

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

Exemption Code 6103



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: City Hall Refurbishment and Safety Project: Phase 5

Project Applicant: City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637
(949) 639-0500

Project Location – Specific: The project is located at Assessor’s Parcel Number (“APN”) 621-121-29 on the south side of El Toro Road east of Moulton Parkway. The specific address is: 24264 El Toro Road Laguna Woods, CA 92637.

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

Description of Nature, Purpose, and Beneficiaries of Project: The City Hall Refurbishment and Safety Project: Phase 5 is included in the Fiscal Years 2025-36 Capital Improvement Program and involves refurbishments and safety improvements at City Hall. The scope of work includes, but is not limited to, selective demolition; interior improvements to City Hall, including new walls, ceilings, doors, glazing, finishes, and millwork; lighting, electrical, audiovisual, plumbing, and heating, ventilation, and air conditioning (“HVAC”) improvements; accessibility and safety improvements; structural support for rooftop equipment; all related work necessary to provide a complete and operational project, including coordination with City-furnished equipment, testing, and commissioning; and, other accessibility, functionality, safety, and security-related work.

The project is intended to address maintenance needs and ensure that City Hall remains accessible, functional, safe, and secure. The work will safeguard and enhance the City’s only City-occupied public building and seat of government.

Name of Public Agency Approving Project: City of Laguna Woods

Name of Person or Agency Carrying Out Project: City of Laguna Woods

Exempt Status:

NOTICE OF EXEMPTION
CITY HALL REFURBISHMENT AND SAFETY PROJECT: PHASE 5
CITY OF LAGUNA WOODS

X	Categorical Exemption (Sec. 15301, Sec. 15302)
	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. 15061(b)(3))

Reasons Why Project is Exempt:

CLASS 1

The project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to California Code of Regulations, Title 14 (the State CEQA Guidelines) Section 15301 (Class 1, Existing Facilities). Section 15301 exempts from environmental review the “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.”

Subsection (a) of Section 15301 provides the following as non-exclusive examples of types of “existing facilities”: “Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.”

Subsection (d) of Section 15301 provides the following as non-exclusive examples of types of “existing facilities”: “Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.”

The project consists only of repairs, minor alterations, and maintenance of the existing Laguna Woods City Hall, including, but not limited to, selective demolition; interior improvements to City Hall, including new walls, ceilings, doors, glazing, finishes, and millwork; lighting, electrical, audiovisual, plumbing, and HVAC improvements; accessibility and safety improvements; structural support for rooftop equipment; all related work necessary to provide a complete and operational project, including coordination with City-furnished equipment, testing, and commissioning; and, other accessibility, functionality, safety, and security-related work. The project includes restoration and rehabilitation work related to deterioration of the existing Laguna Woods City Hall to meet current standards of public health and safety including, but not limited to, the California Building Standards Code. The project does not expand the existing or former use of Laguna Woods City Hall. The project does not address any substantial damage or damage resulting from an environmental hazard such as earthquake, landslide, or flood.

Based on the scope of work, the project meets the criteria for Class 1 categorical exemption.

CLASS 2

NOTICE OF EXEMPTION
CITY HALL REFURBISHMENT AND SAFETY PROJECT: PHASE 5
CITY OF LAGUNA WOODS

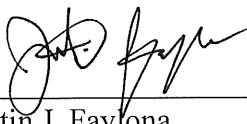
The project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulations, Title 14 (the State CEQA Guidelines) Section 15302 (Class 2, Replacement or Reconstruction). Section 15302 exempts from environmental review the "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced."

Subsection (c) of Section 15302 provides the following as non-exclusive examples of types of "replacement or reconstruction": "Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity."

The project includes the replacement or reconstruction of existing utility systems and/or facilities including, but not limited to, communications, electricity, and water utilities and facilities. Such replacement or reconstruction is principally intended to appropriately deploy existing utilities to the interior space at City Hall that will be reconfigured as part of this project, as well as address instances of efficiency, deterioration, and compliance with the California Building Standards Code. Once replaced and reconstructed, any expansion of the capacity of such systems and facilities will be negligible. The project does not seek to expand the capacity of such systems and facilities except as may be necessary to ensure that the existing Laguna Woods City Hall remains accessible, functional, safe, and secure for employees, visitors, and other persons.

Based on the scope of work, the project meets the criteria for Class 2 categorical exemption.

Lead Agency Contact Person:

Signature:  _____ Date: 6/23/26
Justin J. 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.