



HUGH NGUYEN
CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF PLACENTIA PLANNING COMMISSION
401 E. CHAPMAN AVE
PLACENTIA, CA 92870

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 12/14/2022

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Roberto Uriostegui Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

FILED

DEC 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Recorded In Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

202285001121 11:18 am 12/14/22

135 NC-2 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

NOTICE OF EXEMPTION

To: Orange County Clerk-Recorder
County Administration South
601 N. Ross St.
Santa Ana, CA 92701

From: City of Placentia
Development Services Department
Planning Division
401 E. Chapman Avenue
Placentia, CA 92870

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Project Title: Development Plan Review No. DPR 2022-03, UP 2022-04, TTM 19251 (Toffoli Investments)

Project Location-Specific: 503 and 513 South Van Buren Street, Placentia CA 92870

Project Location – City: Placentia, CA 92870 **Project Location – County:** Orange

Description of Project: A request to permit the development of two residential condominium buildings with a total of 12 units on a 0.40-acre lot located at 503 and 513 South Van Buren Street, within the High Density Residential (R-3) Zoning District.

Name of Public Agency Approving Project: City of Placentia Planning Commission

Name of Person or Agency Carrying Out Project: Toffoli Investments, LLC. (Property Owner), 3 Hughs, Irvine, CA, 92618. Phone: (949) 768-2535

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268); Other
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: §15332 (Class 32 – In-Fill Development Projects)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: On December 13, 2022, the City of Placentia Planning Commission, acting as the lead agency, evaluated the potential for adverse environmental impacts; and no evidence has been found that the proposed project will have adverse effects on the environment. The project involves the subdivision and development of 12 condominium residential townhomes, with hardscape and landscape improvements. The Planning Commission found that this project is Categorically Exempt pursuant to §15332 of the CEQA Guidelines, in that the entitlement is to approve an infill development project in compliance with the conditions and requirements of CEQA Guidelines Section 15332.

Lead Agency

Contact Person: Lesley Whittaker Area Code/Telephone/Extension: (714) 993-8149

Signature: [Signature] Date: 12/14/2022 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant

POSTED

DEC 14 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY