

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-2025-0007, a request by Andrew Fogg, Esq. with Cox, Castle & Nicholson LLP for approval of a conditional use permit to amend Planning Application PA99-0027 to allow for the modification of pavement striping, markings, and legends, as well as the installation of related signage, within an existing parking lot and parking structure to increase the number of accessible and alternative vehicle parking stalls, resulting in a net increase of one parking stall, at 24361 El Toro Road, Laguna Woods, CA 92637

**Project Applicant:** Cox, Castle & Nicholson LLP  
Attn: Andrew Fogg, Esq.  
3121 Michelson Drive, Suite 200  
Irvine, CA, 92612  
(949) 260-4600

**Project Location – Specific:** 24361 El Toro Road, Laguna Woods, CA 92637 [located generally northeast of the intersection of El Toro Road and Calle Sonora]

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

**Project Location – County:** Orange

**Description of Nature, Purpose, and Beneficiaries of Project:** On May 20, 2026, the Laguna Woods City Council adopted Resolution No. 26-18 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP-2025-0007 TO AMEND PLANNING APPLICATION PA99-0027 TO ALLOW FOR THE MODIFICATION OF PAVEMENT STRIPING, MARKINGS, AND LEGENDS, AS WELL AS THE INSTALLATION OF RELATED SIGNAGE, WITHIN AN EXISTING PARKING LOT AND PARKING STRUCTURE TO INCREASE THE NUMBER OF ACCESSIBLE AND ALTERNATIVE VEHICLE PARKING STALLS, RESULTING IN A NET INCREASE OF ONE PARKING STALL, AT 24361 EL TORO ROAD,

**NOTICE OF EXEMPTION  
 CONDITIONAL USE PERMIT CUP-2025-0007  
 CITY OF LAGUNA WOODS**

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LAGUNA WOODS, CA 92637, AND DETERMINING AND CERTIFYING THAT THE RESOLUTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The resolution approves Conditional Use Permit CUP-2025-0007, which amends Planning Application PA99-0027 to allow for the modification of pavement striping, markings, and legends, as well as the installation of related signage, within an existing parking lot and parking structure to increase the number of accessible and alternative vehicle parking stalls, resulting in a net increase of one parking stall, at 24361 El Toro Road, Laguna Woods, CA 92637. The conditional use permit applies to the existing parking lot and parking structure based on existing uses within buildings served by the same, as well as eligible successors, at the project location.

The conditional use permit resolves inconsistency between the parking required by Planning Application PA99-0027, the parking that currently exists, and the parking required by applicable codes, to ensure adequate parking is provided for the existing uses. In this context, “adequate parking” includes ensuring that parking demands generated by the proposed project and all other allowed uses at the project location are accommodated on-site at the project location

**Name of Public Agency Approving Project:** City of Laguna Woods

**Name of Person or Agency Carrying Out Project:** Andrew Fogg, Esq.  
 Cox, Castle & Nicholson LLP  
 Juniper Town Centre PB, 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

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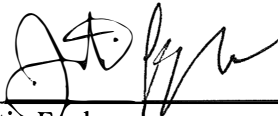
features, involving negligible or no expansion of existing or former use. Section 15301 of Title 14 of the California Code of Regulations states explicitly that the “key consideration [in determining whether such an exemption applies to a project] is whether the project involves negligible or no expansion of use.”

Prior to the City’s incorporation, the County of Orange approved Planning Application PA99-0027 to allow for the development of the project location. As part of that approval, a total of 170 parking stalls were required across the parking lot and parking structure. At some point subsequent to the County of Orange’s approval of Planning Application PA99-0027 and without City approval, the parking structure was modified to convert two standard parking stalls to one accessible parking stall and an access aisle, resulting in a reduction of one required parking stall and deviation from the approved parking plan. The project allows for modifications of pavement striping, markings, and legends, as well as the installation of related signage, to resolve inconsistency between the parking required by Planning Application PA99-0027, the parking that currently exists, and the parking required by applicable codes.

No change in the uses currently approved for the project location are included in the project.

Physical alterations included in the project are limited to exterior site improvements, including the installation of parking signage and minor modifications to pavement striping, markings, and legends. Topographical features, impervious area, and the size of the existing building on the project site will remain unchanged.

**Lead Agency Contact Person:**

Signature:  \_\_\_\_\_ Date: 05/22/2026  
Justin Paylona  
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.