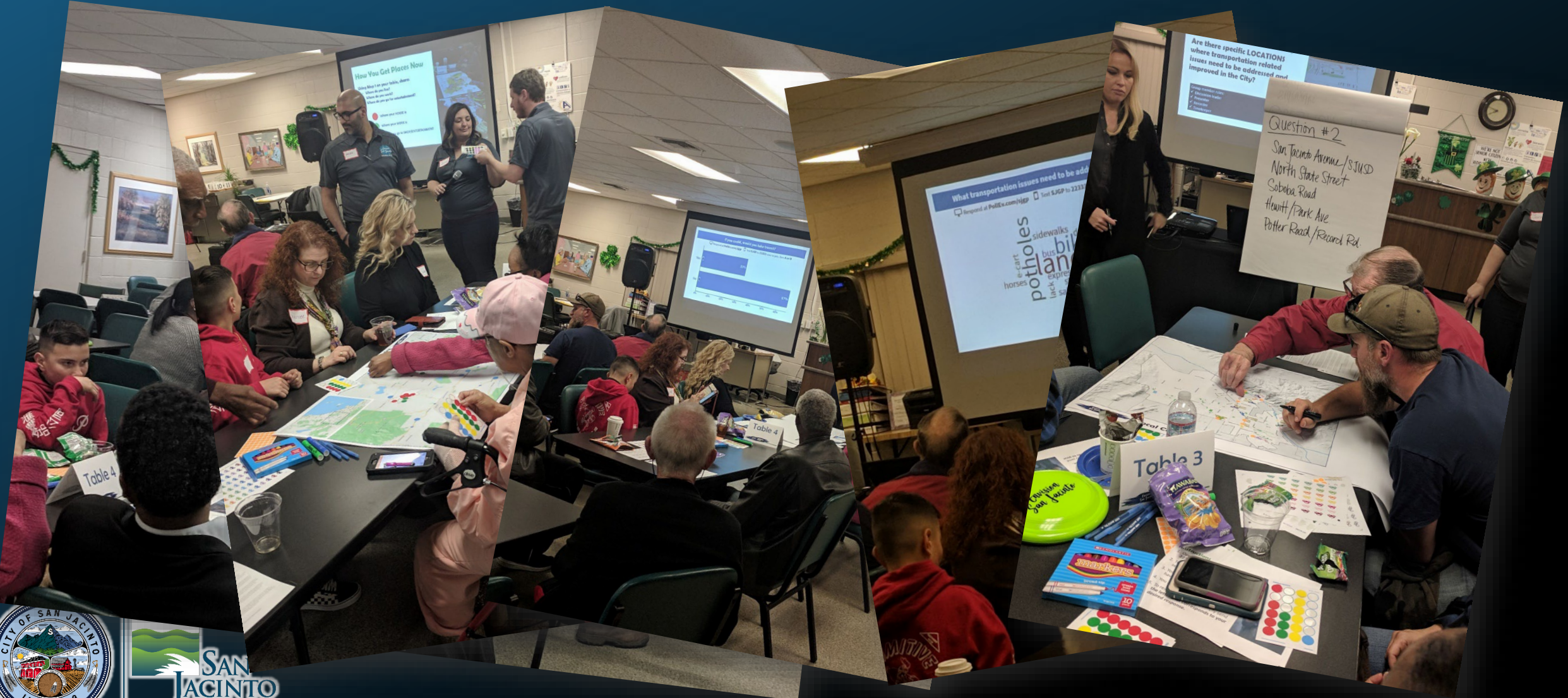
**Transportation & Mobility**

**March 12, 2019**





# Workshop #2 – Transportation & Mobility



# Workshop #3



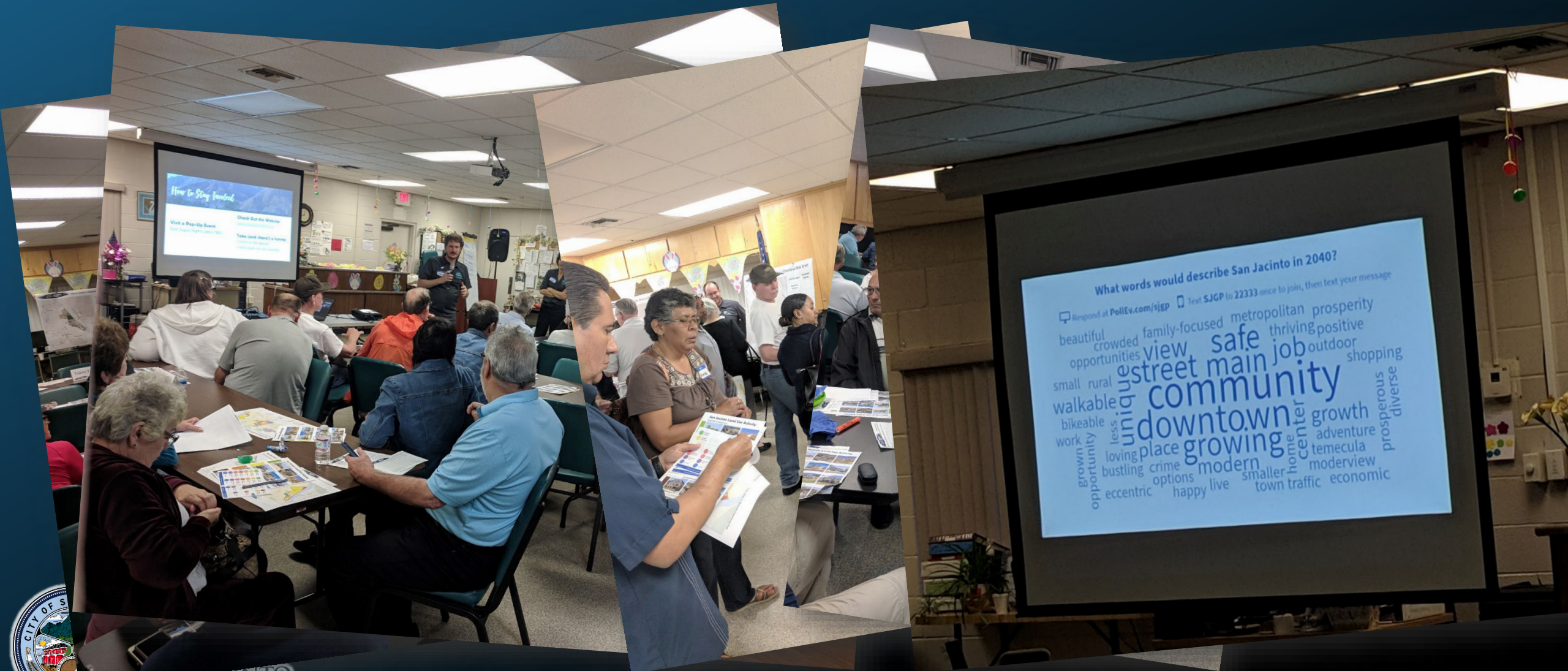
Envision  
San Jacinto

**General Plan 2040**  
**Land Use & Housing**

**March 28, 2019**



# Workshop #3 – Land Use & Housing



What words would describe San Jacinto in 2040?

Respond at [PollEv.com/sjgp](https://www.poll-ev.com/sjgp) | Text SJGP to 22333 once to join, then text your message

beautiful crowded family-focused metropolitan prosperity  
opportunities view safe thriving positive  
small rural street main job outdoor shopping  
walkable downtown community  
bikeable less home center growth  
work opportunity loving place growing adventure  
bustling crime modern home temecula  
eccentric happy live smaller town traffic economic





# Kool August Nights



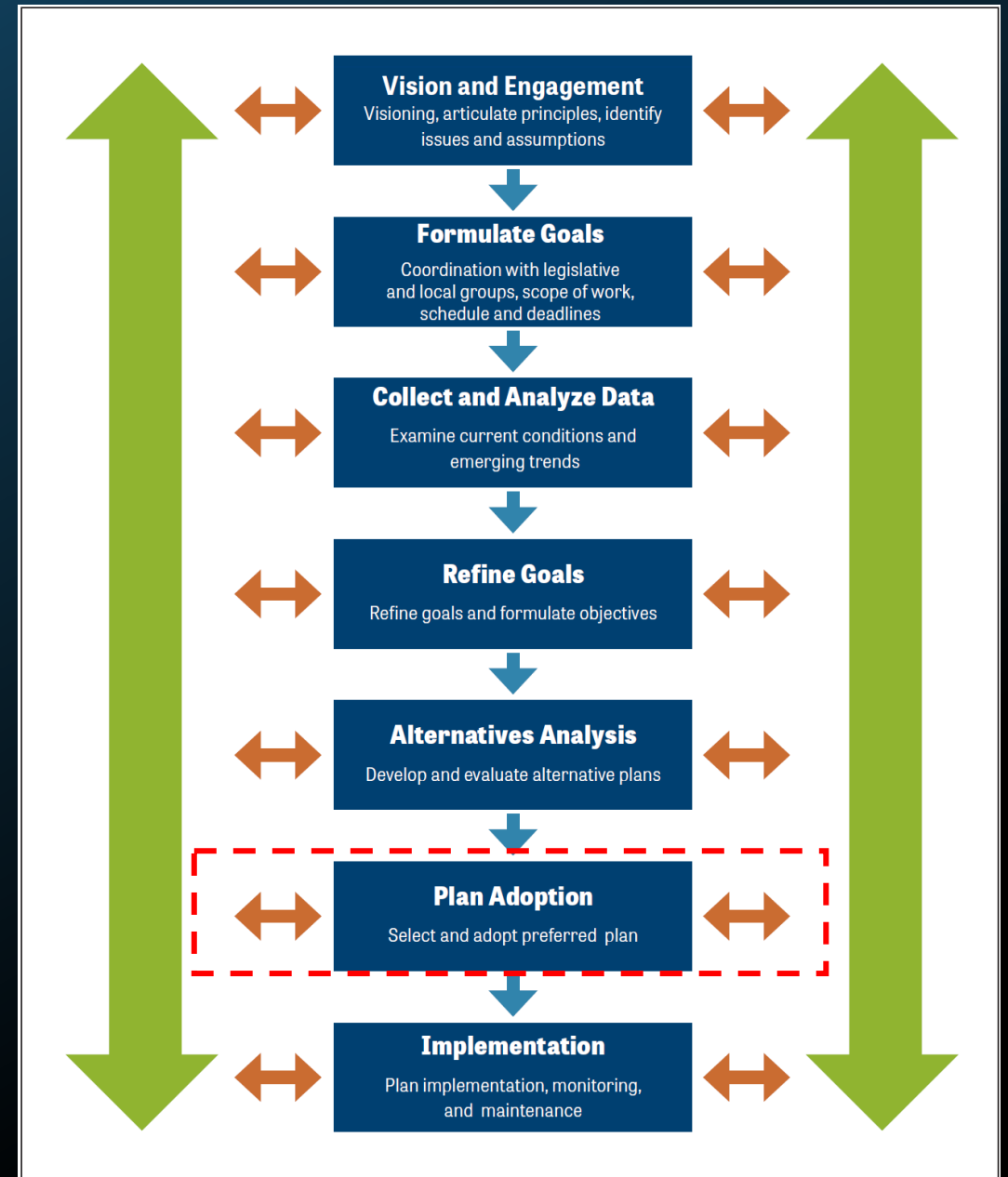
**Pop-up Event**





# GPU Process

- Iterative process that starts with public engagement
- Based on public feedback, existing conditions, trends, and vision – a new policy document is prepared
- Goals are Refined
- Alternatives Analyzed
- Plan Presented for Adoption



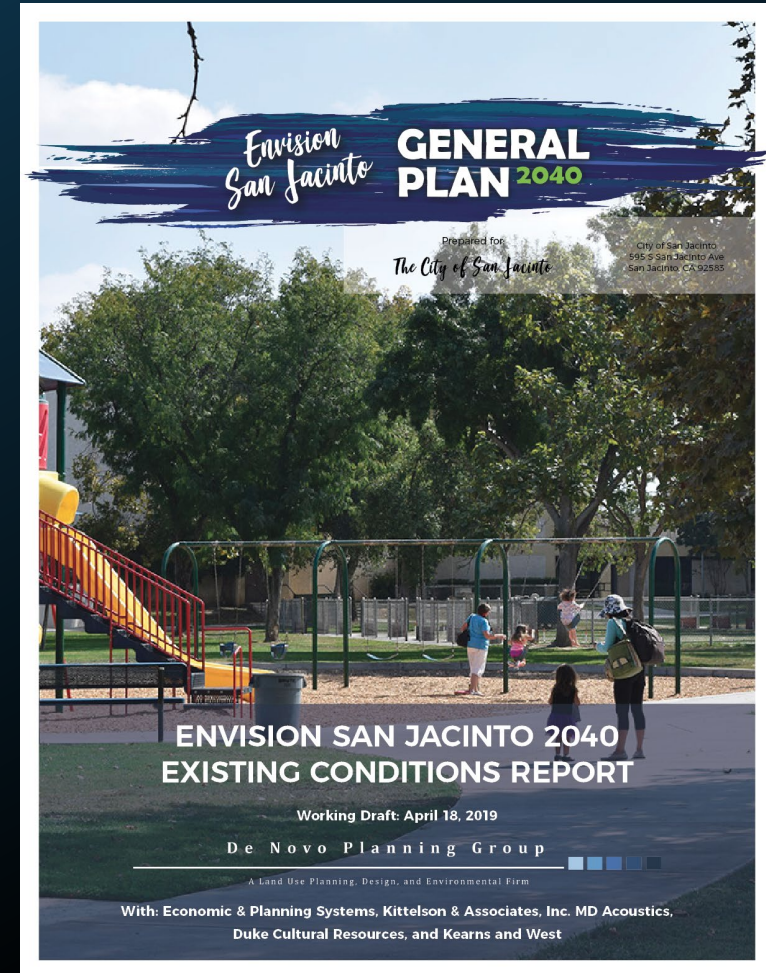
# Land Use Planning Considerations

## Existing Conditions

- Population trends
- Market conditions
- Commute patterns
- Physical development constraints

## Regulatory Framework

- Housing law
- Environmental impacts
- Regional plans and programs





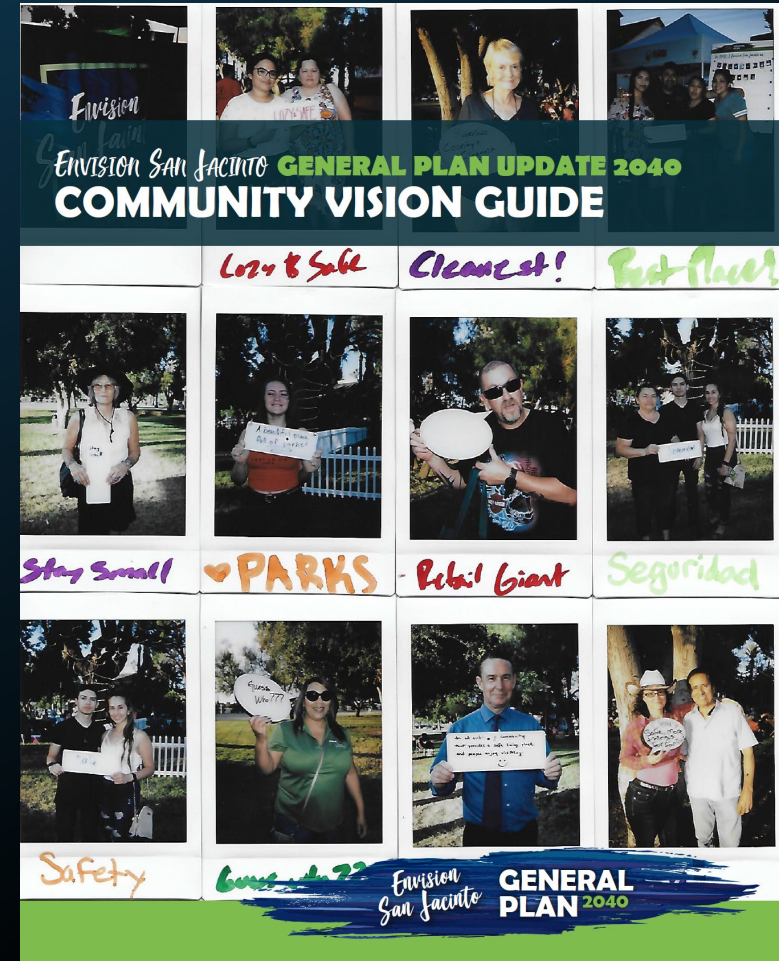
# Land Use Planning Considerations

## Public Input

- Land use priorities
- Creating a sense of place
- Defining a local vision

## Local Input and Experience

- Property owner requests
- Local growth patterns
- Practical implementation of the General Plan

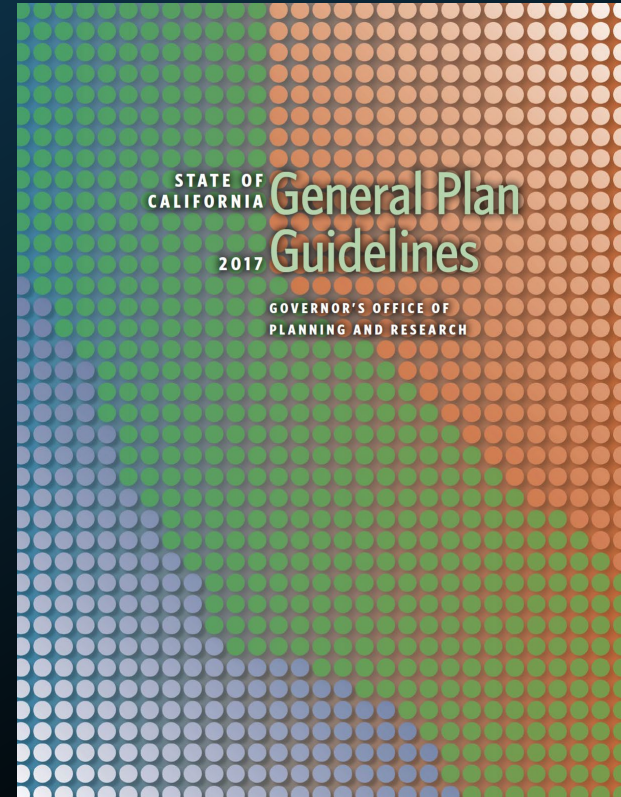


# Regulatory Framework



# Regulatory Framework

- Cities must respond to a variety of State requirements
- Recent bills address housing, environmental justice, transportation, and climate change
- Failure to address required topics can impact access to state, federal, and grant funding and put the City at legal jeopardy



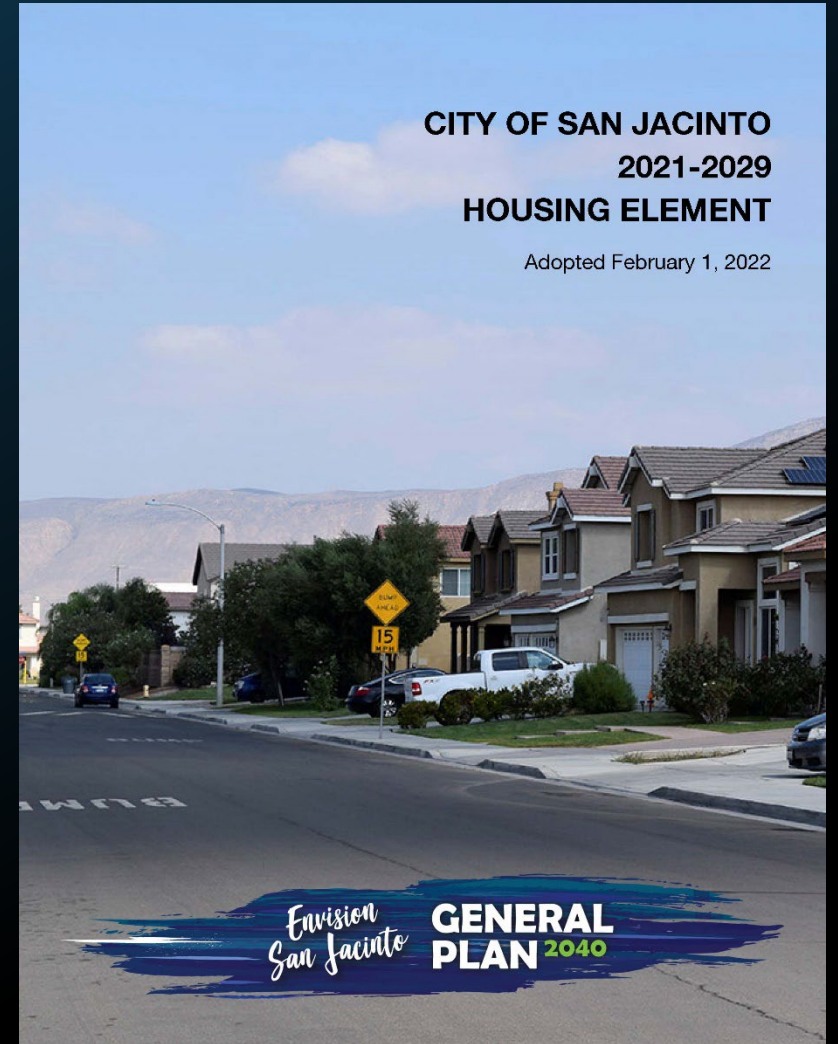
# Housing

## Housing Law

- Dozens of laws aimed at increasing housing production
- Specifies type and amount of development envisioned at the State-, regional- and local levels
- The State mandates that cities plan for their fair share of the regional housing need (RHNA)

## Regional Housing Needs Assessment (RHNA)

- Representation of future housing need for all income levels
- Local need is identified every eight years
- The 2021-2029 RHNA for San Jacinto is 3,385 units
- The Housing Element sets specific policy direction to meet requirements



# Environmental Justice (SB 1000)



Requires EJ goals/policies if there are “disadvantaged communities” (DACs) or low-income communities disproportionately affected by environmental pollution/other hazards within the City’s Planning Area

The City does include neighborhoods that meet the criteria for focused planning to address environmental justice issues

A new Environmental Justice Element was prepared to carefully evaluate and plan to address the unique EJ issues relevant to San Jacinto



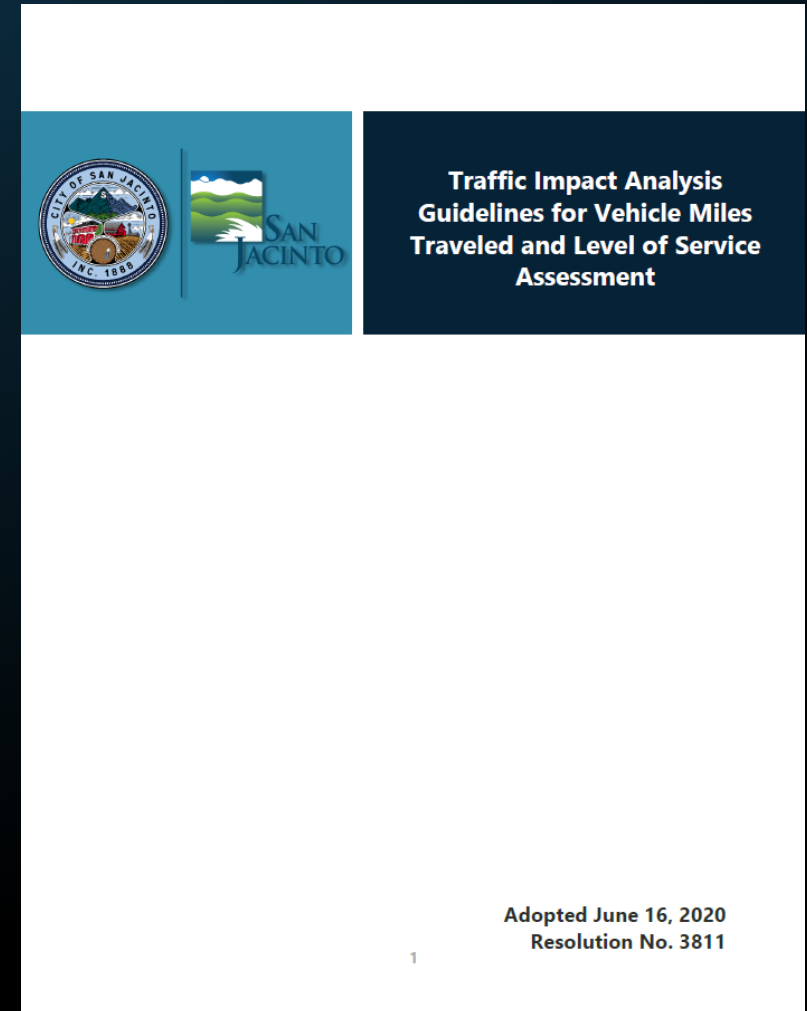
# Complete Streets Act (AB 1358)

- Local streets and roads must meet the needs of all users, of all ages and abilities, including bicyclists, pedestrians, transit riders, and motorists
- Streets can and will look different, depending on their context, community preferences, types and needs of users, land use context, and functionality
- The Mobility Element which addresses the mobility needs of all ages and abilities and the Land Use Element must support these goals and policies



# Transportation Impacts (SB 743)

- The State has eliminated automobile level of service (LOS) as an indicator of transportation impacts under CEQA
- Vehicle miles traveled (VMT) are now the appropriate CEQA transportation metric
- Compliance becomes mandatory in 2020
- Jurisdictions can still consider the role of LOS outside of the CEQA process
- The project will use VMT as CEQA transportation metric in Draft EIR while addressing LOS in the Mobility Element



# Objectives of Envision San Jacinto – General Plan 2040





# Objectives

- Reflect the current goals and vision expressed by city residents, businesses, decision-makers, and other stakeholders;
- Protect and enhance San Jacinto's unique history and character;
- Promote San Jacinto as a safe, vibrant, and family-friendly community;
- Proactively plan for and accommodate local and regional growth in a responsible manner;
- Encourage the revitalization of San Jacinto's Main Street and other community activity centers;
- Allow for a range of housing options;



# Objectives

- Attract and retain businesses and industries that provide jobs for local residents;
- Create a more balanced jobs-housing ratio within the community;
- Continue to maintain and improve multimodal transportation opportunities;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.



# General Plan 2040 Overview



# General Plan Features

## GENERAL

provides general guidance for future decisions

## COMPREHENSIVE

covers a wide range of social, economic, infrastructure, & resource issues

## LONG-RANGE

provides guidance on achieving a long-range vision of the future

## INTEGRATED AND COHERENT

comprehensive, unified program for development & resource conservation



# Elements (Chapters)

- Each element (i.e., chapter) of the General Plan contains goals and policies that will guide future decisions within the City and identifies action items (implementation measures) to ensure the vision and goals of the General Plan are carried out.
- The general plan must include at least seven state-mandated elements including land use, circulation, housing, conservation, open space, noise, and safety elements



# Elements (Chapters)

General Plan Elements		State Mandated								
		Land Use	Circulation	Conservation	Open Space	Noise	Safety	Housing	Environmental Justice*	Optional Topics
Envision San Jacinto	Land Use	▲								
	Economic Development									▲
	Mobility		▲							
	Public Safety					▲	▲			
	Resource Management			▲	▲					▲
	Environmental Justice								▲	
	Housing (Separate Cover)							▲		
	Implementation	▲	▲	▲	▲	▲	▲	▲	▲	▲



# Elements (Chapters)

- Goal
  - a description of the general desired condition that the community seeks to create.
- Policy
  - a specific statement that guides decision-making as the City works to achieve the various goals. Once adopted, policies represent statements of City regulations.
- Action
  - is an action, procedure, implementation technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy.



# Goals, Policies, and Actions

## Goal LU-1

- A community with a land use plan that accommodates a mix of uses to meet current and future needs.

## Policy LU-1.2

- Fiscal Sustainability. Maintain a fiscally sustainable land use plan with balanced residential and nonresidential developments.

## Action LU-1b

- Review the Development Code and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.





# Land Use Element



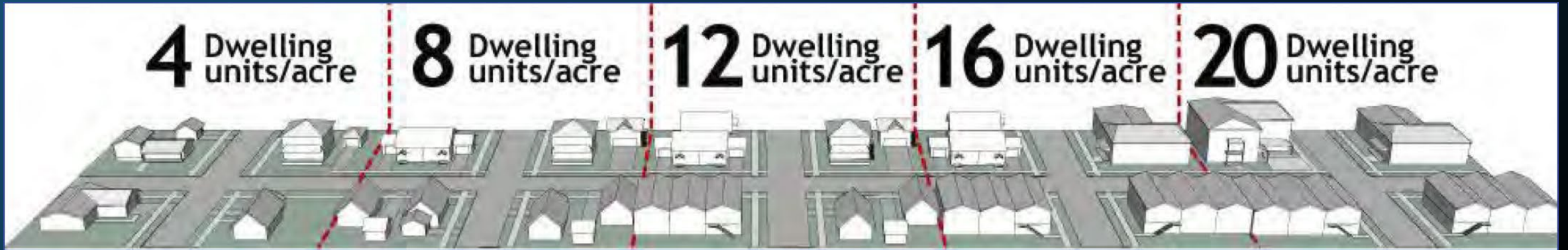
# Land Use Element

- The Land Use Element is a guide to land use planning in San Jacinto and provides a framework for the economic, environmental, and infrastructure issues examined in the other General Plan elements. The Land Use Element identifies how land will be used in the future for housing, commercial, and business centers, public facilities, parks, open space, and transportation.
- The Land Use Plan is designed to:
  - encourage economic development throughout the City,
  - enhance the City's existing residential neighborhoods,
  - support expanded housing and employment opportunities,
  - and promote a strong sense of place and identity in San Jacinto.

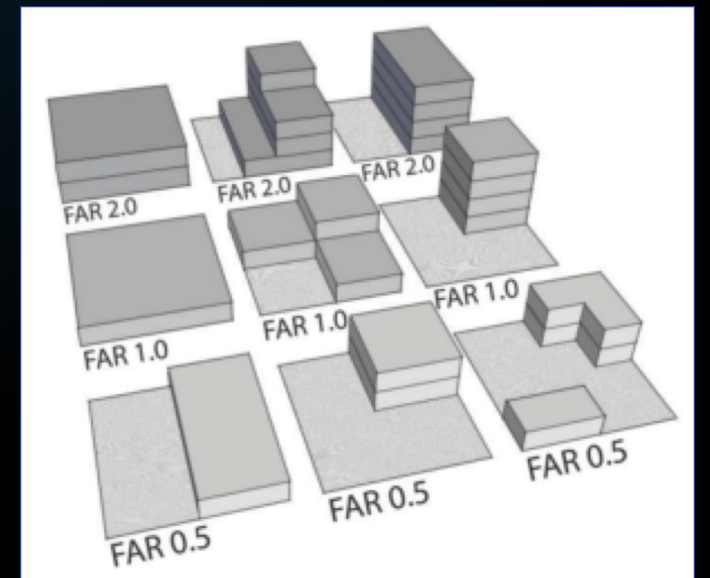


# Land Use Designations

Residential use defined by maximum density (dwelling units per acre)



Nonresidential uses defined by Floor Area Ratio (FAR)



# Residential Land Use Designations

- **Very Low Density Residential (VLDR); 0-2 du/ac**
  - very low density single-family dwellings at a density of up to 2 dwelling units per gross acre of land.
- **Low Density Residential (LDR); 2-7 du/ac**
  - low density detached single-family dwellings at a density between 2 and 7 dwelling units per gross acre.
- **Medium Density Residential (MDR); 5-14 du/ac**
  - range of housing types including single-family attached and detached units, condominiums, townhouses, and mobile home parks,
- **High Density Residential (HDR); 14-22 du/ac**
  - variety of single-family dwelling units and multiple-family dwellings including: garden style units, stacked flats, courtyard homes, patio homes, townhouses, apartments, condominiums, senior housing and mobilehome parks.
- **Very High Density Residential (VHDR); 22-32 du/ac**
  - a wide range of multiple-family living accommodations, such as townhomes, condominiums, apartments, and senior housing.



# Non-Residential Land Use Designations

- **Commercial (C); Maximum FAR 0.50**
  - a variety of retail and service-oriented business activities, including both small and large scale commercial development
- **Business Park (BP); Maximum FAR 1.0**
  - employment and community serving uses including single-tenant and multi-tenant configurations
- **Industrial (I); Maximum FAR 0.50**
  - a variety of industrial and manufacturing activities that do not generate significant amounts of pollution, including limited regional and sub-regional commercial activities



# Non-Residential Land Use Designations

- **Public Institution (PI); Maximum FAR 0.50**
  - publicly owned properties and facilities including, schools, fire stations, police stations, community centers, utility substations, water facilities, administrative offices and City government office complexes.
- **Open Space (OS); Maximum 0.025 du/ac and Maximum FAR 0.15**
  - open space areas; hiking, biking and equestrian trails; and outdoor recreational facilities, including golf courses, swimming schools, tennis clubs, equestrian clubs and caretaker facilities
- **Park (P); No development potential**
  - The Park designation allows for passive and active recreation sites operated by the City and regional agencies.
- **Water (W); No development potential**
  - The Water designation recognizes the natural waterways in San Jacinto. No development potential is allowed within the Water designation.



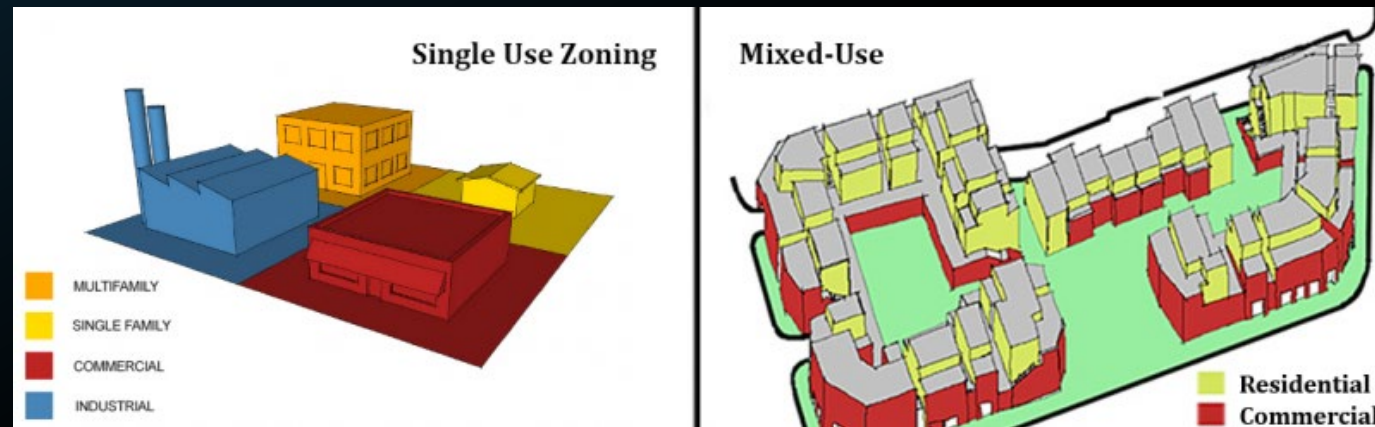
# Mixed-Use Land Use Designations

- **Mixed-Use (MU); 10.1-36 du/ac and Maximum FAR 1.0**

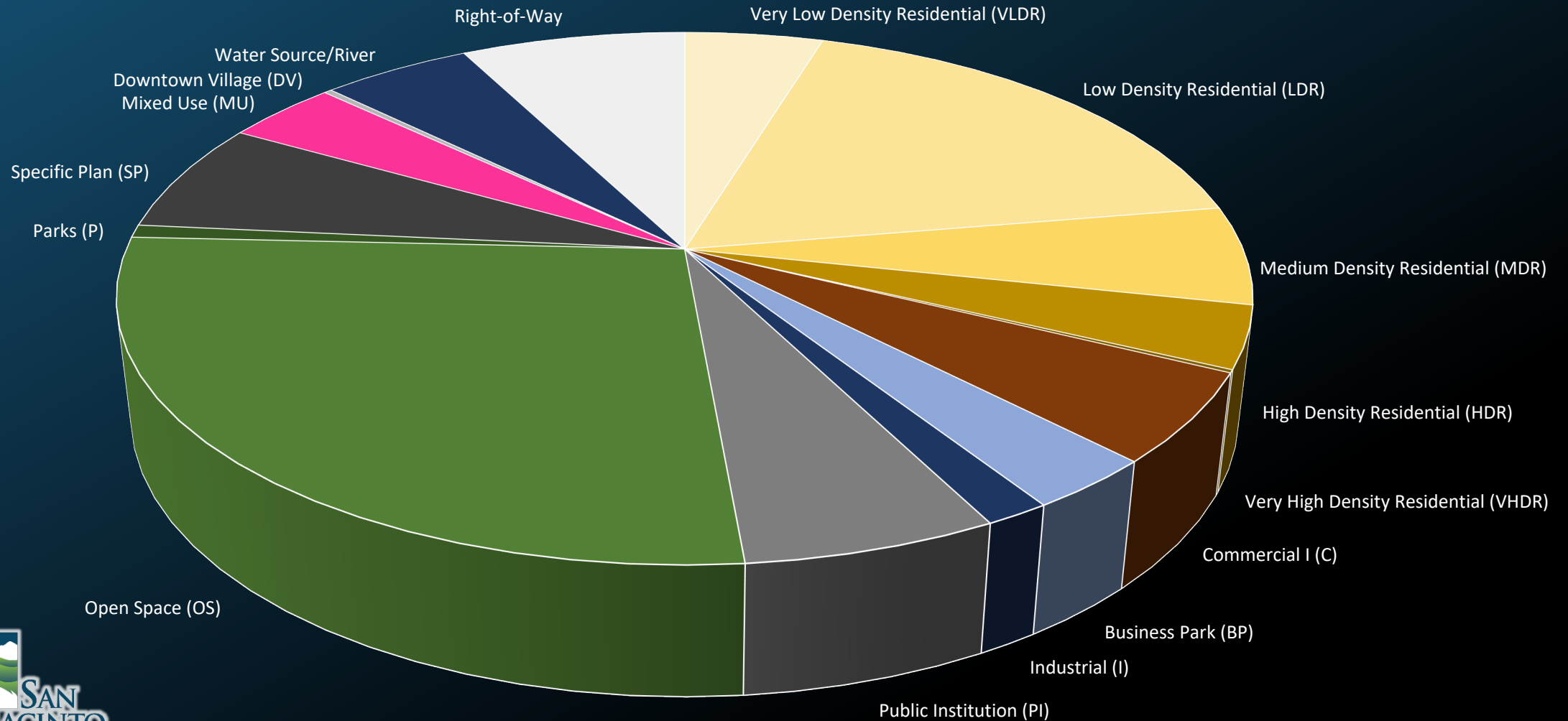
- mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area. Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use cars. Allows for vertical integration of compatible uses, or horizontal integration of uses. Single-use projects are allowed.

- **Downtown Village (DV); 40 du/ac Maximum and Maximum FAR 2.0**

- a variety of commercial uses with a strong pedestrian orientation and design that enhances the City's small-town character. Mixed commercial, office, and residential development (residential uses above or beside commercial uses). Single-use projects are allowed.



# Land Use Designations by Area

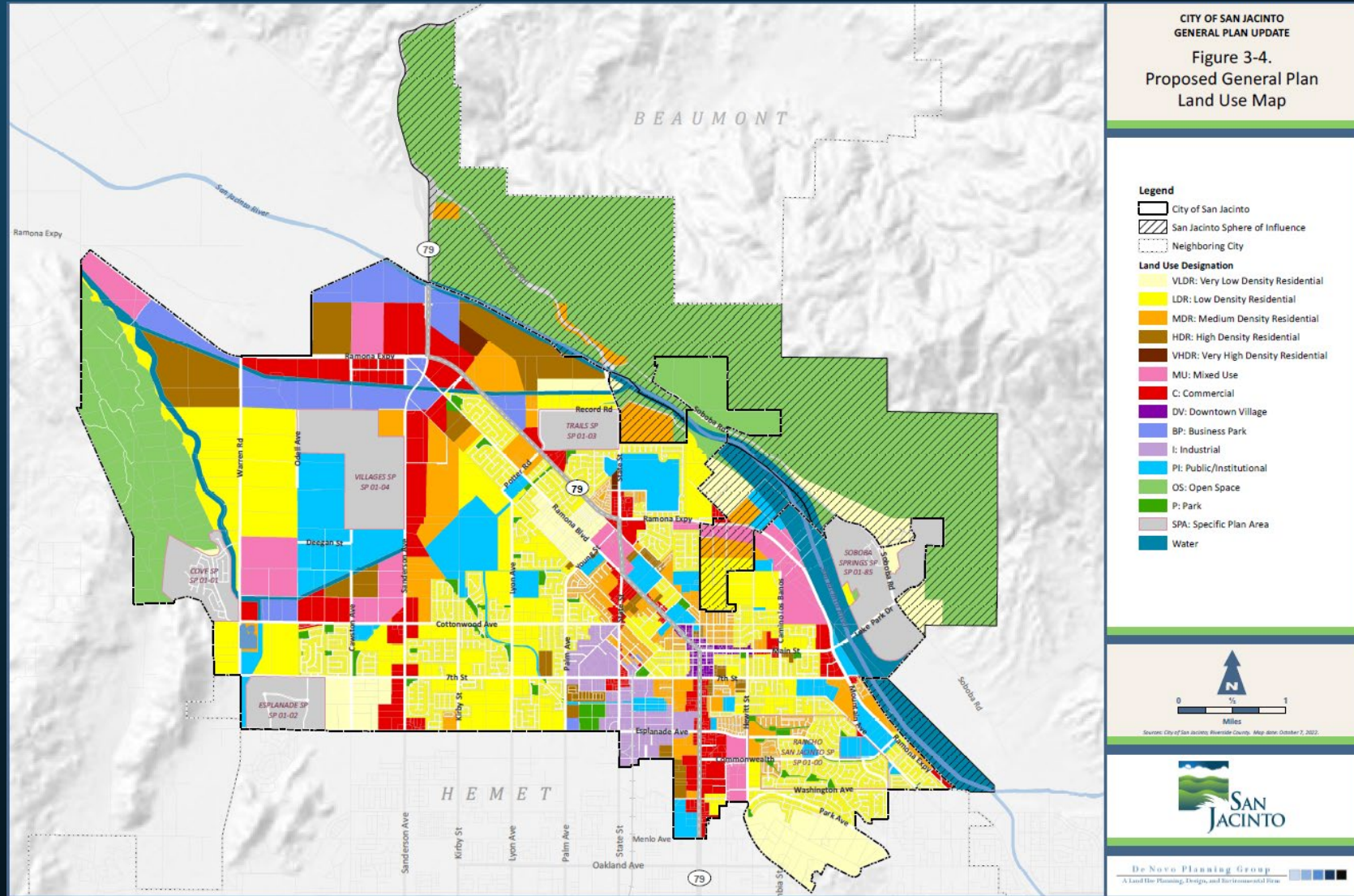




# Land Use Planning Factors



# Land Use Map

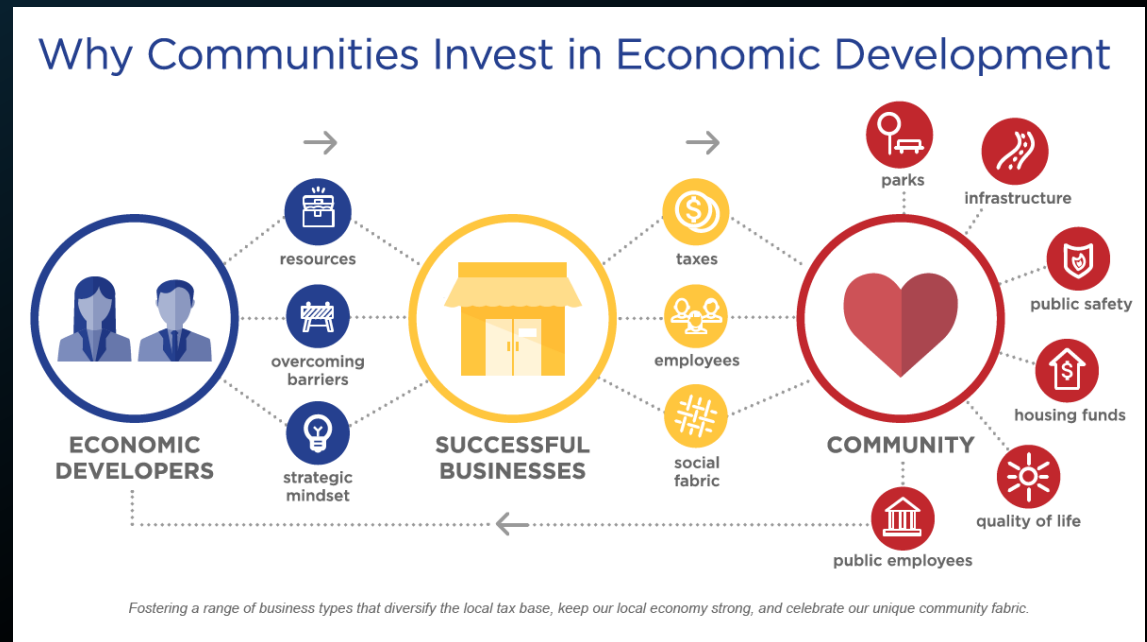


# Economic Development Element



# Economic Development Element

- Economic Development Element is intended to guide the City's future policy decisions to support growing and strengthening the local economy. The Economic Development Element is not a required element for a General Plan, but the City has decided to include it in recognition that promoting economic vibrancy and resiliency is a central aspect of planning for San Jacinto's future.
- The Economic Development Element is designed for:
  - Support for Business Community
  - Economic Diversification and Business
  - Enhanced Activity Corridors and Nodes
  - Revitalization of Main Street
  - Promotion of Visitor-Serving Business Sector
  - Workforce Development
  - Fiscal Diversity and Sustainability



# Economic Development Element

## Economic Development Paradigm

Success Factors

Competitive Advantages

Quality of Life

Image and Brand

General Plan Elements

Land Use

Mobility

Health

Housing

Parks & Rec

Muni Services



# Mobility Element



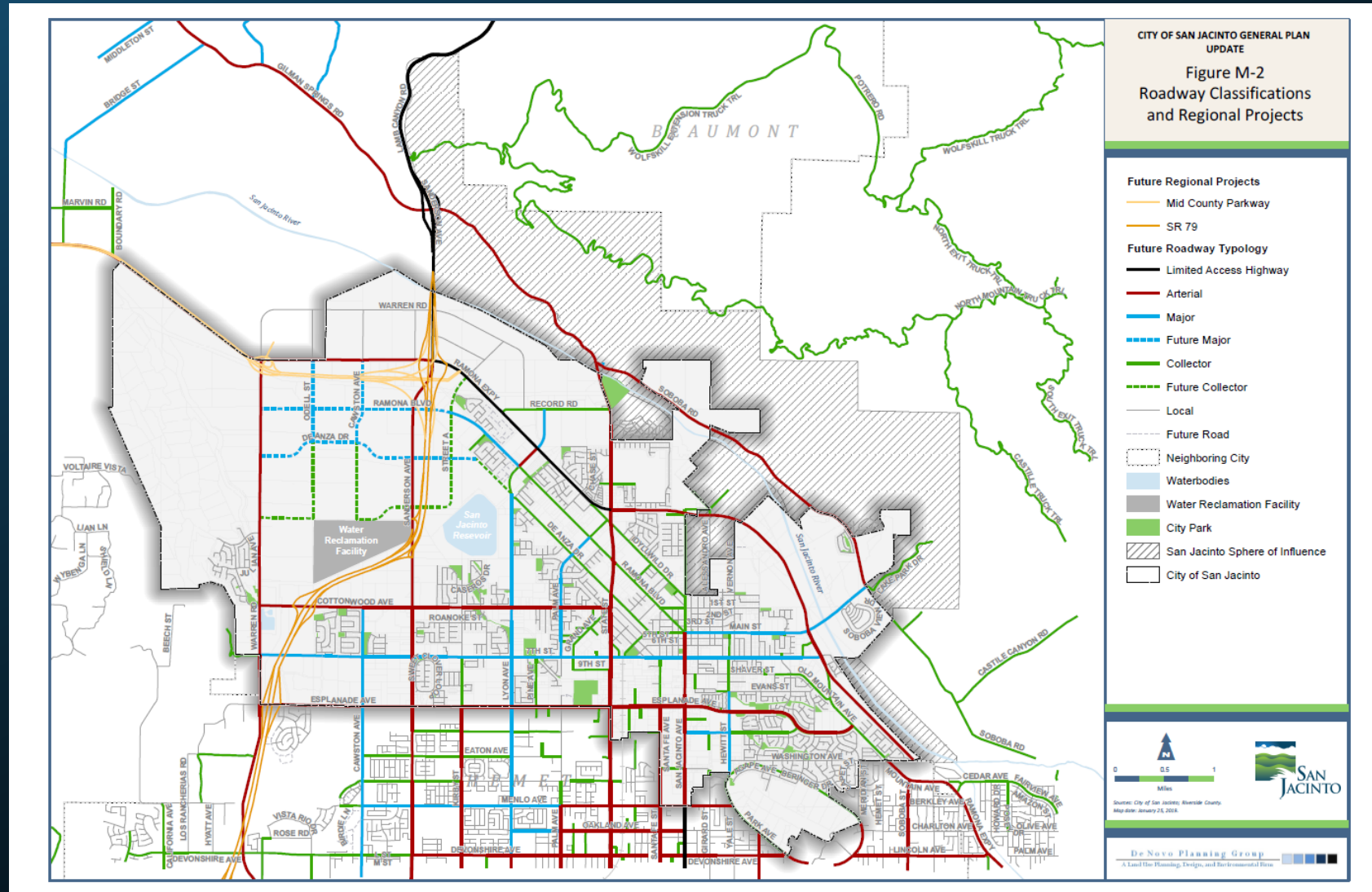
# Mobility Element

- The Mobility Element provides the framework for decisions concerning the city's multimodal transportation system, which includes roadway, transit, bicycle, and pedestrian modes of travel.
- The Mobility Element is organized around:

- Local Circulation System
- Regional Circulation System
- Complete Streets
- Active Transportation
- Parking
- Transportation Management
- Funding



# Mobility Element



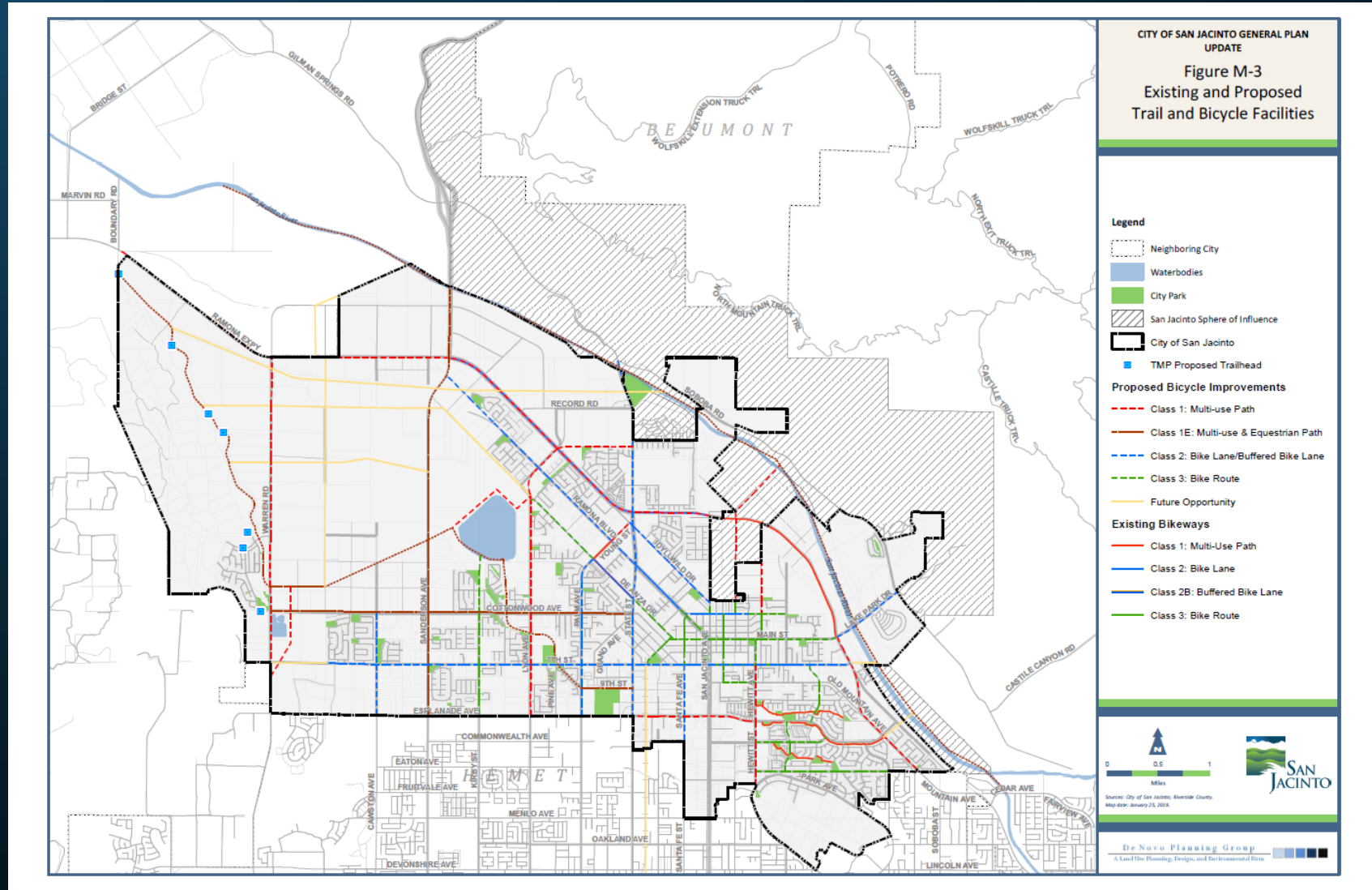


# Mobility Element

Classification	Bicycle and Pedestrian Facilities	Typical Required Right-of-Way	Typical Number of Lanes	Maximum Two-Way Traffic Volume (ADT)
Limited Access Highway	On-street parking and on-street bicycle facilities are not recommended on highways. Class I bicycle and multi-use paths are the recommended facility on this roadway. Pedestrian travel can be accommodated on Class I paths or, if in a more urbanized area, with sidewalks.	146-184 feet	6-8 with curbed or painted median (turn lanes developed at intersections)	8 lanes: 70,000 6 lanes: 59,000
Arterial	Class I bicycle paths and Class IV separated bikeways are recommended if bicycle facilities are sited. In urbanized areas or where speeds are lower, Class II buffered bike lanes may also be used. Pedestrians are served with a sidewalk.	112-146 feet	4 to 6 lanes with curbed or painted median (turn lanes developed at intersections)	6 lanes: 55,300 4 lanes: 39,300
Major	Class I, II, and IV bicycle facilities are recommended if bicycle facilities are sited. Pedestrians are served with a sidewalk.	Up to 100 feet	4 lanes with turn lanes as needed (no median)	4-lane divided: 35,800 4-lane undivided: 32,600
Collector	Class I, II, and IV bicycle facilities are recommended if bicycle facilities are sited. Class III bicycle facilities may also be provided on lower speed roads (under 25 mph). Pedestrians are served with a sidewalk.	78-90 feet	2 lanes with, possibly including painted median	2-lane undivided: 18,300 2-lane divided: 17,800



# Mobility Element



# Public Safety Element



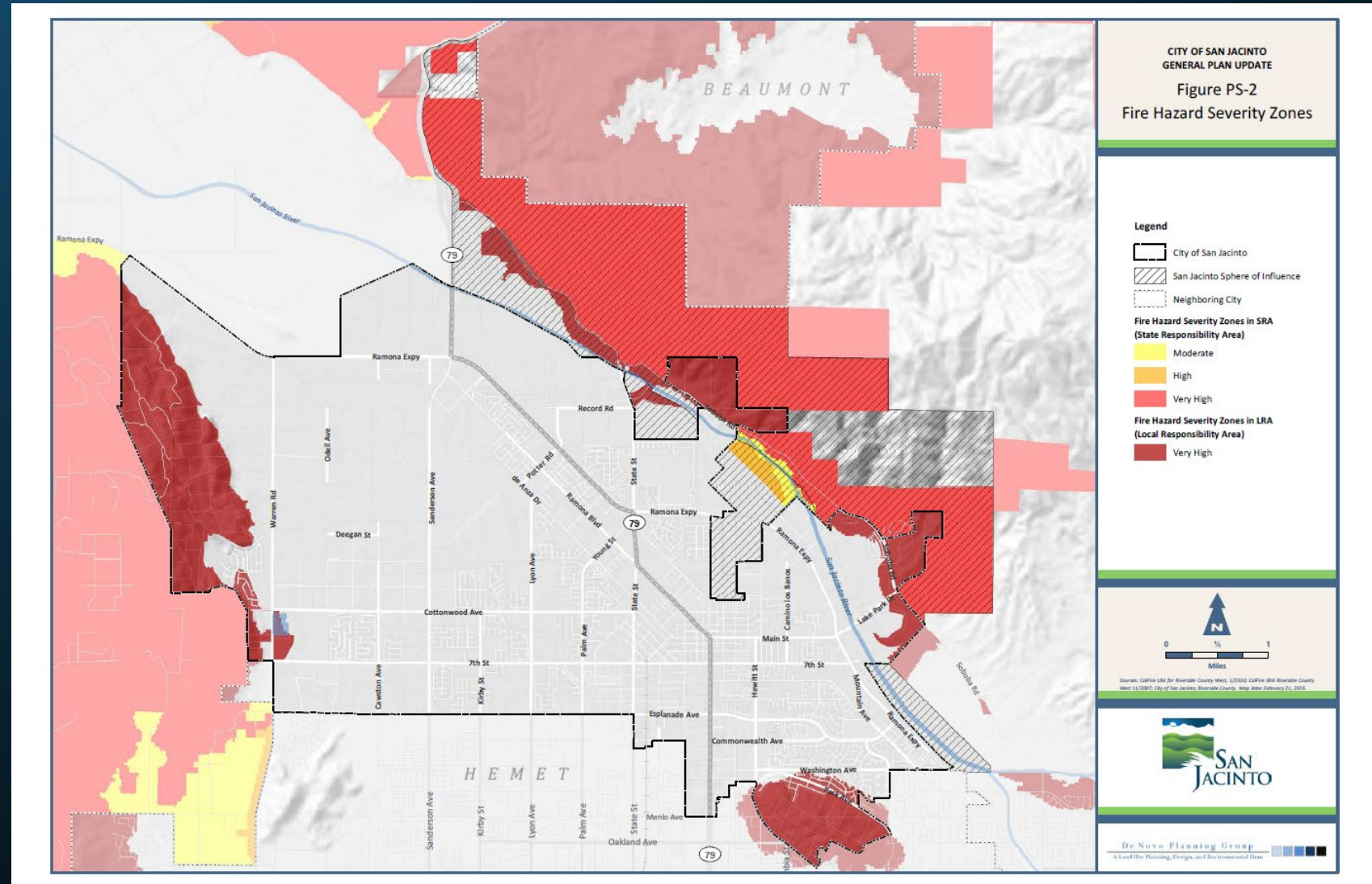
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# Public Safety Element

- The goal of San Jacinto's Public Safety Element is to reduce the risk of death, injury, property damage, economic loss, and harm due to natural and manmade hazards.
- The Public Safety Element is organized around:
  - Seismic and Geologic Hazards
  - Fire Safety
  - Flooding
  - Hazardous Waste and Materials
  - Emergency Operations
  - Noise
  - Climate Change and Resiliency Planning



# Public Safety Element



# Resource Management Element



# Resource Management Element

San Jacinto is home to a number of special resources that require attention and management as the City continues to grow. These resources can be natural (for example, biological resources or water resources) or man-made (such as parks, infrastructure systems, or community facilities).

The Resource Management Element is organized around:

- Natural Resources
- Water Resources
- Heritage Resources
- Tribal Cultural Resources
- Air Quality and Greenhouse Gas Emissions
- Energy and Mineral Resources
- Public Safety Resources
- Parks and Recreational Resources
- Educational Resources
- Infrastructure Planning
- Solid Waste Management and Recycling



# Environmental Justice Element





# Environmental Justice Element

The Environmental Justice Element seeks to reduce disproportionate impacts on vulnerable populations in San Jacinto and promote equal distribution of resources.

The Environmental Justice Element is organized around:

- Pollution Exposure and Air Quality
- Access to Public Facilities
- Healthy Food Access
- Safe and Sanitary Homes
- Physical Activity
- Civic Engagement
- Improvement and Programs



# Housing Element



# Housing Element

The City of San Jacinto is required by State Housing Law (Government Code Section 65583) to have an adopted Housing Element as part of its General Plan.

State Housing Law requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.



# Growth Assumptions



# Growth Assumptions

Growth anticipated by the General Plan Update based upon the buildout potential associated with the Proposed Land Use Map in 2040 compared to existing on-the-ground conditions.

## General Plan Update Growth Assumptions

Description	Housing Units	Population	Non-Residential Development (Square Feet)	Jobs
Existing Conditions (2020)	15,830	52,872	2,573,593	7,312
2040 General Plan	32,092	107,187	24,367,961	26,978
Net Change	+16,262	+54,315	+21,792,603	+19,666



# Envision San Jacinto

## Environmental Impact Report

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# What is an Environmental Impact Report?

*An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts.*



# What is an Environmental Impact Report?

*The City determined that a Program EIR should be prepared pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines). The environmental issues identified by the City for assessment in the Program EIR are:*

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire





# What is an Environmental Impact Report?

The City of San Jacinto is the Lead Agency under CEQA and is responsible for preparing this Program EIR for the General Plan Update (State Clearinghouse No. 2020120312).

The Program EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of San Jacinto.



# Notice of Preparation

The City of San Jacinto circulated a Notice of Preparation (NOP) of an EIR for the Project on December 17, 2020 to trustee and responsible agencies, the State Clearinghouse, and the public.

A scoping meeting was held on January 6, 2021 utilizing teleconferencing and electronic means consistent with State Executive Order N-29-20.



## Notice of Preparation and Scoping Meeting San Jacinto General Plan Update Environmental Impact Report

**Date:** December 17, 2020

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Subject:** Notice of Preparation and Scoping Meeting for the San Jacinto General Plan Update Environmental Impact Report

**Scoping Meeting:** Wednesday January 6, 2021, 6:00 p.m. to 7:00 p.m.

The meeting will be conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

To join telephonically call: (951) 465-7684 ID:436 382 014#  
To join by computer use this link: <https://tinyurl.com/v8ze5zfa>

**Comment Period:** Thursday December 17, 2020 to Tuesday January 19, 2021

NOTICE IS HEREBY GIVEN that the City of San Jacinto (City) will prepare an Environmental Impact Report (EIR) for the City of San Jacinto General Plan Update (Plan or Proposed Project). The City is the lead agency for the project. The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the State California Environmental Quality Act (CEQA) Guidelines § 15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project; and (3) notice the public scoping meeting.

The City determined that the proposed project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this NOP. Consistent with § 15082(b) of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the project at a programmatic level. The proposed project is a long-term plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of this General Plan Update. However, the program EIR can serve to streamline environmental review of future projects.

Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of San Jacinto, Community Development Department, located at 595 S. San Jacinto Ave, San Jacinto, CA 92583, and on-line at: <https://sanjacinto.generalplan.org/>. Consistent with State of California Executive Order N-



# Notice of Preparation

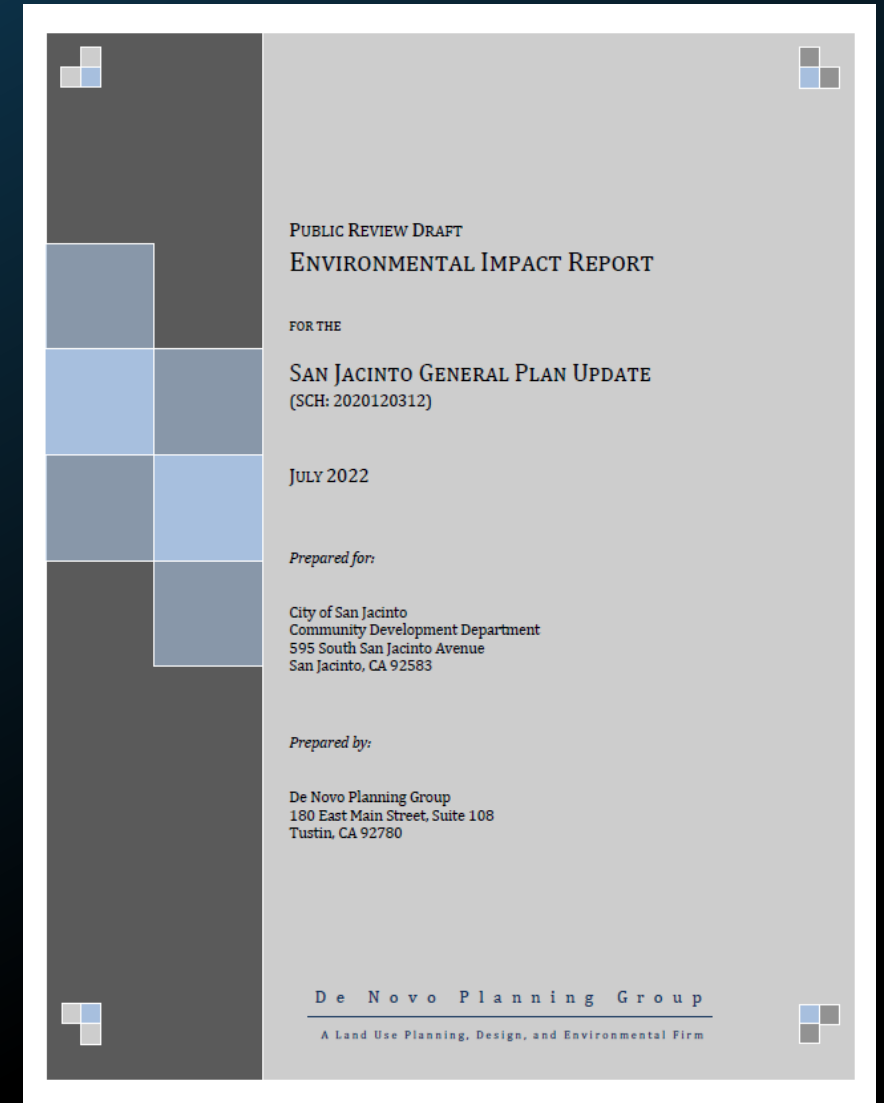
The City received 10 comment letters on the NOP.

- California Geological Survey
- Mitchell M. Tsai, Attorney at Law on behalf of the Southwest Regional Council of Carpenters
- California Department of Fish and Wildlife
- Eastern Municipal Water District
- Native American Heritage Commission
- Rincon Band of Luiseño Indians
- Riverside County Flood Control and Water Conservation District
- Riverside County Department of Water Resources
- Southern California Association of Governments



# Draft EIR

The Draft EIR contains a description of the Project, description of the environmental setting, identification of the Project's direct and indirect impacts on the environment and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts.



# Draft EIR

**Table 1-2  
Summary of Environmental Impacts and Mitigation Measures**

Environmental Impact	General Plan Update Goals, Policies, and Actions	Mitigation Measures	Level of Significance
<b>5.1 Aesthetics</b>			
Implementation of the General Plan Update would not have an adverse effect on a scenic vista.	Land Use Policies 2.2, 3.1, 3.7, 5.1 through 5.3, 5.5, 5.7, and 5.8. Land Use Actions 3b, 3c, and 3e. Resource Management Policies 1.1, 1.2, 1.4, 1.5, 3.5, and 7.9. Resource Management Actions 1e and 1h.	No mitigation is required.	Less Than Significant Impact
Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Land Use Policies 2.2, 3.1, 3.7, 5.1 through 5.3, 5.5, 5.7, and 5.8. Land Use Actions 3b, 3c, and 3e. Resource Management Policies 1.1, 1.2, 1.4, 1.5, 3.1, 3.5, 3.6, and 7.9. Resource Management Actions 1e, 1h, 3b, and 3o.	No mitigation is required.	Less Than Significant Impact
In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Land Use Policies 2.2, 3.1, 3.7, 5.1 through 5.3, 5.5, 5.7, and 5.8. Land Use Actions 3b, 3c, and 3e. Resource Management Policies 1.1, 1.2, 1.4, 1.5, 3.5, and 7.9. Resource Management Actions 1e and 1h.	No mitigation is required.	Less Than Significant Impact


# Public Notice / Public Review

The City of San Jacinto published a public Notice of Availability (NOA) for the DEIR on July 28, 2022, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2020120312) and was published in the Press Enterprise pursuant to the public noticing requirements of CEQA.

The Draft EIR was available for public review from July 28, 2022 through September 12, 2022. The Public Draft Envision San Jacinto – General Plan 2040 was also available for public review and comment during this time period.

THURSDAY, JULY 28, 2022

Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice
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**Notice of Availability**  
**San Jacinto General Plan Update Draft Environmental Impact Report**

**Date:** July 28, 2022

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Lead Agency:** City of San Jacinto  
595 S. San Jacinto Ave  
San Jacinto, CA 92583  
Travis Randel, Deputy City Manager, Development Services  
Phone: 951-487-7330  
Email: generalplan@sanjacintoca.gov

**Project Title:** City of San Jacinto General Plan Update

**Project Location:** San Jacinto City limits and Sphere of Influence

**Project Description:** The City of San Jacinto is preparing a comprehensive update to its existing General Plan, which was last comprehensively updated in 2006. The updated San Jacinto General Plan is scheduled to be considered for adoption in 2022 and will guide the City's development and conservation through land use objectives and policy guidance. The General Plan Update is intended to be an expression of the community's vision for the City and Study Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City will implement the General Plan Update by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the General Plan Update.

The General Plan Update will include a comprehensive set of goals, policies, and actions (implementation measures), organized into Elements, as well as a revised Land Use Map. The goals and policies provide guidance to the City on how to direct change, manage growth, and manage resources over the 20-year life of the General Plan.

The General Plan Update includes the eight elements mandated by State law, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, Environmental Justice and Safety. General plans must also address the topics of climate change and resiliency planning, either as separate elements or as part of other required elements. At the discretion of each jurisdiction, the general plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction. The City may also address other topics of interest; this General Plan Update includes an element related to Economic Development.

While no specific development projects are proposed as part of the San Jacinto General Plan Update, the General Plan Update will accommodate future growth in San Jacinto, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis assumes a 20-year planning horizon (the level of development that could reasonably be expected by the year 2040), while the year 2060 is assumed to be the full buildout year of the General Plan (the point at which all parcels in the City are developed according to their General Plan land use designation). The 20-year planning horizon (2040) represents approximately 50 percent of total buildout; this expected pace of growth is based on historical development patterns in and around San Jacinto and development trends projected for Western Riverside County.



# Public Notice / Public Review

- The City received five (5) comment letters regarding the Draft General Plan and DEIR.
- In accordance with CEQA Guidelines Section 15088, the FEIR responds to the written comments received on the DEIR.
- The FEIR also contains minor edits to the DEIR, which are included in Section 3.0, Errata of the FEIR.
- The FEIR document and the DEIR, as amended therein, constitute the Final EIR.



# Public Notice / Public Review

Table 2-1  
List of Commenters

Response Letter	Individual or Signatory	Affiliation	Date
A	Bonnie Bryant	San Manuel Band of Mission Indians	8/03/2022
B	Jill McCormick, M.A.	Quechan Indian Tribe	8/04/2022
C	Demian Boettcher, P.E.	Eastern Municipal Water District	9/12/2022
D	Bernadette Ann Brierty	Morongo Band of Mission Indians	9/14/2022
E	Jason Cohen, Esq.	Mitchell M. Tsai Attorney At Law; Southwest Regional Council of Carpenters	9/12/2022





# Errata

- Subsequent to the close of the Public Comment period for the DEIR, minor changes were made to the draft General Plan Land Use Map based primarily on ensuring uses in certain areas would not become, or remain, non-conforming based on the existing build condition.
- These changes affected approximately 77 parcels throughout the City; however, most of them are centralized between Main Street, Dillon Avenue, State Street and 7th Street.
- The updates are reflected in the Errata of the FEIR



# Alternatives

One of the key differences of an Environmental Impact Report compares to other environmental documents, such as Notice of Exemption, Negative Declarations or Mitigated Negative Declarations is the requirement to review and analyze project alternatives.

- Alternative 1: No Project Alternative
- Alternative 2: Reduced Growth Alternative
- Alternative 3: Employment Focused Alternative



# CEQA Findings

Pursuant to Section 21081 of the Public Resources Code, a public agency may only approve or carry out a project for which an EIR has been completed that identifies any significant environmental effects if the agency makes one or more of the following written finding(s) for each of those significant effects accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.



# CEQA Findings Con't.

2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.



# Envision San Jacinto

## Implementation Actions

Envision  
San Jacinto

**GENERAL  
PLAN 2040**



# Implementation Actions

- A comprehensive update to the Development Code (Title 17);
- A comprehensive update to the Zoning Map (Title 17);
- A comprehensive update to the Subdivision Code (Title 16);
- A targeted update to Chapter 8.40 – Noise Control (Title 8);
- A targeted update to Chapter 10.08 – Commercial Vehicle Routes (Title 10); and,
- A targeted update to Chapter 5.58 – Special Events (Title 5).



# Development Code Update



# Development Code Update

## Implement Changes Related to the General Plan

- Implementation of New Zoning Districts.
- Creation of New Development Standards for the New Zoning Districts.
- Removal of Zoning Districts, and their references throughout the Development Code

## Simplify & Incentivize Quality Development

- Removal of the Home Occupation Permit
- Creation of Objective Design Standards for Single Family Homes
- Modifications to the Chapter Related to Signs

## Address Inconsistencies & Common issues

- Modification of Development Standards to address inconsistencies with allowable uses
- Modification of the Chapter addressing Fencing and Walls
- Removal of duplication of various land uses.





# Article 1 – Development Code Authority and Applicability

- This Article provides the purpose and Intent of the Development Code, the Authority and Applicability of the Development Code , Responsibilities of the various bodies and individuals such as the Director, Planning Commission and Council.
  - Changes to Article 1 are very minor and reflect changes to the City's Organizational Structure and provides clarity to exemptions to the Development Code, Appeals rights, and the Authority of the General Plan and the Development Code in relation to the CEQA.



# Article 2 – Zones, Allowable Land Uses, and Zone-Specific Standards

- Article 2 provides for the establishment of Zones, the Zoning Map, Allowed Land Uses within the Zones, and Zoning Development Standards.
- The most comprehensive changes to the Development Code are found in this Article and relate to:
  - The implementation of the new zoning districts:
    - Mixed Use, Mixed Use – Entertainment, and Downtown Village
  - Modification of Table 2.2 Permitted Uses Table.



# Consistency Table

Zoning District		General Plan	
Zoning Map Symbol	Zone Name	GP LUP Symbol	General Plan Land Use Designation Implemented by Zoning District
<b>Residential Zones</b>			
RE	Residential Estate	VLDR	Very Low Density Residential
RR	Rural Residential		
RL	Residential, Low Density	LDR	Low Density Residential
RM	Residential, Medium Density	MDR	Medium Density Residential
RH	Residential, High Density	HDR	High Density Residential
RVH	Residential, Very High Density	VHDR	Very High Density Residential
<b>Commercial and Industrial Zones</b>			
CG	Commercial General	C	Commercial
CN	Commercial Neighborhood		
CR	Commercial Regional		
BP	Business Park	BP	Business Park
OP	Office Park		
IL	Industrial Light	I	Industrial
IH	Industrial Heavy		
<b>Mixed Use Zones</b>			
MU	Mixed-Use	MU	Mixed-Use
MU-E	Mixed-Use – Entertainment		
DV	Downtown Village	DV	Downtown Village
<b>Special Purpose Zones</b>			
OSG	Open Space General	OS	Open Space
OSR	Open Space Recreation		
PI	Public Institutional	PI	Public Institutions
SP	Specific Plan	SP	Specific Plan



# Table 2-2 (Portion of Current Table)

Table 2-2 Allowed Uses and Permit Requirements	Permit Requirements																		Specific Use Regulations
	P Zoning Clearance (17.655)							CUP Conditional Use Permit (17.605)					HOP Home Occupation Permit (17.615)						
	MUP Minor Use Permit (17.605)							TUP Temporary Use Permit (17.640)					--- Not Permitted						
Land Use	Residential Zones							Commercial and Office Zones					Industrial Zones			Special Purpose Zones			
	RE	RR	RL	RM	RMH	RH	RVH	CD	CN	CG	CR	OP	BP	IL	IH	OSG	OSR	PI	
Congregate Care Facility – Up to 6 persons	P	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	17.430.120
Congregate Living Facilities	---	---	---	---	---	---	---	---	CUP	CUP	---	---	---	---	---	---	---	---	
Congregate Living Facilities (12+ persons)	---	---	---	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	
Congregate Living Facilities (Up to 6 persons)	P	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	
Congregate Living Facilities (7 -11 persons)	MUP	MUP	MUP	MUP	MUP	MUP	MUP	---	---	---	---	---	---	---	---	---	---	---	
Dwelling Units – Accessory / Junior Accessory	P	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	17.430.300 17.405.060
Guest House	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	17.405.050
Dwelling Units – Single-Family Dwelling	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	P	---	---	
Dwelling Units - Two-Family Dwellings	---	---	---	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	
Dwelling Units – Multi-Family Dwellings	---	---	---	---	---	---	---	MUP	---	---	---	---	---	---	---	---	---	---	17.420
Dwelling Units – Senior Residential Projects	---	---	---	---	---	---	---	MUP	---	MUP	MUP	---	---	---	---	---	---	---	17.430.310
Group Homes for Persons with Disabilities	P	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	17.215.050
Home Occupations	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	---	---	---	P	---	---	17.615
Household Living – Multi-Family Dwellings	---	---	---	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	
Household Living – Single-Family Dwellings	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
Household Living – Two-Family Dwellings	---	---	---	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	
Live-Work Units	---	---	---	---	---	---	---	MUP	---	MUP	MUP	---	---	---	---	---	---	---	17.430.200
Mixed-Use Projects (Residential over Retail/Office)	---	---	---	---	---	---	---	MUP	---	MUP	MUP	---	---	---	---	---	---	---	17.430.210

# Table 2-2 (Portion of Proposed Table)

Table 2-2 Allowed Uses and Permit Requirements		Permit Requirements																			Specific Use Regulations
		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)				TUP Temporary Use Permit (17.640)			--- Not Permitted						
		MUP Minor Use Permit (17.605)																			
Land Use	Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones				
	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI		
Residential Uses																					
Caretaker Housing	---	---	---	CUP	CUP	CUP	---	CUP	CUP	---	---	---	CUP	CUP	CUP	CUP	---	CUP	---		
Congregate Care Facility – 7+ persons	---	---	---	---	---	---	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	17.430.120	
Congregate Care Facility – Up to 6 persons	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---	17.430.120	
Congregate Living Facilities	---	---	---	---	---	---	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---		
Congregate Living Facilities – 12+ persons	---	---	---	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	---	---		
Congregate Living Facilities – 7 -11 persons	MUP	MUP	MUP	MUP	MUP	MUP	---	---	---	---	---	---	---	---	---	---	---	---	---		
Congregate Living Facilities (Up to 6 persons)	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---		
Dwelling Units –																					
Single-Family - Attached	---	---	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.425	
Single-Family - Detached	P	P	P	P	---	---	---	---	---	---	---	---	---	P	P	---	P	---	---	17.425	
Two-Family	---	---	---	P	P	---	---	---	---	---	---	---	---	P	P	P	---	---	---	17.425	
Multi-Family	---	---	---	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.420	
Group Homes for Persons with Disabilities	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---	17.215.050	
Live-Work Units	---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	P	P	P	---	---	---	17.430.200	
Mixed-Use Projects (Residential over Retail/Office)	---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	P	P	P	---	---	---	17.427.020	
Mobile Home Parks and Subdivisions	CUP	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	---	---	17.415	
Organizational Houses	---	---	---	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---		

# New Zones

## Mixed Use (MU)

The MU zone is applied to areas appropriate for medium to high-density residential development and retail, office and service uses. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Single-use projects comprised only of residential or commercial uses are also allowed.

## Mixed Use Entertainment

The MU-E zone is applied to areas appropriate for high-density residential development with commercial, office, institutional, and business uses emphasizing retail, and entertainment activities. Such development is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities, public gathering spaces, transit stations and other community amenities, such as art in public places.

## Downtown Village

The DV Zone allows for a variety of commercial uses with a strong pedestrian orientation and design that enhances the City's small-town character. Mixed commercial, office, and residential development (residential uses above or beside commercial uses) is permitted in the DV designation. Single-use projects, comprised only of residential or commercial uses are also allowed.



# New Zone Standards – MU, MU-E & DV

Development Feature See Article 8 (Definitions)	MU	MU-E	DV
<b>Residential Density</b>	<i>Minimum and maximum number of dwelling units allowed per gross acre.</i>		
Minimum	10.1	10.1	10.1
Maximum	36.0	36.0	40.0
<b>Floor Area Ratio</b>	<i>Maximum floor area ratio (FAR) allowed per net acre. See "Area, Net" in Article 8 (Definitions).</i>		
Maximum FAR	0.75	1.0	2.0
<b>Parcel Dimensions</b> See Section 17.225.040 for exemptions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions). Mixed-Use Developments within a master planned development that includes a master property association (or similar) for maintenance of common areas, parking lots, etc. and provides cross lot access and parking shall be exempt from the minimum parcel dimensions.</i>		
Parcel Area (Net)	10,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Parcel Width	100 ft.	100 ft.	50 ft.
Parcel Depth	100 ft.	100 ft.	100 ft.
<b>Setbacks (Perimeter)</b>	<i>All buildings and structures shall provide the minimum setback listed below from the ultimate perimeter lot line. Such spaces may be inclusive of private open space, common open space, walkways, and other similar amenities.</i>		

Development Feature See Article 8 (Definitions)	MU	MU-E	DV
Abutting Residential	15 ft.	15 ft.	DV Zone – 5 ft. Non-DV Zone – 10 ft.
Abutting Non-Residential	10 ft.	10 ft.	0 ft.
Abutting Street	15 ft.		Front – Min 0 ft. Max 5ft. Rear or Side – Min 0 ft.
<b>Open Space</b>	<i>Minimum open space to be provided for each dwelling unit.</i>		
Common	250 sq. ft.		
Private	100 sq. ft.		
<b>Structure Coverage</b>	<i>Maximum percentage of the total parcel area that may be covered by structures.</i>		
	80%	80%	100%
<b>Height</b>	<i>Maximum allowable height of structures. See Chapter 17.305.060 and 17.405.050 E 3 (Accessory Structures) for height measurement requirements and height limit exceptions.</i>		
Structure	For building sections: Within 10 feet of a perimeter property line – 35 ft. Between 10 and 20 feet of a perimeter property line – 40 ft. Between 20 and 30 feet of a perimeter property line – 45 ft. Beyond 30 feet of a perimeter property line – 60 ft.		
Accessory Structure	15 ft.		
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).		
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).		
Landscaping	See Chapter 17.325 (Landscaping Standards).		
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).		
Satellite/Dish Antennae	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).		
Signs	See Chapter 17.335 (Sign Standards).		



# Modified Zone Standards - RM

## Residential, Medium Density Zone

- Currently allows Single Family Homes with 10 units to the acre, however the current minimum lot size is 50,000 square feet.
- The Proposed zone would reduce the minimum lot size to 4,000 square feet and modify the parcel width and depth requirements accordingly to allow for lots sizes that would accommodate the density.





# Article 3 – Site Planning & Development Standards

- Article 3 includes Citywide Performance Standards and Development Standards, including Fencing and Walls, Landscape and Irrigation, Parking and Signs.
- The standards and tables have been simplified to make it easier to understand and implement. Key changes include:
  - Modification of Fences and Walls Chapter eliminate ambiguity the application of the standards and allow 8-foot high walls in the Industrial Zones.
  - Modification of the Sign Chapter to clarify the allowed signage for stand alone business as well as tenants within shopping centers.



# Article 4 – Standards for Specific Land Uses

- Article 4 Pertains to Development Standards for specific types of uses, including Businesses with Drive Through Lanes, Service Stations / Gas Stations, Single Family and Multi-Family Development and Wireless Telecommunication Facilities.
- Key Changes proposed in the Article include the adoption of an Agritourism Land Use, modification of the Permit and Development Standards for specific ABC License types, and modification of development and design standards for single-family and multi-family development in an effort to encourage and foster higher density developments.



# Article 5 – Resource Management

- The purpose of this Chapter is to describe the authority and responsibilities of the Council, Commission, Director, Development Review Committee, Department, and Department staff in the administration of this Development Code.
- The primary modification to this Article is to implement Action RM-3d, requiring a Treatment and Disposition Agreement with the Soboba Band of Luiseño Indians for ground disturbing activities on native soil.



# Article 6 – Permit Procedures

- This Article provides Permit Application Filing and Processing Procedures for all application types, including the required findings for approval, requirements for applicants to indemnify the City and procedures to modify the permit.
- Minor Modifications to this Article were designed to clarify the requirements of a Water Quality Management Plan, removing the requirements Home Occupation Permits and modifying Home Occupation Permit Standards, and the modification of certain processing requirements for Minor Use Permits.



# Article 7 - Administration

- Article 7 further defines the roles of the Planning Agency, City Council, Planning Commission
- Changes to this section removes Mandatory Merger Requirements which will now be found in the Subdivision Ordinance, modifies noticing procedures for hearing and further defines the requirements of all other public notices.



# Article 8 - Definitions

- This Article provides definitions of terms and phrases used in this Development Code that are technical or specialized, or that may not reflect common usage.
- This Article was modified to add definitions that are found elsewhere in the Development Code, added definitions for land uses that were not previously defined and updated definitions based on State laws.



# Article 9 – State-Mandated Procedures

- The purpose of this Article is to implement the provisions of Senate Bill 9 and any other land use procedure that state law mandates on the City but that would otherwise be inconsistent with the City's land use and development policies, procedures or regulations. The purpose of this Article is to implement all City land use and development policies, procedures or regulations to the maximum extent allowed under.
- No changes are proposed to this Article.



# Zoning Map Update



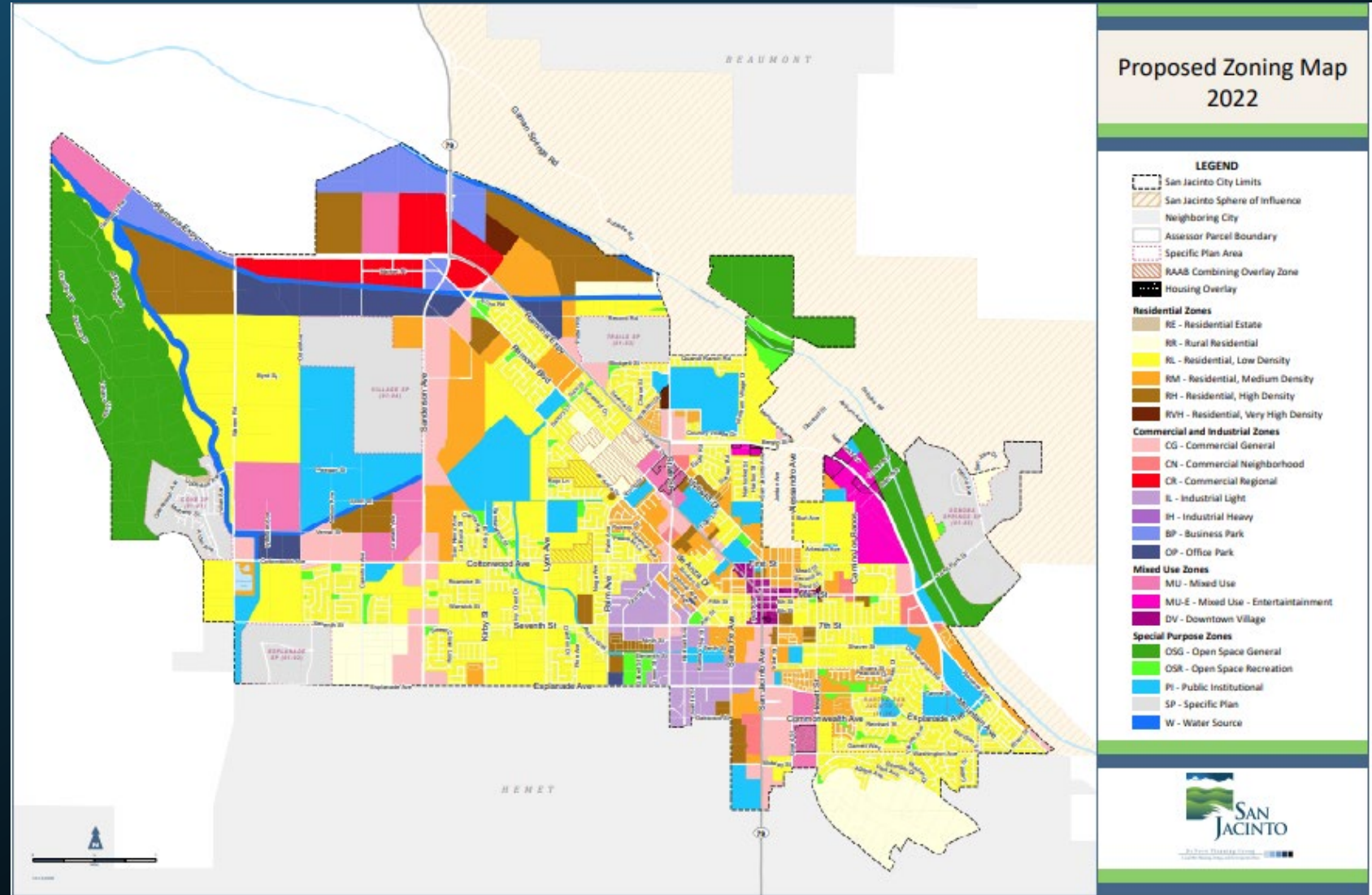


# Zoning Map Update

- The Zoning Map was updated to reflect the new Zones that implement the General Plan Land Use Designations.



# Zoning Map Update



# Subdivision Code Update



# Subdivision Code Update

Title 16 – Subdivision is proposed to be repealed and replaced.

- The majority of the ordinance has not been updated since 2007, and most of the code predates 1993.
- Updates include formal procedures and guidelines for all Subdivision related actions, such as Lot Line Adjustments, Merger, Reversions to Acreages, and Vesting Maps.
- The new ordinance would also grant additional time for applicants to record a map, and provide a streamlined method for extensions.



# Noise Code Update



# Noise Code Update

- Chapter 8.40 – Noise Control was last updated with Ordinance 07-17 in 2007. The chapter provides the legal foundation for noise and noise control within the City.
- Action PS-6a:
  - Review Chapter 8.40 of the San Jacinto Municipal Code and update as necessary to ensure that the noise standards are consistent with this General Plan, including Tables PS-1, PS-2, PS-3, and PS-4 and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques...



# Commercial Vehicle Routes Code Update



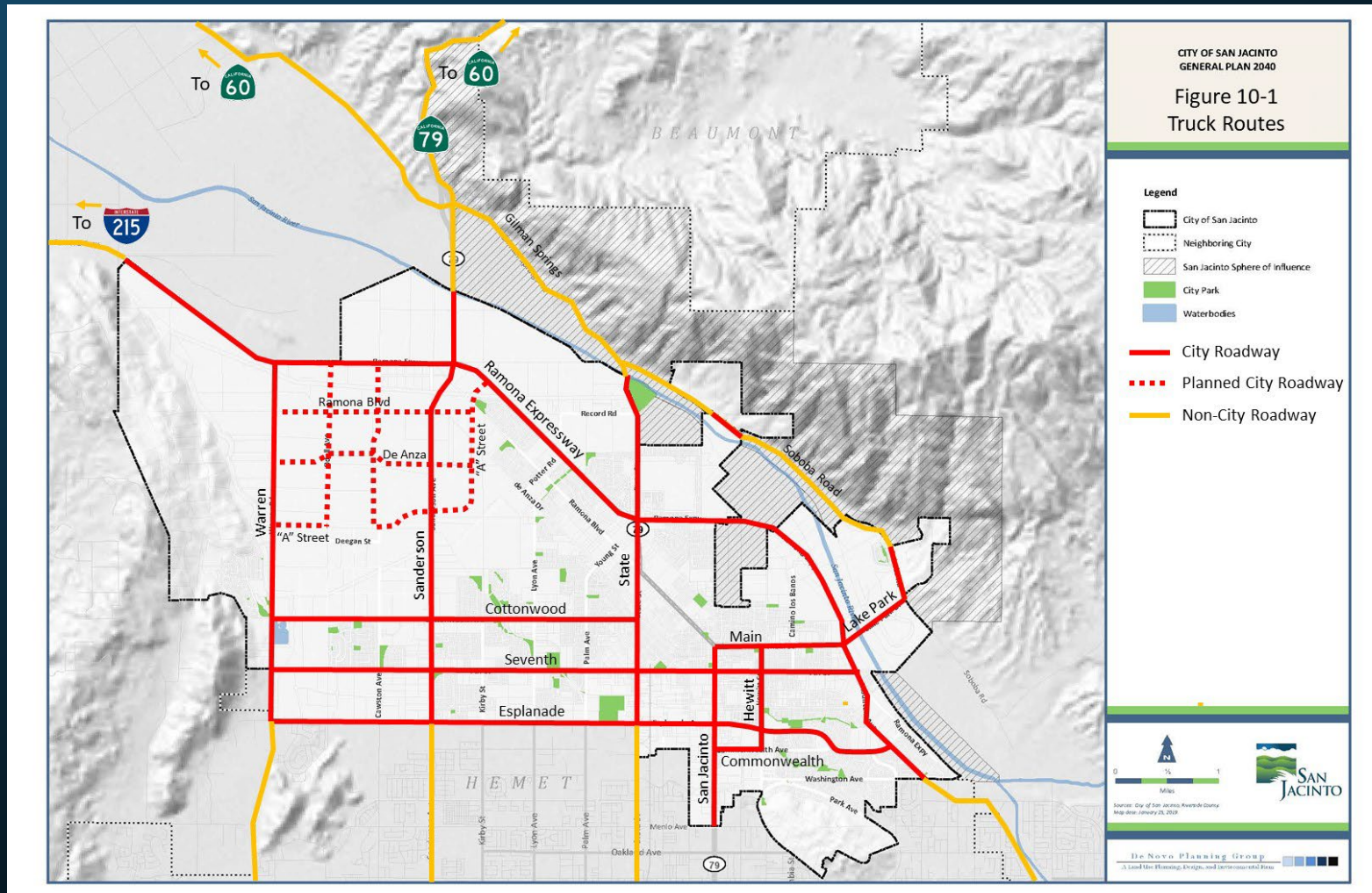
# Commercial Vehicle Routes Code Update

- Chapter 10.08 – Commercial Vehicle Routes was last updated with Ordinance 931 in 1991.
- Policy M-1.4:
  - Maintain a truck route network that supports the efficient movement of goods within and beyond the City, while minimizing noise and safety hazards to the extent feasible.





# Commercial Vehicle Routes Code Update



# Special Events Code Update



# Special Events Code Update

- Chapter 5.58 of the Municipal Code regulates, in part, Special Events within the City.
- Special Events – Located within Public Property or Rights-of-Way
  - Homecoming Parade
  - Block Parties
  - Trunk or Treat
- Temporary Use Permits – Located entirely within Private Property
  - Parking Lot Sale
  - Carnivals
  - Pumpkin or Christmas Tree Lots



# Role of the Planning Commission



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# Role of the Planning Commission

- Review the entirety of the Project (Policy Document, Environmental Impact Report, Municipal Code Updates);
- Receive feedback during the Public Hearing;
- Provide recommended Findings for the City Council;
- Recommend action to the City Council.



# Recommendation



# Recommendation

That the Planning Commission **APPROVE** Resolution No. 22-02 Recommending that the City Council:

1. **ADOPT** Resolution No. 3949 thereby **CERTIFYING** that the Final Environmental Impact Report (EIR) (SCH# 2020120312) for the comprehensive General Plan amendment (General Plan 2040) and associated Municipal Code amendments, have been completed in compliance with the California Public Resource Code §21000-§2118 (California Environmental Quality Act) and California Code of Regulations Section §15000-§15387 (CEQA Guidelines), that the City Council reviewed and considered the information in the Final EIR and that the Final EIR reflects the City's independent judgment and analysis; and **ADOPTING** the Facts, Findings and Statement of Overriding Considerations regarding the Final EIR for the City of San Jacinto General Plan amendment (General Plan 2040) and;
2. **APPROVE** the Project as presented in the Staff Report



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## General Plan 2040

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**GENERAL  
PLAN 2040**

