NOTICE OF EXEMPTION NO. 25-32

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

■ 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 90621

Project Title: Potential Acquisition of the property at 7891 Whitaker Street
Project Location - Specific: 7891 Whitaker Street (APN: 277-052-27)
Project Location - City: Buena Park **Project Location - County:** Orange

Description of Nature, Purpose, and Beneficiaries of the Project: The City of Buena Park desires to review and consider the potential acquisition of the real property located at 7891 Whitaker Street, including by negotiated acquisition or by the City's power of eminent domain, for public purposes to abate the public nuisance conditions by demolishing the existing non-conforming structures and removing the unlawful non-conforming use existing at the Subject Property consistent with the goals, policies, and public purposes set forth in the City of Buena Park Auto Center Specific Plan (ACSP) and the City of Buena Park General Plan.

Name of Public Agency Approving Project: City of Buena Park

Name and Address of Person or Agency Carrying Out Project: City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90621

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: Sections 15301(i), 15321, 15332 and 15168
- ☐ Statutory Exemptions. State code number:
- ☐ Not a CEQA Exempt Project, Section 15061(b)(3)

Reasons why project is exempt: The project complies with Section 15301(i) of the CEQA Guidelines categorically exempts the minor alteration of existing public or private structures involving negligible or no expansion of existing or former use, including demolition and removal of small structures such as a motel and similar small commercial structures. The Subject Property is in an urbanized area zoned for commercial use, and the three commercial motel buildings located on the property are each designed for occupancy by fewer than 30 persons. Section 15321 of the CEQA Guidelines categorically exempts actions by regulatory agencies to enforce or revoke a land use entitlement issued or prescribed by the regulatory agency, or the enforcement of a law administered by the regulatory agency, including an order enforcing the entitlement for use or enforcing the general rule. Section 15332 (Class 32) of the CEQA Guidelines categorically exempts the potential acquisition of the Subject Property and the demolition of the existing dilapidated structures as an "infill development" because the Subject Property is located within an urbanized area and: (1) such actions would cure illegal conflicts with general plan and zoning requirements and the resulting vacant site would be consistent with General Plan and zoning requirements; (2) the site is located within City limits and the developable area is less than five (5) acres; (3) the site has no value as a habitat for engaged, rare, or threatened species; (4) the proposed actions would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the resulting vacant site is served by all required utilities and public services. Section 15168 of the CEQA Guidelines, elimination of the illegal nonconforming use and dilapidated structures existing on the site is within the scope of the previously certified Program EIR for the Buena Park 2035 General Plan Update (SCH #2009111026). The Program EIR analyzed the environmental impacts of bringing the properties in the subject area, including the Subject Property, into compliance with applicable provisions of the Buena Park General Plan, Auto Center Specific Plan, and Buena Park Zoning Code. Demolition of existing dilapidated structures to abate the public nuisance and elimination of the illegal nonconforming use will ensure the Subject Property is brought into compliance with applicable Land Use Regulations.

Lead Agency Contact Person: Matt Foulkes, Community and Economic Development Director
Area Code/Telephone/Ext: (714) 562-3610

Signature: _____ Date: 11/18/25
Matt Foulkes
Title: Director of Community & Economic Development

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

☐ Signed by Applicant