



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



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THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

DEVELOPMENT PLAN REVIEW NO. DPR 2023-01

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

FEB 15 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SO DEPUTY

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON February 15, 2024

Posted for 30 days

DEPUTY SARAH DUFFY

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 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 2023-01

Project Location-Specific: 910 W. La Jolla St., Placentia CA 92870 (East of S. Placentia Avenue) APN: 344-031-04

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

Description of Project: A request to permit the demolition of three housing units on an approximately 11,050-square foot lot, in order to construct five, three-story, multi-family residential units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District, and within the High-Density Residential Land Use District of the General Plan, on property located at 910 W. La Jolla Street.

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

Name of Person or Agency Carrying Out Project: Amador Lopez, of Hennessy Design Team, representing property owner Anh Khoi Lam, 15120 Atkinson Ave., #3, Gardena, CA. 90249. info@ADUpermits.com Phone: (310) 408-0151.

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 13, 2024, 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 demolition of three housing units on a 11,050-square-foot lot, and construction of five, three-story, multi-family residential units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District. 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 on a 0.25-acre lot 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:** 2/14/2024 **Title:** Associate Planner

- Signed by Lead Agency
- Signed by Applicant