

NOTICE OF EXEMPTION NO. 24-16

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 90622

Orange County Clerk Recorder
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Conditional Use Permit No. CU-23-5

Project Location – Specific: 8308 On the Mall

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: A request to create a year-round Halloween/horror themed entertainment facility within the Buena Park Downtown Mall that includes two (2) interactive movie theaters, concessions, two (2) escape rooms, a seasonal Halloween maze, temporary horror-themed attractions, and a common area. 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 property owner is NEWKOA, LLC, 3240 Wilshire Boulevard Suite 570, Los Angeles, CA 90010. The applicant is Heather Luther, 360 E 1st Street #667, 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 1, Section 15301 (Existing Facilities)
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The project complies with Class 1, Section 15301 (Existing Facilities) of the CEQA Guidelines and criteria, and the provisions of the City’s Code, Ordinances, and General Plan, because the proposed Halloween/horror themed entertainment facility is located within an existing tenant space of an indoor shopping mall with no proposed expansion.

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

Signature:  _____ Date: 5/23/24

Matt Foulkes

Title: Director of Community & Economic Development

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