



NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507
(951) 955-6200

From: (Public Agency)
City of San Jacinto
Travis Randel, Deputy City Manager
Development Services
City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, CA 92583
(951) 487-7330

Case Number: PROJ23-0032

Project Title: San Jacinto Retail Center

Project Applicant: PM Design on behalf of AU Energy LLC

Project Location - Specific: San Jacinto, CA 92582
APN: 434-050-032

Project Location - City: San Jacinto

Project Location - County: Riverside County

Description of Project: A proposal by PM Design on behalf of AU Energy LLC for a Site Plan and Design Review, Conditional Use Permit, and Minor Use Permit to construct and operate a service station with six fuel pumps and a 4,050 square foot convenience store with alcohol sales, and a 3,099 square foot car wash on a 2.2-acre lot.

Name of Public Agency Approving Project: City of San Jacinto

Name of Person or Agency Carrying Out Project: AU Energy LLC

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268).
- Not a project.
- Emergency Project (Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b)(c)).
- Categorical Exemption. State type and section number: 15183 – Projects Consistent with a Community Plan or Zoning, 15303 – New Construction or Conversion of Small Structures, 15304 – Minor Alterations to Land and 15332 – In-Fill Development.
- Declared Emergency. (Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a)).
- Statutory Exemptions. State code number: _____
- Other. Explanation: _____

Reasons Why Project Is Exempt:

15332 – In-Fill Development CEQA Guidelines, Section 15332, is designed to streamline environmental review within urban Areas, and applies to projects that meet the following conditions (in bold):

- **The project is consistent with the applicable general plan designation and all applicable general plan policies and applicable zoning designation and regulations.**

The project is consistent with the applicable general plan designation and all applicable general plan policies, and applicable zoning designation and regulations. The City's General Plan land use designation for the project site is Commercial (C), which provides for a variety of retail and service-oriented business activities, including both small and large-scale commercial development with retail, entertainment, and/or service uses. This designation allows for uses such as hotels, auto sales, auto repair, and auto repair-related uses. The CG Zone is consistent with the General Plan designation, and the proposed project uses of a service station consisting of a 4,050 square-foot convenience store with off-site alcohol sales, a 3,344 square-foot canopy with six pump islands and twelve fueling stations, and a 3,088 square-foot car wash with drive-through are all permitted uses.

- **The proposed development occurs within city limits on a project site of no more than five (5) acres, substantially surrounded by urban uses.**

The project site is located on 2.2 acres, entirely within the City of San Jacinto, and is adjacent to two Arterial Roadways, residential and commercial uses. In addition, the site is in close proximity to industrial uses to the southwest.

- **The project site has no value as habitat for endangered, rare, or threatened species.**

An Updated MSCHP Habitat Assessment Report was prepared for the project by L&L Environmental, Inc. May 2024. The site is not within a Multiple-Species Habitat Conservation Plan (MSHCP) Criteria Cell. The site is entirely disturbed, and the vegetation is ruderal. There is no native habitat. No listed or special status plants or wildlife observed. There is no evidence of burrowing owls or occupied burrows found, and no requirement for a burrowing owl survey. The analysis found that the project site had no endangered, rare, or threatened species and was of no value as habitat to such species.

- **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

A Vehicle Miles Traveled (VMT) Screening Analysis for the San Jacinto Retail Center was prepared by Linscott, Law & Greenspan, Engineers, February 20, 2025 for the project. The City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Services Assessment was used to prepare the VMT analysis under the California Environmental Quality Act (CEQA). In accordance with the City Guidelines, the proposed Project is exempt from the preparation of any further VMT analysis, and it is assumed that its implementation will not result in any significant CEQA-related transportation impacts. Therefore, the project is exempt from further analysis.

A Noise Study was prepared for the project by Birdseye Planning Group, February 2025. The Study evaluated noise generated from additional traffic, the car wash operations, and construction, and concluded that the project would not have any significant effects.

An Air Quality and Greenhouse Gas (GHG) Report was prepared for the project by Birdseye Planning Group, February 2025. The report concluded the project complies with local, regional, and state requirements for AQ and GHG.

A Project Specific Water Quality Management Plan (PWQMP) was prepared by Kimley-Horn and Associates, dated November 2023. The project would not result in any significant effects related to water quality.

- **The site can be adequately served by all required utilities and public services.**

The project is proposed within a vacant 2.2-acre parcel. The project applicant has provided reports and studies to further support the Notice of Exemption. The project will be served by the City of San Jacinto Water and Wastewater Departments. The project will connect to the existing City water main in State Street and the sewer connection will be to Cottonwood Avenue.

Natural gas is provided to the site by Southern California Gas Company (SCG). The Project will connect to an existing distribution line in either State Street or Cottonwood Avenue. Electricity is provided by Southern California Edison and connections can be made to existing lines on Cottonwood Avenue or the east side of State Street.

The project has been reviewed by the Fire Department, and appropriate fire protection can be provided with the implementation of the required building/site design features. Appropriate fire flow will be provided to the project site with the installation of the required fire hydrants. Fire connection and two fire hydrants will be installed and will connect to the water main in State Street. To assure that police service is sufficient to meet demand, the City has established a Public Safety Capital Improvement Fund, to which all new commercial development must pay at the time of building permit issuance.

15303 – New Construction or Conversion of Small Structures,

The project is consistent with CEQA Guidelines Section 15303 (c) as the Project includes two commercial buildings less than 10,000 square feet within an urbanized area.

15304 – Minor Alterations to Land,


The project will include minor alterations to the project site that will include minor grading activities, trenching and backfilling etc.

15183 – Projects Consistent with a Community Plan or Zoning,

The project is consistent with the City of San Jacinto General Plan and Zoning and therefore impacts of the commercial development were previously evaluated in the General Plan 2040 EIR.

Lead Agency Contact Person: Yaneli Hernandez, Senior Planner
Area Code/Telephone/Extension: (951) 487-7330

Date of Approval: July 22, 2025

Signature: 
Title: Senior Planner

Date: 7-24-2025

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

(Clerk Stamp Here)