



NOTICE OF EXEMPTION

TO: ☒ Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	☒ Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92702
From (Public Agency): City of Lake Forest – Community Development Department Planning Division 100 Civic Center Drive Lake Forest, CA 92630 (949) 461-3400	

Project Title: Declaration of the Whispering Hills site as surplus land and authorization for staff to issue a notice of availability pursuant to California Surplus Land Act	
1. Project Applicant (include address, telephone number and email address):	City of Lake Forest Adrian Grijalva, Economic Development/Housing Manager 100 Civic Center Drive Lake Forest, CA 92630 (949) 282-5213 agrijalva@lakeforestca.gov
2. 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):	Whispering Hills Site-Assessor Parcel Number: 613-621-18 Cross Streets: Lake Forest Drive and Dimension Drive
3. (a) Project Location – City: Lake Forest	(b) Project Location – County: Orange County
4. Description of nature, purpose, and beneficiaries of Project:	This project is the declaration of the City-owned "Whispering Hills" site as surplus land, pursuant to the California Surplus Land Act. The Whispering Hills Site consists of approximately 6.5 acres of vacant land located along the east side of Lake Forest Drive between Vintage Woods Road and Dimension Drive. City staff was directed to issue a notice of availability for the property, pursuant to Section 201 of the California Surplus Act. The proposed action does not approve a development project or authorize disposition of the property. Rather, it initiates a required State process that must be completed before the City may consider any future disposition or development options for the site.
5. Name of Public Agency approving project:	City of Lake Forest
6. 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,	City of Lake Forest Adrian Grijalva, Economic Development/Housing Manager 100 Civic Center Drive Lake Forest, CA 92630

certificate, or other entitlement of use from the Public Agency as part of the activity:	(949) 282-5213 agrijalva@lakeforestca.gov
7. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☒ Not a project.	State CEQA Guidelines § 15060(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:	State CEQA Guidelines §15312
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
Reason why project was exempt: This project, which includes declaring property as surplus land, approving the form of the Notice of Availability, and authorizing the City Manager to comply with the Surplus Land Act will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3), as these actions are not a project as defined by CEQA Guidelines Section 15378. Any future changes to the property that may result in direct or indirect physical changes in the environment will be contingent upon CEQA compliance. Alternatively, the action is exempt from CEQA pursuant to CEQA Guidelines Section 15312 (Surplus Government Property Sales), because the property is not located in an area of statewide, regional, or area-wide concern. At this time, the City does not have a development proposal for this land. The City is offering the property for sale as surplus. Any future development project proposed on the site will be subject to CEQA compliance. The limitations under State CEQA Guidelines Section 15300.2 do not apply. The project will not contribute to or cause activity which might result in cumulatively significant impacts. No unusual circumstances exist to present a reasonable possibility that the proposed sale would result in a significant effect on the environment. The proposed project is not within a state designated scenic highway or within sight of any state designated scenic highway. The project is not located on a hazardous waste site pursuant to Section 65962.5 of the Government Code. No historical resources are located on the project site.	
8. Lead Agency Contact Person: Telephone:	Jennifer Mansur, Senior Planner (949) 461-3472
9. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
10. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒ If yes, the date of the public hearing was:	

Date: 7/22/2026


Signature

Name: Jennifer Mansur, AICP

Title: Senior Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing:

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.