



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 Craig Homes 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: Craig Homes 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 two three-story buildings containing a total of 12 townhouse-style apartments (Project) located at 7682, 7692, 7712, and 7722 Craig Avenue (APN's: 066-132-09, -15, 16, and -17). Each building would contain six apartments, with one building fronting Craig Avenue and the second building accessed from an internal driveway south of the first building. The Project would total approximately 19,939 net square-feet (SF) of building space and include drive-in vehicle garages at ground level and two above ground floors of living space, including perimeter landscaping, pedestrian walkways, visitor parking, and perimeter/security fencing and lighting. The Project proposes a General Plan Amendment (GP-22-1) to change the existing land use designation from Low Density Residential (LDR) to High Density Residential (HDR), a Zone Change (Z-22-1) to change the existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Multifamily Residential), and Site Plan (SP-22-13) to review the proposed 12-unit multi-family development.

Project Location: 7682, 7692, 7712, and 7722 Craig Avenue, Buena Park, California, 90621

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 biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources 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, Division 6, Chapter 3, Article 6, Section 15072. The City will accept responses and comments for 20 days, starting on **December 22, 2023 to January 16, 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: Harald Luna, Senior Planner
6650 Beach Boulevard
Buena Park, CA 90621
Email: hluna@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