

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Public Agency): City of Villa Park  
17855 Santiago Boulevard, Villa Park, CA 92861

County Clerk  
County of: Orange

(Address)

Project Title: Tentative Parcel Map 2024-127

Project Applicant: Tri Doan

Project Location - Specific:

19401 Mesa Drive

Project Location - City: Villa Park Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

SUBDIVISION OF ONE (1) EXISTING CONTIGUOUS PARCEL TOTALING 94,225 SQUARE FEET (2.163 ACRES) INTO THREE (3) PARCELS OF LAND; PARCEL 1: 20,000 SQUARE FEET (0.459 ACRES), PARCEL 2: 20,857 SQUARE FEET (0.479 ACRES), PARCEL 3: 40,928 SQUARE FEET (.939 ACRES), THAT INCLUDES A NEW 12,440 SQUARE FOOT (0.286 ACRES) PRIVATE CUL-DE-SAC STREET, FOR THE PURPOSE OF CONSTRUCTING A FUTURE SINGLE-FAMILY DWELLING UNIT ON EACH PARCEL.

Name of Public Agency Approving Project: City of Villa Park

Name of Person or Agency Carrying Out Project: City of Villa Park Planning and Engineering Departments

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class15
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The subject property is located within the City's adopted General Plan Land Use designation, of "Estate Low Density Residential" and is compliant with the current zoning designation of "Estate Low Density Residential (E-4)." The project parcel does not contain an average slope of 20% or greater. Additionally, the project contains only 3 parcels of newly subdivided land and no variances, zoning amendments, or other discretionary action is required for this subdivision.

Lead Agency

Contact Person: Justin Urbanski Area Code/Telephone/Extension: 714-998-1500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Justin Urbanski Date: 3/26/2025 Title: Assistant Planner

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_