

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Packing House District Transit-Oriented Development Expansion Project

Lead Agency: City of Placentia Contact Person: Joe Lambert, Director of Development Services  
 Mailing Address: 401 E. Chapman Avenue Phone: (714) 993-8234  
 City: Placentia Zip: 92870 County: Orange

**Project Location:** County: Orange City/Nearest Community: Placentia

Cross Streets: Crowther Avenue, Cameron Street, Melrose Street, Placentia Avenue Zip Code: 92870

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 58.32 " N / 117 ° 52 ' 34.5 " W Total Acres: 14.5

Assessor's Parcel No.: See attachment. Section: 00 Twp.: 3 South Range: 9 & 10 West Base: SB

Within 2 Miles: State Hwy #: SR 57, SR 91 Waterways: Santa Ana River

Airports: N/A Railways: BNSF Railway Schools: See attachment.

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>Supplemental MND</u>                     | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation                                |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                             |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                            |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Streetscape Plan</u> |

**Development Type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>1,378</u> Acres <u>14.5</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____             | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____         | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____         | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                       |  |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Zoning Designation: Manufacturing/Combined Planned Manufacturing District, General Plan Land Use Designation: Industrial

Project Description: *(please use a separate page if necessary)*

See attachment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.



## **City of Placentia - Packing House District Transit-Oriented Development Expansion Project** **NOC Attachment**

### **ASSESSOR'S PARCEL NUMBERS:**

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.

### **SCHOOLS WITHIN 2 MILES:**

McFadden Elementary School, Valadez Middle School Academy, Commonwealth Elementary School, Ladera Vista Junior High School of the Arts, John O. Tynes Elementary School, Saint Joseph Catholic School, Ruby Drive Elementary School, Morse Elementary School, Acacia Elementary School, IvyCrest Montessori Private School, La Vista High School, Topaz Elementary School, Raymond Elementary School, California State University, Fullerton, Thomas Edison Elementary School, Minaret Academy, Sycamore Junior High School, Sunkist K-6 School, Rio Vista Elementary School, Melrose Elementary School, Valencia High School, District Education Center, El Camino Real High School, Brookhaven Elementary School, El Dorado High School, Wagner Elementary School, Sierra Vista Elementary School, Troy High School.

### **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.