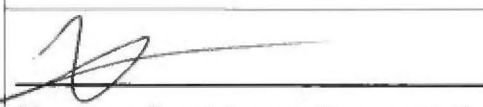




**NOTICE OF EXEMPTION**

<b>TO:</b>	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	<input checked="" type="checkbox"/> Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92702
<b>FROM:</b>	City of Lake Forest –Community Development Department   Planning Division 100 Civic Center Drive Lake Forest, CA 92630	

<b>Project Title:</b>	Use Permit 08-25-5823: Ovarions Performing Arts	
<b>Project Applicant:</b>	Ovarions Performing Arts Attn: Minerva Duffell 2 Hubbard Way Coto De Caza, CA 92679	
<b>Project Location – Specific:</b>	27166 Burbank, Lake Forest, CA 92610	
<b>Description of Nature, Purpose, and Beneficiaries of Project:</b>	Use Permit 08-25-5823 is a request to operate commercial performing arts school within an existing 4, 243 square-foot building. The business owner will only make interior changes through a tenant improvement, with no exterior modifications.	
<b>Public Agency Approving Project:</b>	City of Lake Forest 100 Civic Center Drive Lake Forest, CA 92630	
<b>Exempt Status:</b>	<input type="checkbox"/> Ministerial project (Sec. 21080 (b)(1); 15268) <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) <input checked="" type="checkbox"/> Categorical Exemption (Sec. & Class):    CEQA Guidelines Article 19, <i>Categorical Exemptions</i> , Sec.15301, Class 1: <i>Existing Facilities</i>	
<b>Reason why project was exempt:</b> 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 there will be no increase in the square footage of the existing structure.		
<b>Lead Agency Contact Person:</b>	Xiomara Solis, Assistant Planner	
<b>Telephone/ E-Mail</b>	(949) 461-3466/ xsolis@lakeforestca.gov	
<b>Was a public hearing held by the Lead Agency to consider the exemption?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Date of Public Hearing</b>
		October 9, 2025
 <b>Signature (Lead Agency Representative)</b>		<b>Date</b> 10/10/25 <b>Date Received for Filing:</b>