



CITY OF LAGUNA HILLS

NOTICE OF EXEMPTION

To: County Clerk
County of Orange
P.O. Box 238
Santa Ana, CA 92702

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

FILED

From: City of Laguna Hills
Planning Division
24035 El Toro Road
Laguna Hills, CA 92653

FEB 13 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

PROJECT TITLE & FILE NUMBER: 23161 Mill Creek Drive/Toll Brothers/Khoshbin
Vesting Tentative Tract Map and Site Development Permit No. USE-0211-2025

PROJECT LOCATION - Specific: 23161 Mill Creek Drive, Laguna Hills, CA 92653
APN: 588-142-07

PROJECT LOCATION - City/County: City of Laguna Hills, County of Orange

PROJECT DESCRIPTION: The project proposes to demolish all existing on-site improvements and construct a new 36-unit attached single-family residential condominium development on an 2.44-acre parcel.

PUBLIC AGENCY APPROVING PROJECT: City of Laguna Hills

PROJECT APPLICANT: Toll West Coast, LLC **PHONE NUMBER:** 949-400-7214
Attn: Aylene Chu

ADDRESS: 350 Commerce, Suite 200 **ZIP CODE:** 92602
Irvine, CA

EXEMPT STATUS: Ministerial (Section 21080(b)(1); 15268)
 Declared Emergency (Section 21080(b)(3))
 Emergency Project (Section 21080(b)(2))
 Categorical Exemption: Class 32, Section 15332 (In-fill Development Projects)
 Statutory Exemption: Section _____
 Other: Section _____

REASONS WHY PROJECT IS EXEMPT: The project is consistent with the applicable General Plan and zoning designations; is located within City limits on a site of less than five acres that is surrounded by urban development; contains no habitat for special-status species; and would not result in any significant effects related to traffic, noise, air quality, water quality, or other environmental factors. None of the exceptions listed in CEQA Guidelines Section 15300.2 applies. The Project Site is currently improved with a three-story office building that does not contain or adjoin any sensitive environmental resources, scenic highways, hazardous waste sites, or historical resources. No impacts are anticipated to occur from the construction of the project.

STAFF CONTACT PERSON: Jay S. Wu, AICP, Senior Planner **PHONE NUMBER:** 949-707-2662

Authorized Signature – Jay S. Wu, AICP
Planning Division

Senior Planner
Title

2/12/2026
Date

Signed by Lead Agency

Signed by Applicant