

NOTICE OF EXEMPTION NO. 26-3

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: Parcel Map No. PM-26-1

Project Location - Specific: 9011 and 9021 Knott Avenue

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: Tentative Parcel Map No. 2025-180, a request to subdivide the current three (3) existing parcels totaling 3.77-acres into three (3) new reconfigured parcels (Parcel 1-3). 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 applicant is Buena Park 3 Inv, LLC (City Ventures Holdings, LLC), 3121 Michelson Drive, Suite 150, Irvine, CA 92612, on behalf of the property owner JBL Holdings, LLC, 1616 Beverly Boulevard, Suite 240, Los Angeles, CA 90026.

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 15, Section 15315 (Minor Land Divisions)
- ☐ Statutory Exemptions. State code number:
- ☐ Not a CEQA Exempt Project, Section 15061(b)(3)

Reasons why project is exempt:

The project is Categorically Exempt, pursuant to Section 15315 (Minor Land Divisions) Class 15 of the State CEQA Guidelines, because the project consists of the reconfiguration of the three (3) existing parcels (Parcels 1-3) and is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Lead Agency Contact Person: Harald Luna, Planning Manager 
Area Code/Telephone/Ext: (714) 562-3611

Signature: 
Matt Foulkes

Date: 6/11/26

Title: Director of Community & Economic Development

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