

POSTED

MAY 17, 2018

HUGH NGUYEN, CLERK-RECORDER

NOTICE OF INTENT TO

ADOPT A MITIGATED NEGATIVE DECLARATION

BY:  _____

DEPUTY

To: Orange County Clerk-Recorder and Office of Planning and Research
12 Civic Center Plaza, Room 101 State Clearinghouse
Santa Ana, CA 92701 1400 Tenth Street
Sacramento, CA 95814

From: City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

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

Zoning Code & Specific Plan Amendment (ZCA) 2017-09, Development Plan Review (DPR) 2017-03, Vesting Tentative Tract Map (VTTM) 2017-186, and Use Permit (UP) 2017-09 for the construction of 54 detached single-family residential dwelling units and a 10,420 square-foot commercial shopping center on an 8.45-acre site.

Applicant: City of Placentia, 401 E. Chapman Ave. Placentia, CA 92870, (714) 993-8124
Project Title: Alta Vista Commercial/Residential Project

N/A	Andrew A. Gonzales, Senior Planner	(714) 993-8124
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location

Southeast corner of Rose Drive and Alta Vista Street, Placentia, CA 92870
(APNs: 341-324-01 and 341-324-02)

Project Description

The project proposes to amend the East Placentia Specific Plan (SP-7) and the zoning code to allow medium density residential uses on a 6.46-acre portion of the 8.45-acre project site. The project would develop the 6.45-acre portion of site with 54 detached single-family homes, and the remaining 1.99-acre portion of the site with 10,420 square feet commercial building containing commercial uses.

A vesting tentative tract map would divide the site into separate commercial and residential parcels. The commercial parcel proposes two commercial buildings and would be located at the northwest corner of the site, closest to the intersection of Rose Drive and Alta Vista Street. Proposed commercial uses include a 2,000 square-foot coffee shop with drive-through, and fast-casual restaurant space or retail/service commercial space with outdoor dining area amenities.

The remainder of the project site would be developed with 54 single-family residences with a proposed density of 15 dwelling units per acre (net). The homes would be two-stories with a maximum height of 35-feet, and would have three different floorplans. Access to the residential area would be provided via a gated access from Alta Vista Street. The residential development would provide 13,600 square feet of private onsite open space and recreation for use by project residents, including a tot-lot/park area, and 3 mini park areas with turf, benches, landscaping, walkways and a shade arbor. The open space would be maintained by the homeowners association.

Public Review and Comment Process

The entitlements requested by the proposed project (Zoning Code & Specific Plan Amendment (ZCA) 2017-09; Development Plan Review (DPR) 2017-03; Vesting Tentative Tract Map (VTTM) 2017-186; and Use Permit (UP) 2017-09) are a discretionary decision or "project" that requires

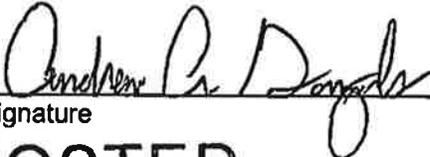
**Notice of Intent to
Adopt a Mitigated Negative Declaration
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evaluation under the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration is the proposed CEQA determination for this project. The City of Placentia, acting as the CEQA lead agency for this project, will consider adoption of this Mitigated Negative Declaration at a future

scheduled public meeting. The City has prepared an Initial Study for the above project in accordance with the CEQA Guidelines Article 5, Section 15063, and on the basis of that study hereby finds:

That there is no substantial evidence that the proposed project may have a significant effect on the environment. Therefore, the preparation of an Environmental Impact Report is not required and a proposed Mitigated Negative Declaration has been prepared in accordance with Article 6 of the CEQA Guidelines.

After public review of the Initial Study is completed, the City of Placentia proposes to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines. Any parties that comment on this Mitigated Negative Declaration will be notified of the meeting date where adoption of the Mitigated Negative Declaration will be considered. Copies of the Mitigated Negative Declaration/Initial Study are available for review at City of Placentia City Hall located at 401 E. Chapman Avenue, Placentia, CA 92870 or on our website at www.placentia.org/index.asp?NID=776. The proposed Mitigated Negative Declaration and supporting documents will be available for public review and comment from May 19, 2018 to June 7, 2018. Any comments you have must be submitted in writing no later than **6:00 p.m. on Thursday, June 7, 2018** to Andrew A. Gonzales, Senior Planner, City of Placentia, 401 E. Chapman Avenue, Placentia, CA 92870.


Signature _____ Senior Planner _____ 5/17/2018
Title _____ Date

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BY:  _____ DEPUTY



Hugh Nguyen

Orange County Clerk - Recorder

P.O. Box 238 Santa Ana, CA 92702
12 Civic Center Plaza, Room 106 Santa Ana, CA 92701
Phone: (714) 834-2500
www.ocrecorder.com

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 05/17/2018

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Jorge V. Ramos 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 ***