



NOTICE OF EXEMPTION

TO:	<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
FROM:	City of Lake Forest – Community Development Department Planning Division 100 Civic Center Drive Lake Forest, CA 92630	

Project Title:	Site Development Permit 12-25-5846 Green Thumb Nursery		
Project Applicant:	John A. Salat 22386 Woodgrove Rd. Lake Forest, CA 92630		
Project Location – Specific:	23782 Bridger Rd, Lake Forest, CA		
Project Location – City:	Lake Forest	County:	Orange County
Description of Nature, Purpose and Beneficiaries of Project:	Site Development Permit 12-25-5846 is a request to replace an existing 39'-2" X 33'-4" X 13'-6" wooden beam greenhouse with a 39'-2" X 33'-4" X 18'-2" anodized frame translucent triple-wall polycarbonate paneled greenhouse. In addition, the project is removing a heat pump from the roof and adding one to the south side of the new greenhouse.		
Public Agency Approving Project:	City of Lake Forest Director of Community Development 100 Civic Center Drive Lake Forest, CA 92630		
Exempt Status:			
<input type="checkbox"/> Ministerial (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. 15302, Class 2: <i>Replacement or Reconstruction</i>	
<input type="checkbox"/> Statutory Exemption (Code Number):			
<input type="checkbox"/> Other. Explanation:			
Reason Why Project is Exempt: The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19 – <i>Categorical Exemptions</i> , Sec. 15302, Class 2 – <i>Replacement or Reconstruction</i> of the CEQA Guidelines, which involve "Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity." The proposed project falls under this Class 2 exemption for replacement or reconstruction because the project will be replacing an existing greenhouse with a new greenhouse of similar dimensions.			
Lead Agency Contact Person:	Xiomara Solis, Assistant Planner		
Telephone No./ E-Mail:	(949) 461-3466/ xsolis@lakeforestca.gov		
Was a public hearing held by the Lead Agency to consider the exemption?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Date of Public Hearing

_____ Signature (Lead Agency Representative)	2/27/26 _____ Date
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Date Received for Filing: