



City of Placentia

401 East Chapman Avenue
Placentia, CA 92870

City Clerk's Office – (714) 993-8231

NOTICE OF PUBLIC MEETING AND PUBLIC HEARING & NOTICE OF AVAILABILITY OF DRAFT ANNUAL REPORT

NOTICE IS HEREBY GIVEN that the Public Financing Authority (PFA) of the Placentia Enhanced Infrastructure Financing District (EIFD) will hold a public meeting, as required by Section 53398.66(b) of the California Government Code on Tuesday, January 16, 2024 at 5:00 p.m. to present a draft of a revised EIFD Infrastructure Financing Plan (IFP), answer questions about the revised IFP, and receive comments related to the Placentia EIFD and the revised IFP. The PFA will then hold the first of three public hearings as required by Section 53398.66(a)(2) of the California Government Code on the revised IFP on Tuesday, February 27, 2024 at 5:00 p.m., the purpose of which shall be for the PFA to hear all written and oral comments, but take no action. The public meeting and hearing will be open to the public in the Council Chambers of the Placentia City Hall, 401 East Chapman Avenue.

The PFA will also hold a public hearing as required by Section 53398.66(j)(2) of the California Government Code to consider adoption of the 2022-2023 Annual Report for the EIFD on Tuesday, February 27, 2024, immediately following the public hearing on the revised IFP. The draft Annual Report is available on the City's website at www.placentia.org/EIFD and on file in the office of the City Clerk located at 401 East Chapman Avenue, Placentia, California.

The City of Placentia previously established the EIFD near the City's future Metrolink Station including the Old Town Placentia area and Transit Oriented Development Packing House District, encompassing approximately 306 acres. The purpose of this district is to establish a funding mechanism that can facilitate the construction of infrastructure improvements in this area of communitywide and regional significance. A portion of the property tax increment that the City of Placentia and County of Orange receive are specifically restricted to pay for the infrastructure projects listed in the IFP at an estimated cost of \$10 million. The EIFD does not involve any new or increased taxes on property owners, residents, or businesses. These infrastructure improvements include street improvements, sidewalks, landscaping, beautification, and other upgrades as included in the approved Old Town Placentia Revitalization Streetscape Master Plan. The purpose of the IFP revisions is primarily to accommodate increases in construction costs and financing costs since the establishment of the EIFD.

This project is exempt from environmental review per Sections 15378(b)(4) and 15061(b)(3) of the California Environmental Quality Act. No further environmental review is required at this time. Written comments should be received twenty-four (24) hours before each respective meeting dates. Comments should be sent to: Economic Development Division, 401 E. Chapman Avenue, Placentia CA 92870, Attn: Jeannette Ortega, Deputy Director of Administrative Services.

Pursuant to Government Code Section 65009 (b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the meeting described in this notice or in written correspondence delivered to the City of Placentia at, or prior to, the meeting.

A map of the district boundaries and additional information on the EIFD, including the draft revised IFP, are available on the City's EIFD website at www.placentia.org/EIFD and are on file in the office of the City Clerk located at 401 East Chapman Avenue, Placentia, California. Any and all persons having any comments or objections on the proposed IFP or the regularity of any of the prior proceedings, may appear at the time and place indicated to provide written or oral comments.

Carol Wayman
Deputy City Clerk
City of Placentia

Posted on Website: Thursday, January 4, 2024