




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) 02-25-5776
2. Project Applicant (include address, telephone number and email address):	Donna Shepherd Creative Outlet Performing Arts 26771 Portola Parkway, 3A Foothill Ranch, CA 92610 Email: Donna@creativeoutletpac.com Phone: (909) 518-7722
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):	27142 Burbank, Lake Forest, CA 92610 APN: 612-052-06
4. (a) Project Location – City: Lake Forest	(b) Project Location – County: Orange County
5. Description of nature, purpose, and beneficiaries of Project:	Use Permit 02-25-5776, is a request to operate an indoor dance training facility, "Creative Outlet Performing Arts Center," in an existing building within a business park. The facility provides competitive dance training for various dance styles, and musical theater conservatory classes
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:	Donna Shepherd Creative Outlet Performing Arts 26771 Portola Parkway, 3A Foothill Ranch, CA 92610
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 it consists of only minor interior alterations to the building and no expansion of the existing building would occur. 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: March 5, 2026	

Date: March 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.