

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: EOS Fitness (Planning Application RSM 24-015)

Project Applicant: Red Mountain Group
1234 E. 17th Street
Santa Ana, CA 92701

Telephone Number: (714) 245-7400

Project Location: 30501 Avenida De Las Flores, Rancho Santa Margarita, California 92688

Project Description: A Conditional Use Permit (CUP) to allow a gymnasium, EOS Fitness, within an existing 28,218 square-foot tenant space that would have an occupancy of 200 occupants in the Santa Margarita Marketplace shopping center. The proposed project will not expand or modify the existing shopping center building footprint or parking areas. Minimal improvements to the existing exterior store front in addition to interior tenant improvements to the existing tenant space shell are proposed. The proposed use will operate 24 hours a day, seven days a week.

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: The proposed project would occupy an existing tenant space located within a developed shopping center that would not increase the building footprint beyond the existing area. 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. Accordingly, the proposed project is exempt from CEQA under the Class 1 (*Existing Facilities*) categorical exemption pursuant to CEQA Guidelines Section 15301.

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?

[X] Yes [] No

Signature: _____



Name and Title: Derek Bingham, Senior Planner

Date: February 5, 2025