

NOTICE OF EXEMPTION

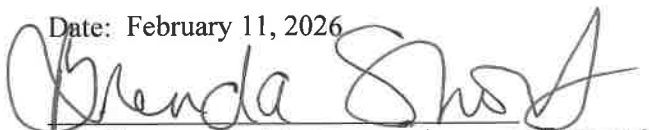
<p>TO: Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: Orange County Employees Retirement System (OCERS) Address: P.O. Box 1229 Santa Ana, CA 92702 Telephone: (714) 558-6200</p>
<p>Orange County Clerk County Administration South Building 601 N. Ross Street Santa Ana, CA 92701</p>	

<p>1. Project Title:</p>	<p>OCERS HQ Building</p>
<p>2. Project Applicant (include address, telephone number and email address):</p>	<p>Orange County Employees Retirement System (OCERS) P.O. Box 1229 Santa Ana, CA 92702 (714) 558-6200 Email: bshott@ocers.org</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):</p>	<p>1200 N. Tustin Ave Santa Ana, CA 92705</p>
<p>4. (a) Project Location – City: Santa Ana</p>	<p>(b) Project Location – County: Orange</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>On December 15, 2025, OCERS Board of Directors approved a Guaranteed Maximum Price for the proposed project, which consists of the demolition of an existing two-story 30,299 sf professional service building and the construction of a three-story, approximately 65,768 sf professional office building with parking, landscaping and access improvements.</p>
<p>6. Name of Public Agency approving project:</p>	<p>OCERS</p>
<p>7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the</p>	<p>OCERS</p>

<p>person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:</p>	
<p>8. Exempt status:</p>	
<p>(a) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:</p>	<p>State CEQA Guidelines § 15302 (Class 2 – Replacement or Reconstruction)</p>
<p>9. Reason why project was exempt:</p>	<p>The Project proposes to replace an existing professional services building with a new professional office building for OCERS headquarters. The new office building will be on the same site and will have substantially the same purpose and capacity as the prior office building. Specifically, the Project would occur on the same Project site (APN 400-152-02 totaling approximately 2.72 acres) as the existing use. The core operational characteristics—employee traffic, business hours, and professional services—remain largely unchanged. Although the nature of services differs slightly (from medical to administrative), the functional purpose of providing office-based services is substantially the same. While the existing building would be replaced by a building with additional square footage, the Project has substantially the same capacity of the existing use. The Project would generate the same number of PM peak-hour trips as well as fewer total trips overall compared to the existing use, and would provide comparable parking, showing that the functional capacity is not increased.</p> <p>None of the exceptions to the Class 2 exemption found in State CEQA Guidelines Section 15300.2 apply to the Project. No successive projects of the same or similar use within the vicinity of the Project are known or expected to occur over time that would result in cumulatively considerable impacts. Further, the Project would not result in significant environmental impacts that would be capable of combining with impacts from other cumulative projects to result in a cumulative impact. There are no known unusual circumstances that are applicable to the Project, which may result in a significant effect on the environment. The Project consists of the development of a new professional office building on a site that is currently developed with a professional office building and is already served by utilities and transportation. The Project site is not located within a State scenic highway corridor, does not contain historic resources, and is not included on any lists compiled pursuant to Section 65962.5 of the Government Code.</p>

10. Lead Agency Contact Person: Telephone:	Brenda Shott, Assistant CEO, Finance and Internal Operations (714) 558-6200
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, the date of the public hearing was:	

Date: February 11, 2026



Brenda Shott, Assistant CEO, Finance and Internal
Operations

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.