



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0312612026-0233

202685000335

FILED

March 26, 2026

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

DEVELOPMENT PLAN REVIEW NO. DPR 2025-03 (PLACENTIA & ORANGETHORPE
TOWNHOMES)

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 03/26/2026**
Posted 03/26/2026 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

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: Development Plan Review No. DPR 2025-03 (Placentia & Orangethorpe Townhomes)

Project Location - Specific: 777 W. Orangethorpe Avenue & 776 S. Placentia Avenue (APN: 339-112-27). East of S. Placentia Avenue, north of W. Orangethorpe Avenue.

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

Description of Project: A Development Plan Review to permit the development of 11 three-story, townhome-style buildings consisting of 75 residential condominium units, including five live-work units, on a 2.72-acre previously developed site located within the Specific Plan No. 5 Zoning District.

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

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

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: _____
 Statutory Exemptions. State code number: Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects)

FILED

MAR 26 2026

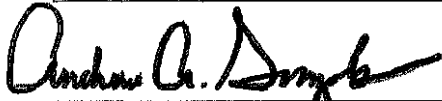
HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Reasons why project is exempt: On March 10, 2026, the City of Placentia Planning Commission, acting as the lead agency, evaluated the proposed project and determined it to be statutorily exempt from the California Environmental Quality Act (“CEQA”), Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects) as the project qualifies as a residential infill development located on an urbanized and previously developed site that is less than 20 acres in size, is consistent with the applicable General Plan and zoning designation, and is not a property described in Government Code § 65913.4 (a)(6).

Lead Agency

Contact Person: Andrew Gonzales Area Code/Telephone/Extension: (714) 993-8218

Signature:  Date: 3/25/26 Title: Planning Manager

- 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 **Sign Over** **Save**

RECEIPT NUMBER:
 30-03/26/2026-0233
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PLACENTIA	LEAD AGENCY EMAIL	DATE 03/26/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY		DOCUMENT NUMBER 202685000335
PROJECT TITLE		

DEVELOPMENT PLAN REVIEW NO. DPR 2025-03 (PLACENTIA & ORANGETHORPE TOWNHOMES)

PROJECT APPLICANT NAME ORANGETHORPE INVESTMENT PARTNERS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 510-8255
PROJECT APPLICANT ADDRESS 2881 EAST LA CRESTA	CITY ANAHEIM	STATE CA
		ZIP CODE 92806

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 Kalci Do Deputy Clerk
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