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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017021012 (Supplemental)

Project Title: Packing House District Transit-Oriented Development Expansion Project

Lead Agency: City of Placentia

Contact Name: Joe Lambert

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Project Location: Placentia (*City*) Orange County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The City is 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. Discretionary actions 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, and adoption of the Supplemental IS/MND (EA 2023-01). The proposed project is programmatic and does not propose physical development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts were identified in the 2017 IS/MND and 2021 Addendum, for which mitigation measures were identified. The Supplemental IS/MND largely relies upon the implementation of these prior mitigation measures as follows. Potentially significant impacts to aesthetics would be reduced to less than significant with implementation of prior MM I-1 through I-3. Potentially significant impacts to air quality would be reduced to less than significant with implementation of prior MM III-1 through III-3 Potentially significant impacts to cultural resources would be reduced to less than significant with implementation of prior MM V-1 and V-2. Potentially significant impacts to geology and soils would be reduced to less than significant with implementation of prior MM VI-1 and VI-2. Potentially significant impacts to greenhouse gas emissions would be reduced to less than significant with implementation of prior MM VII-1 and VII-2. Potentially significant impacts to hazards and hazardous materials would be reduced to less than significant with implementation of prior MM VIII-1, VIII-2, and XVI-2 through XVI-11. Potentially significant impacts to hydrology/water quality would be reduced to less than significant with implementation of prior MM IX-1, VI-1, and VIII-1. Potentially significant impacts to noise would be reduced to less than significant with implementation of prior MM XII-1 through XII-13. Potentially significant impacts to transportation would be reduced to less than significant with implementation of prior MM XVI-1 through XVI-12. New mitigation measures were identified (MM XVIII-1 through MM XVIII-3) in order to reduce potentially significant impacts to tribal cultural resources to a less than significant level, in addition to prior MM V-1 and V-2. Potentially significant impacts to utilities and service systems would be reduced to a less than significant level with incorporation of prior MM XVII-1 and XVII-2.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Lead Agency is not aware of any areas of controversy for the project.

Provide a list of the responsible or trustee agencies for the project.

• Regional Water Quality Control Board (RWQCB) #8