

Introduction



The Land Use Element is a guide to land use planning within the City of San Jacinto and affects many of the issues addressed in the other General Plan elements. The Land Use Element identifies the type and location of future land uses within the City. The specific land uses and their location within the community in turn affect the remaining General Plan elements. For example, the location and type of land uses outlined in the Land Use Element affect the circulation system that is identified in the Circulation Element, and the allowable density of residential land identified in the Land Use Element affects the Housing Element policies. The land uses identified in the Land Use Element also reflect the community's goals for its future form and character.

PURPOSE OF THE LAND USE ELEMENT

State law requires that San Jacinto prepare and adopt a General Plan as a tool for guiding the physical development of the city. The Land Use Element is a mandatory element or chapter of the General Plan.

The purpose of the Land Use Element is to describe present and planned land use activity that has been designed to achieve the community's long-range goals for the future. The Land Use Element identifies the proposed general distribution, location, and extent of land uses such as residential, commercial, industrial, public institutional, and open space. The element consists of text, maps, and diagrams that outline the future land uses within the City and how these uses are integrated with the other General Plan elements and policies. The Land Use Policy Map is a particularly important feature of the element since it shows the location and types of development within the City. The element also describes the intensity or density of development within the City. The Land Use Element also addresses the relationship between development and environmental quality, potential hazards, and social and economic objectives.

The Land Use Element of the San Jacinto General Plan represents the City's desire for long-range changes and enhancements of land uses. The current element and its policies form a continuation with policies and goals to create a future in which the traditional character of the City is preserved and enhanced by new development. Finally, the goals and policies contained in this element establish the framework for future land use planning and decision making in San Jacinto.

**SCOPE AND CONTENT
OF THE LAND USE
ELEMENT**

The Land Use Element complies with the requirements of the General Plan Land Use Element mandated in Government Code Section 65302(a). The element is comprised of three sections: 1) Introduction, 2) Issues, Goals, and Policies, and 3) the Land Use Plan. An appendix to the element comprises the Implementation Program. In the Issues, Goals, and Policies section, major land use issues are identified and related goals and policies are established to address these issues. The goals, which are overall statements of the community's desires, are comprised of broad statements of purpose and direction. The policies serve as guides for reviewing development proposals, planning facilities to accommodate growth, and accomplishing community development strategies. To achieve these goals and policies, a logical, organized land use pattern is established in the Plan with standards for future community development. The Plan contains the Land Use Policy Map that graphically identifies the planned land uses within San Jacinto. The land use designations are described, including the type and density of allowed uses, and a statistical summary of the future land use composition is provided. Specific implementation programs for the element are located in the appendix.

**RELATED PLANS
AND PROGRAMS**

There are a number of related plans and programs that are considered in the formulation, adoption, and implementation of local land use policy. Related plans and programs are both local and regional in nature. Regional planning agencies, such as the Southern California Association of Governments (SCAG) and the Western Riverside Council of Governments (WRCOG), recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as air quality, transportation, affordable housing, and habitat conservation have resulted in the adoption of regional plans. The form and distribution of development in San Jacinto are affected by regional plans. Relevant local and regional plans related to the Land Use Element are discussed briefly in the following sections.



*California Environmental
Quality Act (CEQA) and
Guidelines*

The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate for thorough environmental analysis of projects that might affect the environment. The provisions of the law and environmental review procedures are described in the CEQA Statutes and the CEQA Guidelines that were amended in 1998. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the environmental impacts associated with private and public development projects.

*City of San Jacinto
Zoning Ordinance*

The Zoning Ordinance is the primary implementation tool for the Land Use Element. Together, the Zoning Ordinance and Zoning Map identify specific types of land use, intensity of land use, and development and performance standards applicable to specific areas and parcels of land within the City. **Table LU-1** illustrates the consistency between the General Plan Land Use designations and the zoning districts.

*City of San Jacinto
Redevelopment Plan*

San Jacinto created the San Jacinto and Soboba Springs Redevelopment Plans in 1983 in accordance with the California Community Redevelopment Law to eliminate blight within the designated redevelopment project area. The City contains a total of 27 project areas, mainly located within the eastern portion of the Planning Area. With the adoption of Assembly Bill 1290, the Redevelopment Agency prepared a five-year implementation plan in 1999 for the Redevelopment Project Areas. Redevelopment is one of the tools the City uses to implement policies included in the Land Use Element.

*Western Riverside
County Multiple Species
Habitat Conservation
Plan (MSHCP)*

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is one component of an integrated plan that also includes an updated Riverside County General Plan and a Transportation Corridor Plan. The MSHCP provides for the conservation of approximately 160 species on 1.25 million acres of land in the rapidly urbanizing area of Riverside County. The Plan is intended to comply with the guidelines of habitat conservation planning required under Section 10(a) of the Endangered Species Act. The ultimate goal of the plan is the development and management of preserve areas within the urban landscape. The preserve areas and management techniques contained in the final MSHCP will affect land use planning and development opportunities within the San Jacinto Planning Area.

*SCAG Growth
Management Plan*

The SCAG Growth Management Plan recommends methods to direct regional growth to minimize traffic congestion and better protect environmental quality. The goals of the Growth Management Plan include balancing jobs and housing. While SCAG has no authority to mandate implementation of its Growth Management Plan, principal goals have implications for the land use composition of San Jacinto. The SCAG goals are generally reflected throughout all of the General Plan elements, including the Land Use Element.

Table LU-1
General Plan and Zoning Consistency Matrix

General Plan Land Use Designation	Zoning Designation																									
	Open Space (OS)	Light Agricultural (A)	Residential Agriculture Accessory Business (RAAB)	One-Family (R-1)	One Family, 10,000 Sq. Ft. Minimum Lot Size (R-1-10,000)	One Family, 15,000 Sq. Ft. Minimum Lot Size (R-1-15,000)	One Family, 20,000 Sq. Ft. Minimum Lot Size (R-1-20,000)	Two-Family (R-2)	Multiple Family (R-3)	Downtown Residential (D-R)	Residential Professional (R-P)	Downtown (DC)	Neighborhood Commercial (C-1)	General Commercial (C-2)	Office Park (OP)	Business Park (BP)	Heavy Commercial/Limited Industrial (C-M)	Industrial Park (M-I-P)	Light Manufacturing (M-1)	Residential Trailer (R-T)	Senior Development (S-D)	Specific Plan (SP)	Planned Unit Development Overlay (PUD)	Controlled Farming Area (CFA)	Controlled Development (W-2)	Urban Reserve Overlay (URO)
<i>Open Space Land Use Designations</i>																										
Open Space (OS)	X																					X		X	X	X
Open Space Recreation (OS-R)	X																					X		X	X	X
Parks (P)	X	X	X	X	X	X	X	X	X	X				X							X	X	X	X	X	X
<i>Residential Land Use Designations</i>																										
Estate Residential (ER)		X	X																			X		X	O	X
Rural Residential (RR)		X	X				X						O	O								X		X		X
Low Density Residential (LDR)				X	X	X	X	O					O	O						X		X	X	X		X
Medium Density Residential (MDR)		O	O	O	O			X	X	X	X									X	X	X	X	X		X
High Density Residential (HDR)									X	O	X										X	X	X	X		X
Very High Density Residential (VHDR)									X	O	O	X										X	X			
<i>Commercial Land Use Designations</i>																										
Community Commercial (CC)		O	O	O	O	O	O	O	O			X	X	X			X					X		X		X
Downtown Commercial (DC)										X		X		X								X				
Regional Commercial (RC)														X								X				

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Regional Commercial (RC)														X								X					
<i>Industrial Land Use Designation</i>																											
Office Park (OP)											O				X							X					
Business Park (BP)	O	O														X		O				X					
Industrial (I)															O	O	X	X	X			X			O		O
<i>Public Institutional Land Use Designation</i>																											
Public Institutional (PI)											X														X		X
<i>Special Land Use Designations</i>																											
Specific Plan (Planned Community Development (SP))												X										X					
Planned Unit Development (PUD)				X	X	X	X	X	X															X			
Central City Planning Area	O			X				X	X	X	O	X	O	X								X					
Gateway Area Specific Plan	O	O		X				X	X					X	X	X						X					

X = Clearly compatible

O = May be compatible*

* Based on availability of services, surrounding land uses, timing and interim uses

***South Coast Air Quality
Management Plan***

The South Coast Air Quality Management Plan (AQMP) mandates a variety of measures to improve air quality. To comply with the AQMP, the Land Use Element organizes land uses in relation to the circulation system, promotes commercial and industrial land uses with convenient access to transportation, and provides a balanced Land Use Plan that promotes a favorable relationship between jobs and housing.

***RELATIONSHIP TO OTHER
GENERAL PLAN
ELEMENTS***

According to state planning law, the Land Use Element must be consistent with the other General Plan Elements. Each element is independent and all of the elements together comprise the General Plan. All elements of the General Plan are interrelated to a degree, and certain goals and policies of each element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a comprehensive basis for implementation of plans and programs, and achievement of community goals.

The Land Use Element relates very closely to all of the other General Plan elements. This element establishes the planned land use pattern for San Jacinto based on the historic formation of the City and the community's vision for the future. Alternatively, the other General Plan elements ensure that infrastructure and public facilities are available to accommodate planned land uses, and that the unique qualities of San Jacinto are safeguarded and enhanced.

For example, the Housing Element of the General Plan provides the basis for construction of a variety of housing types that meet the affordability requirements and special needs of the community. The Circulation Element provides a Circulation Plan to accommodate increased traffic from planned development. The use of alternative transportation modes and reduction of automobile trips are addressed in the Circulation Element to meet the transportation demands from new development, and to mitigate the impact of development on regional air quality and traffic conditions.

A number of areas are designated for open space and recreational purposes on the Land Use Policy Map. The Community Services and Facilities Element provides policies and plans to maintain and enhance existing parks and recreational facilities and to develop new facilities to meet new demand from population growth. The Resource Management Element is also designed to protect natural resources.

The Noise and Public Safety Elements ensure that planned land uses identified in the Land Use Element are compatible and will not result in public safety hazards or exposure of people to excessive noise.

Issues, Goals and Policies



The Land Use Element addresses future land use within the community. The Element focuses on how vacant land will be allowed to develop, as well as how certain developed land may be redeveloped for other uses.

Seven major issues are addressed in the goals, policies, and implementation actions of the Land Use Element. These major issues include:

- 1) developing a balanced land use pattern to meet community needs;
- 2) managing and directing future growth within the City so that the community and its neighborhoods are protected and enhanced;
- 3) ensuring compatible land uses and environmental conditions;
- 4) promoting compatible, high quality development;
- 5) rejuvenating the downtown area;
- 6) preserving and protecting important cultural, historic, and visual resources within the community; and
- 7) targeting local and regional economic development opportunities.

BALANCE OF LAND USES

Every community requires a mixture of land uses: residential to provide housing for those living within the community; commercial and industrial to provide revenue and employment opportunities for the City's residents; public and institutional uses to provide services such as education and utilities; and open space and recreational uses for the enjoyment of all. San Jacinto is fortunate to contain housing that is affordable to the majority of its residents, and has a variety of opportunities for the development of employment generating uses.

Land Use Goal 1: Develop a balanced land use pattern that meets community needs for residential, commercial, industrial, public, and recreational uses.

Policy 1.1: Promote a land use composition in San Jacinto that provides a balance or surplus between the generation of public revenues and the cost of providing community services and facilities.

Policy 1.2: Create housing opportunities that match employment opportunities within the community.

Policy 1.3: Attract light industry and other compatible employment generating businesses.

Policy 1.4: Provide public/institutional land use designations and development standards that encourage the location and operation of adequate public facilities to serve the community.

- Policy 1.5:** Plan and designate adequate open space and parkland to meet the community's parks, open space, and recreational needs.
- Policy 1.6:** Maintain land use designations and regulations that permit the successful development and operation of public and private educational facilities at appropriate locations within the planning area.
- Policy 1.7:** Encourage additional retail development to increase sales tax revenues and expand the range of services available to the community.
- Policy 1.8:** Encourage the development of business parks and office parks to expand the number and type of job opportunities in San Jacinto.
- Policy 1.9:** Support the provision of outdoor gathering places such as plazas, greens and squares to strengthen social interaction and provide visual relief in developed areas.

Related Land Use Element Implementation Programs: LU-1, LU-2, LU-3

**MANAGE AND
DIRECT GROWTH**

San Jacinto, as well the surrounding region, has experienced substantial growth over the past 20 years. Growth projections show that this trend is expected to continue during the next two decades. New development brings change and a changing community character. While recognizing that change is inevitable, the community can plan and guide future development that complements the existing community and protects and enhances the existing character found in San Jacinto and its neighborhoods.

Land Use Goal 2: Manage and direct growth so that the community and its neighborhoods are protected and enhanced.

- Policy 2.1:** Assure that new development is complementary to the existing character of the City.
- Policy 2.2:** Encourage infill development to be consistent with and complement the bulk, scale, intensity, and character of the existing surroundings.
- Policy 2.3:** Ensure that development corresponds to the provision of community services and facilities and new development funds its share of improvements (e.g., parks, schools, trails, utilities).
- Policy 2.4:** Ensure that adequate infrastructure and public services are provided in concert with development so that no negative

fiscal or service impact occurs as a result of new development.

- Policy 2.5:** Preserve and enhance the quality of San Jacinto's neighborhoods by restricting or abating non-conforming buildings and uses.
- Policy 2.6:** Annex land within the sphere of influence prior to its development to ensure development is compatible with that in San Jacinto.
- Policy 2.7:** Locate retail and commercial land uses along major circulation routes at major intersections where there is maximum access and visibility.
- Policy 2.8:** Direct higher density housing and higher intensity employment around commercial uses and job centers near transit nodes and areas served by a well-developed transportation network.
- Policy 2.9:** Where feasible and beneficial to the City and its residents, encourage the joint use of public facilities.

Related Land Use Element Implementation Programs: LU-4, LU-5, LU-6, LU-7

ENVIRONMENTAL COMPATIBILITY

Certain features of San Jacinto, such as hillsides, fault lines, and flood plains, pose risks to future development. Through proper land use planning, the community can identify these sensitive areas and reduce potential environmental impacts by matching development or designating areas for environmentally compatible land uses.

Land Use Goal 3: Foster development in San Jacinto that ensures the compatibility of land uses with environmental conditions.

- Policy 3.1:** Limit development in the hillsides, ridgelines, flood plains, and other high risk areas.
- Policy 3.2:** Explore methods to preserve areas of severe natural hazards, such as landslides, ground subsidence, liquefaction, and flooding as open space.
- Policy 3.3:** Permit the joint-use of preserve areas and easements such as seismic faults and drainage basins for open space and recreational uses.
- Policy 3.4:** Preserve prominent ridgelines by restricting development on slopes of 40% or higher.

Related Land Use Element Implementation Programs: LU-3, LU-8, LU-9, LU-10

**LAND USE AND
CIRCULATION
COMPATIBILITY**

San Jacinto is primarily a residential community and will continue to have a substantial portion of its land devoted to housing. While the City requires a comprehensive circulation system and revenue generated by commercial, industrial, and agricultural uses to support the needs of the community, these roadways and non-residential land uses must be compatible with the existing community. Land uses such as open space can be used to buffer residential areas from non-residential uses. Land use designations can also limit the type of industrial and commercial activities that may occur to those that are most compatible with residential areas, as well as limit the type and amount of residential uses located adjacent to major roadways.

Land Use Goal 4: Promote high-quality development that ensures compatibility with surrounding land uses and major transportation corridors.

Policy 4.1: Evaluate the compatibility of new development with surrounding uses when reviewing development proposals and designing the circulation system improvements.

Policy 4.2: Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available public infrastructure.

Policy 4.3: Maximize commercial, retail, and employment opportunities along the City's major corridors and intersections, including the SR-79, the Ramona Expressway, Sanderson, and Cottonwood.

Policy 4.4: Ensure new development provides roadways that meet the City's standards based on the classifications shown in the Circulation Master Plan and the level of traffic expected to be generated by the proposed project.

Policy 4.5: Minimize the number of vehicular access points on major corridors by using reciprocal access agreements whenever feasible.

Policy 4.6: Enhance pedestrian access both within shopping centers and to and from commercial uses to reduce vehicle trips generated within the City.

Related Land Use Element Implementation Programs: LU-8, LU-11, LU-12, LU-13

**DOWNTOWN
REJUVENATION**

The downtown area is the traditional core of the City. The area is a historic focal point for the community and is pedestrian-friendly, which encourages people to walk from destination to destination. With new development drawing commercial activities away from the downtown area, there is a need for the rejuvenation of the downtown, building on the numerous opportunities offered.

Land Use Goal 5: Rejuvenate San Jacinto's downtown area.

- Policy 5.1:** Support the location and retention of appropriate, smaller scale local-serving and visitor-oriented businesses within the downtown area.
- Policy 5.2:** Work with others to refurbish and re-use older buildings for mixed-use residential, commercial, and office uses.
- Policy 5.3:** Encourage mixed use developments that provide well designed, higher density residential development over non-residential uses.
- Policy 5.4:** Encourage projects that offer pedestrian scaled designs and walkability to reduce vehicle trips and parking demand within the downtown.
- Policy 5.5:** Maintain and rejuvenate public and private properties in the downtown area through activities such as code enforcement, weed abatement, and trash removal.
- Policy 5.6:** Remove constraints to commercial activities in the downtown areas, such as the lack of parking and lack of space for expansion of building floor area.
- Policy 5.7:** Rejuvenate residential neighborhoods that surround the downtown to encourage more aesthetically pleasing development and community activity in the central core of the City.
- Policy 5.8:** Emphasize and enhance the downtown area's cultural resources and historical environment.
- Policy 5.9:** Encourage project amenities that enhance the pedestrian environment, such as tree plantings, pedestrian-scaled signs and lighting, street furniture, and sidewalk improvements throughout the downtown.

Related Land Use Element Implementation Programs: LU-14, LU-15, LU-16, LU-17

**RESOURCE
PRESERVATION**

The community of San Jacinto has a long history, beginning before the arrival of European settlers when the Luiseños lived within the San Jacinto area. Archaeological remains from this period have been found throughout the City and sphere of influence. Historical districts and structures located within the City's boundary, such as the Estudillo Mansion and Victorian houses, are remains of the City's historic past. Along with evidence of its historic past, the visual character of the community is defined by the surrounding agricultural resources and mountain views. Future development should be compatible with the preservation of these resources.

Land Use Goal 6: Preserve and protect the City's cultural, historic, agricultural, and visual resources.

- Policy 6.1:** Balance the benefits of development with potential impacts to existing cultural resources.
- Policy 6.2:** Identify, designate, and protect buildings, districts, and sites of historic importance within San Jacinto.
- Policy 6.3:** Use landscaping for screening, solar control, parking lot shade, and other beautification purposes throughout the City.
- Policy 6.4:** Encourage outdoor gathering spaces, such as mini-parks and plazas that encourage social interaction and also enhance the visual character of the community.
- Policy 6.5:** Encourage the use of project design features that reduce impacts to important local and regional environmental resources.
- Policy 6.6:** Identify funding programs to assist private property owners in the preservation of historic resources.
- Policy 6.7:** Preserve and enhance public views of the mountains and hillsides and other scenic vistas.
- Policy 6.8:** Preserve large groupings of trees, rock outcroppings, and other valuable scenic resources.
- Policy 6.9:** Protect valuable agricultural resources and encourage the continuation of agricultural activities.
- Policy 6.10:** Promote the maintenance of private and public properties to enhance the visual appearance of the community.

Related Land Use Element Implementation Programs: LU-19, LU-20, LU-21

**ECONOMIC
DEVELOPMENT**

In order to maintain a fiscally healthy and balanced economy, a strong economic development program is needed for the community. Economic development is influenced by almost everything the City does, including maintaining a high quality environment, improving parks and enhancing public safety, and improving streets and other physical infrastructure, which are intricately connected to activities of outside agencies and organizations such as schools, utilities, and telecommunications.

In addition, the City is fortunate to be located in close proximity to the newly completed Diamond Valley Reservoir and the Soboba Indian Reservation. Both of these facilities offer economic development opportunities for the community since some people traveling to each location may pass through the City. By coordinating development efforts with these facilities, the community of San Jacinto can formulate a plan to benefit from the increase in area visitors. A City economic development program needs to address all of these factors to be successful.

Land Use Goal 7: Capitalize on the City's many economic development opportunities to promote a strong and economically healthy community.

Policy 7.1: Promote the economic stability of the San Jacinto Area by encouraging diversification of the City's commercial and industrial base by:

- Encouraging a variety of industries to locate in San Jacinto, including retail, high technology, manufacturing, and professional services in order to promote the development of a mixed economic base; and
- Encouraging the expansion of existing businesses if possible and extending efforts at business retention.

Policy 7.2: Ensure that State Route 79 provides the maximum economic benefits to the local economy by encouraging appropriate development along the corridor and at major interchanges.

Policy 7.3: Target the potential benefits from the Diamond Valley Reservoir and gaming and entertainment uses of the Soboba Indian Reservation by promoting the recreational opportunities available in the San Jacinto area.

Policy 7.4: Support the development of visitor-oriented activities and businesses that build upon the opportunities provided by the Diamond Valley Reservoir and the Soboba Indian Reservation.

Policy 7.5: Pursue a variety of public and non-profit funding sources to fund community rejuvenation and redevelopment activities.

Related Land Use Element Implementation Programs: LU-22

Land Use Goal 8: Promote a growing and skilled labor force that will attract a range of jobs and wage levels to satisfy the employment and income needs of the City's labor force through all cycles of the economy.

Policy 8.1: Promote the development of a broad range of skill and wage levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.

Policy 8.2: Promote training, educational and labor support programs that enhance the quality of the area's labor force, and assist them in obtaining new employment opportunities.

Policy 8.3: Develop collaborative relationships between private and public entities to affect and maintain a comprehensive and coordinated economic development process.

Policy 8.4: Support the location of local and regional serving medical facilities in San Jacinto.

Related Land Use Element Implementation Programs: LU-22

COMMUNITY DESIGN

San Jacinto is expected to experience continued growth over the next few decades. It is important that new development and redevelopment activities be planned and designed in a manner that enhances the community's quality of life. Comprehensive policies, standards, and guidelines to encourage thoughtful community design should be implemented.

Land Use Goal 9: Encourage thoughtful community design that enhances San Jacinto's quality of life.

Policy 9.1: Ensure new development is compatible with its natural surroundings and the built environment in terms of architecture, scale, grading, and massing.

Policy 9.2: Encourage development that respects and enhances the Valley's rich history and pastoral setting.

Policy 9.3: Support pedestrian-friendly and pedestrian-scaled development that encourages more social interaction and

less automobile use, including mixed use and clustered developments.

Policy 9.4: Provide public spaces and activity centers that encourage social involvement, physical activity, and community pride.

Policy 9.5: Support “green” and “sustainable” developments that respect and conserve the region’s important resources.

Policy 9.6: Require the use and maintenance of extensive landscaping in new development and redevelopment projects to beautify the surroundings, screen outdoor uses, provide shade, establish pedestrian paths, buffer incompatible land uses, and provide visual interest.

Policy 9.7: Encourage public art, such as murals, sculptures, creative street furniture, and fountains in new public and private developments.

Policy 9.8: Develop and enforce development standards and design guidelines that provide clear yet flexible direction for achieving quality community design in new development and redevelopment projects throughout the community.

Related Land Use Implementation Programs: LU-6, LU-11, LU-17, LU-19

Land Use Plan



San Jacinto is a city that has recently experienced substantial growth and has the need to plan for the continued expansion of urban development. The nature and character of existing development, the desire for greater economic development, planned infrastructure capacity, and the desire to avoid development in areas that contain sensitive environmental resources or pose a risk to the public health and safety, all have an influence on the development of land use policy and planning for future land use.

Natural and human made corridors located through the community also affect land use planning in San Jacinto. The San Jacinto River, surrounding ridgelines, and existing and planned roadways form constraints to development, but also provide a variety of opportunities. While limiting development in the flood plain, the San Jacinto River provides recreational opportunities and adds to the character of the community. The major roadways create physical barriers and are sources of noise, but they also provide access to the City and carry customers to existing and planned commercial uses and business centers.

The Land Use Plan describes the approach that will be used to build upon the community's history of sound planning. The Plan addresses the issues identified in the previous section of the Element. The goals and policies described in that section provide the basis for the Plan and are supported by approaches to maintain an advantageous balance among land uses, manage and direct growth, reduce the risk to residents from natural hazards, ensure that new development is compatible with surrounding land uses and circulation system, rejuvenate the downtown area, preserve and protect important cultural and natural resources, and implement a strong economic development strategy.

BALANCE OF LAND USES

The variety of land uses within San Jacinto affects the balance between the generation of public revenues and the provision of public facilities and services, as well as the balance between local residential and employment opportunities. Achieving and maintaining a balance of land uses can ensure fiscal stability and also create a desirable community in which people can work, shop, reside, and enjoy a range of recreational opportunities.

The San Jacinto Planning Area includes a mixture of existing urban development, mainly within the City limits, and undeveloped agricultural

and vacant lands within the unincorporated portion of the Planning Area. While some of the undeveloped lands are identified for preservation for open space uses, the majority of the undeveloped Planning Area is identified for future development. The Land Use Plan identifies the appropriate land use composition for these areas to promote a balance between the generation of public revenues and the cost of providing public facilities and services.

Implementation of the Land Use Plan will also assist in creating a balance between the number of jobs and housing units within the City. A balance between jobs and housing allows some people to live and work within the same community. This results in a reduction of traffic, thereby reducing the level of air pollution and improving the quality of life for the community.

San Jacinto is located within a housing rich sub-region. The City has identified undeveloped land that is appropriately located for employment generating uses. The City will implement the Land Use Plan to assure that a balance of land uses occurs, maintaining fiscal stability and an improved jobs/housing balance.

LAND USE CLASSIFICATION SYSTEM

The Land Use Policy Map (**Figure LU-1**) illustrates the various types and distribution of land uses planned for San Jacinto. The land use classification system includes 17 land use designations as presented in **Table LU-2**. These land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Policy Map.

The residential category includes 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, business park, and industrial to promote a wide range of revenue and employment generating businesses. Other non-residential designations include public institutional and open space.



Table LU-2
Land Use Classification System

Land Use Designation and Summary Description	Maximum Dwelling Units Per Net Acre or Maximum FAR ¹	Average Dwelling Units Per Net Acre or Average FAR ¹
<i>Open Space Land Use Designations</i>		
GENERAL OPEN SPACE (OS) General open space and open space for the conservation of natural and scenic resources and the protection of public and property from natural hazards. Residential uses are permitted at a maximum density of one dwelling unit per 40 acres. Park and outdoor recreational uses permitted at a maximum intensity of 0.10\	0.025 du/acre 0.10 FAR	0.017 du/acre 0.001 FAR
OPEN SPACE RECREATION (OS-R). Outdoor recreational facilities, including golf courses, swimming schools, tennis clubs and equestrian clubs.	0.10	0.10
PARKS (P). Passive and active recreation sites operated by the City and regional agencies.	0.15	0.10
<i>Residential Land Use Designations</i>		
ESTATE RESIDENTIAL (ER). Allows a maximum of 1 detached single family dwelling unit per 2 acres. Appropriate for rural areas and preservation of hillside and scenic resources.	0.5	0.4
RURAL RESIDENTIAL (RR). Allows a maximum of 2 detached single-family dwelling unit per acre, small agricultural operations and rural-oriented residences.	2.0	1.5
LOW DENSITY RESIDENTIAL (LDR). Allows a maximum of 5 dwelling units per acre. Single-family detached residential development.	2.1-5.0	4.0
MEDIUM DENSITY RESIDENTIAL (MDR) Allows up to 10 dwelling units per acre for the development of single family attached and detached units, duplexes, triplexes, fourplexes, townhouses, condominiums, as well as mobilehome parks.	5.1-10.0	6.0
HIGH DENSITY RESIDENTIAL (HDR). Allows up to 14 dwelling units per acre. Multi-family housing, including garden style units, apartments, condominiums, townhouses, as well as mobilehome parks.	10.1-14.0	11.0
VERY HIGH DENSITY RESIDENTIAL (VHDR). Allows up to 22 dwelling units per acre. Intended for apartments.	18.0-22.0	20.0

Table LU-2
Land Use Classification System

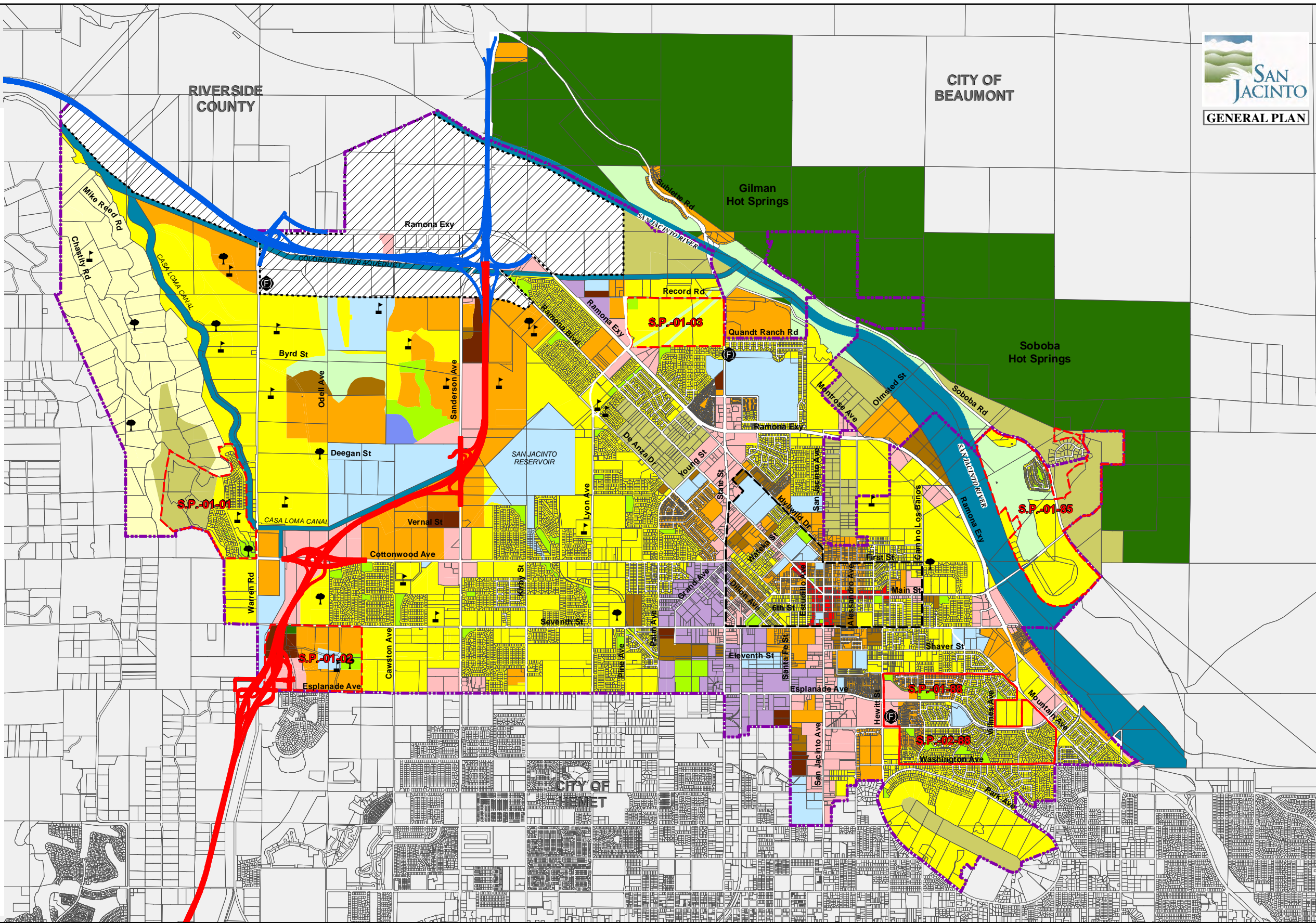
Land Use Designation and Summary Description	Maximum Dwelling Units Per Net Acre or Maximum FAR ¹	Average Dwelling Units Per Net Acre or Average FAR ¹
<i>Commercial Land Use Designations</i>		
COMMUNITY COMMERCIAL (CC). Allows a maximum FAR of 0.40. Broad range of service and retail commercial activities at various intensities. Offices uses may also be considered appropriate for provision of services and employment-generating purposes.	0.40	0.25
DOWNTOWN COMMERCIAL (DC). Allows a maximum FAR of 2.0 for commercial uses. Also allows a maximum residential density of 5 dwelling units per acre to allow for a mix of residential and commercial uses. Commercial and residential uses with strong pedestrian orientation that enhances the City's small town character.	5.0 du/acre 2.0 FAR	1.0 du/acre 0.75 FAR
REGIONAL COMMERCIAL (RC). Allows a maximum FAR of 0.5 for commercial uses designed to attract regional traffic, including big box retail, auto dealerships, and visitor-oriented commercial uses.	0.5	0.3
<i>Industrial Land Use Designation</i>		
OFFICE PARK (OP). Allows a maximum FAR of 0.35. Single-tenant and multi-tenant offices, including legal, medical, financial, administrative, and general business.	0.35	0.25
BUSINESS PARK. (BP). Allows a maximum FAR of 0.35. Warehousing and storage, R & D, corporate, high technology and general business.	0.35	0.25
INDUSTRIAL (I). Allows a maximum FAR of 0.40. Variety of industrial and manufacturing activities that do not generate significant amounts of pollution.	0.40	0.30
<i>Public Institutional Land Use Designation</i>		
PUBLIC INSTITUTIONAL (PI). Existing and planned publicly owned property and facilities, including the Eastern Municipal Water District properties. Allows a maximum FAR of 0.50.	0.50	0.05
<i>Special Land Use Designations</i>		
SPECIFIC PLAN (PLANNED COMMUNITY DEVELOPMENT) (SP). A Specific Plan is required for all projects of 100 acres or more. A SP must include detailed regulations, conditions and programs for	Varies**	Varies**

Table LU-2
Land Use Classification System

Land Use Designation and Summary Description	Maximum Dwelling Units Per Net Acre or Maximum FAR ¹	Average Dwelling Units Per Net Acre or Average FAR ¹
development. Permitted densities/uses are based on underlying General Plan designation per parcel.		
PLANNED UNIT DEVELOPMENT (PUD). A Planned Unit Development designation is recommended for all residential projects between five and 100 acres within the Planning Area. A Planned Unit Development must include detailed regulations, conditions and programs for development. The permitted densities in a PUD are based on the underlying General Plan designation by parcel.	Varies**	Varies**
CENTER CITY (CC). The Center City overlay designation is applied to an approximately 1,500-acre area in San Jacinto's urban core. Development in these areas will be subject to additional design and development standards intended to help revitalize the downtown area.	Varies**	Varies**
<p>1 FAR = floor area ratio. ** Density allowed depends on underlying General Plan designations and Zoning.</p>		

Legend

- ER Estate Residential (0 to 0.5 Dwelling Units per Acre)
- RR Rural Residential (0 to 2.0 Dwelling Units per Acre)
- LDR Low Density Residential (2.1 to 5.0 Dwelling Units per Acre)
- MDR Medium Density Residential (5.1 to 10.0 Dwelling Units per Acre)
- HDR High Density Residential (10.1 to 14.0 Dwelling Units per Acre)
- VHDR Very High Density Residential (18 to 22 Dwelling Units per Acre)
- CC Community Commercial
- DC Downtown Commercial
- BP Business Park
- I Industrial
- OP Office Park
- PI Public Institutional
- P Park
- OS-R Open Space Recreation
- OS Open Space
- Water Source
- Central City Planning Area
- Gateway Area Specific Plan
- Future Park Site
- Future School Site
- Future Fire Station
- Specific Plan
- City Boundary
- Grade Separation
- MCP Potential Routes
- SR-79 Potential Routes



Sources: County of Riverside GIS and the City of San Jacinto.

NORTH

0 2,100 4,200 6,300 8,400 Feet

Figure LU-1
Land Use Policy Map

C:\GIS_Projects\Planning\GeneralPlan\SJ_GeneralPlan_orig_upd_122110.mxd

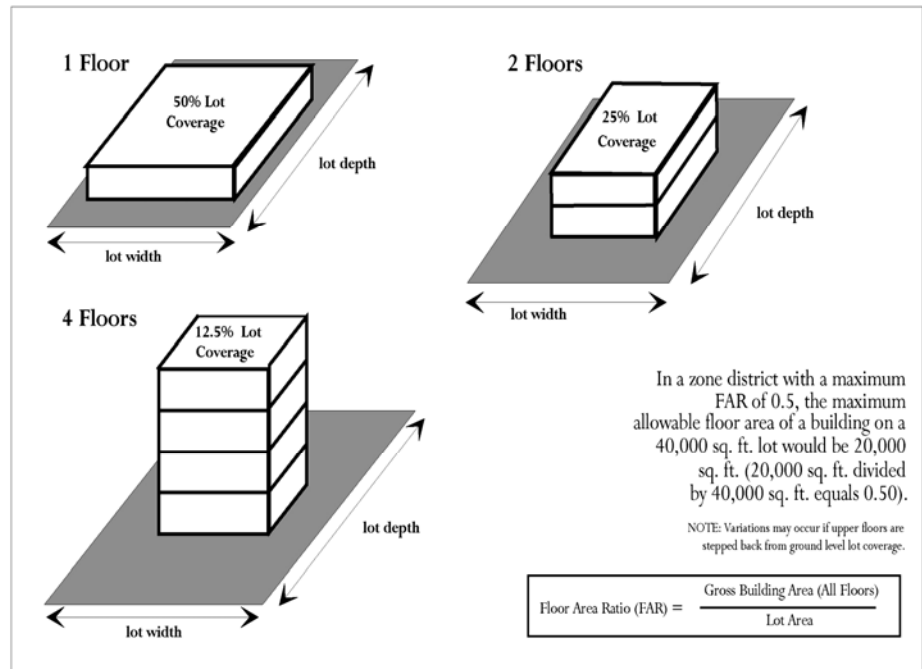
LAND USE DENSITY AND INTENSITY

This element uses certain terminology to describe the 19 land use designations. The term density is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per net acre of land (du/net acre).

Development intensity, which applies primarily to non-residential uses, refers to the extent of development on a parcel of land or lot (i.e., the total building footage, building height, the floor area ratio, and/or the percent of lot coverage). Intensity is often used to describe non-residential development levels; but in a broader sense, intensity is also used to express overall levels of both residential and non-residential development types.

Floor area ratio (FAR) represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. The FAR controls the intensity of use on a lot. FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50. A 0.50 FAR allows a single story building which covers 50 percent of the lot, or a two-story building with reduced lot coverage. **Figure LU-2** depicts the calculations of FAR.

**Figure LU-2
Floor Area Ratio**



State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. **Table LU-2** lists each of the land use designations shown on the Land Use Policy Map and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity.

Many parcels in the community have not been developed to their maximum density or intensity and in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels. For this reason, the table also includes the average overall level of development within each land use designation within the Planning Area. These average levels of development represent an anticipated overall density and intensity of development for the Planning Area and are, therefore, less than the absolute maximum allowed for an individual parcel of land. The average levels are for planning purposes only and do not represent the maximum level of development that could occur.

The overall future development of the City is anticipated to occur at the average level of density or intensity indicated in **Table LU-2**. Development at an intensity or density between the average and maximum will often occur where projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan.

LAND USE DESIGNATIONS

All land in the San Jacinto Planning Area is assigned one of the 19 land use designations described below:

Open Space Designations

General Open Space (OS): The Open Space designation allows for: open space areas; hiking, biking and equestrian trails; outdoor recreation; and extremely low density single-family dwellings. This designation provides for the conservation of natural and scenic resources and the protection of property from natural hazards. The maximum allowable density is 1.0 unit per 40 net acres and the average density is 1.0 dwelling unit per 60 net acres. The maximum intensity of development is a FAR of 0.10, with an average intensity of a FAR of 0.001. Park and outdoor recreational uses are permitted at the maximum intensity of 0.10.

Open Space – Recreation (OS-R): The Open Space Recreation designation provides for outdoor recreational facilities, including golf courses, swimming schools, tennis clubs, equestrian clubs and

caretaker facilities. The maximum and average intensity of development is a FAR of 0.10.

Parks (P): The Park designation allows for passive and active recreation sites operated by the City and regional agencies. These parks may include areas for active sports play, including large multipurpose fields for community events and informal recreation, sports fields and courts, concessions, tot lots, picnic areas, support facilities, and caretaker facilities.

The maximum intensity of development is a FAR of 0.15 and an average intensity of a FAR of 0.10.

Residential Designations

Estate Residential (ER): The Estate Residential land use designation provides for the development of very low density single-family dwellings and accessory buildings. The ER designation is generally most suitable in rural areas and areas where scenic and natural resources should be protected, or where natural hazards limit development potential. Uses such as mobile and modular homes, public facilities, and other uses that are compatible with and oriented toward serving the needs of estate single-family neighborhoods may also be allowed. Horses are allowed in this area.

This designation allows a maximum of 1.0 unit per two net acres of land, with an average density of one dwelling units per 2.5 net acres of land. The maximum density of this land use designation may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

Rural Residential (RR): The Rural Residential land use designation provides for the development of low density detached single-family dwellings and accessory buildings. The RR designation is generally most suitable in areas that consist of small agricultural operations and rural-oriented residences. Horses and other farm animals are allowed in these areas. Uses such as mobile and modular homes, public facilities, and other uses which are compatible with and oriented toward serving the needs of rural single-family neighborhoods may also be allowed.

This designation allows a maximum of 2.0 dwelling units per net acre, with an average density of 1.5 dwelling units per net acre. The maximum density of this land use designation may be exceeded to

complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

Low Density Residential (LDR): The LDR designation is primarily for single-family detached residential uses and accessory buildings. Uses such as mobile and modular homes, townhomes and condos, public facilities, and other uses which are compatible with and oriented toward serving the needs of low density single-family neighborhoods may also be allowed.

This designation allows a maximum density of 5.0 dwelling units per net acre, with an average density of 4.0 dwelling units per net acre. The maximum density of this land use designation may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

Medium Density Residential (MDR): The MDR land use designation allows for a range of housing types including single-family attached and detached units, duplexes, triplexes, fourplexes, condominiums, townhouses, and mobilehome parks, as well as accessory structures. Uses such as mobile and modular homes, second dwelling units, public facilities, and other uses which are compatible with and oriented toward serving the needs of medium density neighborhoods may also be allowed.

This designation allows a maximum density of 10.0 dwelling units per net acre, with an average density of 6.0 units per net acre. The maximum density of this land use designation may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

High Density Residential (HDR): The High Density Residential land use designation provides for a variety of multi-family housing types, including: garden style units, apartments, condominiums, townhouses, and mobilehome parks. Uses such as mobile and modular homes, second dwelling units, public facilities, and others which are compatible with and oriented toward serving the needs of high density single-family neighborhoods may also be allowed.

This designation allows a maximum density of 14.0 dwelling units per net acre, with an average density of 11.0 units per net acre. The maximum density of this land use designation may be exceeded to

complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

Very High Density Residential (VHDR). The VHDR land use designation is intended primarily for apartment units, senior housing, and housing affordable to lower and moderate income families.

This designation allows a maximum density of 22.0 dwelling units per net acre, with an average density of 20.0 units per net acre. The maximum density of this land use designation may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

Commercial Designations

Community Commercial (CC): The Community Commercial land use designation provides for a variety of retail and service-oriented business activities, including offices uses, at various intensities to serve the local community and population, as well as the broader market area. The maximum intensity of development is a FAR of 0.40, with an average intensity of a FAR of 0.25.

Downtown Commercial (DC): The Downtown Commercial land use designation allows for a variety of commercial uses with a strong pedestrian orientation and design that enhances the City's small town character. Mixed commercial, office, and residential development (residential uses above commercial uses) is also permitted in the DC designation. The maximum intensity of development is a FAR of 2.0, with an average intensity of a FAR of 0.75. A maximum of 5.0 dwelling units per net acre is permitted, with an average density of 1.0 unit per net acre.

Regional Commercial (RC): The Regional Commercial land use designation provides for large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market. This designation is applied to areas that are considered suitable for the development of new Regional Commercial uses. Uses allowed in the RC category include hotels, auto sales, auto repair, auto repair related uses, "big box" retail, factory outlets, and movie theaters. The maximum intensity of development is a FAR of 0.50, with an average intensity of a FAR of 0.30.

Industrial Designations

Office Park (OP): The Office Park designation provides for employment and community serving uses including single-tenant and multi-tenant offices that include professional, legal, medical, financial, administrative, research and development, corporate and general business offices, and other supporting uses. Also included are small convenience or service commercial activities intended to meet the needs of the on-site employee population. Other uses that are determined to be compatible with the primary uses may also be allowed. The maximum intensity of development is a FAR of 0.35, with an average intensity of a FAR of 0.25.



Business Park (BP): The Business Park designation provides for single-tenant and multi-tenant offices that include primarily employment generating uses such as research and development, corporate headquarters and offices, high technology, product development, and general business. Also included are small convenience or service commercial activities intended to meet the needs of the on-site employee population. Other uses that are determined to be compatible with the primary uses may also be allowed. The maximum intensity of development is a FAR of 0.35, with an average intensity of a FAR of 0.25.

Industrial (I): The Industrial designation allows for a variety of low-polluting and non-polluting industrial and manufacturing activities, including limited regional and sub-regional commercial activities that are non-polluting and which can co-exist compatibly with surrounding land uses. Allowable uses include research and development, light manufacturing and processing, large single tenant distribution and sales, automobile sales and leasing, offices, warehousing and storage, high technology production, and related uses. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a FAR of 0.40, with an average intensity of a FAR of 0.30.

Public Institutional Designation

Public Institutional (PI): The Public Institutional designation provides for publicly owned properties and facilities including, schools, fire stations, police stations, community centers, utility substations, water facilities, administrative offices and City government office complexes. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a FAR of 0.50, with an average intensity of a FAR of 0.05.

Special Designations

Specific Plan (Planned Community Development) (SP): A Specific Plan is required for all projects of 100 acres or more. A SP must include detailed regulations, conditions and programs for development. Permitted densities/uses are based on underlying zoning per parcel. The future Gateway Specific Plan is described in more detail below.

Gateway Specific Plan (SP-G) Overlay: The 1,700-acre Gateway Specific Plan area is strategically located around the SR-79 and the Ramona Expressway corridor. As the primary entryway to San Jacinto from the north, extensive scenic views of the City and the Valley are available from this area. A specific plan or plans are necessary to help the City achieve its goals for providing additional quality employment, civic, and housing opportunities in this area. Although the Gateway Specific Plan or plans will further refine the land uses in this area, the projected breakdown of land uses in the Gateway Specific Plan area is as follows:

- Regional Commercial – 15% of net area
- Office Park – 30% of net area
- Business Park – 35% of net area
- Residential – 20% of net area

Planned Unit Development (PUD): A Planned Unit Development designation is recommended for all residential projects between five and 100 acres within the Planning Area. A Planned Unit Development must include detailed regulations, conditions and programs for development. The permitted densities in a PUD are based on the underlying zoning by parcel.

Center City (CC): The Center City overlay designation is applied to an approximately 1,500-acre area in San Jacinto's urban core. Development in these areas will be subject to additional design and development standards intended to help revitalize the downtown area.

DEVELOPMENT CAPACITY

The Land Use Plan for San Jacinto includes average levels of residential and non-residential development, where all land in the Planning Area is developed according to the Plan. The average levels of development establish a capacity for the Land Use Plan that is expressed as estimates of total dwelling units, total population, and total square footage of non-residential development in the future.

Table LU-3 provides a breakdown of land uses within San Jacinto for purposes of identifying the estimated development buildout of the Land Use Plan per the average development densities and intensities identified in **Table LU-3**.

Table LU-3
Development Capacity

Land Use	Assumptions				Net Acres	Projected Dwelling Units	Projected Non-Residential Square Feet (1000s)	Projected Population ¹	Projected Employees
	Maximum		Average ¹						
	DU/acre	FAR	DU/acre	FAR					
Open Space Designations									
General Open Space (OS)	0.025	0.1	0.017	0.001	4,259	72	186	208	93
Open Space – Recreation (OS-R)		0.1		0.01	515	0	2,241	0	112
Parks (P)		0.15		0.01	525	0	294	0	11
Residential Designations									
Estate Residential (ER)	0.5		0.4		401	160	0	460	0
Rural Residential (RR)	2.0		1.5		1,030	1,545	0	4,433	0
Low Density Residential (LDR)	5.0		4.0		5,510	21,112	0	60,591	0
Medium Density Residential (MDR)	10.0		6.0		1,689	11,256	0	32,303	0
High Density Residential (HDR)	14.0		11.0		175	1,817	0	5,216	0
Very High Density Residential (VHDR)	22.0		20.0		70	1,823	0	5,233	0
Commercial Designations									
Community Commercial (CC)		0.4		0.25	945	0	10,357	0	12,344
Downtown Commercial (DC)	5.0	2.0	1.0	0.75	36	34	1,095	96	2,355
Regional Commercial (RC)		0.5		0.3	0	0	0	0	0
Industrial Designations									
Professional Office (PO)		0.35	0.25		0	0		0	0
Business Park (BP)		0.35	0.25		30	0	331	0	232
Industrial (I)		0.4	0.3		349	0	4,558	0	3,190
Public/Institutional Designations									
Public/Institutional (PI)		0.5	0.05		844	0	1,869	0	1,838
Special Designations									
Gateway Specific Plan Area (SP-G)		0.35	0.25		1,488	0 ²	16,199	0 ²	11,339
Central City Overlay ³	Not applicable.				1,492	0	0	0	0
TOTAL					18,414	37,819	37,130	108,540	31,514
Notes: 1 – estimated persons per household = 2.87. 2 – residential units (and thus population) determined by approved Specific Plan. 3 – Although total acreage is presented, as an overlay, acreage and buildout assumptions are already assumed through the mixture of underlying land use designations and should not be double-counted. Table is in net acres. Net acres = 0.875 Multiplied by gross acres.									

The degree to which the estimated capacity exceeds projected population is referred to as “overage”. Some overage is desirable to make allowances for inevitable small pockets of undevelopable land, to allow for difficulty in recognizing development trends in completely vacant areas, to allow for unforeseen need for public utilities, and to recognize that some owners will maintain their land in an undeveloped state beyond the time span of the Plan. The Southern California Association of Governments (SCAG) has recommended that Plan capacity should be at least 1.20 to 1.25 times the projected population.

For the San Jacinto Planning Area, SCAG’s projected population in 2030 is approximately 42,738. San Jacinto has more than enough vacant developable land to accommodate this projected population growth.

**MANAGE AND DIRECT
GROWTH**

The San Jacinto region has experienced great levels of growth over the years, with the population increasing about 60 percent between 1990 and 2000. To preserve the character of the community and provide adequate levels of public services to new development and residents, growth should be managed and directed.

One of the ways that City plans for growth in the community is through its “Neighborhood Planning Concept”. The existing City has been broken into thirteen neighborhoods, as depicted in **Figure LU-3**. The currently recognized neighborhoods include:

- Heritage
- California
- DeAnza
- Ramona
- Alessandro
- Spice Ranch
- Rose Ranch
- Hill
- College
- River
- Soboba
- Equestrian Downs
- Sunrise Ranch

As new areas are developed, additional neighborhood areas will be identified. The neighborhood planning concept allows the City to ensure that adequate levels of public services and facilities are available throughout the community and not concentrated in only a few areas. For example, the San Jacinto Parks Master Plan analyzes the need for parks by neighborhood versus simply looking at the need for parks at a community level of analysis. This ensures that each neighborhood is provided adequate parkland, which is especially important for older areas that may not have been developed originally with adequate amounts of parkland.

The City also manages growth through the use of Specific Plans (SP) and Planned Unit Development (PUD) land use designations. Both of these planning processes require developers to identify how they will provide adequate levels of public services and facilities to the new development.

The property included in either a PUD or SP will be planned in a comprehensive manner that encourages a more desirable living environment in which flexible development standards can be applied to protect important natural features and create a harmonious variety of land uses and building types. Undeveloped areas within the City and sphere of influence area proposed for development, the City will continue to apply the Specific Plan and Planned Unit Development regulations to ensure that new development occurs in a compatible manner with the existing community and that adequate services and facilities are provided.

ENVIRONMENTAL COMPATIBILITY

The Land Use Element identifies where the future growth in population will occur in the Planning Area. Future growth in areas which are susceptible to natural hazards, such as in the flood plain, the hillsides, and along earthquake fault lines, has been limited through the use of natural and recreational open space easements, and the designation of lower intensity land uses in these high risk areas.

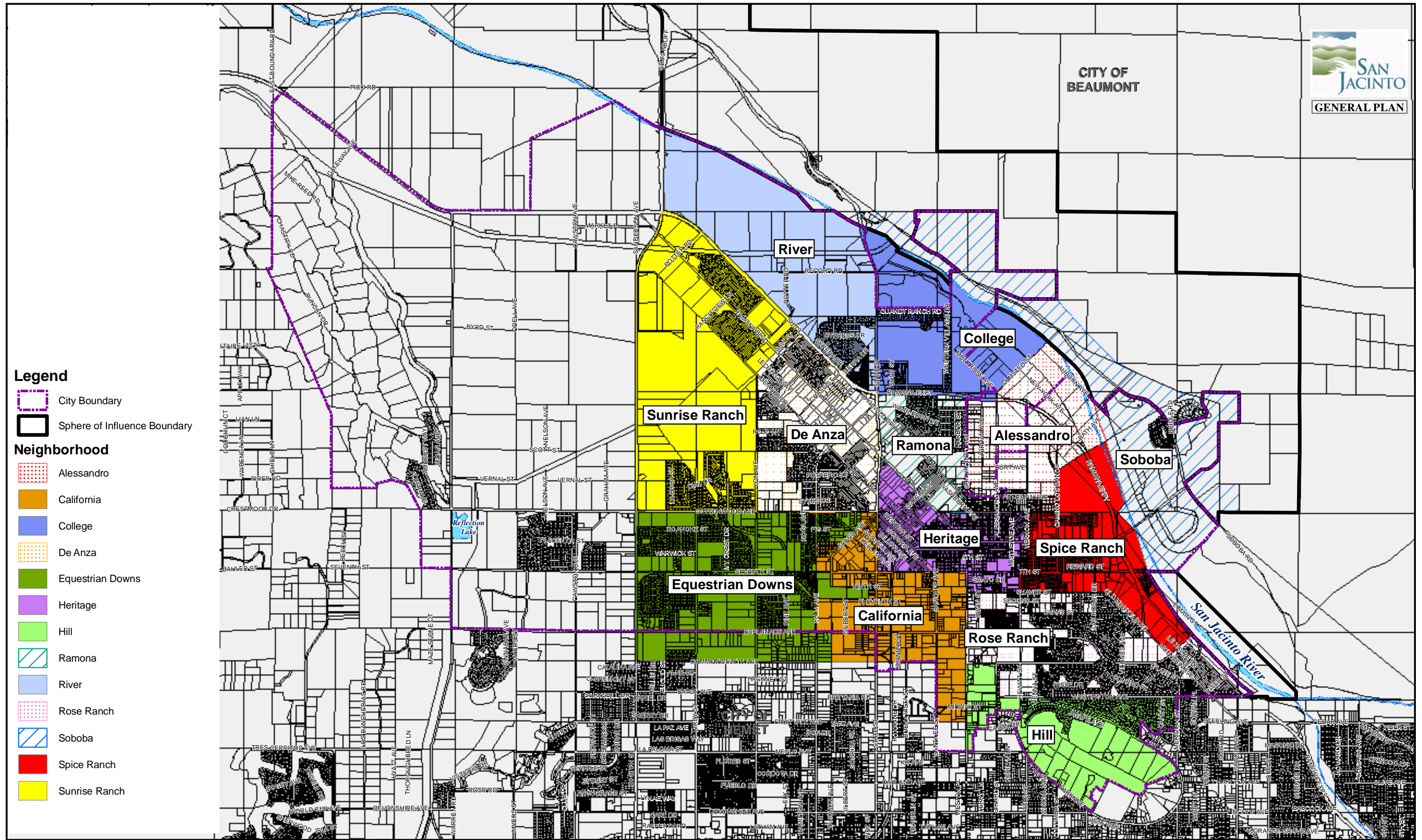
The City Zoning Ordinance is one of the primary regulatory documents that is used to ensure land use compatibility and public safety. The Zoning Ordinance includes specific regulations to address development on hillsides and within the floodplain. The standards for development within these high risk areas include allowable uses, grading requirements, and development standards. In addition to the Zoning Ordinance, the City Subdivision Ordinance is an important regulatory tool to control the subdivision of land in preparation for development. To protect the safety of the community and preserve important open space areas, San Jacinto will review and amend, when necessary, its Zoning Ordinance and Subdivision Ordinance to ensure that they are consistent with new State legislation and court decisions and provide the required level of protection for the community.

In regard to faults lines found in the Planning Area, the City will continue to enact programs to reduce geologic, seismic and structural hazards in order to protect public safety. During the review of development proposals involving grading in areas with active faults, potential ground fissures, liquefaction potential, unstable soils, and other hazardous conditions, surveys of geotechnical and geologic conditions will be required. Based on the results of the survey, design measures are incorporated into projects to minimize geologic hazards. Open space easements to create buffers are also considered to avoid geologic hazards.

Programs to address hazards related to earthquake fault lines are discussed in more detail in the Public Safety Element.

Systematic enforcement of the City's ordinances and monitoring of development within and around the community will be used to maintain the public safety and quality of life. Development monitoring by the City

CITY OF BEAUMONT



Legend

- City Boundary
- Sphere of Influence Boundary
- Neighborhood**
- Alessandro
- California
- College
- De Anza
- Equestrian Downs
- Heritage
- Hill
- Ramona
- River
- Rose Ranch
- Soboba
- Spice Ranch
- Sunrise Ranch

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



Figure LU-3
Existing Neighborhood Map

can be used to ensure that City facilities and services are able to provide sufficient levels of public services to new development, ensuring the public safety.

**LAND USE AND
CIRCULATION
COMPATIBILITY**

As new development occurs, review of projects and their design is important to ensure compatibility with the existing development and future residential areas. Roadways and non-residential, employment generating development has the potential to impact residential areas especially with additional noise and visual impacts. New residential development can also negatively impact adjacent existing residential development if the new development is not designed well. The Land Use Policy Map has been designed to minimize the location of incompatible uses adjacent to each other. For example, new industrial development is concentrated to the north of the community and is separated from residential uses in large part, by the Ramona Expressway.

The City will continue to review development projects as they are proposed to identify potential incompatibilities. The City's Zoning Ordinance contains regulations for the review and design of new development. In addition to the general development standards that for each land use type, the Zoning Ordinance contains site development plan review standards and compatibility standards for single family housing development.

Many projects, especially larger projects such as the SR-79 extension, will also be subject to review under the California Environmental Quality Act (CEQA). Some of the potential impacts reviewed under CEQA include noise and aesthetic impacts. When significant impacts are identified, mitigation measures are also identified to reduce the impact. The City will continue to review projects for compliance with CEQA.

**DOWNTOWN
REJUVENATION**

As one of the oldest communities in Riverside County, San Jacinto is fortunate to have a traditional downtown commercial area, located along Main Street and San Jacinto Street. As new commercial development occurs in other areas of the City and building requirements change for major commercial uses, the downtown area has lost many of its traditional businesses and customers to newer commercial areas. Recognizing the changing role of the downtown from the primary commercial area to one that builds on its historic character to fill a specialized niche, such as tourist serving retail, the City will continue to work to rejuvenate the downtown area and promote its continued success through rejuvenation programs such as the Urban Corridor Overlay District, Center City Design Guidelines and Redevelopment Implementation Plan.

The Land Use Plan designates a majority of the area as Downtown Commercial. This land use category allows a mixture of retail and residential uses. By allowing residential to be mixed in with retail uses, as well as allowing higher density residential in the areas surrounding

the downtown, more people will be drawn to the area, helping support the economic success of the area. The Downtown Commercial land use designation encourages a pedestrian friendly commercial area to help attract shoppers into the area and facilitate their ability to walk to the various shops.

The Land Use Plan also identifies an approximately 1,500-acre area within the downtown core as the "Central City". Development within the Central City overlay will be required to implement the enhanced development and design standards identified in the Center City Design Guidelines that are intended to help revitalize the downtown core.

The City will also continue to work towards the rejuvenation of the downtown through the implementation of the redevelopment five-year Implementation Plan. Some of the projects identified in the 2000-2004 Implementation Plan that will directly affect the downtown include commercial rehabilitation loans for rebuilding or construction of storefronts and business development loans and grants to allow businesses to locate, expand, and increase employment opportunities. Redevelopment programs that help to improve the neighborhoods surrounding the downtown will also help to improve the image of the downtown area. The City will continue to apply the Implementation Plan and update it every five years as required by State law.

The City will also work to continue enforcing the municipal code for property maintenance within the downtown and the surrounding neighbors to create a visually attractive environment.

ECONOMIC DEVELOPMENT

The City's key location in the Inland Empire and Riverside County along with availability of large parcels of land available, allow it to position itself as a regional location for retail, commercial and industrial activity. The main issue will be how to produce a diversified economic base with professional services, manufacturing (particularly clean industries) and high technology companies. Interest in commercial and industrial activity has increased as large tracts of vacant farmland have become available.

In particular, there are future industrial and commercial development opportunities available in the western part of the Planning Area with the provision of necessary infrastructure. A primary need exists to install water and sewer facilities to serve the west side of the City. Currently the City is using a recent Economic Development Agency (EDA) grant in combination with redevelopment funds to provide water and sewer services.

The cities of San Jacinto and Hemet cooperate with the Economic Development Agency, the California Economic Development Department, and the Valley Economic Development Department as well as with the business community in promoting job training and

opportunities. This collaboration is very important in promoting economic development and lowering the unemployment rate, and will continue to be fostered along with other public-private partnerships.

The City is continuing to use redevelopment as an economic development tool in the revitalization of downtown and other parts of the City, particularly in the western annexation areas. The City had a total assessed valuation of about \$776.4 million in 1999/00. That portion within the redevelopment areas generated about \$1.5 million annually in tax increment revenue for the Redevelopment Agency. While existing tax increment is committed, the expansion of commercial, retail and industrial activity in the City's redevelopment areas can generate new tax increment. As additional redevelopment funds become available through the redevelopment and redevelopment of areas within a Redevelopment Project, the City will continue to use the funds to meet the redevelopment goals for the area.

With State Route 79 passing through the City, San Jacinto has the potential to benefit economically from visitors to the Soboba Indian Reservation and the newly completed Diamond Valley Reservoir. The Indian Reservation attracts visitors by offering gambling, concerts, and sporting and cultural events, while others are attracted by the outdoor activities available at the new Diamond Valley Lake, including boating and fishing. The City will create an economic development plan to help capture some of the dollars that these visitors spend during their trip. This includes locating visitor-oriented retail, lodging, and commercial uses along major transportation corridors and in the downtown. As shown on the Land Use Policy Map, there will be a concentration of retail and employment generating uses along the proposed Highway 79 alignment. The actual location of these uses may need to be adjusted when the final highway alignment is adopted, but the general land use design will be the same. The downtown provides an opportunity to build on the historic character to attract tourists as they travel through to the Soboba Indian Reservation.

**RESOURCE
PRESERVATION AND
COMMUNITY DESIGN**

San Jacinto has a number of impressive resources. The City must ensure that new development and redevelopment activities are designed in a manner that protects and enhances these resources. Important community design goals to consider when planning future projects include, but are not limited to:

- Respecting the region's history and environmental surroundings.
- Enhancing important natural resources, including scenic resources and vistas.
- Minimizing impacts to important cultural, agricultural, and biological resources in creative and meaningful ways.
- Providing development that is pedestrian-friendly and encourages social interaction.

- Encouraging a balanced community where people can live, work, shop, learn, and recreate.
- Providing visually pleasing and well-landscaped development that increases civic pride.

The City's Zoning and Subdivision Ordinances, Urban Corridor Overlay District and Center City Design Guidelines provide guidance and standards to ensure that development meets the City's community design goals. Specific Plans and Planned Unit Developments are planning tools that may also be used to assure well-planned and well-designed development occurs.

The City's Hillside Development Regulations help preserve scenic vistas and reduce cut and fill on the City's hillsides. The City is also working to establish scenic routes in the community. Other City programs designed protect important resources, include developing an infill incentives program and working with private property owners to protect historic structures.

Land Use Element Appendix: Implementation Program

This Implementation Program provides actions to implement the adopted policies and plans identified in this Element. The Land Use Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element.

Balance of Land Uses

LU-1
Review
Development
Proposals

The City will:

- a) Review discretionary development proposals for how the project would affect the community's jobs/housing balance and fiscal stability.
- b) Require a jobs/housing balance study and fiscal analysis be prepared for projects that propose 500 or more residential units or 500,000 or more non-residential square feet.
- c) Ensure developments provide their fair share of parks and recreational opportunities or pay in lieu fees toward the development/extension of the parks, recreation, and trails programs.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Community Development
General Fund, development fees
Ongoing
1.1, 1.2

LU-2
Attract Revenue and
Employment
Generating Uses

Use the City's website, regional Chambers of Commerce, trade publications, and other appropriate sources to promote San Jacinto's development opportunities. Make economic development and business surveys readily available to businesses and developers looking to locate their projects in Riverside County.

Responsible
Agency/Department:

Funding Source:
Time Frame:
Related Policies:

Community Development, San Jacinto Redevelopment Manager, San Jacinto Economic Development Specialist, Valley Economic Development Department
General Fund, development fees
Ongoing
1.3

LU-3
Zoning and Subdivision Ordinances Update

Review and update the Zoning and Subdivision Ordinances to address the following:

- Ensure consistency with the General Plan land use designations and implement the General Plan policies. Careful review of the land use designations and Housing Element programs and policies must be undertaken.
- In order to enhance the design of higher density residential uses, the Zoning and Subdivision Ordinances shall include enhanced design, open space amenities, and landscaping standards for higher density residential development over and above minimum zoning development requirements.
- Consider an option for density transfers to increase density in order to preserve ridge lines, steep slopes, scenic features, and other natural resources.
- Review permitted uses, particularly industrial uses, to promote “clean industry” in San Jacinto.
- Incorporate standards that expand upon the goals and policies found in the Urban Corridor Overlay Zone addressing pedestrian-oriented, neo-traditional development throughout the applicable sections of the Zoning Ordinance.

Responsible Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Community Development, Public Works, City Engineer
General Fund
Review and update Zoning Ordinance and Subdivision Ordinance by end of fiscal year 2005
1.4, 1.5, 1.6, 3.1

Manage and Direct Growth

LU-4
Neighborhood Planning Concept

Process development proposals pursuant to the City’s “Neighborhood Planning Concept” requiring provision of adequate public facilities. Give priority processing to projects proposed within or adjacent to areas served by existing infrastructure, parks, and services. Require developers to prepare a plan for providing and financing parks and services that meet City standards.

Responsible Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Community Development, Public Works, Local Agency Formation Commission (LAFCo), utility and service providers
General Fund, project proponent
Ongoing in response to development proposals
2.3, 2.4

LU-5
Local Agency Formation Commission (LAFCo)

Cooperate with LAFCo and the County of Riverside to direct growth outside the City limits on lands that are served or are planned to be served, with a full range of urban services, such as public water and sewer, an extensive road network, public transit, safety and emergency response services, parks, trails, and open space.

Responsible
Agency/Department: Community Development, LAFCO, County of Riverside
Funding Source: General Fund
Time Frame: Ongoing and annual basis
Related Policies: 2.3, 2.4, 2.6

LU-6
Planned Unit Development and Specific Plans

Implement Planned Unit Development (PUD) and Specific Plan (SP) requirements during the review of applicable projects. Encourage Planned Unit Developments and Specific Plans to include creative and thoughtful design solutions that enhance not only the project, but the community as a whole.

Responsible
Agency/Department: Community Development
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 2.1, 2.3, 2.4, 9.1 through 9.8

LU-7
Code Enforcement

Abate non-conforming buildings and uses through a Code Enforcement Program. Provide code complaint forms online and at City Hall. Annually assess the success of the programs and the staffing levels through the budget process.

Responsible
Agency/Department: Community Development
Funding Source: General Fund, violation fees
Time Frame: Ongoing
Related Policies: 2.5, 5.5, 6.9

Environmental Compatibility

LU-8
CEQA Review

Ensure all projects are reviewed and processed per California Environmental Quality Act (CEQA) Guidelines.

Responsible
Agency/Department: Community Development
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 3.1, 3.2, 6.1

LU-9
Hillside Development

Ensure all projects proposed on hillside properties are reviewed, graded and developed in accordance with the City's Hillside Development Regulations.

Responsible Agency/Department: Community Development
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 3.1, 3.2

**LU-10
Flood Plain
Management** Continue to apply the rules and regulations of the City’s Floodplain Management Ordinance to development in areas of special flood hazards as determined by the Federal Emergency Management Agency (FEMA) and as illustrated on the most recent Flood Insurance Rate Map (FIRM). Ensure FEMA regularly updates the FIRMs to reflect improvements to the City’s flood control and levee system.

Responsible Agency/Department: Community Development, Public Works, City Engineer, FEMA
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

Land Use and Circulation Compatibility

**LU-11
Buffers** Require the provision and maintenance of buffers (e.g., open space, landscaped berms, non-residential land uses, trees) between major roadways and sensitive land uses. Ensure buffers are adequate to mitigate noise to the acceptable levels identified in Tables N-2 and N-3 of the Noise Element. Also ensure that buffers are designed to meet engineering and visibility standards, while providing aesthetic appeal.

Responsible Agency/Department: Community Development, Public Works, City Engineer, Caltrans, RCTC
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1, 4.2

**LU-12
SR-79 Corridor** The City will:

- Promote commercial, visitor-serving, and employment generating land uses along the SR-79 Corridor.
- During the planning phase of the SR-79 alignment, ensure that the alignment of the highway and proposed off-ramps are compatible with and complement San Jacinto’s plans for revenue-generating land uses along the SR-79 corridor.
- Upon adoption of a preferred alignment by the agencies responsible for constructing the SR-79, review the City’s land use and circulation plans and maps to ensure consistency and compatibility with the SR-79. Amend the City’s General Plan and Zoning Ordinance, if necessary to achieve compatibility with the SR-79 alignment.

Responsible Agency/Department: Community Development, Public Works, City Engineer, Caltrans, RCTC
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.3, 7.2

**LU-13
 Circulation Planning and
 Traffic Analysis**

Review discretionary development proposals for potential impacts to the transportation and infrastructure system and to ensure the roadway system meets City standards. The Level of Service Standards established in the Circulation Element will be used to determine the significance of impacts. Intersection level of service will be determined by the Vehicle Delay and the Highway Capacity Manual calculations. Mitigation in the form of physical improvements and/or impact fees will be required to reduce the significant impacts.

When development is proposed that is shown to impact the intersections of State St, (NS) at Cottonwood Avenue (EW), State St, (NS) at Esplanade Avenue (EW), and San Jacinto Av. (NS) at Esplanade Avenue (EW), the City may require roadway improvements, including roadway widening beyond the normal General Plan cross-sections, at the intersections of State St, (NS) at Cottonwood Avenue (EW), State St, (NS) at Esplanade Avenue (EW), and San Jacinto Av. (NS) at Esplanade Avenue (EW). Adequate right-of-way along new roadways will also be required to permit pedestrian and bicycle facilities, where applicable. Proper roadway drainage must also be provided to ensure a safe system. *This is the same program as Circulation Element Implementation Program C-1.*

Responsible Agency/Department: Community Development, Public Works, City Engineer
Funding Source: General Fund, development fees, project proponent
Time Frame: Ongoing in response to development proposals
Related Policies: 4.4

Downtown Rejuvenation

**LU-14
 Redevelopment
 Implementation Plan**

Implement and update as necessary the Redevelopment Implementation Plan to implement revitalization projects in the downtown area.

Responsible Agency/Department: Redevelopment Agency
Funding Source: General Fund, state and federal funds
Time Frame: Ongoing
Related Policies: 5.2, 5.5, 5.6, 5.7

LU-15
Neighborhood Strategy

Promote revitalization of the downtown area through the City's Neighborhood Strategy program. Include funds for the Neighborhood Strategy program during development of the annual CIP and budget process.

Responsible Agency/Department: Redevelopment Agency
Funding Source: General Fund, state and federal funds
Time Frame: Ongoing
Related Policies: 5.1, 5.2, 5.5, 5.6, 5.7

LU-16
Historic Downtown

Highlight San Jacinto's historic resources in tourism and promotional materials.

Responsible Agency/Department: Community Development, San Jacinto Redevelopment Manager, San Jacinto Economic Development Specialist, Valley Economic Development Department
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 5.8

LU-17
Center City Design Guidelines

Adopt and implement design guidelines for the Center City Area that encourage:

- Enhancement and restoration of historic resources;
- Development and redevelopment that is compatible with and complementary to the historic feel of the downtown;
- Increased landscaping for shading, beautification, and screening;
- Pedestrian-orientation, amenities and scale;
- Thoughtful solutions to the existing lack of parking;
- A mixture of uses to promote activity in the area both day and night;
- Common open spaces, such as mini-parks and plazas; and
- A unique identity for the downtown area.

Responsible Agency/Department: Redevelopment Agency, Community Development
Funding Source: General Fund, State and federal funds
Time Frame: Adopt guidelines by the end of 2007; ongoing implementation with review of development proposals
Related Policies: 5.2, 5.5, 5.6, 5.7, 5.8, 5.9, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8

LU-18
Urban Corridor Overlay District

Enforce the Urban Corridor Overlay District standards on all properties having frontage on San Jacinto Avenue between Seventh Avenue and Menlow Avenue, and all properties having frontage along Esplanade Avenue between Hewitt Street and State Street. Also, consider amending the Overlay District to encompass the Mid County Parkway and fronting properties.

Responsible Agency/Department: Redevelopment Agency, Community Development
Funding Source: General Fund, State and federal funds
Time Frame: Amend guidelines by the end of 2007; ongoing implementation with review of development proposals
Related Policies: 5.2, 5.5, 5.6, 5.7, 5.8, 5.9

Resource Preservation

LU-19
Infill and Redevelopment
 Give priority to redevelopment and infill projects that reduce development pressure on agricultural lands and other sensitive resources. Establish an incentive program to promote these projects, such as priority permit processing and density bonuses for such developments.

Responsible Agency/Department: Community Development, Redevelopment Agency
Funding Source: General Fund, Redevelopment funds, state and federal funds
Time Frame: Establish incentive program by the end of 2007, ongoing
Related Policies: 5.1, 5.2, 5.6, 6.1

LU-20
Preserve Historic Structures
 Preserve San Jacinto’s rich history by maintaining important historic structures and continually updating the exhibits in the San Jacinto Municipal Museum. Wherever economically feasible, retain historic structures and resources through local, state and federal programs, such as the Mills Act. Work with the Estudillo Mansion Committee to identify and preserve historic resources, and use these resources as educational tools and tourist draws. See also *Resource Management Implementation Programs RM-16 through RM-22*.

Responsible Agency/Department: Community Development, Redevelopment Agency
Funding Source: General Fund, Redevelopment funds, state and federal funds
Time Frame: Establish incentive program by the end of 2007, ongoing
Related Policies: 6.2, 6.6, 6.9

LU-21
Local Scenic Routes
 Designate local scenic routes and vistas and develop guidelines for development visible from these scenic routes to minimize impacts to scenic vistas. *This is the same program as Program RM-15.*

Responsible Agency/Department: Community Development
Funding Source: General Fund, development fees, project proponent
Time Frame: Identify scenic routes and develop guidelines by the end of 2007
Related Policies: 6.7, 6.10

Economic Development

LU-22 Economic Development

Continue to perform economic development activities including:

- Provide the San Jacinto Business Resource Guide at public locations. Update periodically to maintain current business listings, and consider mailing out the guide on an annual or semi-annual basis.
- Hold the Mayor's Business Breakfast on a quarterly basis to meet with representatives from various industries located in San Jacinto or considering locating in San Jacinto.
- Work with the Redevelopment Agency and business owners to redevelop properties that are currently underdeveloped, require rehabilitation, or need infrastructure upgrades.
- Perform periodic surveys of the local and regional business community to assess business needs.
- Pursue and make available public and non-profit funding for redevelopment and revitalization activities, including updating existing development to meet the Center City Design Guidelines.
- Make economic development and business reports and surveys readily available to businesses and developers looking to locate their projects in Riverside County.
- Use the City's website, regional Chambers of Commerce, trade publications, and other appropriate sources to promote San Jacinto's development opportunities particularly in the Gateway Specific Plan Area, the Center City Area, and along the SR-79 corridor.
- Retain Business Services/Economic Development staff to facilitate business development, expansion, and retention.
- Support the expansion of job training programs in the community and advertise them through flyers at the public counter and other community facilities and on the City's website.

**Responsible
Agency/Department:**

Community Development, Redevelopment Agency, Business Services/Economic Development staff

Funding Source:

General Fund, Redevelopment funds

Time Frame:

Ongoing

Related Policies:

7.1, 7.2, 7.3, 7.4, 8.1, 8.2, 8.3

Community Design

The following previously identified implementation programs also address the City's community design goals and policies:

- LU-3 Zoning and Subdivision Ordinances Update
- LU-6 Planned Unit Development and Specific Plans
- LU-17 Center City Design Guidelines
- LU-18 Urban Corridor Overlay District