

NOTICE OF EXEMPTION NO. 20-25-24-7

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency)
City of Buena Park
Attn: Matt Foulkes
6650 Beach Blvd
Buena Park, CA 90622

Orange County Clerk Recorder
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Hotel Development at 7860 Beach Boulevard

Project Location - Specific: 7860 Beach Boulevard

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: A request for a Development Agreement, Site Plan Review, Variance and Purchase and Sale Agreement for the development of a 6-story, 140-room hotel on a currently vacant property at 7860 Beach Boulevard. Beneficiaries include the residents and business community of Buena Park.

Name of Public Agency Approving Project: City of Buena Park

Name and Address of Person or Agency Carrying Out Project: PBR Consulting Services, on behalf of KB Acquisitions, LLC, 2260 Corporate Circle, Suite 490, Henderson, NV 89074

Exempt Status: (check one)

- Ministerial (Sec.21080(b)(1); 15268):
- Declared Emergency (Sec. 21080(b)(3); 15269(a)):
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
- Categorical Exemption. State type and section number: Class 32, Section 15332
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The potential environmental impacts of the Project have been independently reviewed and evaluated by the City pursuant to the CEQA (Public Resources Code § 21000 *et seq.*), and the City has determined the Project is Categorical Exempt from the provisions of CEQA pursuant to Section 15332 (Class 32 In-fill Exemption) because: the Project is consistent with the applicable general plan and specific plan designation, all applicable policies of those plans, and applicable zoning code regulations; the Property is located within City limits and is less than five acres; the Property was previously developed with a motel and has no value as habitat for endangered, rare or threatened species; and the Project will not result in any significant effects related to traffic, noise, air quality or water quality and the site is already served by all required utilities and public services.

Lead Agency Contact Person: Swati M. Meshram, PhD, AICP, LEED AP
Area Code/Telephone/Ext: (714) 562-3611

Signature:  Date: 3/27/24
Matt Foulkes

Title: Director of Community & Economic Development

Signed by Lead Agency Date received for filing at OPR: N.A. Signed by Applicant