NOTICE OF EXEMPTION NO. 25-23

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 Review No. SP-25-12
Project Location - Specific: 6571 Mount Ripley Drive
Project Location - City: Buena Park **Project Location - County:** Orange

Description of Nature, Purpose, and Beneficiaries of the Project: A request to demolish the existing single-story single-family dwelling with an attached garage and construct a new 2,835 square-foot two-story, single-family dwelling with four (4) bedrooms, five (5) bathrooms, and an attached 497 square-foot 2-car garage. 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 is Teedee Tran, 9286 Bolsa Avenue, Westminster, CA, 92683. The property owners are Nam Phi Pham and Hoang Ngoc-Anh Nguyen, 1121 Heartfields Dr., Silver Spring, MD 20904.

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 one (1) new single-family residence.

Lead Agency Contact Person: Josh Alvarez, Assistant Planner
Area Code/Telephone/Ext: (714) 562-3611

Signature: HARALD LUNA, Planning manager Date: 9-4-2025
for Matt Foulkes
Title: Director of Community & Economic Development

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