



City of Placentia
Notice of Intent to Adopt a Supplemental Mitigated Negative Declaration
(City Case No. EA 2023-01)

To: Agencies, Organizations, and Interested Parties
From: City of Placentia
Subject: Notice of Intent to Adopt a Supplemental Initial Study/Mitigated Negative Declaration (IS/MND) for the Packing House District Transit Oriented Development Expansion Project

The City of Placentia ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Supplemental Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Packing House District Transit Oriented Development Expansion Project (proposed project)

Project Description: In 2017, the City of Placentia prepared and adopted an Initial Study/Mitigated Negative Declaration (2017 IS/MND) (State Clearinghouse No. 2017021012) to analyze the environmental effects of creating a Transit-Oriented District (TOD) zone classification, land use designation, and set of Development Standards within the City's Packing House District. The City is now proposing to implement a series of discretionary actions that would expand the City's existing Transit Oriented Development (TOD) Packing House District zoning and land use designation to include approximately 14.5 additional acres of land (TOD Expansion Area) adjacent to the existing TOD Packing House District (Original TOD Area) that were identified as potential housing sites in the City's 2021-2029 General Plan Housing Element Update. These areas consist of approximately 11.5 acres located south of Crowther Avenue and west of South Melrose Street and approximately 3 acres along Cameron Street south of Crowther Avenue. The TOD Expansion Area is currently zoned for Manufacturing uses and designated for Industrial uses in the City's General Plan. The proposed project would facilitate the development of up to 1,378 new residential units within the TOD Expansion Area by rezoning the 14.5-acre TOD Expansion Area to allow residential uses at densities of up to 95 units per acre, as specified in applicable TOD Packing House District Development Standards established by the City. The proposed project also includes the adoption of a streetscape plan within the Crowther Avenue right-of-way between Placentia Avenue and State Route 57, which would serve as a gateway into the TOD Expansion Area. Discretionary actions associated with the proposed project include a General Plan Amendment (GPA No. 2023-01) and Zone Change (ZCA 2023-01) to expand the General Plan TOD Packing House District land use and zoning designations to include the TOD Expansion Area, adoption of a streetscape plan within the Crowther Avenue right-of-way between Placentia Avenue and State Route 57, and adoption of the Supplemental IS/MND (EA 2023-01). The proposed project would be programmatic in nature and does not propose any physical development.

Project Location: Assessor's Parcel Numbers (APNs) 339-101-06, 339-101-07, 339-101-10 through 339-101-14, 339-451-01 through 339-451-06, 339-451-12, 339-451-14, 339-451-15 in the City of Placentia, County of Orange, California

Significant Environmental Effects: The Supplemental IS/MND concludes that no new or more severe significant environmental effects than identified in previous environmental documents would occur under the proposed project.

Public Review Period/Responses and Comments: The Supplemental IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 32 days, starting on **December 22nd, 2023 to January 22nd, 2024**. All comments must be submitted in writing; either in a letter or email. Please indicate a contact person for your agency or organization and send your comments to:

Joseph Lambert, Director of Development Services
jlambert@placentia.org
City of Placentia
401 E. Chapman Avenue, Placentia, CA 92870

DOCUMENT AVAILABILITY: This Supplemental IS/MND and associated materials are available for review during regular business hours at the City of Placentia – City Hall, 401 E. Chapman Avenue, Placentia CA 92870 and the Placentia Library, 411 E. Chapman Avenue, Placentia, CA 92870. The document is also available online on the City's website at <https://www.placentia.org/776/Environmental-Documents>