



City of Placentia

Notice of Intent to Adopt a Mitigated Negative Declaration (MND No. 2020-02)

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 Santa Angelina Senior Apartment Homes 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: Santa Angelina Senior Apartment Homes

Project Description: The City of Placentia (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of 65 senior apartment homes in two-story residential buildings and ground-level parking. 64 units are proposed as affordable housing units to households earning less than 60% of the Area Median Income and the remaining unit would be the manager's unit. The project proposes an additional 45 parking spaces for a total of 130 parking spaces on site. A community garden and a new courtyard area and garden area are proposed. The existing parish hall would be demolished and replaced with a new parish hall that would be approximately 3,974 square feet with a 544-square-foot covered porch. A new children's picnic/lunch area is proposed. The project also proposes: a courtyard gathering space west of the Parish Hall, a gathering lawn with benches fronting North Angelina Drive, an outdoor terrace fronting North Angelina Drive, and a memorial garden with accent trees between the existing church building and the proposed new Parish Hall. A new courtyard area is proposed west of the existing church. The project would require a General Plan Amendment (GPA No. 2020-01) to change the general plan designation from Low Density Residential to High Density Residential and a Zone Change (ZC No. 2020-01) to change the zoning of the project site from R-1 (Single-Family Residential) Zoning District to R-3 (High Density Multiple-Family) Zoning District. The project Applicant is also requesting Development Plan Review approval (DPR No. 2020-01) and building permits.

Project Location: 1314 North Angelina Drive, Placentia, CA 92870

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 City will accept responses and comments for 20 days, starting on **October 1, 2020 to October 20, 2020**. 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, Senior Planner
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

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