

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: Zoning Code Amendment No. ZCA 2024-01

Project Location-Specific: 777 W. Orangethorpe Avenue, Placentia CA 92870 (APN: 339-112-27)

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

Description of Project: Request for consideration of an amendment to Placentia Municipal Code (PMC) Chapter 23.105, Specific Plan 5, revising Section 23.105.050, "Permitted Uses for Parcels 9 and 11". The proposed amendment applies to Parcel No. 9, located at 777 W. Orangethorpe Avenue, and reduces the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre.

Name of Public Agency Approving Project: City of Placentia, 401 E. Chapman Ave., Placentia, CA. 92870. Phone: (714) 993-8218 Email: agonzales@placentia.org

Name of Person or Agency Carrying Out Project: Orangethorpe Investment Partners, LLC, c/o Gilad Ganish, 2881 East La Cresta Avenue, Anaheim, CA 92806. Phone: (949) 510-8255 Email: gilad@blackwood.com

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: §15061(b)(3) – Common Sense Exemption

Statutory Exemptions. State code number: _____

Reasons why project is exempt: On April 1, 2025, 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 City Council found that this project is Categorically Exempt pursuant to §15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines, in that the ZCA to reduce the minimum residential density would not approve any development project or other physical change to the environment.

Lead Agency
Contact Person: Andrew Gonzales Area Code/Telephone/Extension: (714) 993-8124

Signature:  Date: 04/02/2025 Title: Planning Manager

- Signed by Lead Agency
- Signed by Applicant