



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

## Memorandum

**Date:** February 14, 2019  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2019011056  
**KPC Promenade**

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Pursuant to the revised attachments (CD/Summary Form/NOC Form), the Lead Agency has *extended* the review period for the above referenced project to **March 13, 2019** to accommodate the review process. All other project information remains the same.

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



Community Development Department  
595 S. San Jacinto Ave.  
San Jacinto, CA 92583  
(951) 487-7330  
Fax (951) 654-3728

February 13, 2019

State Clearinghouse  
Ms. Christine Asiata  
PO Box 3044  
Sacramento, CA 95812-3044

Governor's Office of Planning & Research

FEB 13 2019

STATE CLEARINGHOUSE

RE: CITY OF SAN JACINTO MND FOR THE KPC PROMENADE SCH#2019011056

Dear Ms. Asiata,

The City of San Jacinto hereby requests an extended review for the above case to the date of March 13, 2019. This will reconcile the review period with the scheduled hearing date of March 18, 2019.

Thank you,

Travis Randel, Director  
Planning & Community Development

# NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

**SCH No.:** \_\_\_\_\_

For U.S. Mail: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

(916) 445-0613

|   |                   |                     |   |  |
|---|-------------------|---------------------|---|--|
| <b>PROJECT TITLE</b>                        |                   |                     |   |  |
| LEAD AGENCY<br>City of San Jacinto          |                   |                     | CONTACT PERSON<br>David Leonard   |  |
| STREET ADDRESS<br>595 S. San Jacinto Avenue |                   |                     | TELEPHONE (951) 782-9868<br><i>Governor's Office of Planning &amp; Research</i> |  |
| CITY<br>San Jacinto                         | ZIP CODE<br>92583 | COUNTY<br>Riverside |   |  |

FEB 13 2019

STATE CLEARINGHOUSE

|  |                       |  |                 |   |
|--|-----------------------|--|-----------------|---|
| <b>PROJECT LOCATION</b>                            |                       |  |                 |   |
| COUNTY<br>Riverside                                |                       | CITY/NEAREST COMMUNITY<br>San Jacinto          |                 |   |
| LAT. / LONG.: 33 ° 47 ' 02 " N / 116 ° 56 ' 21 " W |                       |  |                 |   |
| CROSS STREETS<br>Main Street and Ramona Expressway |                       | ZIP CODE<br>92583                              |                 | TOTAL ACRES<br>22.43  |
| ASSESSOR'S PARCEL NO.<br>433-130-021               | SECTION<br>Por 25, 36 | TOWNSHIP<br>4 South                            | RANGE<br>1 West | BASE<br>SBBM  |
| WITHIN 2 MILES: STATE HIGHWAY NO.<br>Highway 79    |                       | WITHIN 2 MILES: WATERWAYS<br>San Jacinto River |                 |   |
| WITHIN 2 MILES: AIRPORTS<br>None                   |                       | WITHIN 2 MILES: RAILWAYS<br>None               |                 | WITHIN 2 MILES: SCHOOLS<br>North Mountain Middle and Estudillo Elementary |

**DOCUMENT TYPE**

| CEQA  |   | NEPA                               |   | OTHER |  |
|---|---|------------------------------------|---|-------|--|
| <input type="checkbox"/> NOP                    | <input type="checkbox"/> Supplemental EIR | <input type="checkbox"/> NOI       | <input type="checkbox"/> Joint Document |       |  |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Subsequent EIR   | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document |       |  |
| <input type="checkbox"/> Neg Dec                | <input type="checkbox"/> (Prior SCH No.): | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other:         |       |  |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other:           | <input type="checkbox"/> FONSI     |   |       |  |
| <input type="checkbox"/> Draft EIR              |   |                                    |   |       |  |

**LOCAL ACTION TYPE**

|  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan                       | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan                         | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input checked="" type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input checked="" type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other:         |

**DEVELOPMENT TYPE**

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units: 114 Acres: 7.41                 | <input type="checkbox"/> Water Facilities: Type: MGD: |
| <input type="checkbox"/> Office: Sq. ft. Acres: Employees:                              | <input type="checkbox"/> Transportation: Type:        |
| <input checked="" type="checkbox"/> Commercial: Sq. ft. 155,200 Acres: 12.17 Employees: | <input type="checkbox"/> Mining: Mineral:             |
| <input type="checkbox"/> Industrial: Sq. ft. Acres: Employees:                          | <input type="checkbox"/> Power: Type: MW:             |
| <input type="checkbox"/> Educational:   | <input type="checkbox"/> Waste Treatment: Type:       |
| <input type="checkbox"/> Recreational:  | <input type="checkbox"/> Hazardous Waste: Type:       |
|   | <input type="checkbox"/> Other:                       |

**PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT:**

|                          |                           |                          |                                 |                          |                          |
|--------------------------|---------------------------|--------------------------|---------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | Aesthetic/Visual          | <input type="checkbox"/> | Geologic/Seismic                | <input type="checkbox"/> | Toxic/Hazardous          |
| <input type="checkbox"/> | Agricultural Land         | <input type="checkbox"/> | Minerals                        | <input type="checkbox"/> | Traffic/Circulation      |
| <input type="checkbox"/> | Air Quality               | <input type="checkbox"/> | Noise                           | <input type="checkbox"/> | Vegetation               |
| <input type="checkbox"/> | Archaeological/Historical | <input type="checkbox"/> | Population/Housing Balance      | <input type="checkbox"/> | Water Quality            |
| <input type="checkbox"/> | Biological Resources      | <input type="checkbox"/> | Public Services/Facilities      | <input type="checkbox"/> | Water Supply/Groundwater |
| <input type="checkbox"/> | Coastal Zone              | <input type="checkbox"/> | Recreation/Parks                | <input type="checkbox"/> | Wetland/Riparian         |
| <input type="checkbox"/> | Drainage/Absorption       | <input type="checkbox"/> | Schools/Universities            | <input type="checkbox"/> | Wildlife                 |
| <input type="checkbox"/> | Economic/Jobs             | <input type="checkbox"/> | Septic Systems                  | <input type="checkbox"/> | Growth Inducement        |
| <input type="checkbox"/> | Fiscal                    | <input type="checkbox"/> | Sewer Capacity                  | <input type="checkbox"/> | Land Use                 |
| <input type="checkbox"/> | Flood Plain/Flooding      | <input type="checkbox"/> | Soil Erosion/Compaction/Grading | <input type="checkbox"/> | Cumulative Effects       |
| <input type="checkbox"/> | Forest Land/Fire Hazard   | <input type="checkbox"/> | Solid Waste                     | <input type="checkbox"/> | Greenhouse Gases         |
| <input type="checkbox"/> | Other: _____              |                          |                                 |                          |                          |

**PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:**

Vacant land General Plan: Low Density Residential Zoning: R-1

**PROJECT DESCRIPTION (please use a separate page if necessary)**

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 22.43 acres of land.

**NOTE:** The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice or Preparation or previous draft document) please fill in.

Revised 2010

| <b>Reviewing Agencies Checklist</b><br><b>KEY: S = Document sent by lead agency X = Document sent by SCH</b> |   |   |  | Appendix C |
|--|---|---|--|------------|
| <i>Lead Agencies may recommend State Clearinghouse distribution by marking agencies below:</i>               |   |   |  |            |
|  | Air Resources Board                       | X | Native American Heritage Commission                            |            |
|  | Boating & Waterways, Department of        |   | Office of Historic Preservation                                |            |
|  | California Emergency Management Agency    |   | Office of Public School Construction                           |            |
| X  | California Highway Patrol                 |   | Parks & Recreation, Department of                              |            |
| X  | Caltrans District #8                      |   | Pesticide Regulation, Department of                            |            |
|  | Caltrans Division of Aeronautics          |   | Public Utilities Commission                                    |            |
|  | Caltrans Planning                         | X | Regional WQCB # 8  |            |
|  | Central Valley Flood Protection Board     |   | Resources Agency   |            |
|  | Coachella Valley Mountains Conservancy    |   | Resources Recycling and Recovery, Department of                |            |
|  | Coastal Commission                        |   | S.F. Bay Conservation & Development Commission                 |            |
|  | Colorado River Board                      |   | San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |            |
|  | Conservation, Department of               |   | San Joaquin River Conservancy                                  |            |
|  | Corrections, Department of                |   | Santa Monica Mountains Conservancy                             |            |
|  | Delta Protection Commission               |   | State Lands Commission   |            |
|  | Education, Department of                  |   | SWRCB: Clean Water Grants                                      |            |
|  | Energy Commission                         |   | SWRCB: Water Quality   |            |
| X  | Fish & Game Region # 6                    |   | SWRCB: Water Rights  |            |
|  | Food & Agriculture, Department of         |   | Tahoe Regional Planning Agency                                 |            |
| X  | Forestry & Fire Protection, Department of |   | Toxic Substances Control, Department of                        |            |
|  | General Services, Department of           |   | Water Resources, Department of                                 |            |
|  | Health Services, Department of            |   | Other:   |            |
|  | Housing & Community Development           |   | Other:   |            |

**Local Public Review Period** (to be filled in by lead agency):

Starting Date: February 13, 2019

Ending Date: March 13, 2019

Address where copies of the Draft EIR are available and a description of how the Draft EIR can be provided in an electronic format: \_\_\_\_\_

**Lead Agency** (Complete if applicable):

Consulting Firm: \_\_\_\_\_


Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

|                        |  |
|------------------------|--|
| <b>Applicant:</b>      | <u>Latham Management Group</u>           |
| <b>Address:</b>        | <u>1600 E. Florida Avenue, Suite 110</u> |
| <b>City/State/Zip:</b> | <u>Hemet, CA 92544</u>                   |
| <b>Phone:</b>          | <u>(951) 658-2559</u>                    |

|   |  |              |                    |
|---|--|--------------|--------------------|
| <b>Signature of Lead Agency Representative:</b> | <u></u> | <b>Date:</b> | <u>13 Feb 2019</u> |
|---|--|--------------|--------------------|

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

*Note: The City of San Jacinto communicates only in writing. No phone calls providing alternative direction shall be allowed.*

*EX*

**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_

Date Review Starts \_\_\_\_\_

Date to Agencies \_\_\_\_\_

Date to SCH \_\_\_\_\_

Clearance Date \_\_\_\_\_

Notes: \_\_\_\_\_

2019011056

SCH No.:

For U.S. Mail: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

(916) 445-0613

|   |                              |   |  |  |
|---|------------------------------|---|--|--|
| <b>PROJECT TITLE</b> KPC Promenade                        |                              |   |  |  |
| <b>LEAD AGENCY</b><br>City of San Jacinto                 |                              |   | <b>CONTACT PERSON</b><br>David Leonard |  |
| <b>STREET ADDRESS</b><br>595 S. San Jacinto Avenue        |                              |   | <b>TELEPHONE</b><br>(951) 782-9868     |  |
| <b>CITY</b><br>San Jacinto                                | <b>ZIP CODE</b><br>92583     | <b>COUNTY</b><br>Riverside                            |  |  |
| <b>PROJECT LOCATION</b>                                   |                              |   |  |  |
| <b>COUNTY</b><br>Riverside                                |                              | <b>CITY/NEAREST COMMUNITY</b><br>San Jacinto          |  |  |
| <b>LAT. / LONG.</b><br>33° 47' 02" N 116° 56' 21" W       |                              |   |  |  |
| <b>CROSS STREETS</b><br>Main Street and Ramona Expressway |                              | <b>ZIP CODE</b><br>92583                              | <b>TOTAL ACRES</b><br>22.43            |  |
| <b>ASSESSOR'S PARCEL NO.</b><br>433-130-021               | <b>SECTION</b><br>Por 25, 36 | <b>TOWNSHIP</b><br>4 South                            | <b>RANGE</b><br>1 West                 | <b>BASE</b><br>SBBM  |
| <b>WITHIN 2 MILES: STATE HIGHWAY NO.</b><br>Highway 79    |                              | <b>WITHIN 2 MILES: WATERWAYS</b><br>San Jacinto River |  |  |
| <b>WITHIN 2 MILES: AIRPORTS</b><br>None                   |                              | <b>WITHIN 2 MILES: RAILWAYS</b><br>None               |  | <b>WITHIN 2 MILES: SCHOOLS</b><br>North Mountain Middle and Estudillo Elementary |

## DOCUMENT TYPE

| CEQA Governor's Office of Planning & Research   |   | NEPA Governor's Office of Planning & Research |   | OTHER |  |
|---|---|---|---|-------|--|
| <input type="checkbox"/> NOP                    | <input type="checkbox"/> Supplemental EIR | <input type="checkbox"/> NOI                  | <input type="checkbox"/> Joint Document |       |  |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Subsequent EIR   | <input type="checkbox"/> EA                   | <input type="checkbox"/> Joint Document |       |  |
| <input type="checkbox"/> Neg Dec                | <input type="checkbox"/> (Prior SCH No.): | <input type="checkbox"/> Draft EIS            | <input type="checkbox"/> Other          |       |  |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other            | <input type="checkbox"/> CONSI                | <input type="checkbox"/> Other          |       |  |
| <input type="checkbox"/> Draft EIR              |   |   |   |       |  |

## LOCAL ACTION TYPE

|  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan                       | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan                         | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input checked="" type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input checked="" type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other:         |

## DEVELOPMENT TYPE

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units: 114 Acres: 7.41                 | <input type="checkbox"/> Water Facilities: Type: MGD: |
| <input type="checkbox"/> Office: Sq. ft. Acres: Employees:                              | <input type="checkbox"/> Transportation: Type:        |
| <input checked="" type="checkbox"/> Commercial: Sq. ft. 155,200 Acres: 12.17 Employees: | <input type="checkbox"/> Mining: Mineral:             |
| <input type="checkbox"/> Industrial: Sq. ft. Acres: Employees:                          | <input type="checkbox"/> Power: Type: MW:             |
| <input type="checkbox"/> Educational:   | <input type="checkbox"/> Waste Treatment: Type:       |
| <input type="checkbox"/> Recreational:  | <input type="checkbox"/> Hazardous Waste: Type:       |
|   | <input type="checkbox"/> Other:                       |

Notice of Completion - Environmental Doc. Transmittal

1

FORM 44

PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT: Blank/N/A

PROJECT DESCRIPTION (please use a separate page if necessary)

land use: vacant land. CP. Low density Res. B.R. - 1

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 0.95 acre retention basin all on 22.43 acres of land.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

1-24-2019

SCH COMPLIANCE

2-22-2019

## Project Sent to the following State Agencies

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Resources             | <input type="checkbox"/> Cal EPA                                  |
| <input type="checkbox"/> Boating & Waterways              | <input type="checkbox"/> ARB: Airport & Freight                   |
| <input type="checkbox"/> Central Valley Flood Prot.       | <input type="checkbox"/> ARB: Transportation Projects             |
| <input type="checkbox"/> Coastal Comm                     | <input type="checkbox"/> ARB: Major Industrial/Energy             |
| <input type="checkbox"/> Colorado Rvr Bd                  | <input type="checkbox"/> Resources, Recycl. & Recovery            |
| <input type="checkbox"/> Conservation                     | <input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water |
| <input checked="" type="checkbox"/> CDFW # 60             | <input type="checkbox"/> SWRCB: Div. Drinking Wtr #               |
| <input checked="" type="checkbox"/> Cal Fire              | <input type="checkbox"/> SWRCB: Div. Financial Assist.            |
| <input checked="" type="checkbox"/> Historic Preservation | <input type="checkbox"/> SWRCB: Wtr Quality                       |
| <input checked="" type="checkbox"/> Parks & Rec           | <input type="checkbox"/> SWRCB: Wtr Rights                        |
| <input checked="" type="checkbox"/> Bay Cons & Dev Comm.  | <input checked="" type="checkbox"/> Reg. WQCB # 8                 |
| <input checked="" type="checkbox"/> DWR                   | <input type="checkbox"/> Toxic Sub Ctrl-CTC                       |
|   | <b>Yth/Adlt Corrections</b>                                       |
|   | <input type="checkbox"/> Corrections                              |
|   | <b>Independent Comm</b>   |
| <input type="checkbox"/> CalSTA                           | <input type="checkbox"/> Delta Protection Comm                    |
| <input type="checkbox"/> Aeronautics                      | <input type="checkbox"/> Delta Stewardship Council                |
| <input checked="" type="checkbox"/> CHP                   | <input type="checkbox"/> Energy Commission                        |
| <input checked="" type="checkbox"/> Caltrans # 8          | <input checked="" type="checkbox"/> NAHC                          |
| <input type="checkbox"/> Trans Planning                   | <input type="checkbox"/> Public Utilities Comm.                   |
| <b>Other</b>  | <input type="checkbox"/> Santa Monica Bay Restoration             |
| <input type="checkbox"/> Education                        | <input checked="" type="checkbox"/> State Lands Comm              |
| <input type="checkbox"/> Food & Agriculture               | <input type="checkbox"/> Tahoe Rgl Plan Agency                    |
| <input type="checkbox"/> HCD                              |   |
| <input checked="" type="checkbox"/> OES                   |   |

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019011056

Please forward late comments directly to the Lead Agency

22