

NOTICE OF EXEMPTION NO. 24-21

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: Conditional Use Permit CU-22-16 Variance V-22-3

Project Location - Specific: 6245 Auto Center Drive

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: A request to construct a 28,825 square-foot auto dealership (Simpson Cadillac) with a 1,545 square-foot mezzanine for storage of parts, a detached 1,320 square-foot car wash tunnel with an approximately 809 square-foot attached canopy, off-street parking, landscaping, and other site improvements; and a request to allow a deviation of the required building front yard setback from twenty (20) feet to ten (10) feet, and to allow an increase of the maximum block wall height within the required twenty (20) foot street setback from 3 feet 6 inches to eight (8) feet high. 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 owner is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90622. The applicant is Douglas Andresen, 17087 Orange Way, Fontana, CA 92335.

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 (In-Fill Development Projects)
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The project complies with Class 32, Section 15332 (In-Fill Development Projects) of the CEQA Guidelines and criteria, and the provisions of the City's Code, Ordinances, and General Plan, because the project: (a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Ian McAleese, Senior Planner

Area Code/Telephone/Ext: (714) 562-3611

Signature:  Date: 6/13/24
Matt Foulkes, Director of Community & Economic Development

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