



NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation via CEQA Submit	<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 04-24-5698 (IMI Critical Engineering)		
Project Applicant:	LPA c/o Brad Fowers 5301 California Avenue, Suite 100 Irvine, CA 92617		
Project Location – Specific:	19712 Pauling.		
Project Location – City:	Lake Forest	County:	Orange County
Description of Nature, Purpose and Beneficiaries of Project:	Development of a 3.71-acre parcel to include a 54,652 sq. ft., 35-ft. tall, single-story, concrete tilt-up building for manufacturing (27,324 sq. ft.), office (19,848 sq. ft.), and storage (7,480 sq. ft.) use. The project includes 158 parking spaces (61 covered), a single loading dock, 4,165 sq. ft., outdoor employee break/seating area, fenced outdoor storage, landscaping, tube steel fencing and masonry wall/retaining wall combinations up to 11 ft. tall from lowest adjacent finished grade, paving, screened equipment, a 14 sq. ft. monument sign, and 3 wall signs.		
Public Agency Approving Project:	City of Lake Forest Planning Commission		
Name of Person/Agency Undertaking Project:	IMI Critical Engineering c/o Kevin McKown 22591 Avenida Empresa Rancho Santa Margarita, CA 92688		
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 Sec. 15332; Class 32 Infill Development	
<input type="checkbox"/> Statutory Exemption (Code Number):			
<input type="checkbox"/> Other. Explanation:			

Reason Why Project is Exempt: The proposed project is an infill development consistent with the criteria specified in Article 19, *Categorical Exemptions*, Sec. 15332, *Class 32: In-fill Development*, of the *CEQA Guidelines* (Title 14, Division 6, Chapter 3 of the California Code of Regulations):

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- b. *The project is in the City on a site less than five acres and is substantially surrounded by urban uses.*
- c. *The project site has no value as habitat for endangered, rare or threatened species.*
- d. *The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.*
- e. *The site would be adequately served by all required utilities and public services.*

The Class 32 In-Fill Development exemption is further supported by a technical memorandum and the following technical studies, which are on file with the City of Lake Forest: Air Quality and Greenhouse Gas,

Biological Resources, Cultural Resources, Geotechnical, Hydrology and Drainage, Noise and Vibration, Paleontology, Phase 1 Environmental Site Assessment (site history), Traffic (level of service and vehicle miles traveled), and a Preliminary Water Quality Management Plan (WQMP).

Lead Agency Contact Person: Ron Santos, Senior Planner

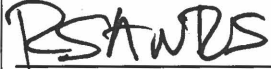
Telephone No./ E-Mail: (949) 461-3449 / rsantos@lakeforestca.gov

Was a public hearing held by the Lead Agency to consider the exemption?

Yes No

Date of Public Hearing

January 9, 2025



Jan. 10, 2025

Signature (Lead Agency Representative)

Date

Date Received for Filing: