

Notice of Determination

Appendix D

To:
[] Office of Planning and Research

From:
Public Agency: City of Buena Park

U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

Address: 6650 Beach Boulevard Buena Park, CA 90621
Contact: Harald Luna, Senior Planner
Phone: 714.562.3618

[] County Clerk

County of: Orange County Clerk Recorder
Address: 601 N. Ross Street Santa Ana, CA 92701

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024070784

Project Title: Dale Townhomes Project

Project Applicant: Brandywine Homes

Project Location (include county): 8030 Dale Street, Buena Park, CA 90620, Orange County

Project Description:

The Project includes a General Plan Amendment No. GP-23-1, to amend the General Plan Land Use designation from Commercial to High-Density Residential; a Zone Change No. Z-23-1, to amend the zoning from CS (Community Shopping) Mixed Use Overlay-45 to RM-20 (Medium-Density Multifamily Residential) Mixed Use Overlay-45; a Tentative Tract Map No. TT-24-1, to subdivide an existing parcel into a single lot for condominium purposes; a Conditional Use Permit No. CU-24-1, to permit a 93-unit townhome development, consisting of 14, 2- and 3- story, townhome buildings with building heights up to 37'-7", 213 parking spaces, 27 of which are open parking spaces and 186 enclosed attached garage parking spaces, as well as associated on-site improvements; and a Mitigated Negative Declaration No. MND-24-2 in compliance with the California Environmental Quality Act. The Project Site is located at 8030 North Dale Street (APN: 070-501-01), currently improved with an approximately 44,064 square-foot vacant commercial building, to be demolished, previously used as a grocery store, bank, and hardwood store, as well as, a paved parking lot with landscaping.

This is to advise that the City of Buena Park City Council has approved the above ([] Lead Agency or [] Responsible Agency)

described project on November 12, 2024 and has made the following determinations regarding the above described project. (date)

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Buena Park Community and Economic Development, 6650 Beach Boulevard, Buena Park, CA 90621

Signature (Public Agency): [Signature] Title: SENIOR PLANNER

Date: NOVEMBER 13, 2024 Date Received for filing at OPR: