

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**

<b>To:</b> County of Orange Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92701	<b>From:</b> 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-2025-0005, a request by We Architects Group for approval of a conditional use permit amending Conditional Use Permit CUP00-02 to allow for the establishment of a medical clinic use and alternative provisions to off-street parking regulations resulting in a reduction in available off-street parking stalls at 24301 Paseo De Valencia, Laguna Woods, CA 92637

**Project Applicant:** We Architects Group  
Attn: Mohammed Shalaby  
26449 Rancho Parkway South  
Lake Forest, CA 92630  
(949) 994-9966

**Project Location – Specific:** 24301 Paseo De Valencia, Laguna Woods, CA 92637 [located generally west of Paseo De Valencia between Calle De La Plata (city of Laguna Hills) and Calle De La Magdalena (city of Laguna Hills)]

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

**Description of Nature, Purpose, and Beneficiaries of Project:** On February 18, 2026, the Laguna Woods City Council adopted Resolution No. 26-02 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP-2025-0005 TO AMEND CONDITIONAL USE PERMIT CUP00-02 TO ALLOW FOR THE ESTABLISHMENT OF A MEDICAL CLINIC USE AND ALTERNATIVE PROVISIONS TO OFF-STREET PARKING REGULATIONS RESULTING IN A REDUCTION IN AVAILABLE OFF-STREET PARKING STALLS AT 24301 PASEO DE VALENCIA, 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

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 CONDITIONAL USE PERMIT CUP-2025-0005  
 CITY OF LAGUNA WOODS**

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The resolution approves Conditional Use Permit CUP-2025-0005, which amends Conditional Use Permit CUP00-02 to allow for the establishment of a medical clinic use and alternative provisions to off-street parking regulations resulting in a reduction in available off-street parking stalls at 24301 Paseo De Valencia, Laguna Woods, CA 92637. The conditional use permit applies to the proposed medical clinic use of the property, as well as eligible successors, at the project location.

The establishment of a medical clinic use will help to meet local needs and interests by making available a medical clinic 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:** We Architects Group  
 Laguna Woods Paseo De Valencia, LLC

**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 See below for additional information

**Reasons Why Project is Exempt:** The 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.”

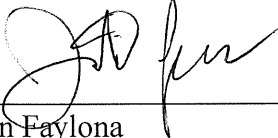
Prior to the City’s incorporation, the County of Orange approved a bank use at the project site. A medical use was later approved under Conditional Use Permit CUP00-02. The bank use has been discontinued and medical-related uses currently occupy the existing building. Approval of Conditional Use Permit CUP-2025-0005 allows for the establishment of a medical clinic use at the project site and a minor reduction in available off-street parking stalls. The medical clinic use will

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operate within existing structures and facilities. Physical alterations included in the project are limited to exterior site improvements, including the installation of parking lot signage and minor modifications to pavement striping, markings, and legends. Minor changes to existing structures, facilities, and mechanical equipment may also occur in connection with approval of the medical clinic use (e.g., tenant improvements and plumbing devices for compliance with El Toro Water District regulations). Topographical features, impervious area, and the size of the existing building on the project site will remain unchanged.

**Lead Agency Contact Person:**

Signature:  \_\_\_\_\_ Date: 2/23/2022

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.