



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print** **StartOver** **Save**

RECEIPT NUMBER:  
 30 — 09/05/2024 — 0772  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023110688

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PLACENTIA	LEAD AGENCY EMAIL	DATE 09/05/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000783	

PROJECT TITLE

ORANGETHORPE/PLACENTIA MIXED USE PROJECT

PROJECT APPLICANT NAME ORANGETHORPE INVESTMENT PARTNERS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714 )993-8124
PROJECT APPLICANT ADDRESS 2881 E. LA CRESTA AVE.	CITY ANAHEIM	STATE CA
		ZIP CODE 92806

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,916.75 | \$ | 2,916.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00     |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,966.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-09105|2024-0772

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



2966.75

\* \$ R 0 0 1 5 1 3 5 8 6 8 \$ \*

202485000783 11:59 am 09/05/24

477 Vitlndx Z03

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

TYPE OR PRINT CLEARLY

Project Title

ORANGETHORPE/PLACENTIA MIXED USE PROJECT

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

SEP 05 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON September 5, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

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.

**Notice of Determination**

**Appendix D**

**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Orange  
Address: 601 N. Ross Street  
Santa Ana, CA 92701

**From:**

Public Agency: City of Placentia  
Address: 402 East Chapman Avenue  
Placentia, California 92870  
Contact: Andrew Gonzales  
Phone: (714) 993-8124

Lead Agency (if different from above): \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**FILED**

**SEP 05 2024**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: C.H. DEPUTY

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2023110688

Project Title: Orangethorpe/Placentia Mixed Use Project

Project Applicant: Orangethorpe Investment Partners, LLC, 2881 E. LCI CRESTA AVE, ANAHEIM CA 92806

Project Location (include county): City of Placentia, Orange County, CA

**Project Description:**

Adopt Resolution No. R-2024-60, for General Plan Amendment No. GPA 2022-01, Specific Plan Amendment No. SPA 2021-01, and Development Plan Review No. DPR 2021-02, to allow development of a five-story mixed use building consisting of 248 residential units, 2,703 square feet of ground floor commercial retail and a six-level parking structure on a 2.72-acre site, located at 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue (APN 339-112-27).

This is to advise that the City of Placentia has approved the above  
( Lead Agency or  Responsible Agency)

described project on 9/4/24 and has made the following determinations regarding the above  
(date)  
described project.

- 1. The project [ will  will not] have a significant effect on the environment.
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [ were  were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
- 5. A statement of Overriding Considerations [ was  was not] adopted for this project.
- 6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.placentia.org/776/Environmental-Documents

Signature (Public Agency): Andrew Gonzales Title: PLANNING MANAGER

Date: 9/4/2024 Date Received for filing at OPR: \_\_\_\_\_