



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

Date: December 17, 2020

To: State Clearinghouse, Agencies, Organizations and Interested Parties

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

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

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

To join **telephonically** call: (951) 465-7684 ID:436 382 014#

To join by **computer** use this link: <https://tinyurl.com/y8ze5zfa>

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

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

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

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

29-20 dated March 17, 2020, regarding the COVID-19 pandemic, City Hall is closed to the General Public; however, any person interested in reviewing the additional project documents and information in person may schedule an appointment with City Staff.

For questions regarding this notice, please contact Travis Randel - Community Development Director at (951) 487-7330, or by email: generalplan@sanjacintoca.gov.

Notice of Preparation Comment Period: The City, as Lead Agency, requests that responsible and trustee agencies, all interested parties, and the Office of Planning and Research, respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code § 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than the comment period deadline identified below. In accordance with the time limits established by CEQA, the NOP public review period will begin on Thursday December 17, 2020 and end on Tuesday January 19, 2021.

In the event that the City does not receive a response from any Responsible or Trustee Agency, or by any interested parties, by the end of the review period, the City may presume that the Responsible Agency, Trustee Agency, or interested party has no response to make (State CEQA Guidelines Section 15082(b)(2)). Comments in response to this notice must be submitted to the address below, or by email by the close of the NOP review period, which is 5:00 PM on Tuesday January 19, 2021:

Travis Randel - Community Development Director
City of San Jacinto
595 S. San Jacinto Ave
San Jacinto, CA 92583
Email: generalplan@sanjacintoca.gov

Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Wednesday January 6, 2021, at 6 p.m.** The meeting will be conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The scoping meeting will not discuss the merits of the project, but rather the environmental topics to be included in the environmental review.

The meeting may be joined **telephonically** by calling (951) 465-7684 ID:436 382 014#

To join by **computer** use this link: <https://tinyurl.com/y8ze5zfa>

Public Agency Approvals

The City Council is the final decision-making body for the General Plan Update. Before the City Council considers the proposed project, the Planning Commission will review it and make recommendations to the City Council. While other agencies may be consulted during the General Plan Update process, their approval is not required for adoption of the General Plan. However, subsequent development under the General Plan Update may require approval of state, federal and responsible trustee agencies that may rely on the programmatic EIR for decisions in their areas of expertise.

Project Location and Setting

As shown on Figure 1, the City of San Jacinto is located at the base of the San Jacinto mountains and adjacent to the San Jacinto River. Founded in 1870, and incorporated on April 9, 1888, San Jacinto is one of the County of Riverside's oldest communities with roots that stretch back to the earliest days of California. The City is approximately 26 square miles (16,700 acres) and is located north of the City of Hemet in Western Riverside County. The City sits approximately 27 miles west of the San Bernardino National Forest and approximately 21 miles east of the City of Perris. The 79 Expressway runs through the City and is the primary corridor for regional access to San Jacinto. The project's regional location is shown in Figure 1.

The Planning Area is the geographic area for which the Plan provides a framework for long-term growth and resource conservation. State law requires the Plan to include all territory within San Jacinto's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure 2, includes the entire city limits (approximately 16,700 acres) as well as the City of San Jacinto's Sphere of Influence (approximately 6,100 acres); the entire Planning Area is approximately 22,800 acres.

Project Description

The City of San Jacinto is preparing a comprehensive update to its existing General Plan. The updated San Jacinto General Plan is expected to be adopted in 2021 and will guide the City's development and conservation through land use objectives and policy guidance. The Plan is intended to be an expression of the community's vision for the City and Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, safety, and environmental justice 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.

The San Jacinto General Plan will include a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 3).

A goal in the Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions. The essence of the 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. Action items are steps or actions the City should take to implement the Plan.

Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan Element need only reflect local conditions and circumstances. The San Jacinto General Plan will include all of the State-mandated elements, and will address two optional topics: Economic Development and Fiscal Sustainability and Community Facilities. The City is also preparing a Focused Zoning Ordinance Update to implement the General Plan and create consistency between the land use map and the Zoning Ordinance. The Focused Zoning Ordinance Update will also be analyzed under the General Plan EIR.

The Plan is being prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The San Jacinto General Plan is intended to reflect the desires and vision of San Jacinto residents, businesses, the Planning Commission, and City Council.

The following objectives were identified for the proposed update to the General Plan:

1. Reflect the current goals and vision expressed by city residents, businesses, decision-makers, and other stakeholders;
2. Protect and enhance San Jacinto's unique history, small-town character, and sense of community;
3. Promote San Jacinto as a safe, vibrant, and family-friendly community;
4. Proactively plan for and accommodate local and regional growth in a responsible manner;
5. Encourage mixed use development patterns that promote vibrant commercial and residential areas;
6. Allow for a range of high-quality housing options;
7. Attract and retain businesses and industries that provide jobs for local residents;
8. Create a more balanced jobs-housing ratio within the community;
9. Continue to maintain and improve multimodal transportation opportunities;
10. Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
11. Address new requirements of State law; and
12. Address emerging transportation, housing, and employment trends.

Growth Projections

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

Table 1 provides a statistical summary of the buildout potential associated with the Proposed Land Use Map compared to existing on-the-ground conditions and the currently adopted General Plan.

Table 1 Planning Horizon Year (2040) Statistical Summary

	Housing Units	Population	Nonresidential Square Footage	Jobs	Jobs per Housing Unit
City Limits Only					
Existing Conditions (12/1/2020)	15,322	51,174	2,357,363	6,147	0.40
Current General Plan (Development Potential by 2040)	21,095	70,457	17,771,319	18,641	0.88
Proposed Land Use Map (Development Potential by 2040)	30,604	102,217	24,018,044	24,671	0.80
New Development Potential Over Existing Conditions by 2040	15,282	51,043	21,660,681	19,524	-
New Development Potential Over Current General Plan Development Potential by 2040	9,509	31,760	6,246,724	7,031	-
Sphere of Influence Area Only					
Existing Conditions (12/1/2020)	508	1,698	217,995	1,165	2.29
Current General Plan (Development Potential by 2040)	1,197	3,998	200,627	1,782	1.49
Proposed Land Use Map (Development Potential by 2040)	1,478	4,935	395,183	1,317	0.89
New Development Potential Over Existing Conditions by 2040	969	3,237	177,189	152	-
New Development Potential Over Current General Plan Development Potential by 2040	281	937	194,556	(465)	-
Planning Area (City Limits and Sphere of Influence)					
Existing Conditions (12/1/2020)	15,830	52,872	25,753,58	7,312	0.46
Current General Plan (Development Potential by 2040)	22,292	74,455	17,971,946	20,422	0.92
Proposed Land Use Map (Development Potential by 2040)	32,081	108,152	24,413,227	26,989	0.84
New Development Potential Over Existing Conditions by 2040	16,252	54,280	21,837,869	19,676	-
New Development Potential Over Current General Plan Development Potential by 2040	9,789	32,697	6,441,281	6,566	-

Note: The statistical summary is based a 20-year planning horizon (the level of development that could reasonably be expected by the year 2040).

Environmental Factors Potentially Affected

The proposed project could potentially affect the following environmental factors, and each will be addressed in the EIR:





- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires
- Mandatory Findings of Significance

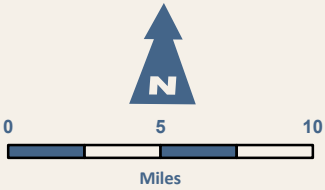
Attachments

- Figure 1: Regional Location Map
- Figure 2: Planning Area
- Figure 3: Proposed General Plan Land Use Map

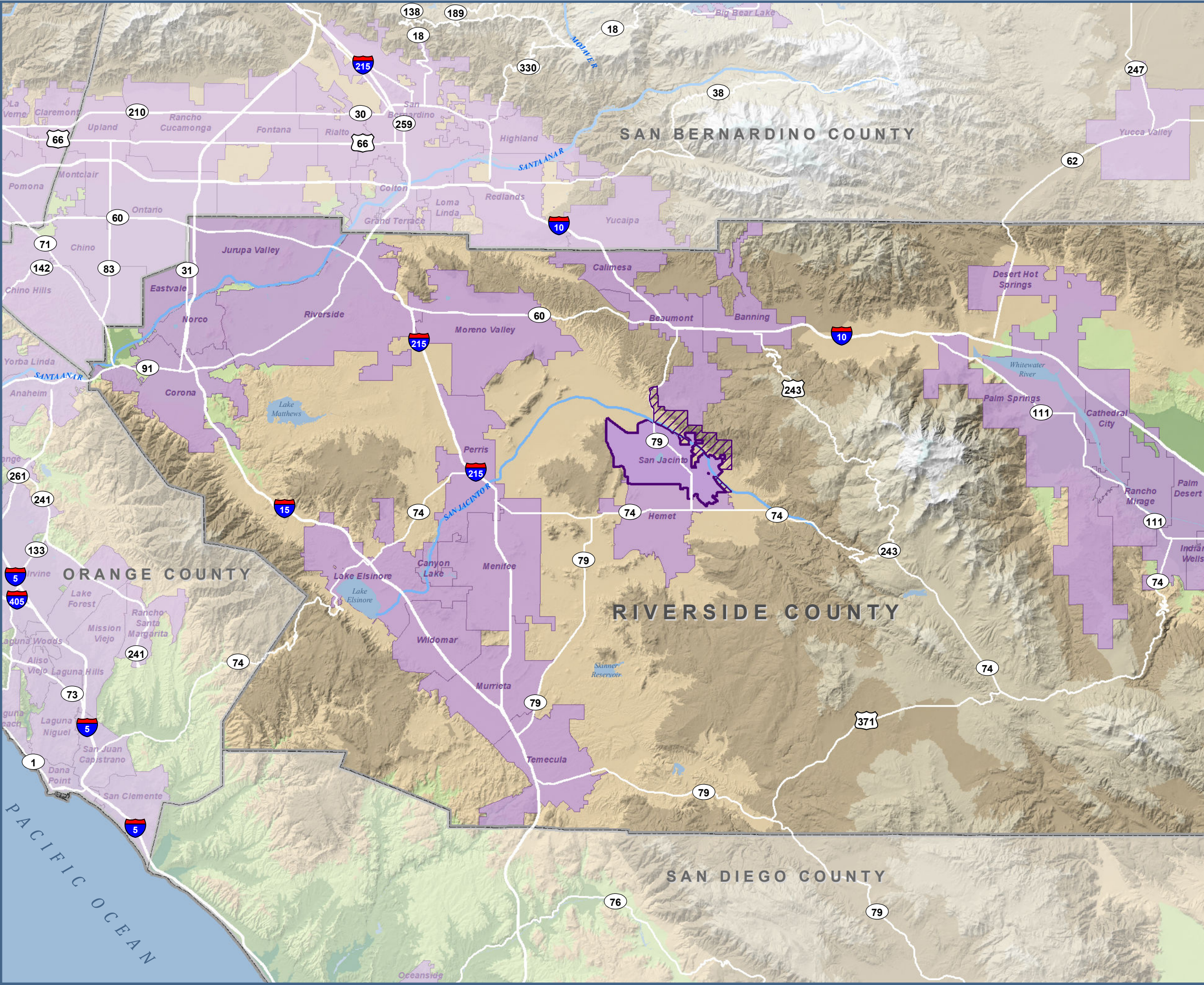
NOP Figure 1
Regional Location Map

Legend

-  City of San Jacinto
-  San Jacinto Sphere of Influence
-  Other Incorporated Area
-  County Boundary

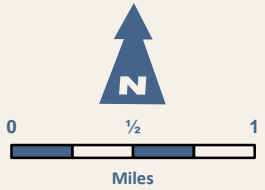


Sources: California State Geoportal. Map date: December 4, 2020.

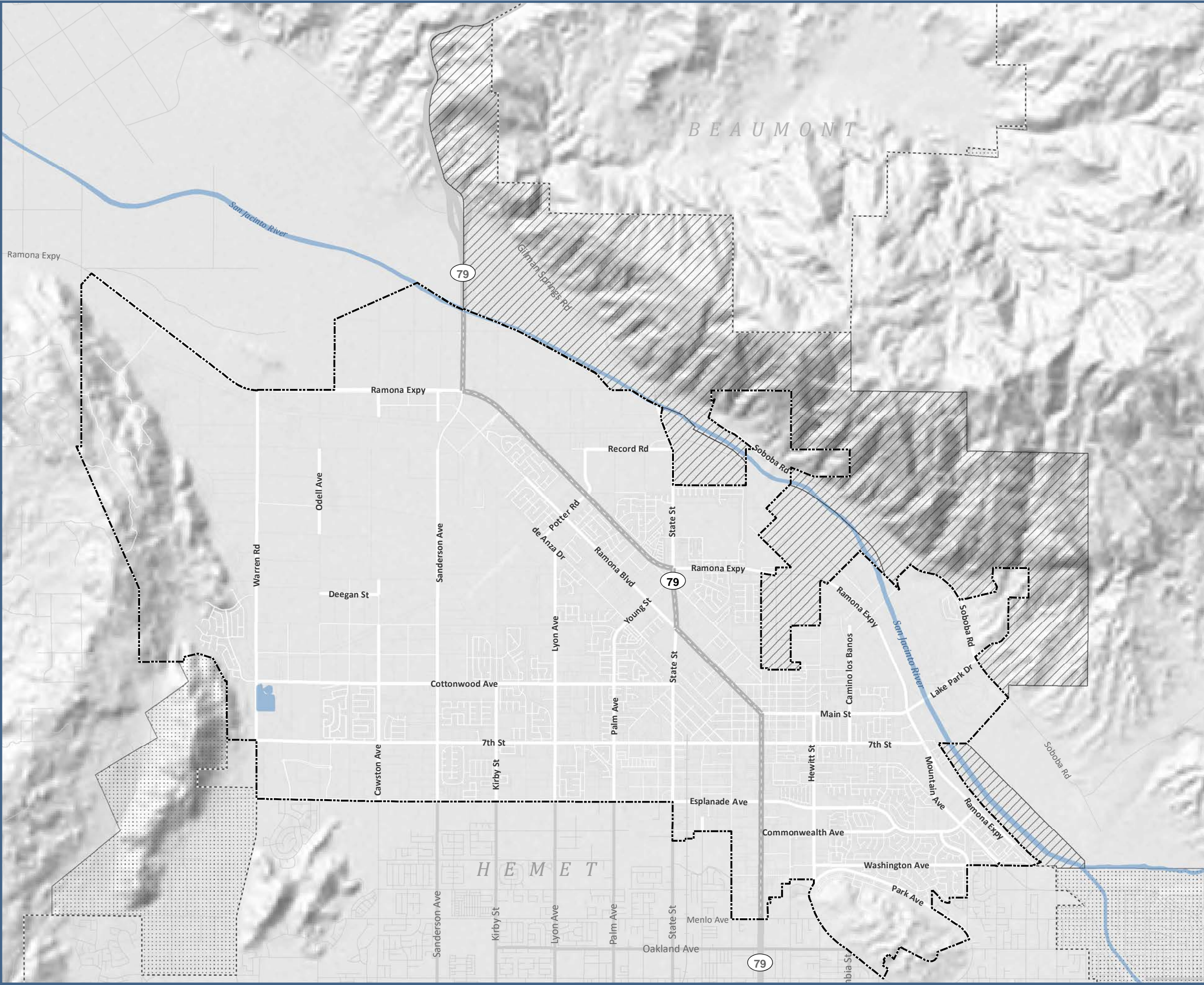


CITY OF SAN JACINTO
GENERAL PLAN UPDATE
NOP Figure 2
Planning Area

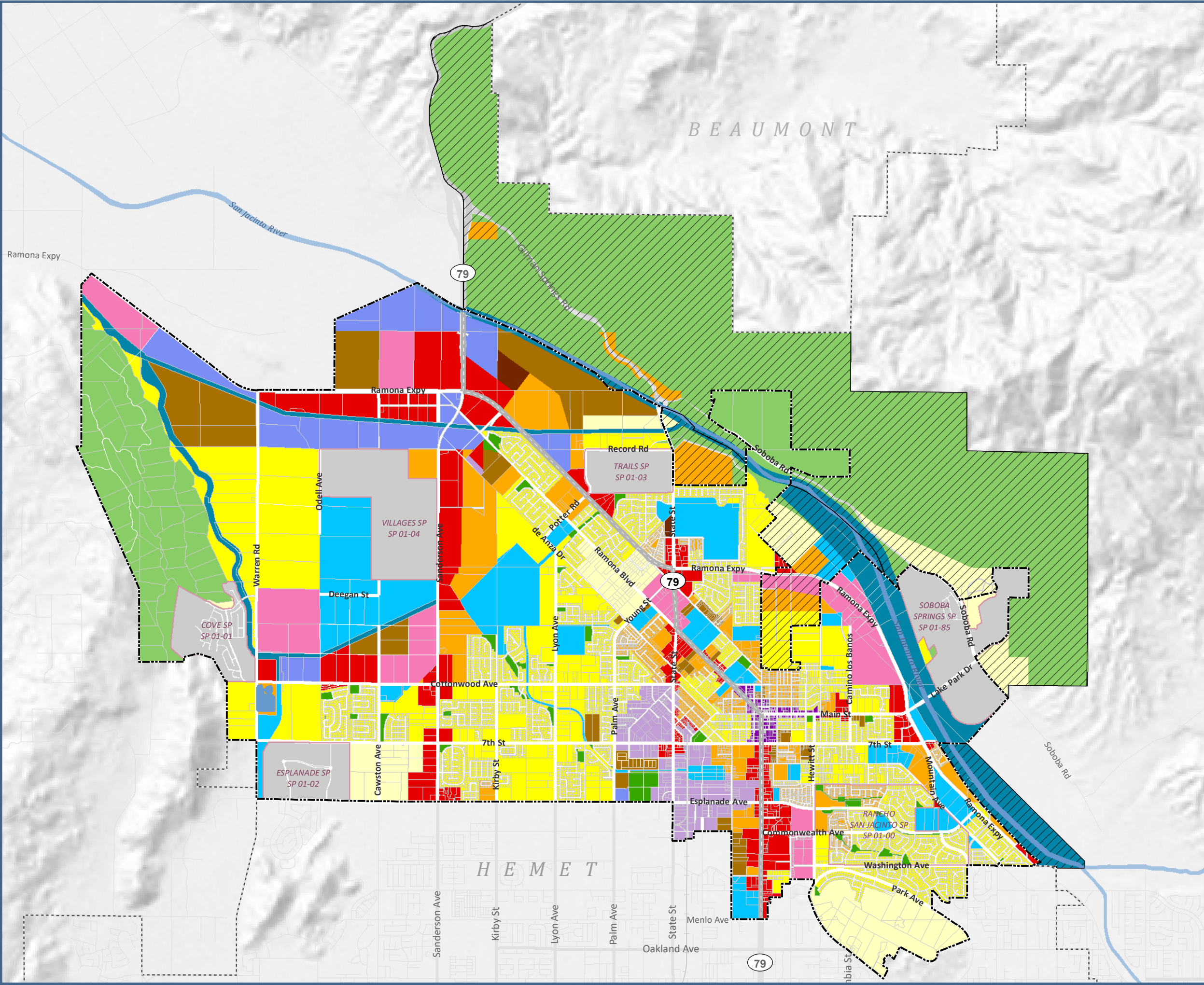
- Legend**
- City of San Jacinto
 - San Jacinto Sphere of Influence
 - Neighboring City
 - Neighboring Sphere of Influence



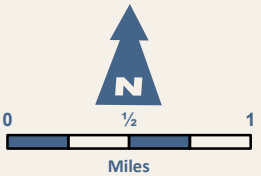
Sources: City of San Jacinto; Riverside County. Map date: March 11, 2019.



NOP Figure 3
Proposed 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

