

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
Submitted via online at <https://cegasubmit.opr.ca.gov>

Project Title and File Number: "RSM Health Center" Wireless Communication Facility (Planning Application RSM 23-010)

Project Applicant: PlanCom, Inc. for Verizon Wireless
250 El Camino Real #117
Tustin, CA 92780

Telephone Number: (714) 262-0651

Project Location: 22032 El Paseo, Rancho Santa Margarita, California 92688

Project Description: A Conditional Use Permit (CUP) to authorize a rooftop wireless communication facility on an existing medical office building ("RSM Health Center"). The proposed wireless communication facility would consist of 12 antennas and associated equipment mounted behind new 10-foot tall screen walls that are designed to match the four existing corner towers of the building. The RSM Health Center property is zoned Commercial General (CG) and has a General Plan land use designation of General Commercial.

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 15303 Class 3: New Construction or Conversion of Small Structures

Reasons why project is exempt: Pursuant to CEQA Guidelines Section 15303, the proposed project is exempt from CEQA under the Class 3 Categorical Exemption since the project involves the construction and operation of a new wireless communication facility atop an existing medical office building that would not increase the existing building footprint beyond the existing 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: Derek Bingham, Senior Planner

Telephone: (949) 635-1800 Ext. 6705

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: _____



Name and Title: Derek Bingham, Senior Planner

Date: February 7, 2024