

Notice of Determination

To:

Office of Land Use & Climate Innovation
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 North Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Buena Park
Address: 6650 Beach Boulevard
Buena Park, California 90621

Contact: Ian McAleese, Senior Planner
Phone: (714) 562-3616

Lead Agency (if different from above): _____

Address: _____ **FILED**
MAY 19 2026

Contact: HUGH NGUYEN, CLERK-RECORDER

Phone: _____ BY: [Signature] DEPUTY

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): 2026040134

Project Title: 5600 Beach Boulevard Residential Development Project

Project Applicant: City of Buena Park

Project Location (include county): 5600 Beach Boulevard, Buena Park, Orange County, California 90621

Project Description:

The proposed project would comprise four components: (1) demo of the Amway Nutrilite Campus (2) rezoning Light Industrial (ML) to Medium-Density Multi-Family Residential (RM-20); (3) general plan land use change from Light Industrial to High-Density Residential; and (4) the construction of a new residential development at 5600 Beach Boulevard. Proposed development at the project site would include 281 new units—50 affordable senior housing apartments, 117 duets, and 114 townhomes.

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

described project on May 18, 2026 and has made the following determinations regarding the above
(date)
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 IS/MND with comments and responses and record of project approval, is available to the General Public at:

https://www.buenapark.com/city_departments/community_development/planning_division/shopoff_de

Signature (Public Agency): [Signature] Title: Director of Community and Econ

Date: 5/19/26 Date Received for filing at OPR: _____