

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: Mariners Church Trabuco Canyon (Planning Application RSM 24-014)

Project Applicant: SAA Interiors on behalf of Mariners Church **Telephone Number:** (714) 245-7400
18600 MacArthur Blvd., Ste. 100
Irvine, CA 92612

Project Location: 31941 Dove Canyon Drive, Trabuco Canyon, California 92679

Project Description: A Conditional Use Permit (CUP) and Alternative Development Standard (ADS) to allow a church, and associated joint use/shared parking plan, within an existing 18,802 square foot vacant gym space located in the Dove Canyon Plaza shopping center. The Dove Canyon Plaza shopping center is generally bound by Dove Canyon Drive to the south, Dove Canyon to the east, Rancho Cielo to the north, and a park/open space to the west. 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.

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 proposed project will 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.

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: April 2, 2025