



**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 01/11/2023

**It remained posted for 30 (thirty) days.**

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

By: Melissa Gomez 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 \*\*\*

POSTED

JAN 11 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: M. G. DEPUTY

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



50.00

\* \$ R 0 0 1 4 1 4 9 2 7 9 \$ \*

202385000015 11:34 am 01/11/23

428 NC-3 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

NOTICE OF EXEMPTION

To:  County Clerk  
County of Orange  
Public Services Division of the County Clerk  
P.O. Box 238  
Santa Ana, CA 92702-0238

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 212  
Sacramento, CA 95812-3044

FILED

JAN 11 2023

HUGH NGUYEN, CLERK-RECORDER

Project Title: Tentative Tract Map No. TTM 19251

BY: M. G. DEPUTY

Project Location - Specific: 503 and 513 South Van Buren Street (South of Orangethorpe Avenue)

Project Location - City: Placentia, CA 92870 Project Location - County: Orange

Description of Project: To permit the subdivision of 12 residential townhome units for condominium purposes on a 0.40-acre lot located 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 (In-Fill Development Projects), Class 32
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt: The City of Placentia, the lead agency has evaluated the potential for adverse environmental impacts; and no evidence has been found that the proposed project will have any potential for adverse effects on the environment. The project is an "In-Fill Development Project" that is (a) consistent with the City of Placentia General Plan and zoning designations/regulations; (b) located on a lot less than 5-acres; (c) no habitat for endangered, rare or threated species exist onsite; (d) no project related impacts to traffic, noise, air quality, or water quality are anticipated; and (e) the project can be adequately served by all required utilities and public services and, as such, is Categoricaly Exempt pursuant to §15332 of the CEQA Guidelines.

Lead Agency

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

Signature:  Date: 1/11/23 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant