

NOTICE OF EXEMPTION NO. 25-13

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 90621

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

Project Title: Conditional Use Permit No. CU-24-14 and Variance No. V-24-4

Project Location - Specific: 8255 Orangethorpe

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: A request to allow the development of a four (4)-story 124,000 square-foot self-storage building, required off-street parking, landscaping and associated site improvements; and a Variance from the Buena Park Municipal Code (BPMC) Section 19.536.100 (Loading Areas) to allow a decrease in the total number of required loading spaces from four (4) to three (3). 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 Industrious Properties, LLC, 921 N Harbor Boulevard, Unit 619, La Habra, CA 90631. The applicants are Sorlanda Moron Velez, 10540 Talbert Avenue, Suite 175, Fountain Valley, CA 92708 and Matthew Motland, Northwest Building, LLC, 10230 NE Points Dr, Suite 410, Kirkland, WA 98033.

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 Project)
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The project complies with Class 32, Section 15332 (In-Fill Development Project) of the CEQA Guidelines and criteria, and the provisions of the City's Code, Ordinances, and General Plan, because the project is (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: Carlos Castellanos, Assistant Planner *CC*
Area Code/Telephone/Ext: (714) 562-3611

Signature: *Matt Foulkes* Date: 7/10/25
Matt Foulkes

Title: Director of Community & Economic Development

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