

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 Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812

**Project Title and File Number:** Bonjour Ballet (Planning Application RSM 22-012)

**Project Applicant:** Kayla Ahroon DBA Bonjour Ballet  
22431 Antonio Parkway, Suite B-120  
Rancho Santa Margarita, CA 92688

**Telephone Number:** (512)-810-1841

**Project Location:** 22431 Antonio Parkway, Suite B-120  
Rancho Santa Margarita, CA 92688

**Project Description:** A Conditional Use Permit (CUP) to allow for a ballet studio, an indoor commercial recreation use, located in the Commercial General (CG) Zoning District. The proposed use would allow ballet classes in an existing 1,373 square foot tenant space located in the Plaza Antonio Shopping Center. The proposed floor plan for the studio would consist of a large dance area, lobby, small office, a restroom, and a storage area. Except for new building signage, other exterior improvements to the building 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 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:** January 4, 2023