



NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research 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 09-24-5731: Carmoe		
Project Applicant:	Carmoe Attn: Moe Zohrehvand 23121 Orange Ave, Unit C Lake Forest, CA 92630		
Project Location – Specific:	22471 Aspan Street, Suite 239 (APN: 617-491-04)		
Project Location – City:	Lake Forest	County:	Orange County
Description of Nature, Purpose and Beneficiaries of Project:	Site Development Permit (SDP) 09-24-5731 is a request to conduct a retail automobile dealership with 2 vehicles or fewer on-site. The retail automobile dealership will be conducted in a 309 square foot office on the second floor of the existing office building and would be assigned two parking stalls for display of vehicles in the parking lot.		
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. 15301, Class 1: <i>Existing Facilities</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 – *Categorical Exemptions*, Sec. 15301, Class 1 – *Existing Facilities* of the CEQA Guidelines, which involve “negligible or no expansion of an existing use.” The proposed project falls under this Class 1 exemption for existing facilities because it will not cause the expansion of an existing building.

Lead Agency Contact Person:	Jennifer Mansur, Senior Planner	
Telephone No./ E-Mail:	(949) 461-3472 / jmansur@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
		N/A

	9/17/24
Signature (Lead Agency Representative)	Date

Date Received for Filing: