



City of Mission Viejo Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of Orange
P.O. Box 238
Santa Ana, CA 95814

From: City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691
(949) 470-3000

Project Title: Los Osos Creekside Plaza

Project Applicant: City of Mission Viejo

Project Location (Specific): 25282 Marguerite Parkway (portions of APNs: 782-011-59, 782-011-56, & 782471-08)

Project Location – City/County: Mission Viejo, Orange County

Project Description:

The City of Mission Viejo proposes to modify an existing alley, landscape slope, and pedestrian trail behind the Mission Viejo Village Center, an existing shopping center with retail, restaurant, and grocery uses located off Marguerite Parkway, south of La Paz Road. Located along the back of the shopping center is an existing pedestrian trail (“Oso Creek Trail”) that parallels Oso Creek and an alley used for commercial deliveries and a landscape slope separate the Oso Creek Trail from the commercial center. The project will reconfigure the alley, landscape slope, and Oso Creek Trail to create a Creekside Plaza (Project). The Creekside Plaza would 1) realign the Oso Creek Trail, 2) add new outdoor seating and gathering areas, 3) add new landscape areas, and 4) create approximately 1,020 square feet of commercial uses and restrooms. Construction would occur between September 1 and February 15, unless surveys confirm no nesting birds or least Bell’s vireo are present in Oso Creek within 500 feet of the Project site.

Public Agency Approving Project: City of Mission Viejo

Name of Person or Agency Carrying Out Project: City of Mission Viejo, Community Development Department

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. (Class, Section, Title): Class 1, 15301, Existing Facilities; Class 3, 15303, New Construction or Conversion of Small Structures
- Statutory Exemptions. _____

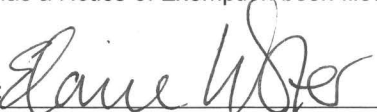
Reasons why project is exempt:

The Class 1 Exemption would apply to the reconfiguration of the alley, landscape slope, and Oso Creek Trail, all of which are existing facilities, and the modifications would be minor with no expansion of use. The Class 3 Exemption would apply to the construction of 1,020 square feet of new small commercial uses, which is under the exemption threshold of 2,500 square feet.

Lead Agency Contact Information: Elaine Lister, Director of Community Development
(949) 470-3024

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 07/02/2024 Title: Director of Community Development

Signed by:

- Lead Agency
- Applicant