



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



NO FEE

202485000114 11:19 am 02/21/24  
454 SC2A Z01  
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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 21 2024**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: TN DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** February 21, 2024  
Posted for 30 days  
**DEPUTY 454**

**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:**

2nd reading and adoption of Ordinance No. O-2024-01 to expand the existing Transit Oriented Development (TOD) zoning designation including approximately 14.5 additional acres of adjacent land (TOD Expansion Area) to facilitate the development of up to 1,378 new residential units via 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 2/20/2024 by conducting 2nd reading and adoption of Ordinance No. O-2024-01 and has made the following determinations regarding the above described project:

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 **Supplemental** 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.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ 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):  Title: Director of Development Services

Date: 2/21/2024 Date Received for filing at OPR: \_\_\_\_\_

**FILED**

**FEB 21 2024**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
TN