



## City of Placentia

### Notice of Availability and Intent to Adopt a Mitigated Negative Declaration

**To:** Agencies, Organizations, and Interested Parties  
**From:** City of Placentia  
**Subject:** Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Orangethorpe/Placentia Mixed Use Project

The City of Placentia ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

**AGENCIES:** The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

**Project Title:** Orangethorpe/Placentia Mixed Use Project

**Project Description:** The City of Placentia (City) is processing requests for General Plan Amendment 2022-01, Specific Plan Amendment 2021-01, and Development Review Plan 2021-02. General Plan Amendment 2022-01 will allow mixed-use (residential-commercial development) as a permissible land use category within Parcel 9 of SP-5. Specifically, Table 2-4. Specific Plans, Table 2-5. General Plan/Zoning Relationship – Specific Plans and Table 2-7. General Plan Land Use Designation – Potential Development Buildout will require amending to allow for the introduction of residential uses at the density/intensity proposed. Specific Plan Amendment 2021-01 will allow mixed-use (residential-commercial development) within the SP-5 Parcel 9 boundaries and will establish development standards for new residential uses, including but not limited to gross lot area, FAR, height, residential density, dwelling unit size, parking, setbacks and lot coverage. An amendment to the SP-5 is also required to allow for parking structures as a permitted use in Parcel 9. Development Review Plan 2021-02 will allow the Applicant to construct and operate 248 multi-family residential dwelling units, up to 3,000 square feet of commercial retail use and a 7-level parking structure on 2.72-acres.

**Project Location:** 776 S. Placentia Avenue & 777 W. Orangethorpe Avenue, Placentia

**Significant Environmental Effects:** The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, public services, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

**Public Review Period/Responses and Comments:** The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The IS/MND will be circulated for a 30-day public review period from **November 29, 2023, to December 28, 2023**. Due to the holiday closures during this period, comments will be accepted through **January 4, 2024**. All comments must be submitted in writing; either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Placentia  
401 E. Chapman Avenue, Placentia, CA 92870  
Andrew Gonzales, Planning Manager  
agonzales@placentia.org

**DOCUMENT AVAILABILITY:** This IS/MND and associated materials are available for review during regular business hours at: City of Placentia, 401 E. Chapman Avenue, Placentia CA 92870 and the Placentia Library at 411 E Chapman Ave, Placentia, CA 92870.

The document is available online on the City's website at: [www.placentia.org/776/Environmental-Documents](http://www.placentia.org/776/Environmental-Documents).