



Date: September 19, 2016

To: Interested Agencies and Organizations

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF EIR SCOPING MEETING**

**Lead Agency:** City of San Jacinto  
**Street Address:** 595 S. San Jacinto Avenue  
**City/State/Zip:** San Jacinto, California 92583

**Contact:** David Leonard  
**Phone:** (951) 782-9868  
**Email:** leonarddla@earthlink.net

The **CITY OF SAN JACINTO** will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study Checklist (  is  is not) attached.

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 (**comment period ends October 19, 2016**).

Please send your response to David Leonard at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** Downtown San Jacinto Specific Plan

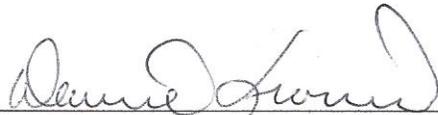
**Project Applicant:** City of San Jacinto

**Project Location:** San Jacinto Riverside  
City (nearest) County

**Project Description: (brief)**

The goal of the Downtown San Jacinto Specific Plan is to encourage and promote economic development and revitalization to enhance the City's attractiveness to the local and regional marketplace. The Specific Plan is anticipated to remove regulatory obstacles to the reuse of existing structures and promote infill development of currently vacant and underutilized properties. The plan will facilitate and encourage enhanced commercial, retail, and mixed-use opportunities, medium density residential development, public and open spaces, an improved pedestrian environment, and a variety of transportation choices that take advantage of the potential multi-modal transportation center and existing public transit system.

**Date:** September 19, 2016

**Signature:**   
**Title:** Contract Planner  
**Telephone:** (951) 782-9868

# **PROJECT INFORMATION PACKET**

## **I. INTRODUCTION**

Pursuant to *California Environmental Quality Act (CEQA) Guidelines* Section 15082, the City of San Jacinto has distributed this Notice of Preparation/Project Information Packet for the Downtown San Jacinto Specific Plan and Program Environmental Impact Report (EIR).

The sections that follow describe the City's location in the region, summarize the Specific Plan document, and list the issue areas to be evaluated through a Program EIR, which will be prepared in accordance with *CEQA Guidelines* Section 15168.

## **II. REGIONAL LOCATION**

The City of San Jacinto is located in western Riverside County along the San Jacinto River. San Jacinto is situated approximately 32 miles southeast of Riverside, 50 miles southeast 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 as a freeway. The City is surrounded to the east, north, and west by unincorporated land under the jurisdiction of Riverside County. The incorporated City of Hemet is located to the south of San Jacinto. Primary vehicular access is provided by the Ramona Expressway and State Routes 74 and 79; refer to Exhibit 1.

The Downtown San Jacinto Specific Plan encompass an area of approximately 1,158.15 acres, generally extending north to Ramona Expressway, west just beyond State Street, east to Vernon Avenue, and south to Esplanade Avenue, as depicted on Exhibit 2.

## **III. DOWNTOWN SAN JACINTO SPECIFIC PLAN PROJECT DESCRIPTION**

Through funding from the State of California's Strategic Growth Council, the City of San Jacinto has begun a community-based planning process to create the Downtown San Jacinto Specific Plan. This plan will provide long-term guidance for positive growth and change to enhance the quality of life in San Jacinto.

The proposed Downtown San Jacinto Specific Plan will describe the goals and policies, development standards, design guidelines, infrastructure improvements, and implementation strategies for the project area. The Specific Plan will provide long-term guidance for positive growth and change in the Downtown area. The Specific Plan will establish a vibrant, interconnected family-oriented environment that reinforces and compliments reuse, revitalization and community health. The Specific Plan will contribute to:

- Creation of a mixed use, compact and multi-modal environment
- Promotion of sustainable principles in design and development
- Enhancement of the pedestrian scale and function of the built environment
- Establishment of a complementary mix of cultural uses, public spaces and outdoor activities
- Stronger connections with local neighborhoods and connectivity with mobility options
- Promoting a family-oriented, culturally-enriched healthy lifestyle
- Celebration and reinforcement of San Jacinto's character and history

- Enhancement of economic development successes in the area
- Support for future regional transportation and transit planning objectives
- Positioning the City to be highly competitive in securing future grant funding and alternative funding and financing options

The goal of the Downtown San Jacinto Specific Plan is to encourage and promote economic development and revitalization to enhance the City’s attractiveness to the local and regional marketplace. The Specific Plan is anticipated to remove regulatory obstacles to the reuse of existing structures and promote infill development of currently vacant and underutilized properties. The plan will facilitate and encourage enhanced commercial, retail, and mixed-use opportunities, medium density residential development, public and open spaces, an improved pedestrian environment, and a variety of transportation choices that take advantage of the potential multi-modal transportation center and existing public transit system.

Although a majority of the Specific Plan area is developed, approximately 23 percent is currently vacant. Residential uses represent approximately 34 percent of the Plan area, while commercial, commercial office, industrial, and public/institutional uses represent 26 percent. refer to Table 1, Existing Land Use Summary.

**Table 1  
Existing Land Use Summary**

<b>Existing General Plan Land Use Designation</b>	<b>Acres</b>	<b>Existing Zoning</b>	<b>Acres</b>	<b>Existing Land Use</b>	<b>Acres</b>
Rural Residential	18.71	Res. Ag. Access. Bus.	18.71		
Low Density Residential	147.78	Low Density Residential	147.78	Manufactured Homes	56.11
Medium Density Residential	199.94	Medium Density Residential	199.94	Single-Family Residential	269.09
Medium High Density Residential	54.87	Medium High Density Residential	54.87	Multi-Family Residential	67.55
Downtown Commercial	37.95	Commercial Downtown	37.85	Facilities	6.05
Community Commercial	209.47	Commercial General	209.62	Commercial	170.83
Industrial	169.31	Industrial Light	169.3	Industrial	30.5
Public Institutional	123.97	Public Institutional	123.97	Public Institutional	94.16
Parks	13.88	Open Space Recreational	13.88	Parks and Open Space	13.4
				Vacant	268.19
<b>Sub-Total Acres</b>	<b>975.88</b>	<b>Sub-Total Acres</b>	<b>975.88</b>	<b>Sub-Total Acres</b>	<b>975.88</b>
ROW (Right-of-Ways)	182.27	ROW (Right-of-Ways)	182.27	ROW (Right-of-Ways)	182.27
<b>TOTAL ACRES</b>	<b>1,158.15</b>	<b>TOTAL ACRES</b>	<b>1,158.15</b>	<b>TOTAL ACRES</b>	<b>1,158.15</b>

#### **IV. PROJECT APPROVALS**

Approval of the Downtown San Jacinto Specific Plan will require amendments to the San Jacinto General Plan, Zoning Code, and Zoning Map.

## V. POTENTIAL ENVIRONMENTAL EFFECTS

For purposes of *CEQA*, the Downtown San Jacinto Specific Plan, the amendments to the San Jacinto General Plan, Zoning Code, and Zoning Map, and their implementation constitute the "Project." The Program EIR shall evaluate potential environmental impacts resulting from the Project, and will focus on the following environmental issues:

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

Due to the decision to prepare an Environmental Impact Report, an Initial Study was not prepared. This option is permitted under *CEQA Guidelines* Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR.

## VI. RESPONSES AND EIR SCOPING MEETING

The City of San Jacinto requests interested agencies and parties provide written or verbal comments as to the scope and content of the environmental information and analysis to be included in the Program EIR, in connection with the proposed Downtown San Jacinto Specific Plan. **The 30-day NOP review period begins on September 20, 2016 and ends on October 19, 2016 at 5:00 PM.** Due to the time limits mandated by State law, please send your written response to the City of San Jacinto at the address below at the earliest possible date, but no later than **October 19, 2016 at 5:00 PM.**

An informational EIR Scoping Meeting is scheduled at part of a joint Planning Commission and City Council Study Session on **September 27, 2016 at 6:00 PM** in the San Jacinto Unified School District Board Room, located at 2045 S. San Jacinto Avenue, San Jacinto.

Please include your name and address for all written correspondence. Responses may also be submitted by fax to 951.654.3728 or by email to [leonarddla@earthlink.net](mailto:leonarddla@earthlink.net).

David Leonard  
City of San Jacinto  
595 S. San Jacinto Avenue  
San Jacinto, CA 92583

EXHIBIT 1 REGIONAL LOCATION MAP

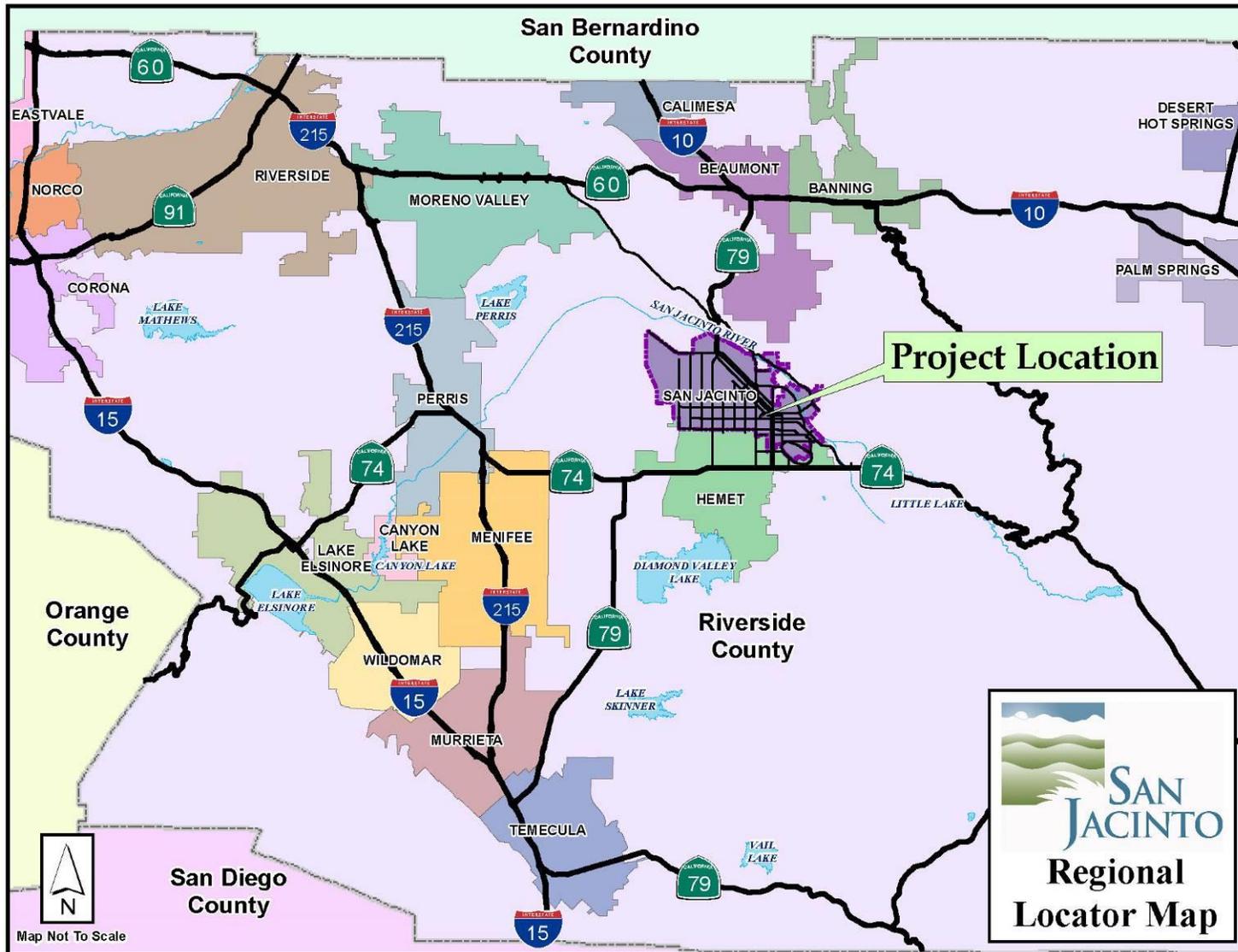


EXHIBIT 2 SPECIFIC PLAN AREA PLAN

