# 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
Planning Division
401 E. Chapman Avenue
Placentia, CA 92870

**Project Title:** Development Plan Review No. DPR 2025-01, Use Permit No. UP 2025-02, & Purchase & Sale Agreement City Council Resolution No. R-2025-74 (Tru by Hilton)

**Project Location - Specific:** 450 S. Placentia Avenue (east of South Placentia Avenue, north of West Crowther Avenue)

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

**Description of Project:** A request to develop a four-story, 86-room hotel totaling approximately 42,631 sq. ft. with associated landscaping and site improvements. The project includes a 24,210 sq. ft. subterranean/grade-level parking garage with 82 spaces and onsite alcohol service for registered guests. Project implementation requires acquisition of a small portion of City right-of-way located at the cul-de-sac fronting 450 S. Placentia Avenue located within the Community Commercial – Height Overlay (C-2-H65), Zoning District.

**Name of Public Agency Approving Project:** City of Placentia City Council

**Name of Person or Agency Carrying Out Project:** Yagnesh Patel representing C Y Hospitality, LLC, 17708 Alburtis Avenue, Artesia, CA 90701, Email: yogirushi@yahoo.com, Phone: (626) 731-9715

**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: §15332 (Infill Development Projects), Class 32

☐ Statutory Exemptions. State code number:

☐ Other

**Reasons why project is exempt:** On December 2, 2024, the City of Placentia City Council, acting as the Lead Agency, evaluated the potential for adverse environmental impacts and found no evidence that the proposed hotel project would result in any significant effects on the environment. The project involves t development of a four-story, 86-room hotel with associated site improvements, including a subterranean and grade-level parking garage. The City Council determined that the project is Categorically Exempt pursuant to §15332 (Class 32 – Infill Development Projects) of the CEQA Guidelines.

**Lead Agency**
**Contact Person:** Andrew A. Gonzales Area Code/Telephone/Extension: (714) 993-8218

Signature: Date: 12/04/2025 Title: Planning Manager

☒ Signed by Lead Agency

☐ Signed by Applicant