

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

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

Project Title and File Number: Yamame (Planning Application RSM 23-006) and I'll Sole (Planning Application RSM 23-007) CUPs

Project Applicant: David Hidalgo Architects for Mercado Del Lago Shopping Center
316 South First Avenue
Arcadia, CA 92705

Project Location: 31431 Santa Margarita Parkway, Suites J, and M
Rancho Santa Margarita, CA 92688

Telephone No.: (626) 446-4148

Project Description: Two Conditional Use Permits (CUPs) to allow for outdoor seating and dining and alcoholic beverage retail sales at two tenant suites (J for 392 square feet, and M for 393 square feet), in the courtyard at Mercado Del Lago shopping center, which requires a CUP in the Commercial Neighborhood (CN) Zoning District.

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; and
Section 15303 Class 3: New Construction or Conversion of Existing Structures

Reasons why project is exempt: Pursuant to CEQA Guidelines Section 15301 and 15303, the proposed project is exempt from CEQA under the Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Existing Structures) categorical exemptions since the proposed project involves the expansion of an existing building that would not exceed 10,000 square feet in floor area. Furthermore, all necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

Lead Agency: City of Rancho Santa Margarita

Contact Person: Wendy Starks, Principal Planner

Telephone: (949) 635-1800 Ext. 6704

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: Wendy Starks

Name & Title: Wendy Starks, Principal Planner

Date: July 5, 2023