

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: Vesting Tentative Tract Map No. VTTM 19467 (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 Vesting Tentative Tract Map to subdivide the property for the purpose of creating 75 residential condominium units associated with the development of 11 three-story, townhome-style buildings consisting of 75 residential 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)

Reasons why project is exempt: On April 21, 2026, the City of Placentia City Council, 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: 4/23/26 Title: Planning Manager

- Signed by Lead Agency
 Signed by Applicant