

**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:** Orchard View Gardens Senior Apartment Homes

Lead Agency: City of Buena Park

Contact Person: Swati Meshram, Planning Manager

Mailing Address: 6650 Beach Boulevard

Phone: (714) 562-3614

City: Buena Park

Zip: 90621

County: Orange

**Project Location:** County: Orange City/Nearest Community: Buena Park

Cross Streets: La Palma Avenue and Crescent Avenue

Zip Code: 90620

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 29.70 " N / 118 ° 01 ' 40.09 " W Total Acres: 3.2

Assessor's Parcel No.: 069-283-25

Section: Twp.: 3 South

Range: 11 West Base: SBD

Within 2 Miles: State Hwy #: 91

Waterways: None

Airports: None

Railways: Union Pacific Railroad

Schools: List Attached

**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 Agreement**Development Type:**☒ Residential: Units 66 Acres 3.2☐ 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:**Present Land Use/Zoning/General Plan Designation:**

Developed site with St. Joseph's Episcopal Church/Zoning: Residential - Single Family (RS-6)/General Plan: Low Density Residential

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

The City of Buena Park (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the subdivision of the existing parcel (APN 039-283-25) into two new parcels. The southern parcel (Parcel 1) would maintain St. Joseph's Episcopal Church and surface parking on 1.44 acres. The newly created 1.76 acre parcel occupying the eastern and northern portion of the site (Parcel 2) would be developed with a primary residential apartment building and 9 single-story casitas accommodating 66 residential units and a 3,000 square foot community center. The residential apartment homes, including 62 one-bedroom units and 4 two-bedroom units, will be reserved for seniors aged 62 and over, with one of the 66 units being an exempt manager's unit. The Applicant is seeking a General Plan Amendment to High Density Residential, a Zone Change to Medium-Density Multifamily Residential (RM 20), a modification to use permit, and a Development Agreement to accommodate the Proposed Project. The Project will also necessitate a Tentative Parcel Map to divide the one parcel into two.

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 and "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 checked="" type="checkbox"/> Caltrans District # 12	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<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 # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 11, 2020 Ending Date October 13, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>UltraSystems Environmental Inc</u>	Applicant: <u>National Community Renaissance of California</u>
Address: <u>16431 Scientific Way</u>	Address: <u>9421 Haven Avenue</u>
City/State/Zip: <u>Irvine/CA/92618</u>	City/State/Zip: <u>Rancho Cucamonga/CA/91730</u>
Contact: <u>Betsy Lindsay</u>	Phone: <u>503-451-1193</u>
Phone: <u>949-788-4900 x227</u>	

Signature of Lead Agency Representative:  Date: 9.10.20

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