

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: Goddard Trabuco Canyon (Planning Application RSM 25-005)

Project Applicant: PQS Square LLC on behalf of Goddard Trabuco Canyon
12 Sunnen Drive, Suite 100
St. Louis, MO 63143

Telephone Number: (314) 821-1100

Project Location: 31911-31931 Dove Canyon Drive, Trabuco Canyon, California 92679 (Orange County)

Project Description: A Conditional Use Permit (CUP) to allow a child day care center, within two vacant buildings, totaling 12,938 square feet. The proposed project would also include the removal of 18 parking spaces to construct a 12,299 square foot outdoor playground adjacent to the two subject buildings. In addition, an existing trash enclosure would be demolished, and existing parking lot landscaping would be removed and replaced. Total day care capacity would be 184 students and 30 staff members, for a maximum occupancy of 214.

Public Agency Approving Project: City of Rancho Santa Margarita

Exempt Status: (check one)

- ☒ Statutory Exemption (Section 21080.69(a)(1) of California Public Resources Code) **Day Care Centers**
☐ Ministerial (14 Cal Code of Regs. Sec. 15268)
☐ Declared Emergency (14 Cal Code of Regs. Sec. 15269(a))
☐ Emergency Project (14 Cal Code of Regs. Sec. 15269(b),(c), (d) and (e))
☐ Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.)

Reasons why project is exempt: The proposed child day care center satisfies the licensing definition of a day care center as outlined by the California Department of Social Services since the Applicant would apply for a child day care center license in accordance with Health and Safety Code Section 1596.76. Additionally, the proposed project site is not a residential area since it is located within an existing shopping center that has a Zoning of Commercial Neighborhood and a General Plan land use designation of Neighborhood Commercial. While Dove Canyon Plaza is located within a Very High Fire Hazard Severity Zone (VHFHSZ), appropriate fire protective measures have already either been implemented or would be incorporated as part of the proposed project in accordance with California Building Code, Fire Code and Wildland-Urban Interface (WUI) Code requirements. These requirements include fire sprinklers, fire alarms, fire-resistive construction with a Class A roof assembly, and defensible space requirements enforced by the Orange County Fire Authority (OCFA), which will all be implemented and incorporated into the proposed project, as conditioned.

Lead Agency: City of Rancho Santa Margarita

Contact Person: Derek Bingham, Senior Planner

Telephone: (949) 635-1800 Ext. 6705

If filed by Applicant:

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: October 1, 2025