



NOTICE OF EXEMPTION

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

Orange County Clerk-Recorder
County Administration South
Attn: Recorder Operations
601 N. Ross Street
Santa Ana, CA 92701

From: Development Services Department
32400 Paseo Adelanto
San Juan Capistrano, California 92675
Contact: Dominic Matias, Assistant Planner
Phone: (949) 443-6390

PROJECT TITLE: Costco Fuel Station Expansion

PROJECT APPLICANT: Alberto Esquivel. 3300 Douglas Blvd, Ste 100, Roseville, CA 95661

ADDRESS: 33949 Doheny Park Road, San Juan Capistrano, CA 92675 (APN: 121-254-62)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The site is developed with an existing commercial fuel dispensing station use, which has an existing 6,804 square-foot canopy and eleven (11) fuel dispensers, which provide a total of twenty-two (22) pumps. The proposed project would expand the existing canopy by 5,826 square feet, for a total of 12,630 square feet. In addition, the project would add seven (7) new fuel dispensers, which would provide a total of fourteen (14) new fuel dispensers on-site. The proposed project also includes the internal reconfiguration of the northwestern corner of the existing parking lot, the extension of the existing car wash queueing lane, and landscaping to accommodate the additional lanes for the fuel dispensers. The proposed project would also include the removal and replacement of asphalt pavement, concrete curbs, and landscaping, including eleven (11) trees to accommodate the fuel dispensing station, the additional two (2) lanes and one (1) emergency lane, and the internal reconfiguration of the northwestern corner of the parking lot.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Juan Capistrano

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Dominic Matias, Assistant Planner, Planning Division

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: Section 15301(e)(2), Class 1, Existing Facilities
- Statutory Exemptions. State code number: _____

REASONS WHY PROJECT IS EXEMPT:

This project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The City's Environmental Administrator has determined that the project is categorically

exempt from further review per Section 15301(e)(2), Class 1, Existing Facilities. The City's Environmental Administrator has determined that the project qualifies for Class 1 categorical exemption because the addition to the existing dispensing station structure will not result in an increase of more than 10,000 square feet, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. Furthermore, the extension of the existing car wash queueing lane, the internal reconfiguration of the northwestern corner of the existing parking lot, and removal and replacement of eleven (11) trees constitute a minor alteration of existing private facilities involving negligible or no expansion of existing use. Consequently, staff finds that no additional environmental analysis is necessary to meet the requirements of the CEQA.

LEAD AGENCY: Development Services Department, City of San Juan Capistrano

CONTACT PERSON: Dominic Matias, Assistant Planner

TEL: (949) 443-6390



Laura Stokes, Environmental Administrator

July 23, 2025

Date