

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: October 31, 2024

SUBJECT PROJECT: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the City of Buena Park Land Use and Community Design Element and Residential Code Update Project.

PROJECT APPLICANT: City of Buena Park, Community Development Services Department

PUBLIC REVIEW PERIOD: November 4, 2024 – December 10, 2024

The purpose of this Notice of Preparation (NOP) is to notify reviewing agencies, including Responsible and Trustee Agencies (Agencies), and all interested parties that the City of Buena Park (City), as the Lead Agency, will be preparing a Draft Environmental Impact Report (DEIR) for the Land Use and Community Design Element and Residential Zoning Code Update Project (Project).

The City is requesting comments and guidance on the scope and content of the DEIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (State of California Environmental Quality Act [CEQA] Guidelines §15082). The project description, location, and potential environmental impacts are contained in this notice. Additionally, an Initial Study was prepared for the Project to identify potential environmental effects that may result from Project implementation. This NOP and the Project’s Initial Study may be reviewed online at the following link:

https://www.buenapark.com/city_departments/community_development/planning_division/keynote_projects.php.

Further, the NOP and Initial Study can also be reviewed at the following location:

City of Buena Park, Planning Division
6650 Beach Boulevard, Buena Park, CA 90621

SCOPING MEETING: As a part of the NOP process, the City will conduct a public scoping meeting in order to present the proposed Project and environmental process and to receive public comments and suggestions regarding the proposed Project. The scoping meeting is open to the public and all interested parties, and will be held during **Planning Commission on November 13 2024, at 6:30 p.m.** or as soon as possible thereafter as the matter can be heard, at the City of Buena Park City Council Chambers of City Hall, 6650 Beach Boulevard, Buena Park, California.

PROJECT LOCATION: The Project encompasses the entire City of Buena Park which is comprised of 10.3 square miles and is situated in the northwestern boundary of Orange County, California, as shown in *Exhibit 1, Regional Vicinity* and *Exhibit 2, Project Boundary*. Cities that surround the City of Buena Park include La Mirada to the north, Anaheim to the south and east, Fullerton to the east, La Palma and Cerritos to the west, and Cypress to the west and south. Regional access to the City is provided via Interstate 5 (I-5) which is a major north-south Interstate that passes through the central portion of the City, and State Route 91 (SR-91) which is a major east-west highway that traverses through the central portion of the City.

PROJECT BACKGROUND: Based on the Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs Assessment (RHNA), the City has a total RHNA allocation of 8,919 housing units that are identified by income categories as shown in Table 1, City of Buena Park 2021-2029 RHNA Allocation.

Table 1: City of Buena Park 2021-2029 RHNA Allocation

Income Level	Dwelling Units	Percentage
Extremely Low Income	1,059	12%
Very Low Income	1,059	12%
Low Income	1,343	15%
Moderate Income	1,573	17%
Above Moderate Income	3,884	44%

Total	8,919	100%
Source: SCAG 6th Cycle Final RHNA, adopted March 4, 2021.		

In accordance with State law, the City must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022, and was certified by the California Department of Housing and Community Development (“HCD”) on February 29, 2024. The City’s 2021-2029 Housing Element Update indicates that the City has the capacity to exceed its RHNA allocation and can accommodate approximately 10,322 housing units through pending projects, the City’s inventory of vacant and underutilized land, accessory dwelling units (ADUs), rezoned sites, and Housing Incentive Overlays (HIO’s). The 6th Cycle Housing Element identifies 410 parcels throughout the City that can accommodate the additional housing units.

On February 13, 2024, City Council approved amendments to the General Plan Land Use Map and Zoning Map to accommodate the City’s shortfall of sites needed to meet its RHNA allocation of 8,919 housing units. The General Plan Land Use Map was amended to include five (5) new Housing Incentive Overlays and two (2) land use designation amendments. The Official Zoning Map was amended to include six (6) new Housing Incentive Overlays and one (1) change of zone. Additionally, the Auto Center Specific Plan (ACSP) was amended to include MUO-45 and MUO-60 and the Entertainment Corridor Specific Plan (ESCP) was amended to include MUO-45. Land use and zoning maps were amended for 315 parcels to add the above-mentioned overlays.

PROJECT DESCRIPTION: The proposed Project would update the Land Use and Community Design Element of the City’s General Plan and the Residential Zoning Code to facilitate the development of affordable housing consistent with the City’s 2021-2029 Housing Element. Specifically, the project would include the following:

1. The Project requires a General Plan Amendment (GPA) to update the text and exhibits of the Land Use and Community Design Element of the General Plan to include Goals and Policies for affordable housing, descriptions of the HIO’s, incorporation of relevant State Laws, updates to the City’s existing land uses, Focus Areas, and projected buildout tables, updates to the ACSP and ECSP descriptions to include the applicable HIO’s, and updates to the City’s focus areas to include descriptions of key design and form characteristics the HIO’s.
2. The Residential Zoning code will update the text of the Single-Family Zones (Division 3), Multi-Family Zones (Division 4), and Administration Section (Division 1) to streamline review of development proposals, increase heights within multi-family zones, adopt the Density Bonus Law by reference, incorporate new uses along with development standards into the permitted use table as indicated by the 6th Cycle Housing Element Update (SB-9, Supportive/Transitional Housing, etc.), reference and incorporate the HIO Objective Design and Development Standards (ODDS) as they pertain to affordable housing development within single-family and multi-family zones. Division 5 will be updated to reference and incorporate the HIO ODDS. Additionally, Division 7 will be created to include development standards for four (4) Mixed-Use zones, three (3) of which permit residential uses.
3. Though the Project itself does not include the construction and development of affordable housing, the Project would study the impact of the future construction and development of 10,322 dwelling units and 438,333 sq. ft. of new commercial space within 410 parcels located within the Housing Incentive Overlay zones and throughout the City.

ENVIRONMENTAL DETERMINATION: The City has determined that an EIR will be required for the Project. The following environmental topics marked with a check mark below have the potential to result in significant environmental impact and will be further evaluated in the DEIR.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |

- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

PUBLIC REVIEW: The City requests your review and consideration of this notice and Initial Study, and it invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the DEIR. Comments in response to this notice must be submitted to the City through the close of business on December 10, 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: Swati Meshram, PhD, AICP, Planning Manager
 6650 Beach Boulevard
 Buena Park, CA 90621
 Email: smeshram@buenapark.com

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the City Clerk at (714) 562-3750.



If you would like to participate in the scoping meeting and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the City Clerk's Office at (714) 562-3750, 48-hours prior to the meeting.

Further information may be obtained from the Planning Division, (714) 562-3620.

Swati Meshram,
 Planning Manager

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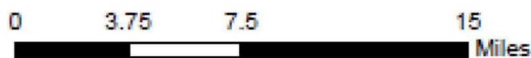
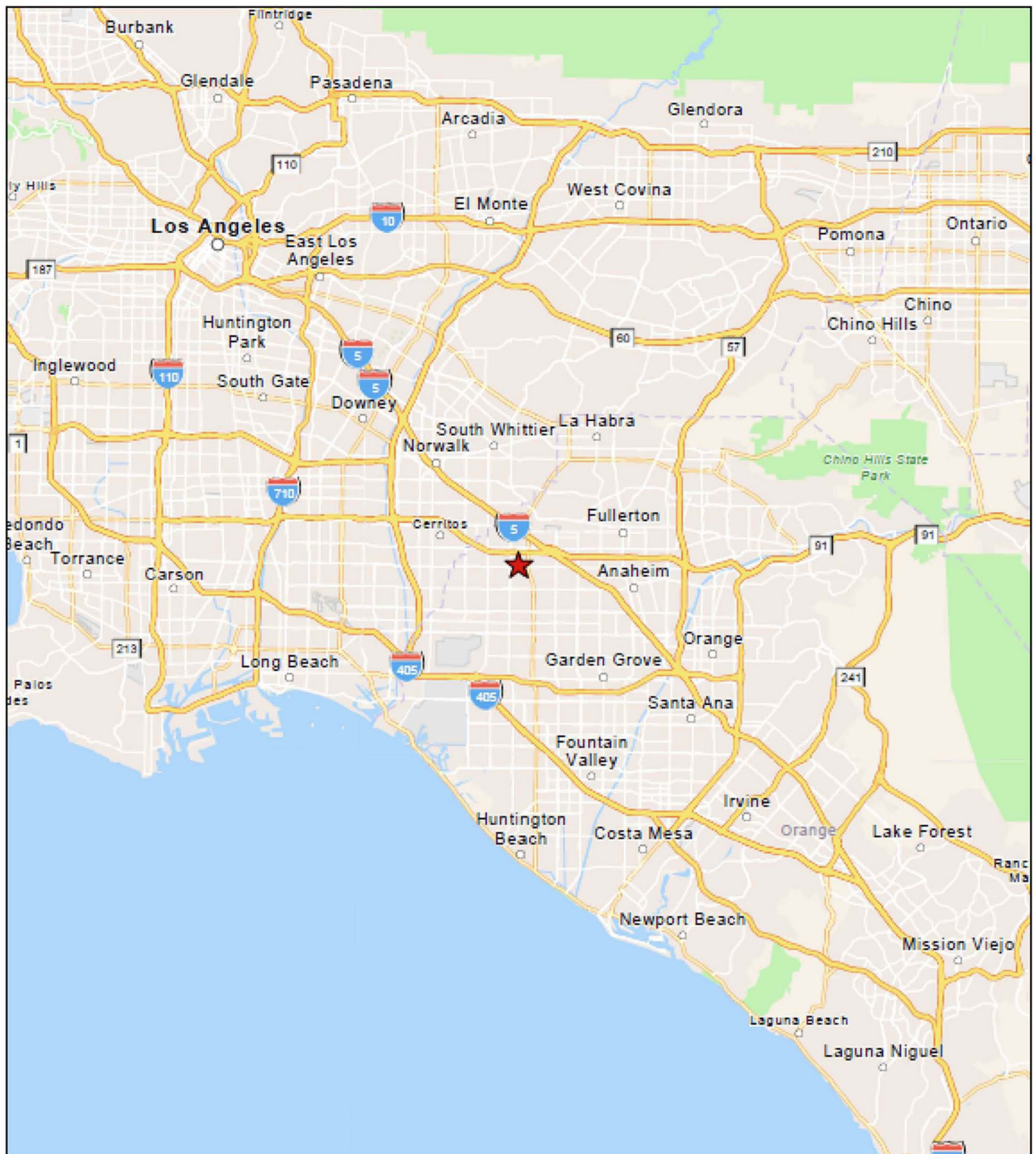
I, Ruth Santos, do hereby certify that a full and correct copy of this notice was posted at the Buena Park Civic Center, 6650 Beach Boulevard; the Ehlers Event Center, 8150 Knott Avenue; and the Buena Park Library, 7150 La Palma Avenue, Buena Park, CA.

ATTEST: _____ DATE: October 31, 2024

POST BY: November 1 REMAIN POSTED THROUGH: December 10

NOP Attachments:

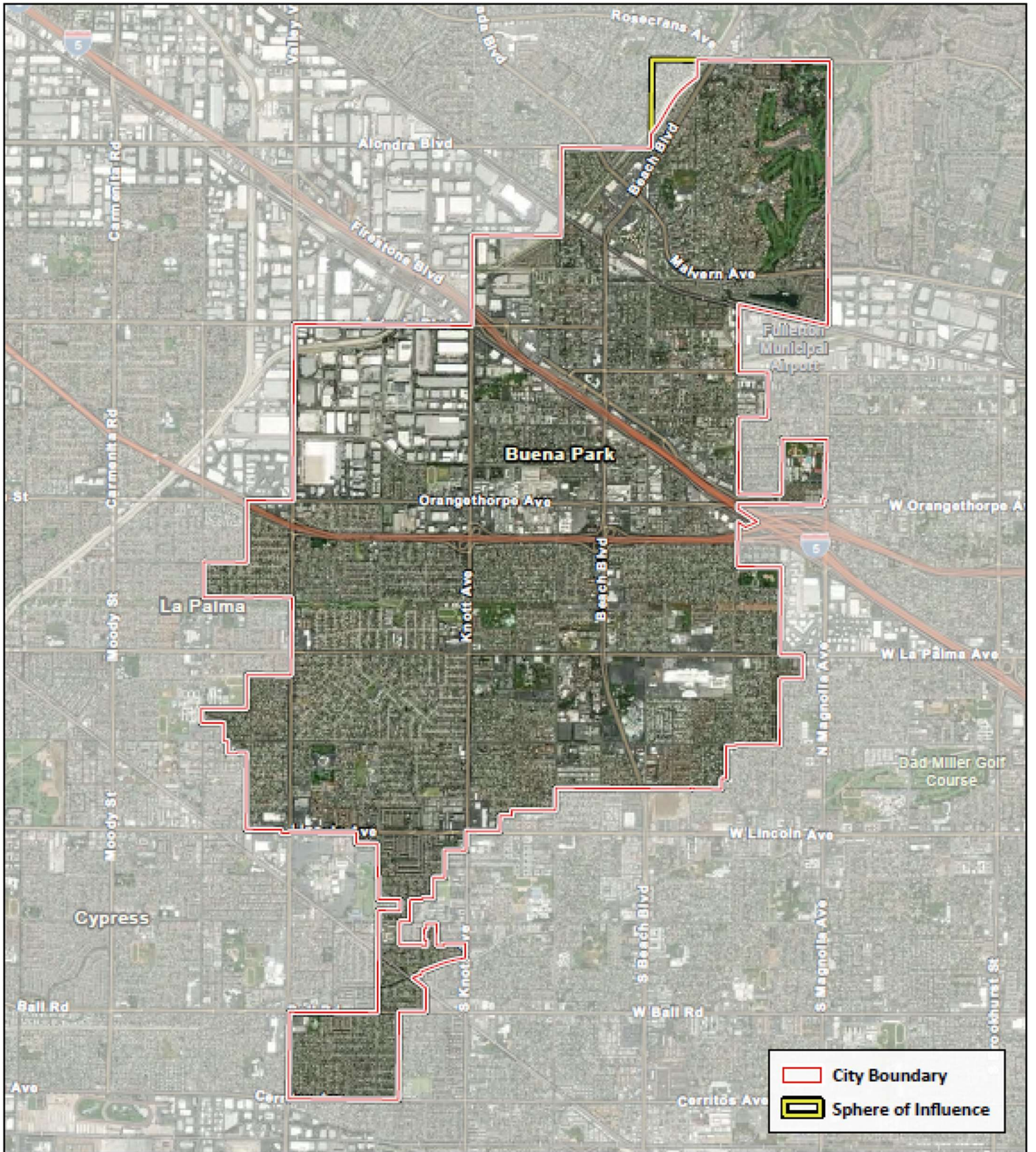
- Regional Vicinity
- Project Boundary
- General Plan Land Use Map
- Zoning Map



Regional Vicinity Map

City of Buena Park General Plan Land Use and
Community Design Element and Residential Zoning
Code Update Project

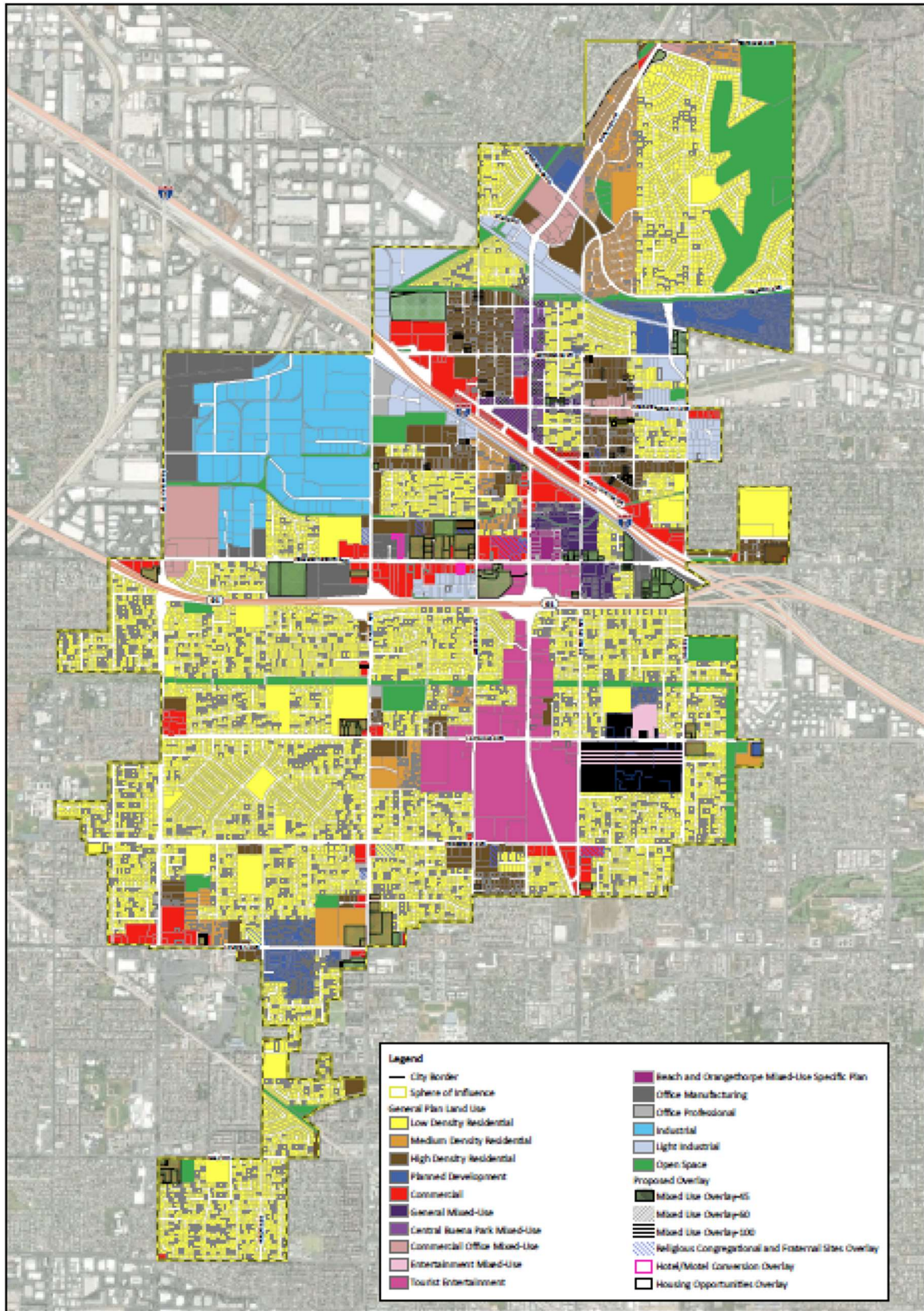
Notice of Preparation



Aerial Imagery Map

City of Buena Park General Plan Land Use and
Community Design Element and Residential Zoning
Code Update Project

Notice of Preparation



Proposed General Plan Land Use Map

City of Buena Park General Plan Land Use and
Community Design Element and Residential Zoning
Code Update Project

