

NOTICE OF EXEMPTION NO. 24-12

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

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

Project Title: Conditional Use Permit No. CU-23-4, Sign Plan No. SN-23-1, Tentative Parcel Map No. PM-23-2

Project Location - Specific: 7232, 7236, 7242 Artesia Boulevard, and 6011 Botryoides Avenue

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: A request to subdivide the currently vacant eleven (11) parcels into three (3) parcels for the development of an integrated commercial center consisting of three (3) buildings totaling 8,911 square feet of commercial multi-tenant spaces including two (2) drive-through restaurants; 125 parking spaces, including 75 electric vehicle charging stations, a 55-foot high freeway facing ground sign, and other associated site improvements, including an integrated sign program. 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: The property owners are City of Buena Park, 6650 Beach Boulevard, California, 90622, and Myung Soon Kim/Kathrine Kim, 1623 Merryweather Drive, Bethlehem, PA 18015. The applicant is Duyum Dulum, 2254 South Figueroa Street, Los Angeles, CA 90007, on behalf of Atwater Infrastructure Partners, LLC, 4410 East Gage Avenue, Bell, CA 90201.

Exempt Status: *(check one)*

CU-24-4 and PM-23-2:

- Categorical Exemption. State type and section number: Class 15, Section 15315 (Minor Land Divisions, and Class 32, Section 15332 (In-Fill Development)

SN-23-1:

- Categorical Exemption. State type and section number: Class 11, Section 15311 (Accessory Structures)

Reasons why project is exempt: The project complies with Class 15, Section 15315 (Minor Land Divisions); Class 32, Section 15332 (In-Fill Development); and Class 11, Section 15311 (Accessory Structures) of the CEQA Guidelines and criteria. The subject property is less than 5 acres in size and is surrounded by urban uses. The site is currently vacant and has no value for habitat for endangered or threatened species; as conditioned will not result in any significant effects on traffic, noise, air quality or water quality; and is located adjacent to existing commercial uses and is served by all required utilities and public services. The project consists of division of property in an urbanized area into fewer than four parcels in conformance with the General Plan and Zoning.

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

Signature: 
Matt Foulkes

Date: 4/11/24

Title: Director of Community & Economic Development

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