



## NOTICE OF EXEMPTION

<b>TO:</b> <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation 1400 Tenth Street, Rm. 121 Sacramento, CA 95814	<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>	Tentative Parcel Map 2025-121		
<b>Project Applicant:</b>	Matt Haugen – Buchanan Street Partners 3501 Jamboree Road, Suite 4200 Newport Beach, CA 92660		
<b>Project Location – Specific:</b>	20902-21098 Bake Parkway		
<b>Project Location – City:</b>	Lake Forest	<b>County:</b>	Orange County
<b>Description of Nature, Purpose and Beneficiaries of Project:</b>	Subdivision of a one-parcel 16.96-acre business park into four parcels, and up to 80 commercial condominium units within 16 existing buildings.		
<b>Public Agency Approving Project:</b>	City of Lake Forest Planning Commission		
<b>Name of Person/Agency Undertaking Project:</b>			
<b>Exempt Status:</b>	<input type="checkbox"/> Ministerial (PRC § 21080(b)(1); State CEQA Guidelines § 15268) <input type="checkbox"/> Declared Emergency (PRC § 21080(b)(3); State CEQA Guidelines § 15269(a)) <input type="checkbox"/> Emergency Project (PRC § 21080(b)(4); State CEQA Guidelines 15269(b)(c)) <input checked="" type="checkbox"/> <b>Categorical Exemption (§ &amp; Class):</b> CEQA Guidelines § 15301(k); Class 1 – <i>Existing Facilities</i> and § 15315, Class 15 – <i>Minor Land Divisions</i> . <input type="checkbox"/> Statutory Exemption (Code Number): <input type="checkbox"/> Other. Explanation:		

**Reason Why Project is Exempt:** The proposed project is exempt from provisions of the CA Environmental Quality Act (CEQA) pursuant to Article 19 – *Categorical Exemptions*, § 15301(k), Class 1 – *Existing Facilities* of the CEQA Guidelines, which exempts the subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt, and § 15315, Class 15 – *Minor Land Divisions* which exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

<b>Lead Agency Contact Person:</b>	Ron Santos – Senior Planner	
<b>Telephone No./ E-Mail:</b>	(949) 461-3449 / <a href="mailto:rsantos@lakeforestca.gov">rsantos@lakeforestca.gov</a>	
<b>Was a public hearing held by the Lead Agency to consider the exemption?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Date of Public Hearing</b>
		July 3, 2025

_____ <b>Signature (Lead Agency Representative)</b>	July 8, 2025 <b>Date</b>
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Date Received for Filing: