



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



50.00

202485001056 10:53 am 12/05/24

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

VESTING TENTATIVE TRACT MAP NO. VTTM 19300 (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

DEC 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
 COUNTY CLERK-RECORDER ON December 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

DEC 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:** Vesting Tentative Tract Map No. VTTM 19300 (Toffoli Investments)

**Project Location-Specific:** 440 N. Jefferson Street, Placentia CA 92870

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

**Description of Project:** A request to permit the subdivision of four parcels totaling 4.98-acres into three parcels and a lettered lot for the purpose of a residential townhome condominium subdivision concurrent with DPR No. 2024-01 and UP No. 2024-07, which will result in 140 residential units within the R-3 (High Density Residential) 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 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:** 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 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 property 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 are anticipated; and (e) the project can be adequately served by all required utilities and public services. As such on December 3, 2024 the Placentia City Council found that the project 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: 12/5/24      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: 20240000337036  
12/5/24 10:53 am  
474 NC-3

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202485001056		50.00
Time Recorded 10:53 am		

Total 50.00

Payment Type	Amount
Check tendered	50.00
# 1033	

Amount Due 0.00

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