

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Dale Townhome Project

Lead Agency: City of Buena Park

Contact Name: Harald Luna

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Project Location: Buena Park Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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. 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. The Project would total approximately 187,534 square feet of building space and would include attached vehicle garages at ground level. 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), TTM(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 permit the 93-unit residential development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources: If human remains are discovered, requirement to suspend work until a qualified archaeologist conducts an evaluation. (MM CR-1-2); Geology and Soils: Potential for Liquefaction, requirement to submit final geotechnical report and implement all recommendations (MM GEO-1), If paleontological resources uncovered requirement to halt work and notify City of Buena Park and require archaeological monitoring (MM GEO-2); Hazards and Hazardous Materials: Potential to impact street traffic adjacent to site, requirement to submit a Traffic Management Plan to City (HAZ-MAT-1); Noise: Potential to cause damage to adjacent single family residential during construction, requirement to prohibit use of vibratory rollers and similar equipment within 40 ft of any residential structure (MM Noise 1); Tribal Cultural Resources: Potential to uncover tribal cultural resources, requirement to retain Native American Monitor prior to start of ground disturbing activities (TCR-1), Requirement to cease work upon discovery of any TCR (TCR-2), requirements for handling any/all TCR discovered at site(TCR-3)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for this project. Local project only.