



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0410712025-0211

202585000276

FILED

April 7, 2025

HUGH NGUYEN
CLERK - RECORDER

By: Hugh Nguyen
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

COSTCO WHOLESALE FUELING FACILITY

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 IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 04/07/2025
Posted 04/07/2025 Removed _____
Returned to agency on _____
DEPUTY 483

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.

Notice of Exemption

Appendix E

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

From: (Public Agency): City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691

County Clerk
County of: Orange
24031 El Toro Road, Suite 150
Laguna Hills, CA 92701

(Address)

Project Title: Costco Wholesale Fueling Facility

Project Applicant: Costco Wholesale 730 Lake Drive, Issaquah, WA 98027

Project Location - Specific:

25732 El Paseo Mission Viejo, CA 92691 - APNs 784-661-47 and 784-661-42

Project Location - City: Mission Viejo Project Location - County: Orange County

Description of Nature, Purpose and Beneficiaries of Project:

Construction of a new, members-only independent fuel facility located within the Mission Viejo Freeway Center at 25732 El Paseo in the CH (Commercial Highway) zone. Planned Development Permit P-PDP2024-0003 is required for development of the site, and Conditional Use Permit P-CUP2024-0005 is required use of the site as an automobile service station engaged in fuel sales. Special Sign Permit P-SSP2024-0002 is required to permit the proposed canopy signs.

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: *Larry Longenecker* Date: 03/31/2025 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: _____

FILED

APR 07 2025

HUGH NGUYEN, CLERK-RECORDER

Revised 2011

BY: *[Signature]* DEPUTY