



## NOTICE OF EXEMPTION

<b>TO:</b> <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	<b>FROM:</b> Name: City of Lake Forest (Public Address: 100 Civic Center Drive Agency) Lake Forest, CA 92630 Telephone: (949) 461-3400
<input checked="" type="checkbox"/> Orange County Clerk Address: Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701	
1. Project Title:	Costco Wholesale Project
2. Project Applicant (include address, telephone number and email address):	Costco Wholesale Michael Okuma 9 Corporate Park, Suite 230 Irvine, CA 92606
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	26602 Towne Centre Drive, Lake Forest CA 92610 APN 612-093-13 Intersection of Towne Centre Drive & Market Place
4. (a) Project Location – City: Lake Forest	(b) Project Location – County: Orange
5. Description of nature, purpose, and beneficiaries of Project:	<p>The Project consists of the Lake Forest City Council denying the appeal of the Planning Commission's approval of the Project (SDP 05-25-5800, UP 05-25-5801, UP 05-25-5802, UP 05-25-5803, PSP 05-25-5804, and PCN 12-25-5850) and approving the Project at a hearing de novo.</p> <p>The Project site is located within the southwestern portion of the Foothill Ranch Towne Centre and is currently developed with an existing 87,263-square foot commercial building formerly operated as a movie theater, a 126,878-square foot building pad, and a 582,225-square foot surface parking area. The Project proposes to demolish the former movie theater building and existing site improvements (e.g., asphalt and concrete pavement, landscape/shrub islands, utility infrastructure) and construct a new 34-foot tall, 165,068 gross -square foot retail warehouse building with a tire service center located within the northwestern portion of the site. Additional site improvements include parking, landscaping, and utility infrastructure.</p>
6. Name of Public Agency approving project:	City of Lake Forest
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Costco Wholesale
8. Exempt status: (check one)	

(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	State CEQA Guidelines § 15050(c)(2)-(3)
(c) <input type="checkbox"/> Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) <input type="checkbox"/> Categorical Exemption. State type and section number:	
(f) <input checked="" type="checkbox"/> Statutory Exemption. State Code section number:	CEQA Guidelines Section 15183 [Sec. 15183]
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that additional environmental review shall not be required for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. An Environmental Checklist has been prepared pursuant to CEQA Guidelines Section 15183 to determine whether there are project-specific significant effects that are peculiar to the Project or the site and if the proposed project meets the conditions for a streamlined environmental review process. A determination has been made that the proposed Project is consistent with the 2040 Lake Forest General Plan, for which an EIR was prepared and certified, and there are no-site specific or cumulative impacts associated with the proposed Project that have not been fully addressed in a previous environmental document, or that cannot be mitigated to a less than significant level through the application of the uniformly applied development policies and/or standards. This evaluation concludes the proposed Costco Wholesale Project is within the scope of the 2040 Lake Forest General Plan EIR, and that no further CEQA documentation is required.
10. Lead Agency Contact Person: Telephone:	Connor Musler, AICP, Associate Planner (949) 461-3491
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 17, 2026	

Date: 3/18/2026

  
Signature

Name: Connor Musler

Title: Associate Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)