

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: D1 Sports (Planning Application RSM 24-013)

Project Applicant: Nina Raey for RSI Group, LLC
3199 Airport Loop Drive, Suite D
Costa Mesa, CA 92626

Telephone Number: (714)-227-5223

Project Location: 29851 Aventura, Suites N, O, and P
Rancho Santa Margarita, CA 92688

Project Description: A Conditional Use Permit (CUP) to allow for a sports training facility, an indoor commercial recreation use, located in the Commercial Neighborhood (CN) Zoning District. The proposed use would allow sports training and instruction in three existing tenant spaces (Suites N, O, and P) that combined are 4,463 square feet and are located in the Plaza Empresa Shopping Center. The proposed floor plan for the sports facility would consist of a large workout area for sports training and instruction, lobby and reception, restrooms, an office and storage. Building signage is proposed under a separate permit.

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: December 4, 2024