

**NOTICE OF INTENT TO ADOPT A NEGATIVE
MITIGATED NEGATIVE DECLARATION**

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201900055
01/18/2019 11:14 AM Fee: \$ 0.00
Page 1 of 2

Notice is hereby given that the public agency named below has completed an Initial Study for the following project at the following location:

Removed: _____ By: _____ Deputy _____


Public Agency:	City of San Jacinto
Project Name:	KPC Promenade. General Plan Amendment No 16-1, Change of Zone Case No. 16-1, Tentative Parcel Map 37099, Site Plan and Design Review Case no. 16-7, Minor Use Permit 16-2 (senior housing development), Minor Use Permit 16-3 (service station), and Minor Use Permit 16-4 (Drive through restaurants). The project is being processed as a Planned Development Permit pursuant to Chapter 17.620 of the SJ Development Code.
Project Description:	This is a proposal by Latham Development for a General Plan Amendment, Zone Change, a Site Plan and Development Review, and three Minor Use Permits to establish a four-story, 120-room hotel having a height of up to 96 feet, a 6600 square foot urgent care medical office building, four commercial pads that would include a 5000 SF full service restaurant, a 4300 SF drive-through restaurant, a 3500 SF drive-through restaurant, and a 6300 SF retail building; a service station/car wash with a 3500 SF convenience store; a gated three-story 114-room active senior apartment development; associated parking and an 0.85 acre retention basin all on 12.17 acres of land.
Project Location -- Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The project site is located at the northwest corner of Main Street and the Ramona Expressway in the City of San Jacinto.
This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/> The Project site IS on a list compiled pursuant to Government Code section 65962.5.	
<input checked="" type="checkbox"/> The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.	
<input type="checkbox"/> The proposed project IS considered a project of statewide, regional or areawide significance.	
<input checked="" type="checkbox"/> The proposed project IS NOT considered a project of statewide, regional or areawide significance.	
<input checked="" type="checkbox"/> The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input type="checkbox"/> The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input type="checkbox"/> A scoping meeting WILL be held by the Lead Agency.	
<input checked="" type="checkbox"/> A scoping meeting WILL NOT be held by the Lead Agency.	
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:	
Date:	Time: Location:
Copies of the Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: 595 S. San Jacinto Avenue, San Jacinto, CA 92583	
The proposed Negative Declaration or Mitigated Negative Declaration can be obtained in electronic format by the following method: Contact David Leonard, Contract Planner at leonarddl@earthlink.net	
Lead Agency address: 595 S. San Jacinto Avenue, San Jacinto, CA 92583	
Comments will be received from January 25 through February 25, 2019	
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to	

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STATE CLEARINGHOUSE

February 25, 2019. Comments of all Responsible Agencies are also requested.

The Lead Agency will consider the project and the Draft Negative Declaration/Mitigated Negative Declaration at its meeting on:

Date: February 25, 2019	Time: 6:00 PM
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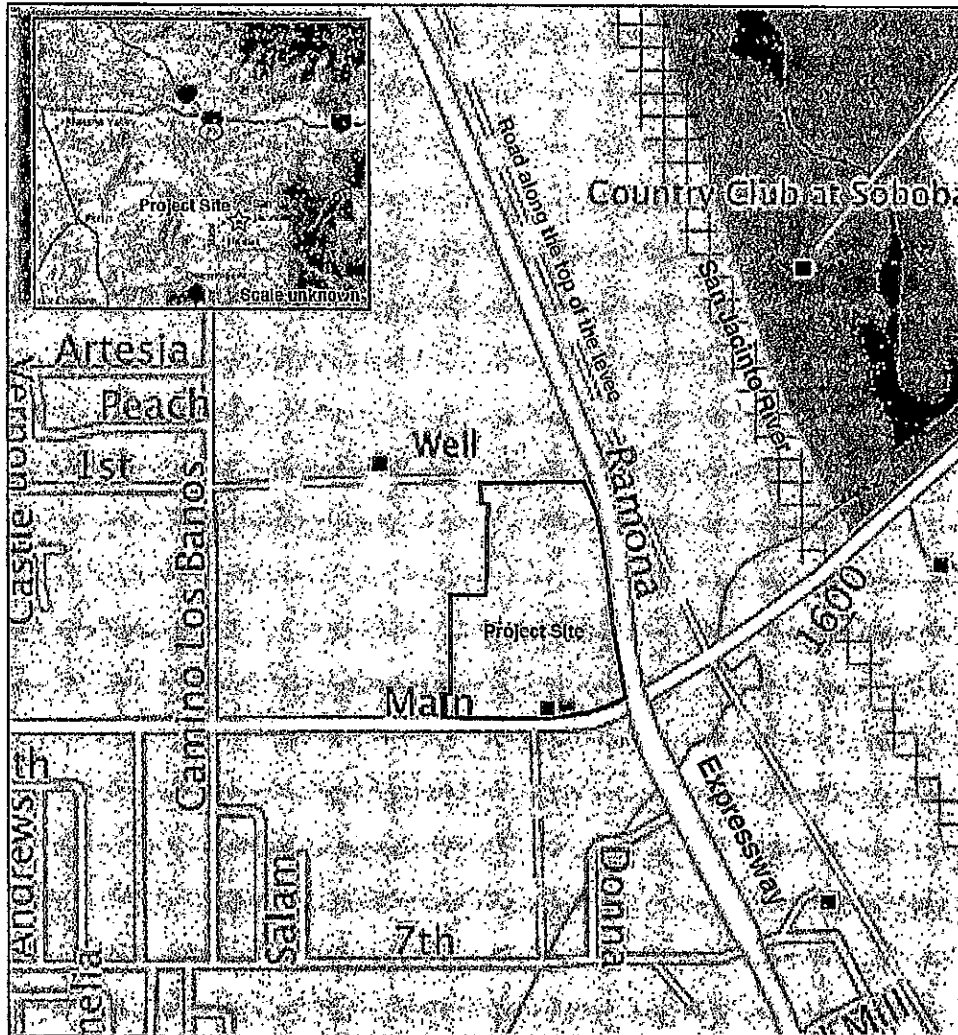
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Date Received
for Filing: _____

Staff _____

(Clerk Stamp Here)

Title _____



Map Base: San Jacinto (date unknown)
7.5' USGS topographic quadrangle

Figure 1. Project Location and Site Vicinity

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: KPC Promenade

Lead Agency: City of San Jacinto

Contact Name: David Leonard

Email: leonarddla@earthlink.net Phone Number: 951.782.9868

Project Location: San Jacinto Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is located on 25.65 gross (22.43 net) acres of vacant land at the northwest corner of Main Street and the Ramona Expressway in the City of San Jacinto. The property is identified by Assessor Parcel Numbers 433-130-021 and 025. The project proposes a total of 114 active senior apartments within a gated community along the west portion of the site, a 120-room hotel, and 155,200 total square feet of commercial and restaurant uses with 422 parking spaces.

The development includes a four-story, 120-room hotel having a height of 60 feet, with an illuminated dome extending up to 96 feet. The hotel will encompass 125,000 SF. A 6200 square foot urgent care medical office building is proposed along Main Street. Four commercial pads are proposed along Ramona Expressway that would include a 5000 SF full service restaurant, a 4300 SF drive-through restaurant, a 3500 SF drive-through restaurant, and a combination retail and restaurant building totaling 6300 SF. A service station and a 3500 SF convenience store is proposed along the Ramona Expressway This facility also includes a car wash. The station would include 16 fuel pumps.

In addition to the commercial uses, the projects includes a gated three-story active senior apartment development, with a 9650 SF clubhouse/office, garden area, pet area, and pool and spa, two bocce ball courts, and outdoor restrooms along the western portion of the site pet area. The development includes 69 1-bedroom units and 45 2-bedroom units. Parking is provided for the 114 residents, 12 guests, and 12 employees totaling 138 spaces.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: The project proposes a height of 60 feet with an illuminated dome extending to 96 feet where a height of 45 feet is allowed. Planned Development Permit 18-1 allows modifications to height standards. Photo simulations have been provided to verify the effect upon scenic vistas. Mitigation calls for a photometric plan to control light spillage onto adjacent properties.

Agriculture: The SJ General Plan designates the site as Unique Farmland. An overriding finding was adopted under the SJGP EIR for the conversion of farmland to urban use. The analysis describes how the site has deteriorated from trespassing and dumping. Mitigation calls for a right-to-farm covenant recorded to protect adjoining farmland.

Biology: The site contains habitat for the San Bernardino Kangaroo Rat, Los Angeles Pocket Mouse and lies within the historic habitat of Stephens Kangaroo Rat. Mitigation has been prepared for trapping, relocation, and perpetual maintenance of the SBKR and LAPM habitat. Fees will be paid for habitat acquisition of the SKR.

Traffic: The project will generate additional traffic at three intersections in the vicinity that operate and an unacceptable level of service. Mitigation calls for specific design improvements to achieve an acceptable level of service and the payment of TUMF fees for regional circulation upgrades.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City has been contacted by the following organizations seeking environmental documents and notices regarding KPC Promenade:

Law firm of Lozeau-Drury on behalf of a labor union.
Golden State Environmental Justice Alliance

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Game - wildlife habitat resources
Regional Water Quality Control Board - water quality compliance