

NOTICE OF INTENT

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE LATITUDE RESIDENTIAL PROJECT

DATE: August 20, 2020

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN THAT the City of Placentia proposes to adopt a Mitigated Negative Declaration for the proposed townhome residential project prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures. Such Mitigated Negative Declaration is based on the finding that the project's environmental effects will be less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City.

NAME OF PROJECT: Latitude Residential Project

PROJECT LOCATION: The Project is located on a site addressed at 443, 449, 455, and 461 South Van Buren Street, Placentia, California. The Assessor Parcel Map Numbers (APNs) for the Project site are 346-164-25, 346-164-26, and 346-164-22.

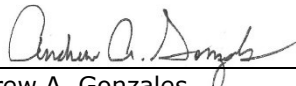
PROJECT DESCRIPTION: The Project proposes to convert a former auto wrecking facility site to High Density Residential, and to develop the site with 139 for-sale residential townhome units. The site is 5.6 acres, and the townhome development proposes a density of 25 units per acre. Entitlements for the Project include a Zone Change from M – Manufacturing District and O - Combining Oil District to R-3 (High Density Multiple-Family District) to bring the zoning of the site into alignment with the updated General Plan High Density Residential designation; Development Plan Review as required by the City for construction of new buildings; and a Tentative Tract Map to subdivide the site.

PUBLIC REVIEW PERIOD: August 20, 2020 to September 18, 2020

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 30 days. Written comments regarding the proposed Mitigated Negative Declaration must be submitted to the Development Services Department prior to 6:00 p.m. on the last day of the 30-day public review/comment period (September 18, 2020). All correspondence and any questions regarding the Mitigated Negative Declaration should be directed to the following City staff:

Andrew A Gonzales, Senior Planner
City of Placentia - Planning Division
401 E. Chapman Avenue
Placentia, CA 92870
PHONE: (714) 993-8124
EMAIL: agonzales@placentia.org

LOCATION WHERE DOCUMENTS CAN BE REVIEWED: the City of Placentia has prepared an Initial Study/Draft Mitigated Negative Declaration for the above-mentioned project, pursuant to CEQA. Copies of the documents may be reviewed online at www.Placentia.org/776/Environmental-Documents or at the City of Placentia-Planning Division during regular business hours.

Signature: 
Andrew A. Gonzales
Senior Planner
City of Placentia

Date: 08/20/2020

Posted: August 20, 2020