



# 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:** **Diane Vu**  
**Principal Planner**  
**949-724-7460**

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

**Project Title and File No.:** Administrative Use Permit 00977850-PAUP for Trading Academy

**Project Location:** 2445 McCabe Way Suite 200, Planning Area 36, City of Irvine, County of Orange, CA

**Project Description:** Administrative use permit to allow for Trading Academy to operate a commercial school within an existing 14,141-square-foot tenant suite.

**Approving Public Agency:** City of Irvine  
Director of Community  
Development  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** February 12, 2026  
**Resolution No.** N/A

**Project Applicant:** Trading Academy  
17780 Fitch Avenue, Suite 200  
Irvine, CA 92614  
Attn: Kevin Young  
713-305-9597

**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, Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Class 1 permits the operation, repair, maintenance, permitting, leasing, licensing, minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project allows for the applicant to operate a commercial school within an existing approximately 14,171-square-foot tenant suite of an existing office building. The application does not propose to otherwise alter the site, and the use will be contained within the existing suite. The proposed project does not involve any expansion, intensification, or redevelopment of the site.

Diane Vu, Principal Planner  
Name and Title

Signature

February 12, 2026  
Date

FORM 45-02 (Rev. 10/2006)

## ENCLOSURE 4