



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-02/27/2026-0136

202685000212

**FILED**

February 27, 2026

HUGH NGUYEN  
CLERK - RECORDER

By *Hugh Nguyen*  
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

TERRAVITA VESTING TENTATIVE TRACT MAP/SITE DEVELOPMENT PERMIT / PRECISE PLAN/CONDITIONAL USE PERMIT/PARKING USE PERMIT NO. 0209-2025

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 02/27/2026**  
Posted 02/27/2026 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
**DEPUTY 483**

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



# 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 27 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**PROJECT TITLE & FILE NUMBER:** Terravita Vesting Tentative Tract Map/Site Development Permit / Precise Plan/Conditional Use Permit/Parking Use Permit No. 0209-2025

**PROJECT LOCATION - Specific:** 23272, 23282, 23332, 24411, and 23422 Mill Creek Drive, Laguna Hills, CA 92653;  
24461 and 24411 Ridge Route Drive, Laguna Hills, CA 92653

**PROJECT LOCATION – City/County:** City of Laguna Hills, County of Orange

**PROJECT DESCRIPTION:** The project proposes to demolish seven existing office buildings and surface parking and construct a new 480-unit residential development consisting of 259 attached single-family units, 221 multi-family units, and a 6-story, 380-stall parking structure.

**PUBLIC AGENCY APPROVING PROJECT:** City of Laguna Hills

**PROJECT APPLICANT:** Kingsbarn Capital & Development, LLC **PHONE NUMBER:** 407-754-8377  
Attn: John Stack

**ADDRESS:** 2500 Sand Hill Road, Suite 320 **ZIP CODE:** 94025  
Menlo Park, CA

**EXEMPT STATUS:**  Ministerial (Section 21080(b)(1); 15268)  
 Declared Emergency (Section 21080(b)(3))  
 Emergency Project (Section 21080(b)(2))  
 Categorical Exemption:  
 Statutory Exemption: Section AB 130, Public Resources Code Section 21080.66  
 Other: Section \_\_\_\_\_

**REASONS WHY PROJECT IS EXEMPT:** The Project meets all criteria of the statutory CEQA exemption established by AB 130 (Public Resources Code Section 21080.66) because it is: a “housing development project” within City boundaries, previously developed with an urban use, not in a Coastal zone, not located on protected Agricultural Land, not located on wetlands, not in a VHFHSZ, not on the Cortese Knox List, not in an earthquake fault zone, not in a 100-year flood zone, not on conservation land or easements, not on protected species habitat, achieves at least 15 du/acre, does not require historic structure demolition, does not include transient lodging, and satisfies all design requirements for housing located within 500 feet of a freeway.

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

  
Authorized Signature – Jennifer Lowe  
Planning Division

Community Development Director  
Title

2/25/26  
Date

Signed by Lead Agency

Signed by Applicant



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

**Print** **Start Over** **Save**

RECEIPT NUMBER:  
 30-02/27/2026-0136  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF LAGUNA HILLS	LEAD AGENCY EMAIL	DATE 02/27/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY		DOCUMENT NUMBER 202685000212
PROJECT TITLE		

TERRAVITA VESTING TENTATIVE TRACT MAP/SITE DEVELOPMENT PERMIT / PRECISE PLAN/CONDITIONAL USE PERMIT/PARKING USE PERMIT NO. 0209-2025

PROJECT APPLICANT NAME KINGSBARN CAPITAL & DEVELOPMENT, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (407) 754-8377
PROJECT APPLICANT ADDRESS 2500 SAND HILL ROAD, SUITE 320	CITY MENLO PARK	STATE CA
		ZIP CODE 94025

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$ 4,227.50 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ \_\_\_\_\_  
 Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_  
 County documentary handling fee \$ 50.00 \$ \_\_\_\_\_ 50.00  
 Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Kald Do Deputy Clerk
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