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

Project Title: Sign Program Amendment SP-2026-0002, a request by Philip Del Rio on behalf of The Artist Tree for approval of a sign program amendment to amend Sign Program SP-547 to allow for various additional and modified signage at 24330 El Toro Road, Laguna Woods, CA 92637

Project Applicant: The Artist Tree
Attn: Philip Del Rio
4040 Vineland Ave. #204
Studio City, CA 91604
(626) 394-0856

Project Location – Specific: 24330 El Toro Road, Laguna Woods, CA 92637 [located generally west of Moulton Parkway, south of El Toro Road, and east of Calle Sonora]. The Orange County Assessor's Parcel Number ("APN") for the project location is 621-211-05.

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

Description of Nature, Purpose, and Beneficiaries of Project: On October 21, 2026, the Laguna Woods City Council adopted Resolution No. 26-43 titled:

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING SIGN PROGRAM AMENDMENT SP-2026-0002, TO AMEND SIGN PROGRAM SP-547, TO ALLOW FOR VARIOUS ADDITIONAL AND MODIFIED SIGNAGE AT 24330 EL TORO ROAD, LAGUNA WOODS, CA 92637, AND DETERMINING AND CERTIFYING THAT THE RESOLUTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Sign Program Amendment SP-2026-0002 amends Sign Program SP-547 to allow for various additional and modified signage at 24330 El Toro Road, Laguna Woods, CA 92637. Sign Program Amendment SP-2026-0002 applies to the occupant (TAT El Toro LLC doing business as The Artist Tree), as well as other and successor occupants, at the project location.

NOTICE OF EXEMPTION
SIGN PROGRAM SP-2026-0002
CITY OF LAGUNA WOODS

Sign Program Amendment SP-2026-0002 helps promote and protect public health, safety and welfare by regulating signs to ensure that they are (a) well-designed, consistent with any design criteria otherwise applicable to the sign property, compatible with community character and harmonious with surrounding properties, buildings, and streetscapes, (b) clear and legible in the circumstances in which they are seen, including for purposes of promoting awareness of local businesses and activities, (c) appropriate to the type of business and activity to which they pertain, and (d) displayed in a manner that does not harm public health, safety and welfare. The signs are intended to promote awareness of the commercial business to motorists and pedestrians. The signs will help promote local businesses and activities, as well as visibility and circulation.

Name of Public Agency Approving Project: City of Laguna Woods

Name of Person or Agency Carrying Out Project: The Artist Tree
MANP Laguna Woods, LLC

Exempt Status:

X	Categorical Exemption (Sec. 15311)
	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: This project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15311 of Title 14 of the California Code of Regulations, in that it consists of approvals related to the construction or placement of on-premise signs, which are minor structures accessory to (appurtenant to) an existing commercial facility.

Lead Agency Contact Person:

Signature: _____ Date: 10/26/26

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.