



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

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202485001006 11:38 am 11/14/24
474 NC-3 Z01
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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 2022-01, TTM 19183 (TOFFOLI INVESTMENTS)

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

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON November 14, 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

NOV 14 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: 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 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: §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 of the subject property 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

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

County

Finalization: 20240000317599
11/14/24 11:38 am
474 NC-3

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202485001006		50.00
Time Recorded 11:38 am		

Total 50.00

Payment Type	Amount
Check tendered # 1320	50.00

Amount Due 0.00

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