

APPENDIX "A"

NOTICE OF PREPARATION AND RESPONSES

NOTICE OF PREPARATION

To: See attached list,
Attachment A.

From: City of San Jacinto
Planning Department
201 East Main Street
San Jacinto, CA 92583

Date: November 26, 2001

Subject: Notice of Preparation of Draft Program Environmental Impact Report

Project Title: City of San Jacinto General Plan Update

The City of San Jacinto will be the Lead Agency and will prepare an Environmental Impact Report for the proposed General Plan Update, described below. The City of San Jacinto needs to know the views of your agency as to the scope and content of the environmental information that is related to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the Program EIR prepared by the City of San Jacinto when considering permits or other approvals for the project. Documents or files related to the proposed project can be reviewed at the City of San Jacinto Planning Department at the address shown above.

The project description, location and potentially significant issue areas identified in the Initial Study are contained in the attached materials, which are also on file at the City of San Jacinto Planning Department.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice. A scoping meeting will also be held in early 2002. Once the specific date, time, and location have been determined, notice of the meeting will be provided.

Please send your response to Tim Hults, Planning Director at the address shown above. With your correspondence, please provide the name for the contact person in your agency.

Project Title: San Jacinto General Plan Update

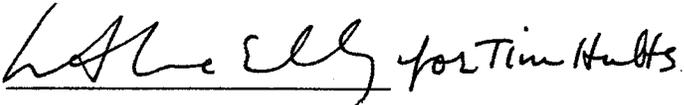
Project Location: Figure 1 in the attached Project Description, Attachment B, depicts the regional and local vicinity of the project area, as well as the project's boundaries.

Project Description: The proposed project is the comprehensive update and implementation of the City of San Jacinto General Plan. Attachment B provides a detailed description of the proposed project.

Potential Environmental Effects of the Project: The City of San Jacinto has prepared an Initial Study, Attachment C, that identifies potential significant impacts to the issue areas listed below. These issues will be addressed in the Program EIR.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services Systems

Date: November 26, 2001



Tim Hults for Tim Hults

Tim Hults, Planning Director
City of San Jacinto
Planning Department
201 E. Main
San Jacinto, CA 92583
(909) 487-7330

**ATTACHMENT A:
NOP DISTRIBUTION LIST**

Adelphia Cable Company
4077 West Stetson Avenue
Hemet, CA 92545

CA Department of Conservation
801 K. Street, MS-24-02
Sacramento, CA 95814

CA Department of Fish and Game
330 Golden Shore, Ste 50
Long Beach, CA 90802

CA Department of Health and Welfare
601 North Seventh Street, PO Box 942732
Sacramento, CA 94234

CA Department of Parks and Recreation
17801 Lake Perris Drive
Perris, CA 92571

CA Department of Transportation - District
8
464 West 4th Street, 6th Floor
San Bernardino, CA 92401

CA Department of Transportation -
Planning
PO Box 942874
Sacramento, CA 94274

CA Department of Water Resources
1020 Ninth Street, Third Floor
Sacramento, CA 95814

CA Highway Patrol - Office of Special
Projects
2555 1st Avenue
Sacramento, CA 94298

CA Housing and Community Development
800 Third Street, Room 430
Sacramento, CA 95814

CA Integrated Waste Management Board
8800 Cal Center Drive
Sacramento, CA 95826

CA Native American Heritage Commission
915 Capital Mall, Room 364
Sacramento, CA 95814

CA Office of Historic Preservation
PO Box 942896
Sacramento, CA 94296

CA Public Utilities Commission
5050 Van Ness Avenue
San Francisco, CA 94102

CA Resource Management Board
PO Box 942896
Sacramento, CA 94296

CA Resources Agency
1020 Ninth Street, Third Floor
Sacramento, CA 95814

CA State Lands Commission
100 Howe Avenue, Ste. 100-S
Sacramento, CA 95825

CA State Water Resources Control Board
PO Box 944212
Sacramento, CA 94244

City of Hemet
445 E. Florida Avenue
Hemet, CA 92543

City of Moreno Valley
14177 Frederick Street, PO Box 88005
Moreno Valley, CA 92552

City of Perris
101 N. D Street
Perris, CA 92570

County Clerk's Office
1080 Lemon Street, 1st Floor
Riverside, CA 92502

County of Riverside
4080 Lemon Street
Riverside, CA 92502

Eastern Municipal Water District
2270 Trumble Road, PO Box 8300
Perris, CA 92572

Hemet Unified School District
150 West Latham Avenue
Hemet, CA 92545

Lake Hemet Water District
PO Box 5039
Hemet, CA 92544

March Joint Powers Authority
PO Box 7480
Moreno Valley, CA 92552

Mt. San Jacinto College
1499 North State Street
San Jacinto, CA 92583

Regional Water Quality Control Board -
Santa Ana Region 8
3737 Main Street, St. 500
Riverside, CA 92501

Riverside County Fire Department
210 West San Jacinto
Perris, CA 92570

Riverside County Flood Control and Water
Conservation District
1995 Market Street
Riverside, CA 92501

Riverside County LAFCO
1485 Spruce Street, Ste. J
Riverside, CA 92507

Riverside County Library System/Coun.
Riverside
4080 Lemon Street, 12th Floor, Executi
Office
Riverside, CA 92501

Riverside County Transportation
Commission
3560 University Avenue, Ste. 100
Riverside, CA 92501

Riverside County Waste Management
1995 Market Street
Riverside, CA 92501

San Jacinto Unified School District
2045 South San Jacinto Avenue
San Jacinto, CA 92583

South Coast Air Quality Management
District
21865 East Copley Drive
Diamond Bar, CA 91765

Southern California Association of
Governments
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017

Southern California Edison Company
26100 Menifee Road
Romoland, CA 92585

Southern California Gas Company
527 North San Jacinto Street
Hemet, CA 92543

State Clearinghouse
1440 Tenth Street, Room 121
Sacramento, CA 95814

University of California Natural Reserve
System
1111 Franklin Street, 6th Floor
Oakland, CA 94607

Valley-wide Recreation and Park District
901 West Esplanade
San Jacinto, CA 92583

Western Riverside Council of Governments
3880 Lemon Street, Ste. 300
Riverside, CA 92501

Air Resources Board
2020 L. Street, PO Box 2815
Sacramento, CA 95814

ATTACHMENT B: PROJECT DESCRIPTION

THE PROJECT

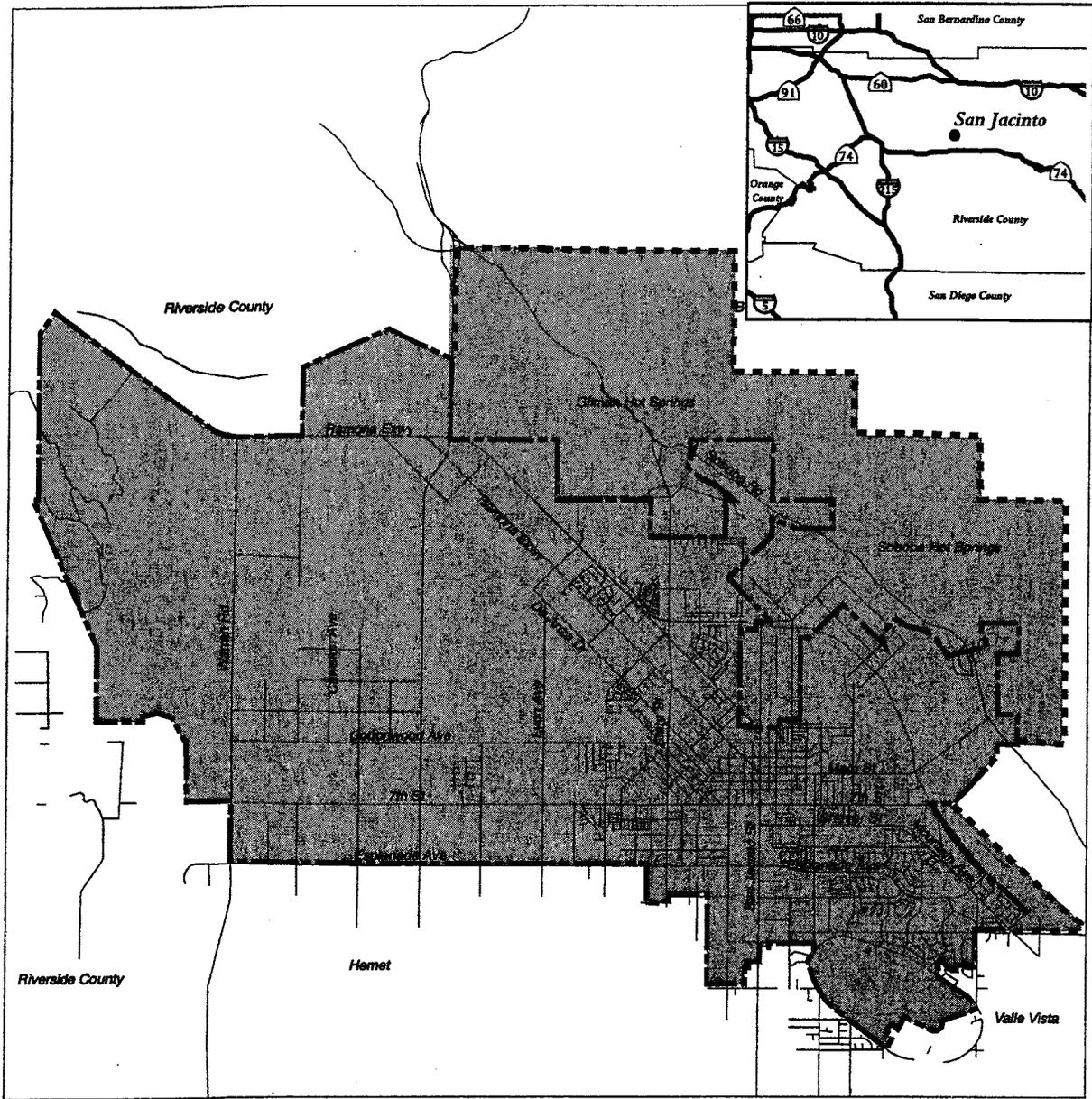
California state law requires each City to adopt a comprehensive, long-term general plan to guide the physical development of the incorporated city and any land outside of the city boundaries that bears a relationship to its planning activities. The proposed project analyzed in the Program EIR consists of a comprehensive update of the City of San Jacinto General Plan. The proposed City of San Jacinto General Plan is divided into seven elements that together meet the requirements for the seven mandatory elements under state law plus an optional community services and facilities element. The elements that meet the requirements for the seven mandatory elements are: 1) land use; 2) housing; 3) circulation; 4) resource management (meets State requirements for open space and conservation element); 5) noise; and 6) public safety.

The City of San Jacinto General Plan serves as a policy guide for determining the appropriate physical development and character of the City. The General Plan establishes the maximum level of development that can occur within the City. The Program EIR analyzes the environmental effects of the expected development in accordance with the General Plan over the next two decades. The expected development scenario also identifies the projected population that will inhabit the City in 2020.

The impact assessment in the Program EIR assumes a buildout level of development associated with the proposed land use plan. This expected development includes development of all remaining vacant land in the General Plan Planning Area designated for urban use, as well as redevelopment of existing urban uses to match General Plan land use designations. The environmental impact analysis in this document is based on the change between development conditions existing in 2001 and those projected for the expected development scenario at buildout.

REGIONAL SETTING

Figure 1 depicts the regional and local vicinity of the project area, as well as the project boundaries. The City of San Jacinto is located in western Riverside County along the San Jacinto River. San Jacinto is situated approximately 50 miles southeast of the City of Los Angeles and 90 miles northeast of San Diego. The City is located in proximity to State Route 79, which is planned for extension through the City. The City is surrounded to the east, north, and west by unincorporated land under the jurisdiction of the County of Riverside. The incorporated City of Hemet is located to the south of San Jacinto. Land uses surrounding the City include land in agricultural production, open space, and urban development.



Sources: County of Riverside GIS, City of San Jacinto, USGS

LEGEND

-  City Boundary
-  Sphere of Influence
-  Planning Area



Regional Location

PLANNING AREA

The City consists of approximately 24 square miles in size (15,439 acres) of land. The Planning Area consists of the incorporated City as well as approximately eight square miles (5,034 acres) of unincorporated land within the City's sphere of influence. The Planning Area represents the probable long-term physical boundaries and service area of the City. Figure 1 depicts the Planning Area.

PURPOSE AND OBJECTIVES OF THE GENERAL PLAN

A General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to provide decision-makers with a solid basis for decisions related to land use and development. The General Plan is founded upon the community's vision for San Jacinto and expresses the community's long-term goals. Building on the unique history of San Jacinto, the Vision for the Future provides the foundation of the General Plan and an expression of what the community wants to maintain or become:

Vision for the Future

San Jacinto is a community that prides itself on its agricultural and historic setting by:

- Preserving the natural assets and historic resources of our valley;
- Encouraging high quality growth and economic development;
- Ensuring managed growth and the provision of adequate services and facilities at the time development occurs;
- Maintaining the safety and security of our neighborhoods;
- Promoting the development of quality educational facilities through increased cooperation between the City and school districts; and
- Providing for recreation and healthy lifestyles.

The following provides a more detailed description of the concepts underlying this Vision.

Surrounded by natural beauty, including the mountains and San Jacinto River, the community of San Jacinto recognizes the value of protecting the natural resources that contribute to its character and provide a healthy environment in which to live and work. In combination with these natural resources are historic resources found throughout the City that are also protected and revitalized to create a unique community offering a small town quality with recreational and open space opportunities for all to enjoy.

While striving to protect its natural and historic resources, the community of San Jacinto also recognizes that additional growth will occur. To ensure that future growth is compatible with and enhances the existing community, San Jacinto encourages quality development that provides a range of land uses, including agriculture, so that residents can live, work, shop, and play in the community. Providing a range of land uses also

ensures that a variety of housing and educational facilities is available to meet the needs of all residents as they progress through the various stages of life. The City also promotes the development of quality educational facilities through increased cooperation between the City and school districts.

By attracting light industry and other compatible employment-generating businesses to the community and requiring new development to fund its share of improvements to public services and facilities, the community of San Jacinto ensures the managed growth and fiscal sustainability of the City. Economic development also builds upon the recreational opportunities provided by surrounding attractions, such as Diamond Valley Lake and the Soboba Reservation. The resulting fiscal well-being of the community allows the City to provide the necessary public services and infrastructure to meet the needs of existing and future development.

San Jacinto is also a community that places great importance on community pride and the continued safety of its residents and businesses. Both private and public properties are well maintained to present a positive image and encourage pride in the community. Community members actively participate in local government decision-making processes to help create a community in which they are proud to live and work. The public's safety and security is protected by City supported law enforcement, fire protection, and other community programs. While the local circulation system is designed to allow the efficient movement of traffic, it is done so in a manner that promotes safety, as well as the use of alternatives to the automobile.

PROJECT CHARACTERISTICS

Plan Elements

The updated San Jacinto General Plan consists of elements that fulfill the state laws for seven subjects related to city planning and an optional community services and facilities element. Each element identifies individual goals and related policies and plans. In addition, the policies and plans of each element correspond to individual implementation programs located in the General Plan Implementation Program.

In terms of guiding the physical development of the City, the General Plan elements of most importance are the Land Use and Circulation Elements. The other elements or sections of the General Plan address: housing; conservation/open space; safety; noise; and community services and facilities. The issues addressed in each subject area often overlap. A general description of each subject area is provided below.

Land Use Element

The Land Use Element establishes the general permitted uses of both public and private land within the community, providing a guide for both development of the City and protection of open space and sensitive areas. The proposed General Plan has 15 land use designations. These land use designations serve to provide a rational and ordered approach to land use development and maintenance of public uses and open space by identifying the types and nature of development allowed in particular locations throughout the Planning Area. The General Plan

land use designations are grouped according to the following uses: Open Space; Residential; Commercial; Industrial; Public Institutional, and Special. The Residential categories include five designations that allow for a range of housing types and densities. The non-residential categories include a variety of designations, such as Community Commercial, Downtown Commercial, and Industrial to promote a range of revenue- and employment-generating businesses. Other non-residential designations include General Open Space, Open Space Recreation, and Parks. The Public Institutional designation allows for the provision of important public facilities. The Special land use designations include Specific Plan (Planned Community Development) and Planned Unit Development to allow for detailed planning of large scale projects.

Table 1 provides summaries of existing land uses, development of planned land uses according to the General Plan Land Use Policy Map and Element, and the change between existing and planned land use conditions. As depicted in Table 1, development of land uses by 2020 under the proposed General Plan would result in an increase of approximately 27,000 dwelling units and 27,350,000 square feet of non-residential building floor area over existing conditions. A net population increase of approximately 81,570 persons is also anticipated by 2020.

Economic development, resource protection, and the rejuvenation of the downtown area are also addressed in the Land Use Element.

Housing

This Element identifies current and future housing needs and sets forth an integrated set of goals, policies, and programs to assist in the preservation, improvement, and development of housing to meet the needs of the community.

Circulation Element

The Circulation Element guides the continued development of the circulation system to support planned growth. The anticipated development identified in the Land Use Element will increase the demand for local and regional roadways and other forms of transportation. The Circulation Element addresses the existing transportation needs of the community and identifies transportation facilities required to accommodate the planned development allowed by the Land Use Element. Level of service and phasing are integral components of the Element. Both local and regional transportation facilities located within the Planning Area are discussed. Special emphasis is placed on the proposed SR-79 extension through the City. Public transportation facilities and routes as well as pedestrian and bicycle access is also addressed in this Element.

**TABLE 1
COMPARISON OF EXISTING LAND USE AND GENERAL PLAN LAND USE IN 2020
SAN JACINTO PLANNING AREA**

Land Use Designation	Acreage		Dwelling Units		FAR (1000s square feet)		Population	
	Existing	Change	Existing	Change	Existing	Change	Existing	Change
Open Space Designations								
General Open Space	683	4,269	12	73	37	37	29	208
Open Space Recreation	428	512	0	0	0	2,230	0	0
Parks	85	216	0	0	186	940	0	0
Residential Designations								
Estate Residential	0	371	0	148	0	0	0	426
Rural Residential	378	1,080	378	1,621	0	1,243	943	4,651
Low Density Residential	923	5,016	3,691	20,063	0	16372	9,197	57,582
Medium Density Residential	233	2,082	1,400	12,494	0	11,094	3,488	35,858
Mobile Home Residential*	269	0	2,690	0	0	(2,690)	6,702	0
High Density Residential	93	301	1,024	3,315	0	2,291	2,552	9,513
Very High Density Residential**	23	0	423	0	0	(423)	1,053	0
Commercial Designations								
Community Commercial	116	659	0	0	0	1,261	0	0
Downtown Commercial	33	36	33	36	3	1,072	105	103
Industrial Designations								
Business Park	0	322	0	0	0	0	3,506	0
Industrial	272	1,318	0	0	0	3,556	17,224	13,668
Public Institutional Designations								
Public Institutional	1,121	1,386	0	0	0	1,700	3,018	1,318
Special/Other Designations								
Specific Plan ***	0	0	0	0	0	0	0	0
Planned Unit Development***	0	0	0	0	0	0	0	0
Mixed Development*	11	0	0	0	0	145	0	(145)
San Jacinto River	784	904	0	0	0	0	0	0
Vacant*	6,043	0	0	0	0	0	0	0
Agricultural*	7,293	0	1,094	0	0	(1,094)	0	0
Roadways	2,323	2,639	0	0	0	0	2,726	0
TOTAL ESTIMATED	21,111	21,111	10,745	37,750	27,005	7,957	35,307	108,341
* Mobile Home Residential, Mixed Use, Vacant, and Agricultural are not General Plan categories, but are used to identify existing land uses.								
** The Very High Residential General Plan land use designation has been deleted in the draft General Plan. Residential projects constructed under the existing allowable Very High Density would be considered non-conforming land uses after adoption of the proposed General Plan, and would be subject to the City's non-conforming zoning regulations.								
*** The Specific Plan and Planned Unit Development General Plan designations are e overlay land use categories that are utilized when specific development is proposed.								

Resource Management Element

The Resource Management Element focuses on the protection and enhancement of natural resources, including surface, ground and imported water resources, scenic resources, agricultural resources, cultural resources, biological resources, hillsides, air quality/energy conservation, and mineral resources. It also contains goals and policies to ensure compatible development in areas that posed potential hazards to the public.

Noise Element

The Noise Element addresses noise sources in the community and identifies ways to reduce the impact of these noise sources on the community. This Element identifies noise standards and land use compatibility guidelines to protect noise sensitive land uses from excessive noise. The Element specifically identifies interior and exterior noise standards as well as construction standards. Goals, policies, and plans to address and control transportation-related noise and non-transportation related noise are also identified.

Public Safety Element

The purpose of the Public Safety Element is to identify and address those features existing in or near the Planning Area that represent a potential danger to the citizens, structures, public facilities, and infrastructure located in the community. The Public Safety Element establishes goals, policies and plans to minimize dangers to residents, workers, and visitors associated with: natural hazards associated with geologic conditions, seismicity, flooding, and fires; and human activity hazards such as air pollution, dam inundation, hazardous materials, structural fires, ground transportation, and criminal activities. Emergency preparedness planning, such as identifying actions needed to manage crisis situations, is also addressed.

Community Services and Facilities Element

The purpose of the Community Services & Facilities Element is to ensure that sufficient levels of community services and facilities are provided as San Jacinto develops. This Element plans for the needed expansion of community services and facilities to coincide with new development. The Element addresses a range of community services and facilities including: law enforcement; fire protection; public education; water service; sewer service; power, communications, flood control, and waste disposal; recreation and open space; libraries; senior and youth services, and human resources. Acceptable service levels for the various services and facilities are identified and plans to maintain or achieve these levels are included.

Implementation Program

The General Plan update includes an Implementation Program that will serve to ensure the overall direction provided in each General Plan element is translated from general terms to specific actions. The Implementation Program provides strategies to implement the adopted policies and plans identified in each of the General Plan elements. The various programs within the Implementation Program serve as a basis for making future programming decisions related to the assignment of staff and the expenditure of City funds. The programs specifically identify individual program responsibility, funding sources, and time-frame for completion.

INTENDED USES OF THE PROGRAM EIR

The Program EIR serves as the basis for environmental review and impact mitigation for adoption and implementation of the City of San Jacinto General Plan. The City will review subsequent implementation projects for consistency with the Program EIR and prepare appropriate environmental documentation pursuant to CEQA provisions for Program EIRs and subsequent projects. Subsequent projects under the Program EIR may include the following implementation activities:

- Rezoning of properties;
- Approval of Specific Plans;
- Approval of development plans, including tentative maps, variances, conditional use permits, and other land use permits;
- Approval of development agreements;
- Approval of facility and service master plans and financing plans;
- Approval and funding of public improvements projects;
- Approval of resource management plans;
- Issuance of municipal bonds;
- Issuance of permits and other approvals necessary for implementation of the General Plan;
- Acquisition of property by purchase or eminent domain; and,
- Issuance of permits and other approvals necessary for public and private development projects.

The following lead, responsible, and trustee agencies may utilize this Program EIR in the adoption of the General Plan and approval of subsequent implementation activities. These agencies may include, but are not limited to, the following:

- City of San Jacinto
- U.S. Fish and Wildlife Service
- United States Army Corps of Engineers
- California Department of Fish and Game
- California Department of Conservation
- California Department of Housing and Community Development
- California Department of Transportation (Caltrans)
- State Lands Commission
- California Water Resources Control Board
- Southern California Association of Governments
- Western Riverside Council of Governments
- South Coast Air Quality Management District
- County of Riverside
- Lake Hemet Municipal Water District
- Eastern Municipal Water District

ALTERNATIVES

Several alternatives to the proposed General Plan will be evaluated in the EIR for environmental impacts. The impacts of the alternatives will be compared to the impacts of the proposed General Plan to determine whether any of the alternatives are environmentally superior to the proposed General Plan. Alternatives that will be evaluated in the EIR include, but are not limited to:

- No Project/Existing General Plan
- Alternative State Route 79 Alignment
- Alternative Land Use Plan

ATTACHMENT C: INITIAL STUDY

1. Project title: San Jacinto General Plan
2. Lead agency name and address: City of San Jacinto, 201 E. Main St., San Jacinto, CA 92583
3. Contact person and phone number: Tim Hults, Planning Director, (909) 487-7330
4. Project location: City of San Jacinto Planning Area in the western portion of Riverside County.
5. Project sponsor's name and address: Same as Number 2 above.
6. General Plan designation: Not Applicable. 7. Zoning: Not applicable.
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) Project is the adoption and implementation of an update to the San Jacinto General Plan. For a more detailed project description, please see the project description provided in Attachment B.
9. Surrounding land uses and setting: Briefly describe the project's surroundings: The City of San Jacinto is located in western Riverside County along the San Jacinto River. San Jacinto is situated approximately 50 miles southeast of the City of Los Angeles and 90 miles northeast of San Diego. The City is located in proximity to State Route 79, which is planned for extension through the City. The City is surrounded to the east, north, and west by unincorporated land under the jurisdiction of the County of Riverside. The incorporated City of Hemet is located to the south of San Jacinto. Land uses surrounding the City include land in agricultural production, open space, and urban development.
9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

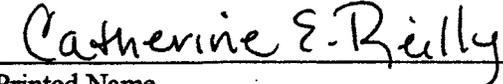
DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

Date 11/21/01


Printed Name

For Tim Hults, City of San Jacinto

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measures identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: a)-d): The City of San Jacinto has many scenic resources including agricultural and undeveloped land, environmentally sensitive mountainous areas, many historic homes and commercial buildings from the 19th and early 20th centuries, and a portion of the historic 1,600 mile route of the 1777 De Anza Expedition passing through the City. Future development according to the proposed General Plan has the potential to damage these scenic resources which could have a substantial adverse effect on a scenic vista and degrade the existing visual character of the City. Future development according to the proposed General Plan also has the potential to create new sources of light and glare. A potentially significant impact to these issues could occur. There are no state designated or eligible scenic highways within San Jacinto.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: a)-c): Much of the agricultural lands within the San Jacinto Valley is classified as prime, unique, or statewide importance farmland. Development according to the General Plan land uses could result in the conversion of farmland classified as Prime, Unique, or Farmland of Statewide Importance to non-agricultural use, conflict with existing zoning for agricultural use or a Williamson Act contract or involve other changes that could result in the conversion of farmland to non-agricultural use. A potentially significant impact to these issues could occur.

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: a)-e): Future development pursuant to the proposed General Plan will result in an incremental increase in local and regional air pollution. An increase in air emissions related to construction activities as well as an increase in air emissions generated by vehicular and stationary sources will result. The General Plan will allow a variety of land uses such as residential, commercial, industrial, and open space, the operation of which could increase air pollutant emissions. Future development also has the potential to expose sensitive receptors such as schools and residences to substantial pollutant concentrations and create objectionable odors as a result of increased vehicular traffic and operational activities resulting from proposed land uses. Short-term and long-term local and regional air emissions that will result from project implementation and cumulative impacts are anticipated to be significant based on the level of development expected in San Jacinto.

IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: a)-f): A variety of sensitive biological resources are known to exist in the undeveloped areas of the City. Native vegetation such as Chemise, California Scrub Oak, White Sage and Manzanita can be found on those areas. Wild life includes a large number of insects, reptiles and bird species as well as other common smaller mammals. Future development according to the proposed General Plan could occur on existing undeveloped land and has the potential to impact sensitive species, riparian lands, and interfere substantially with wildlife corridors and wildlife nursery sites. The proposed General Plan may allow development to occur on lands that conflict with one or more of the conservation plans or local policies or ordinances protecting biological resources that the City of San Jacinto is subject to. A potentially significant impact to these issues could occur.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: a)-d): Numerous cultural resources exist in the San Jacinto. Cultural resources within the City include a wide variety of historic and archaeological sites. Future development according to the proposed General Plan could result in significant adverse effects on historical and archaeological resources. Future development allowed under the proposed General Plan also has the potential to destroy paleontological resources and unique geological features. A potentially significant impact to this issue could occur.

VI. GEOLOGY AND SOILS. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: a. i-iv): The City of San Jacinto is located within one of the most seismically active regions of California. There are many active fault zones in the area, any one of which could produce a potentially damaging earthquake. The most significant seismic hazard is the San Jacinto fault zone. Any part of the city could be affected by strong seismic ground shaking due to seismic activity along faults. Additionally, portions of the City are potentially subject to seismic related ground failure, including liquefaction and earthquake-induced landslides. As a result, implementation of the proposed General Plan could expose people or structures to the rupture of these known faults. A potentially significant impact associated with these issues is anticipated.

b)-d): Areas of the City may contain expansive soils that have the potential to damage new development allowed under the proposed General Plan. In addition, grading associated with further development of the City pursuant to the proposed General Plan could result in substantial soil erosion. Unstable soils and geologic units, which could result in landslide, subsidence and liquefaction, have also been identified in various portions of the City. A potentially significant impact associated with these issues could occur.

e): According to the 1985 San Jacinto General Plan much of San Jacinto is connected to the sewer system though most of the areas recently annexed rely on individual septic tank for sewage treatment. Therefore, some areas may have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. Significant impact to this issue is anticipated.

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: a)-c): Hazardous materials are routinely used and transported through the City. Future development according to the proposed General Plan could be exposed to hazards from the use, disposal and transport of hazardous materials. Future development according to the proposed General Plan could also emit hazardous materials into the environment, as well as subject existing development including schools, to hazardous materials and waste. A potentially significant impact associated with these issues could occur.

d): Development allowed under the proposed General Plan may occur on or adjacent to sites which handle hazardous materials, which may create a significant hazard to the public and the environment. A potentially significant impact associated with this issue could occur.

- e) & f): There is no public airport, public use airport, private airstrip, or an airport land use plan within the city of San Jacinto, therefore a project would not result in a safety hazard for people residing or working in the project area. The closest airport is the Hemet-Ryan Airport, located more than two miles southwest of San Jacinto. No significant impact associated with these issues could occur.
- g): As the development and circulation routes allowed by the proposed project will comply with the City's Disaster Preparedness Plan, no significant impact related to this issue is anticipated at buildout. There is a potential for inadequate emergency access to some portions of the city, resulting from development that occurs prior to the completions of all planned roadways within the Circulation element of the proposed General Plan. New development, according to the proposed General Plan, may also result in congestion along intersections and roadways, which could impede emergency access by emergency vehicles. As a result, there may be short-term significant impacts related to the City's Disaster Preparedness Plan.
- h): The proposed General Plan land uses may allow development to occur within and adjacent to wildlands and therefore expose people or structures to a significant risk of loss, injury or death involving wildland fires. A potentially significant impact associated with this issue could occur.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation of seiche, tsunami, or mudflow?

Discussion: a) & b): Future development according to the proposed General Plan has the potential to violate water quality standards and waste discharge requirements as well as interfere with groundwater recharge in the San Jacinto Basin. A potentially significant impact associated with these issues could occur.

c)-f): Future development according to the proposed General Plan will increase the amount of impervious surfaces in the City and will contribute to an increase in runoff which may alter the existing drainage pattern, result in erosion and flooding and degrade the water quality within the City. This additional runoff may also exceed the capacity of the stormwater drainage system. A potentially significant impact associated with these issues could occur.

g)-i): Much of the San Jacinto Valley is situated at the elevations below the Jan Jacinto River. A significant portion of the City's population resides in those low lying areas, and as a result, is subject to periodic flooding during and immediately after heavy rainfall. In fact, several areas of the City are within 100-year flood plains. Development according to the proposed General Plan may occur within these 100-year flood plains which could result in the placement of housing within a 100-year flood hazard area and the placement of structures which could impede or redirect flood flows exposing people or structures to a significant risk of loss, injury or death as a result of flooding. A potentially significant impact associated with this issue could occur.

j): Although the City is protected from tsunamis due to its inland location, existing development, as well as future development according to the general plan is subject to hazards from seiches in ponds, water tanks and swimming pools, as well as mudflows due to erosion. A potentially significant impact to this issue could occur.

IX. LAND USE AND PLANNING. Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion: a): Implementation of the proposed General Plan has the potential to divide an established community as new development will occur on vacant parcels surrounded by existing development, and roadways proposed in the Circulation Plan may be extended and/or constructed through established communities. New development such as residential, industrial and commercial land uses allowed under the proposed General Plan may also be incompatible with existing development. A potentially significant impact associated with this issue could occur.

b) & c): The proposed General Plan could result in development that would conflict with local and regional policies and plans. A potentially significant impact associated with these issues could occur.

X. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: a) & b): There are several sources of sand and gravel as well as limestone in the planning area. Development allowed according to the proposed General Plan may result in the loss of availability of these resources. This is considered a potentially significant impact.

XI. NOISE. Would the project result in:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: a)-d): The proposed General Plan update will allow development to occur which could create periodic and short-term construction related noise impacts, including groundborne vibration and groundborne noise levels which could exceed established noise standards. Development according to the proposed General Plan is also anticipated to result in a substantial increase in noise levels in the long-term due to increased vehicular traffic and the addition of new stationary sources of noise. New development in the City could also be exposed to excessive noise levels from mobile and stationary sources. A potentially significant impact associated with this issue could occur.

e) & f) The City of San Jacinto is not located in the vicinity of an airport land use plan, public airport, public use airport or private airstrip. The closest airport is the Hemet-Ryan Airport, located more than two miles southeast of San Jacinto. No significant impact to this issue is anticipated.

XII. POPULATION AND HOUSING. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: a): The proposed General Plan will induce population growth in the City by allowing the construction of new homes and businesses, as well as allowing for the extension of roads and infrastructure to serve the community. A potentially significant impact associated with this issue could occur.

b) & c): The proposed General Plan will allow the development of a variety of uses primarily on vacant land, but some development proposed might displace some housing or persons that would necessitate the construction of housing elsewhere. Potentially significant impact associated with this issue is anticipated.

XIII. PUBLIC SERVICES

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: a): Development according to the proposed General Plan will place a demand on fire protection, police protection, schools, parks and other public facilities which may require the provision of new or altered governmental facilities. As such, implementation of the proposed project has the potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. A potentially significant impact associated with this issue could occur.

XIV. RECREATION

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion: a) & b): Future development according to the proposed General Plan will allow the development of residential uses which would result in an increase in population within the City, placing a greater demand on parks and recreational facilities within the City and contributing to the deterioration of the parks and recreational facilities. The proposed General Plan also provides land use designations, which would allow the construction and expansion of parks and recreational facilities, the construction of which could cause significant environmental impacts. A potentially significant impact associated with this issue could occur.

XV. TRANSPORTATION/TRAFFIC. Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion: a) - b): Development according to the proposed General Plan could significantly increase the volume of traffic in the City. This increase in traffic volumes could result in the adopted level of service standard to be exceeded for any roadway segment in the City. A potentially significant impact associated with these issues could occur.

c): Development according to the proposed General Plan would not result in a change in air traffic patterns that would result in substantial safety risk, since the Hemet-Ryan Airport is located more than two miles southeast of San Jacinto.

d)-e) Development allowed under the proposed General Plan may increase hazards due to design features or incompatible uses. Development according to the proposed General Plan may also occur prior to the completion of all planned roadways within the Circulation Element, resulting in the potential for inadequate emergency access to some portions of the City. Traffic generated by new development allowed under the proposed General Plan may also result in congestion along intersections and roadways, which could impede emergency access by emergency vehicles. A potentially significant impact associated with these issues could occur.

- f): Development according to the proposed General Plan will not result in inadequate parking capacity within the City as any new development will have to meet the City's parking requirements and standards. No significant impact to this issue is anticipated.
- g): Development allowed under the proposed General Plan may conflict with the City's policies or plans supporting alternative transportation. A potentially significant impact to this issue could occur.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: a)-e): Future development according to the proposed General Plan will result in an increase in impervious surfaces in the City. New development could also result in the generation of wastewater that exceeds the wastewater treatment requirements of the Regional Water Quality Control Board. Future development may also result in the need for the construction or expansion of existing water and wastewater facilities in order to ensure sufficient supplies, capacity and service levels. Additionally, the increase in impervious surfaces on the project site could result in the need for the construction of new stormwater drainage facilities or the expansion of existing facilities. A potentially significant impact associated with these issues could occur.

- f): Future development according to the proposed General Plan will generate additional solid waste within the City, potentially exceeding its permitted landfill capacity estimated by the Solid Waste Management Plan. A potentially significant impact associated with this issue could occur.
- g): The proposed project will be required to comply with federal, state, and local statutes and regulations related to the disposal of solid waste. No significant impact to this issue is anticipated.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Discussion:
- a): Because a majority of the development allowed by the proposed General Plan would occur on vacant land with the potential for significant biological and cultural resources, future development according to the proposed General Plan has the potential to substantially degrade the quality of the environment. A potentially significant impact associated with these issues could occur.
 - b): Future development according to the proposed General Plan has the potential to result in significant cumulative air quality and traffic impacts when viewed in conjunction with related projects in the vicinity of the project site. A potentially significant impact associated with this issue could occur.
 - c): Due to the potential significant impacts associated with implementation of the proposed General Plan, the proposed project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. A potentially significant impact associated with this issue could occur.



3560 University Avenue Suite 100 • Riverside, California 92501
phone: (909)787-7141 • fax: (909)787-7920 • www.rctc.org

December 20, 2001

City of San Jacinto
Planning Department
ATTN: Mr. Tim Hults
201 East Main Street
San Jacinto, CA 92583

CITY OF SAN JACINTO
DEC 21 2001
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Subject: City of San Jacinto General Plan Update

Dear Mr. Hults:

The Riverside County Transportation Commission (RCTC) is responding to the Notice of Preparation issued by the City of San Jacinto, as the Lead Agency, concerning the preparation of an Environmental Impact Report for the proposed General Plan Update (Plan) described in your letter date November 26, 2001. We appreciate the opportunity to comment on the proposed Plan and will summarize our views based on the Initial Study that was submitted with the letter dated November 26, 2001.

RCTC has been coordinating with the Federal Highways Administration, the California Department of Transportation (Caltrans), the City of San Jacinto, the City of Hemet, the County of Riverside, and a number of federal and state Resource Agencies concerning the proposed realignment of State Route 79 (SR 79) in western Riverside County. To support the SR 79 Realignment Project, several documents have been completed (SR 79 Realignment Study Report (CH2M HILL 1998), Draft Purpose and Need Statement (CH2M HILL 2001), Draft Project Summary Document: Biological Resource Surveys (CH2M HILL 2001), PDS/PSR (CH2M HILL 2001)), and a number of public meetings and presentations to the City Council of San Jacinto, the City Council of Hemet, and the community of Winchester have been conducted. Currently, realignment alternatives have been proposed for SR 79, as identified within Figure 1, and will be reviewed during the upcoming Project Report / Environmental Document (PR/ED) phase of the Project to determine a preferred alternative.

The goal of the PR/ED phase of the SR 79 Project is to identify a permissible preferred realignment alternative to SR 79 and to secure a route adoption and preserve the right-of-way for future construction when funding is available. The success of this Project is critically linked to receiving a Record of Decision on the environmental document and securing a route adoption through the California

Transportation Commission to assist in the right-of-way preservation. As the realignment will have impacts to the City of San Jacinto, the City of Hemet, and the County of Riverside, a significant amount of coordination has occurred and is necessary to continue during the PR/ED process to identify the preferred alternative.

As no preferred alternative has been identified to date, RCTC is unable to identify the realignment alternative to SR 79 that should be incorporated into the City's General Plan. It is understood that the City of San Jacinto will select a realignment alternative for SR 79 to incorporate in their General Plan, and this selection will represent their opinion as to the realignment that would be most suited to their proposed Plan and community goals. However, environmental regulations require that all realignment alternatives be weighed equally based on environmental and engineering factors, stakeholder views, and input from the Resource Agencies. Once the formal review process has occurred and a Record of Decision is received, a final preferred alternative will be selected. Until that time, it is suggested to the City of San Jacinto, as well as the City of Hemet and the County of Riverside, to recognize that at this time any combination of realignment alternatives appear feasible and the proposed realignment alternatives should be reviewed and communicated with local developers. This will help minimize the exclusion of potential alternatives based on land-use changes.

At the time when a preferred alternative is selected for the realignment of SR 79, it is critical that all efforts are made from each stakeholder to preserve this right-of-way by including it in their respective General Plan. It is recognized by RCTC that the realignment adopted by the City of San Jacinto in their Plan, may not be the preferred alternative selected as part of this process. For this reason, it is important that we coordinate very closely during the development of your EIR document. It is requested that the City of San Jacinto review all alternatives identified in Figure 1 as part of the EIR document and recognize that a total of four realignment permutations exist within the city limits of San Jacinto. A possibility exists that if a preferred alternative is adopted for SR 79 prior to the completion of a draft EIR by the City of San Jacinto, that the Plan proposed by the City of San Jacinto and the preferred alternative for SR 79 could be one in the same.

RCTC would appreciate being updated regarding any land use and zoning changes, as well as projections for build-out population and dwelling units for the City of San Jacinto. This will assist in our EIR/EIS process and in refinement in our traffic analysis.

City of San Jacinto
Page 3 of 3
December 20, 2001

If the City has any questions concerning issues regarding the proposed SR 79 Project, please submit said questions in writing to Gustavo Quintero at the above address. Thank you again for requesting comments from RCTC regarding the proposed Plan.

Sincerely,



Hideo Sugita, Deputy Executive Director
Riverside County Transportation Commission

Attachment

Cc: B. Hughes, Bechtel
G. Quintero, Bechtel
C. Bechtel, RCTC
Project File

DEPARTMENT OF FISH AND GAME

Eastern Sierra - Inland Deserts Region
 4775 Bird Farm Road
 Chino Hills, California 91709¹
 (909) 597-5043



December 20, 2000

Mr. Tim Hults
 City of San Jacinto
 201 East Main Street
 San Jacinto, California 92383
 Phone (909) 487-7330
 Fax (909) 487-6779

CITY OF SAN JACINTO

DEC 26 2001

DEPARTMENT OF
COMMUNITY DEVELOPMENT

*Forward to
 CBA and
 retain a copy
 for our file*

Re: **Notice of Preparation (NOP) for the City of San Jacinto General Plan Update
 SCH # 2001111165**

Dear Ms. Temple:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project with regards to impacts to biological resources. The proposed project is the update and adoption of the City of San Jacinto General Plan, which provides guidance and direction for local decision making in matters related to land use. The proposed project site is the City of San Jacinto, Riverside County, California.

The Department is responding as a Trustee Agency pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15386, and as a Responsible Agency regarding any discretionary actions pursuant to CEQA Guidelines Section 15381. The Department, as a Trustee Agency, has jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. The Department, as a Responsible Agency, is required to actively participate in the CEQA process and review and use the Lead Agency's CEQA documents when making a decision on the project (CEQA Guidelines Sec. 15096).

A review of records from the California Natural Diversity Database (CNDDB) and other area resources indicate that many sensitive species and sensitive habitat types occur in the project vicinity and may be affected by the proposed project. These species include; Stephen's kangaroo rat (*Dipodomys stephensi*; FE, ST¹), San Bernardino kangaroo rat (*Dipodomys merriami parvus*; FE, CSC), northwestern San Diego pocket mouse (*Chaetodipus (=perognathus) fallax fallax*; CSC), San Diego horned lizard (*Phrynosoma coronatum blainvillei*; CSC), orange-throated whiptail (*Cnemidophorus hyperythrus*; CSC), California tiger salamander (*Ambystoma californiense*; FE, CSC), smooth tarplant (*Centromadia pungens ssp laevis*; List 1B), Jaeger's milk-vetch (*Astragalus pachypus var jaegeri*; List 1B), chaparral sand-verbena (*Abronia villosa var aurita*; List 1B),

¹CSC=California Special Concern Species; SE=State listed as Endangered; ST=State listed as Threatened; FE=Federally listed as Endangered; FT=Federally listed as Threatened; List X =California Native Plant Society (CNPS) inventory list

Yucaipa Onion (*Allium marvinii*; List 1B), San Diego goldenstar (*Muilla clevelandii*; List 1B), Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Mixed Riparian Forest, and Desert Fan Palm Oasis Woodland. Although many of the above-mentioned species are not listed as threatened or endangered, they are considered sensitive and may become listed in the future. Impacts to sensitive species, regardless of listing status, may be considered significant under CEQA and require appropriate avoidance, minimization, and compensation measures. The Department requests that the potential direct and indirect impacts to sensitive species (including those listed above) be analyzed in the DEIR. The identification of sensitive species potentially occurring in the area and may be impacted by the proposed project should not be limited to a search of the CNDDDB.

This particular project has the potential to have significant environmental impacts on sensitive fauna resources, including State and Federally listed threatened and endangered species. Therefore, critical aspects of the DEIR should include an alternatives analysis which focuses on environmental resources and mitigation measures for impacts identified as significant. To enable Department staff to adequately review and comment on the proposed project, we suggest that updated biological studies be conducted prior to any environmental or discretionary approvals. The following information should be included in any focused biological report or supplemental environmental report:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and sensitive species and sensitive habitats.
 - a. Conduct an updated (within the last 2 years) general biological study of the site to determine if any sensitive species or habitat (including those mentioned above) may be potentially impacted by the proposed project. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species should be included in the DEIR. Seasonal variations in use of the project area should also be addressed;
 - b. If appropriate habitat for any listed species occurs on the site, including waters potentially containing any fish, have a qualified biologist conduct focused surveys according to U.S. Fish and Wildlife Service (USFWS) and/or Department protocol;
 - c. Have a qualified botanist conduct a focused rare plant survey during the appropriate time of year following USFWS and/or Department protocols;
 - d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
 - e. If any listed species will potentially be impacted by the proposed project, consultation with the Department and/or the USFWS will be required to establish appropriate avoidance, minimization, and mitigation measures. An incidental take permit may be required pursuant to Fish and Game Code Section 2080 *et seq* and/or Section 7 or 10 of the Federal Endangered Species Act (ESA). Early

- f. consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to listed species. Please refer to Item 4 below for more detailed information regarding compliance with the California Endangered Species Act (CESA).
 - g. The Department requests that impacts to State and Federal listed species and potential avoidance, alternative and mitigation measures be addressed in the CEQA document and not solely in subsequent negotiations between the applicant and the agencies.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
- a. CEQA Guidelines, 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby river, streams, or lakes located downstream of the project, public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
 - c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d. A cumulative effects analysis should be developed as described under CEQA Guidelines, 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - e. The DEIR should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under 2800-2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the lead agency ensure that the development of this and other proposed projects does not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP should assess specific projects for consistency with the NCCP Conservation Guidelines.

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
 - a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.
 - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts.
 - c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
4. A California Endangered Species Act (CESA) Incidental Take Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the Department recommends including the following information:
 - a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
 - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.

- a. Under Section 1600 *et seq* of the Fish and Game Code, the Department requires the project applicant to notify the Department of any activity that will divert, obstruct or change the natural flow or the bed, channel, or bank (which includes associated riparian resources) of a river, stream or lake, or use material from a streambed prior to the applicant's commencement of the activity. Streams include, but are not limited to, intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams, and watercourses with subsurface flow. The Department's issuance of a Lake and Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department, as a responsible agency under CEQA, may consider the local jurisdiction's (lead agency) Negative Declaration or EIR for the project. However, if the CEQA document does not fully identify potential impacts to lakes, streams, and associated habitat (e.g. riparian and alluvial fan sage scrub habitat) and provide adequate avoidance, mitigation, monitoring and reporting commitments, additional CEQA documentation will be required prior to execution (signing) of the Streambed Alteration Agreement. In order to avoid delays or repetition of the CEQA process, potential impacts to a lake or stream, as well as avoidance and mitigation measures need to be discussed within this CEQA document. The Department recommends the following measures to avoid subsequent CEQA documentation and project delays:
- (1) Incorporate all information regarding impacts to lakes, streams and associated habitat within the DEIR. Information that needs to be included within this document includes: (a) a delineation of lakes, streams, and associated habitat that will be directly or indirectly impacted by the proposed project; (b) details on the biological resources (flora and fauna) associated with the lakes and/or streams; (c) identification of the presence or absence of sensitive plants, animals, or natural communities; (d) a discussion of environmental alternatives; (e) a discussion of avoidance measures to reduce project impacts; and (f) a discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. The applicant and lead agency should keep in mind that the State also has a policy of no net loss of wetlands.
 - (2) Include in the DEIR a discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts must be included.
 - (3) The Department recommends that the project applicant and/or lead agency consult with the Department to discuss potential project impacts and avoidance and mitigation measures. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. Pre-project meetings are held every week at the Department's Chino Hills office. To schedule a pre-project meeting or to obtain a Streambed Alteration Agreement Notification package, please call (562) 590-5880.

Page 6
(NOP) for the City of San Jacinto General Plan Update
SCH # 2001111165

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Ms. Leslie MacNair, Staff Environmental Scientist at (949) 458-1754.

Sincerely,



Jeff Drongesen
Senior Environmental Scientist - Supervisor
Habitat Conservation - Southwest
Region 6

cc: Jeff Newman, USFWS, Carlsbad
State Clearinghouse, Sacramento

ATTACHMENT 1

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED
DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species which, based on all available data, can be shown to be rare and/or endangered under the following definitions.

A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Database's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

2. It is appropriate to conduct a botanical field survey to determine if, and to the extent that, rare plants will be affected by a proposed project when:
 - a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;
 - b. Rare plants have historically been identified on the project site, but adequate information of impact assessment is lacking; or
 - c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exist on the site.
3. Botanical consultants should be selected on the basis of possession of the following qualifications (in order of importance):
 - a. Experience as a botanical field investigator with experience in field sampling design and field methods;
 - b. Taxonomic experience and a knowledge of plant ecology;
 - c. Familiarity with the plants of the area, including rare species; and
 - d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.
4. Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:
 - a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of peak abundance.

phenological development that are necessary to identify the plant species of concern.

- b. Floristic in nature. "Predictive surveys" (which predict the occurrence of rare species based on the occurrence of habitat or other physical features rather than actual field inspection) should be reserved for ecological studies, not for impact assessment. Every species noted in the field should be identified to the extent necessary to determine whether it is rare or endangered.
 - c. Conducted in a manner that is consistent with conservation ethics. Collection of rare or suspected rare species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit regulations. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.
 - d. Conducted using systematic field techniques in all habitats of the site to ensure a reasonably thorough coverage of potential impact areas.
 - e. Well documented. When a rare or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form should be completed and submitted to the Natural Diversity Data Base.
5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations, EIR's and EIS's, should contain the following information:
- a. Project description, including a detailed map of the project location and study area.
 - b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
 - c. Detailed description of survey methodology.
 - d. Dates of field surveys.
 - e. Results of survey (including detailed maps).
 - f. An assessment of potential impacts.
 - g. Discussion of the importance of rare plant populations with consideration of nearby populations and total species distribution.
 - h. Recommended mitigation measures to reduce or avoid impacts.
 - i. List of all species identified.
 - j. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
 - k. Name of field investigator(s).
 - l. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ATTACHMENT 2

**SENSITIVITY OF TOP PRIORITY RARE NATURAL
COMMUNITIES IN SOUTHERN CALIFORNIA***

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either the number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1. - Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.
- S2. - Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3. - Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to the natural community regarding the ranking. For example:

- S1.1 = very threatened
- S2.2 = threatened
- S3.3 = no current threats known

Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>		
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Top Priority Rare Natural Communities
From Region Five

Code Number	Location	Few Records	Name
S1.1 Rank			
21330	Cls		Southern Dune Scrub
31200	Cls		Southern Coastal Scrub
32400	Cls		Maritime Succulent Scrub
32720	Cls		Riversidean Alluvial Fan Sage Scrub
37030	Cls	Y	Southern Maritime Chaparral
42110	Cls		Valley Needlegrass Grassland
43000	Des	Y	Great Basin Grassland
43777	Des	Y	Mojave Desert Grassland
47000	Cls		Pebble Plains
51177	Cls	Y	Southern Sedge Bog
52310	Cls		Cismontane Alkali Marsh
61700	Des		Mojave Riparian Forest
61810	Des		Sonoran Cottonwood Willow Riparian
61820	Des		Mesquite Bosque
75100	Des	Y	Elephant Tree Woodland
75200	Des	Y	Crucifixion Thorn Woodland
75300	Des	Y	Althorn Woodland
75400	Des	Y	Arizonan Woodland
81600	Cls		Southern California Walnut Forest
81820	Cls	Y	Mainland Cherry Forest
83122	Cls	Y	Southern Bishop Pine Forest
83140	Cls		Torrey Pine Forest
85330	Des	Y	Desert Mountain White Fir Forest
S1.2 Rank:			
21230	Cls		Southern Foredunes
35410	Des		Mono Pumice Flat
44310	Cls		Southern Interior Basalt Fl. Vernal Pool
S2.1 Rank:			
32300	Cls	Y	Venturan Coastal Sage Scrub
32500	Cls		Diegan Coastal Sage Scrub
32710	Cls	Y	Riversidian Upland Coastal Sage Scr.
32730	Cls	Y	Riversidian Desert Sage Scrub
35300	Des	Y	Sagebrush Steppe
35120	Des	Y	Desert Sink Scrub
37122	Cls	Y	Mafic Southern Mixed Chaparral
44321	Cls		San Diego Mesa Hardpan Vernal P.
44322	Cls		San Diego Mesa Claypan Vernal P.
45310	Des		Alkali Meadow
52120	Cls		Southern Coastal Salt Marsh
52320	Cls		Coastal Brackish Marsh
52410	Des		Transmontane Alkali Marsh

Coded as either cls (for cismontane) or des (for desert)

Code Number	Location	Few Records	Name
52410	Cis		Coastal and Valley Freshwater Marsh
61320	Cis		S. Arroyo Willow Riparian Forest
63320	Cis		Southern Willow Scrub
61610	Des		Modoc-G Bas Cottonwood Willow Rip.
63600	Des	Y	Modoc-Great Basin Riparian Scrub
63700	Des	Y	Mojave Desert Wash Scrub
71180	Cis	Y	Engelmann Oak Wood
71181	Cis	Y	Open Engelmann Oak Wood
71182	Cis	Y	Closed Engelmann Oak Woodland
71190	Cis	Y	Island Oak Woodland
71210	Cis		California Walnut Woodland
81700	Cis	Y	Island Ironwood Forest
81810	Cis		Island Cherry Forest
83230	Cis		S. Interior Cypress Forest
84150	Cis	Y	Bigcone Spruce-Canyon Oak Forest
S2.2 Rank			
21100	Cis	Y	Active Coastal Dunes
22100	Des		Active Desert Dunes
22200	Des		Stab. and Part Stab. Desert Dunes
22300	Des	Y	Stab. and Part Stab. Desert Sandfield
34220	Des	Y	Mojave Mixed Steppe
52420	Des	Y	Transmontane Freshwater Marsh
84140	Cis	Y	Coulter Pine Forest
81130	Cis	Y	S. California Fellfield
81140	Des	Y	White Mountains Fellfield
S2.3 Rank			
86400	Des		Bristlecone Pine Forest
86700	Des	Y	Limber Pine Forest

ELEMENT RANKING

GLOBAL RANKING

The *global rank* (G-rank) is a reflection of the overall condition of an element throughout its global range.

SPECIES OR NATURAL COMMUNITY LEVEL

- G1 = Less than 6 viable element occurrences (EOs) OR less than 1,000 individuals OR less than 2,000 acres.
G2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres.
G3 = 21-100 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres.
G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.
G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

SUBSPECIES LEVEL

Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety.

For example: *Chorizanthe robusta* var. *hartwegii*. This plant is ranked G2T1. The G-rank refers to the whole species range i.e., *Chorizanthe robusta*. The T-rank refers only to the global condition of var. *hartwegii*.

STATE RANKING

The *state rank* (S-rank) is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank.

- S1 = Less than 6 EOs OR less than 1,000 individuals OR less than 2,000 acres
S1.1 = very threatened
S1.2 = threatened
S1.3 = no current threats known
S2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres
S2.1 = very threatened
S2.2 = threatened
S2.3 = no current threats known
S3 = 21-100 EOs or 3,000-10,000 individuals OR 10,000-50,000 acres
S3.1 = very threatened
S3.2 = threatened
S3.3 = no current threats known
S4 = Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat. NO THREAT RANK.
S5 = Demonstrably secure to ineradicable in California. NO THREAT RANK.

Notes:

- Other considerations used when ranking a species or natural community include the pattern of distribution of the element on the landscape, fragmentation of the population/stands, and historical extent as compared to its modern range. It is important to take a bird's eye or aerial view when ranking sensitive elements rather than simply counting EOs.
- Uncertainty about the rank of an element is expressed in two major ways:

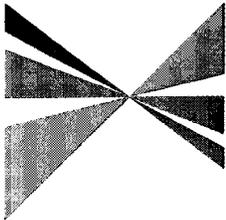
By expressing the rank as a range of values:
e.g., S2S3 means the rank is somewhere between S2 and S3.

By adding a ? to the rank: e.g., S2? This represents more certainty than S2S3, but less than S2.

3. Other symbols

- GH All sites are historical; the element has not been seen for at least 20 years, but suitable habitat still exists (SH = All California sites are historical).
GX All sites are extirpated; this element is extinct in the wild (SX = All California sites are extirpated).
GXC Extinct in the wild; exists in cultivation.
G1Q The element is very rare, but there are taxonomic questions associated with it.

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

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Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Donna De Paola, San Buenaventura • Toni Young, Port Huene

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

December 14, 2001

CITY OF SAN JACINTO

DEC 19 2001

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Mr. Tim Hults
Planning Director
City of San Jacinto
Planning Department
201 East Main Street
San Jacinto, CA 92583

RE: **Comments on the Notice of Preparation for a Draft Environmental Impact Report for the City of San Jacinto General Plan Update – SCAG No. I 20010649**

Dear Mr. Hults:

Thank you for submitting the **Notice of Preparation for a Draft Environmental Impact Report for the City of San Jacinto General Plan Update** to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

In addition, The California Environmental Quality Act requires that EIRs discuss any inconsistencies between the proposed project and the applicable general plans and **regional plans (Section 15125 [d])**. If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan, which may be applicable to your project, are outlined in the attachment. **We expect the DEIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies. Please use our policy numbers to refer to them in your DEIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.**

Please provide a minimum of 45 days for SCAG to review the DEIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Planner
Intergovernmental Review

**COMMENTS ON THE PROPOSAL TO DEVELOP A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE
CITY OF SAN JACINTO GENERAL PLAN UPDATE
SCAG NO. I 20010649**

PROJECT DESCRIPTION

The proposed Project considers the comprehensive update of the City of San Jacinto General Plan.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the City of San Jacinto General Plan Update.

3.01 The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.

Regional Growth Forecasts

The Draft EIR should reflect the most current SCAG forecasts which are the 2001 RTP (April 2001) Population, Household and Employment forecasts for the Western Riverside Council of Governments (WRCOG) subregion and the City of San Jacinto forecasts follow:

WRCOG Subregional Forecasts	2000	2005	2010	2015	2020
Population	1,199,215	1,416,994	1,590,774	1,761,652	1,993,534
Households	385,843	439,974	503,954	565,229	640,467
Employment	371,430	484,774	601,920	671,185	734,503

**City of
 San Jacinto**

Forecasts	2000	2005	2010	2015	2020
Population	29,792	41,536	46,983	53,340	59,609
Households	9,817	13,425	15,296	17,085	19,284
Employment	6,328	8,732	11,215	12,684	14,027

3.03 The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.

The **Regional Transportation Plan (RTP)** also has goals, objectives, policies and actions pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant goals, objectives, policies and actions of the RTP are the following:

Core Regional Transportation Plan Policies

4.01 Transportation investments shall be based on SCAG's adopted Regional Performance Indicators:

Mobility - *Transportation Systems should meet the public need for improved access, and for safe, comfortable, convenient, faster and economical movements of people and goods.*

- *Average Work Trip Travel Time in Minutes – 25 minutes (Auto)*
- *PM Peak Freeway Travel Speed – 45 minutes (Transit)*
- *PM Peak Non-Freeway Travel Speed*
- *Percent of PM Peak Travel in Delay (Fwy)*
- *Percent of PM Peak Travel in Delay (Non-Fwy)*

Accessibility - *Transportation system should ensure the ease with which opportunities are reached. Transportation and land use measures should be employed to ensure minimal time and cost.*

- *Work Opportunities within 45 Minutes door to door travel time (Mode Neutral)*
- *Average transit access time*

Environment - Transportation system should sustain development and preservation of the existing system and the environment. (All Trips)

- CO, ROG, NOx, PM10, PM2.5 – Meet the applicable SIP Emission Budget and the Transportation Conformity requirements

Reliability – Transportation system should have reasonable and dependable levels of service by mode. (All Trips)

- Transit – 63%
- Highway – 76%

Safety - Transportation systems should provide minimal accident, death and injury. (All Trips)

- Fatalities Per Million Passenger Miles – 0
- Injury Accidents – 0

Equity/Environmental Justice - The benefits of transportation investments should be equitably distributed among all ethnic, age and income groups. (All trips)

- By Income Groups Share of Net Benefits – Equitable Distribution of Benefits among all Income Quintiles

Cost-Effectiveness - Maximize return on transportation investment (All Trips). Air Quality, Mobility, Accessibility and Safety

- Return on Total Investment – Optimize return on Transportation Investments

4.02 Transportation investments shall mitigate environmental impacts to an acceptable level.

4.04 Transportation Control Measures shall be a priority.

4.16 Maintaining and operating the existing transportation system will be a priority over expanding capacity.

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals

and does not infer regional interference with local land use powers.

- 3.05 *Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.*
- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 *Support local jurisdictions strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*

- 3.18 *Encourage planned development in locations least likely to cause environmental impact.*
- 3.19 *Support policies and actions that preserve open space areas identified in local, state, and federal plans.*
- 3.20 *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*
- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

AIR QUALITY CHAPTER CORE ACTIONS

The **Air Quality Chapter** core actions related to the proposed project includes:

- 5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.*
- 5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.*

WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The **Water Quality Chapter** core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

- 11.02 *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*
- 11.05 *Support regional efforts to identify and cooperatively plan for wetlands to facilitate both sustaining the amount and quality of wetlands in the region and expediting the process for obtaining wetlands permits.*
- 11.07 *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

OPEN SPACE CHAPTER ANCILLARY GOALS

Outdoor Recreation

- 9.01 *Provide adequate land resources to meet the outdoor recreation needs of the*

present and future residents in the region and to promote tourism in the region.

9.02 *Increase the accessibility to open space lands for outdoor recreation.*

9.03 *Promote self-sustaining regional recreation resources and facilities.*

Public Health and Safety

9.04 *Maintain open space for adequate protection of lives and properties against natural and man-made hazards.*

9.05 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipment.*

Resource Protection

9.08 *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

CONCLUSIONS

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) is a **Joint Powers Agency** established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's **Metropolitan Planning Organization** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated **Regional Transportation Planning Agency**, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the **South Coast Air Quality Management Plan**, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a **Co-Lead Agency** for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining **Conformity** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for **reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans** required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for **Inter-Governmental Review** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized **Areawide Waste Treatment Management Planning Agency**.

SCAG is responsible for preparation of the **Regional Housing Needs Assessment**, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the **Southern California Hazardous Waste Management Plan** pursuant to California Health and Safety Code Section 25135.3.