CITY OF PLACENTIA
401 E CHAPMAN AVE
PLACENTIA, CA 92870

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF INTENT

The attached notice was received, filed and a copy was posted on 05/19/2017

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 ***
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

To: Orange County Clerk-Recorder  From: City of Placentia
    12 Civic Center Plaza, Room 101  401 E. Chapman Avenue
    Santa Ana, CA 92701  Placentia, CA 92870

Subject: Filing of Notice of Intent to Adopt a Negative Declaration in compliance with Section 21092.3 of the Public Resources Code.

General Plan Amendment (GPA) 2017-02 and Zone Change (ZC) 2017-02 to establish the Old Town Placentia Revitalization Plan and Development Project

Project Title

N/A  Joseph M. Lambert, Director of Development Services  (714) 993-8234

State Clearinghouse Number  Lead Agency Contact Person/Telephone

Project Location

The Old Town Placentia Revitalization Plan and Development Project applies to an L-shaped Planning Area that is located in the southwestern portion of the City of Placentia. The Planning Area is centered along Bradford Avenue south of Chapman Avenue and Santa Fe Avenue from Murray Street on the west to Alta Street on the east. The portion of the Planning Area centered on Bradford Avenue extends east to Alta Street and west to Main Street south of Chapman Avenue. The portion of the Planning Area centered on Santa Fe Avenue extends from Murray Street on the west, Aguirre Lane (and extension of Aguirre Lane) on the north, the Burlington Northern-Santa Fe (BNSF) railroad tracks to the south, and east to Alta Street. The Planning Area is just over 32 acres in size and is located north of the Burlington Northern-Santa Fe (BNSF) railroad tracks and south of Chapman Avenue in the City of Placentia.

Project Description

The proposed project involves the adoption and subsequent implementation of the Old Town Placentia Revitalization Plan. The Revitalization Plan is anticipated to facilitate development, especially residential and retail in a mixed-use setting, proximate to the anticipated Metrolink Station and parking structure in the Old Town area and the recently adopted Transit Oriented Development (TOD) District south of the railroad centered along Crowther Avenue. The major objectives of the Revitalization Plan are to identify land use options that include providing new mixed-uses, and increasing housing opportunities and neighborhood-serving retail uses. To accomplish this, the City is proposing to adopt the Old Town Revitalization Plan as well as anew land use designation (General Plan Amendment (GPA 2017-02)); new Zoning Classification (Zone Change (ZC 2017-02)) with related Development Standards; Public Realm Standards; a Streetscape Master Plan and related street and public improvement standards to establish the Old Town Placentia Revitalization Plan and Development Project. This project area is not included on lists of hazardous waste facilities identified by Section 65962.5 of the Government Code.

Public Review and Comment Process

A change in land use designation and zone classification such as the proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). A Negative Declaration is the proposed CEQA determination for this project. The City of Placentia acting as the CEQA lead agency for this project will consider adoption of this Negative Declaration at a future scheduled public meeting. After public review of the Initial Study is completed, the City of Placentia proposes to adopt a Negative Declaration in accordance with CEQA and the State CEQA Guidelines. Any parties that comment on this proposed Negative Declaration will be notified of the meeting date where adoption of the Negative Declaration will be considered. Copies of the 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/oldtown. The proposed Negative Declaration and supporting documents will be available for public review and comment from May 23, 2017 to June 12, 2017. Any comments you have must be submitted in writing no later than 6:00 p.m. on June 12, 2017.

Director of Development Services  May 19, 2017
Title  Date

Joeseph Lambert