



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-04122/2025-0279

202585000358

FILED

April 22, 2025

HUGH NGUYEN

CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

APPROVAL OF SITE PLAN REVIEW (SPR) NO. SPR 2023-03 FOR THE DEVELOPMENT OF A FIVE-STORY, 68-UNIT MULTIFAMILY 100% AFFORDABLE HOUSING PROJECT, WITH ONSITE RESIDENT SERVICES AND MANAGEMENT, ONSITE PARKING, AND A SATELLITE PARKING SITE ON A 0.77-GROSS ACRE SITE, LOCATED AT 300, 307, 312, 314, AND 323 BAKER STREET IN THE CITY OF PLACENTIA. THIS PROJECT IS MINISTERIALLY EXEMPT FROM CEQA PURSUANT TO GOVERNMENT CODE SECTION 21080(B)(1).

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 IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 04/22/2025**

Posted 04/22/2025 Removed _____

Returned to agency on _____

DEPUTY 483

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.

NOTICE OF EXEMPTION

To: Orange County Clerk-Recorder
County Administration South
601 N. Ross St.
Santa Ana, CA 92701
 Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
From: City of Placentia
Development Services Department
401 E. Chapman Avenue
Placentia, CA 92870

Project Title: Approval of Site Plan Review (SPR) No. SPR 2023-03 for the development of a five-story, 68-unit multifamily 100% affordable housing project, with onsite resident services and management, onsite parking, and a satellite parking site on a 0.77-gross acre site, located at 300, 307, 312, 314, and 323 Baker Street in the City of Placentia. This project is ministerially exempt from CEQA pursuant to Government Code Section 21080(b)(1).

Project Location - Specific: 300, 307, 312, 314, and 323 Baker Street

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

Description of Project: This project involves the development of a five-story, 68-unit multifamily affordable housing project, with onsite resident services and management, onsite parking, and a satellite parking site on a 0.77-gross acre site, located at 300, 307, 312, 314, and 323 Baker Street in the City of Placentia.

Name of Public Agency Approving Project: City of Placentia Planning Division

Name of Person or Agency Carrying Out Project: Mercy Housing California, 1500 S. Grand Ave., Ste 100, Los Angeles, CA. 90015., c/o Erika Villablanca Email: EVillablanca@mercyhousing.org Phone: (213) 743-5826

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268); Categorical Exemption. State type and section number:
- Statutory Exemptions. State code number: (Section 15194) Other

Reasons why project is exempt: On March 7, 2024, the City of Placentia Development Services Department ministerially approved an affordable housing development located at 300, 307, 312, 314, and 323 Baker Street in the City of Placentia. The 100% affordable multifamily housing development, which consists of a five-story building with 68-units, on a 0.77-gross acre site, was reviewed by staff and approved ministerially pursuant to Section 21080(b)(1) of the State Public Resources Code, under provisions of California AB 1449 Legislation. Therefore, the project is ministerially exempt from CEQA.


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

Signature:  Date: 04/17/2025 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant

FILED

APR 22 2025

HUGH NGUYEN, CLERK-RECORDER
BY:  DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **SEARCH** **Save**

RECEIPT NUMBER:
 30-04/22/2025-0279
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PLACENTIA	LEAD AGENCY EMAIL	DATE 04/22/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000358	

PROJECT TITLE

APPROVAL OF SITE PLAN REVIEW (SPR) NO. SPR 2023-03 FOR THE DEVELOPMENT OF A FIVE-STORY, 68-UNIT MULTIFAMILY 100% AFFORDABLE HOUSING PROJECT, WITH ONSITE RESIDENT SERVICES AND MANAGEMENT, ONSITE PARKING, AND A SATELLITE PARKING SITE ON A 0.77-GROSS ACRE SITE, LOCATED AT 300, 307, 312, 314, AND 323 BAKER STREET IN THE CITY OF PLACENTIA. THIS PROJECT IS MINISTERIALLY EXEMPT FROM CEQA PURSUANT TO GOVERNMENT CODE SECTION 21000(B)(1).

PROJECT APPLICANT NAME MERCY HOUSING CALIFORNIA	PROJECT APPLICANT EMAIL	PHONE NUMBER (213) 743-5826
PROJECT APPLICANT ADDRESS 1500 S. GRAND AVE., STE 100	CITY LOS ANGELES	STATE CA
		ZIP CODE 90015

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
 County documentary handling fee \$ 50.00 \$ _____ 50.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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