



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



NO FEE

* \$ R 0 0 1 4 7 7 6 8 1 1 \$ *
202485000075 9:05 am 02/07/24
135 SC1A Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

Packing House Transit-Oriented Development Expansion Project

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): Notice of Determination

FILED

FEB 07 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON February 7, 2024

Posted for 30 days

DEPUTY 135

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 Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: County Administration South
601 N. Ross Street, Santa Ana, CA 92701

From:

Public Agency: City of Placentia
Address: 401 East Chapman Avenue
Placentia, CA 92870
Contact: Joseph Lambert
Phone: (714) 993-8234

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017021012
Project Title: Packing House Transit-Oriented Development Expansion Project
Project Applicant: City of Placentia, 401 E. Chapman Ave., Placentia, CA 92870
Project Location (include county): Crowther Street between SR57 and Cameron Street
Project Description:

The City proposes to expand the existing Transit Oriented Development (TOD) zoning/land use designation to include approximately 14.5 additional acres of adjacent land (TOD Expansion Area) to facilitate the development of up to 1,378 new residential units through a General Plan Amendment (GPA No. 2023-01), Zone Change (ZCA 2023-01), and adoption of the Supplemental IS/MND (EA 2023-01). The project is programmatic and no physical development is proposed.

This is to advise that the City of Placentia has approved the above (Lead Agency or Responsible Agency)

described project on 2/6/2024 and has made the following determinations regarding the above described project.

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Supplemental Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [x] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Placentia City Hall, 401 East Chapman Avenue, Placentia, CA 92870

Signature (Public Agency): [Signature] Title: Director of Development Services

Date: 2/7/2024 Date Received for filing at OPR:

FILED

FEB 07 2024

HUGH NGUYEN, CLERK-RECORDER DEPUTY BY: [Signature]

ED

POSTED

APR 05 2017

APR 05 2017

HUGH NGUYEN, CLERK-RECORDER

CITY OF PLACENTIA

HUGH NGUYEN, CLERK-RECORDER

[Signature] DEPUTY

MITIGATED NEGATIVE DECLARATION

by: [Signature] DEPUTY

Lead Agency: City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

Contact: Joe Lambert
Phone: (714) 993-8124
Email: jlambert@placentia

Project Title: GENERAL PLAN AMENDMENT (GPA) 2017-01 AND ZONE CHANGE (ZC) 201: ESTABLISH PACKING HOUSE DISTRICT TRANSIT-ORIENTED DEVELOPMENT PROJECT

State Clearinghouse Number: SCH #2017021012

Project Location: The proposed project consists of the adoption of TOD designations and related development standards to establish a new land use district on approximately 28.2 acres located in the City of Placentia, south of and adjacent to the existing BNSF Railway east-west mainline rail corridor. The approximate 28.2-acre area where the TOD land use designation will be established is located north and south of Crowther Avenue, east of the State Highway 57 Freeway, south of the BNSF railroad tracks, and west of the extension of Bradford Avenue in the City of Placentia. East and west boundaries are defined by property parcel boundaries.

Project Description: will install a new train station to accommodate access for City residents to the regional passenger train (Metrolink and Surfliner) system. The City proposes to support this new regional system connection by creating a Transit Oriented Development (TOD) zone classification and land use designation in the Packing House District of the City, which is located immediately adjacent to the proposed train platform. The objective of these new land use designations/classifications is to allow high density-transit oriented development in the immediate vicinity of the train platform to facilitate use of the regional system and redevelopment of the area surrounding the new station. To accomplish this, the City is proposing to adopt a TOD land use designation (General Plan); Zone Classification (Municipal Code) with related Development Standards; Public Realm Standards, a Streetscape Master Plan and related street and public improvement standards.

FILED

FEB 07 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Finding: City of Placentia's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the City has made a determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA, and the City Council found that that the proposed project will not have a significant effect on the environment. Any potential impacts identified during the review process have been mitigated.

Initial Study: Copies of the Mitigated Negative Declaration/Initial Study are available for review at the City's office located at 401 E. Chapman Avenue, Placentia, CA 92870 or on our website at <http://www.placentia.org/tod>. The proposed Mitigated Negative Declaration was available for public review and comment from February 3, 2017 to March 6, 2017.

Mitigation Measures: All mitigation measures identified in the Initial Study are summarized on pages 72-78 and were adopted by City Council as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program as the Mitigated Negative Declaration was adopted on April 5, 2017

[Signature]

Director of Development Services

April 5, 2017

Signature

Title

Date



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a



RECEIPT NUMBER:
 30-2017 329
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2017021012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PLACENTIA	LEAD AGENCY EMAIL	DATE 04/05/2017
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201785000333	

PROJECT TITLE
 GENERAL PLAN AMMENDMENT GPA 2017-01 AND ZONE CHANGE ZC 2017-01 TO ESTABLISH THE PACKING HOUSE DISTRICT TRANSIT ORIENTED DEVELOPMENT DISTRICT

PROJECT APPLICANT NAME CITY OF PLACENTIA	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 993-8124
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PROJECT APPLICANT ADDRESS 401 E. CHAPMAN	CITY PLACENTIA	STATE CA	ZIP CODE 92870
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PROJECT APPLICANT (Check appropriate box)

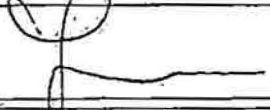
Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	<u>2,216.25</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee		\$	<u>0.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ 2,216.25

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE LAURA MARTINEZ, DEPUTY CLERK
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FILED

FEB 07 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

LED

POSTED

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

APR 05 2017

APR 05 2017

2216.2



201785000333 4:03 pm 04/05/17

332 NC-3 Z03

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

JGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

[Signature] DEPUTY

NOTICE OF DETERMINATION

To: X County Clerk, County of Orange
Public Services Division of the County Clerk
Santa Ana, CA 92702

From: City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

X Office of Planning and Research, State Clearinghouse
Post Office Box 3044, 1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

General Plan Amendment GPA 2017-01 and Zone Change ZC 2017-01 to establish the Packing House District Transit Oriented Development District.

Project Title

SCH#2017021012 Joseph M. Lambert, Director of Development Services (714) 993-8124
State Clearinghouse Number Lead Agency Contact Person Area Code/Telephone/Extension

Project Applicant: City of Placentia

Project Location:

The proposed project consists of the adoption of TOD designations and related development standards to establish a new land use district on approximately 28.2 acres located in the City of Placentia, south of and adjacent to the existing BNSF Railway east-west mainline rail corridor. The approximate 28.2-acre area where the TOD land use designation will be established is located north and south of Crowther Avenue, east of the State Highway 57 Freeway, south of the BNSF railroad tracks, and west of the extension of Bradford Avenue in the City of Placentia. East and west boundaries are defined by property parcel boundaries.

Project Description:

In conjunction with the County of Orange, Orange County Transit Authority (OCTA), the City of Placentia (City) will install a new train station to accommodate access for City residents to the regional passenger train (Metrolink and Surfliner) system. The City proposes to support this new regional system connection by creating a Transit Oriented Development (TOD) zone classification and land use designation in the Packing House District of the City, which is located immediately adjacent to the proposed train platform. The objective of these new land use designations/classifications is to allow high density-transit oriented development in the immediate vicinity of the train platform to facilitate use of the regional system and redevelopment of the area surrounding the new station. To accomplish this, the City is proposing to adopt a TOD land use designation (General Plan); Zone Classification (Municipal Code) with related Development Standards; Public Realm Standards, a Streetscape Master Plan and related street and public improvement standards.

This is to advise that the City of Placentia has approved the above described project on April 4, 2017 and has made the following determination regarding the above described project:
(Date)
 Lead Agency Responsible Agency

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project and a Mitigation Monitoring and Reporting Plan was adopted.
4. A Statement of Overriding Considerations was was not adopted for this project.

This is to certify that the Mitigated Negative Declaration/Initial Study and record of project approval is available to the general public at:

City of Placentia located at 401 E. Chapman Avenue, Placentia, CA 92870.

[Signature]
Signature (Public Agency)

Director of Development Services
Title

April 5, 2017
Date

FILED

FEB 07 2024

HUGH NGUYEN, CLERK-RECORDER



Hugh Nguyen

Orange County Clerk - Recorder

P.O. Box 238 Santa Ana, CA 92702
12 Civic Center Plaza, Room 106 Santa Ana, CA 92701
Phone: (714) 834-2500
www.ocrecorder.com

FILED

FEB 07 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

CITY OF PLACENTIA
401 E CHAPMAN AVE
PLACENTIA, CA 92870

Office of the Orange County Clerk-Recorder Memorandum

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC.

The attached notice was received, filed and a copy was posted on 04/05/2017

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: EVE LEE Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

FILED

FEB 07 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20170000117802
4/5/17 4:03 pm
332 NC-3

Item	Title	Count
1	Z03	1
Fish & Game: Negative Declaration		
Document ID		Amount

DOC# 201785000333	2216.25
Time Recorded 4:03 pm	

Total	2216.25
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Payment Type	Amount
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Check rendered	2216.25
3 00094025	

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.clerkrecorder.com

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20240000032878
2/7/24 9:05 am
135 SC1A

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC#	202485000075	50.00
Time Recorded 9:05 am		

Total 0.00

Payment Type	Amount
NO FEE	50.00
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

