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 Land Use and Climate Innovation
Submitted via online at: https://ceqasubmit.lci.ca.gov/

Project Title and File Number: The Picklr RSM (RSM 25-006)

Project Applicant: SRK Architects Inc. for The Picklr, RSM **Telephone Number:** (213)-259-8455
2234 S. Figueroa Street
Los Angeles, CA 90007

Project Location: 22235 El Paseo
Rancho Santa Margarita, CA 92688

Project Description: A Conditional Use Permit (CUP) RSM 25-006, to allow a pickleball facility which is an indoor commercial recreation use, located in the Commercial General (CG) Zoning District. The proposed use would include nine indoor pickleball courts, a warm up-cool down room, reception area, lounge areas, pro-shop for pickleball gear and grab and go beverage and snacks, restrooms, lockers, showers, breakrooms, community rooms, office, and storage areas in an existing 27,438 square foot tenant suite that includes a 30 square foot mezzanine expansion. Signage is proposed under a separate permit.

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));
X] Categorical Exemption (state type, section and class number)
Section 15301 Class 1: Existing Facilities
Section 15303 Class 3: New Construction or Conversion of Small Structures

Reasons why project is exempt: Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15303, the proposed project is exempt from CEQA under the Class 1 and Class 3 categorical exemptions since the proposed project involves the expansion of an existing building that would not exceed 10,000 square feet in floor area and that does not involve the use of significant amounts of hazardous substances. Furthermore, all required parking is available for the proposed use, 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?
[X] Yes [ ] No

Signature: Wendy Starks
Name & Title: Wendy Starks, Principal Planner
Date: November 5, 2025