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 Entertainment Plaza

Project Applicant: City of Mission Viejo

Project Location (Specific): 25282 Marguerite Parkway (APN: 782-011-56)

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

Project Description:
The City of Mission Viejo proposes to convert the former Steinmart Building into a new Entertainment Plaza with restaurant and retail uses and an outdoor plaza (Project). The Project is located at 25282 Marguerite Parkway in the City of Mission Viejo. The former Steinmart Building provides 33,000 square feet of commercial space. The City proposes to modify the existing building to an open-air concept by retaining the perimeter walls and opening the front and middle of the building to create restaurant and retail uses on both sides of the existing perimeter walls. The front and middle of the space will be converted to an outdoor plaza design. The modification to the existing building would reduce the amount of commercial space to approximately 17,500 square feet. The proposal also includes the reconfiguration of the existing parking lot to create additional plaza and pedestrian connectivity. No change in the building's footprint would occur.

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 2, 15302, Replacement or Reconstruction

☐ Statutory Exemptions. _____

Reasons why project is exempt:
The Project qualifies for a Class 2 exemption as the footprint of the proposed Project remains within the footprint of the existing building. Therefore, no physical expansion of use would occur. The proposed Project would not expand or increase the commercial use of the site as the commercial square footage would be reduced from 33,000 to approximately 17,500 square feet. The purpose of the new structure is consistent with former retail use and current assembly use. The proposed uses would remain consistent with the uses permitted by the current zoning.

Lead Agency Contact Information: Elaine Lister, Director of Community Development
(949) 470-3053

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: Elaine Lister Date: 7/24/2024 Title: Director of Community Development

Signed by:

☒ Lead Agency

☐ Applicant