

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: Center Stage Dance and Performing Arts Studio (RSM 25-007)

Project Applicant: Kristi Davar DBA Center Stage Dance and Performing Arts
29832 Avenida de las Banderas
Rancho Santa Margarita, CA 92688
Telephone Number: (949)-466-4542

Project Location: 29832 Avenida De Las Banderas
Rancho Santa Margarita, CA 92688

Project Description: An amendment to Conditional Use Permit (CUP) RSM 09-017, which allows a dance and performing arts studio, located in the Business Park (BP) Zoning District. The proposed use would continue to allow a dance and performing arts studio in a 4,600 square foot building located in the Banderas Business Park with amended conditions. The proposed floor plan for the dance studio would consist of three dance studios, lobby/reception, restrooms, and a homework room. No exterior improvements or changes to signage 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 involves no expansion of the 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 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: Wendy Starks, Principal Planner

Telephone: (949) 635-1800 Ext. 6704

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 & Title: Wendy Starks, Principal Planner

Date: October 1, 2025