

NOTICE OF EXEMPTION

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

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

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

Project Title: Development Plan Review No. DPR 2022-01, UP 2022-01, TTM 19183 (Toffoli Investments)

Project Location-Specific: 1952 and 1958 E. Veterans Way, Placentia CA 92870

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

Description of Project: A request to permit the development of four residential condominium buildings with a total of 39 units on a 1.3-acre lot located at 1952 and 1958 East Veterans Way, 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));

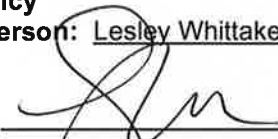
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

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 February 14, 2023, 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 39 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:  Date: 02/14/2023 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant