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: Pivot Point Learning (Planning Application RSM 26-007)

Project Applicant: Pivot Point Learning
31991 Dove Canyon Dr., Ste. C
Trabuco Canyon, CA 92679

Telephone Number: (949) 795-3601

Project Location: 31991 Dove Canyon Drive, Suite C, Trabuco Canyon, California 92679 (Orange County)

Project Description: A Conditional Use Permit (CUP) to allow a tutoring center, within a 1,200 square foot vacant tenant suite comprised of two tutoring rooms, a learning lab, work room, and restroom. The proposed tutoring facility would offer tutoring sessions in one- or two-hour blocks by appointment only. The Applicant has designed the facility to accommodate up to 12 students. The proposed hours of operation would be Monday through Friday, from 9:00 a.m. to 6:00 p.m., with the business closed on weekends. All tutoring activities would occur inside the tenant suite.

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

Reasons why project is exempt: Pursuant to CEQA Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since the proposed project would occupy an existing building located within a developed shopping center 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:

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: August 5, 2026