

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://ceqasubmit.lci.ca.gov/>

**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?

Yes  No

**Signature:** Wendy Starks  
**Name & Title:** Wendy Starks, Principal Planner  
**Date:** October 1, 2025