**NOTICE OF DETERMINATION**

**To:** X County Clerk, County of Orange **From:** City of Placentia

North County Branch Office 401 E. Chapman Avenue

222 S. Harbor Blvd., #110 Placentia, CA 92870

Anaheim, CA 92805

Office of Planning and Research, State Clearinghouse

Post Office Box 3044, 1400 Tenth Street, Room 113

Sacramento, CA 95812-3044

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Specific Plan Amendment No. SPA 2022-01, Development Plan Review No. DPR 2022-04, and Vesting Tentative Tract Map No. VTTM 19250, and Addendum to Mitigated Negative Declaration for Tentative Tract Map No. TTM 15700.

**Project Title**

Joseph M. Lambert, Director of Development Services (714) 993-8124

**State Clearinghouse Number Lead Agency Contact Person Telephone Number**

**Project Applicant:** Toll Brothers, c/o Eric Everhart, 350 Commerce, Suite 200, Irvine, CA 92602 Phone: (909) 438-6224 Email: [eeverhart@tollbrothers.com](mailto:eeverhart@tollbrothers.com)

**Project Locations:**

North of Alta Vista Street, between Rose Drive and Jefferson Street

APNs: 341-501-01 through 341-501-65

Latitude: 33°52'31.8"N, Longitude: 117°50'27.7"W

**Project Description:**

In November 1998 Mr. John Coyan/S & S Construction applied for a tentative subdivision map for the development of the 18.29-acre site with 74 dwelling units. The City of Placentia (City) approved Tentative Tract Map (TTM) 15700 in November 1998 for the development of 74 single -family residences on the approximately 18.29-acre site (the “Original Project”). The project site is located on the north side of Alta Vista Street, between Rose Drive and Jefferson Street. Refer to Figures 1 and 2 that show the regional location and site location (aerial photo) of the project site. The project site is bounded on the west by a commercial shopping center; on the north by residential use; on the east by a mix of residential (north), land still being used for oil production, and the Champions Sports Complex; and on the south by Alta Vista Street. The whole 18.29-acre site was previously used for oil production and remains totally disturbed. Active oil production facilities continue to operate on the eastern approximately 4 acres of this property. The City prepared and adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the original 74-unit project. The IS/MND is attached to this Addendum as Appendix 1, and it provides a more detailed discussion of the approved project. A final map for TTM No. 15700 was recorded approved in February 2004. As the current vacancy indicates, the site was not developed over the intervening years.

Toll Brothers acquired 14.4 net acres (17.02 gross acres) of the original 18.29-acre property on Alta Vista Street (the 2022 Revised Project). The Assessor Parcel Numbers are 341-501-01 through 341-501-65. The existing Placentia General Plan land use designation for the subject property is Specific Plan and the zoning classification is Specific Plan No. SP-7. The property is further identified as part of the Residential Low Density subarea under the East Placentia Specific Plan. Toll Brothers is requesting City approval of four applications as part of the 2022 Revised Project. The applications include Specific Plan Amendment No. SPA 2022-01, Vesting Tentative Tract Map No. TTM 19250, Development Plan Review No. DPR 2022-04 and Environmental Assessment No. EA 2022-01.

Specific Plan Amendment No. SPA 2022-01 is an application to amend Specific Plan No. 7 (SP-7) (East Placentia) to change the subarea land use designation of the subject property from Residential Low Density (maximum 6.0 du/ac) to Residential Medium Density (maximum 15.0 du.ac) together with changes to the minimum lot size enumerated under Placentia Municipal Code (PMC) Section 3.23.107.070 Building Site Area from 3,100 square feet to 2,600 square feet and to modify PMC 3.23.107.100 for Building Setbacks under the Medium Density Residential Land Use Area to reduce the rear setback from 10 feet to 5 feet for primary structures and/or accessory structures, to reduce the separation between buildings from 15 feet to 10 feet for two-story buildings and to modify Table Note 1 to specify that the minimum required garage setback shall be 18 feet.

Vesting Tentative Tract Map No. VTTM 19250 is an application to subdivide 17.02 gross acres into 100 residential lots on 9.83 acres, 5 lettered lots for private streets comprised of 2.91 acres, 9 lettered lots for landscape purposes on 0.78-acre, 1 lettered lot for a park on 0.67 acre, 3 lettered lots for landscape and oil facilities on 0.20 acre, 1 lettered lot for oil facilities on 0.05 acre, 0.02 acre for public right-of-way dedication and a 2.56 acre remainder parcel. The revised map will result in an increase of 26 new single-family residential lots from the Original Project. The density of the 2022 Revised Project VTTM 19250 will be 6.93 dwelling units per acre. Development Plan Review No. DPR 2022-04 is an application to permit the construction and operation of a new residential community to be known as Vista Rose consisting of 100 single-family, detached dwelling units, hardscape improvements for private streets, curbs, gutters, and sidewalks, including both private and public decorative landscaping and a park site.

Environmental Assessment No. EA 2022-01 is an application to analyze the potential environmental impacts associated with the proposed 2022 Revised Project.

This Addendum compiles the necessary information required to update the City’s adopted IS/MND in accordance with Sections 15162 and 15164 of the State CEQA Guidelines.

This is to advise that the City of Placentia has approved the above described project on

■ Lead Agency □ Responsible Agency

June 6, 2023 and has made the following determination regarding the above-described project:

(Date)

1. The project [☐ will ■ will not] have a significant effect on the environment.

2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

■ An Addendum to a Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures [■ were ☐ were not] made a condition of the approval of the project and a Mitigation Monitoring and Reporting Plan was adopted.

4. A Statement of Overriding Considerations [☐ was ■ was not] adopted for this project.

This is to certify that the Environmental Impact Report and record of project approval is available to the general public at:

*A picture containing text

Description automatically generated*City of Placentia, Development Services Department: 401 E. Chapman Avenue, Placentia, CA 92870

Director of Development Services June 7, 2023

*Signature* (Public Agency) *Title Date*