

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

**Project Title and File Number:** Enlightened Journey Montessori (Planning Application RSM 25-001)

**Project Applicant:** Tony Dabaghy for TD Architects  
17880 Sky Park Circle  
Irvine, CA 92614

**Telephone Number:** (949)-553-8900

**Project Location:** 30492 Avenida De Las Banderas  
Rancho Santa Margarita, CA 92688

**Project Description:** A Conditional Use Permit (CUP) to allow for a private school, located in the Commercial General (CG) Zoning District. The proposed use would allow a private school in a 4,686 square foot building located in the Banderas Retail Shopping Center. The proposed floor plan for the school would consist of three classrooms, a play area, lobby, restrooms, a meeting room, break room, storage areas, and an office. No exterior improvements are proposed, and building signage would be approved 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:**   
**Name & Title:** Wendy Starks, Principal Planner  
**Date:** April 2, 2025