



NOTICE OF EXEMPTION

To: Office of Planning and Research
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: USE24-0033 and VAR24-0003

Project Title: Conditional Use Permit to permit a Type 21 (off-sale of beer, wine, and distilled spirits) Alcohol License for Las Olas Meat Market at 2191 Esplanade Avenue

Project Applicant: Hortencia Sandoval (dba Las Olas Meat Market)

Project Location - Specific: 2191 W Esplanade Ave Suite 104D
San Jacinto, CA 92582
APN: 436-710-004

Project Location - City: San Jacinto

Project Location - County: Riverside County

Description of Project: The project involves upgrading the existing Type 20 alcohol license to a Type 21 alcohol license for Las Olas Meat Market, located within the San Jacinto Esplanade. This upgrade will allow the sale of distilled spirits in addition to beer and wine for off-site consumption. A variance has also been granted to reduce the required separation distance from a public park from 600 feet to 320 feet.

Name of Public Agency Approving Project: City of San Jacinto

Name of Person or Agency Carrying Out Project: Hortencia Sandoval (dba Las Olas Meat Market)

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: 15061 (b)(3) – Common Sense Exemption, 15301 – Existing Facilities (Class 1), 15305 – Minor Alterations in Land Use Limitations (Class 5).
- 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:

Class 1: Existing Facilities (CEQA Guidelines §15301)

The project involves the operation and minor alteration of an existing private structure, the Las Olas Meat Market. The upgrade from a Type 20 to a Type 21 alcohol license does not involve any physical expansion or changes to the building or its footprint. The market will continue to operate as it has, with the primary change being administrative in nature. This ensures that the environmental impact is negligible.

Class 5: Minor Alterations in Land Use Limitations (CEQA Guidelines §15305)

The upgrade to a Type 21 alcohol license constitutes a minor alteration in land use limitations. This exemption is applicable because the project does not intensify the current use or significantly affect the surrounding environment. There are no changes required to zoning, planning, or land use designations, and the overall character and function of the market remain consistent with existing policies.

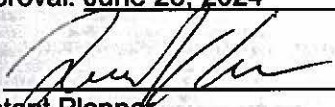
Common Sense Exemption (CEQA Guidelines §15061(b)(3))

This exemption applies because there is no possibility that the project will have a significant effect on the environment. The Las Olas Meat Market will continue to operate within its existing footprint and use. The environmental impact of selling a broader range of alcoholic beverages is considered negligible.

Lead Agency Contact Person: Frank Chen, Assistant Planner

Area Code/Telephone/Extension: (951) 487-7330

Date of Approval: June 26, 2024

Signature: 
Title: Assistant Planner

Date: 7/1/24

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

(Clerk Stamp Here)