

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-2025-0003, a request by The Camino School/St. Nicholas Catholic Church for approval of a conditional use permit amending Conditional Use Permit CUP-291 to allow for the establishment of an educational institution use, alternative provisions to off-street parking regulations resulting in a reduction in available off-street parking stalls during certain hours, and installation of an outdoor shed at the property located at 24252 El Toro Road, Laguna Woods, CA 92637

Project Applicant: The Camino School/St. Nicholas Catholic Church
Attn: Chris Weir
P.O. Box 18054
Irvine, CA 92623
(714) 264-7078

Project Location – Specific: 24252 El Toro Road, Laguna Woods, CA 92637 [located generally south of El Toro Road between Moulton Parkway and Avenida Sevilla]

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

Description of Nature, Purpose, and Beneficiaries of Project: On January 21, 2026, the Laguna Woods City Council adopted Resolution No. 26-01 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP-2025-0003 TO AMEND CONDITIONAL USE PERMIT CUP-291 TO ALLOW FOR THE ESTABLISHMENT OF AN EDUCATIONAL INSTITUTION USE, ALTERNATIVE PROVISIONS TO OFF-STREET PARKING REGULATIONS RESULTING IN A REDUCTION IN AVAILABLE OFF-STREET PARKING STALLS DURING CERTAIN HOURS, AND INSTALLATION OF AN OUTDOOR SHED AT THE PROPERTY LOCATED AT 24252 EL TORO ROAD, LAGUNA WOODS, CA 92637, AND DETERMINING THAT THE CONDITIONAL USE PERMIT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL

NOTICE OF EXEMPTION

**CONDITIONAL USE PERMIT CUP-2025-0003, A REQUEST BY THE CAMINO SCHOOL/ST. NICHOLAS CATHOLIC CHURCH FOR APPROVAL OF A CONDITIONAL USE PERMIT AMENDING CONDITIONAL USE PERMIT CUP-291 TO ALLOW FOR THE ESTABLISHMENT OF AN EDUCATIONAL INSTITUTION USE, ALTERNATIVE PROVISIONS TO OFF-STREET PARKING REGULATIONS RESULTING IN A REDUCTION IN AVAILABLE OFF-STREET PARKING STALLS DURING CERTAIN HOURS, AND INSTALLATION OF AN OUTDOOR SHED AT THE PROPERTY LOCATED AT 24252 EL TORO ROAD, LAGUNA WOODS, CA 92637
CITY OF LAGUNA WOODS**

**QUALITY ACT PURSUANT TO SECTION 15301 OF TITLE 14 OF THE
CALIFORNIA CODE OF REGULATIONS**

The resolution approves Conditional Use Permit CUP-2025-0003, which amends Conditional Use Permit CUP-291 to allow for the establishment of an educational institution use, alternative provisions to off-street parking regulations resulting in a reduction in available off-street parking stalls during certain hours, and installation of an outdoor shed at the property located at 24252 El Toro Road, Laguna Woods, CA 92637. The conditional use permit applies to the current (St. Nicholas Catholic Church) and applicant's proposed additional (The Camino School, an educational institution) use of the property, as well as eligible successors, at the project location.

The establishment of an educational institution use will help to meet local needs and interests by making available an educational institution 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: The Camino School
St. Nicholas Catholic Church
Saint Nicholas Church

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

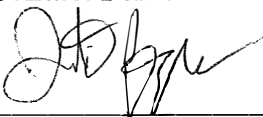
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CONDITIONAL USE PERMIT CUP-2025-0003, A REQUEST BY THE CAMINO SCHOOL/ST. NICHOLAS CATHOLIC CHURCH FOR APPROVAL OF A CONDITIONAL USE PERMIT AMENDING CONDITIONAL USE PERMIT CUP-291 TO ALLOW FOR THE ESTABLISHMENT OF AN EDUCATIONAL INSTITUTION USE, ALTERNATIVE PROVISIONS TO OFF-STREET PARKING REGULATIONS RESULTING IN A REDUCTION IN AVAILABLE OFF-STREET PARKING STALLS DURING CERTAIN HOURS, AND INSTALLATION OF AN OUTDOOR SHED AT THE PROPERTY LOCATED AT 24252 EL TORO ROAD, LAGUNA WOODS, CA 92637
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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.”

The project does not include any construction and only allows the establishment of an educational institution use, alternative provisions to off-street parking regulations resulting in a reduction in available off-street parking stalls during certain hours, and installation of an outdoor shed at the project location. The principal use of the project location is as a church which, in the course of such operation, provides instruction and other group activities substantially similar to those that will be provided in connection with the education institution use. The church also previously operated its own religious school at the project location. Most activities associated with the project will occur within existing structures and facilities (including existing buildings and parking lots) with no change to topographical features. Minor changes to existing structures, facilities, and mechanical equipment may occur in connection with the reclassification of three existing buildings to education occupancies (e.g., installation and/or modification of fire alarm and emergency voice/alarm communication systems). The installation of a new outdoor shed, which may be used by the church and/or the education institution use, will add a new structure to the project location; however, its size (approximately 144 square feet, including both the shed and its concrete pad) is negligible.

Lead Agency Contact Person:

Signature:  Date: 1/26/26
Justin Faylona
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.