

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 Planning and Research
Clerk-Recorder P.O. Box 3044, Room 113
601 N. Ross Street Sacramento, CA 95812
Santa Ana, CA 92701

Project Title and File Number: OCMA RSM (Planning Application RSM 24-011)

Project Applicant: Nicole Habermehl DBA OCMA RSM **Telephone Number:** (949)-858-8325
31431 Santa Margarita Parkway
Rancho Santa Margarita, CA 92688

Project Location: 29821 Aventura, Suite B220
Rancho Santa Margarita, CA 92688

Project Description: A Conditional Use Permit (CUP) to allow for a martial arts studio, an indoor commercial recreation use, located in the Commercial Neighborhood (CN) Zoning District. The proposed use would allow martial arts classes and instruction in an existing 1,744 square foot tenant space located in the Plaza Empresa Shopping Center. The proposed floor plan for the studio would consist of a large workout area for the martial arts instruction, lobby and reception, and a restroom. 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: Deak Bingham for Wendy Starks
Name & Title: Wendy Starks, Principal Planner
Date: October 2, 2024