



PATRICIA SCOTT, CHAIR
JOHN GAGNEPAIN, VICE-CHAIR
CORINNE AWAD, SECOND VICE-CHAIR
TAURUS JONES, COMMISSIONER
MICHELLE PETERSON, COMMISSIONER

REGULAR MEETING AGENDA
PLANNING COMMISSION OF THE CITY OF SAN JACINTO
TUESDAY, SEPTEMBER 22, 2026
6:00 PM OPEN SESSION

COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583
951-487-7330

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at 951-487-7330 ext. 339. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

The Planning Commission meeting may be observed virtually by accessing <https://horizon.agendalink.app/engage-v2/sanjacintoca/agendas> and selecting the "Watch" button next to the corresponding agenda for the meeting date, or in person at the San Jacinto Community Center.

Public Comments will only be accepted in person during the meeting or in writing to the Community Development Clerk no later than 3:00 PM on the day of the meeting. Participants viewing the Livestream will not have a comment option.

Watch the Meeting (Official Livestream)

The official way to watch and listen to the Planning Commission meeting is through the City's AgendaLink Livestream by selecting the "**Watch**" option for the applicable meeting on the City's website.

Provide Live Public Comment by Telephone

Members of the public wishing to provide live public comment may participate by telephone using the Microsoft Teams dial-in information below. The telephone line is intended **only** for individuals who wish to address the Planning Commission during the designated Public Comment period.

Dial in by phone:

+1 (951) 465-7684

Conference ID: 706 805 861#

Public Comment Workflow

When the Chair opens the Public Comment portion of the meeting, the process will be as follows:

- Members of the public will call the Teams dial-in number and wait in the Teams lobby.
- Callers should remain in the Teams lobby until the applicable Public Comment period opens. They should not be admitted before the Chair opens Public Comment.
- The Clerk will admit one caller at a time from the lobby as they are ready to speak. If multiple callers are waiting, they should remain in the lobby until it is their turn.
- Once admitted, callers should be able to speak. If necessary, the Clerk can unmute the caller.
- The Chair will recognize the caller, and the caller should first state their name for the record before providing their public comment.
- Each caller will have up to three (3) minutes to speak.
- After completing their comments, callers may either hang up, or the Clerk may remove them from the meeting before admitting the next speaker.

Written public comments may only be submitted via email to comments@sanjacintoca.gov or by hard copy to the Office of the Community Development Clerk at 595 S. San Jacinto Ave., San Jacinto, CA 92583, no later than 3:00 PM on the day of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Please identify the agenda item number and “PUBLIC COMMENT” in the subject line of the email or hard copy document. All written correspondence received by the 3:00 PM deadline will be distributed to the legislative body prior to the meeting and retained with the official meeting record. All email comments shall be subject to the same rules as would otherwise govern in-person speaker comments at the Planning Commission meeting.

Reading of Public Comments: The Community Development Clerk will read all email comments, provided that the reading shall not exceed three (3) minutes or such other time as the Chair may provide, consistent with the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

1. ORGANIZATION

1.1 1.1 Roll Call

1.2 1.2 Pledge of Allegiance

2. PUBLIC COMMENTS

3. MINUTES

3.1 Minutes of the Regular Planning Commission Meeting of July 28, 2026

Staff Recommends that the Planning Commission APPROVE the Minutes of the Regular Planning Commission Meeting of July 28, 2026.

4. PUBLIC HEARINGS

4.1 Annexation of 43.68 Acres into the City of San Jacinto (Annexation A), a Lot Line Adjustment 22-01, and Tentative Tract Map 34271 (P22-004)

RECOMMENDATION:

Staff recommends that the Planning Commission ADOPT PC Resolution No. 26-03, thereby recommending that the City Council:

- 1. DETERMINE that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation based on the findings set forth in the case record and ADOPT a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA);
- 2. AUTHORIZE the Annexation of 2 parcels on 43.68 acres into the City of San Jacinto, subject to review and approval by the Riverside Local Agency Formation Commission (LAFCO);
- 3. APPROVE Lot Line Adjustment between two parcels, subject to approval of the Annexation by LAFCO and final adoption; and
- 4. APPROVE Tentative Tract Map (TTM) 34271 to subdivide 41.74 acres, into 151 residential lots for the ultimate construction of 151 single-family detached residences, and to create 7 lettered lots for onsite roadways, a detention basin, parks, and on-site landscape subject to the Recommended Conditions of Approval subject to approval of the Annexation by LAFCO and final adoption. (P22-004)

4.2 Annexation of 143.62 Acres in the City of San Jacinto (Annexation B) (P22-084)

RECOMMENDATION:

Staff recommends that the Planning Commission ADOPT PC Resolution No. 26-04, thereby recommending that the City Council:

- 1. DETERMINE pursuant to the California Code of Regulations the project is exempt from CEQA as the project is consistent with the General Plan policies for which an EIR was certified, CEQA Guidelines Section 15183; and
- 2. AUTHORIZE the Annexation of 94 parcels on 143.62 acres within the City's Sphere of Influence. (P22-084)

5. COMMUNITY DEVELOPMENT UPDATE

6. COMMISSIONER COMMENTS

7. ADJOURNMENT

DOCUMENTS RELATED TO OPEN SESSION AGENDAS (SB343) - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the public counter located in the Administration Building of City Hall, 595 S. San Jacinto Avenue, San Jacinto, CA 92583.

I, Lori Matley, Community Development Clerk of the City of San Jacinto, do hereby certify that I caused to be posted the foregoing agenda this September 17, 2026 as requested by law.

Lori Matley, Community Development Clerk



Date Posted: September 17, 2026