

**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

To: Governor's Office of Planning and Research - State Clearinghouse 1400 Tenth St, Suite 222 Sacramento, CA 95814-5502	From: South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA 91765
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Project Title/Facility Name: Costco Gasoline #122 **Facility ID Number:** 189942

Project Proponent: Costco Wholesale Corporation

Project/Equipment Location: 2655 S. El Camino Real, Tustin, CA, 92782

Los Angeles County Orange County Riverside County San Bernardino County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant, Costco Wholesale Corporation (Costco) has applied for a Permit to Construct/Permit to Operate to install and operate a new 32-fueling position gasoline station with an operating schedule of 16 hours per day, 7 days per week, 30 days per month, and 52 weeks per year based on a maximum gasoline throughput of 2,220,000 gallons per month with three underground storage tanks (USTs) with a capacity of 20,000 gallons each, and one underground storage tank with a capacity of 1,500 gallons (Proposed Project). The Proposed Project is part of a larger project evaluated and approved by the City of Tustin (City) on October 16, 2019, granting Conditional Use Permit 2018-00018/Design Review 2018-00026 ("City's Approved Project") to: 1) demolish the Goodyear tire center and adjacent parking lot located at 2541 S. El Camino Real, Tustin, CA, 92782 and replace it with new parking stalls; and 2) construct a new Costco gasoline fueling station at 2655 S. El Camino Real, Tustin, CA, 92782. The City relied on numerous technical reports, Staff Reports and analysis, its "Supporting Analysis for a Class 32 Exemption," and "Air Quality and Greenhouse Gas Emissions for Construction and Operation of the Gasoline Dispensing Facility at Costco Tustin Ranch," all of which contained a detailed analysis of the environmental impacts associated with the City's Approved Project, including the topic areas of traffic, noise, air quality and water quality. The City determined that the City's Approved Project was exempt from CEQA pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects, also referred to as a Class 32 categorical exemption, and that no unusual circumstances pursuant to CEQA Guidelines Section 15300.2(c) – Significant Effect would occur. The South Coast Air Quality Management District (South Coast AQMD) has issued a Permit to Construct/Permit to Operate for the Proposed Project.

Date of Project Approval/ Permit Issue Date:	September 29, 2021	Permit to Construct/Permit to Operate Number:	N33781
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Public Agency Approving Project:	Applicant or Person Carrying Out Project:
South Coast Air Quality Management District	Costco (Facility ID: 189942)

Exempt Status: CEQA Guidelines Sections 15061(b)(3) – Common Sense Exemption and 15332 – In-Fill Development Projects

Reasons why project is exempt: The South Coast AQMD has reviewed the Proposed Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, the three-step process for deciding which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, procedures for determining if a project is exempt from CEQA. The South Coast AQMD also independently reviewed the information contained in the City's "Supporting Analysis for a Class 32 Exemption" and "Air Quality and Greenhouse Gas Emissions for Construction and Operation of the Gasoline Dispensing Facility at Costco Tustin Ranch" and public comments received on the South Coast AQMD's Rule 212 Public Notice. The South Coast AQMD has determined that the Proposed Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) – Common Sense Exemption and 15332 – In-Fill Development Projects. The South Coast AQMD has also determined that no unusual circumstances would occur that would create significant effects, which appears to be supported by the evidence in the record. Thus, none of the exceptions to the Class 32 categorical exemption pursuant to CEQA Guidelines Section 15300.2 – Exceptions apply to the Proposed Project.

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Date Received for Filing: _____ **Signature:** 

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Planning, Rule Development, and Area Sources