



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF MISSION VIEJO
200 CIVIC CENTER
MISSION VIEJO, CA 92691



Office of the Orange County Clerk-Recorder Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 07/08/2024

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Carina Herrera Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20240000182279
7/8/24 10:49 am
477 VitIndx

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202485000590		50.00
Time Recorded 10:49 am		

Total	0.00
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Payment Type	Amount
NO FEE	50.00
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07108|2024-0583

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



NO FEE

* \$ R 0 0 1 5 0 3 1 2 7 0 \$ *

202485000590 10:49 am 07/08/24

477 VitIdx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

LOS OSOS ENTERTAINMENT PLAZA

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

JUL 08 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON July 8, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



**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

FILED

JUL 08 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Project Title: Los Osos Entertainment Plaza

BY: C.H DEPUTY

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



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 30 — 07/08/2024 — 0583
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MISSION VIEJO	LEAD AGENCY EMAIL	DATE 07/08/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000590	

PROJECT TITLE
 LOS OSOS ENTERTAINMENT PLAZA

PROJECT APPLICANT NAME CITY OF MISSION VIEJO	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 470-3053
PROJECT APPLICANT ADDRESS 200 CIVIC CENTER	CITY MISSION VIEJO	STATE CA
		ZIP CODE 92691

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee		\$	
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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