

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://cegasubmit.lci.ca.gov/>

Project Title and File Number: Pho O-Oh Tasty Alcoholic Beverage Retail Sales (Planning Application RSM 25-008)

Project Applicant: Pho O-Oh Tasty
22245 El Paseo, Suite A
Rancho Santa Margarita, CA 92688

Telephone Number: (949) 264-6147

Project Location: 22245 El Paseo, Suite A
Rancho Santa Margarita, CA 92688

Project Description: A Conditional Use Permit (CUP) to allow for beer and wine retail sales at an existing Vietnamese cuisine restaurant located in the Plaza El Paseo shopping center. Beer and wine would be served indoors only and no modifications to the existing restaurant 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 California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 (*Existing Facilities*) categorical exemption since the proposed project would occupy an existing restaurant space 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: December 3, 2025