



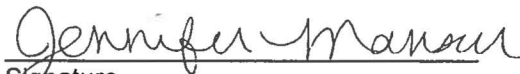
NOTICE OF EXEMPTION

TO: Office of Land Use and Climate Innovation State Clearinghouse <input checked="" type="checkbox"/> P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: Name: City of Lake Forest Address: 100 Civic Center Drive Lake Forest, CA 92630 Telephone: (949) 461-3400
<input checked="" type="checkbox"/> Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92702	

1. Project Title:	Use Permit (UP) 03-25-5779
2. Project Applicant (include address, telephone number and email address):	World Table Tennis Management Group Attn: Jun Zhou 1155 S. Diamond Bar Blvd, Unit K Diamond Bar, CA 91765 Emails: wtt20521@gmail.com ; junzhoula@gmail.com Phone: (626) 238-8643
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	20521 Teresita Way, Lake Forest, CA 92630 APNs: 612-034-05
4. (a) Project Location – City: Lake Forest	(b) Project Location – County: Orange County
5. Description of nature, purpose, and beneficiaries of Project:	Use Permit 03-25-5779 is a request for the operation of a table tennis indoor athletic facility in conjunction with the World Table Tennis Management Group American headquarter office. The project will include 7 indoor table tennis courts and a warm-up area for training for visiting World Table Tennis players The project includes a building addition to add a new first floor showroom, second floor storage area, and a new second-story restroom. The project includes modifications to the existing site's parking and landscaping.
6. Name of Public Agency approving project:	City of Lake Forest Planning Commission
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	World Table Tennis Management Group Attn: Jun Zhou 1155 S. Diamond Bar Blvd, Unit K Diamond Bar, CA 91765
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)

(b) <input type="checkbox"/> Not a project.	State CEQA Guidelines § 15050(c)(2)-(3)
(c) <input type="checkbox"/> Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	CEQA Guidelines Section 15301, Class 1
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	State CEQA Guidelines § 15061(b)(3) Common Sense exemption
9. Reason why project was exempt:	The proposed project is exempt from the provisions of CEQA pursuant to Article 19 – <i>Categorical Exemptions</i> , Sec. 15301, Class 1 – <i>Existing Facilities</i> of the CEQA Guidelines. This project falls into this exemption because the square footage of the addition is less than 50% of the floor area of the existing structure and is less than 10,000 square feet. Furthermore, the site is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.
10. Lead Agency Contact Person: Telephone: Email	Jennifer Mansur, Senior Planner (949) 461-3472 jmansur@lakeforestca.gov
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: September 4, 2025	

Date: September 5, 2025


Signature

Name: Jennifer Mansur, AICP

Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.