

Recording requested by City of Laguna Woods
When recorded, mail to City of Laguna Woods,
24264 El Toro Road, Laguna Woods, CA 92637.
(949) 639-0500



NOTICE OF EXEMPTION

To: County of Orange Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92701	From: City of Laguna Woods 24264 El Toro Road Laguna Woods, CA 92637 (949) 639-0500
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Project Title: Conditional Use Permit CUP-2025-0002, a request by Temple Judea of Laguna Hills for approval of a conditional use permit amending Conditional Permit CP-1531 and any applicable prior approvals to allow for the establishment of a small group learning and tutoring services use at the property located at 24512 Moulton Parkway, Laguna Woods, CA 92637

Project Applicant: Temple Judea of Laguna Hills
24512 Moulton Parkway
Laguna Woods, CA 92637
(949) 830-0470

Project Location – Specific: 24512 Moulton Parkway, Laguna Woods, CA 92637 [located generally east of Moulton Parkway between Via Campo Verde and Calle Cortez (in the City of Aliso Viejo) within the Temple Judea of Laguna Hills property]

Project Location – City: Laguna Woods, California **Project Location – County:** Orange

Description of Nature, Purpose, and Beneficiaries of Project: On November 19, 2025, the Laguna Woods City Council adopted Resolution No. 25-37 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP-2025-0002 TO AMEND CONDITIONAL PERMIT CP-1531 AND ANY APPLICABLE PRIOR APPROVALS TO ALLOW FOR THE ESTABLISHMENT OF A SMALL GROUP LEARNING AND TUTORING SERVICES USE AT THE PROPERTY LOCATED AT 24512 MOULTON PARKWAY, LAGUNA WOODS, CA 92637, AND DETERMINING THAT THE CONDITIONAL USE PERMIT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS

The resolution approves Conditional Use Permit CUP-2025-0002, which amends Conditional Permit CP-1531 (approved by the County of Orange prior to the City's incorporation) and any

NOTICE OF EXEMPTION**CONDITIONAL USE PERMIT CUP-2025-0002, A REQUEST BY TEMPLE JUDEA OF LAGUNA HILLS FOR APPROVAL OF A CONDITIONAL USE PERMIT AMENDING CONDITIONAL PERMIT CP-1531 AND ANY APPLICABLE PRIOR APPROVALS TO ALLOW FOR THE ESTABLISHMENT OF A SMALL GROUP LEARNING AND TUTORING SERVICES USE AT THE PROPERTY LOCATED AT 24512 MOULTON PARKWAY, LAGUNA WOODS, CA 92637**
CITY OF LAGUNA WOODS

applicable prior approvals to allow for the establishment of a small group learning and tutoring services use at the property located at 24512 Moulton Parkway, Laguna Woods, CA 92637. The conditional use permit applies to the applicant's proposed use of the property (Creative Steam, a provider of small group learning and tutoring services), as well as eligible successors, at the project location.

The establishment of a small group learning and tutoring services use will help to meet local needs and interests by making available a small group learning and tutoring services use to serve local and surrounding communities.

Name of Public Agency Approving Project: City of Laguna Woods

Name of Person or Agency Carrying Out Project: Temple Judea of Laguna Hills
Creative Steam

Exempt Status:

	Categorical Exemptions (Sec. 15301)
	Declared Emergency (Sec. 21080(b)(3); 15269(a))
	Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
	Ministerial (Sec. 21080(b)(1); 15268)
	Statutory Exemption
X	Not Subject to CEQA (Sec. 15060(c)(2); 15060(c)(3))

Reasons Why Project is Exempt: This project is not subject to the California Environmental Quality Act of 1970, Public Resources Code Section 21000, et. seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively "CEQA") pursuant to sections 15060(c)(2) (the activities will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activities are not a project as defined in section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

Even if the project were subject to CEQA, it would be categorically exempt pursuant to Section 15301 of Title 14 of the California Code of Regulations, in that it consists of the operation or permitting of existing private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Section 15301 of Title 14 of the California Code of Regulations states explicitly that the "key consideration [in determining whether such an exemption applies to a project] is whether the project involves negligible or no expansion of use."

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The project does not include any construction and only allows the establishment of a small group learning and tutoring services use at the project location. The principal use of the project location is as a temple which, in the course of such operation, provides instruction and other small group activities substantially similar to those that will be provided in connection with the small group learning and tutoring services use. All activities associated with the project will occur within existing structures and facilities with the use of existing mechanical equipment and no change to topographical features. No new structures, facilities, mechanical equipment, or topographical features will be constructed or expanded as part of the project.

Lead Agency Contact Person:

Signature:  _____ Date: 11/21/2025
Justin Faylon
Senior Planner
City of Laguna Woods

Date Received for Filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.