

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

NOTICE OF EXEMPTION

To: X County of Orange X Office of Land Use and Climate Innovation
Clerk-Recorder Submitted via online at: <https://cegasubmit.lci.ca.gov/>
601 N. Ross Street
Santa Ana, CA 92701

Project Title and File Number: Ballet Academy & Movement (Planning Application RSM 26-006)

Project Applicant: Amanda Cobb DBA Ballet Academy & Movement **Telephone Number:** (212)729-0780
25261 Grissom Road
Laguna Hills, CA 92653

Project Location: 30372 Esperanza
Rancho Santa Margarita, CA 92688

Project Description: A Conditional Use Permit (CUP) to establish a ballet studio in a 3,020 square foot building in the Esperanza II Business Park. Modifications to the existing building footprint are not 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 ballet studio will occupy an existing tenant space within a developed business park that will not increase the existing building footprint beyond the existing area. Furthermore, 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.

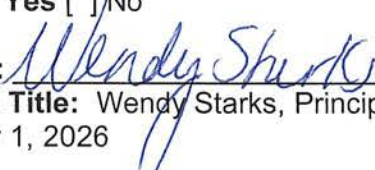
Lead Agency: City of Rancho Santa Margarita

Contact Person: Wendy Starks, Principal Planner

Telephone: (949) 635-1807

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: Wendy Starks, Principal Planner
Date: July 1, 2026