



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-02/11/2026-0092

202685000153

FILED

February 11, 2026

HUGH NGUYEN
CLERK - RECORDER

By 
Deputy clerk

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

SITE PLAN REVIEW NO. SPR 2025-10; 17342 ATWOOD AVENUE

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 02/11/2026**

Posted 02/11/2026 Removed _____

Returned to agency on _____

DEPUTY 878

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

FEB 11 2026

HUGH NGUYEN, CLERK-RECORDER

BY: EV 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: Site Plan Review No. SPR 2025-10; 17342 Atwood Avenue

Project Location - Specific: 17342 Atwood Avenue (APN: 346-181-02), South of Atwood Ave., East of S. Van Buren St.

Project Location - City: Placentia, CA 92870 Project Location - County: Orange

Description of Project: A Site Plan Review to permit the development of a 2,624-square-foot, three-story, single-family residence with a 414-square-foot attached two-car garage, using modified standards, on an unimproved vacant lot located within the R-1 Zoning District on Atwood Avenue.

Name of Public Agency Approving Project: City of Placentia, 401 E. Chapman Ave., Placentia, CA. 92870

Name of Person or Agency Carrying Out Project: Siafa Vani, 11301 Pintado Irvine, CA 92618. Email: siafa@cubedstructures.com, Phone: (949) 307-5073.

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:

Reasons why project is exempt: On February 10, 2026, the City of Placentia Planning Commission, acting as the lead agency, evaluated the potential for adverse environmental impacts; and no evidence has been found that the proposed project will have any potential for adverse effects on the environment. The project involves development of a 2,624-square-foot, three-story, single-family residence with a 414-square-foot attached garage. Therefore, the Planning Commission found that this project is Categorically Exempt pursuant to §15332 of the California Environmental Quality Act (CEQA) Guidelines as it meets all conditions described in Class 32.

Lead Agency

Contact Person: Senula Liyanage Area Code/Telephone/Extension: (714) 993-8187

Signature: [Signature] Date: 2/11/26 Title: Planning Technician

- Signed by Lead Agency
Signed by Applicant



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print **Start Over** **Save**

RECEIPT NUMBER:
 30-02/11/2026-0092
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PLACENTIA	LEAD AGENCY EMAIL	DATE 02/11/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000153	

PROJECT TITLE

SITE PLAN REVIEW NO. SPR 2025-10; 17342 ATWOOD AVENUE

PROJECT APPLICANT NAME SIAFA VANI	PROJECT APPLICANT EMAIL siafa@cubedstructures.com	PHONE NUMBER (949) 307-5073
PROJECT APPLICANT ADDRESS 11301 PINTADO	CITY IRVINE	STATE CA
		ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____
 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 Esmeralda Ventura Deputy Clerk
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