

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: Ian McAleese, Senior Planner

Phone: 714.562.3616

☒ County Clerk

County of: Orange County Clerk Recorder

Lead Agency (if different from above):

Address: 601 N. Ross Street

Santa Ana, CA 92701

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): 2024110035 (Previously certified EIR)

Project Title: 7039 Orangethorpe Avenue

Project Applicant: Hector Garcia, of Passive Partners Capital Group

Project Location (include county): 36068 Hidden Springs Road, Suite C118, Wildomar, CA 92595, Riverside

County

Project Description:

The Project includes the conversion of a 101-room motel into a 104-unit permanent affordable multi-family housing facility through Conditional Use Permit No. CU-25-10. An EIR was previously certified as part of the Housing Element update and Housing Incentive Overlay Objective Design and Development Standards document which identified this site for motel conversion. The Project Site is located at 7039 Orangethorpe Avenue (APN: 276-381-09), currently improved with an approximately 101 room motel (Howard Johnson's by Wyndham), as well as a paved parking lot with landscaping and on-site improvements.

This is to advise that the City of Buena Park Planning Commission has approved the above described project on November 18, 2025 and has made the following determinations regarding the above described project.

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 is available to the General Public at: City of Buena Park Community and Economic Development, 6650 Beach Boulevard, Buena Park, CA 90621.

Signature: _____

Matt Foulkes
Matt Foulkes, Community and Economic Development Director

Date: 11/20/25

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

Revised 2011