



# NOTICE OF EXEMPTION

TO:  State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA 92702

FROM: City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-9575

Attn: **Krysta Christensen**  
**Assistant Planner**  
**949-724-6457**

**SUBJECT** Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

**Project Title and File No.:** Administrative use permit to operate a commercial school, American English Language School (File No. 00964445-PAUP)

**Project Location:** 10 Corporate Park in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange  
(include County)

**Project Description:** Administrative use permit to operate a commercial school, American English Language School

**Approving Public Agency:** City of Irvine  
Director of Community Development  
PO Box 19575  
Irvine, CA 92623

**Approval Date:** September 15, 2025

**Resolution No.** N/A

**Project Applicant:** American English Language School  
3230 E. Imperial Hwy, Suite 125  
Brea, CA 92821  
Attn: Marcus Hwang  
714-990-4657  
[mhwang@aels.edu](mailto:mhwang@aels.edu)

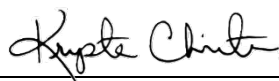
**Exempt Status:**  
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: **Section 15301, Class 1 for Existing Facilities**
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:**

Project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public facilities involving negligible or no expansion of existing or former use. The project is requesting an administrative use permit to operate a commercial school and does not involve any physical expansion or alterations to the existing structure.

Krysta Christensen,  
Assistant Planner  
\_\_\_\_\_  
**Name and Title**

  
\_\_\_\_\_  
**Signature**

September 15, 2025  
\_\_\_\_\_  
**Date**