

# Envision San Jacinto

## GENERAL 2040 PLAN



Public Review Draft Policy Document  
July 2022

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Public Review Draft  
July 2022

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IN

# Introduction

San Jacinto is a scenic community located at the foothills of the San Jacinto Mountain range in western Riverside County. Founded in 1870 and incorporated on April 9, 1888, San Jacinto is one of Riverside County's oldest communities, with roots that stretch back to the earliest days of California. For over 100 years, the City has been home to a thriving agricultural industry as farmers and ranchers flocked to the fertile valley along the natural hot springs. Today—nearly 150 years later—San Jacinto is home to over 55,000 residents, with a growing business and manufacturing hub, and continues to celebrate its deep-rooted historic and cultural heritage, while looking to proactively embrace new opportunities for growth and economic development.

Looking forward, the City will continue to value its history as it is planning for a prosperous and sustainable future. New opportunities for residential, commercial, industrial, and mixed-use development are envisioned alongside quality public services, facilities, and infrastructure. *Envision San Jacinto – General Plan 2040* (*Envision San Jacinto*)—the City of San Jacinto's Updated General Plan—embodies the spirit of shared community opportunity. Through thoughtful planning, San Jacinto is prepared to make decisions that support the community's long-term goals.

*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. Although the General Plan may be updated periodically to reflect changing market conditions, new legislative requirements, and modern local opportunities, the intent of *Envision San Jacinto* is to lay the foundation for long-term decision-making that stands the test of time.

## Purpose of the General Plan

In California, all cities and counties are required to adopt a general plan. The general plan is a comprehensive policy document that shapes the long-term physical development of a jurisdiction’s planning area. The general plan must include seven state-mandated elements including land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City’s planning area. Additional elements that relate to the physical development of the city may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. *Envision San Jacinto* has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

## General Plan Objectives

The General Plan is more than just the legal basis for all local land use decisions; it is the vision for how the City will evolve, reflecting the community’s objectives. The objectives of *Envision San Jacinto* include:

- 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;
- 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.

### **What is a General Plan?**

The general plan serves as a “blueprint” for future development of a city or county. It establishes land use designations and policies to assist decision makers as they review proposals for new development or consider changes to city ordinances. The general plan addresses issues that impact the entire city, such as how land is used, where buildings are built, the locations of roads and parks, safety, noise, and more.





**A general plan is:**

**Comprehensive**

A general plan is comprehensive in nature, covering a wide range of topics such as land use, housing, economic development, infrastructure, public safety, recreation, and natural resources.

**Long Range**

A general plan provides guidance on achieving a long-range vision of the future for a city or county. To reach this envisioned future, the general plan includes goals, policies, and implementation programs that address both near-term and long-term needs. The City of San Jacinto’s General Plan looks ahead approximately 20 years—to the year of 2040. At the same time, the General Plan will provide policy direction that allows for flexibility to respond to changes in the marketplace and in technology, positioning the City for long-term success.

**Consistent**

A general plan must be internally (“horizontally”) consistent, meaning it cannot contradict itself. A general plan uses a consistent set of assumptions and projections to assess future demands for housing, employment, public services, and infrastructure and must fully integrate its separate parts and relate them to each other without conflict. Additionally, all adopted portions (elements) of a general plan have equal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element. Finally, all other plans, ordinances, and policies must be consistent with the general plan. This “vertical” consistency helps resolve conflicts between local specific plans, the City’s Development Code, and the General Plan.

## Scope and Content of the General Plan

### General Plan Policy Document

The General Plan policy document contains the 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. Two important documents support the General Plan: the Existing Conditions Report and the General Plan Environmental Impact Report (EIR). Both are intended to be used in conjunction with this General Plan and to serve as companions to this policy document.

The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the City. The General Plan addresses all of the elements required by State law, in addition to a range of optional topics and elements that the City has elected to include. The table below identified the elements included in the General Plan and the corresponding requirement in State law.

### Relationship Between General Plan Elements and State Requirements

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	▲	▲	▲	▲	▲	▲	▲	▲	▲

### Organization of the General Plan Elements

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementation actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. The final chapter of the General Plan (Implementation) includes a complete summary of each action that is identified in the various elements, accompanied by the City department responsible for implementing the action and the timing of implementation.

## Planning Process

The San Jacinto General Plan was originally adopted in 1985. Since then, substantial changes to the planning context of the city have occurred, including accelerated growth in the region and shifts in the community's demographics, as well as new ways of thinking about sustainability, public health, and placemaking. In light of these changes, the city undertook a comprehensive update of the General Plan (*Envision San Jacinto*) as an opportunity to reassess and refine its long-term vision and identify the new challenges it will face, opportunities it will follow, and approaches it will use to make that vision a reality. The update process began in late 2018 and included the following steps.

## Public Participation

*Envision San Jacinto* was developed with extensive community input and reflects the community's vision for San Jacinto. A summary of the community outreach and public participation process is provided below and a detailed summary is included as Appendix A.

### **Outreach Objectives**

Objectives established for the comprehensive outreach program were to:

- Conduct an open and transparent process.
- Engage the full spectrum of San Jacinto community members, residents, business owners, landowners, and other stakeholders in the General Plan Update process; enhance public awareness of the project and its importance.
- Gather meaningful community input, ideas, and feedback to shape the vision, alternatives, and policies to be included in *Envision San Jacinto*.
- Build a framework to develop community consensus throughout the process.
- Strengthen and expand relationships and trust between the City and community members.

### **Envision San Jacinto Outreach**

For all public workshops and meetings, the City of San Jacinto conducted extensive outreach, using a wide variety of methods and tools, to inform and encourage the community to participate in the update process. The following is a list of methods and tools used to inform the public of meetings, workshops, and the status of the work efforts.

- **General Plan Website:** The City maintains a website ([www.sanjacinto.generalplan.org](http://www.sanjacinto.generalplan.org)) devoted to informing the public about, and encouraging participation in, the update process. The website includes workshop materials, background information, and draft and final work products.
- **Focus Group Briefings:** The City held briefings with interested focus groups including representatives from the development community and community health and wellness stakeholders.
- **E-mail distribution list:** The list was developed and maintained over time, and included email contacts for agencies, organizations, stakeholders, and individuals.
- **Social Media:** The City regularly posted meeting notices and project updates to its social media platforms, including Facebook, Twitter, NextDoor, LinkedIn, and Instagram.

- **Mailer:** To specifically solicit input from all members of the San Jacinto community, the City prepared and delivered a bilingual direct mailer to every single resident and business in San Jacinto (15,000 addresses) to advertise *Envision San Jacinto*, provide specific information on the Visioning Workshops, and direct stakeholders to the website for more information. At the Visioning Workshops, participants were polled to understand how they heard about the Workshops; the number one response was the direct mailer, and the City is proud to have provided every single resident and business owner with an invitation to participate in the program.

### ***Visioning Workshops***

The City hosted three workshops (February and March 2019), addressing a different topic of focus each month. Each workshop was conducted in a bilingual environment (English and Spanish) to minimize barriers to participation. Each workshop included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, some background information on the evening's topic, and a series of facilitated activities to solicit input on key topics or ideas.

#### Workshop 1: Values, Issues, and Opportunities

The first General Plan Visioning Workshop was held on February 21, 2019, at the San Jacinto Community Center from 6:30 PM - 8:00 PM. More than 50 residents attended this workshop. The focus of this Visioning workshop was to ask for input from residents on what they value in San Jacinto, what they see as challenges, and what their vision is for the future of the City. After a brief presentation on *Envision San Jacinto*, the consultant team facilitated three activities to help conduct this conversation. The first activity was to identify community assets and challenges facing San Jacinto; the second activity was to envision the future of San Jacinto; and the third activity was a mapping activity designed to highlight features of the city that residents value and areas that need attention or improvement.

#### Workshop 2: Transportation

The second workshop was held on March 12, 2019, at the San Jacinto Community Center from 6:30 PM - 8:00 PM. Approximately 30 people attended this event. The focus of the second Workshop was on transportation and mobility in San Jacinto, including how people get around (cars, walking, biking, transit) and regional transit connections. The presentation included background on existing conditions, such as existing traffic volumes, transit routes, and accident information. The group also reviewed existing commute patterns (where do people who live in San Jacinto go for work, and where do people who work in San Jacinto commute from). The workshop included several activities, interactive polling, small group brainstorming, and two mapping exercises designed to determine how and where residents live, work, and play.

#### Workshop 3: Land Use and Housing

The third and final workshop was held on March 28, 2019, at the San Jacinto Community Center from 6:30 PM to 8:00 PM. Approximately 50 people attended this event. The focus of the last Workshop was on land use and housing opportunities. As part of the overview presentation, the group considered how local and regional socioeconomic trends shape land use planning in San Jacinto.

The topics explored in each Workshop along with summaries of the input provided by the community are provided in the Community Vision Guide (November 2019), which is available for review online at: [www.sanjacinto.generalplan.org](http://www.sanjacinto.generalplan.org).



### ***Pop-up Events***

To connect with a broad audience throughout San Jacinto, the City hosted two Pop-up Events in conjunction with the August 2019 Kool August Nights concert series where the project team was able to raise awareness about the General Plan Update and better understand what residents love most about living in the City. The *Envision San Jacinto* booth hosted three activities. The first asked attendees to answer the question “In 2040, I envision San Jacinto as...” on a small white board, and then pose for a Polaroid picture. Polaroids were then posted to a board at the booth. For the second activity, a word cloud in the shape of a heart was compiled from previous community input, and printed on a large board. Attendees were then asked to write what they love about San Jacinto in the space around the word cloud. The third activity asked attendees to identify what topic areas San Jacinto should prioritize as it plans for the future; options included parks and open space, community health, transportation, housing, safety, retail and entertainment, biking and walking, economic growth and job creation.

### ***Online Surveys and Polls***

In order to capture as much input from the community as possible, including input from those who may not have participated in in-person engagement opportunities, the project team designed an online survey that was open to all and available throughout the outreach phase of the project. The survey was administered online via the SurveyMonkey web platform. During the approximately ten-month time period that the survey was active, 84 responses to the 16 questions related to the General Plan update were received. The questions involved a wide range of response formats that are synthesized in the Community Vision Guide. The survey responses provide insight into the demographics and opinions of San Jacinto community members concerning goals and topics related to the update of the City’s General Plan.

### ***Stakeholder Focus Groups***

The project team organized a set of stakeholder interviews to facilitate a focused discussion around important issues in the community. Two focus groups were held on August 14, 2019, one focusing on the local development community, and the other on community health and wellness. Discussions were guided by a set of interview questions focusing on successes, challenges, needs, and best practices.

Participants in the local development community focus group included representatives from organizations including Cooper Development, Keller Williams, KZ Companies, Lee & Associates, Rich Development, and SVN. Participants in the community health and wellness focus group included representatives from organizations including Mount San Jacinto College, San Jacinto Unified School District, National Alliance on Mental Illness - Mt. San Jacinto, the Riverside University Health System - Public Health, and Valley-Wide Recreation & Park District.



## Values and Guiding Principles

The following Values and Guiding Principles, developed to reflect the meaningful community input received at the Envision San Jacinto workshops, online surveys, from key community members and stakeholders, and elected and appointed officials, have guided the creation of the General Plan.

### Views of the Mountain

San Jacinto values the natural environment and the mountains that surround the City. The views of the mountains are a key feature in the community and highlight the City’s peaceful atmosphere while providing a unique visual backdrop.

### Small Town Feel

San Jacinto values the small-town feel of the community. Many people know their neighbors and interact at parks, at the grocery store, and about town. Although San Jacinto covers over 26 square miles, the community’s natural setting and residential neighborhoods lend a small town feel while allowing for new growth opportunities in undeveloped or underdeveloped areas of the community. People are involved with organizations and with City government. People enjoy their neighbors and feel that community leaders care about residents. The size of the City makes people feel safe and comfortable, and San Jacinto’s unique characteristics set it apart from other cities in the San Jacinto Valley.

### Affordability

San Jacinto values its relative affordability. Community members appreciate renting and owning homes that fit within their budget. Residents decide to call San Jacinto home because of the affordability of housing and many have stayed in the community because it is affordable and close to friends and family.

### Recreational and Open Space

San Jacinto values its recreation and open spaces. Recreation opportunities in the mountains and the Valley-wide Rec and Parks District are an asset to the City. The wide-open spaces and outdoor recreation opportunities build up a sense of community where people feel like they can define the “feel” of San Jacinto.

### Potential for Growth

San Jacinto values new development opportunities. With significant areas of vacant or underdeveloped land available, San Jacinto can proactively plan to accommodate a wide variety of residential development types including traditional single-family homes, townhomes, and apartments while promoting the expansion of commercial development to bring more jobs, goods, and services to the Valley. Future mixed-use development, especially in the Downtown Village area, represents an opportunity to bring housing closer to daily activities, thereby promoting a more vibrant walkable environment in key activity areas. Residents see San Jacinto as a City ready for growth and expansion and that other values like affordability, the small-town feel, and views of the mountain can attract new residents and businesses.

## Applying the General Plan

The General Plan is intended for use by a broad range of persons, including City decision-makers, City staff, developers, and community members, to serve the following purposes:

- To identify land use patterns, growth, transportation, environmental, economic, and community goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- To articulate a vision and strategy for the future development of San Jacinto and its residents.
- To enable the City Council and Planning Commission to establish long-range land use, transportation, services, conservation, and growth goals and policies.
- To provide a basis for judging whether specific private development proposals and public projects are in harmony with these goals and policies.
- To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within San Jacinto.

The General Plan applies to lands in the incorporated area of the City, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Development Code, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

### ***Interpreting the General Plan***

In reading the General Plan, one should infer that the goals, policies, and implementation measures are limited to the extent that it is financially feasible and appropriate for the City to carry them out and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the City will “provide,” “support,” “ensure,” or otherwise require or carry them out do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, annual budget, or other implementation mechanisms, as the City deems appropriate.

## Key Terms

**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:** 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.



### **How to Read San Jacinto’s General Plan**

As the guide for future development and desired conditions, residents, property owners, and business owners should also familiarize themselves with how to read this document. Each element contains a brief introduction, several goals and related policies, and a description of related actions to help implement the City’s vision.

### **Goals**

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. Goals are overall statements of desired future conditions.

### **Policies and Implementation**

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves. Policies and implementation measures must be clear to be useful. However, policies may range in terms of commitment of resources, importance, and expected results. Therefore, it is important for readers to understand the distinctions between various levels of policy and implementation action. The following is a list of common terms used in policies and implementation measures, and how to interpret its usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

**Shall:** Absolute commitment to the policy or action, and indicate that the policy must be adhered to in all cases.

**Should:** Policy will be followed in most cases, but exceptions are acceptable for good reasons.

**Ensure:** Policy indicates that the City plays a role in making sure something happens, often times in partnership with other agencies or as part of other City programs and processes.

**Encourage:** Policy is highly recommended and/or desired, and should be pursued when feasible.

**Allow:** Policy will be supported within certain parameters and certain guidelines.

**Coordinate:** Policy will occur in conjunction with another entity, and the City will carry its share of the responsibility.

**Explore:** Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

**Consider:** Policy may or may not be followed, depending upon the results of analysis that will be completed.

**Limit:** Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

**Restrict:** Effort will be taken to keep the undesired action to a minimum.





### **Amending the General Plan**

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. The City's decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

City-initiated amendments, as well as amendments requested by other parties, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

### **Timing**

Under state law, mandatory elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate consideration of a General Plan Amendment. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

### **Exemptions**

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- Amendments to optional elements.
- Amendments requested and necessary for affordable housing (Section 65358(c)).
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

### **Annual Reporting**

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council.

The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible City department for addressing implementation.



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Public Review



# Land Use

## Introduction to Land Use

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.

### Organization of Element

The Land Use Element goals and policies will address each of the following topics as they relate to San Jacinto:

- Mix of Land Uses
- Managed Growth
- Land Use Compatibility
- Mixed-Use Activity Centers
- Community Character and Design

# LU

### Contents:

- + Mix of Land Uses
- + Managed Growth
- + Land Use Compatibility
- + Mixed-Use Activity Centers
- + Community Character and Design

## Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects San Jacinto’s unique character while promoting opportunities for economic development, local job growth, and expanded housing opportunities. Ensuring that San Jacinto has sufficient capacity and flexibility to support a diverse mix of land uses is essential to the community’s ability to thrive and be economically sustainable over time.

The Land Use Map (Figure LU-1) depicts the City’s vision for how open space, commercial, industrial, residential, and other uses will occur in the city.

State law requires the Land Use Element to address:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding, which are addressed in the Public Safety Element.

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

## Planning Area Boundaries

### *City Limits*

The City Limits include all area within the City’s corporate boundary, over which the City exercises land use authority and provides public services.

### *Sphere Of Influence*

A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI includes both incorporated and unincorporated areas within, which a city or special district will have primary responsibility for the provision of public facilities and services.

### *Planning Area*

For the purposes of the General Plan, the Planning Area is defined as the city limits and SOI that is included in the analysis and planning for the 20-year horizon of the General Plan.

The Land Use Map (Figure LU-2) identifies the location of various land use designations throughout the Planning Area. Uses allowed in each designation are described below.

### *Specific Plan Areas*

San Jacinto has several Specific Plans that oversee the development of each respective planning area. The plans act as tools for implementing the goals and policies of the General Plan through the regulation of use, density, height and other design standards to achieve the overall vision for the selected area. Specific Plan Areas within San Jacinto include: the Villages of San Jacinto, the Cove, Esplanade, Trails and SP 01-85 (Soboba Springs).

### **Special Study Area**

The City has identified a “Special Study Area” beyond the Sphere of Influence. This area is of special interest to the City because this area may be added to the City’s Sphere of Influence and/or the City’s corporate boundary in the future. However, the identified Special Study Area is currently outside of the San Jacinto City Limits, and SOI and the City does not exert land use authority in this area.

## **Land Use Designations**

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation, as well as the allowed range of development intensity, which is expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

### **Land Use Classification System**

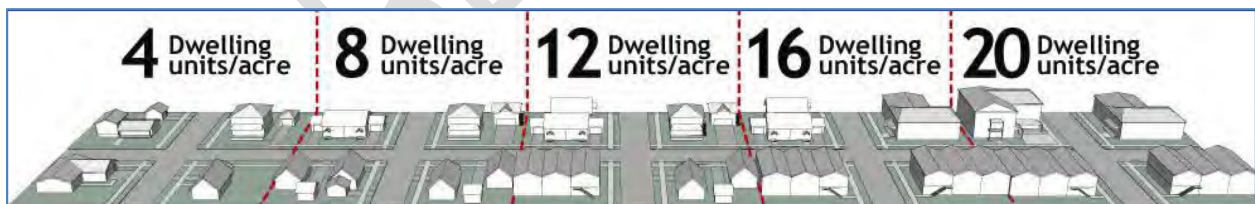
The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes 15 land use designations. Land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

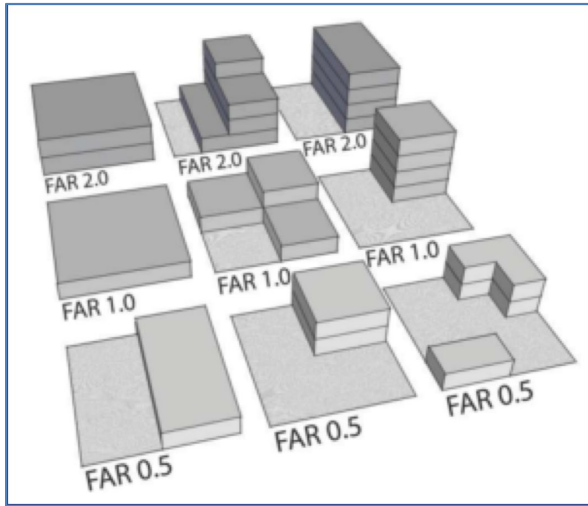
The residential category includes five designations that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations (Commercial, Business Park, and Industrial) as well as designations that serve the public good, including Public Institutions, Open Space, Park, and Water. The City also has two categories (Mixed-Use and Downtown Village), which allow for a mix of residential and nonresidential development. Finally, the Specific Plan designation indicates that there is an adopted Specific Plan for an area, which guides future land use and zoning decisions.

### **Land Use Density and Intensity**

This Element uses certain terminology to describe the 15 land use designations. Land use concepts, including density and floor area ratio, are described below.

**Density.** Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.





**Floor Area Ratio.** Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed-use projects. FAR refers to the ratio of the gross floor area of all structures on a lot, excluding parking structures and outdoor storage areas, to the total (gross) lot area..

***Buildout Potential***

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map

are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the City. These effective levels of development represent an anticipated overall density and intensity of development for San Jacinto and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.

The overall future development in San Jacinto is anticipated to occur at the expected level of density or intensity indicated in Table LU-1. Development at an intensity or density between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by the respective designation.



## Residential Land Use Designations

### Very Low Density Residential (VLDR); 0-2 du/ac

The Very Low Density Residential land use designation provides for the development of very low density single-family dwellings at a density of up to 2 dwelling units per gross acre of land. This designation is generally most suitable in rural areas and areas where scenic and natural resources should be protected, in areas that consist of small agricultural operations and rural-oriented residences, or where natural hazards limit development potential (such as hillsides).

### Low Density Residential (LDR); 2-7 du/ac

The Low Density Residential land use designation provides for the development of 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

The Medium Density Residential land use designation allows for a range of housing types including single-family attached and detached units, condominiums, townhouses, and mobile home parks, as well as multiple-family dwellings such as apartments, and senior housing at a density of between 5 and 14 dwelling units per gross acre.

### High Density Residential (HDR); 14-22 du/ac

The High Density Residential land use designation provides for a 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. Project densities between 14 and 22 dwelling units per gross acre allowed.

### Very High Density Residential (VHDR); 22-32 du/ac

The Very High Density Residential land use designation provides for the development of a wide range of multiple-family living accommodations, such as townhomes, condominiums, apartments, and senior housing. Project densities between 22 and 32 dwelling units per gross acre are allowed.



## Non-Residential Land Use Designations

### Commercial (C); Maximum FAR 0.50

The Commercial land use designation provides for a variety of retail and service-oriented business activities, including both small and large scale commercial development with retail, entertainment, and/or service uses. This designation allows for uses such as hotels, auto sales, auto repair, auto repair related uses, “big box” retail, factory outlets, and movie theaters. Uses such as offices, and others that are determined to be employment generators and compatible with commercial uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 0.50.

### Business Park (BP); Maximum FAR 1.0

The Business Park designation provides for employment and community serving uses including single-tenant and multi-tenant configurations. Also included are small convenience or service commercial activities intended to meet the needs of the nearby business community. Other uses that are determined to be compatible with the primary uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 1.0.

### Industrial (I); Maximum FAR 0.50

The Industrial designation allows for a variety of industrial and manufacturing activities that do not generate significant amounts of pollution, including limited regional and sub-regional commercial activities that are non- or low-polluting and which can co-exist compatibly with surrounding land uses. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 0.50.

### Public Institution (PI); Maximum FAR 0.50

The Public Institutional designation provides for publicly owned properties and facilities including, schools, fire stations, police stations, community centers, utility substations, water facilities, administrative offices and City government office complexes. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 0.50.

### Open Space (OS); Maximum 0.025 du/ac and Maximum FAR 0.15

The Open Space designation allows for: open space areas; hiking, biking and equestrian trails; and outdoor recreational facilities, including golf courses, swimming schools, tennis clubs, equestrian clubs and caretaker facilities. The OS designation also allows for passive and active recreation sites operated by the City and regional agencies. Parks may include areas for active sports play, including large multipurpose fields for community events and informal recreation, sports fields and courts, concessions, tot lots, picnic areas, and support facilities. This designation provides for the conservation of natural and scenic resources and the protection of property from natural hazards.

Uses such as extremely low density single-family dwellings, and other uses that are compatible with and oriented toward preserving open space may also be allowed. The maximum allowable density is 1 unit per 40 acres. The maximum intensity of development is a floor area ratio (FAR) of 0.15.

### Park (P); No development potential

The Park designation allows for passive and active recreation sites operated by the City and regional agencies. Parks may include areas for active sports play, including large multipurpose fields for community events and informal recreation, sports fields and courts, concessions, tot lots, picnic areas, community centers, and support facilities. No development potential is allowed within the Park designation.

### 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*

The Mixed Use designation provides opportunities for 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. 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 are allowed; stand-alone residential projects should be located in proximity to existing or future nonresidential development.

The Mixed Use designation allows residential densities between 10 and 36 dwelling units per gross acre and a floor area ratio (FAR) of up to 1.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Mixed-use projects that include both residential and non-residential uses may include both, between 10.1 and 36 dwelling units per gross acres and up to 1.0 FAR for non-residential components.

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

The Downtown Village land use designation allows for a variety of commercial uses with a strong pedestrian orientation and design that enhances the City's small-town character. Development in these areas will be subject to additional design and development standards intended to support the Downtown area.

Mixed commercial, office, and residential development (residential uses above or beside commercial uses) is also permitted in the DV designation. Single-use projects are allowed; stand-alone residential projects should be located in proximity to existing or future nonresidential development.

The Downtown Village designation allows residential densities up to 40 dwelling units per gross acre and non-residential developments with a floor area ratio (FAR) of up to 2.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Mixed-use projects that include both residential and non-residential uses may include both, up to 40 dwelling units per gross acres and up to 2.0 FAR for non-residential components.

### *Specific Plans*

#### *Specific Plan; Densities and Intensities Vary*

The Specific Plan designation indicates an adopted Specific Plan for an area, which provides detailed policies, standards, and criteria for the area's development or redevelopment. As required by state law, Specific Plans generally consist of a land plan, circulation plan, development standards, design guidelines, and a phasing plan, which set forth detailed implementation programs necessary to serve the development.

The actual designation of each area will be SP followed by a corresponding number (e.g., SP-1). Land uses within each SP are detailed in the Specific Plan documents (zoning). Amendments to the land use in a Specific Plan will not warrant a revision to the General Plan (General Plan Amendment).



**Table LU-1 General Plan Land Use 2040 Potential Buildout Summary**

Land Use Designation	Acres (1)	Allowed Density and/or Intensity	Assumed Density and/or Intensity (2)	Units	Population	Non-Residential Square Feet	Jobs
<b>RESIDENTIAL LAND USES</b>							
Very Low Density Residential	1,073	0-2 du/ac	0.4 du/ac	215	718	-	-
Low Density Residential	4,025	2-7 du/ac	3 du/ac	6,033	20,149	-	-
Medium Density Residential	1,366	5-14 du/ac	6 du/ac	4,098	13,686	-	-
High Density Residential	854	14-22 du/ac	16 du/ac	6,835	22,830	-	-
Very High Density Residential	41	22-32 du/ac	24 du/ac	495	1,654	-	-
<i>Residential Subtotal</i>	<i>7,360</i>	-	-	<i>17,676</i>	<i>59,037</i>	-	-
<b>NON-RESIDENTIAL LAND USES</b>							
Commercial	1225	0.50 FAR	0.25 FAR	-	-	6,792,240	7,180
Business Park	727	1.0 FAR	0.25 FAR	-	-	3,956,817	3,044
Industrial	373	0.50 FAR	0.30 FAR	-	-	2,437,334	1,625
Public Institution	1393	0.50 FAR	0.05 FAR	-	-	1,678,815	2,772
Open Space	6189	0.025 du/ac and 0.15 FAR	0.017 du/ac and 0.0008 FAR	56	186	197,968	1,057
Park	175	-	-	-	-	3,821	64
Water	1,157	-	-	-	-	-	-
Right-of-Way	1,736	-	-	-	-	-	-
<i>Non-Residential Subtotal</i>	<i>12,975</i>	-	-	<i>56</i>	<i>186</i>	<i>15,066,995</i>	<i>15,740</i>
<b>MIXED-USE LAND USES</b>							
Mixed-Use	871	10.1-36 du/ac and 1.0 FAR	22 du/ac and 0.25 FAR	11,500	38,410	3,795,004	5,060
Downtown Village	60	40 du/ac and 2.0 FAR	6 du/ac and 0.30 FAR	181	603	393,341	571
<i>Mixed-Use Subtotal</i>	<i>931</i>	-	-	<i>11,681</i>	<i>39,013</i>	<i>4,188,344</i>	<i>5,631</i>
<b>SPECIFIC PLAN LAND USES</b>							
Specific Plan Area	1,530	Varies	Varies	2,669	8,916	5,157,888	5,618
<i>Specific Plan Subtotal</i>	<i>1,530</i>	-	-	<i>2,669</i>	<i>8,916</i>	<i>5,157,888</i>	<i>5,618</i>
<b>Totals</b>	<b>22,796</b>	-	-	<b>32,081</b>	<b>107,152</b>	<b>24,413,227</b>	<b>26,989</b>

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.

## GOAL LU-1 MIX OF LAND USES

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

Every community requires a mixture of land uses: residential land to provide housing; commercial and industrial land to provide goods and services, tax revenue, and employment opportunities; public and institutional land to provide public services and infrastructure; and parks and open space for the enjoyment of all. A desirable community provides a balance of land uses that responds to and anticipates its resident's needs.

### LU-1 Policies

- LU-1.1 **Land Use Pattern.** Promote an appropriate land use plan that fosters and enhances community livability and public health; sustains economic vitality; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map (LU-2).
- LU-1.2 **Fiscal Sustainability.** Maintain a fiscally sustainable land use plan with balanced residential and nonresidential developments.
- LU-1.3 **Balancing Jobs and Housing.** Balance levels of employment and housing within the community to provide more opportunities for San Jacinto Valley residents to work locally, cut commute times, and improve air quality.
- LU-1.4 **Commercial, Office, and Industrial Uses.** Support a balanced distribution of well-maintained, functional, and appropriate commercial, office, and industrial use areas to expand local employment opportunities and support a stable tax base.
- LU-1.5 **Public Services for Quality of Life.** Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community.
- LU-1.6 **Gathering Spaces.** Support the provision of attractive outdoor gathering places such as plazas, green space, and squares to strengthen social engagement and provide visual relief in developed areas.



## LU-1 Actions

- LU-1a Update the City’s Development Code and Zoning Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-2. As part of the update, create new zoning districts to implement the City’s new Downtown Village, Mixed-Use, and Very High Density Residential land use designations.
- LU-1b Review the Development Code and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.
- LU-1c Review the Subdivision Code and update as appropriate to accommodate the changes in the Development Code and the Land Use goals, policies, and implementation actions included in this Plan.
- LU-1d As part of development review process, ensure that residential and non-residential developments fall within the minimum and maximum density requirements and or allowed floor-area-ratios stipulated on the Land Use Map and included within the Land Use Descriptions. Projects shall also be reviewed for consistency with the development standards and density requirements established by any applicable Specific Plan governing the area in question.

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## GOAL LU-2      MANAGED GROWTH

A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.

San Jacinto, as well the surrounding region, has experienced substantial growth over the past 20 years. The trend is expected to continue, accompanied by new development with the potential to change community character. While recognizing that change is inevitable, the community can strategically plan and guide future development that welcomes new opportunities, while protecting and enhancing the existing character of San Jacinto and its neighborhoods.

### LU-2 Policies

- LU-2.1 **Plan for New Development.** Ensure that new development corresponds to the provision of infrastructure, public services, and community facilities, and that new development funds and constructs its fair share of improvements in accordance with City requirements.
- LU-2.2 **Infill Development.** Encourage new development to occur in infill locations in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses and activity centers.
- LU-2.3 **Commercial Corridors.** Encourage development of commercial, retail, and employment opportunities along major circulation routes at major intersections where there is maximum access and visibility.
- LU-2.4 **Agricultural Uses.** Allow and support the continuation of agricultural operations on lands within the City limits that are designated for development uses, until such time as new development is proposed for the land.
- LU-2.5 **Specific Plans.** Encourage the preparation and adoption of Specific Plans to guide developments larger than 100 acres.
- LU-2.6 **Annexation.** Continue to annex land within the City's Sphere of Influence to promote compatibility between new and existing uses.
- LU-2.7 **Special Study Area.** Continue conversations with property owners and other interested parties regarding a future potential amendment to the City's sphere of influence to include the Special Study Area identified in Figure LU-3.



## LU-2 Actions

- LU-2a Cooperate with LAFCo and the County of Riverside to direct growth outside the City limits on lands that are served, or planned to be served, with a full range of urban services, such as public water and sewer, an extensive road network, public transit, safety and emergency response services, parks, trails, and open space.
- LU-2b The City will plan to accommodate the final SR-79 alignment through the following land use actions:
- Promote commercial, visitor-serving, and employment generating land uses along the SR-79 Corridor.
  - During the planning phase of the SR-79 alignment, ensure that the alignment of the highway and proposed off-ramps are compatible with and complement San Jacinto's plans for revenue-generating land uses along the SR-79 corridor.
- LU-2c Implement Planned Development Permits and Specific Plan (SP) requirements during the review of applicable projects. Encourage Planned Development Permits and Specific Plans to include creative and thoughtful design solutions that enhance not only the project, but the community.
- LU-2d Abate non-conforming buildings and uses through a Code Enforcement Program. Provide code complaint forms online and at City Hall. Annually assess the success of the programs and the staffing levels through the budget process.
- LU-2e Give priority to redevelopment and infill projects that reduce development pressure on agricultural lands and other sensitive resources.
- LU-2f Work with property owners and agricultural operations interested in retaining agricultural land to identify feasible ways to maintain the land in agricultural production. Apply agricultural conservation easements to land desired by the City and the property owner to remain as agricultural land.

## GOAL LU-3 LAND USE COMPATIBILITY

A community that promotes high-quality development and compatibility with surrounding land uses and major transportation corridors.

San Jacinto is primarily a residential community and will continue to have a substantial portion of its land devoted to housing. While the City requires a comprehensive circulation system and revenue generated by commercial, industrial, and agricultural uses to support the needs of the community, these roadways and non-residential land uses must be compatible with the existing community.

### LU-3 Policies

- LU-3.1 **Surrounding Uses.** Consider as part of the development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area.
- LU-3.2 **Residential Uses.** Require that new residential development be designed to protect residents from potential conflicts with adjacent land uses, and other features including rail corridors, and high-volume roadways.
- LU-3.3 **Industrial Areas.** Promote industrial uses that are environmentally sustainable with limited potential to create nuisances, such as noise and odors, when located within close proximity of existing and planned sensitive receptors.
- LU-3.4 **Environmental Compatibility.** Limit development in areas subject to severe natural hazards, such as landslides, ground subsidence, liquefaction, and flooding.
- LU-3.5 **Telecommunications Facilities.** To the extent legally possible, regulate and ensure that telecommunications facilities such as cell towers, radio towers, and other appurtenances do not block, impede, or impair the visual quality of San Jacinto.
- LU-3.6 **Agricultural Compatibility.** Ensure that new urban uses that are proposed adjacent to lands designated for agricultural uses include adequate buffers to reduce potential land use conflicts and nuisance impacts to sensitive receptors.
- LU-3.7 **Hillside Development.** Conserve hillsides by limiting development on slopes greater than 25 percent and allowing unique planning techniques such as Specific Plans, Planned Unit Developments, and clustered development to reduce grading.
- LU-3.8 **Public Utilities.** Ensure land uses and development are compatible with existing and proposed utility facilities including the San Jacinto Wastewater Treatment Facility.

### LU-3 Actions

- LU-3a Ensure all projects are reviewed and processed per California Environmental Quality Act (CEQA) Guidelines.
- LU-3b Through the development review process, evaluate development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods.



- LU-3c Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.
- LU-3d When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the preparation of a Health Risk Assessment (HRA) that meets the standards established by the Office of Environmental Health Hazard Assessment (OEHHA), and the South Coast Air Quality Management District (South Coast AQMD).
- LU-3e During both redevelopment and the development of new projects, encourage the provision and maintenance of setbacks and buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses.
- LU-3f Work with Southern California Edison (SCE) to improve compatibility of its facilities with other development and scenic resources. On an ongoing basis and through the development review process, the City shall:
- Request SCE improve transmission line corridors with attractive ornamental plantings, landscape screening, and trails.
  - Require new development to underground all utility lines needed to serve the development.
- Work with SCE to coordinate the undergrounding of new utilities with the undergrounding of existing utilities whenever financially and physically feasible.



## GOAL LU-4 MIXED-USE ACTIVITY CENTERS

A community with economically successful mixed-use activity centers, including a thriving Downtown Village featuring desirable residential and commercial uses.

Mixed-use development, which can be defined as development that incorporates two or more types of land uses in horizontal or mixed-use formats, can help local governments better respond to public demand for vibrant walkable activity centers. San Jacinto welcomes mixed-use developments as an option to provide flexible spaces to live, work, and play. The mixed-use areas identified in the land use plan are predominantly located along the City’s corridors and around activity centers, including Main Street, where uses are desired to be more concentrated and integrated in order to enhance the functionality of a special development opportunity. To promote the transformation of Downtown San Jacinto into a successful mixed-use activity center, the City has created a special mixed-use designation called “Downtown Village” which allows for a mix of multifamily housing, commercial uses, and public facilities at higher densities and intensities than allowed elsewhere in the City.

Due to the special nature of mixed-use development, additional policy guidance is required to ensure that these areas transition in line with the community’s vision. While historically San Jacinto has developed based upon generally effective land use designations, the mixed-use designations provide the City the ability and authority to be more proactive in land use decisions for the focused areas of San Jacinto where new growth and development is desired. The flexibility built into the mixed-use designation increases the potential to attract quality developments that will benefit the City, supporting the goals and policies articulated in the economic development element.

### LU-4 Policies

- LU-4.1 **Use Configuration.** Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.
- LU-4.2 **Main Street Revitalization.** Encourage the revitalization of the Main Street area by evaluating and pursuing, when possible, programs, policies, and financing mechanisms to spur local investment and foot traffic.
- LU-4.3 **Main Street Economic Vitality.** Promote the economic vitality of the Main Street area through a mixture of multifamily housing development, destination-type commercial uses, eateries, and civic uses such as cultural and performing art facilities.
- LU-4.4 **Pedestrian Design.** Support pedestrian-friendly and pedestrian-scaled development that encourages more social interaction and less automobile use, especially in the Downtown Village.
- LU-4.5 **Centralized Parking.** Promote centralized parking areas to help reduce or eliminate development-specific parking requirements.
- LU-4.6 **On-Site Amenities.** Encourage residential/commercial mixed-use projects to provide on-site gathering spaces (plazas, courtyards, etc.) and other pedestrian-scale amenities, such as benches, fountains, murals or public art, and landscaping, that contribute to the living environment of residents.
- LU-4.7 **Downtown Village Amenities.** Encourage projects to provide on-site amenities that enhance the pedestrian environment, such as tree plantings, pedestrian-scaled signs and lighting, street furniture, public art, and sidewalk improvements throughout the Downtown Village.



## LU-4 Actions

- LU-4a Update the City’s Development Code and Zoning Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-2. As part of the update, create new zoning districts to implement the City’s new Downtown Village and Mixed-Use land use designations.
- LU-4b Encourage the sharing of parking facilities by reducing parking standards for mixed-use projects.

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## GOAL LU-5 COMMUNITY CHARACTER AND DESIGN

A visually attractive community that helps create a unique sense of place.

Nestled in the scenic San Jacinto Valley, San Jacinto provides a unique dynamic between the natural and built environment. It is important that new development and redevelopment activities be planned and designed in a manner that enhances the community's identity and quality of life. Comprehensive policies, standards, and guidelines that encourage thoughtful community design and foster a sense of place should be implemented.

### LU-6 Policies

- LU-5.1 **Design Features.** Enhance the City's identity with attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas, where appropriate.
- LU-5.2 **Standards and Guidelines.** Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects.
- LU-5.3 **Site Planning.** Identify and preserve, as feasible, the significant features of a site, such as viewsheds, heritage trees, and rock outcroppings, during the design and development of new projects.
- LU-5.4 **Gathering Places.** Encourage the provision of both formal and informal public gathering spaces through pedestrian-oriented street design; sidewalk furniture and pedestrian-oriented development; well-designed, multi-use public spaces of different sizes including pocket parks, plazas, and monuments; and community events.
- LU-5.5 **Sustainable Design.** Support “green” and “sustainable” developments that respect and conserve the region's important resources.
- LU-5.6 **Arts in Public Places.** Continue to implement the Arts in Public Places program to provide a diverse and culturally rich environment for San Jacinto residents and visitors.
- LU-5.7 **Landscaping.** Use landscaping for screening, solar control, parking lot shade, and other beautification purposes throughout the City.
- LU-5.8 **Streetscapes.** Promote drought tolerant landscaping, tree planting, and tree preservation along City streets as a means of improving aesthetics, making neighborhoods more pedestrian-friendly, and providing environmental and economic benefits.
- LU-5.9 **Public and Private Investment.** Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.
- LU-5.10 **Property Maintenance.** Improve efforts to enforce the Development Code and instill community pride in the appearance and image of the City.
- LU-5.11 **Older Neighborhoods and Businesses.** Develop or participate in programs to rehabilitate older residential neighborhoods and commercial centers to prevent blight and maintain the quality of the built environment.

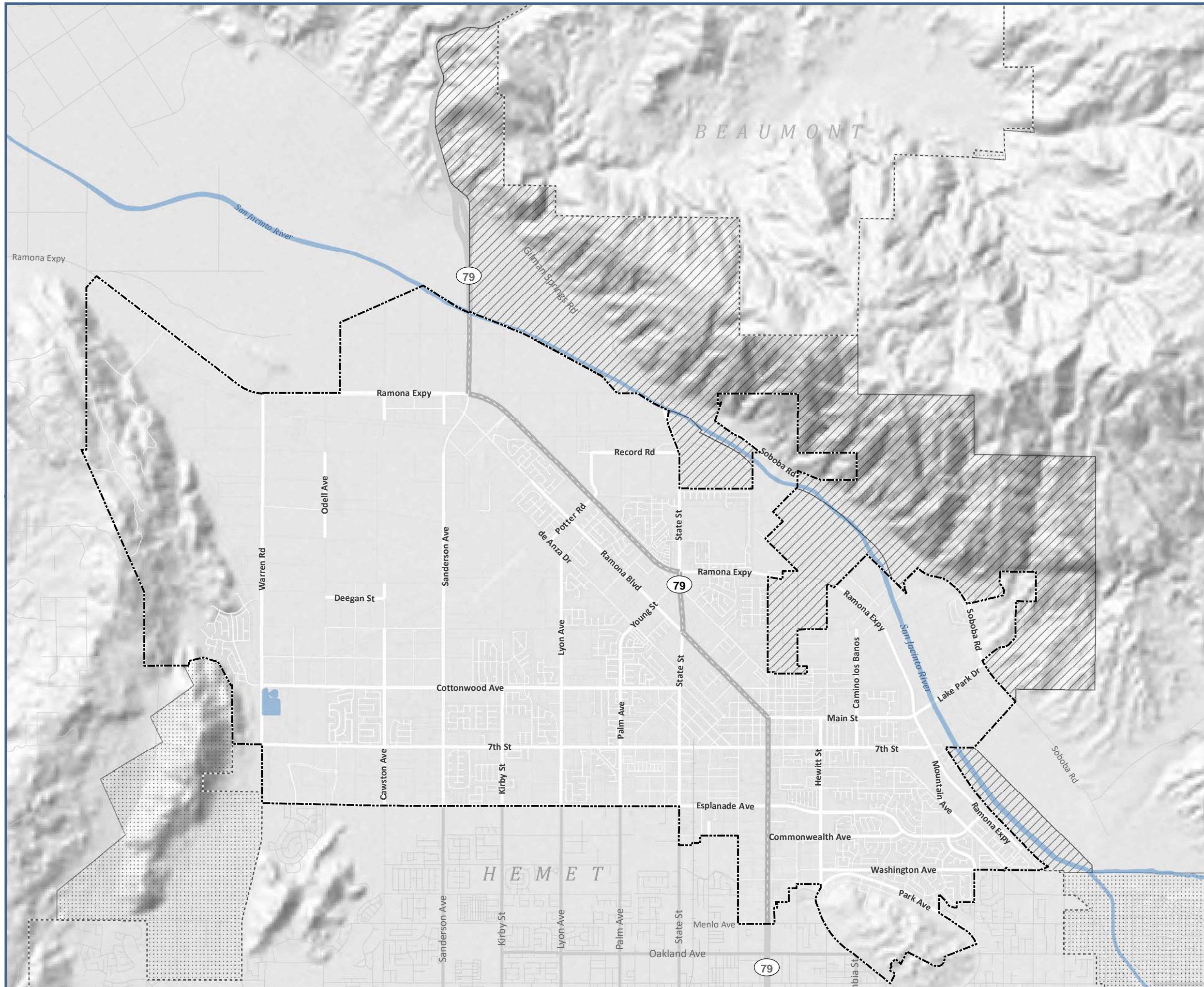


## LU-6 Actions

- LU-5a Evaluate how new signage can help support a cohesive identity for San Jacinto and help brand the City.
- LU-5b Collect and evaluate neighborhood generated proposals for consideration in the formulation of the annual Capital Improvement Program budgeting process.
- LU-5c Evaluate and amend the development and design standards of the Development Code to regulate new construction and revisions to existing buildings. In particular, new development standards shall be created for Mixed-Use Land Use Designations (Mixed-Use and Downtown Village).
- LU-5d Seek grant funding (“greening” grants) to help offset the cost of landscape improvements along enhanced corridors.
- LU-5e Actively seek funding opportunities to help rehabilitate residential structures that are in the greatest disrepair. Develop a list of the residences that are in the greatest need of repair to determine where funding should be spent when it becomes available.

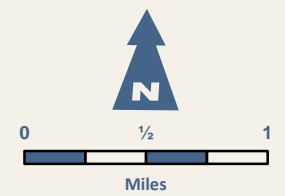
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Figure LU-1  
Planning Area



Legend

- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City
- Neighboring Sphere of Influence



Sources: City of San Jacinto; Riverside County. Map date: March 11, 2019.

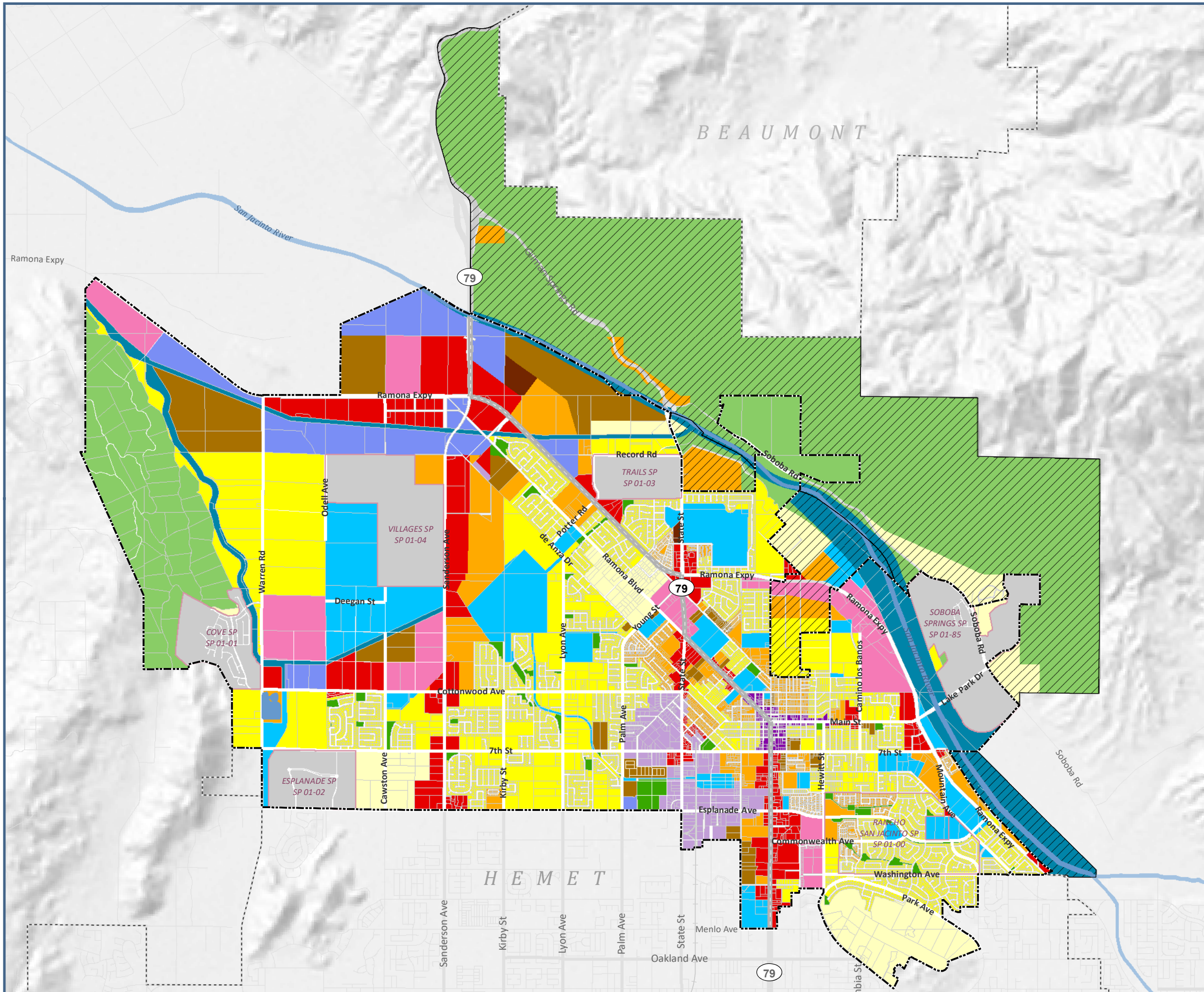




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Figure LU-2  
General Plan  
Land Use Map

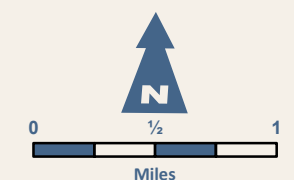


**Legend**

- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City

**Land Use Designation**

- VLDR: Very Low Density Residential
- LDR: Low Density Residential
- MDR: Medium Density Residential
- HDR: High Density Residential
- VHDR: Very High Density Residential
- MU: Mixed Use
- C: Commercial
- DV: Downtown Village
- BP: Business Park
- I: Industrial
- PI: Public/Institutional
- OS: Open Space
- P: Park
- SPA: Specific Plan Area
- Water



Sources: City of San Jacinto; Riverside County. Map date: December 3, 2020



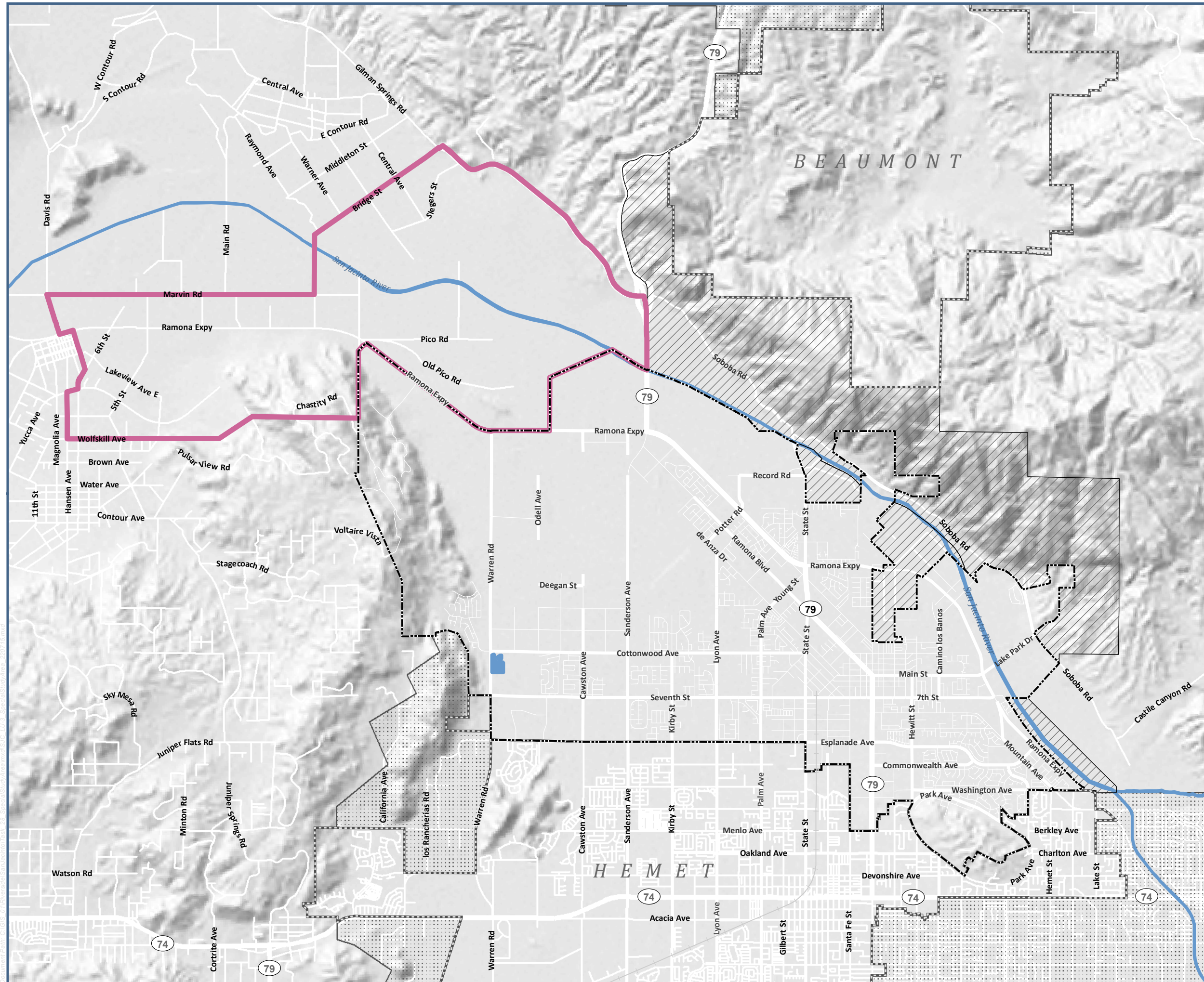


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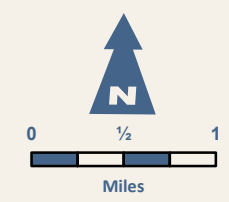


Figure LU-3  
Special Study Area



Legend

- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City
- Neighboring Sphere of Influence
- Special Study Area



Sources: City of San Jacinto; Riverside County. Map date: July 14, 2022.





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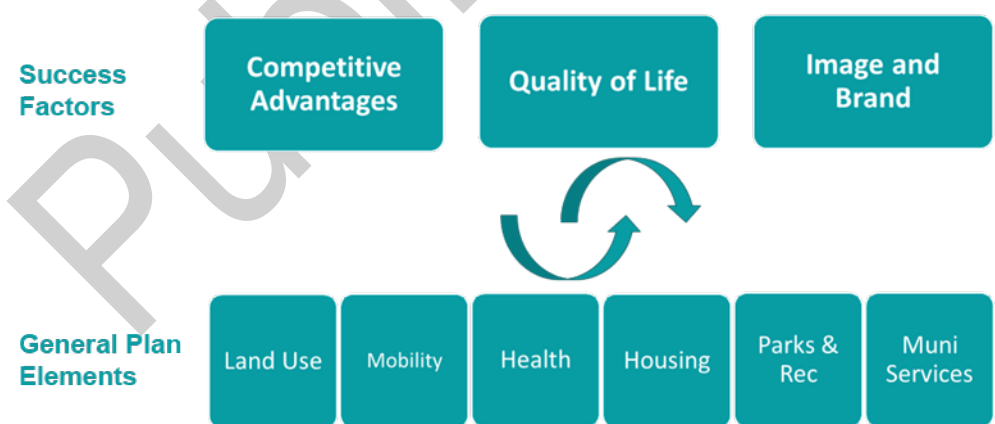
# ED

# Economic Development

## Introduction to Economic Development

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. While presented as a separate chapter, the policies contained within the Economic Development Element are intertwined with those found in the other Elements of the General Plan. Decisions designed to advance other elements, such as land use, housing, mobility, open space, and health and wellness, necessarily impact economic development, and vice-versa.

### Economic Development Paradigm



### Contents:

- + Support For Business Community
- + Economic Diversification & Business
- + Enhanced Activity Corridors & Nodes
- + Revitalization of Main Street
- + Promotion of Visitor-Serving Business Sector
- + Workforce Development
- + Fiscal Diversity & Sustainability

### **Key Opportunities and Challenges**

The Economic Development Element has been informed by community and stakeholder input gathered through outreach efforts, and builds on research and analysis contained in the Economic, Demographic, and Real Estate Profile report completed in 2019 as part of the General Plan process. Given San Jacinto’s regional position as well as market conditions and trends, the Profile report identified several key opportunities that could drive economic growth and development in the City. These include the following:

- The City’s existing land use assets have positioned it to capture regional growth in industrial sectors, particularly ag-tech and cannabis cultivation, and in hospitality, particularly related to the new Soboba Casino Resort.
- Regional transportation infrastructure initiatives, including the Route 79 realignment and the Mid-County Parkway, will improve access to the City and increase its attractiveness to residents, businesses, and visitors.
- Despite a high level of out-commute by residents, there is a relatively strong match between jobs held by residents and those available in the City. The City can leverage this match to drive economic development by continuing to promote the City’s resident workforce to businesses who may consider relocating or opening a location in San Jacinto, as well as providing support for local entrepreneurship and small business creation.
- While much of the City’s working population has relatively low educational attainment, high graduation rates at the City’s public high schools and the continued growth of Mount San Jacinto College suggest that the City’s future workforce may be higher-educated and higher-skilled, providing more opportunities for local economic development.
- The City’s relatively low accessibility is a disadvantage for the development of destination retail centers. However, current trends in retail shopping centered on experiential businesses—small and local shops, dining and drinking establishments, and entertainment venues. This trend can be well-suited for San Jacinto, particularly as the City looks to invest in its Downtown area. While some of these trends have been slowed by the COVID-19 pandemic, the outlook for effective and well-designed “place-based” commercial activity remains strong.

### **Organization of Element**

Given market conditions and trends in San Jacinto and its location in the region, there are a number of key areas in which the City has the greatest opportunity for economic growth and development. The goals and policies identified in the Economic Development Element are focused on these areas of opportunity, and underscore the City’s commitment to being a place where workers, residents, visitors, and businesses can thrive, today and into the future. The Element is organized into seven topics, as follows:

- *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*

## GOAL ED-1 SUPPORT FOR BUSINESS COMMUNITY

A City that supports and promotes local business development.

One of the City’s most important assets in promoting economic growth is its existing economic base. Supporting existing local businesses so that they can thrive, grow, and adapt to changing economic conditions will not only help those businesses and their employees, but also demonstrate to other businesses that the City is a desirable place to locate. This support extends to residents, workers, and students who may be looking to establish or grow a business in the City.

### ED-1 Policies

- ED-1.1 **Support Businesses.** Implement policies and programs that are responsive to the business community and ease the process of doing business with the City.
- ED-1.2 **Incentives and Services.** Maintain an easily-accessible menu of incentives and City services available to existing businesses to help facilitate growth and expansion.
- ED-1.3 **Business Investment.** Support local property and business owners to reinvest in, and revitalize, commercial properties, including through incentives and streamlined processes.
- ED-1.4 **Partnerships.** Develop and strengthen City partnerships with local and regional business organizations, such as chambers of commerce and industry associations.
- ED-1.5 **Opportunity.** Encourage opportunities for training, access to capital, and networking for existing and prospective local business owners and entrepreneurs.

### ED-1 Actions

- ED-1a Regularly review and solicit input from business community on existing incentives for business creation and property re-investment and update as appropriate.
- ED-1b Establish and maintain partnership with Riverside County Workforce Development Center and Mount San Jacinto College to offer entrepreneurship training programs and business development resources.
- ED-1c Maintain and expand business engagement efforts, including roundtable events, surveys, and awards and recognition events, in partnership with local chambers of commerce and other business associations in Riverside County and Inland Empire.
- ED-1d Maintain a Development Code that supports investment and innovation in the City.
- ED-1e Identify ways of simplifying the Business License and renewal process.
- ED-1f Identify opportunities to leverage technology to simplify and speed up the entitlement and permit processes.

## GOAL ED-2 ECONOMIC DIVERSIFICATION AND BUSINESS

A community with a diversified economic base to promote job growth and resiliency.

A diversified economy makes cities stronger and more resilient in the face of changing economic trends. Businesses in today’s economy are highly mobile, and firms consider a variety of factors when deciding where to locate or re-locate. These factors include the ease with which a firm can get established and operate in a city, and the level of the city’s investment in and responsiveness to its business community. San Jacinto has endeavored to distinguish itself as such a place. These trends, City efforts, and planned regional transportation infrastructure initiatives can help the City better attract a variety of industries and promote the development of a mixed economic base.

### ED-2 Policies

- ED-2.1 **Targeted Development.** Encourage the development of office parks and other commercial building formats serving the space needs of target industries, including retail, agricultural and high technology, manufacturing, and professional services.
- ED-2.2 **Support New Businesses.** Develop and maintain policies and incentive programs available to support new businesses locating in the City.
- ED-2.3 **Medical Facilities.** Continue to promote the establishment of local and regional serving medical facilities in San Jacinto to diversify economic activity and better serve the healthcare needs of San Jacinto Valley residents and businesses.
- ED-2.4 **Marketing.** Continue to participate in marketing activities to educate employers about the City’s resident workforce, and promote opportunities available for new businesses.

### ED-2 Actions

- ED-2a Identify undeveloped, underdeveloped, or unoccupied sites and buildings that present opportunities for business attraction, as well as City actions to improve marketability of sites.
- ED-2b Develop marketing strategy to attract healthcare facilities, including identification of appropriate sites and of regional healthcare systems with potential interest in locating in City.
- ED-2c Research and identify targeted industry events and marketing publications for City to participate in over next 2-3 years and update the strategy periodically thereafter.
- ED-2d Work with regional partners to explore coordinated regional business attraction effort that will leverage individual city’s assets and allow for greater overall investment in attraction initiatives.

## GOAL ED-3 ENHANCED ACTIVITY CORRIDORS AND NODES

A City that plans for enhanced activity corridors and nodes to drive synergistic commercial development.

New commercial development benefits from locating in areas with high visibility and good access. Relatedly, creating clusters of a mix of uses—such as office, retail, and multifamily residential—serves to drive activity and growth in an area and create efficiencies in travel behavior. As part of the Land Use Plan, the City is promoting commercial and mixed-use development along several of its major circulation routes, at major intersections, and in proximity to activity centers, in order to support this focused location of new higher intensity uses.

### ED-3 Policies

- ED-3.1 **Transportation Corridors.** Encourage and incentivize new retail, hospitality, and commercial development clusters along major transportation corridors, including the Ramona Expressway and State Route 79 and at major highway interchanges, leveraging locational assets and synergies.
- ED-3.2 **Higher Intensity Development.** Encourage higher density housing and higher intensity employment space to locate in mixed-use formats along the City’s commercial corridors, near transit nodes, and in areas well-served by the City’s multimodal transportation network.
- ED-3.3 **Regional Coordination.** Coordinate local infrastructure investments and initiatives with regional transportation improvements that enhance major corridors and nodes.

### ED-3 Actions

- ED-3a Maintain easily-accessible inventory of available commercial property sites, with focus on key corridors and nodes.
- ED-3b Study the establishment of an Enhanced Infrastructure Financing District (EIFD) to support financing of targeted infrastructure investments in key development areas.
- ED-3c Research state and federal grant programs with available funding to support infrastructure investments in key development areas.

## GOAL ED-4 REVITALIZATION OF MAIN STREET

A community with a vibrant and active Main Street.

San Jacinto’s Main Street has many assets that could position it as a major focal point of activity in the City. While changes in market economics and public health priorities have presented challenges to the type of experiential commercial development associated with downtown neighborhoods, the trend towards place-based mixed-use activity centers is expected to continue in the future. Main Street’s mix of walkability and central location all lend themselves to becoming a more vibrant live/work/play center within the City.

### ED-4 Policies

- ED-4.1 **Main Street Development.** Position development and infrastructure on Main Street to be oriented towards pedestrians, local businesses, and special programming, providing a unique and attractive experience for visitors, residents, and workers.
- ED-4.2 **Invest in Main Street.** Encourage City investment in catalytic Main Street projects.
- ED-4.3 **Mixed-Use.** Encourage the development and integration of a mix of uses in a “main street” setting that includes retail anchored stores, entertainment, office, retail, residential at various densities, and transit-oriented development and/or mix uses that provide regional draw.
- ED-4.4 **Character.** Encourage economic development activities that support and preserve the unique character of Main Street area and its existing building stock.
- ED-4.5 **Walkable.** Support efforts to create a safe walkable environment where visitors to Main Street can “park once” and visit multiple destinations

### ED-4 Actions

- ED-4a Complete development of Civic Center complex centered on Vossberg Hotel and redevelopment of the former Virginia Lee site.
- ED-4b Develop public-private partnership strategy, including marketing plan for development outreach, for other City-owned properties on Main Street that represent catalyst development opportunities.
- ED-4c Collaborate with San Jacinto Valley Museum Association and other historic preservation organizations to develop a menu of incentives (local, county, state, and federal) available for the preservation of historic properties.
- ED-4d Prepare Main Street-specific retail attraction/retention analysis to inform strategies on attracting tenants and business investment to Main Street.



## GOAL ED-5 PROMOTION OF VISITOR-SERVING BUSINESS SECTOR

A City that promotes the hospitality and visitor-serving business sector.

The tourism sector presents significant fiscal and economic opportunity for San Jacinto. Looking ahead, the City can build upon several existing assets to grow jobs and activity in the hospitality and visitor-serving industry—in particular, the newly-opened Soboba Casino Resort and Golf Course, which has created a new major attraction that will draw visitors to the San Jacinto Valley region. Investment in complementary accommodations, businesses, marketing, and infrastructure can position San Jacinto as a connected destination for area visitors.

### ED-5 Policies

- ED-5.1 **Visitor-serving.** Support the development and promotion of visitor-oriented activities and businesses, with a focus on family-oriented activities, that build upon the attractions provided by the Soboba Casino Resort and Golf Course and regional outdoor activities, such as hiking trails in the San Jacinto Mountains.
- ED-5.2 **Hotels.** Encourage the development of new hotel facilities in San Jacinto, especially at key corridors and nodes in the City best-positioned to serve the regional visitor population.
- ED-5.3 **Marketing.** Promote San Jacinto’s historic and recreational attractions to area visitors through marketing and wayfinding investments

### ED-5 Actions

- ED-5a Develop marketing strategy to attract new hotel uses, including identification of appropriate sites and study of visitor demographics.
- ED-5b Collaborate with San Jacinto Museum and other major local attractions to develop tourism marketing strategy and associated materials.
- ED-5c Develop a wayfinding plan to improve visitor attraction to and experience in Downtown and elsewhere in the City.

## GOAL ED-6 WORKFORCE DEVELOPMENT

A City that invests in workforce development.

The presence of a workforce suited to the needs of the local economy, particularly growth sectors, is a major component in business retention and expansion. Resident workers in San Jacinto today are overrepresented in the retail trade and healthcare industries as compared to the region, and underrepresented in industries that typically require higher levels of education and training, such as finance and insurance, and professional, scientific, and technical services. Aligning the resident workforce’s skills with the needs of the businesses of today and tomorrow will have a critical impact on expansion and diversification of the City’s economy.

### ED-6 Policies

- ED-6.1 **Workforce Development.** Promote training, education, and labor support programs that enhance the quality of the City’s labor force, and assist them in obtaining new employment opportunities.
- ED-6.2 **Coordination.** Develop collaborative relationships between private and public entities to affect and maintain a comprehensive and coordinated economic development process.
- ED-6.3 **Vocational Training.** Coordinate with Mount San Jacinto College to enhance, expand, and promote vocational training programs offered at the local campus.

### ED-6 Actions

- ED-6a Partner with Mount San Jacinto College, the San Jacinto Unified School District, Hemet Unified School District, and Riverside County Workforce Development Center to develop entrepreneurship training program and small business incubator for area high school students.
- ED-6b In partnership with Mount San Jacinto College, solicit input from current and prospective business owners regarding needed workforce skills and develop strategies for offering related educational and vocational programs locally

## GOAL ED-7 FISCAL DIVERSITY AND SUSTAINABILITY

### A City with improved fiscal diversity and sustainability.

Diversity in economic sectors helps to create resiliency and guard cities against the impacts of changes in commercial trends. Similarly, diversity in public revenue sources helps to protect a city’s budget against downturns in revenue-generating activities. Like most cities in California, San Jacinto is primarily dependent on property and sales tax to fund day-to-day municipal operations. Attracting a range of real estate development and business types can lead to more sustainable revenues that are not overly dependent on any one sector of the market or economy. Supporting the growth of sales tax generating uses, such as retail establishments, that also serve community needs will continue to be a critical piece of the City’s fiscal health. At the same time, there are additional tax- and fee-generating uses that are underdeveloped in the City and could provide a wider range of revenue sources to support future public investments in the community.

Additionally, while new residential development and new residents may require additional costs related to City services, increases in population can also drive growth in property tax and other General Fund revenues, as well as demand for new sales-tax generating business. Municipal costs related to residential growth will also be impacted by the location of that growth – for example, infill development utilizing existing service infrastructure will typically require lower levels of new capital investments and operations costs as compared to development of the periphery of the existing service area.

#### ED-7 Policies

- ED-7.1 **Full Utilization.** Actively seek to replace or fill vacated businesses with users capable of generating fiscal revenue streams and necessary amenities to support the surrounding residents.
- ED-7.2 **Retail Support.** Support additional retail development to increase sales tax revenues and expand retail amenities available to community and to visitors.
- ED-7.3 **Cannabis Industry.** Consider the development of facilities that serve the needs of the cannabis industry in defined areas of the City.
- ED-7.4 **Hotels.** Support the development of new hotels that will serve the regional visitor population and generate additional transient occupancy tax.
- ED-7.5 **Funding.** Pursue a variety of public, private, and non-profit funding sources to fund community revitalization and economic development activities.
- ED-7.6 **Monitor New Development.** Monitor fiscal implications of new development and consider strategies that ensure new development adequately and fairly mitigates impacts on City infrastructure and services costs.

#### ED-7 Actions

- ED-7a Maintain easily-accessible inventory of vacant and available commercial properties, organized by use type.
- ED-7b Conduct regular study and update of City’s current development impact fee levels, to ensure that fees on new development are adequate to cover fair share of costs for future infrastructure needs.
- ED-7c



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Public Draft



# Mobility

## Introduction to Mobility

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 provides for coordination with the Riverside County Transportation Commission (RCTC), which serves as the coordinating agency for transportation funding for Riverside County.

State law (California Government Code Section 65302(b)) mandates that the Mobility Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other public utilities and facilities, to the extent these items exist in the planning area. The Mobility Element reflects the City's desire to provide for complete street, bicycle, and pedestrian facilities and explore the application of new technologies and best practices for mobility planning in San Jacinto.

### Organization of Element

The Mobility Element will address each of the topics below as they relate to San Jacinto. The goals and policies of this element are organized around the following topics:

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

### Contents:

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

## GOAL M-1 LOCAL CIRCULATION SYSTEM

A safe circulation system that meets the needs of existing and future land uses and users of all travel modes.

The circulation system includes a hierarchy of roadways and off-street paths and trails that serve mobility and local access needs for people who live in, work in, or visit the City. The circulation system allows people to travel safely and conveniently to and through the City by vehicles, transit, bicycles, walking, and other modes of travel.

### M-1 Policies

- M-1.1 **Balanced Circulation System.** Provide for a balanced circulation system that promotes the safe and efficient movement of people and goods throughout the City (Figure M-1).
- M-1.2 **Access and Mobility.** Strive to maintain sufficient access and mobility for all modes of travel and users of the roadway network.
- M-1.3 **Maintenance and Infrastructure.** Support the circulation system with consistent maintenance and necessary infrastructure improvements, such as flood control and bridges, as funding is available.
- M-1.4 **Truck Routes.** 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.
- M-1.5 **Transportation Improvements for All Users.** Encourage roadway, sidewalk, and median improvements that enhance the visual character of the roadway system and promote pedestrian and bicycle safety.
- M-1.6 **ADA Accessibility.** Manage and improve the City's transportation network to be safe, accessible, and consistent with the Americans with Disabilities Act (ADA) to allow mobility-impaired users to safely travel within and beyond the City.
- M-1.7 **Safe Routes to Schools.** Work with the San Jacinto Unified School District and Hemet Unified School District in the City to maintain Safe Routes to School and encourage parents and children to walk or bike to schools.
- M-1.8 **Traffic Calming.** Encourage programming and design strategies to maintain safe vehicular speeds on roadways, including traffic calming measures, where applicable.



## M-1 Actions

- M-1a Periodically review and assess the vehicular operating conditions along City facilities to determine what, if any, improvements are warranted to maintain a safe and efficient flow of traffic in the City. Improvements may be identified and included in the City’s Capital Improvement Plan and/or required as part of project approval through the development review process.
- M-1b As part of development review and specific plans, review any existing gaps in active transportation infrastructure, including sidewalk gaps or trails previously identified in the Trails Master Plan, that inhibit mobility. Improvements may be recommended or required as part of projects to meet M-1 policies.
- M-1c Consider roundabouts or other emerging design solutions when improvement needs are identified.
- M-1d Include ADA-accessible facilities as part of roadway infrastructure projects.
- M-1e Review and update the City’s designated commercial vehicle routes as needed while considering the potential mobility conflicts and the location of sensitive land uses in the City.

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**Table M-1 Overview of General Plan Roadway Classifications**

Classification	Definition	Bicycle and Pedestrian Facilities	Typical Required Right-of-Way	Typical Curb-to-Curb	Typical Number of Lanes	Maximum Two-Way Traffic Volume (ADT)
<b>Limited Access Highway</b>	Highways that carry large volumes of traffic relatively long distances through an urban or rural area. These roadways primarily serve mobility over access: priority is placed on through-traffic rather than access to fronting property. Direct access to individual fronting parcels is limited. Limited access highways should be continuous through and served by arterial routes.	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	84-118 feet	6-8 with curbed or painted median (turn lanes developed at intersections)	8 lanes: 70,000 6 lanes: 59,000
<b>Arterial</b>	Arterials carry moderately high volumes of long distance and local traffic. Although access to abutting property is permitted, priority is still given to through traffic mobility.  On-street parking is not recommended.	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	60-110 feet	4 to 6 lanes with curbed or painted median (turn lanes developed at intersections)	6 lanes: 55,300 4 lanes: 39,300
<b>Major</b>	Major roadways carrying the traffic of local and collector streets to and from highways and arterials with controlled intersections and generally provide direct access to priorities. Major roadways may be continuous over shorter distances than arterials.	Class I, II, and IV bicycle facilities are recommended if bicycle facilities are sited.  Pedestrians are served with a sidewalk.	Up to 100 feet	Up to 66 feet	4 lanes with turn lanes as needed (no median)	4-lane divided: 35,800 4-lane undivided: 32,600
<b>Collector</b>	Collector roadways provide access to abutting property and activity nodes and link the local street system to the arterial and major system.	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	44-56 feet	2 lanes with, possibly including painted median	2-lane undivided: 18,300 2-lane divided: 17,800



## GOAL M-2 REGIONAL CIRCULATION SYSTEM

A circulation system that is integrated with the larger regional transportation system to support the economic well-being of the community.

The circulation system includes high-order roadways (e.g., state highways and arterial routes) that provide regional connections for people and for goods movement. Because these regionally significant connections serve transportation needs for people across the County and beyond, these facilities need to be planned and maintained in coordination with other agencies.

### M-2 Policies

- M-2.1 **Regional Agency Coordination.** Coordinate with regional transportation agencies, including the California Department of Transportation (Caltrans), the Riverside County Transportation Commission (RCTC), and the Riverside Transit Agency (RTA) to implement roadway improvements that encourage the safe and efficient flow of traffic within and beyond the City—for example, State Route 79 (SR-79) and Mid County Parkway (Figure M-2).
- M-2.2 **Adjacent Jurisdictions.** Coordinate with adjacent jurisdictions regarding the planning and construction of nearby circulation improvements and public transit systems.
- M-2.3 **Regional Development.** Coordinate with adjacent jurisdictions to reduce the impacts of proposed development projects outside the City on transportation facilities and services within the City.
- M-2.4 **Public Transit.** Promote public transportation programs that effectively serve the City's residents and workers by connecting users to local and regional destinations, including jobs, recreation, retail, and other activity centers.
- M-2.5 **Freeway Coordination.** Work with regional and State transportation agencies to minimize the impacts of regional roadways construction (e.g., SR-79) on local businesses and employment centers.
- M-2.6 **Right-of-Way Needs.** Identify roadway right-of-way needs prior to planning new development to allow for the full build-out and alignment of future local and regional facilities identified in the Circulation Plan.
- M-2.7 **Mt. San Jacinto College.** Coordinate with the College to improve access and mobility for employees and students.

### M-2 Actions

- M-2a Periodically coordinate with RCTC and Caltrans to inform the City's long-term mobility plans and priorities through regular communication and coordination.
- M-2b Participate in regional planning forums to bring the City's concerns to the regional level.
- M-2c Monitor land use, circulation planning, and the development review process of neighboring jurisdictions, so that the City has an opportunity to recommend that impacts to the City are considered by those jurisdictions.
- M-2d Periodically coordinate with RTA to actively engage on transit service planning and operational needs.

## GOAL M-3 COMPLETE STREETS

A multi-modal transportation network that provides sufficient vehicular, pedestrian, bike, and transit facilities.

Complete streets are streets that are designed to provide safe travel for everyone – people driving, riding transit, walking, biking, or using any other means of travel. Planning for and designing complete streets starts with policies that promote consideration for all users within all facility types.

### M-3 Policies

- M-3.1 **Complete Streets.** Apply context-sensitive complete streets principles to new roadways and to transportation improvements to serve all modes of travel and users of all ages and abilities.
- M-3.2 **Multimodal Facilities.** Incorporate facilities and design features into transportation improvement projects that support the use of public transit and active transportation.
- M-3.3 **Multimodal Connectivity.** Link commercial development, employment centers, public facilities, and community parks and open spaces to transit and active transportation facilities and trails, wherever feasible.
- M-3.4 **New Development.** Encourage Specific Plans and Planned Developments to include well-developed and funded multimodal transportation facilities.
- M-3.5 **Effects of New Technology.** Monitor and evaluate the development of new technologies (e.g., Transportation Network Companies, scootershare, bikeshare, and autonomous and connected vehicles) and their potential impacts on travel behavior and the transportation network.
- M-3.6 **Park and Ride Facilities.** Encourage the provision of regional public transportation services and support facilities such as park and ride lots.

### M-3 Actions

- M-3a When planning roadway facilities, incorporate the concept of complete streets. Consider design elements for all modes and users that use streets in a context-sensitive manner.
- M-3b Consult standards set forth in the latest editions of the California MUTCD and AASHTO's *A Policy on Geometric Design of Highways and Streets* ("Green Book") for improvement and re-striping of appropriate streets to accommodate dedicated bicycle facilities, as applicable to the City.
- M-3c Develop and maintain complete streets design guidance based on these resources and other best practices.

## GOAL M-4 ACTIVE TRANSPORTATION

An extensive and regionally linked network of trails, bicycle lanes, and sidewalk paths that encourage active transportation as viable for transportation and recreation.

A network of supportive infrastructure can encourage travel by non-motorized transportation. The City has existing pedestrian, bicycle, and equestrian trails and paths that support active transportation. Connecting trail and path gaps and providing supportive infrastructure benefits users and promotes these travel modes.

### M-4 Policies

- M-4.1 **Trails Master Plan.** Implement applicable goals, policies, and projects from the Trails Master Plan to provide trails and multimodal facilities that support active transportation within and beyond the City.
- M-4.2 **Active Transportation Network.** Provide and maintain an extensive active transportation and trail network that supports bicycles, pedestrians, and equestrians and is linked to regional facilities and facilities of adjacent jurisdictions (Figure M-2).
- M-4.3 **Trail Development.** Encourage the use of open space and utility easements for bicycle, pedestrian, and equestrian trails, where feasible.
- M-4.4 **Trail Connectivity.** Encourage Specific Plans and Planned Developments to include well-developed and designed trails that connect neighborhoods to parks, schools, jobs, and adjacent existing or planned local and/or regional trails.
- M-4.5 **Support Facilities.** Encourage new developments to provide bicycle parking, lockers, and other support facilities for bicyclists.

### M-4 Actions

- M-4a Review and update the City's Municipal Code, as necessary, to consider bicycle and pedestrian access as part of the site plan review for new development projects.
- M-4b Adopt the Trails Master Plan concurrent with adoption of the San Jacinto 2040 General Plan Update and review and update the Trails Master Plan every five years, as funding allows.
- M-4c As part of development review, specific plans, and projects to be included in the Capital Improvement Program, review any existing gaps in the trail network identified in the Trails Master Plan that inhibit mobility. Improvements may be recommended or required as part of projects to meet policies.
- M-4d Review and compare City codes to California Building Code requirements regarding bicycle supportive facilities. Update City codes if necessary to provide adequate facilities.

## GOAL M-5      PARKING

Parking supply that adequately and efficiently meets demand.

Adequate off- and on-street parking is necessary to accommodate people who rely upon vehicles to travel to homes, businesses, recreation, and other uses. Effectively planning for and managing both public and private parking supply provides a balance between meeting demand and efficiently using space.

### M-5 Policies

- M-5.1      **Appropriate Parking Supply.** Use the development review process to plan for new developments to provide appropriate vehicle parking supply to meet demand.
- M-5.2      **Efficient Use of Parking.** Encourage the effective use of shared parking between existing developments whenever possible.
- M-5.3      **Parking Demand and Supply Trends.** Monitor and consider trends in the region pertaining to reduced parking demand for mixed-use developments and the allocation of parking for shared vehicles, alternative energy vehicles, bicycles, and other modes of transportation.
- M-5.4      **Flexible Parking Supply.** Permit developments to meet parking requirements through strategies such as shared parking.
- M-5.5      **Mixed-Use Developments.** Encourage large scale developments to consider a mix of uses that provides flexibility in parking demands.

### M-5 Actions

- M-5a      Periodically review the City’s parking code to adequately address new types and patterns of development and new mobility technologies which may have an impact on parking supply and/or demand in the City.
- M-5b      As part of the City’s Development Code Update to implement the General Plan 2040, develop a shared parking methodology to be implemented for retail and mixed-use projects that encourages flexibility while still meeting anticipated demand.

## GOAL M-6 TRANSPORTATION MANAGEMENT

Transportation management strategies that comply with the County Congestion Management Plan and regional and statewide greenhouse gas emissions targets.

Recent state legislation has shifted to focus land use and transportation planning on reducing vehicle miles traveled (VMT), in alignment with a goal to reduce greenhouse gas emissions (GHG) and address climate change. Transportation management strategies that promote alternatives to single-occupancy vehicle travel can be employed to guide land use and transportation decisions in support of these environmental goals.

### M-6 Policies

- M-6.1 **Vehicle Miles Traveled.** Maintain vehicle miles traveled (VMT) thresholds and Transportation Demand Management (TDM) mitigation requirements for the purpose of environmental review under the California Environmental Quality Act (CEQA).
- M-6.2 **Transportation Demand Management.** Create and implement TDM and congestion management mitigation measures in areas experiencing high levels of congestion and VMT levels.
- M-6.3 **Regional Plans.** Review development proposals for compliance with regional plans such as the RCTC Congestion Management Plan.
- M-6.4 **New Development.** Work with developers to reduce greenhouse gas emissions and minimize congestion related to new development through improvements to the circulation system and on-site improvements that encourage non-vehicular modes of travel.

### M-6 Actions

- M-6a Review and update the City's Municipal Code and related implementation documents, as necessary, to reflect TDM best practices.
- M-6b Consider allowing for a reduction in parking standards for developments if comprehensive TDM programs and/or parking strategies are provided.
- M-6c Require developments that are approved based on TDM plans to incorporate monitoring and enforcement of TDM targets as part of those plans.



## GOAL M-7 FUNDING

A fiscally sound transportation system that utilizes a variety of financing methods.

Funding and financing sources are available at the regional, state, and federal level to help realize the City’s transportation vision and mobility plan. These funds can complement the City’s resources to plan, design and implement circulation and access improvements and promote the General Plan’s goals.

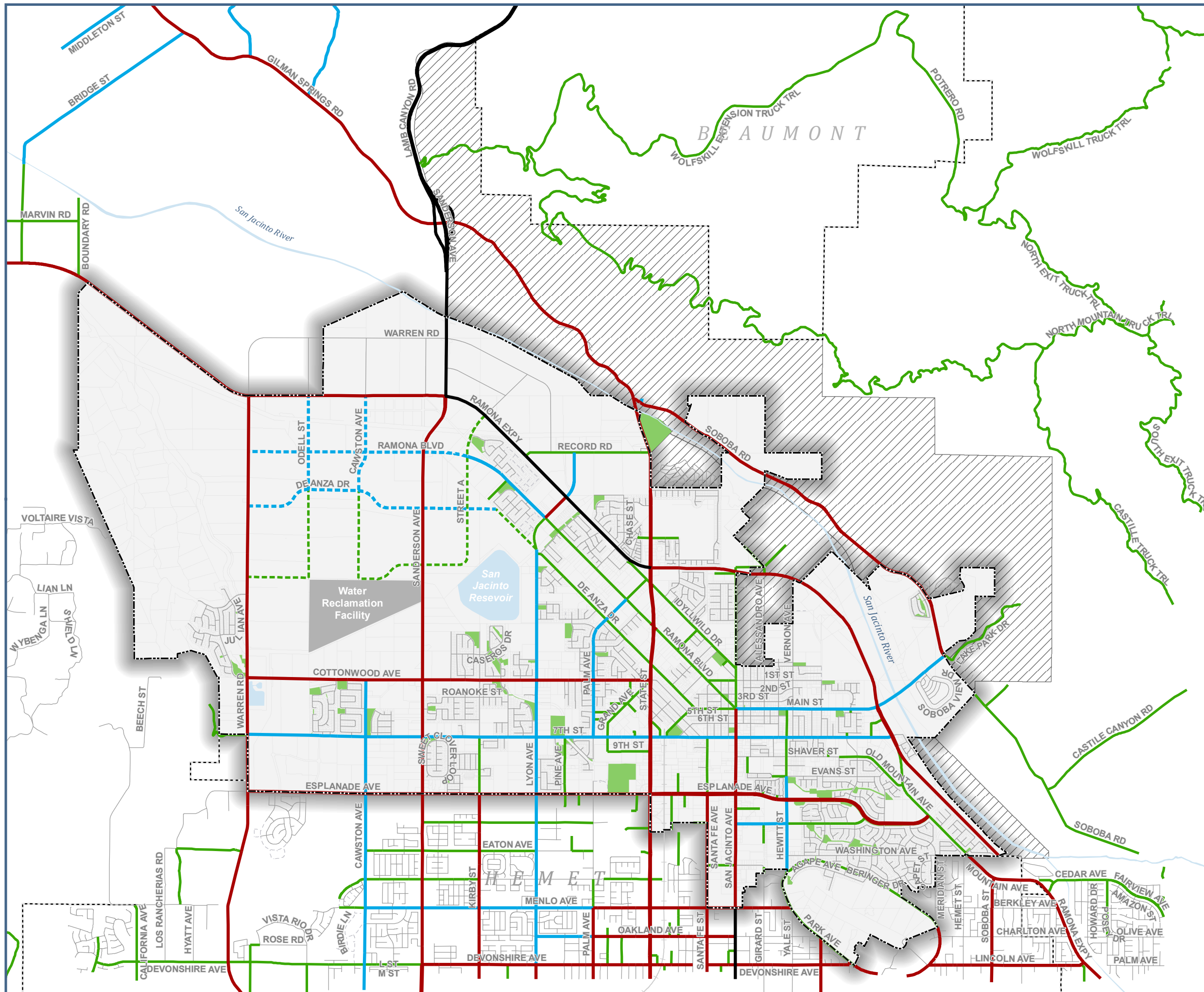
### M-7 Policies

- M-7.1 **Funding Sources.** Leverage existing available funding methods and sources to fund the transportation system in the City while also researching innovative funding sources at the federal, state, regional, and county levels.
- M-7.2 **New Developments.** Leverage programs such as West Riverside Council of Government’s Transportation Uniform Mitigation Fee to receive fair share contributions from new developments towards transportation network improvements.
- M-7.3 **Monitor Funding.** Monitor funding of programmed transportation improvements.
- M-7.4 **Regional Funding.** Maintain standards to qualify for regional transportation revenues while encouraging regional agencies to continue to provide adequate transportation funding to local jurisdictions.

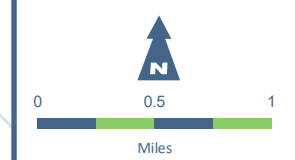
### M-7 Actions

- M-7a Develop and support a flexible financing program to fund the construction, maintenance, and improvement of the roadway system.

Figure M-1  
Roadway Classifications



- Future Roadway Typology**
- Limited Access Highway
  - Arterial
  - Major
  - - - Future Major
  - Collector
  - - - Future Collector
  - Local
  - - - Future Road
  - - - Neighboring City
  - Waterbodies
  - Water Reclamation Facility
  - City Park
  - San Jacinto Sphere of Influence
  - City of San Jacinto



Sources: City of San Jacinto; Riverside County.  
Map date: January 25, 2019.

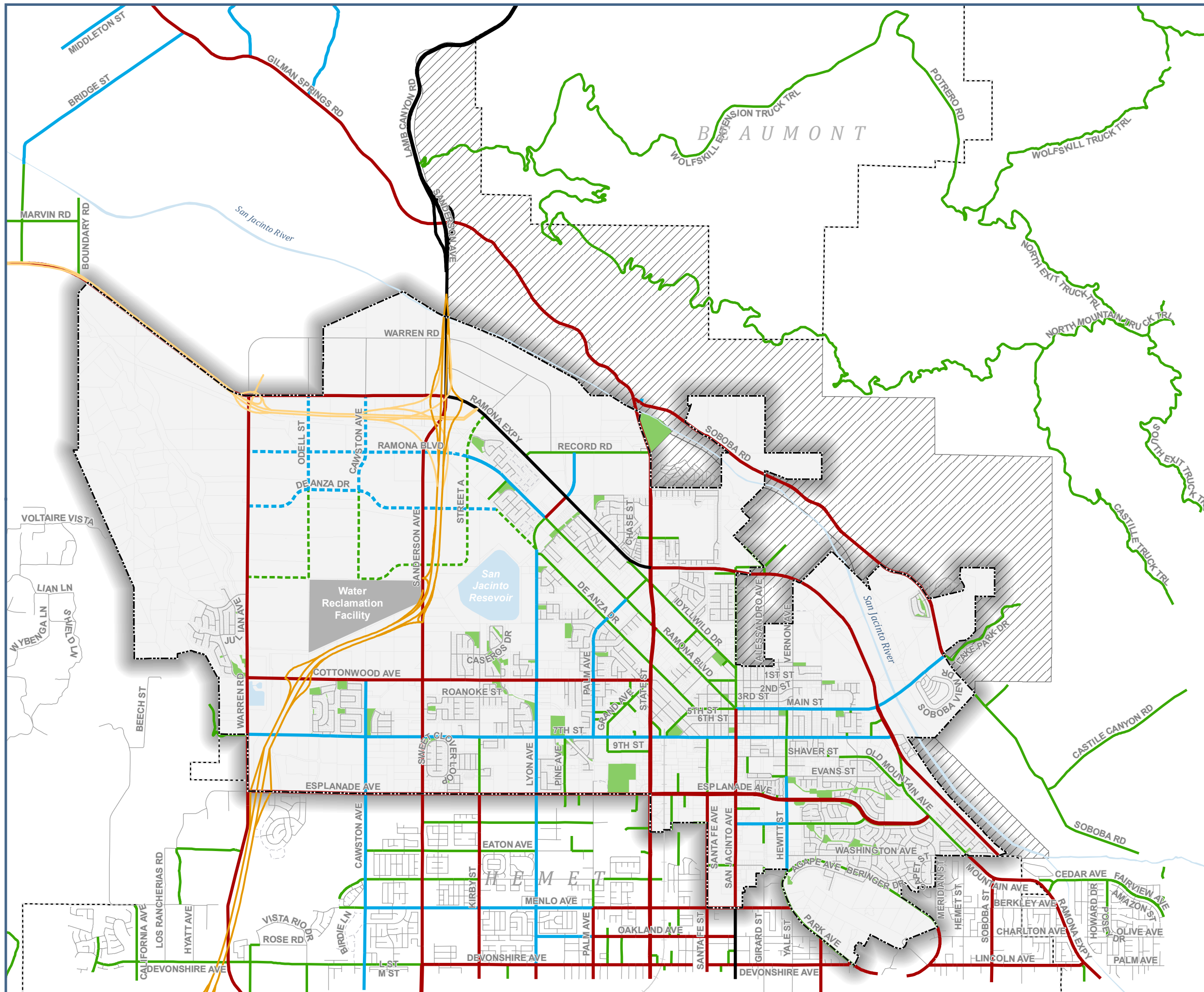


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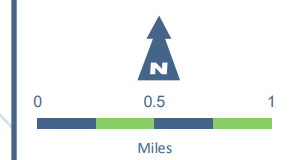
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Figure M-2  
Roadway Classifications  
and Regional Projects



- Future Regional Projects**
- Mid County Parkway
  - SR 79
- Future Roadway Typology**
- Limited Access Highway
  - Arterial
  - Major
  - Future Major
  - Collector
  - Future Collector
  - Local
  - Future Road
- Other Features**
- Neighboring City
  - Waterbodies
  - Water Reclamation Facility
  - City Park
  - San Jacinto Sphere of Influence
  - City of San Jacinto



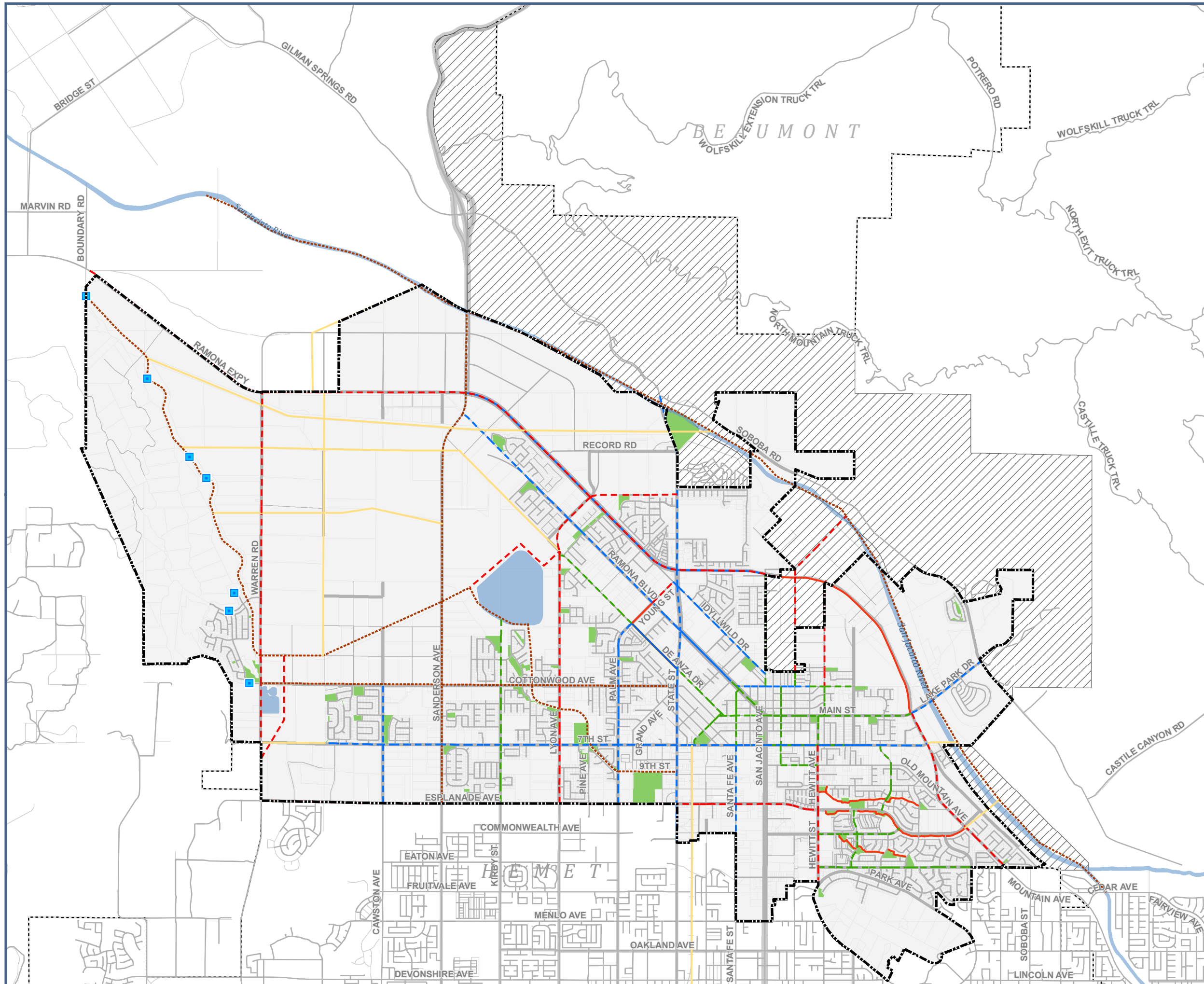
Sources: City of San Jacinto; Riverside County.  
Map date: January 25, 2019.



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Figure M-3  
Existing and Proposed  
Trail and Bicycle Facilities



**Legend**

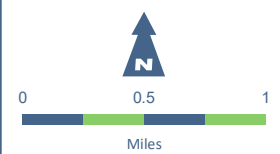
- Neighboring City
- Waterbodies
- City Park
- San Jacinto Sphere of Influence
- City of San Jacinto
- TMP Proposed Trailhead

**Proposed Bicycle Improvements**

- Class 1: Multi-use Path
- Class 1E: Multi-use & Equestrian Path
- Class 2: Bike Lane/Buffered Bike Lane
- Class 3: Bike Route
- Future Opportunity

**Existing Bikeways**

- Class 1: Multi-Use Path
- Class 2: Bike Lane
- Class 2B: Buffered Bike Lane
- Class 3: Bike Route



Sources: City of San Jacinto; Riverside County.  
Map date: January 25, 2019.





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# Public Safety

## Introduction to Public Safety

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. An effective response to natural and human-caused disasters requires planning, education, coordination and training by multiple government agencies and the public. A resilient community has the capacity to maintain critical functions during hazard events as well as adapt to and reduce future hazard risks.

This Element establishes goals, policies, and actions to minimize and address these potential hazards as well as ensure adequate and coordinated response. The goals are statements of the City's desires and consist of broad statements of purpose and direction. The policies serve as guidelines for reducing risk associated with natural and human activity hazards. The policies also serve to direct and maximize community emergency preparedness. The actions explain how the goals and policies will be achieved and implemented.

The Public Safety Element supports the City's participation in regional and subregional planning efforts including the Riverside County's Multi-Jurisdictional Local Hazard Mitigation Plan and climate change and resiliency planning.

### Organization of Element

The Public Safety Element will address each of the topics below as they relate to San Jacinto. The goals and policies of this element are organized around the following topics:

- *Seismic and Geologic Hazards*
- *Fire Safety*
- *Flooding*
- *Hazardous Waste and Materials*
- *Emergency Operations*
- *Noise*
- *Climate Change and Resiliency Planning*

### Contents:

- + Seismic and Geologic Hazards
- + Fire Safety
- + Flooding
- + Hazardous Waste and Materials
- + Emergency Operations
- + Noise
- + Climate Change and Resiliency Planning

## GOAL PS-1 SEISMIC AND GEOLOGIC HAZARDS

A community that is adequately prepared for natural hazards related to landslides, geologic instability, and seismic activity.

Due to its geographic location in a seismically active region and the location of flood plains and hillsides within City limits, San Jacinto is subject to several types of natural hazards, such as seismic activity, liquefaction, flooding, landslides, and erosion. Risk of exposure to natural hazards can be reduced through careful land use planning, building construction practices, and implementation of the following policies and actions.

### PS-1 Policies

- PS-1.1 **Geologic Hazard Identification.** Maintain the City’s geologic and seismic hazards map (Figure PS-1) in concert with updates from the California Geologic Survey and local surveys, and update as appropriate.
- PS-1.2 **Earthquake Protection.** Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity.
- PS-1.3 **Fault Zones.** Encourage landscaped open space uses for areas within identified fault zones and limit the development of new sensitive uses in these areas.
- PS-1.4 **Liquefaction.** Require site-specific studies in areas subject to liquefaction to determine the nature and extent of potential liquefaction and to identify engineering and development siting measures to permit development to occur safely.
- PS-1.5 **Development.** Require assessment and mitigation of hazards related to liquefaction, landslides, and flooding for new development projects or City improvement projects that are identified by the City as susceptible to these hazards.
- PS-1.6 **Impact Reduction.** Reduce the risk of impacts from geologic and seismic hazards by applying proper and up to date land use planning, development engineering, building construction, and retrofitting requirements.
- PS-1.7 **Risk Inventories.** Maintain an updated inventory of public buildings and infrastructure within the City of San Jacinto at risk of seismic and geologic hazard impacts and regularly evaluate potential mitigation projects to address risks, as financially feasible.
- PS-1.8 **Critical Facilities.** Require new critical infrastructure and facilities that may be built in the City to incorporate site specific seismic structural design as required by applicable building codes.



## PS-1 Actions

- PS-1a Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind.
- PS-1b Update building, zoning, and grading codes as needed to ensure adopted standards mitigate potential seismic hazards and comply with the Alquist-Priolo Act and Unreinforced Masonry Law.
- PS-1c Establish a public relations and education program to increase public awareness on potential geologic and seismic hazards in the community, their associated risks, and preparedness strategies.
- PS-1d Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, and wildfires by requiring feasible mitigation of such impacts on development projects. Assess development proposals for potential hazards pursuant to the California Environmental Quality Act. Require measures to mitigate all identified significant public safety hazards.
- PS-1e Where the threat from natural hazards (such as fault rupture or flooding) cannot be mitigated, use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards. Where feasible, permit the joint-use of preserve areas and easements such as seismic faults and drainage basins for open space and recreational uses.
- PS-1f To minimize damage from earthquakes and other geologic activity, adopt and implement the most recent State seismic requirements for structural design of new development and redevelopment.
- PS-1g During review of discretionary development and redevelopment proposals, require surveys of soil and geologic conditions by State licensed Engineering Geologists and Civil Engineers where appropriate. When potential geologic impacts are identified, require project applicants to mitigate the impacts per the recommendations contained within the geologic survey.

## GOAL PS-2 FIRE SAFETY

A City that is safe and adequately prepared for urban and wildfire emergencies.

Due to climate, vegetation, and topography, the City is subject to both wildland and urban fires. The natural vegetation of the largely undeveloped hillsides located in both the westernmost and easternmost portions of the City are highly prone to wildland fires. The Public Safety Element addresses both wildland and urban fire risk reduction and prevention, as well as mitigation efforts. The City of San Jacinto does not have its own Local Hazard Mitigation Plan (LHMP), but adopted Resolution 3738 on September 18, 2018 approving the City of San Jacinto Local Hazard Mitigation Plan Annex from the Riverside County Operational Area Jurisdictional Local Hazard Mitigation Plan (LHMP), therefore allowing the City to utilize the County LHMP, which addresses the topic of wildfires. Historical data on wildfires in and around San Jacinto is included in the Envision San Jacinto General Plan 2040 Draft Environmental Impact Report.

### PS-2 Policies

- PS-2.1 **Building Fire Codes.** Require that all buildings and facilities within San Jacinto comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.
- PS-2.2 **Fire Protection Services.** Reduce the risk of fire to the community by coordinating emergency preparedness with the Riverside County Fire Department (RCFD).
- PS-2.3 **Fire Hazard Identification.** Work with RCFD to maintain and regularly update the City's Fire Hazard Severity Zone Map (Figure PS-2) for changes in fire hazard severity zones consistent with changes in hazard designations by CAL FIRE.
- PS-2.4 **Urban Fire Risks.** Work with RCFD to maintain an ongoing fire inspection program to reduce fire hazards associated with multifamily development, critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.
- PS-2.5 **Grant Funding.** Seek grant funding, independently and in collaboration with regional partners, to mitigate potential wildfire threats to the community and to implement training workshops and projects related to defensible space and fuel reduction practices.
- PS-2.6 **Regional Coordination.** Coordinate with the County of Riverside, neighboring cities, and other fire protection agencies to reduce the potential for wildfire hazards in the San Jacinto community.
- PS-2.7 **Interagency Support.** Participate in the mutual aid system and automatic aid agreements to back up and supplement capabilities to respond to emergencies.
- PS-2.8 **Public Education.** Work with RCFD to disseminate educational programs for residents on fire hazard risks and fire safety measures, such as defensible space and evacuation routes, with a special focus on at-risk populations.
- PS-2.9 **Post-fire Treatment.** Work with CAL FIRE, United States Forest Service, United States Geologic Service, and applicable nongovernmental agencies to create a plan to address post-fire recovery activities and projects that allow burned areas to fully recover and minimize repetitive losses and further damage.



PS-2.10 **Very High Fire Hazard Severity Zones.** Protect communities from unreasonable risk of wildfire within very high fire hazard severity zones through the following actions:

- a. Minimize new residential development in very high fire hazard severity zones when possible.
- b. Require adequate fire protection services, fire protection plans, and emergency vehicle access for new development in very high fire hazard severity zones.
- c. Assess site constraints when considering land use designations near wildlands to avoid or minimize wildfire hazards as part of a land use update or amendment.
- d. Coordinate with RCFD to identify building and site design methods or other methods to minimize damage if new structures are proposed to be in very high fire hazard severity zones on undeveloped land and when rebuilding after a fire.
- e. As part of the RCFD review process, require ongoing brush management, fuel management/modification, defensible space, fire retardant landscaping, and other project design features for new development located in areas of or adjacent to high wildfire risk.
- f. Coordinate with the applicable water district to ensure necessary water supply systems and flow for structural fire suppression are provided and maintained.
- g. Work with RCFD to identify and maintain fire hazard reduction projects, including community fire breaks and private road and public road clearance.
- h. Coordinate with RCFD to define minimum standards for evacuation of residential areas in very high fire hazard severity zones. If areas with inadequate access/evacuation routes are identified, develop appropriate mitigation measures, improvement plans, or education programs to ensure safe evacuation.

PS-2.11 **Fire Safe Design.** Consider fire safe design (i.e., fire-resistant building and site design, materials, and landscaping) for development within very high fire hazard severity zones as part of the development review process.

- a. Locate, design and construct development to provide adequate defensibility and minimize the risk of structural loss from wildland fires.
- b. Design development on hillsides and canyons to reduce the increased risk of fires from topography features (i.e., steep slopes, ridge saddles).
- c. Minimize flammable vegetation and implement brush management best practices in accordance with the Development Code.
- d. Install visible home and street addressing and signage.



- PS-2.12 **Hazard Mitigation Plans.** Coordinate with local, state, and federal agencies to update emergency, evacuation, and hazard mitigation plans, as necessary.
- PS-2.13 **Essential Public Facilities and Infrastructure.** Locate, when feasible, new essential public facilities and infrastructure outside of very high fire hazard severity zones, including but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, emergency communication facilities, and utilities or identify construction methods or other methods to minimize damage if these facilities must be located in very high fire hazard severity zones.
- PS-2.14 **Other Fire Protection Plans.** Continue to implement other adopted fire protection plans, including the City of San Jacinto Local Hazard Mitigation Plan Annex from the Riverside County Operational Area Jurisdictional Local Hazard Mitigation Plan.

### PS-2 Actions

- PS-2a Implement the City's Emergency Operations Plan to ensure the most effective allocation of resources for protection of people and property in time of an emergency, and update it as needed.
- PS-2b Mitigate, as feasible, existing non-conforming development to contemporary fire safe standards where feasible, including road standards and vegetative hazards.
- PS-2c Require that all new habitable structures be designed in accordance with the most recent California Building and Fire Code with local amendments adopted by the City, including the use of fire sprinklers in residential structures.
- PS-2d Participate in Mutual Aid Agreements with neighboring cities and the Riverside County Operational Area, as required by RCFD.

## GOAL PS-3 FLOOD HAZARDS

A community that is protected from flood hazards.

The Riverside County Flood Control and Water Conservation District (RCFCD) is the agency responsible for the regional drainage facilities while the City controls the local facilities. The City coordinates with the RCFCD to ensure regularly scheduled maintenance of flood control channels and completion of necessary facilities and repairs.

Risk of flooding and inundation due to dam failure are possible due to the prevalence of natural drainage corridors and the presence of human-made water reservoirs within the region. Residential and agricultural uses and other productive areas of San Jacinto lie within FEMA 100-year floodplains, as shown in Figure PS-3.

The Casa Loma Canal, Colorado River Aqueduct and the San Jacinto River traverse the City. Flooding is particularly expected along the San Jacinto River and the Colorado River Aqueduct. Dam failure at any of the reservoirs such as Diamond Valley Lake, Lake Hemet, or Little Lake could also cause potential downstream inundation and flooding.

### PS-3 Policies

- PS-3.1 **Regulatory Compliance.** Coordinate with local, state, and federal agencies to ensure that the City's regulations related to flood control are in compliance with federal, state, and local standards.
- PS-3.2 **Dam Operation and Maintenance.** Coordinate with the agencies responsible for dam operation and maintenance to reduce the risk of dam inundation from the San Jacinto Reservoir, Diamond Valley Lake, Little Lake, and Hemet Lake dams.
- PS-3.3 **Reflection Lake Overflow.** Coordinate with Reflection Lake staff to manage overflow and prevent safety hazards on Warren Road and Cottonwood Avenue.
- PS-3.4 **FEMA Coordination.** Coordinate with the Federal Emergency Management Agency (FEMA) to ensure that Federal Insurance Rate Maps correctly depict flood hazards in the City.
- PS-3.5 **Municipal Code.** Implement the standards and requirements defined in the Municipal Code to reduce flood hazards and address flood-prone areas within San Jacinto.
- PS-3.6 **Building Codes.** Adhere to the latest building, site, and design codes in the California Building Code and FEMA flood control guidelines to avoid or minimize the risk of flooding hazards in the community.
- PS-3.7 **Stormwater Runoff.** Encourage new developments that add impervious surfaces to integrate low impact development best management practices to reduce stormwater runoff.
- PS-3.8 **Development in the Flood Plain and Flood Way.** Protect the community from flooding hazards by providing and maintaining flood control facilities and limiting development within the flood plain and flood way as necessary to protect public health and safety.



- PS-3.9 **Existing Flood Zones.** Maintain dialogue with the RCFCDD regarding regional flood facilities.
- PS-3.10 **Changing Conditions.** Coordinate with the RCDCD to consider the need to expand the capacity of flood control facilities based on changing flood conditions associated with climate change and extreme weather.
- PS-3.11 **Mitigation.** Require that all new development and redevelopment in areas susceptible to flooding incorporate mitigation measures designed to reduce flood hazards.
- PS-3.12 **Adequate Infrastructure.** Maintain and regularly assess the status of local storm drainage infrastructure to ensure that the system is functioning properly.

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### PS-3 Actions

- PS-3a Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations require that new development within flood hazard zones is consistent with this Public Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.
- PS-3b Review projects for project-related flood control and stormwater management impacts to ensure that all proposed development comply with the City's MS4 permit.
- PS-3c Disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public.
- PS-3d Communicate with FEMA periodically regarding updates to Flood Insurance Rate Maps and Letter of Map Revisions.
- PS-3e All development located within a 100-year flood plain shall be consistent with the requirements of the Federal Emergency Management Agency.
- PS-3f Periodically review county, state, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.
- PS-3g Work with the RCFC and Regulatory Federal, State and local agencies and department to apply for grants that provide funding for local drainage controls. FEMA's Hazard Mitigation Grant, Flood Mitigation Assistance Programs, and Pre-disaster Mitigation Program, CalEPA and the CA State Water Resources Control Board offer grants to municipalities throughout California.
- PS-3h Continue to participate in the National Flood Insurance Program (NFIP).
- PS-3i Continue to implement the Flood Plain Management program, which establishes rules and regulations for flood plain management. Continue to apply the rules and regulations to development in areas of special flood hazards as determined by the Federal Emergency Management Agency (FEMA) and as illustrated on the most recent Flood Insurance Rate Map (FIRM).

## GOAL PS-4 HAZARDOUS WASTE AND MATERIALS

A community that is protected from the potential for hazardous waste and materials contamination.

The County of Riverside Department of Environmental Health enforces the provisions of the Hazardous Waste Control Law of the State of California as set forth in the California Health and Safety Code and the California Code of Regulations. The City coordinates with the County of Riverside Environmental Health Department to effectively manage hazardous materials and waste as well as implement educational programs.

Certain types of development and uses within the City utilize hazardous materials. These uses make San Jacinto susceptible to hazards from spills of toxic materials and vulnerable to the byproducts of waste generated in manufacturing and agricultural areas. Accidents can occur in the production, use, storage, transport, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch maintains an emergency response team that would respond in the event of a hazardous materials spill or other environmental health emergencies.

### PS-4 Policies

- PS-4.1 **Regulations.** Ensure that RCFD enforces the Uniform Fire Code relating to the use of hazardous materials and ensure that appropriate regulations are followed, and precautions are taken for the type and amount of hazard being created.
- PS-4.2 **Cleanup Sites.** Require that developers coordinate with the Riverside County Department of Public Health to confirm that hazardous waste cleanup sites located within the City are remediated by the property owner in a manner that keeps the public safe.
- PS-4.3 **County Plans.** Utilize the Riverside Countywide Integrated Waste Management Plan to ensure that local regulation and practices are consistent with the policy direction and action programs that the County recommends.
- PS-4.4 **Transportation.** Promote the routing of vehicles carrying potentially hazardous materials to transportation corridors posing the minimum risk to the public.
- PS-4.5 **Household Hazardous Waste.** Reduce the per capita production of household hazardous waste in San Jacinto in concert with the County of Riverside plans for reducing hazardous waste.
- PS-4.6 **Proposed Facilities.** Require appropriate environmental analysis to be conducted for any proposed hazardous waste materials treatment or transfer, in accordance with environmental review requirements.
- PS-4.7 **Emergency Response.** Work with RCFD and other responding agencies to ensure that emergency personnel respond safely and effectively to a hazardous materials incident in the city.
- PS-4.8 **Public Education.** Coordinate with the City's waste service provider(s) and the County of Riverside to increase public awareness about proper disposal related to household hazardous waste and inform the San Jacinto community regarding relevant services and programs to address issues related to hazardous waste and materials.

## PS-4 Actions

- PS-4a As part of the development review process, require projects that result in significant risks associated with hazardous materials to include measures to address the risks and reduce the risks to an acceptable level.
- PS-4b Require the submittal of information regarding hazardous materials manufacturing, storage, use, transport, and/or disposal by existing and proposed businesses and developments to RCFD.
- PS-4c Promote off-site hazardous materials and/or electronic waste drop-off.
- PS-4d Protect the community from hazards related to air pollution, hazardous materials, and ground and air transportation by requiring feasible mitigation to be incorporated into new development and redevelopment proposals to address safety impacts associated with those proposals.
- PS-4e Continue to monitor regulations governing the use of pesticides and work with the County Agricultural Commissioner to promote the responsible use of pesticides.
- PS-4f Minimize public health risks and environmental risks from the use, transport, storage, and disposal of hazardous materials.
- PS-4g Continue to work with the County of Riverside Environmental Health Department to implement and advertise the Household Hazardous Waste Collection Program to protect residents from dangers resulting from the use, transport, and disposal of hazardous materials used in the home. Provide informational materials at public locations and links on the City's website about the County's Household Hazardous Waste Collection program, the County's Antifreeze, Batteries, Oil, and Paint (ABOP) program, collection facilities, drop-off centers, and the 24-hour Household Hazardous Waste hotline.
- PS-4h Continue to work with the County of Riverside's Environmental Health Department to implement the Conditionally Exempt Small Quantity Generators (CESQG) program, which is a hazardous waste pick-up disposal service for eligible, businesses/non-profit organizations in the County of Riverside. This program provides an affordable way to legally dispose of this waste. Provide informational materials at public locations and links on the City's website about the County's CESQG program.
- PS-4i Amend the Municipal Code to require that, prior to issuance of any grading or building permit (whichever occurs first) for a project on a site identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5, a formal Phase I Environmental Site Assessment (ESA) shall be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI) and submitted to the City's Community Development Department. The Phase I ESA shall identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified Hazardous Materials Specialist with Phase II/site characterization experience prior to demolition, and/or construction. The Hazardous Materials Specialist shall identify proper remedial activities appropriate to the hazardous material(s) found (e.g., removal and disposal; bio-remediation; pump and treat; soil vapor extraction, and in situ oxidation), as necessary.

## GOAL PS-5 EMERGENCY OPERATIONS

A community that is highly prepared and equipped to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services.

Advanced emergency planning and preparedness is essential in responding to natural and human-caused disasters with a coordinated system of emergency service providers and facilities. The City supports a high level of multi-jurisdictional cooperation and communication for emergency planning and response management. Major arterials serve as the primary routes for evacuation; however, evacuation routes will depend upon the emergency event and area affected. Law enforcement will identify the appropriate routes and assist residents leaving the City in the event an evacuation of all or part of the City is required.

The City prepared an analysis, referred to as a White Paper, consistent with Senate Bill 99 to identify residential developments in hazard areas that do not have at least two emergency evacuation routes. The White Paper includes definitions and data sources as well as assumptions and methodology used to map the evacuation routes, and is included as Appendix A. The analysis identified nearly 500 parcels (approximately 10% of developed parcels in the City) in a high hazard zone (as defined in the White Paper) with one exit point directly onto an arterial (or higher classification) roadway. These parcels are widespread throughout the planning area, and they tend to be condo, apartment, and mobile home communities, or large rural residential parcels. The City will continue to coordinate with RCFD, the Riverside County Sheriff's Department (RCSD), Office of Emergency Services (OES), and Federal Emergency Management Agency to provide ongoing education to residents about how to safely evacuate in the event of an emergency.

### PS-5 Policies

- PS-5.1 **Emergency Response Services.** Provide sufficient levels of all emergency response services to protect the health, safety, and welfare of all persons and to protect property in the City.
- PS-5.2 **Emergency Preparedness Plans.** Support the development of local preparedness plans and multi-jurisdictional cooperation and communication agreements for emergency situations.
- PS-5.3 **Critical Facilities.** Coordinate with service providers to ensure the resilience of critical facilities, lifeline services, and infrastructure, and plan for the use of critical facilities during post-disaster response and recovery.
- PS-5.4 **Local Coordination.** Coordinate with local key stakeholders (officials, schools, businesses, and organizations) within the community to make them aware of their role in the emergency plan and the necessary requirements in case of emergency.
- PS-5.5 **Automatic and Mutual Aid.** Participate in automatic and mutual aid agreements with adjacent service providers to ensure efficient and adequate resources, facilities, and support services before, during, and after emergencies.
- PS-5.6 **Communications.** Evaluate the potential to utilize a comprehensive emergency communication system that allows for efficient connection in case of emergency.
- PS-5.7 **Emergency Evacuation Routes and Access.** Work with RCFD and RCSD to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios.
- PS-5.8 **Emergency Shelters.** Periodically coordinate with emergency shelter providers to ensure that necessary equipment supplies are available in case of emergency.



- PS-5.9 **Disaster Recovery.** Work with emergency service providers to implement post-disaster recovery plans to return public services to a state of normalcy, address ongoing hazard-specific mitigations, and assist community members in recovering from disasters.
- PS-5.10 **Crime Prevention Through Environmental Design.** Ensure projects include design features that promote public safety and reduce criminal activity.
- PS-5.11 **Community Training Programs.** Support community-based emergency training programs as a valuable asset to the community.
- PS-5.12 **Public Education.** Educate residents and businesses through programs and outreach materials on hazards pertaining to San Jacinto and appropriate actions to safeguard life and property during and immediately after emergencies.
- PS-5.13 **School Safety.** Coordinate with local schools related to their programs and practices regarding emergency preparedness.

### PS-5 Actions

- PS-5a Coordinate with the County of Riverside to keep the Multi-Jurisdictional Local Hazard Mitigation Plan up to date.
- PS-5b Regularly practice implementation of the City's Emergency Operations Plan and update it regularly.
- PS-5c Regularly review County and State emergency response procedures that must be coordinated with City procedures.
- PS-5d Adopt a level of service standard for police protection. Protect residents and businesses from criminal activity by providing the adopted level of service and educating the public about methods to reduce criminal activity. During the annual budget and CIP process, review the level of service standard and revise as appropriate.
- PS-5e In pre-application meetings, encourage developers to incorporate Crime Prevention Through Environmental Design (CPTED) design features in their residential and non-residential projects to increase the safety of the projects. Cooperate with the Police Department to review development proposals to ensure that design features promote a safe environment, as described in the Public Safety Element.
- PS-5f Annually review and update the Emergency Preparedness Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters. Support high-level multi-jurisdictional cooperation and communication for emergency planning and management.
- PS-5g Coordinate with local agencies and organizations to develop and distribute informational brochures and give presentations to civic groups and local schools to educate residents and businesses about appropriate actions to take during an emergency situation.

## GOAL PS-6 NOISE

A comfortable community environment that is free from excessive noise pollution.

Noise levels within the community can affect the quality of life experienced by people living and working in San Jacinto. High noise levels can create stress and irritation. The following policies address this issue by creating effective strategies to reduce excessive noise and limit the community's exposure to loud sources of noise.

### PS-6 Policies

PS-6.1 **Noise Exposure.** Consider the noise compatibility of existing and future development when making land use planning decisions. Require development and infrastructure projects to be consistent with the land use compatibility standards contained in Tables PS-1, PS-2, PS-3 and PS-4 to ensure acceptable noise exposure levels for existing and future development.

PS-6.2 **Noise Mitigation.** Require new development to mitigate excessive noise to the standards indicated in Tables PS-1, PS-2, PS-3 and PS-4 to the extent feasible through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials.

PS-6.3 **Acoustical Studies.** Require acoustical studies for new discretionary developments and transportation improvements that have the potential to affect existing noise-sensitive uses such as schools, hospitals, libraries, care facilities, and residential areas, and for projects that would introduce new noise-sensitive uses into an area where existing noise levels may exceed the thresholds identified in this element. For projects that are required to prepare an acoustical study, the following mobile and stationary noise source criteria shall be used to determine the significance of those impacts.

#### A. Mobile Noise Sources:

- Where existing traffic noise levels are within or below the “normally acceptable” noise criteria at the affected land use (see Table PS-1), a readily perceptible 5 dBA CNEL or greater increase in roadway noise will be considered significant;
- Where existing traffic noise levels falls within the “conditionally acceptable” noise criteria at the sensitive land use, a +3 dBA CNEL or greater increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels exceed the “conditionally acceptable” noise criteria at the sensitive land use, a + 1.5 dBA CNEL or greater increase in roadway noise levels will be considered significant.

#### B. Stationary and Non-Transportation Noise Sources

- A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater.



- PS-6.4 **Roadway Noise.** Encourage nonmotorized transportation alternatives for local trips and the implementation of noise sensitivity measures in the public realm, including traffic-calming road design, lateral separation, natural buffers, and setbacks to decrease excessive motor vehicle noise.
- PS-6.5 **Vehicular Traffic.** Monitor and enforce existing speed limits and motor vehicle codes requiring adequate mufflers on all types of vehicles traveling through the city.
- PS-6.6 **Commercial Noise.** Require the use of noise attenuation measures, including screening and buffering techniques, for all new commercial development expected to produce excessive noise; in existing cases where the City’s noise standards are exceeded, work with Code Enforcement to require compliance.
- PS-6.7 **Construction Noise.** Require construction activities to reduce noise impacts on adjacent uses to the criteria identified in Tables PS-3 and PS-4, or, if the criteria cannot be met, to the maximum extent feasible complying with Chapter 8.40 of the San Jacinto Municipal Code (Noise Control) and use best practices. Construction activities outside of the permitted construction hours identified in the San Jacinto Municipal Code may be approved on a case-by-case basis by the Community Development Director.
- PS-6.8 **Temporary Special Events.** Temporary special events including, but not limited to, festivals, concerts, parades, and other similar activities may be allowed to exceed the noise standards established in this General Plan and the standards established by Chapter 8.40 of the San Jacinto Municipal Code (Noise Control) through issuance of a temporary use permit (see Section 17.640 of the San Jacinto Municipal Code (Temporary Use Permits).
- PS-6.9 **Temporary Emergency Operations and Emergency Equipment Usage.** Temporary emergency operations or emergency equipment usage is exempt from noise standard criteria set by this element.
- PS-6.10 **Interjurisdictional Coordination.** Coordinate with neighboring cities to minimize noise conflicts between land uses along the City's boundaries.

## PS-6 Actions

- 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. The update shall also include noise standards for residential uses within a mixed-use development, which may differ from other adopted residential noise standards.
- PS-6b Review new development projects for compliance with the noise requirements established in this General Plan, including the standards established in Tables PS-1, PS-2, PS-3 and PS-4. Where necessary, require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials such as rubberized asphalt.
- PS-6c Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this General Plan. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element.
- PS-6d Review the locations of proposed projects with the potential to generate stationary noise in relation to sensitive receptors through the discretionary project review process. Limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations is achieved.
- PS-6e Require all construction activity to comply with the limits (maximum noise levels, hours and days of allowed activity) established in the City noise regulations (Title 24 California Code of Regulations, Noise Ordinance) in order to reduce impacts associated with temporary construction noise to the extent feasible. Trucks associated with construction activities shall follow the designated truck routes described in the Mobility Element.
- PS-6f Actively enforce the standards identified within the City's Noise Ordinance and Noise Plan in order to reduce impacts to the extent feasible. Update and amend the Noise Ordinance and Plan as appropriate. Provide a link on the City's website for those to file complaints against activities and uses that may be violating the Noise Ordinance.
- PS-6g Require new residential projects located adjacent to railroad lines to follow the FTA vibration screening distance criteria to ensure that residential uses are not exposed to vibrations exceeding 72 VdB for frequent events (more than 70 events per day), 75 VdB for occasional events (30-70 events per day), or 80 VdB for infrequent events (less than 30 events per day).



- PS-6h Require new development to minimize vibration impacts to adjacent uses during demolition and construction. Require vibration studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate vibration impacts which exceeds the vibration limits. This includes projects requiring pile driving and/or construction on properties adjacent to historic structures. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to the building. A vibration limit of 0.30 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.
- PS-6i During subsequent updates to Section 8.40 of the Muni Code, review and update Section 8.40.090, Construction Activity Noise Regulations, as needed in order to allow provisions for emergency repairs, exceptional circumstances, and reasonable Sunday construction and maintenance activities, while continuing to achieve the objectives of providing a nuisance-free noise environment.

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**Table PS-1: Land Use Compatibility for Community Noise Exposure (dBA, CNEL)**

Land Use	55	60	65	70	75	80
Residential	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Hospitals, Nursing Homes, Assisted Living	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Hotel, Motels, Mixed Use	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Churches	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Schools, Libraries, Museums	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Sports Arenas, Outdoor Spectator Sports	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Playgrounds, Neighborhood Parks	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Golf Courses, Riding Stables, Water Recreation, Cemeteries	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Office Buildings, Businesses, Commercial and Professional	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
Industrial, Manufacturing, Utilities, Agriculture	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
	██████████	██████████	██████████	██████████	██████████	██████████
<p><b>Normally Acceptable:</b> ██████████ Specified land uses is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation or requirements.</p> <p><b>Conditionally Acceptable:</b> ██████████ New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.</p> <p><b>Normally Unacceptable:</b> ██████████ New construction and development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.</p> <p><b>Clearly Unacceptable</b> ██████████ New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.</p>						
<p>Source: California Office of Noise Control. Guidelines for the Preparation and Content of Noise Elements of the General Plan. February 2017.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>Where a proposed use is not specifically listed, the use shall comply with the standards for the most similar use as determined by the City.</li> <li>Outdoor activity areas for residential development are considered to be the backyard patios or decks of single-family units and the common areas where people generally congregate for multi-family developments. Where common outdoor activity areas for multi-family developments comply with the outdoor noise level standard, the standard will not be applied at patios or decks of individual units provided noise-reducing measures are incorporated (e.g., orientation of patio/deck, screening of patio with masonry or other noise-attenuating material). Outdoor activity areas for non-residential developments are the common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities; not all residential developments include outdoor activity areas.</li> </ol>						

**Table PS-2: Maximum Allowable Noise Exposure from Mobile Noise Sources**

Land Use	Noise Standards <sup>1</sup>	
	Exterior	Interior
Residential – single-family, multi-family, duplex and mobile home	65 dB(A)	45 dB(A)
Residential – transient lodging, hotels, motels, nursing homes, hospitals, assisted care facilities	65 dB(A)	45 dB(A)
Private offices, churches, libraries, theaters, concert halls, meeting halls, schools	65 dB(A)	45 dB(A)
General commercial, office, retail, reception, restaurant	65 dB(A)	45 dB(A)
Light industrial <sup>2</sup>	---	---
Parks and playgrounds <sup>3</sup>	65 dB(A)	50 dB(A)
Golf courses, outdoor spectator sports	70 dB(A)	---

1. In Community Noise Equivalent Level (CNEL)
2. Noise standards do not apply to Light Industrial areas.
3. Outdoor environment limited to playground areas, picnic areas and other areas of frequent human use.



**Table PS-3: Allowable Exterior Noise Level Due to Stationary Noise Sources<sup>1</sup>**

Type of Land Use	Allowed Equivalent Noise Level, dBA Leq <sup>2</sup>	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
All single-family residential properties	65	45
All multifamily residential properties and mobile home parks	65	50
All commercial property	65	60
The residential portion of mixed-use properties	70	70
All manufacturing or industrial properties and all other uses	70	70

Source: City of San Jacinto Municipal Code 8.40.040

Notes:

1. If the ambient noise level exceeds the resulting standard, the ambient noise level shall be the standard.
2. Measurements for compliance are made on the affected property pursuant to Municipal Code Section 8.40.160.
3. It is unlawful for any person at any location within the incorporated area of the city to create noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which noise causes the noise level, when measured at any location on any other property, to exceed either of the following:
  - a. The noise standard for the applicable zone for any fifteen (15) minute period;
  - b. A maximum instantaneous (single instance) noise level equal to the value of the noise standard plus twenty (20) dBA for any period of time (measured using A-weighted slow response).
4. In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.
5. The residential portion of mixed-use properties standard shall apply to that portion of residential property falling within one hundred (100) feet of a commercial property or use if the noise originates from that commercial property or use.
6. If the measurement location is on a boundary between two different types of land uses, the lower noise level standard applicable to types of land uses shall apply.



**Table PS-4: Allowable Interior Noise Level Due to Stationary Noise Sources<sup>1</sup>**

Type of Land Use	Allowed Equivalent Noise Level, dBA Leq <sup>2</sup>	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
All single-family residential properties	45	40
All multifamily residential properties and mobile home parks	45	40
All commercial property	45	40
Residential Portion of Mixed Use	45	40

Notes:

1. If the ambient noise level exceeds the resulting standard, the ambient noise level shall be the standard.
2. Measurements for compliance are made on the affected property pursuant to Municipal Code Section 8.40.160.
3. It is unlawful for any person at any location within the incorporated area of the city to create noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which noise causes the noise level, when measured at any location on any other property, to exceed either of the following:
  - a. The noise standard for the applicable zone for any fifteen (15) minute period;
  - b. A maximum instantaneous (single instance) noise level equal to the value of the noise standard plus twenty (20) dBA for any period of time (measured using A-weighted slow response).
4. In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.
5. The Residential portion of mixed-use standard shall apply to that portion of residential property falling within one hundred (100) feet of a commercial property or use if the noise originates from that commercial property or use.
6. If the measurement location is on a boundary between two different types of land uses, the lower noise level standard applicable to the types of land uses shall apply.

## GOAL PS-7 CLIMATE CHANGE AND RESILIENCY PLANNING

A resilient, sustainable, and equitable community where risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events, are minimized.

The impacts of climate change pose an increasing and growing challenge to the safety and well-being of the residents of San Jacinto. California will continue to experience effects of climate change in different ways, including increased likelihood of drought, heat waves, severe weather, flooding, and wildfires. In addition to climate change planning becoming necessary on its own merits, Senate Bill 379 requires San Jacinto to update the Public Safety Element to address adaptation and resilience strategies applicable to the City.

San Jacinto’s General Plan provides strategies to reduce human-caused greenhouse gas emissions and enhance carbon storage, or sequestration, as a local response to mitigate global climate change and comply with state and federal legislation.

### PS-7 Policies

- PS-7.1 **Community Preparedness.** Promote a well-prepared City that can effectively overcome natural disasters and scarcity of resources due to climate change.
- PS-7.2 **Collaboration.** Collaborate with local, regional, state and/or federal jurisdictions and agencies on climate resiliency and adaptation strategies.
- PS-7.3 **Ecological Recovery.** Coordinate with federal, state, and local agencies to establish ecological recovery programs.
- PS-7.4 **Air Pollution.** Work with responsible federal, state, and county agencies to decrease air pollution emissions occurring within the air basin to reduce the risk posed by air pollution.
- PS-7.5 **Energy Supply.** Promote plans and programs that increase sustainable energy sources.
- PS-7.6 **Programs.** Implement necessary actions and programs to improve drought preparation and response for the most vulnerable community members.

### LOOKING AHEAD

As San Jacinto looks to the future, State law requires the City to consider climate impacts facing California as well as methods to adapt and increase resiliency to climate change effects. As a result of climate change, San Jacinto may experience more intense and frequent heat waves, drought, and wildfires, and more severe storms and extreme weather events.

Emissions scenarios used in the General Plan and Environmental Impact Report are the same as those used by the Intergovernmental Panel on Climate Change’s Fifth Assessment Report and are called Representative Concentration Pathways, or RCPs. There are four RCPs: 2.6, 4.5, 6.0, and 8.5. Each represents a set of possible underlying socioeconomic conditions, policy options, and technological considerations, spanning from a low-end scenario that requires significant emissions reductions resulting in zero global emissions by 2080 (RCP 2.5) to a high-end, “business-as-usual,” fossil-fuel-intensive emissions scenario (RCP 8.5). The low-end scenario is most closely aligned with California’s ambitious greenhouse gas reduction targets and the aspirational goals of the United Nations Framework Convention on Climate Change 2015 Paris Agreement. Thus far, global emissions continue to follow the business-as-usual trajectory.



- PS-7.7 **Cooling Centers.** Designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters; extend hours at air-conditioned sites during periods of extreme heat or power outage (if the site is supported by a backup generator).
- PS-7.8 **Storms.** Provide access to flood protection resources and services (signage, sandbags, etc.) as feasible at designated public facilities during and after extreme weather events.
- PS-7.9 **Special Assistance.** Address the needs of individuals with limited mobility or limited access to transportation for access to safe and comfortable shelter during extreme heat events or other severe weather events.
- PS-7.10 **Leadership.** Demonstrate leadership in local climate planning efforts through a range of tangible actions and policies at the municipal operations level.
- PS-7.11 **Greenhouse Gas Reductions.** Reduce communitywide greenhouse gas emissions locally by actively supporting regional efforts to reduce greenhouse gases throughout the county.
- PS-7.12 **Extreme Heat Vulnerabilities.** Require that new developments, major remodels, and redevelopments address urban heat island issues and reduce urban heat island effects for the proposed project site and adjacent properties.
- PS-7.13 **Urban Forestry Plan.** Minimize damage associated with wind-related hazards and address climate change and urban heat island effects through the development of an urban forestry plan and proper landscaping planting and management techniques.
- PS-7.14 **Ongoing Monitoring.** Monitor climate change-related effects with local, regional, state, and/or federal partners to provide information of effectiveness of existing infrastructure and programs.

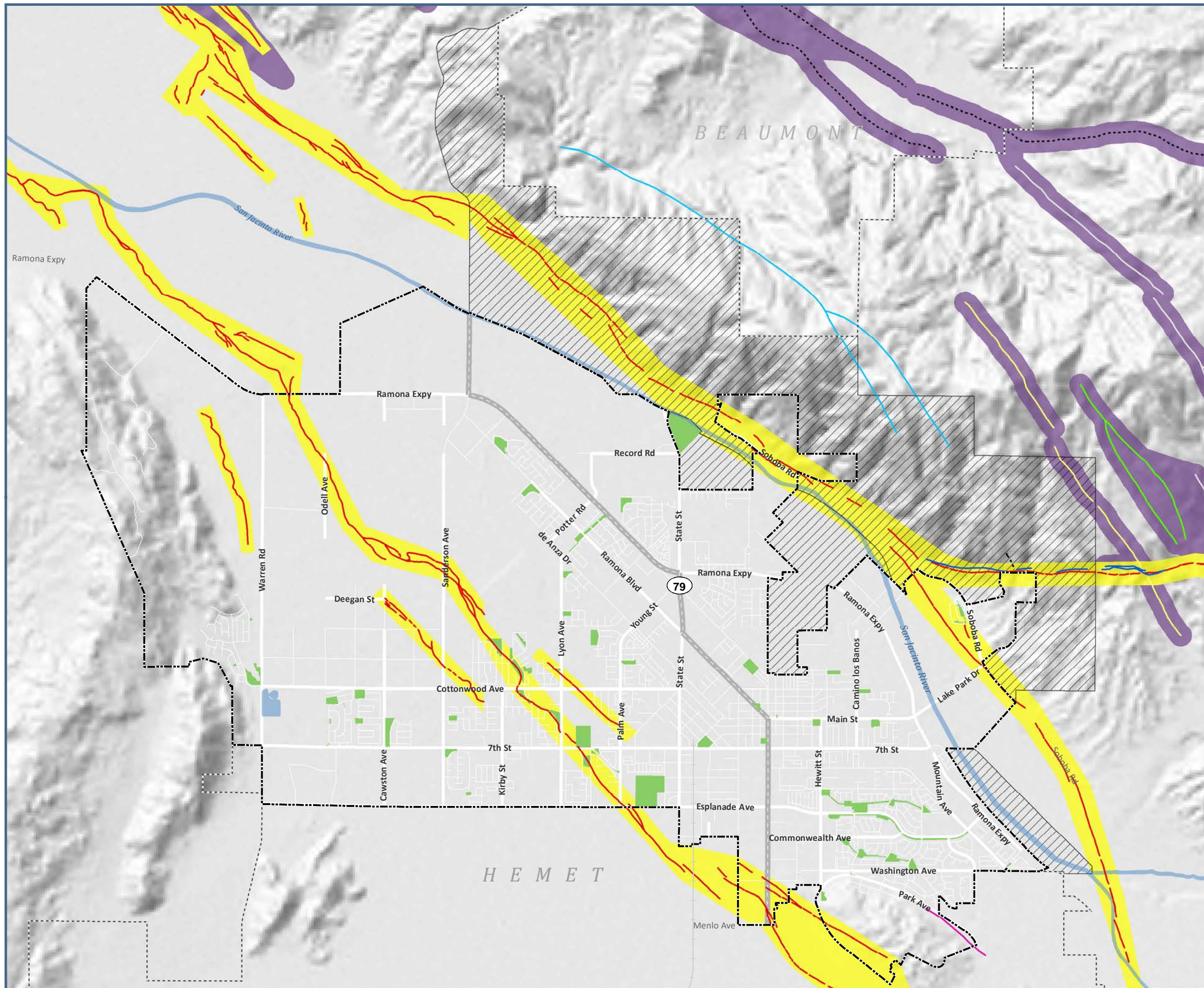


## PS-7 Actions















- PS-7a Provide information and resources to the public and businesses regarding steps the City is taking to address the issue of climate change.
- PS-7b Expand the use of energy-efficient lighting, such as LEDs, for City-owned light facilities.
- PS-7c Consider purchasing only electric or alternative-energy vehicles for the City vehicle fleet, as appropriate, based on the intended use of the vehicle.
- PS-7d Evaluate the feasibility for government-constructed and/or -operated new development to exceed the CalGreen Tier 1, or successor program, standards.
- PS-7e Promote the use of sustainable and carbon-neutral energy sources in new development.
- PS-7f Explore using renewable energy and clean generation technologies such as solar, wind, biogas, or fuel cells to power City facilities where appropriate.

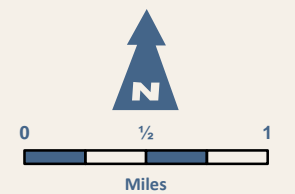
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Figure PS-1  
Geologic and Seismic Hazards



**Legend**

-  City of San Jacinto
  -  San Jacinto Sphere of Influence
  -  Neighboring City
  -  City Park
- Faults**
-  Castile Canyon Fault
  -  Dellamont Fault
  -  Hot Springs Fault
  -  Park Hill Fault
  -  Potrero Creek Fault
  -  San Jacinto Fault
  -  Soboba Fault
  -  Unnamed fault in San Jacinto fault zone
- Fault Zones**
-  Alquist-Priolo Fault Zone
  -  County Fault Zone



Sources: Riverside County Open Data; Faults, USGS and California Division of Mines and Geology; City of San Jacinto; Riverside County. Map date: February 26, 2019.

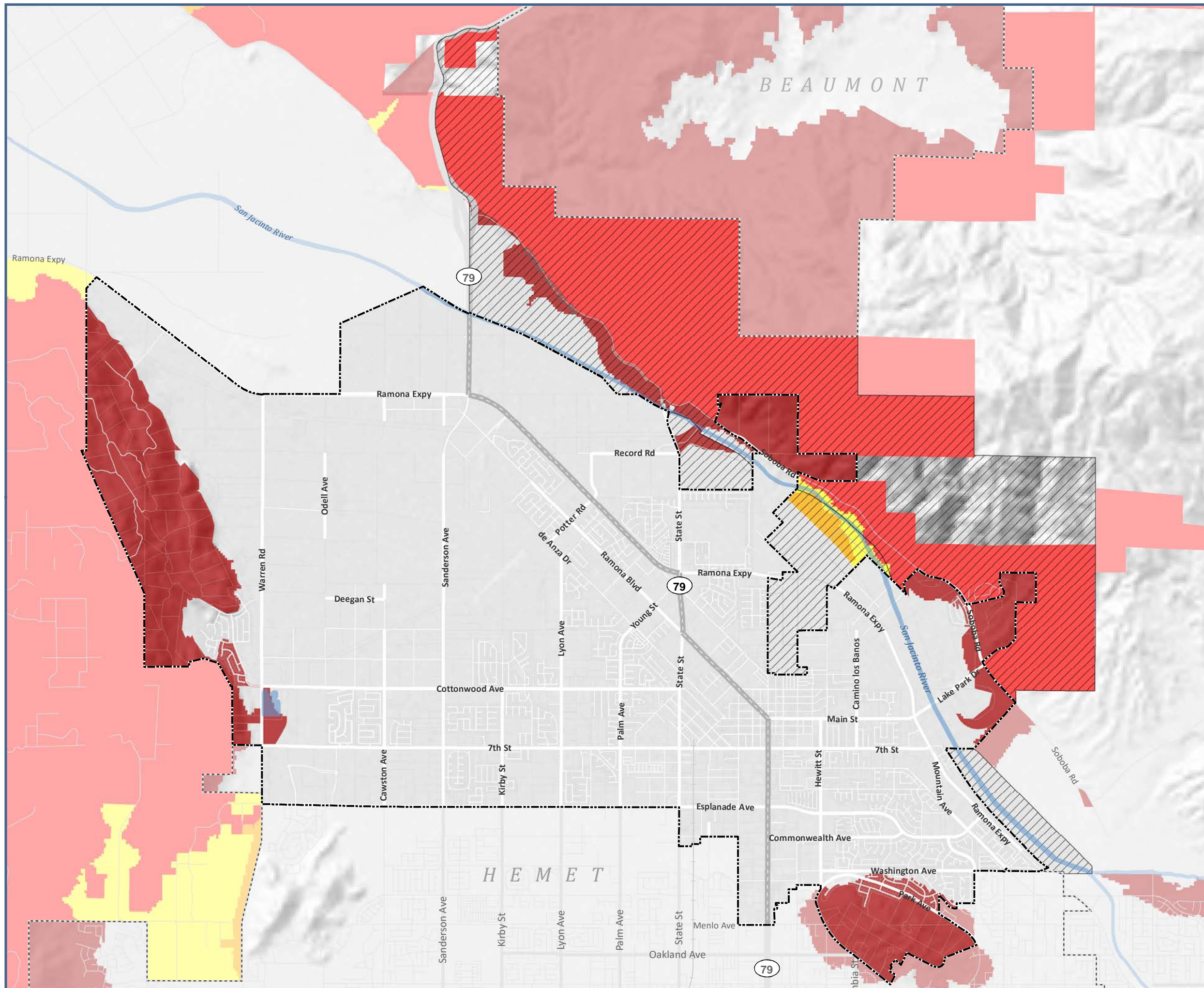




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Figure PS-2  
Fire Hazard Severity Zones



**Legend**

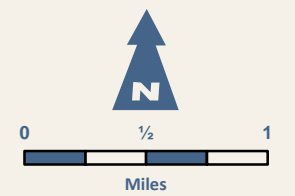
- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City

**Fire Hazard Severity Zones in SRA  
(State Responsibility Area)**

- Moderate
- High
- Very High

**Fire Hazard Severity Zones in LRA  
(Local Responsibility Area)**

- Very High



Sources: CalFire LRA for Riverside County West, 1/2010; CalFire SRA Riverside County West 11/2007; City of San Jacinto; Riverside County. Map date: February 21, 2019.



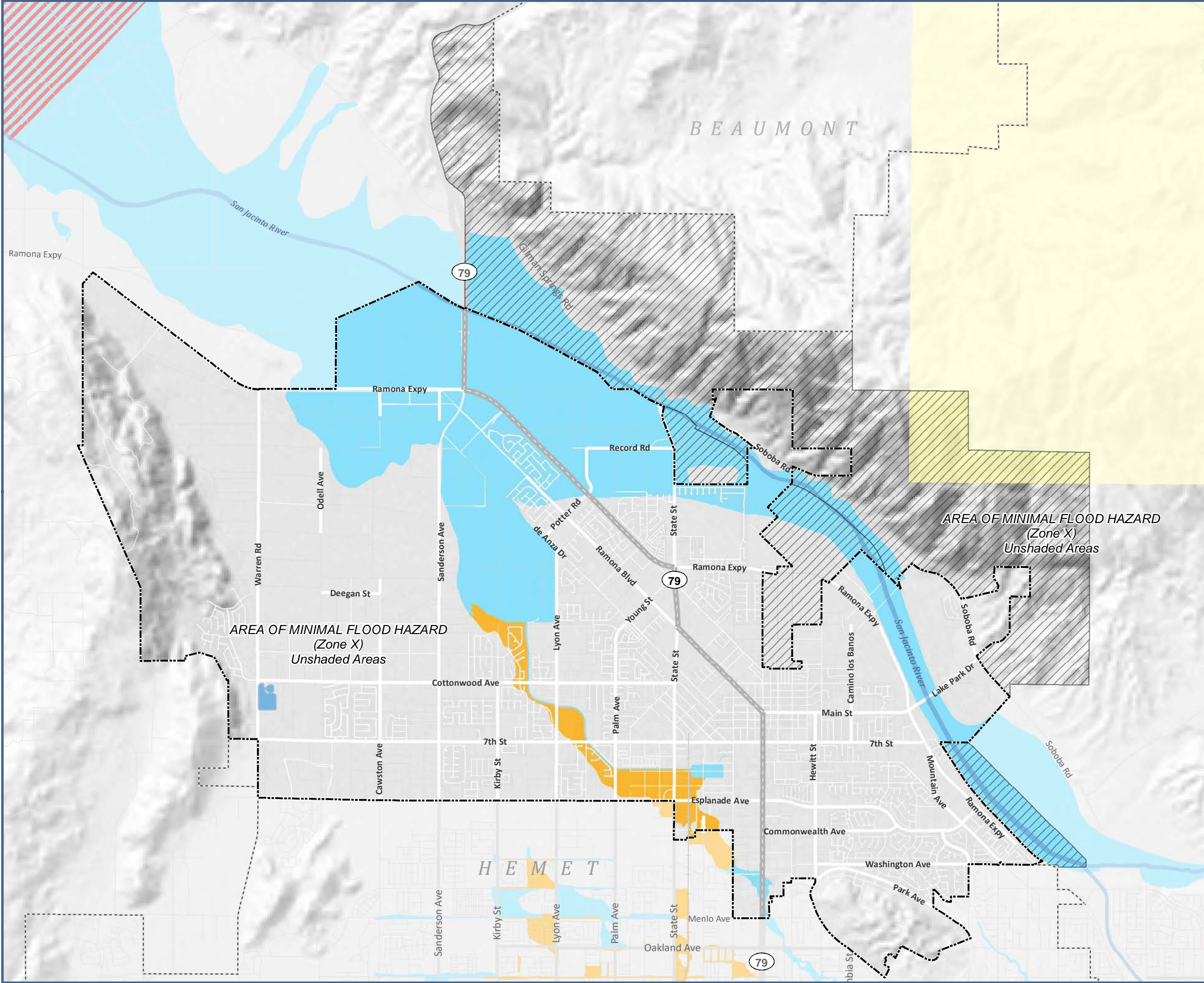


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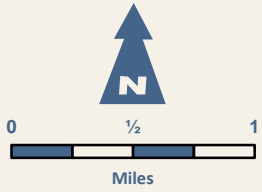


Figure PS-3  
FEMA Flood Map



**Legend**

- City of San Jacinto
- Neighboring City
- San Jacinto Sphere of Influence
- FEMA Designation**
- 100-year Flood Zone
- 500-year Flood Zone
- Regulatory Floodway
- No Data Available



Sources: FEMA NFHL\_0605C, Latest LDMR Effective Date 2/6/2019;  
City of San Jacinto; Riverside County. Map date: February 21, 2019.

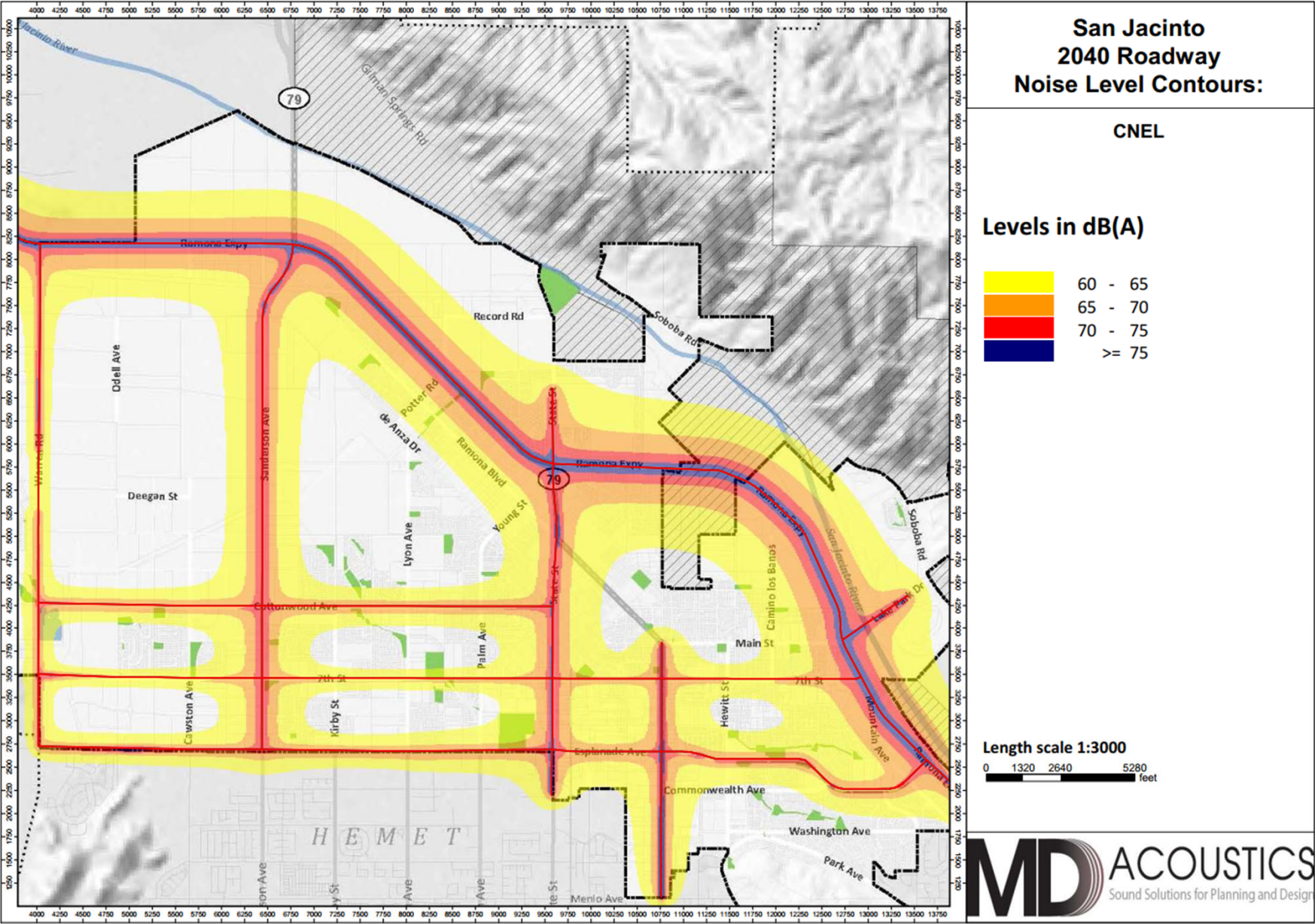




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Figure PS-4  
 2040 Noise Level Contours (CNEL)





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# Resource Management

## Introduction to Resource Management

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). Together, the City's resources form an important part of the City's unique character and quality of life. It is important to understand, document, and appreciate these resources so that these valuable pieces of the community can be preserved, protected, and enhanced for future generations.

### *Organization of Element*

The Resource Management Element will address each of the topics below as they relate to San Jacinto. The goals and policies of this element are organized around the following topics:

- *Natural Resources*
- *Water Resources*
- *Heritage 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*

### Contents:

- + Natural Resources
- + Water Resources
- + Heritage 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



## GOAL RM-1 NATURAL RESOURCES

A community that conserves and protects its natural resources.

Situated along the foothills of the San Jacinto Mountains, the City is home to remarkable natural resources such as the San Jacinto River, extensive open space areas, natural landforms and viewscapes, and biological resources. In a region that is expected to continue accommodating new development over time, special consideration must be given to maintaining the natural resources that make San Jacinto such a special place to live, work, and visit. The General Plan recognizes the importance of protecting and enhancing natural resources to meet the needs of the City’s residents for years to come.

### RM-1 Policies

- RM-1.1 **Balanced Open Space System.** Support a balanced and integrated open space system that reflects a variety of considerations, including resource conservation, recreation, aesthetics, and community identity.
- RM-1.2 **Scenic Resources.** Encourage the preservation of San Jacinto’s scenic resources, including mature trees, rock outcroppings, hillsides, ridgelines, and other prominent natural landforms, to the extent practical.
- RM-1.3 **Biological Resource Protection.** Preserve and enhance biological communities that contribute to the region’s biodiversity, with a special focus on sensitive, rare, or endangered plant and wildlife species in accordance with state and federal resource agency requirements.
- RM-1.4 **Regional Cooperation.** Recognize areas of overlapping jurisdiction with respect to open space and biological resources, such as the County of Riverside Multiple Species Habitat Conservation Plan (MSHCP), and coordinate the City’s actions with efforts of surrounding cities, agencies, and Riverside County to protect and maximize regional open space.
- RM-1.5 **Hillside Development.** Require the orderly development of hillside areas through compliance with the City’s Hillside Development Ordinance.
- RM-1.6 **Native Vegetation.** Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.



## RM-1 Actions

- RM-1a Work with public and private agencies to explore the joint venture use and management of open space areas.
- RM-1b Coordinate with public and private organizations to provide revenue generating open space uses such as golf courses and environmental banking sites as a way to produce revenue to protect open space and natural resources. Work with local and regional partners to advertise potential revenue-generating open space opportunities in San Jacinto. Identify potential sites for revenue-generating open space uses on the City’s website.
- RM-1c Work closely with the U.S. Army Corps of Engineers (ACOE), U.S. Fish and Wildlife Service (FWS), and the California Department of Fish and Wildlife (CDFW ) during the discretionary project permitting and CEQA review of any project that may result in the alteration of a stream bed, involve the removal of vegetation in wetland and riparian habitats, disturb Waters of the United States or otherwise impact sensitive biological resources.
- RM-1d Cooperate with the County of Riverside to develop and manage preserve areas within the urban landscape. During the review of development proposals, use the Western Riverside County MSHCP Habitat Conservation Plan (particularly Section 3.2.13 San Jacinto Valley Area Plan) to help assess potential project impacts and mitigation requirements. Development in the City shall be required to comply with the applicable terms of the MSHCP including, but not limited to, the payment of mitigation fees, narrow endemic surveys, riparian/riverine policy, and other applicable surveys. Projects located within criteria cell areas shall be reviewed through the MSHCP Joint Project Review as appropriate.
- RM-1e For Hillside Development Projects, implement the City's Hillside Development Standards to retain the significant hillsides and ridgelines on San Jacinto’s eastern and western borders as Open Space, allowing areas of non-intensive development on the more gently sloped areas at the base of the eastern and western hillsides.
- RM-1f During the development review process, ensure proper geotechnical and soil management techniques are implemented. To enforce this, the City Engineer or Director may request the completion of a survey of soil and geologic conditions by a State licensed Engineering Geologist and Civil Engineer, where appropriate. When potential geologic impacts are identified, require project applicants to mitigate the impacts per the recommendations contained within the survey.
- RM-1g Where feasible, incorporate open space and passive recreational uses into areas identified to have significant hazards related to flooding, geologic conditions, and seismic events.
- RM-1h Identify local scenic routes and vistas and explore developing guidelines for development visible from these scenic routes to minimize impacts to scenic vistas.
- RM-1i During the development review process, require Applicants of developments with the potential to reduce or eliminate habitat for native plant and wildlife species or sensitive habitats not covered by the MSHCP, as determined by the City of San Jacinto’s Community Development Department, to prepare a site-specific general biological resources survey to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. The report shall identify the need for focused presence/absence surveys and identify the presence of state or federal regulated wetlands or waters. Required surveys shall be conducted by qualified biologists and/or botanists in accordance with California Department of Fish and Wildlife (CDFW) and/or United States Fish and Wildlife Services (USFWS) survey protocols for target species. If no sensitive species are observed during the field survey then no further



mitigation will be required. If sensitive species or habitats, including wetlands are documented on the project site, the project applicant shall comply with the applicable requirements of the regulatory agencies and shall apply mitigation determined through the agency permitting process.

- RM-1j Where feasible, vegetation and tree removal should occur outside of the bird nesting season (February 1 to August 31). If not feasible, the project applicant shall retain a qualified biologist to conduct a nesting bird survey no more than three days prior to the commencement of construction activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site or within the vicinity during the clearance survey with a brief letter report, submitted to the City of San Jacinto Community Development Department prior to construction, indicating that no impacts to active bird nests would occur before construction can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside a 300-foot buffer around the active nest. For listed and raptor species, this buffer shall be 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure the nesting behavior is not adversely affected by construction activity, pursuant to the Migratory Bird Treaty Act (MBTA). Prior to the commencement of construction activities and the issuance of any permits, results of the pre-construction survey and any subsequent monitoring shall be provided to the City of San Jacinto Community Development Department, California Department of Fish and Wildlife (CDFW), and other appropriate agencies.

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## GOAL RM-2 WATER RESOURCES

A community that protects and conserves limited water resources.

Water is an indispensable resource that is integral to San Jacinto’s prosperity and growth. The City recognizes its role as steward to a number of important water resources in the region, including the San Jacinto River and San Jacinto Groundwater Basin. The City embraces an integrated water management approach in order to preserve these precious resources for years to come.

### RM-2 Policies

- RM-2.1 **Regional Cooperation.** Cooperate with federal, State, and county governments, and other agencies on the maintenance and improvement of the quality and quantity of local and regional groundwater resources.
- RM-2.2 **Groundwater Management.** Protect aquifers within the Basin and encourage groundwater recharge.
- RM-2.3 **Conservation.** Promote residential, commercial, and institutional water conservation strategies using multiple innovative strategies and contemporary best practices.
- RM-2.4 **Natural Conditions.** Encourage development that avoids impacts to watershed areas, wetlands, natural drainage channels, riparian areas, and creeks, retaining these resources in their natural condition if feasible.
- RM-2.5 **Stormwater.** Work cooperatively with local water agencies to effectively and efficiently manage stormwater runoff as part of the City’s multipronged water conservation strategy.
- RM-2.6 **Septic Systems.** Discourage the use of septic systems to reduce potential negative impacts to groundwater.
- RM-2.7 **Reclaimed Water.** Promote the expanded use of reclaimed water, where feasible.

## RM-2 Actions

- RM-2a To reduce soil erosion and pollutants in urban runoff, require new development and redevelopment projects control stormwater runoff through implementation of Best Management Practices (BMPs) to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. Existing development shall control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. As specific development projects are implemented, project proponents will be required to consult with relevant agencies such as the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Game (CDFG). Also, ensure that projects of one acre or more complete a Storm Water Pollution Prevention Plan (SWPPP) pursuant to California Regional Water Quality Control Board (RWQCB) Santa Ana Region – Order No. 00-65 and the City’s MS4 permit (order no. R8-2002-0011 (NPDES No. CAS 618033).
- RM-2b Cooperate with the Regional Water Quality Control Board to develop a plan to assist agricultural operations to reduce nitrate and sediment input to surface waters. Such a plan will enhance water quality and benefit aquatic plants and wildlife within the planning area as well as downstream.
- RM-2c In cooperation with the state, regional, and local water agencies and suppliers, participate in programs that seek to expand the availability and use of recycled water for irrigation where feasible and legally permitted. Specifically, support the expansion of the use of recycled water for urban and agricultural irrigation. Cooperate with these agencies to establish standards and regulations for the use of recycled water in development projects.
- RM-2d Work with the water districts and private developers to encourage water conservation in the following ways:
- Implementing aquifer and groundwater recharge programs
  - Participating in water conservation programs operated by the local and regional water districts
  - Establishing water conservation education programs
  - Requiring the use of drought resistant plant species in landscaping for public and private areas, including parks and recreational facilities, in accordance with the Water Efficient Landscaping requirements.
  - Expanding the production and use of reclaimed water
  - Requiring the incorporation of water conservation devices, including low flush toilets, flow restriction devices, and water conserving appliances in both new public and private development projects and rehabilitation projects.



- RM-2e Through the development review process, require that sufficient water supply and water infrastructure capacity is available to serve the development prior to approval of the project, pursuant to Water Code Section 10910 and Government Code Section 66473.7.
- RM-2f Whenever feasible, incorporate improved open space and preservation areas and quasi-active recreation facilities in areas used for ground water recharge and/or drainage detention.
- RM-2g During the development review process, the City shall allow new septic systems only for low density projects if they have met the RWQCB's minimum lot size requirement of one-half acre per subsurface disposal system and where sewer connection is infeasible.
- RM-2h Continue to encourage the conversion from existing septic systems to sewer by limiting the replacement or expansion/repair of existing septic systems as feasible.

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## GOAL RM-3 HERITAGE RESOURCES

A community that celebrates and preserves its rich culture and historic assets.

San Jacinto has a rich history dating back to the area's first inhabitants more than 10,000 years ago. The City's paleontological, archeological, historical, and tribal resources help define the community and offer opportunities for cultural, educational, and community enrichment. The City encourages the protection and enhancement of these resources for generations to come.

### RM-3 Policies

- RM-3.1 **Preservation.** Protect areas containing significant historic, archaeological, and paleontologic resources, as defined by the California Public Resources Code.
- RM-3.2 **Cultural Reminders.** Seek to incorporate reminders of San Jacinto's culture in the built and natural environment through adaptive reuse, signage, markers, and other reminders of San Jacinto's heritage.
- RM-3.3 **Public Education.** Educate and actively involve the public in preserving cultural assets, including techniques, incentives, and legal requirements for preservation.
- RM-3.4 **Tribal Consultation.** Consult with Native American tribes that may be impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements.
- RM-3.5 **Public Art.** Promote the use of public art that celebrates the diverse and culturally rich history of San Jacinto at key gateways, major projects, and public gathering places.
- RM-3.6 **Historic Preservation.** Identify, designate, and protect buildings, districts, and sites of historic importance within San Jacinto.
- RM-3.7 **Funding.** Identify funding programs to assist private property owners in the preservation of historic resources.



### RM-3 Actions

- RM-3a Continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA).
- RM-3b For structures that potentially have historic significance, the City shall require that a study be conducted by a professional archaeologist or historian to determine the actual significance of the structure and potential impacts of the proposed development in accordance with CEQA Guidelines Section 15064.5. The City may require modification of the project and/or mitigation measures to avoid any impact to a historic structure, when feasible, such as retaining or rehabilitating historic buildings pursuant to City of San Jacinto guidelines or relocating the historic building as feasible.
- RM-3c For all development proposals within areas with the potential to contain prehistoric/historic resources, the City shall require a study to be conducted by a professional archaeologist. The objective of the study will be to determine if significant archaeological resources are potentially present and if the project will significantly impact these resources. If significant impacts are identified, the City may require the project to be modified to avoid the impacts, or require mitigation measures to mitigate the impacts. Mitigation may involve archaeological investigation and resources recovery.
- RM-3d For projects that involve ground disturbing activities on native soil, prior to the issuance of a grading permit, the developer shall enter a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological/cultural resources and human remains associated with Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during construction of the project. The TDA may establish provisions for tribal monitors. Following execution of the TDA by the developer and Soboba Band of Luiseño Indians, the TDA will be incorporated by reference into the grading permit.
- RM-3e The City shall require an assessment of the potential for development proposals to significantly impact paleontological resources pursuant to the California Environmental Quality Act Guidelines. If the project involves earthworks, the City may require a study conducted by a professional paleontologist to determine if paleontological assets are present, and if the project will significantly impact the resources. If significant impacts are identified, the City may require the project to be modified to avoid impacting the paleontological materials, require monitoring of rock units with high potential to contain significant nonrenewable paleontologic resources, or require mitigation measures to mitigate the impacts, such as recovering the paleontological resources for preservation.
- RM-3f The City shall make provisions for archeological resources accidentally discovered during construction for projects where the City has approval authority over the project. These provisions shall include an immediate evaluation of the find and contingency funding and time allotment sufficient to allow for the recovery of the archeological resource or implement measures to avoid disturbing the resource if the archeological resource is determined to be unique.
- RM-3g In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall halt excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the

descendants from the deceased Native Americans have made a recommendation to the landowner or the persons responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being granted access to the site.

- RM-3h Prior to adopting any general plan, specific plan, or any amendment thereto, the City shall notify appropriate tribes of the opportunity for consultation for the purpose of preserving, or mitigating impacts to, cultural places located on land within the City’s jurisdiction that may be affected by the proposed plan or amendment.
- RM-3i Prior to the adoption or substantial amendment of a general plan or specific plan, the City shall refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the City’s jurisdiction for a 45 day comment period.
- RM-3j Prior to designating open space, the City shall consult with tribes if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code section 65092.
- RM-3k Promote public awareness and encourage tourism in the City by actively identifying and enhancing the community’s historic resources through the location of historic landmark plaques and a Historic Tour Guide. Promote tours of these sites on the City’s and other organization’s websites.
- RM-3l Continue to support the improvement and enhancement of the Estudillo Mansion and expand opportunities for public access and use of the historic treasure.
- RM-3m Develop and implement architectural standards and historical preservation guidelines for development and redevelopment in the Downtown Village area of the community. Use housing and façade rehabilitation programs to support development and redevelopment activities that preserve and complement historic structures and resources in the downtown.
- RM-3n Develop and implement programs and/or incentives to private property owners to help preserve, restore, or reuse historic structures while enhancing their historical significance and integrity.
- RM-3o Conduct a historic properties inventory that takes into consideration buildings, neighborhoods, and other features of historic, architectural, or cultural significance.

## GOAL RM-4 AIR QUALITY AND GREENHOUSE GAS EMISSIONS

Improved air quality in San Jacinto and the region through reductions in air pollutants and greenhouse gas (GHG) emissions.

Improved air quality within the City will improve the quality of life of residents, workers, and visitors. Air quality is especially important due to the City's location in the South Coast Air Basin (SCAB), which does not presently meet state and federal air quality standards. Regional cooperation among all agencies in the basin is necessary to achieve desired improvements to air quality. San Jacinto can participate and contribute its share by reducing local emissions through proper planning for land use and transportation.

### RM-4 Policies

- RM-4.1 **Regional Cooperation.** Support regional efforts, including those organized through the South Coast Air Quality Management District (SCAQMD), the Southern California Association of Governments (SCAG), the Western Riverside Council of Governments (WRCOG), and the California Air Resource Board (CARB) to implement the regional Air Quality Management Plan.
- RM-4.2 **Measurement and Enforcement.** Coordinate with the California Air Resources Board (CARB) and South Coast Air Quality Management District to support their ability to properly measure air quality at emission sources and enforce the standards of the Clean Air Act.
- RM-4.3 **GHG Emissions.** Align the City's local GHG reduction targets with the statewide GHG reduction targets of Assembly Bill 32, and align the City's GHG reduction goal with the statewide GHG reduction goal of Executive Order S-03-05.
- RM-4.4 **Transportation Options.** Promote alternative modes of transportation to reduce vehicular emissions and improve air quality. *(See Mobility Element)*
- RM-4.5 **Walkability.** Encourage pedestrian-scale development and pedestrian-friendly design features to reduce vehicle emissions. *(See Mobility Element)*
- RM-4.6 **Sustainable Development.** Encourage and incentivize higher density and mixed-use development opportunities within designated areas of the City to lessen the impacts of traffic congestion on local air quality. *(See Land Use Element)*
- RM-4.7 **Sensitive Receptors.** Insulate sensitive receptors from areas of heightened air quality pollution, by utilizing land use planning to buffer and protect residential areas.
- RM-4.8 **Mitigation.** Require the implementation of relevant mitigation measures for all future development upon identification of potential air quality impacts.
- RM-4.9 **Local Reduction Targets.** The City of San Jacinto establishes the following per capita GHG reduction targets, in order to meet the requirements established by the state under AB 32 and SB 32, consistent with the CARB's 2017 Scoping Plan:
- 1.83 MTCO<sub>2</sub>e per service population (SP) by 2030; and
  - 0.62 MTCO<sub>2</sub>e per service population (SP) by 2050



- RM-4.10 **GHG Reduction.** Consider and adopt new local policies and programs that will help to provide energy efficient alternatives to fossil fuel use and reduce consumption in order to reduce greenhouse gas emissions consistent with the local measures identified in the Western Riverside County Subregional Climate Action Plan for San Jacinto.
- RM-4.11 **Carbon Reduction.** Expand the number of parks and trees in San Jacinto to provide a larger carbon sink or area containing natural sources that retain more carbon than what those sources emit.
- RM-4.12 **Public Engagement.** Promote regional air quality programs in order to inform the public on regional air quality concerns and encourage the engagement of all San Jacinto residents in future planning decisions related to air quality.

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## RM-4 Actions

- RM-4a Implement the local GHG reduction measures identified in the Western Riverside Council of Government’s Subregional Climate Action Plan (CAP) for San Jacinto, participate in future updates of the CAP, and on an annual basis, record the status of each local measure and submit the result to WRCOG using the WRCOG Climate Action Plan Tracking Tool.
- RM-4b As applicable, review new industrial and commercial development projects during the CEQA process for potential air quality impacts to residences and other sensitive receptors. Ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants.
- RM-4c Review development, infrastructure, and planning projects for consistency with SCAQMD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address SCAQMD and General Plan requirements, as appropriate, which include analysis and identification of:
1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.
  2. Potential exposure of sensitive receptors to toxic air contaminants.
  3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.
  4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.
- RM-4d Work with the South Coast Air Quality Management District, Southern California Association of Governments, the Western Riverside Council of Governments, and the California Air Resource Board to implement programs aimed at improving regional air quality.
- RM-4e Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 standards as well as the energy efficiency standards established by the San Jacinto Municipal Code.
- RM-4f Monitor GHG emissions generated by the community over time for consistency with the established GHG reduction targets, and strive to update the City’s community GHG Inventory every five years. In the event that the City determines that ongoing efforts to reduce GHG emissions are not on track to meet the City’s adopted GHG reduction targets, the City shall establish and adopt new and/or revised GHG reductions measures that will effectively meet the established GHG reduction targets.
- RM-4g Provide the necessary facilities and infrastructure to facilitate the use of City-owned low or zero-emission vehicles such as electric vehicle charging facilities at key City facilities as operations necessitate and/or as funding becomes available.
- RM-4h Evaluate and consider multi-modal transportation benefits to all City employees, such as free or low-cost monthly public transportation (bus) passes. Encourage employer participation in similar programs. Encourage new transit/shuttle services and use.
- RM-4i Evaluate and consider the feasibility of allowing private bicycle rental companies to operate in San Jacinto.
- RM-4j Encourage community car-sharing and carpooling.



- RM-4k Support the establishment and expansion of a regional network of electric vehicle charging stations and encourage the expanded use of electric vehicles.
- RM-4l Establish and adopt standards and requirements for electric vehicle parking, including minimum requirements for the installation of electric vehicle charging stations in new multi-family residential and commercial, office, and light industrial development.
- RM-4m Adopt a Green Building Program to promote the reduction of urban heat islands through vegetation management and cool surfaces. Encourage multi-family residential and non-residential development to increase the use of higher-albedo materials for surfaces including roofs, parking areas, driveways, roads, and sidewalks. Encourage developments with parking lot areas to shade these areas with vegetation or solar panels when appropriate. Support various programs to plant and maintain trees, which can also contribute to a reduction of urban heat islands.
- RM-4n Future development projects will be required to demonstrate consistency with SCAQMD construction emission thresholds. Where emissions from individual projects exceed SCAQMD thresholds, the following actions should be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures as determined by a project specific Air Quality Assessment.
- Require all off-road diesel equipment greater than 50 horsepower (hp) used for this Project to meet USEPA Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board Certified Level 3 Diesel Particulate Filter (DPF) or equivalent. The DPF reduces diesel particulate matter and NOx emissions during construction activities.
  - Require a minimum of 50 percent of construction debris be diverted for recycling.
  - Require building materials to contain a minimum 10 percent recycled content.
  - Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs.
- RM-4o Future development projects will be required to demonstrate consistency with SCAQMD's operational emission thresholds. For projects where operational emissions exceed regulatory thresholds, the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or more appropriate for the scope of the project.
- Develop a project specific TDM program for residents and/or employees that provides opportunities for carpool/vanpools.
  - Provide onsite solar/renewable energy in excess of regulatory requirements.
  - Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties.
  - Require dripless irrigation and irrigation sensor units that prevent watering during rain storms.
  - Ensure all parking areas are wired for capability of future EV charging and include EV charging stations that exceed regulatory requirements.

## GOAL RM-5 ENERGY AND MINERAL RESOURCES

A community that safely manages its energy and mineral resources.

Future development within the City will result in increased energy demands for the operation of businesses, homes, and transportation facilities. To reduce greenhouse gas emissions, pollutants, and ensure that there are adequate energy and mineral resources for future generations, safe management and conservation methods need to be implemented.

### RM-5 Policies

- RM-5.1 **San Jacinto Power.** Continue to make clean, modern, and cost-effective energy options available to individuals who live and work in San Jacinto.
- RM-5.2 **Compliance with State Legislation.** Comply with all state requirements regarding the generation of power and encourage energy providers to investigate the use or expansion of renewable sources of energy.
- RM-5.3 **Renewable Energy.** Promote the development and use of renewable energy resources to reduce dependency on fossil fuels.
- RM-5.4 **Energy-Efficient Materials.** Promote the use of energy-efficient materials, equipment, and design in public and private facilities and infrastructure.
- RM-5.5 **Energy Conservation.** Promote energy conservation and recycling by the public and private sectors.
- RM-5.6 **Energy Needs.** Collaborate with local service providers in determining and meeting the needs of the community for energy in clean, modern, and cost-effective ways.
- RM-5.7 **Business Community.** Support the decisions of the San Jacinto business community as they select and implement the most appropriate, financially feasible, and responsible energy source for their individual operations.
- RM-5.8 **Public Education.** Promote public education programs that advocate for reducing energy consumption, and promote renewable sources of energy.
- RM-5.9 **Promote Energy Conservation in Existing Building Stock.** Promote energy conservation by residents and businesses in existing structures, in close coordination with other agencies and local energy providers, including the SCAQMD and Southern California Edison.
- RM-5.10 **Mineral Resources.** Ensure that any future mining activities be in compliance with the State Mining Reclamation Act, federal and state environmental regulations, and local ordinances.



## RM-5 Actions

- RM-5a Continue to implement the City’s Community Choice Aggregation (CCA) program; evaluate the effectiveness of the program every five years to identify programmatic changes necessary to continue meeting the City’s objectives.
- RM-5b Implement energy conservation measures in public buildings through the following actions:
- Promote energy efficient buildings and site design for all new public buildings during the site development permit process; and
  - Install energy saving devices in new public buildings and retrofit existing public buildings.
- RM-5c During the development review process, encourage innovative building design, layout, and orientation techniques to minimize energy use by taking advantage of sun/shade patterns, prevailing winds, landscaping and building materials that control energy usage, and solar design.
- RM-5d Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Encourage utility companies to provide informational literature about available retrofit programs at public facilities such as City Hall, the Community Center , and libraries.
- RM-5e Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations, Title 24 standards as well as the energy efficiency standards established by the General Plan and the Municipal Code.
- RM-5f Promote the CEC Building Energy Benchmarking Program (AB 802) on the City’s website to help benchmark and monitor energy use for participating businesses seeking to increase energy efficiency and realize cost savings.
- RM-5g Encourage new development projects to install electrified space (HVAC) and water heating systems in lieu of natural gas systems, above and beyond the requirements of Title 24, before and during the building plan check process.
- RM-5h During the development review process, require that all new developments adjacent to or near natural gas lines, coordinate with So Cal Gas to install and connect to the lines, as feasible.
- RM-5i Advertise the San Jacinto Power PureGreen program and encourage San Jacinto Power customers to enroll in the program and opt-up to 100 percent renewable energy content.
- RM-5j Encourage Southern California Edison (SCE) customers to participate in SCE’s 100% Green tier.

## GOAL RM-6 PUBLIC SAFETY RESOURCES

A community that safeguards persons and property through the provision of high-quality public safety services and crime prevention measures.

Personal safety is essential to the wellbeing of San Jacinto’s residents. The City contracts with the Riverside County Sheriff’s Department (RCSD) for its police services and the Riverside County Fire Department (RCFD) for its fire protection and emergency services. The City must be involved in close coordination with RCSD and RCFD to ensure appropriate levels of service are provided in the community, proper physical planning of new development is implemented in a way to protect public health and safety, and a high level of public involvement in crime and fire prevention.

### RM-6 Policies

- RM-6.1 **Provision of Police and Fire Services.** Encourage the Riverside County Sheriff’s Department and the Riverside County Fire Department to maintain adequate staff and equipment to provide efficient, high quality, and responsive public safety services to the San Jacinto community.
- RM-6.2 **Department Consultation.** Promote coordination between the City of San Jacinto and public safety services during the review of new development applications to ensure that adequate attention is being paid to fire and safety concerns during the design and planning of a project.
- RM-6.3 **Site Design.** Recognize the role of design features in new development to reduce potential for crime and implement best practices into existing plans and new development strategies.
- RM-6.4 **School Safety.** Collaborate with San Jacinto schools to support the community’s youth through high quality after-school/summer programs, psychological counseling, and education about online safety.
- RM-6.5 **Crime Prevention.** Promote and support community-based crime prevention programs, such as community policing, public education, youth crime prevention, and outreach programs, as an important tool to the provision of professional police services.
- RM-6.6 **Public Safety Hot Spots.** Prioritize enforcement activities to minimize safety hot spots. Work with code enforcement to support the timely resolution of cases to ensure compliance with City codes.

## RM-6 Actions

- RM-6a Adopt and maintain level of service (e.g., response times, call handling) and staffing standards as well as a developer fee program for the Police Department. Review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained based on short-term and long-term growth projections. Future developers will contribute funds for police services through the adopted developer fees.
- RM-6b Continue to work with the school districts to provide School Resource Officers (SROs) to assist the school districts with safety and security concerns. Review the success of the program and funding/staffing levels on an annual basis, adjusting when necessary to ensure that adequate levels of service are provided and maintained.
- RM-6c In cooperation with the school districts, police and fire departments, and local, state, and federal emergency management agencies, implement an Emergency Operation Center (EOC) to respond to and manage disasters. Provide annual training for City staff in emergency management so that when they are called into action, they will be able to distribute information and resources to the public effectively.
- RM-6d During the development review process, require design features that reduce the potential for crime. New projects should:
- a. Provide well-lighted and visible streets and street names, building entrances and addresses, common areas, and parking facilities.
  - b. Limit access into and between buildings to reduce escape routes and to make undetected entry difficult.
  - c. Provide landscaping that permits the natural surveillance of open areas and entryways, and avoids creating places for concealment.
  - d. Be designed to permit emergency vehicle access to all sides of buildings located in multi-family and non-residential developments.
  - e. Be designed to allow for defensible space.
- RM-6e Work with the Riverside County Sheriff's Department to promote the establishment and operation of Neighborhood Watch programs throughout the City. Consider assigning a police officer or volunteer patrol person to each Neighborhood Watch group for assistance in launching and maintaining a successful program.
- RM-6f In cooperation with the Riverside County Fire Department, adopt and maintain level of service (e.g., response times, call handling) and staffing standards, as well as a developer fee program for fire services. Review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained. Future developers will contribute funds for fire services through the adopted developer fees. During the budget and CIP process, reserve future sites through purchase, eminent domain, dedication, donation, or a combination of these procedures.

## GOAL RM-7      PARKS AND RECREATIONAL RESOURCES

An integrated system of parks, recreational, and open space facilities that meet the community's needs and preferences.

Parks, recreational, and open space facilities provide innumerable benefits that enrich a community. San Jacinto is home to a diverse system of parks, trails, open space, and recreational facilities. The City strives to provide well-planned, welcoming, and safe opportunities for recreation to all members of the community.

### RM-7 Policies

- RM-7.1 **Regional Cooperation.** Collaborate with the Valley-Wide Recreation and Park District and other organizations to provide parks, recreational, and open space facilities that meet the needs and preferences of all segments of the community.
- RM-7.2 **Service Area.** Locate and distribute parks and recreational facilities throughout the community so that most residents are within walking distance (one-half mile) of a public open space and prioritize the development of new public spaces in areas outside of this service radius.
- RM-7.3 **New Facilities.** Encourage the use of less developable or undevelopable lands such as utility corridors, fault zones, flood control facilities, channels, and easements for recreational uses, when feasible.
- RM-7.4 **Parkland Dedication.** Require future private development to incorporate parkland, open space, or green space to expand recreational opportunities in the community in accordance with standards set by the San Jacinto Municipal Code.
- RM-7.5 **Maintenance.** Require that parks and recreational facilities be well-maintained by the responsible agency.
- RM-7.6 **Safety.** Enhance park safety through playground design, crime prevention technology, night lighting, natural surveillance, unobtrusive landscaping, and increased public safety patrols.
- RM-7.7 **Accessible Facilities.** Require that new park facility construction and existing facility retrofits meet accessibility standards defined by the Americans with Disabilities Act (ADA) and playground safety requirements (Senate Bill 2733).
- RM-7.8 **Joint Use Facilities.** Collaborate with school districts and other agencies to develop cooperative programs where the joint use of facilities would lead to enhanced and more efficient facility utilization.
- RM-7.9 **Open Space in Nonresidential Development.** Encourage outdoor gathering spaces, such as mini-parks and plazas, be incorporated into nonresidential development to encourage social interaction, create experience-oriented centers, and enhance the visual character of the community.
- RM-7.10 **Parkland Funding.** Actively pursue financing for parkland acquisition and maintenance, and allocate sufficient funding to park development to support the community's recreational needs.
- RM-7.11 **Community Support.** Collaborate with residents to ensure the City's park and recreation facilities and programs reflect community preferences.

## RM-7 Actions

- RM-7a Review development proposals for their potential demand for and impact on parks and recreational facilities in the community by:
- Requiring developers of residential projects to provide adequate parkland equal to five acres per 1,000 residents (0.005 acre per resident), or pay an in-lieu fee prior to occupancy of the project.
  - Requiring non-residential development to provide parkland equal to 2.5 acres per 1,000 employees (0.0025 acre per employee), or pay an in lieu fee prior to occupancy of the project.
  - Work with developers to identify the appropriate park type(s), size(s), facilities, and location(s) for required park facilities.
  - Ensure parkland facilities conform with City standards.
- RM-7b For projects located along the river levees or fault zones, or that include drainage courses, utility easements, and/or flood control facilities, encourage the project to provide easements to the appropriate agency (the City of San Jacinto, homeowners association, Valleywide or other agency) for the provision of linear parks, pathways, horseback riding trails, and/or hiking and biking trails within these areas, linking to the regional park and trail system where possible.
- RM-7c Cooperate with joint power authorities, special districts, and regional, State, and federal agencies to explore the development of a regional park that includes facilities such as hiking trails, camping, and fishing opportunities.
- RM-7d Pursue available resources to fund recreation facilities and parkland acquisition, development, and maintenance, including but not limited to, State and federal grants, special districts, private donations, gifts, and endowments.
- RM-7e Cooperate with the Valley-Wide Recreation and Park District, Mount San Jacinto Community College, and other public and private service providers to identify additional needed senior and youth programs and services in the community. Work with these organizations to develop programs and expand access to and participation in senior and youth programs without duplicating efforts. Encourage the use of public transit and alternative modes of travel to these facilities and programs.
- RM-7f As more schools are built within the City, maximize the joint use of facilities by the City and the local school districts, including joint school/park sites, joint use of athletic fields, community meeting facilities, and provision of child and senior care facilities, where feasible.
- RM-7g Maintain an up-to-date inventory of developed and proposed public park land and residences outside of one-half mile of a public park so that new park development can be directed to those areas.





## GOAL RM-8 EDUCATIONAL RESOURCES

A community that supports the continued lifelong learning of all its residents with high-quality educational facilities and opportunities.

San Jacinto recognizes that education of its residents is a key to its long-term success. Education helps to provide the knowledge, requisite skills, and resources that build self-esteem, employment opportunities, and a strong local economy. San Jacinto’s educational system provides a strong foundation for lifelong learning opportunities.

### RM-8 Policies

- RM-8.1 **Cooperation.** Proactively cooperate with San Jacinto Unified School District, Hemet Unified School District, and Mount San Jacinto College to encourage the provision of lifelong learning opportunities for persons living and working in San Jacinto.
- RM-8.2 **School Facilities.** Work with developers and the school district to ensure the payment of fees, construction, and expansion of school facilities to address expected increases in school-age population.
- RM-8.3 **Early Childhood Development.** Encourage community organizations and schools to provide and expanded opportunities for early childhood care (0–5 years) and development.
- RM-8.4 **Occupational Training.** Partner with the efforts of regional occupational boards and local educational institutions to implement career pathway and job training programs for youth and adults.
- RM-8.5 **College Education.** Support Mount San Jacinto College in providing comprehensive educational opportunities that include associate degree and certificate programs.
- RM-8.6 **Libraries.** Work closely with the Riverside County Library System to provide library facilities and services necessary to meet the needs of all segments of the community.



## RM-8 Actions

- RM-8a Continue to work with the school districts to ensure adequate school facilities are provided and maintained in the community. Specifically, the City should:
- During the processing of residential and non-residential development proposals, ensure the school districts are consulted regarding the potential impact of the project on educational services and facilities. When proposed developments cannot be served by existing facilities and services, the City shall work with the developer and the school district in exploring options for service provision and facility funding.
  - Prior to approving a project that is likely to generate students, require the applicant to mitigate school impacts to the full extent permitted by State law through land dedications, payment of fees, participation in a special assessment district, or any combination of the above.
  - Cooperate with school districts to update population projections, student generation formulas, potential school sites, and facilities improvement plans in their Long Range Facility and Master Plans.
  - Work with school districts to expedite the construction of new schools, when necessary.
  - Cooperate with school districts and recommend appropriate sites for new school development as proposals for new school facilities come forward.
- RM-8b During the development and environmental review process for future schools located in San Jacinto, cooperate with the appropriate school district to minimize the impacts of school development through traffic management and parking measures, and the use of appropriate site layout and buffering techniques. When feasible, encourage the location of new schools at the periphery of residential neighborhoods and provide buffers at all common property lines with residential uses.
- RM-8c Continue to work with the Riverside County Library System to ensure that library development keeps pace with overall City development and population growth. As part of the development review process, ensure developers pay all required library fees prior to occupancy of their projects.

## GOAL RM-9 INFRASTRUCTURE PLANNING

A community that provides adequate, reliable infrastructure and facilities to support existing and future development.

Infrastructure provides the physical and organizational means of production and distribution for essential services required for community function. The City actively plans for the provision and financing of infrastructure and services to maintain quality of life.

### RM-9 Policies

- RM-9.1 **Public Facility Plans.** Maintain and implement public facility master plans, in collaboration with appropriate outside service providers and agencies, to ensure compliance with appropriate regional, State, and federal laws and to identify infrastructure needs, funding sources, and implement improvements for public facilities and services in San Jacinto.
- RM-9.2 **Capital Improvements.** Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.
- RM-9.3 **Fair Share.** Ensure that all new development provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.
- RM-9.4 **Prioritization.** Prioritize the placement of new infrastructure in areas targeted for near-term development and in areas designated as disadvantaged communities through the orderly extension of infrastructure.
- RM-9.5 **Regional Cooperation.** Collaborate with the various regional facility and service providers to deliver high levels of service to San Jacinto, and to plan for new development.
- RM-9.6 **Telecommunications.** Encourage service providers to make available the highest level of telecommunications infrastructure, along with a wide range of modern telecommunications services for San Jacinto’s residences, businesses, and institutions.



## RM-9 Actions

- RM-9a Continue to cooperate with the water districts to ensure adequate water supply and sewage treatment facilities are provided and maintained in the community. Specifically, the City should:
- During the processing of development proposals, ensure the water districts are consulted regarding the potential impact of the project on water supplies and sewage treatment facilities. When requested by the district or City Engineer, require proposed developments to include a water quality assessment as part of the application materials, and implement identified mitigation measures during construction and development.
  - Ensure the project applicant has paid the required fees prior to occupancy of any new development.
  - Require water conservation devices and water efficient landscaping in new public and private development and redevelopment projects.
- RM-9b Cooperate with the water districts to update population projections, water use and sewer generation formulas, needed improvements, and programs within the Water and Sewer Master Plans at least every five years.
- RM-9c Work with the water districts to expedite the improvement and expansion of water, reclaimed water, and sewer facilities, when necessary.
- RM-9d Whenever feasible, require the installation and use of reclaimed water systems for irrigation purposes in new developments.
- RM-9e Cooperate with the Hemet-San Jacinto Watermaster to proactively manage groundwater resources and comply with the Stipulated Judgment and other applicable federal, State and local regulations.
- RM-9f During the annual budget and CIP process, refer to the Master Drainage Plan to identify the resources needed to designate, preserve, and acquire land for necessary flood control and drainage facilities.

## GOAL RM-10 SOLID WASTE MANAGEMENT AND RECYCLING

A cost-effective, integrated waste management system that meets or exceeds recycling and waste diversion mandates and community expectations.

The State of California has required communities to be more proactive in addressing waste management by developing solid waste diversion and recycling programs to meet gradually increasing performance standards. The City understands that proactive waste management practices are important to protect the environment and supports an integrated waste management approach that includes waste prevention (or “source reduction”), recycling and composting, and proper disposal of waste.

### RM-10 Policies

- RM-10.1 **Compliance with State Legislation.** Comply with local, regional and State regulations regarding waste diversion, source reduction, recycling, and composting.
- RM-10.2 **Solid Waste Collection.** Provide adequate waste disposal, recycling, and refuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.
- RM-10.3 **Hazardous Waste.** Promote the proper disposal of hazardous waste, including paint, tires, medications, medical sharps, infectious waste, asbestos waste, construction waste, and electronic waste, through education, monitoring, and enforcement of proper use, storage, handling, and disposal.
- RM-10.4 **Source Reduction and Recycling Efforts.** Participate in source reduction and recycling techniques to reduce the amount of solid waste sent to landfills and ensure adequate landfill capacity in the region
- RM-10.5 **Organic Waste.** Work with appropriate service providers to collect and compost greenwaste, including landscaping, Christmas trees, composting and mulch, and other sources of organic waste, to distribute for use in parks, medians, and other municipal areas.
- RM-10.6 **Fees and Funding.** Work with appropriate service providers to periodically review collection, recycling, and disposal fees to achieve state and federal mandates, meet community expectations, and reflect cost efficiencies or increases for service delivery.
- RM-10.7 **Public Education.** Promote citywide educational programs to inform citizens of the benefits of recycling and appropriate recycling options and locations.



## RM-10 Actions

- RM-10a On an ongoing basis and in compliance with State law, ensure solid waste collection activities completed by franchise solid waste haulers, facility siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal and education programs are consistent with the County Solid Waste Management Plan.
- RM-10b Include standard language in requests for services and in City agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill in order to meet the City’s specified diversion rates.
- RM-10c Encourage the expansion of recycling, reuse, and appropriate disposal of hazardous materials, including the following:
- Increased participation in single family and multifamily residential curbside recycling programs;
  - Increased participation in commercial and industrial recycling programs for paper, cardboard, and plastics;
  - Reduce yard and landscaping waste through methods such as composting, grass recycling, and using resource efficient landscaping techniques; and
  - Encourage local businesses to provide electronic waste (e-waste) drop-off services and encourage residents and businesses to properly dispose of, or recycle, e-waste.

PUBLIC PREVIEW



# EJ

# Environmental Justice

## Introduction to Environmental Justice

The Environmental Justice Element seeks to reduce disproportionate impacts on vulnerable populations in San Jacinto and promote equal distribution of resources. Senate Bill 1000 (SB 1000), the Planning for Healthy Communities Act, was signed into law by then Governor Jerry Brown, on September 24, 2016. It mandates that cities and counties with Environmental Justice (EJ) Communities (described below) adopt an EJ Element or integrate appropriate goals, objectives, and policies into other elements of their general plans, with the intent to create healthier places. The City of San Jacinto has chosen to prepare a separate element so that all EJ-related goals, policies, and actions are conveniently located in one document for easy reference.

### *Environmental Justice Communities*

EJ Communities are described by the California Communities Environmental Health Screening Tool (CalEnviroScreen) as areas (i.e., census tracts) of a city or county that have environmental burdens and vulnerabilities than other areas. Based on data from CalEnviroScreen Version 3.0 (used in practice from 2018 to 2021) and the California Air Resources Board (CARB) Priority Populations Mapping Tool relied upon during preparation of the Envision San Jacinto 2040 General Plan Update, the City identified two census tracts (6065043517 and 6065043507) considered to be EJ Communities (Figure EJ-1). The methodology is described in more detail in the Existing Conditions Report, which was prepared in 2019. Subsequent to this analysis, CalEnviroScreen was updated to Version 4.0 (October 2021). Using Version 4.0, it appears that the environmental context of the two census tracts identified above is *improving*. This EJ Element supports continued improvements for areas identified as EJ Communities as well as neighborhoods throughout the City, as a whole.

### **Organization of Element**

The EJ Element will address each of the topics below as they relate to San Jacinto. The goals and policies of this element are organized around the following topics:

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

### **Contents:**

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

## GOAL EJ-1 POLLUTION EXPOSURE AND AIR QUALITY

Land use and development patterns that reduce pollution exposure and enhance air quality, especially in environmental justice communities.

Pollution exposure occurs when people come into direct contact with air, food, water, and soil contaminants and is often the result of incompatible land uses sited adjacent to each other. Sensitive populations (such as children, the elderly, and those with compromised immune systems) and sensitive land uses (such as schools, day cares and hospitals) are the most susceptible to pollution exposure. Environmental Justice Communities are often disproportionately burdened by multiple sources of pollution exposure. Pollution can come from many sources including storage tanks leaking hazardous chemicals into soil and groundwater, agricultural land uses applying pesticides, mobile sources such as vehicles emitting exhaust, and stationary sources such as diesel engines emitting exhaust.

### EJ-1 Policies

- EJ-1.1 **Emission Sources.** Encourage existing sources of emissions to use feasible measures to minimize air quality impacts in Environmental Justice Communities and avoid new sources of significant emissions in these communities as feasible.
- EJ-1.2 **Green Industry.** Attract non-polluting industry and green technology companies to the City.

*Other Related Policies:*

ED-3.2	Higher Intensity Development	PS-6.2	Noise Mitigation
ED-4.3	Mixed-Use	PS-6.3	Acoustical Studies
LU-1.1	Land Use Pattern	PS-7.4	Air Pollution
LU-1.3	Balancing Jobs and Housing	PS-7.11	Greenhouse Gas Emissions
LU-2.2	Infill Development	RM-2.2	Groundwater Management
LU-3.3	Industrial Areas	RM-2.5	Stormwater
LU-3.4	Environmental Compatibility	RM-2.6	Septic Systems
LU-3.6	Agricultural Compatibility	RM-4.4	Transportation Options
LU-4.1	Use Configuration.	RM-4.6	Sustainable Development
M-1.4	Truck Routes	RM-4.7	Sensitive Receptors
M-6.1	Vehicle Miles Traveled	RM-4.8	Mitigation
M-6.4	New Development	RM-4.10	GHG Reduction
PS-4.2	Cleanup Sites	RM-5.1	San Jacinto Power
PS-4.4	Transportation	RM-5.3	Renewable Energy
PS-4.5	Household Hazardous Waste	RM-10.3	Hazardous Waste
PS-4.6	Proposed Facilities	RM-10.4	Source Reduction and Recycling Efforts
PS-4.7	Emergency Response		
PS-6.1	Noise Exposure		





## EJ-1 Actions

Goal EJ-1 is implemented through the following actions:

- LU-3a
- LU-3c
- LU-3d
- LU-3e
- PS-4a
- PS-4b
- PS-4c
- PS-4d
- PS-4e
- PS-4f
- PS-4g
- PS-6d
- RM-4b
- RM-4c
- RM-4n
- RM-4o
- RM-10a
- RM-10c

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## GOAL EJ-2 ACCESS TO PUBLIC FACILITIES

Public facilities and services that are equitably distributed throughout the City of San Jacinto and are available to residents of Environmental Justice Communities.

The adequate provision of public facilities is a critical component to the current and future prosperity of a community. Under state law (SB 1000), “public facilities” is an umbrella term that includes “public improvements, public services, and community amenities”. This covers a wide spectrum of publicly provided uses and services including infrastructure, school facilities, parks, and transportation and emergency services. These amenities and services act to improve the health, safety, and well-being of a community by either enhancing the public sphere or providing services that are available to every resident.

Insufficient public facilities can have significant impacts to the health and quality of life of residents, and historically, EJ Communities have struggled with insufficient access to public facilities and substandard amenities more than other communities.

### EJ-2 Policies

- EJ-2.1 **Convenient Access.** Consider the ease of accessibility of public facilities in relation to Environmental Justice Communities during the review and evaluation of public facility expansion, replacement, and construction.
- EJ-2.2 **Prioritize Resources.** Apply resources to meet parks, recreation, and open space needs in underserved areas of the City that have a demonstrably greater need for these amenities.

#### Other Related Policies:

- |         |                                       |        |  |
|---------|---------------------------------------|--------|--|
| LU-1.5  | Public Services for Quality of Life   | RM-7.2 | Service Area                             |
| LU-1.6  | Gathering Spaces                      | RM-7.3 | New Facilities                           |
| LU-2.1  | Plan for New Development              | RM-7.4 | Parkland Dedication                      |
| LU-5.4  | Gathering Places                      | RM-7.5 | Maintenance                              |
| M-2.4   | Public Transit                        | RM-7.6 | Safety                                   |
| PS-5.1  | Emergency Response Services           | RM-7.8 | Joint Use Facilities                     |
| PS-5.10 | CPTED                                 | RM-7.9 | Open Space in Nonresidential Development |
| RM-6.1  | Provision of Police and Fire Services | RM-9.3 | Fair Share                               |
| RM-7.1  | Regional Cooperation                  |        |  |



## EJ-2 Actions

Goal EJ-2 is implemented through the following actions:

- ED-2b
- ED-7b
- M-2d
- PS-5d
- PS-5e
- RM-6a
- RM-6f
- RM-7a
- RM-7c
- RM-7e
- RM-7f
- RM-7g
- RM-8c

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## GOAL EJ-3 HEALTHY FOOD ACCESS

Healthy food and nutritional choices are accessible for all community members.

Food plays a critical role in the health of a community. Therefore, it is essential that all residents have access to food that is healthy, affordable, and culturally appropriate. EJ Communities may face constraints related to accessibility to nutritional food, and this lack of accessibility has a direct impact on personal health and well-being. Food access is not only associated with the physical accessibility of affordable and culturally appropriate food, but also with food security, defined as access by all people at all times to *enough* food for an active, healthy life. Food security includes the availability of nutritionally adequate and safe foods as well as the ability to acquire foods.

### EJ-3 Policies

- EJ-3.1 **Incentivize Healthy Food Supply.** Encourage retailers to improve the quality and selection of healthy foods and nutritional information and to stock fresh and healthy food at affordable prices by providing incentive programs, technical assistance, or other services.
- EJ-3.2 **Access to Healthy Food.** Strive to locate healthy food establishments so that all residences are within walking distance (quarter to a half-mile) of a healthy food store or a store with healthy options, where feasible and appropriate.
- EJ-3.3 **Options for Healthy Food.** Prioritize healthy food supplies in economic development efforts and encourage the establishment and operation of farmers' markets, farm stands, ethnic markets, mobile health food markets, and convenience/corner stores that sell healthy foods including fresh produce.
- EJ-3.4 **Farmers Markets.** Support existing farmers markets and support the location of new farmers markets near Environmental Justice Communities wherever feasible.
- EJ-3.5 **Coordinate with Schools.** Work schools serving students of all ages to encourage healthy food options being available and more accessible than unhealthy food options.
- EJ-3.6 **Senior Meals Program.** Continue to support the senior meals program.

### EJ-3 Actions

Goal EJ-3 is implemented through the following actions:

- EJ-3a Set an example in City facilities and at City-sponsored events by providing healthy food and beverage options, which may include snack bars, vending machines, and food and beverages served at meetings and events.
- EJ-3b Coordinate with local markets, restaurants, and food recovery organizations to donate surplus food to residents in need.
- EJ-3c Prepare and distribute information on the benefits of healthy eating and on the availability of food assistance programs.
- EJ-3d Work with local organizations and community groups to provide free or reduced cost lunches after the school year ends.

## GOAL EJ-4 SAFE AND SANITARY HOMES

Healthy living conditions for all residents, particularly those in Environmental Justice Communities.

The housing conditions of homes in a community have direct health implications for those who live in the homes. Many residents in EJ Communities live in dwellings that were built before standards and regulations were established to ensure that new homes are free from pollutants such as lead and asbestos. The proportion of older homes in EJ Communities are usually higher than in non-environmental justice areas and thus residents in EJ Communities are disproportionately exposed to these health threats. Older housing often has other problems such as poor ventilation, which leads to uncomfortable indoor temperatures and mold-producing moisture, and pest and vermin infestation.

Overcrowded housing is another issue that affects the safety and cleanliness of homes. Overcrowding is typically measured by determining the persons-per-room in a dwelling unit, with more than one person per room considered overcrowded.

Lastly, housing affordability also influences whether homes in a community are safe and sanitary. When a tenant or homeowner spends more than 30 percent of their income toward housing (including utilities), they are generally considered to be cost-burdened. When a household is cost-burdened, there is less money for housing maintenance or other needs such as healthcare and healthy food.

### EJ-4 Policies

- EJ-4.1 **Code Enforcement.** Focus code enforcement efforts in Environmental Justice Communities to improve unsafe and unsanitary conditions, focusing on overcrowding, illegal garage conversions, illegal home businesses, unpermitted plumbing and electrical, property maintenance, trash and dumping, and graffiti.
- EJ-4.2 **Lead-Based Paint.** Raise awareness about the risks associated with lead-based paint and other housing hazards, including by distributing information about remediation of lead and best practices to reduce and eliminate other housing hazards.
- EJ-4.3 **Indoor Air Quality.** Encourage measures to reduce indoor air quality impacts (e.g., air filtration systems, kitchen range hood exhaust fans, low-VOC paint and carpet) for new developments.
- EJ-4.4 **Absentee Owner Outreach.** Conduct periodic absentee owner outreach in Environmental Justice Communities to inform owners of their legal requirements to maintain and upkeep their rental properties.
- EJ-4.5 **Tenant Rights.** Distribute information with City newsletters and/or other periodical publications about protecting tenant rights, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards.



*Other Related Policies:*

- HP-1.1 Existing Housing Stock
- HP-1.2 Rehabilitating and Preservation
- HP-3.1 Affordable Housing
- HP-3.3 Attractive and Safe Housing
- LU-5.10 Property Maintenance
- LU-5.11 Older Neighborhoods and Businesses

**EJ-4 Actions**

Goal EJ-4 is implemented through the following actions:

- Housing Program 1
- Housing Program 2
- Housing Program 3
- Housing Program 4

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## GOAL EJ-5 PHYSICAL ACTIVITY

Land use and development patterns that encourage physical activity and improve multimodal access and connectivity to employment, shopping, services, schools, parks, and other destinations.

Physical activity is a large contributor to the physical and mental health of San Jacinto residents. Physically active people tend to live longer and have lower risk for heart disease, stroke, type 2 diabetes, depression, and some cancers (Centers for Disease Control and Prevention, 2017). Physical activity is promoted by the built-environment by providing places that encourage walking, biking, and other forms of exercise. These places include parks, open space, trails, urban green spaces, areas with robust tree canopies, and active transportation networks. If a community has facilities that promote physical activity, community members are more likely to be physically active within that community.

### EJ-5 Policies

- EJ-5.1 **Eliminate Barriers.** Update the Development Code to eliminate any barriers to facilitating the development of complete neighborhoods with access to retail and recreation resources within walking distance of homes.
- EJ-5.2 **Accessibility.** Endeavour to provide parks that are easily accessible to the surrounding neighborhood and beyond, and are as barrier-free as possible, particularly for those with limited mobility.
- EJ-5.3 **Physical Activity.** Promote physical activity programs and education including, but not limited to, programs offered by the Landscape, Lighting and Park Districts and encourage residents to regularly participate in physical activity and active lifestyles.
- EJ-5.4 **Partnerships.** Form partnerships with non-profit organizations, healthcare organizations, and regional governmental agencies to foster and participate in efforts promoting healthy lifestyles, physical activity, and positive health outcomes.

#### Other Related Policies:

ED-4.5	Walkable	M-3.2	Multimodal Facilities
LU-4.4	Pedestrian Design	M-3.3	Multimodal Connectivity
LU-5.8	Streetscapes	M-4.1	Trails Master Plan
M-1.5	Transportation Improvements for All Users	M-4.2	Active Transportation Network
M-1.7	Safe Routes to Schools	M-4.4	Trail Connectivity
M-3.1	Complete Streets	M-4.5	Support Facilities



## EJ-5 Actions

Goal EJ-5 is implemented through the following actions:

- M-1b
- M-1d
- M-3a
- M-3b
- M-3c
- M-4a
- M-4b
- M-4c
- M-4d
- RM-4i

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## GOAL EJ-6      CIVIC ENGAGEMENT

Accessible and culturally appropriate opportunities for all people regardless of race, color, national origin, or income to engage in the decision-making process.

Civic or community engagement is an important goal across all local planning and decision-making processes. It can help foster a strong sense of place within a neighborhood and can deepen the investment of stakeholders in working toward neighborhood improvements. Environmental Justice issues will be more effectively identified and resolved if accessible and culturally appropriate opportunities to engage in local decision-making are created for low-income, minority, and linguistically isolated stakeholders. Effective civic engagement not only provides the City with an opportunity to strengthen its relationship with the community, but provides for sound investment in better decision-making by ensuring decisions are informed by community needs and aspirations.

### EJ-6 Policies

- EJ-6.1      **Equitable Civic Engagement.** Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.
- EJ-6.2      **Community Events.** Promote, sponsor, and support a variety of community events to strengthen social cohesion and the overall identity of the City.
- EJ-6.3      **City Information.** Distribute City information in Environmental Justice Communities, such as numbers to call for code enforcement, programs offered through the City, housing needs, and general City information.
- EJ-6.4      **Partnerships.** Partner with and support the efforts of any community-based organizations or non-profits that focus on programs and activities for the Environmental Justice Communities.

#### *Other Related Policies:*

- RM-4.12      Public Engagement
- RM-7.11      Community Support



## EJ-6 Actions

Goal EJ-6 is implemented through the following actions:

- EJ-6a Promote meaningful cross-cultural participation in local planning and decision-making processes by:
- a. Providing City-sponsored material in multiple languages.
  - b. Organizing outreach events and conducting surveys directly to specific demographic groups.
  - c. Partnering with community-based organizations that have relationships, trust, and cultural competency with target communities to conduct outreach for local initiatives and issues.
  - d. Tailoring activities and the venues where they take place to accommodate the cultural preferences of different racial/ethnic groups.
- EJ-6b Make meetings and other public engagement forums accessible to a wide range of residents and encourage greater attendance by:
- a. Ensuring any materials are distributed far enough in advance of meetings to allow sufficient time for review and comment.
  - b. Using communication methods that convey complex or technical information in an easily understandable manner.
  - c. Facilitating meetings using diverse methods that can engage all participants and can appeal to multiple styles of learning.
  - d. Focusing on methods to effectively engage younger residents.



## GOAL EJ-7 IMPROVEMENTS AND PROGRAMS

Improvements and programs address the needs of environmental justice communities.

An important feature of the Environmental Justice Element is that it prioritizes projects and investments that directly benefit EJ Communities. Environmental justice communities typically have special needs that arise from past geographic and procedural inequities. This requires taking special actions that will improve existing conditions in EJ Communities. Many of these actions will not be applicable across the entire Planning Area, but will be applicable only to EJ communities due to their special circumstances.

### EJ-7 Policies

- EJ-7.1 **Prioritize Spending.** Where possible, prioritize spending of funds for air quality and other environmental improvements, public infrastructure improvements, recreation, and community programming in Environmental Justice Communities, and make fiscal decisions based on this priority.
- EJ-7.2 **Grant Funding.** Seek grants that will specifically help with the issues in Environmental Justice Communities such as safe housing, air quality and environmental concerns, increased tree coverage, recreational resources, and other issues.
- EJ-7.3 **Coordination.** Coordinate with relevant utility providers to provide adequate and appropriate levels of service and promote the maintenance of water, sewer, stormwater, and electrical facilities serving Environmental Justice Communities.

#### Other Related Policies:

- |        |                                    |         |                       |
|--------|------------------------------------|---------|-----------------------|
| ED-1.2 | Incentives and Services            | M-7.2   | New Developments      |
| ED-1.3 | Business Investment                | M-7.4   | Regional Funding      |
| ED-7.5 | Funding                            | RM-7.10 | Parkland Funding      |
| HP-1.4 | Continued and New Investments      | RM-9.1  | Public Facility Plans |
| HP-3.4 | Incentives For Housing Development | RM-9.2  | Capital Improvements  |
| LU-5.9 | Public and Private Investment      | RM-9.4  | Prioritization        |
| M-7.1  | Funding Sources                    |         |                       |



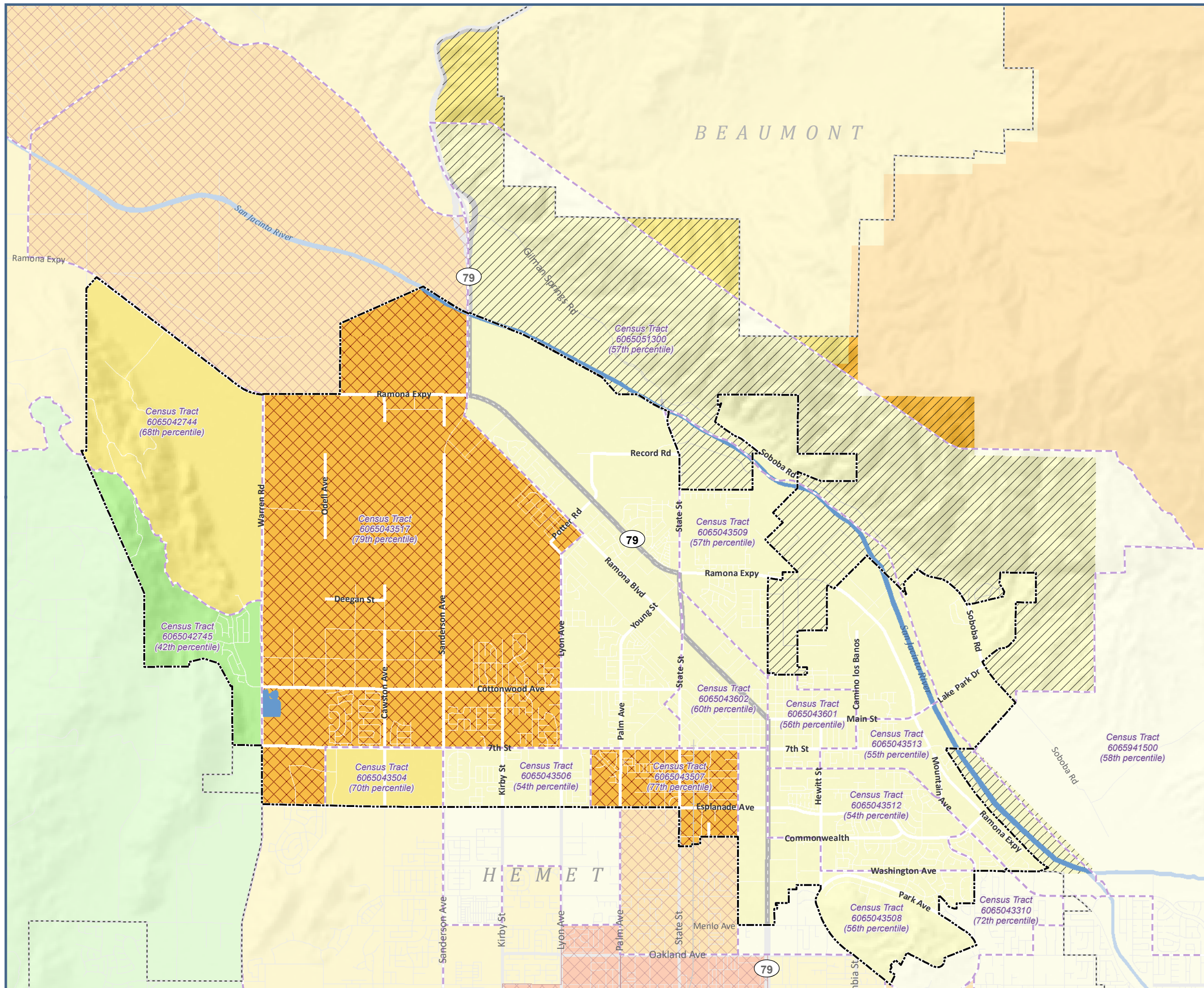
## EJ-7 Actions

Goal EJ-7 is implemented through the following actions:

- ED-3b
- ED-3c
- Housing Program 10
- Housing Program 12
- LU-5e
- M-7a
- RM-7d
- RM-9a
- RM-9b

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EJ-1.  
Disadvantaged Communities

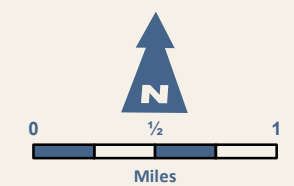


Legend

- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City
- Disadvantaged Community

CalEnviroScreen 3.0 Percentile

- 0 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 50
- 51 - 60
- 61 - 70
- 71 - 80
- 81 - 90
- 91 - 100



Sources: OEHHA CalEnviroScreen 3.0 2018; City of San Jacinto; Riverside County CWStatic0622; Map date: July 22, 2022.





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# Housing

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. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” In addition, the Housing Element is updated on a regular 8-year cycle, as required by State Housing Law. The San Jacinto City Council adopted the 2021-2029 San Jacinto Housing Element on February 2, 2022.

The Housing Element is a part of Envision San Jacinto but provided under separate cover. Amending the Housing Element is subject to the same provisions as amendments to other Elements of the City’s General Plan (see the Introduction for further information).



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