

NOTICE OF EXEMPTION NO. 26-9

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 V-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 frontage improvements (sidewalk, driveways, curb and gutter). 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

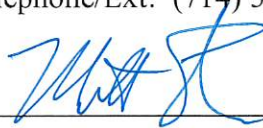
Exempt Status: (check one)

- ☐ 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:

the proposed infill project would not have any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate. Pursuant to Public Resources Code Section 21094.5, CEQA does not apply to such effects and a Notice of Exemption may be filed.

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

Signature: 
Matt Foulkes

Date: July 22, 2026

Title: Director of Community & Economic Development

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