

City of Rancho Santa Margarita
22112 El Paseo
Rancho Santa Margarita, CA 92688
(949) 635-1800

NOTICE OF EXEMPTION

To: County of Orange Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

Office of Land Use and Climate Innovation
Submitted via online at: <https://cegasubmit.lci.ca.gov/>

Project Title and File Number: Thirty-one By Cartio (Planning Application RSM 26-003)

Project Applicant: Thirty-one By Cartio
23272 Arroyo Vista
Rancho Santa Margarita, CA 92688

Telephone Number: 818-395-5765

Project Location: 23272 Arroyo Vista, Rancho Santa Margarita, CA 92688 (Orange County)

Project Description: A Conditional Use Permit (CUP) to allow an auto repair services facility (Thirty-one By Cartio) in an existing 6,768 square foot building within a developed business park (Adelante Business Park). The proposed business would specialize in the customization of BMW automobiles including interior upholstery work and exterior body modifications. Major body work and heavy engine repairs would be conducted at an off-site facility. All vehicle repairs would occur within the building and no expansion to the building footprint or floor area 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 building located within a developed business park that will not result in a building expansion exceeding 10,000 square feet in floor area and is not located within an area that is considered environmentally sensitive. All necessary public services and facilities are already available to the proposed project site, and approval of the proposed project will 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: May 6, 2026