

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-2023-0004, a request by Philip Bellafaire for approval of a conditional use permit amending Conditional Use Permit CUP-559 to allow for outdoor storage and alternative provisions to off-street parking regulations resulting in a reduction in off-street parking stalls at the property located at 23252 Via Campo Verde, Laguna Woods, CA 92637

Project Applicant: Philip Bellafaire
23252 Via Campo Verde
Laguna Woods, CA 92637
(949) 466-1357

Project Location – Specific: 23252 Via Campo Verde, Laguna Woods CA 92637 [located generally west of Moulton Parkway between Via Campo Verde and Calle Cortez (in the City of Aliso Viejo)]

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. 25-36 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP-2023-0004 TO AMEND CONDITIONAL USE PERMIT CUP-559 TO ALLOW FOR OUTDOOR STORAGE AND ALTERNATIVE PROVISIONS TO OFF-STREET PARKING REGULATIONS RESULTING IN A REDUCTION IN OFF-STREET PARKING STALLS AT THE PROPERTY LOCATED AT 23252 VIA CAMPO VERDE, LAGUNA WOODS, CA 92637, AND DETERMINING THAT THE CONDITIONAL USE PERMIT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS

NOTICE OF EXEMPTION

CONDITIONAL USE PERMIT CUP-2023-0004, A REQUEST BY PHILIP BELLAFIRE FOR APPROVAL OF A CONDITIONAL USE PERMIT AMENDING CONDITIONAL USE PERMIT CUP-559 TO ALLOW FOR OUTDOOR STORAGE AND ALTERNATIVE PROVISIONS TO OFF-STREET PARKING REGULATIONS RESULTING IN A REDUCTION IN OFF-STREET PARKING STALLS AT THE PROPERTY LOCATED AT 23252 VIA CAMPO VERDE, LAGUNA WOODS, CA 92637 CITY OF LAGUNA WOODS

The resolution approves Conditional Use Permit CUP-2023-0004, which amends Conditional Use Permit CUP-559 to allow for outdoor storage and alternative provisions to off-street parking regulations resulting in a reduction in off-street parking stalls at the property located at 23252 Via Campo Verde, Laguna Woods, CA 92637. The conditional use permit modifies previously approved exterior site plans for the subject property. The conditional use permit applies to the applicant's current use of the property (Saddleback Golf Cars, a golf car/cart retail sales and services business), as well as eligible successors, at the project location.

The alternative provisions to off-street parking regulations better reflect the actual use of the project location. The outdoor storage of golf carts and low-speed vehicles will allow for the display and sale of a broader range of retail goods and/or more visible display of retail goods than was contemplated in Conditional Use Permit CUP-559. The project will serve Laguna Woods residents and surrounding communities.

Name of Public Agency Approving Project: City of Laguna Woods

Name of Person or Agency Carrying Out Project: Philip Bellafaire
Semit Properties LLC, a California limited liability company

Exempt Status:

X	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
	Not Subject to CEQA (Sec. 15060(c)(2); 15060(c)(3))

Reasons Why Project is Exempt: This project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 of Title 14 of the California Code of Regulations, in that it consists of the operation, repair, maintenance, permitting, or minor alteration of existing private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Section 15301(c) of Title 14 of the California Code of Regulations identifies "existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities" as examples of a categorically exempt project. Section 15301(f) of Title 14 of the California Code of Regulations identifies the "addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices" as examples of a categorically exempt project. Section 15301 of Title 14 of the California

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CITY OF LAGUNA WOODS

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.”

The project relates to an existing commercial property and specifically involves the installation of signage and painting of pavement and curb striping, markings, and legends for an existing surface parking lot to implement a new exterior site plan that provides for outdoor storage and a reduction in off-street parking stalls. The existing building will not be expanded in size and there will be no modification of its currently approved use. The project designates areas for certain outdoor storage of merchandise, trailers, and equipment, which will occur as part of the golf car/cart retail sales and services business use already permitted at the project location by the Laguna Woods Municipal Code and Conditional Use Permit CUP-559. Conditions of approval for the project will require the addition of a roof over an existing trash enclosure, maintenance of certain minimum clearances, and painting of various pavement and curb striping, markings, and legends to promote public health and safety, as well as navigation, and to comply with requirements of the Laguna Woods Municipal Code and Orange County Fire Authority.

Lead Agency Contact Person:

Signature: _____

Justin Faylona
Senior Planner
City of Laguna Woods

Date: _____

11/21/2025

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.