



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001220

FILED

December 17, 2025

HUGH NGUYEN
CLERK - RECORDER

By R. Gomez
Deputy clerk

30-12/17/2025-0974

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

DISPOSITION & DEVELOPMENT AGREEMENT NO. DDA 2025-01 (TRU BY
HILTON)

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 12/17/2025**
Posted 12/17/2025 Removed _____
Returned to agency on _____
DEPUTY 428

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 17 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

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: Disposition & Development Agreement No. DDA 2025-01 (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 permit the sale and private party acquisition of approximately 6,358 square feet of public right-of-way/City-owned property and to allow relief from specific development standards applicable to the C-2(H-65) zoning district for the future development of a hotel building on an existing 15,195-square foot undeveloped lot.

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 Alburdis Avenue, Artesia, CA 90701, Email: yogirushi@yahoo.com, Phone: (626) 731-9715

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 (Infill Development Projects), Class 32

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: On December 16, 2025, the City of Placentia City Council, acting as the Lead Agency, evaluated the potential for adverse environmental impacts and found no evidence that the Disposition & Development Agreement will result in any significant effects on the environment. The project involves the relinquishment of public right-of-way and relief from development standards for the development of a hotel building. 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: 12/16/2025 Title: Planning Manager

☒ Signed by Lead Agency

☐ Signed by Applicant



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	STAMP	Save
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RECEIPT NUMBER: 30-12/17/2025-0974
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PLACENTIA	LEAD AGENCY EMAIL	DATE 12/17/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001220	
PROJECT TITLE		

DISPOSITION & DEVELOPMENT AGREEMENT NO. DDA 2025-01 (TRU BY HILTON)

PROJECT APPLICANT NAME YAGNESH PATEL REPRESENTING C Y HOSPITALITY, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (626) 731-9715
PROJECT APPLICANT ADDRESS 17708 ALBURTIS AVENUE	CITY ARTESIA	STATE CA
		ZIP CODE 90701

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 	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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