

NOTICE OF EXEMPTION NO. 26-2

To: Office of Land Use and Climate Innovation
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: Development Agreement DA-25-1 / Variance No. 25-1

Project Location - Specific: 7711-7733 Beach Boulevard

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: The proposed project is a Development Agreement (DA-25-1) and Variance (V-25-1) for the development of an approximately 8.63-acre site with an Aquarium (including eatery) at approximately 76,000 square feet, (57,500 square feet on level 1 and 18,500 square feet on level 2) and approximately 35-foot maximum building height. Additionally, a Butterfly Exhibit and Conservatory (including eatery) at approximately 42,000 square feet and approximately 30 feet in building height. Other commercial/retail spaces at approximately 5,500 square feet. Site Improvements include new parking lot, landscaping, utility connections and street frontage improvements (sidewalk, driveways, curb and gutter) at 7711-7733 Beach Boulevard. 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: Buena Park Boardwalk, LLC,
9500 East Via De Ventura, Scottsdale, AZ 85256

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: Section 15183
- Statutory Exemptions. State code number:
- Not a CEQA Exempt Project, Section 15061(b)(3)

Reasons why project is exempt:

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. The Project is consistent with the analysis performed for the GP EIR. Further, the GP EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures.

Lead Agency Contact Person: Harald Luna, Senior Planner

Area Code/Telephone/Ext: (714) 562-3611

Signature: 

Date: 5/28/26

Matt Foulkes

Title: Director of Community & Economic Development

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

Signed by Applicant