

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: _____

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): 2026040134

Project Title: 5600 Beach Boulevard Residential Development Project

Project Applicant: 5600 Beach Blvd BP Owner, LLC 18565 Jamboree Rd Ste 200, Irvine CA 92612

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

Project Description:

The proposed project would include rezoning of the site from Light Industrial (ML) to Medium-Density Multi-Family Residential (RM-20); and changing the General Plan land use designation from Light Industrial to High-Density Residential. The proposed project would also replace the existing industrial Amway Nutrilite Center Campus, with a 281-unit residential community, including affordable senior apartments, duets, town homes, open space, and new private street access. +

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

described project on June 23, 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

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 6/24/26 Date Received for filing at OPR: _____