

**NOTICE OF EXEMPTION NO. 25-12**

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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:** Site Plan Nos. SP-25-2, SP-25-3, and SP-25-4

**Project Location - Specific:** 7242, 7248, and 7254 Valley View Street, Unit A

**Project Location - City:** Buena Park

**Project Location - County:** Orange

**Description of Nature, Purpose, and Beneficiaries of the Project:** A request to construct three (3) approximately 2,120 square-foot, single-story single-family dwellings, each consisting of four (4) bedrooms, three (3) bathrooms, and with an attached three-car garage on three newly created lots. 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 applicant and property owner is Marc Lebanoff of Valley View Resdev, LLC, 18031 Irvine Boulevard, #106, Tustin, CA 92780.

**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 3, Section 15303 (New Construction or Conversion of Small Structures)
- Statutory Exemptions. State code number:

**Reasons why project is exempt:**

The project complies with Class 3, Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines and criteria, and the provisions of the City's Code, Ordinances, and General Plan, because the project consists of the construction of three (3) new single-family residences.

Lead Agency Contact Person: Ian McAleese, Senior Planner  
Area Code/Telephone/Ext: (714) 562-3611

Signature: \_\_\_\_\_

Matt Foulkes

Title: Director of Community & Economic Development

in Date: 5/1/25

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