

City of Rancho Santa Margarita  
22112 El Paseo  
Rancho Santa Margarita, CA 92688  
(949) 635-1800

## NOTICE OF EXEMPTION

To: X County of Orange  
Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title and File Number:** Amendment to Planning Application RSM 21-010 (Tentative Parcel Map No. 2022-132)

**Project Applicant:** Dr. Orly Taitz  
Medical Dental Development, LLC  
29839 Santa Margarita Parkway, Suite 100  
Rancho Santa Margarita, CA 92688

**Telephone Number:** (949) 683-5411

**Project Location:** 29839 Santa Margarita Parkway  
Rancho Santa Margarita, CA 92688

**Project Description:** An amendment to Planning Application RSM 21-010, including a modification to a condition of approval for Tentative Parcel Map No. 2022-132 to subdivide property into three commercial condominiums located at 29839 Santa Margarita Parkway. The proposed amendment would not intensify or expand the approved uses and buildings authorized through the previously approved tentative parcel map.

**Public Agency Approving Project:** City of Rancho Santa Margarita

**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, section and class number)

**Section 15301 Class 1: Existing Facilities**

**Reasons why project is exempt:** Pursuant to CEQA Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 (Existing Facilities) categorical exemption since the project involves a modification to conditions of approval for a previously approved tentative parcel map. The proposed modification will not result in new or intensification of existing businesses or vehicle traffic, and will not expand any existing buildings. Furthermore, all existing public services and facilities will continue to be available to the subject site, and approval of the proposed project will not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

**Lead Agency:** City of Rancho Santa Margarita

**Contact Person:** Derek Bingham, Senior Planner

**Telephone:** (949) 635-1800 x6705

**If filed by Applicant:** N/A

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:** Derek Bingham

**Name and Title:** Derek Bingham, Senior Planner

**Date:** March 1, 2023