

**Notice of Availability and  
Intent to Adopt a Mitigated Negative Declaration  
for City of Placentia's  
General Plan Amendment GPA 2017-01 and Zone Change ZC 2017-01 to establish  
the Packing House District Transit Oriented Development District**

The City of Placentia has prepared an Initial Study for the Packing House District Transit Oriented Development District Project, which recommends that a Mitigated Negative Declaration (MND) be issued, and the City has authorized the release of the proposed Mitigated Negative Declaration for public review and comment for the above project.

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 and related street and public improvement standards.

A copy of the Initial Study can be reviewed at the City's office listed below or on our website at <http://www.placentia.org/tod>. The period of review will be from February 3, 2017 to March 6, 2017. Written comments on the Initial Study should be submitted to Mr. Joe Lambert at the address listed below no later than 6:00 p.m. on March 6, 2017.

Any parties that comment on this proposed Mitigated Negative Declaration will be notified of the meeting date where the adoption of the MND will be considered. The technical and environmental issues related to this project may be discussed at this meeting. Please contact Mr. Joe Lambert if you have questions regarding the City's review process for considering the Mitigated Negative Declaration.

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