

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Costco Wholesale Facility and Fueling Station ProjectLead Agency: City of BreaContact Person: Cristal NavaMailing Address: 1 Civic Center CirclePhone: 714.671.4408City: BreaZip: 92821County: Orange**Project Location:** County: OrangeCity/Nearest Community: BreaCross Streets: South Kraemer Boulevard and East Birch StreetZip Code: 92821Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 2.95 " N / 117 ° 51 ' 41.86 " W Total Acres: 18.65Assessor's Parcel No.: 320-221-24Section: N/ATwp.: 3SRange: 9WBase: SBBMWithin 2 Miles: State Hwy #: 57, 90, 142Waterways: Manmade bodies of water, ephemeral streamAirports: N/ARailways: N/ASchools: OES,EDHS,TMS,FCMSGES,CHES,SVES,LES,BJSH,FAST,BOHS,HOPSYL,RDES,WES,BES**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☒ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 159,889

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☒ Other: Fueling station**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: Energy, Tribal Cultural**Present Land Use/Zoning/General Plan Designation:**M-1 (Light Industrial)**Project Description:** *(please use a separate page if necessary)*

The 18.65-acre project site is at 200 South Kraemer Boulevard. The proposed project entails development of a 159,889-SF Costco wholesale facility and fueling station, with associated on-site and off-site improvements, including the removal and relocation of driveways on Ranger Street and Birch Street and the removal of an existing driveway along Kraemer Boulevard. The Costco wholesale facility would be constructed on the northeastern portion of the project. A Costco fueling facility would be constructed on the western portion of the project site, with 20 fuel islands and 40 fueling pumps. Three underground storage tanks (two 40,000-gallon gasoline tanks and one 1,500-gallon additive tank) and associated monitoring and safety equipment would be installed. A total of 943 parking stalls would be provided onsite. Ingress/egress to the site would be provided on East Birch Street, South Kraemer Boulevard, and Ranger Street, and truck access would be primarily from Ranger Street. The proposed project's utility system would connect to existing infrastructure within the adjacent streets.

Revised 2008

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

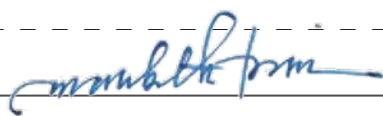
☒ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☒ Caltrans District # <u>12</u>	☐ Parks & Recreation, Department of
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning	☐ Public Utilities Commission
☐ Central Valley Flood Protection Board	☒ Regional WQCB # <u>8</u>
☐ Coachella Valley Mtns. Conservancy	☐ Resources Agency
☐ Coastal Commission	☐ S.F. Bay Conservation & Development Comm.
☐ Colorado River Board	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Conservation, Department of	☐ San Joaquin River Conservancy
☐ Corrections, Department of	☐ Santa Monica Mtns. Conservancy
☐ Delta Protection Commission	☐ State Lands Commission
☐ Education, Department of	☐ SWRCB: Clean Water Grants
☐ Energy Commission	☒ SWRCB: Water Quality
☒ Fish & Game Region # <u>5</u>	☐ SWRCB: Water Rights
☐ Food & Agriculture, Department of	☐ Tahoe Regional Planning Agency
☐ Forestry and Fire Protection, Department of	☒ Toxic Substances Control, Department of
☐ General Services, Department of	☒ Water Resources, Department of
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Integrated Waste Management Board	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 5, 2026 Ending Date November 5, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Costco Wholesale Corporation</u>
Address: <u>3 MacArthur Place, Suite 1100</u>	Address: <u>999 Lake Drive</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Issaquah, WA 98027</u>
Contact: <u>Dina El Chammas Gass</u>	Phone: <u>760.707.9124</u>
Phone: <u>714.966.9220 x2371</u>	

Signature of Lead Agency Representative:  Date: 10/02/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.