



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

TENTATIVE PARCEL MAP NO. TPM 2024-113

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

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED IN THE OFFICE OF THE ORANGE
 COUNTY CLERK-RECORDER ON September 5, 2024
 Posted for 30 days
 DEPUTY LI

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.

FILED

SEP 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI 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 Parcel Map No. TPM 2024-113

Project Location-Specific: 440 N. Jefferson Street (APN: 346-162-01), Placentia CA 92870

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

Description of Project: To permit the subdivision of an approximately 4.97-acre parcel into four parcels, with a remainder parcel designated solely for financing purposes. The subdivision is not intended for development, and no development will be permitted under the proposed TPM. The sizes of the subdivided parcels are as follows: 2.07 acres (Lot 1), 0.21 acres (Lot 2), 2.27 acres (Lot 3), 0.24 acres (Lot 4), 0.23 acres (Remainder lot). The parcel is located at 440 N Jefferson Street, within the R-3 (High Density Multiple-Family) Zoning District. The subdivision aims to facilitate financing options for the future development of multiple-family residences on the property. Any future development of these parcels will require the submission of a new subdivision map.

Name of Public Agency Approving Project: City of Placentia, 401 E. Chapman Ave., Placentia, CA. 92870

Name of Person or Agency Carrying Out Project: Toffoli Investments, LLC. (Property Owner), 3 Hughes, 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: §15315 (Class 15 -- Minor Land Divisions

Development Projects)

Statutory Exemptions. State code number:

Reasons why project is exempt: On September 3, 2024, the City of Placentia City Council, 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 Planning City Council found that this project is Categorical Exempt pursuant to §15315 of the CEQA Guidelines, in that the entitlement involves minor land division of one (1) lot, into four (4) parcels, with a remainder lot, and the Placentia City Council found that this project is Categorical Exempt pursuant to CEQA Guidelines Section 15315.

Lead Agency

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

Signature: [Signature] Date: 9/4/2024 Title: Associate Planner

- Signed by Lead Agency
 Signed by Applicant