



City of Buena Park

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties
From: City of Buena Park
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the 7101 Lincoln Avenue, Workforce Housing Project

The City of Buena Park ("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: 7101 Lincoln Avenue, Workforce Housing Project

Project Description: The City of Buena Park (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of an affordable housing project (project) located at 7101 Lincoln Avenue, 630 feet east of Knott Avenue and at the southern border of the City of Buena Park (APN 135-192-50). The project proposes development of 55 residential units in four buildings on an approximately 1.35-acre site, a density of 40.9 units per acre. The land uses proximate to the site include retail (west), commercial (east), residential single-family (north), and hotel, apartments, and retail (south, in the city of Anaheim).

The project site is currently zoned CS, Community Shopping. That zone would be changed to GMU, General Mixed-Use, to allow for the vertical mix of high-density residential uses along a major arterial. A Development Agreement would need to be established and executed to allow for the development within this zone designation. The General Plan land use designation is currently COM, Commercial. That land use designation would also need to be changed to General Mixed-Use. Currently, the project site has a vacant commercial building onsite, along with parking areas located directly outside of the front and rear exits of that building; the building would be demolished for this project to be built in its place.

The GMU zone allows for a horizontal or vertical mix of high density residential and neighborhood commercial uses along major arterials; Lincoln Avenue is classified as a major arterial within the City of Buena Park's Mobility (Circulation) Element of the General Plan. Base density for the GMU designation is 32 dwelling units per acre (du/ac), but the city's Affordable Housing Area Bonus (35% of base density) may increase the density to 43 du/ac; the proposed project density of 40.9 units per acre falls within that range.

Project Location: 7101 Lincoln Avenue, Buena Park, California, 90620

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, transportation, 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 **July 20, 2023 to August 8, 2023**. 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 Buena Park, Planning Division
Attn: Swati Meshram, PhD, AICP, Planning Manager
6650 Beach Boulevard
Buena Park, CA 90621
Email: smeshram@buenapark.com

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review during regular business hours at the following location:

City of Buena Park, Planning Division
6650 Beach Boulevard
Buena Park, CA 90621

The document is available online on the City's website at:

https://www.buenapark.com/city_departments/community_development/planning_division/keynote_projects.php