



3889.25

202385000567 9:35 am 06/29/23

Notice of Determination

464 SC3A Z02

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 12 Civic Center Plaza #101
Santa Ana, CA 92701

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

From:
Public Agency: City of Buena Park
Address: 6650 Beach Boulevard
Buena Park, California 90622-5009
Contact: Swati Meshram, Planning Manager
Phone: (714) 562-3620

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2009111026

Project Title: The Village at Buena Park (Addendum to the City's 2035 General Plan Update EIR)

Project Applicant: Merlone Geier Partners

Project Location (include county): Corner of La Palma and Stanton Avenue, Buena Park, Orange County

Project Description:

See attached project description.

FILED

POSTED

JUN 29 2023

JUN 29 2023

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

This is to advise that the City approved GPA and VTM resolutions
(Lead Agency or Responsible Agency)

for the above

described project on June 27, 2023 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.
7. None of the circumstances in CEQA Guidelines 15183 or 15162 requiring preparation of another EIR are present.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Buena Park Planning Division, 6650 Beach Boulevard, Buena Park, California 90622-5009

Signature (Public Agency): Title: Community & Econ Dev Director

Date: June 27, 2023 Date Received for filing at OPR:

Continued from previous page

PROJECT DESCRIPTION

The Project includes the redevelopment of the western portion of the Buena Park Mall with the demolition of the existing 267,487 square-foot Sears building and ancillary buildings located at 8150 La Palma Avenue and redevelopment of the site with 1,302 residential units (consisting of 1,176 multifamily units and 126 townhomes), 39,000 square feet of amenity and lobby space, and 2,971 residential parking spaces. The Project proposes a text amendment to the General Plan, a rezone to General Mixed Use, a Vesting Tentative Tract Map, and a Development Agreement. The development plan for the Project specifies the development standards applicable to the site.

On December 7, 2010, the City of Buena Park certified the Program Environmental Impact Report (EIR) (State Clearinghouse No. 2009111026) for the City of Buena Park 2035 General Plan Update (General Plan Update). The Program EIR was prepared to address the environmental impacts associated with implementation of the City's General Plan Update. The Program EIR was prepared in conformance with CEQA Guidelines Section 15168. Section 15168(c) states that a later activity within the program analyzed in a program EIR is to be examined under CEQA Guidelines Section 15162. The City has considered the Program EIR and determined that no additional environmental review is required beyond the Addendum to the Program EIR. An Addendum to the previously certified Program EIR was adopted pursuant to CEQA Guidelines 15168(c), 15162 and 15164.

This notice is to advise that on June 27, 2023, the City Council for the City of Buena Park approved:

- Resolution approving text amendments to the General Plan; and
- Resolution approving a Vesting Tentative Tract Map for the Project.

FILED

JUN 29 2023

HUGH NGUYEN, CLERK-RECORDER

BY: dd DEPUTY

POSTED

JUN 29 2023

HUGH NGUYEN, CLERK-RECORDER

BY: dd DEPUTY



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:
 01 — —
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2009111026

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Buena Park	LEAD AGENCY EMAIL mfoukes@buenapark.com	DATE 06/27/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER	

PROJECT TITLE

Village at Buena Park (Addendum to the City of Buena Park 2035 General Plan Update EIR)

PROJECT APPLICANT NAME Merlone Geier Partners	PROJECT APPLICANT EMAIL jgwilliam@merlonegeier.com	PHONE NUMBER (858) 259.9909
PROJECT APPLICANT ADDRESS 4365 Executive Drive, Suite 1400	CITY San Diego	STATE CA
		ZIP CODE 92121

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Matt Foulkes, Community and Economic Development Director
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FILED

POSTED

JUN 29 2023

JUN 29 2023

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

BY: DEPUTY

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20230000179653
6/29/23 9:35 am
464 SC3A

Item	Title	Count
1	Z02	1
EIR: Environmental Impact Report		
Document ID		Amount
DOC# 202385000567		3889.25
Time Recorded 9:35 am		

Total	3889.25
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Payment Type	Amount
Check tendered # 353481	3889.25

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

