



**NOTICE OF PUBLIC HEARING AND INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Agencies, Organizations, and Interested Parties
From: City of Buena Park
Subject: Notice of Public Hearing and Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Dale Townhomes Project located at 8030 Dale Street

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 (MND) 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: Dale Townhomes Project

APPLICATION NOS.: General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, Conditional Use Permit No. CU-24-1, and Mitigated Negative Declaration No. MND-24-2

PROJECT LOCATION: 8030 Dale Street, Buena Park, California, 90620

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 demolition of a single 44,064 square-foot vacant commercial structure to allow for the development of a 93-unit, two- and three-story semi-attached townhomes (Project) located at 8030 Dale Avenue (APN: 070-501-01). The Project involves the construction of 14 two- and three-story buildings with 39 two-bedroom and 54 three-bedroom units, totaling 93 residential townhomes. The Project would total approximately 187,534 square feet of building space and would include attached two-car garages at ground level and one to two above ground floors of living space. The Project would include 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 proposes 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 (Commercial Shopping) to RM-20 (Medium-Density Multifamily Residential); a Tentative Tract Map (TT-24-1) to subdivide an existing parcel containing approximately 3.82-acres into a single lot for condominium purposes (93-unit townhomes); and a Conditional Use Permit (CU-24-1) to review and permit the proposed 93-unit townhomes residential development and associated on-site improvements.

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, geology and soils, noise, cultural resources, 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 30 days, starting on **Friday, July 19, 2024 to Monday, August 19, 2024**. 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

NOTICE OF PUBLIC HEARING:

NOTICE IS HEREBY GIVEN that the City of Buena Park Planning Commission will hold a public hearing in the City Council Chambers of City Hall, 6650 Beach Boulevard, Buena Park, California, on August 28, 2024 at 6:30 p.m. to consider the Project.

All interested persons have the right to appear and be heard. If you challenge Applications General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, Conditional Use Permit No. CU-24-1, and Mitigated Negative Declaration No. MND-24-2 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The Staff Report and plans will be available for review at the Community and Economic Development Department, Planning Division, 6650 Beach Boulevard, Buena Park, California, prior to the meeting. Further information may be obtained by contacting Harald Luna, Senior Planner, at (714) 562-3618 or hluna@buenapark.com.

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the Planning Division at (714) 562-3620.



If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the Planning Division at (714) 562-3620, 48-hours prior to the meeting.

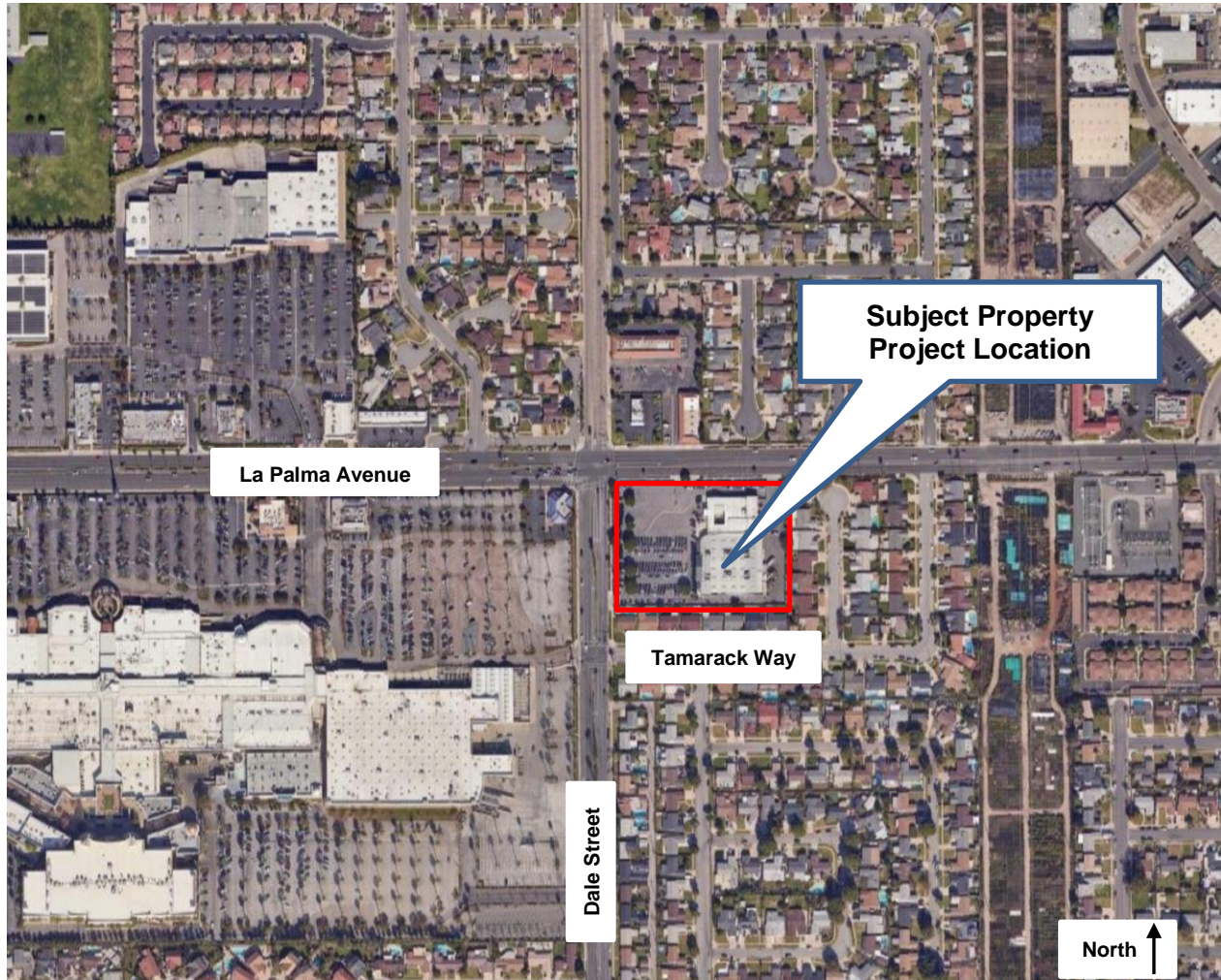
I, Ruth Santos, Sr. Administrative Assistant, do hereby certify that a full and correct copy of this notice was published, posted at the Civic Center, 6650 Beach Blvd., the Ehlers Event Center, 8150 Knott Avenue, and the Buena Park Library, 7150 La Palma Avenue, Buena Park, CA., and mailed to the property owners located within a 300-foot radius of the subject property.

ATTEST: Ruth Santos
POSTED AND MAILED BY: July 19, 2024

DATE: July 19, 2024
REMAIN POSTED THROUGH: August 29, 2024



VICINITY MAP



PLANNING COMMISSION

August 28, 2024

GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1,
TENTATIVE TRACT MAP NO. TT-24-1, CONDITIONAL USE PERMIT NO. CU-24-1,
MITIGATED NEGATIVE DECLARATION NO. MND-24-2

8030 Dale Street
APN: 070-501-01