



NOTICE OF EXEMPTION

TO: Office of Land Use and Climate Innovation State Clearinghouse ☒ 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
☒ Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92702	

1. Project Title:	Use Permit (UP) 01-26-5853
2. Project Applicant (include address, telephone number and email address):	Ware Malcomb Attn: Tarek Anan 10 Edelman Irvine, CA 92618 Emails: tanan@waremalcomb.com Phone: (949)788-4120
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):	25392 Commercentre Drive, Lake Forest, CA 92630 APNs: 610-372-04 South of the intersection of Arctic Ocean Drive and Commercentre Drive
4. (a) Project Location – City: Lake Forest	(b) Project Location – County: Orange County
5. Description of nature, purpose, and beneficiaries of Project:	Use Permit 01-26-5853 is a request for the operation of a badminton indoor athletic facility in conjunction with adjacent light industrial and warehouse businesses. The project will include 28 indoor badminton courts, including one warm-up court and 27 courts used for offered clinics, youth development programs, and open recreation play. The project does not include any building square footage additions or exterior building modifications. The project includes modifications to the existing building's restroom facilities and lighting system, as well as 31 additional parking stalls.
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:	Ware Malcomb Attn: Tarek Anan 10 Edelman Irvine, CA 92618
8. Exempt status: (check one)	

(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines § 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	CEQA Guidelines § 15301, Class 1
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☒ 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 there is no square footage addition and no major exterior modifications to the site. 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	Connor Musler, AICP, Associate Planner (949) 461-3491 cmusler@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 ☒ No ☐ If yes, the date of the public hearing was: September 3, 2026	

Date: September 8, 2026


Signature

Name: Connor Musler, AICP

Title: Associate 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.