

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Dale Townhomes Project

Lead Agency: City of Buena Park Contact Person: Harald Luna
 Mailing Address: 6650 Beach Blvd Phone: (714) 562-3618
 City: Buena Park Zip: 90621 County: Orange

Project Location: County: Orange City/Nearest Community: Buena Park
 Cross Streets: La Palma Avenue and Dale Street Zip Code: 90620

Longitude/Latitude (degrees, minutes and seconds): 117 ° 59 ' 2.148 " N / 33 ° 50 ' 46.176 " W Total Acres: 3.87

Assessor's Parcel No.: 070-501-01 Section: 00 Twp.: T4 South Range: R11 West Base: _____

Within 2 Miles: State Hwy #: SR-39 Waterways: None
 Airports: None Railways: none Schools: Dysinger Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 93 Acres 3.87
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Cultural/Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

General Plan: Commercial; Zoning: CS (Community Shopping); Present Land Use: Vacant Commercial

Project Description: (please use a separate page if necessary)

The City of Buena Park is processing a request to implement a series of discretionary actions that would ultimately allow for the development of the Dale Townhomes Residential Project located at 8030 Dale Street (APN: 070-501-01). The proposed Project involves the demolition of a single 44,064 square-foot vacant commercial structure to allow for the construction of a 93-unit, two- and three-story semi-attached townhomes comprised of different floors plans of 2- and 3- bedroom units. Each building will contain 4 up to 10 townhouse units. The Project would total approximately 187,534 square feet of building space and would include attached vehicle garages at ground level and one to two above ground floors of living space. The Project would include open parking spaces, landscaping and green spaces throughout the site with specific landscaping along the east and south to buffer the Project from the single-family residential dwelling units. The Project proposed a General Plan Amendment (GP-23-1) to amend the existing General Plan Land Use designation from Commercial to High-Density Residential; a Zone Change (Z-23-1) to amend the existing zoning district from CS (Community Shopping) to RM-20 (Medium Density Multifamily Residential), Tentative Tract Map (TT-24-1) to subdivide an existing parcel containing 3.82-acres into a single lot for condominium purposes (93-towhhome units); and a Conditional Use Permit (CU-24-1) to review and permit the proposed 93-unit townhome residential development and associated on-site improvements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>Airport Land Use Commission for Fullerton Airport</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 7/19/2024 Ending Date 8/19/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sagecrest Planning + Environmental</u>	Applicant: <u>Chris Courtney of Brandywine Homes</u>
Address: <u>27128 Paseo Espada, Suite 1524</u>	Address: <u>2355 Main Street, Suite 200</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Irvine, CA 92614</u>
Contact: <u>Lindsay Ortega, AICP</u>	Phone: <u>(949) 392-2078</u>
Phone: <u>949-996-7243</u>	

Signature of Lead Agency Representative: Harald Luna Digitally signed by Harald Luna
DN: cn=Harald Luna, o=City of Buena Park, ou=Planning Division, c=US Date: July 17, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.