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HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

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: Tentative Tract Map (TPM) No. 19183

Project Location - Specific: 1952 & 1958 E. Veterans Way (APNs: 346-331-33, 346-331-35)

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

Description of Project: To permit the subdivision of 39 residential townhome units for condominium purposes on a 1.3-acre property within the High Density Residential (R03) Zoning District.

Name of Public Agency Approving Project: City of Placentia City Council

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 threatened 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 Categorically Exempt pursuant to §15332 of the CEQA Guidelines.

Lead Agency

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

Signature: Date: 3/22/2023 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20230000076843
3/23/23 9:53 am
135 NC-2

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202385000224		50.00
Time Recorded 9:53 am		

Total	50.00
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Payment Type	Amount
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