



# DOWNTOWN SAN JACINTO SPECIFIC PLAN



## *City Council and Planning Commission Joint Study Session*

September 27, 2016

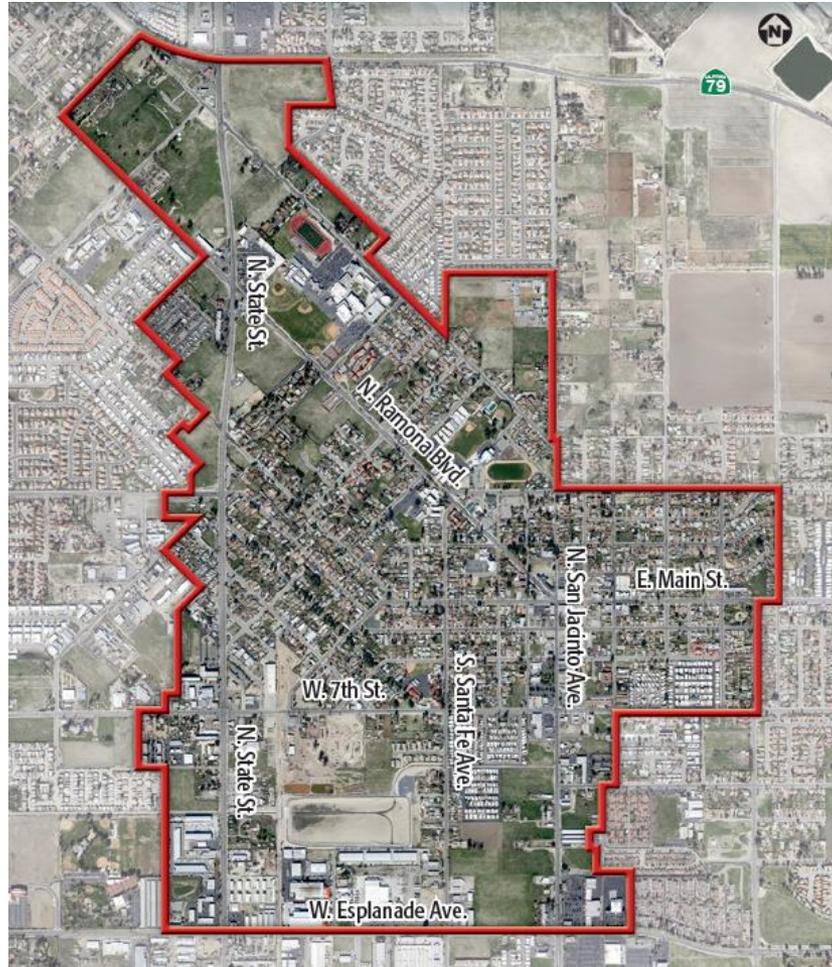


# Study Session Overview

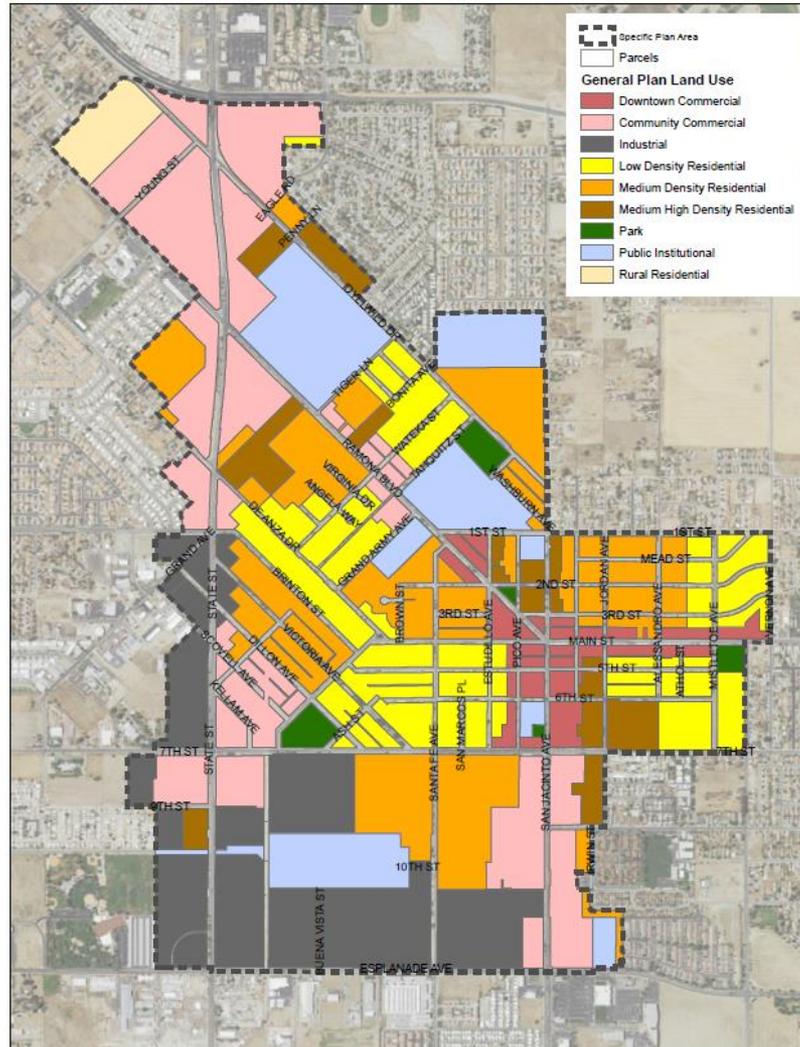


- Study Session Purpose
- Specific Plan Policy Inputs
- Community Outreach
- Land Use Policy Concept
- Receive Input from Planning Commission/City Council
- EIR Scoping
- Next Steps

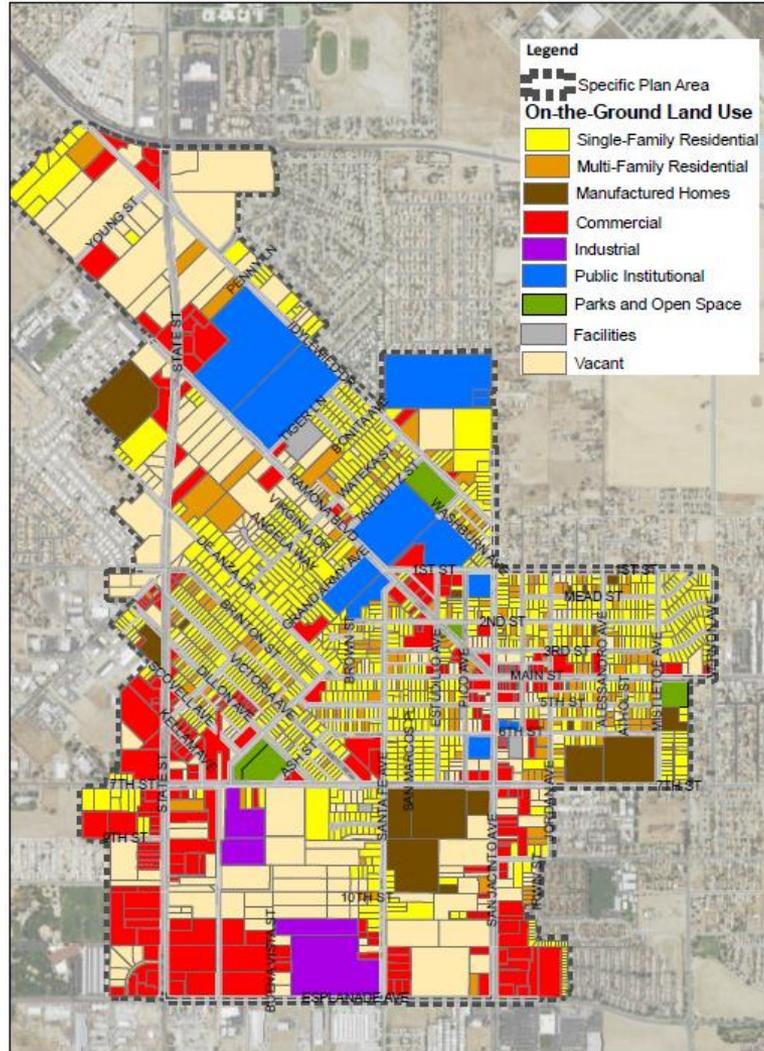
# Specific Plan Area



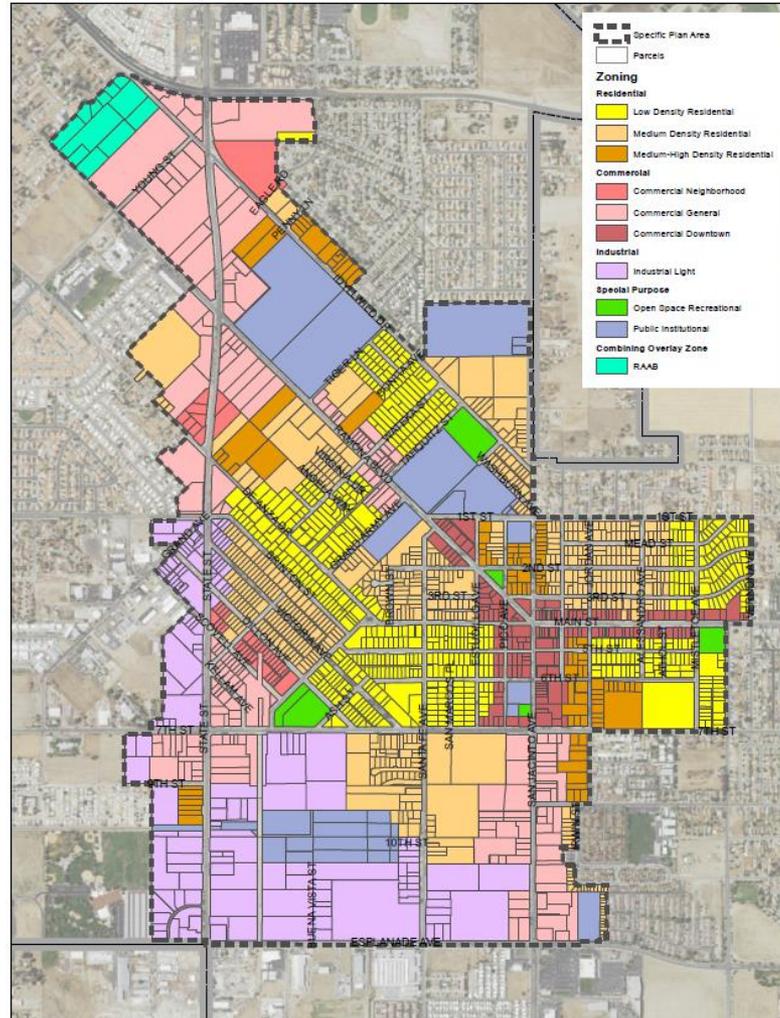
# Existing General Plan Land Use Policy



# Existing On-the-Ground Land Use



# Existing Zoning Policy



# Community Outreach Activities

- Community Workshops
  - Visioning Workshop #1 – January 28, 2016
  - Design Workshop #2 – June 4, 2016
  - “Treasures, Challenges, and Visions” using Post-It Notes
  - Small group exercises
    - Identify priority areas on a map
    - Identify improvements and urban design ideas
    - Rank priorities for the project area
  - Summary Report









# Summary of Opportunities

## 1. Land Uses and Activity Types

- Medical/Professional Services
- Housing
- Retail
- Transit Center
- Mixed-Use
- Community amenities (drinking fountains, shade, etc.)

## 2. Transportation, Circulation, and Parking

- Rail connectivity
- Multi-modal opportunity
- Accessibility improvements
- Bike trails

# Summary of Opportunities

## 3. Streetscape and Urban Design

- Landscaping enhancement
- Public art and amenities
- Sidewalks/connectivity
- Streetscape along major corridors

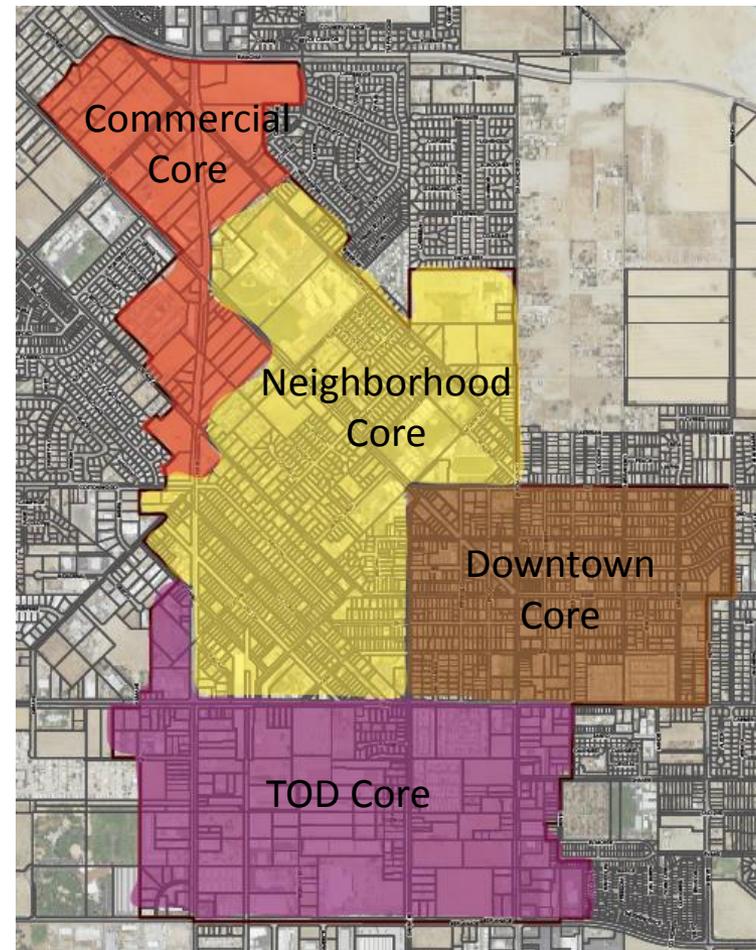
## 4. Community Character, Activities, and Other Opportunities

- Outdoor dining
- Community identity/signage/monumentation
- Cultural activities
- Make use of levee as a recreational resource
- More advertising of events in San Jacinto

# Concept Land Use Policy

## SPECIFIC PLAN

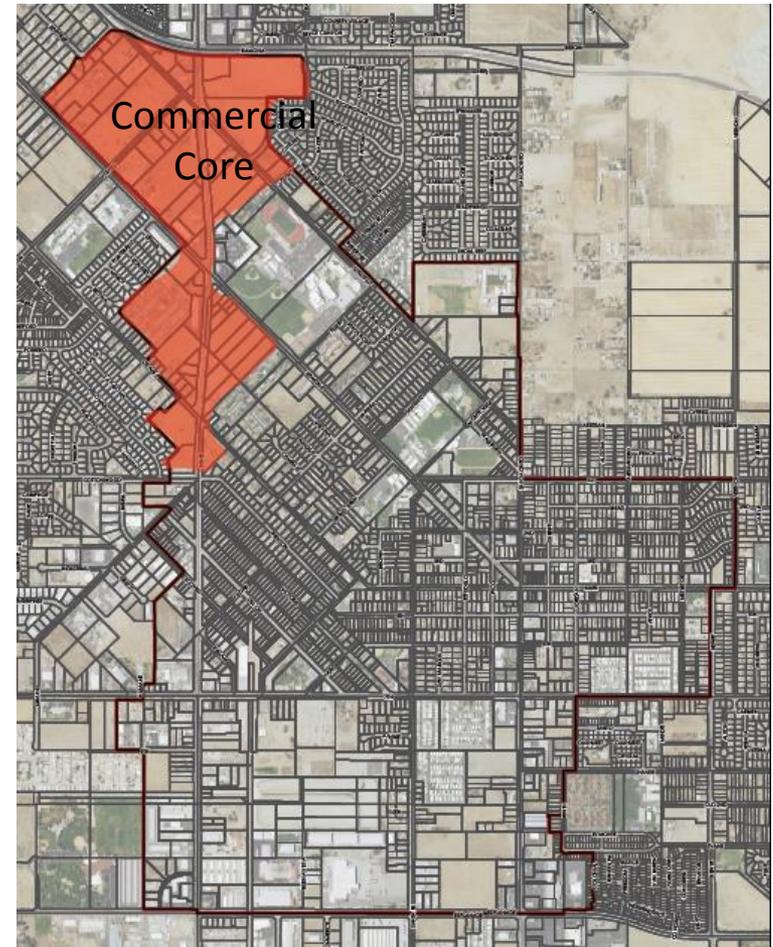
- Four (4) “Districts”
- Functional & Physical Integration
- Enhance Livability
- Enhance Commerce



# Land Use Plan

## COMMERCIAL CORE

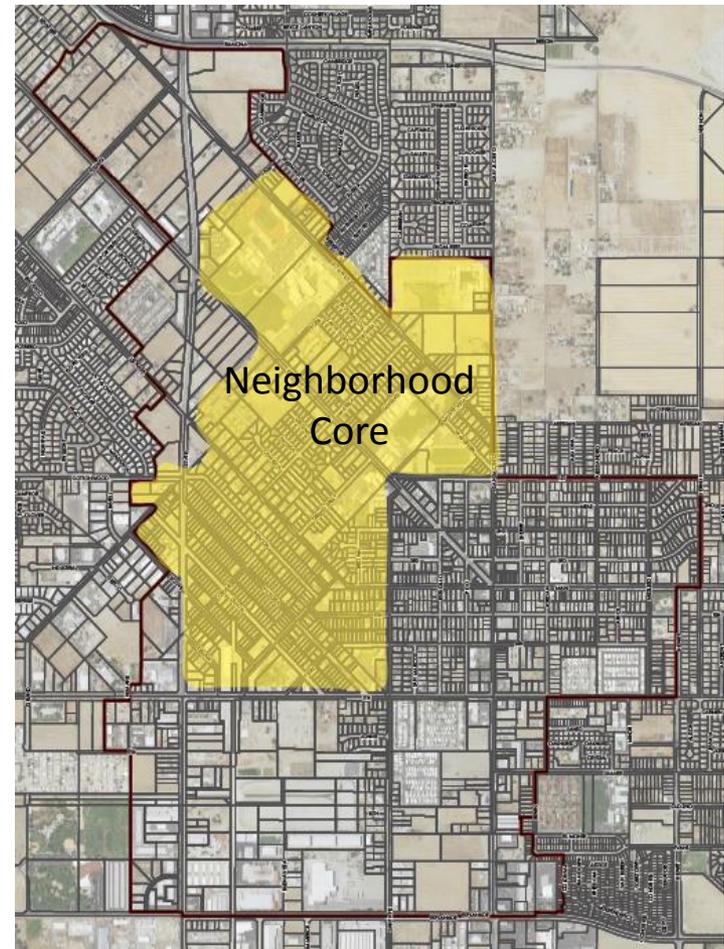
- Larger-Scale Commercial Retail
- Regional Connections
- More Formalized State Street Corridor
- Integrate connection to College, Neighborhood



# Land Use Plan

## NEIGHBORHOOD CORE

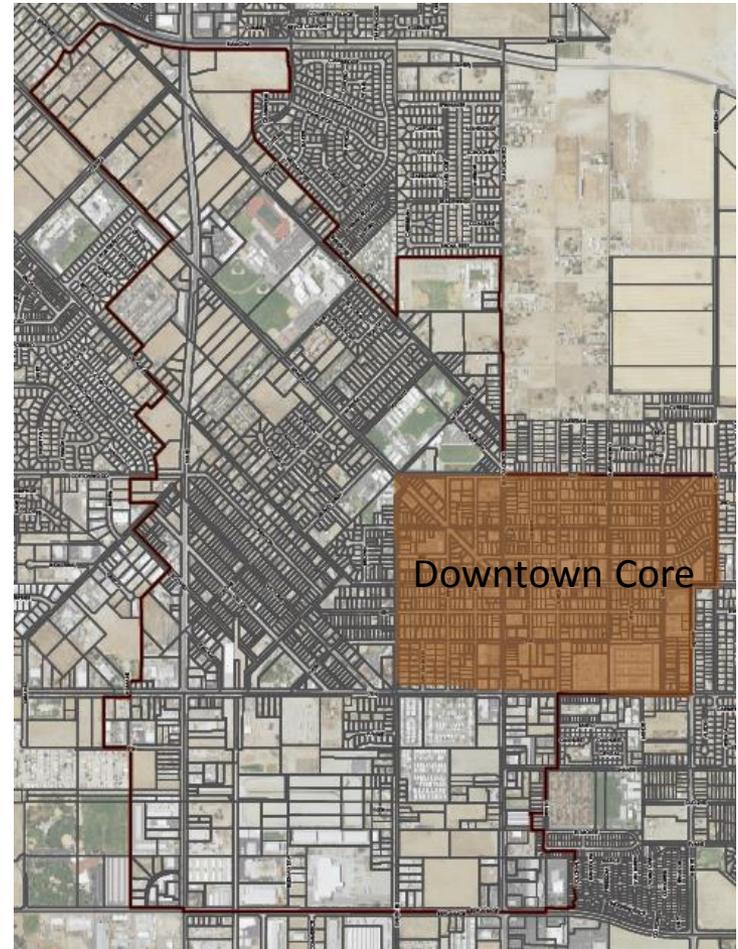
- Single-Family Character
- Beautification/Enforcement
- Mobility/Connections/Linkages
- Historical/Cultural
- Opportunity for Higher Density
- Supportive Neighborhood Retail



# Land Use Plan

## DOWNTOWN CORE

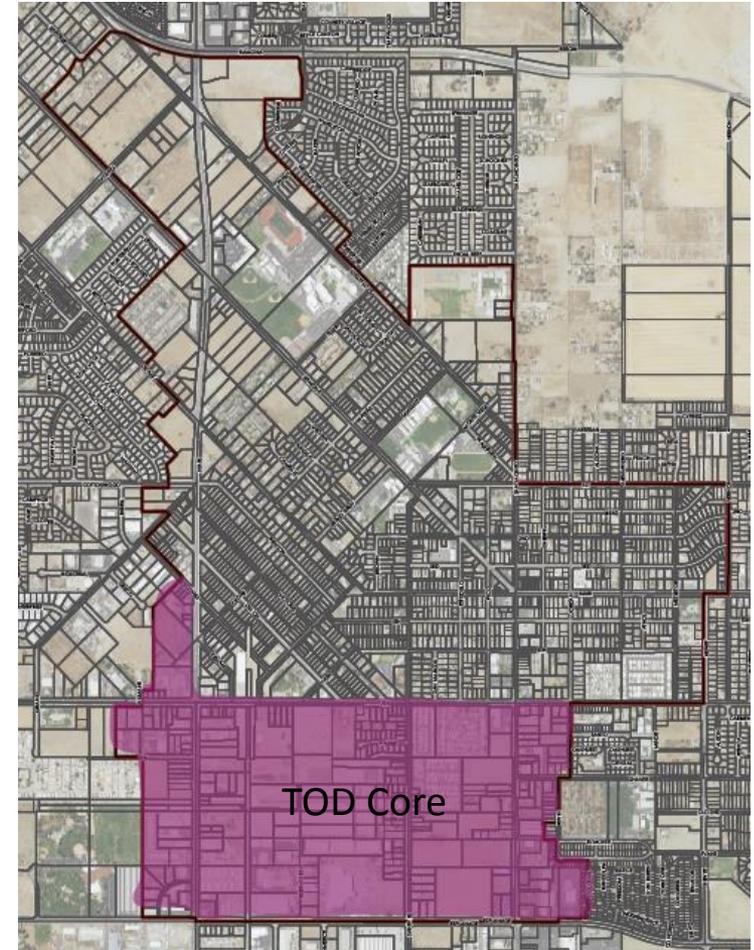
- Expand Existing Downtown Boundaries
- Mixed-Use
- Walkable
- Downtown Scale
- Civic Center Expansion
- Amenities (Urban Design, Streetscape, Building Design)



# Land Use Plan

## TOD CORE

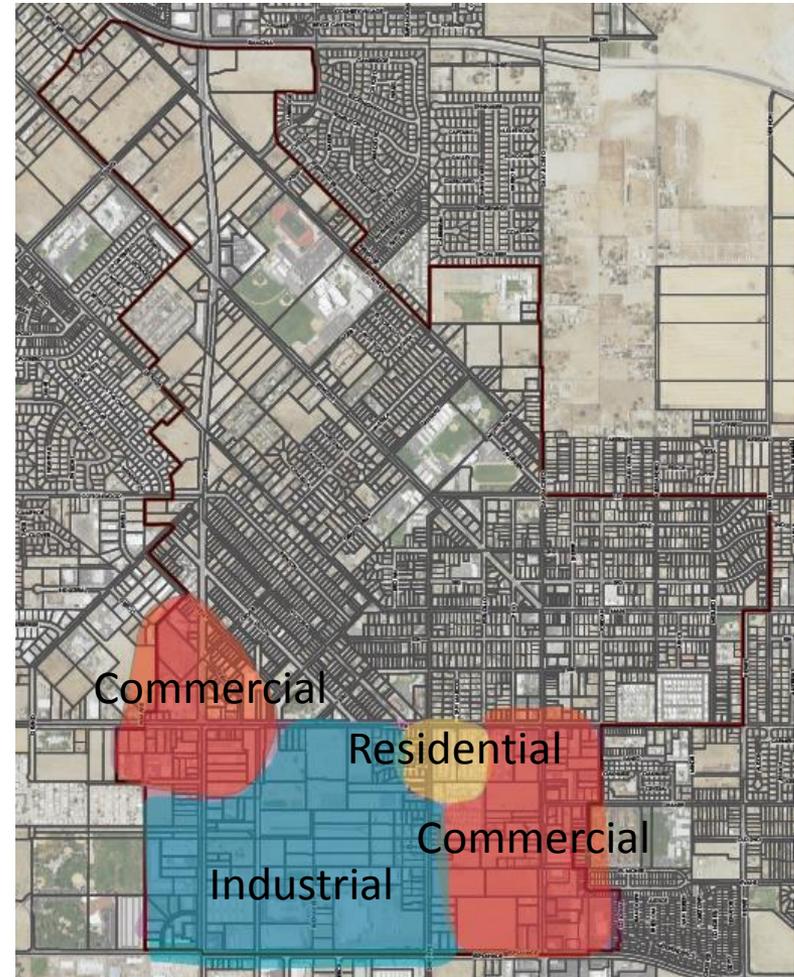
- Primary Focus as Job Center
- Industrial/Service/Retail
- Supportive Residential
- Future Rail Opportunity



# Land Use Plan

## TOD CORE

- Transition to a Multi-Use Area
  - Horizontal Mixed-Use
  - Promote Business & Commerce
- Preserve/Enhance Job Creation
- Enhance Regional Connectivity





# Discussion

# Environmental Impact Report Scoping Meeting

# Scoping Meeting Presentation

- Purpose of California Environmental Quality Act (CEQA)
- Purpose of an EIR
- Purpose of a Scoping Meeting
- Environmental Review Process
- Topics to be Analyzed in Environmental Impact Report (EIR)
- Take Public Comments on Scope of EIR

# Purpose of CEQA

- To disclose information about potentially significant environmental effects of a project
- To identify ways to avoid or mitigate significant environmental impacts
- To allow for public participation in the planning process
- To foster interagency coordination in the review of projects

# Purpose of an EIR

- Review existing conditions
- Analyze potential environmental impacts of applicant proposed project
- Suggest feasible mitigation measures to reduce impact significance of potential impacts
- Analyze a range of feasible alternatives
  - Focus on reducing or eliminating significant impacts of proposed project

# Purpose of a Scoping Meeting

- Inform the public of the proposed project and the City's intent to complete an EIR
- Present an overview of the environmental review process
- Review environmental topics requiring further study in the EIR
- Review public comments regarding potential **environmental issues** of concern associated with the construction and operation of the proposed project

# Environmental Review Process

Current Step  
in Process



# Environmental Review Process

- Notice of Preparation begins the CEQA Process
  - 30-Day Public Review Period
    - September 20 – October 19, 2016
  - Scoping Meeting September 27, 2016



# Topics to be Analyzed in the EIR

- Aesthetics
- Air Quality
- Agriculture & Forest Resources
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Public Services
  - Fire & Police Protection
  - Schools
- Parks & Recreation
- Transportation/Traffic
- Utilities & Service Systems
  - Water
  - Wastewater
  - Storm Drains
  - Solid Waste
  - Electricity & Natural Gas

# Next Steps in EIR Process

- Conduct Technical Analyses
- Prepare and Publish the Draft EIR
- 45-day Draft EIR Public Review Period



# Next Steps in EIR Process



- Present the Final EIR to the Planning Commission & City Council for their consideration and adoption

# Agency and Public Comments to City

Written Comments on the Notice of Preparation  
Must Be Received by:

**Wednesday October 19, 2016, 5:00 PM**

Mail, Email, Fax, or Hand-Deliver Comments to:

Mr. David Leonard, Contract Planner  
City of San Jacinto

595 S. San Jacinto Avenue

San Jacinto, CA 92583

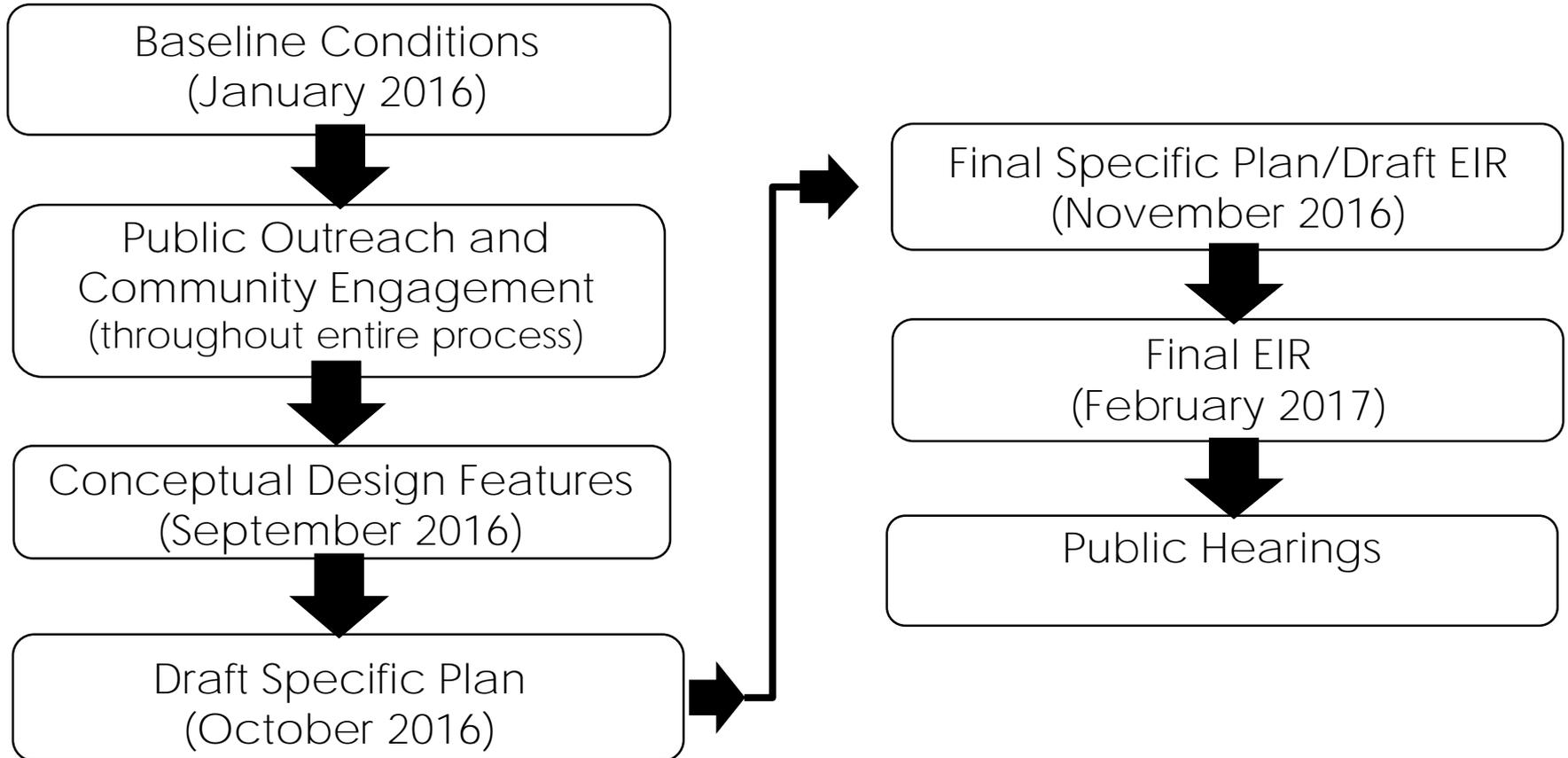
Fax: 951.654.3728

Email: [leonarddla@earthlink.net](mailto:leonarddla@earthlink.net)

# Public Comments on Scope of EIR

- Aesthetics
- Air Quality
- Agriculture & Forest Resources
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Public Services
- Parks & Recreation
- Transportation/Traffic
- Utilities & Service Systems

# Project Schedule



# Next Steps

- Draft Specific Plan
- Draft Environmental Impact Report (EIR)