

# Notice of Exemption

## Appendix E

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

County Clerk

County of: Orange

601 N. Ross Street

Santa Ana, CA 92701

**From:** (Public Agency): City of Mission Viejo

200 Civic Center

Mission Viejo, CA 92691

(Address)

Project Title: Crown Medical Plaza - Medical Office Building

Project Applicant: Crown Medical Plaza LLC

Project Location - Specific:

27820 Center Drive Mission Viejo, CA 92692 - APNs 740-111-14 and 740-111-15

Project Location - City: Mission Viejo

Project Location - County: Orange County

Description of Nature, Purpose and Beneficiaries of Project:

Construction of an 2-story, 18,032 sq. ft. medical office building and a 2-story, 21,106 sq. ft. parking structure at 27820 Center Drive on an existing vacant lot in the BP (Business Park/Industrial) zone. The Planned Development Permit P- PDP2024-0006 is for the development of the site, and the Minor Exception P-ME2024-0004 is requested to allow a 4-space (3%) parking deficiency.

Name of Public Agency Approving Project: City of Mission Viejo

Name of Person or Agency Carrying Out Project: City of Mission Viejo

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: In Fill Development Projects, 15332
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

A Class 32 Exemption applies because the project is: consistent with the applicable general plan and zoning designation, and all applicable general plan policies; is less than five (5) acres; has no value as habitat for endangered species; and can be adequately served by all required utilities and public services. The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

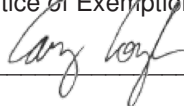
Lead Agency

Contact Person: Larry Longenecker

Area Code/Telephone/Extension: (949) 470-3009

**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: 03/11/2025 Title: Director of Community Development

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_