

NOTICE OF EXEMPTION

To: _____
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From:
City of Garden Grove
P. O. Box 3070
11222 Acacia Parkway
Garden Grove, CA 92842



X
Orange County Clerk
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Minor Modification to Site Plan No. SP-045-2018

Project Location - Specific: Northwest corner of Garden Grove Blvd. and 9th Street at 11461 Garden Grove Blvd.

Project Location - City: Garden Grove Project Location - County: Orange

Description of Project: A request for approval of a Minor Modification to Site Plan No. SP-045-2018 to modify the approved plans for the property located at 11461 Garden Grove Blvd. to change the use and site plan design of the property from an outdoor communal area to a parking lot to provide additional parking for the Cottage Industries Project.

Name of Public Agency Approving Project: City of Garden Grove
Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Danielle Foley
Address: 4041 MacArthur Boulevard #400, Newport Beach, CA 92660
Phone: (949) 529-7992

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
 XX Categorical Exemption. State type and section number: **Section 15303 – New Construction or Conversion of Small Structures.**
 Statutory Exemptions. State code number:

Reasons why project is exempt:

Pursuant to California Code of Regulations, Title 14, Section 15303, the construction and location of a limited number of new, small facilities or structures are exempt from review under the California Environmental Quality Act ("CEQA"). Notably, for urbanized areas, such as the project site, the exemption "applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if the following conditions are met:

1. The use will not involve significant amounts of hazardous substances.
2. All necessary public services and facilities are available.
3. The surrounding area is not environmentally sensitive.

The subject property (11461 Garden Grove Boulevard) has a lot size of 8,725 square feet, and the total paved area of the proposed parking lot will be approximately 4,785 square feet, with the remainder of the lot, 3,940 square feet, to consist of landscaping. In comparison, the two parking lots approved under the "2018 Project" contained a combined lot area of 15,791 square feet with a total paved area of 12,613 square feet, and a landscaped area of 3,178 square feet. The proposed parking lot is a smaller parking lot facility when compared to the lot size and paved area of the "2018 Project" parking lots.

The proposed parking lot is associated with the Farm Block Project, and will be constructed on a parcel originally entitled to accommodate the Farm Block Project. The parking lot's total paved area will be under 10,000 square feet, the use does not involve significant amounts of hazardous substances; all the necessary public services and facilities are available to the site; and the surrounding area is not environmentally sensitive.


Moreover, Section 15303 also exempts accessory (appurtenant) structures including garages and carports. Garages and carports are designed to park vehicles on-site. Similarly, the proposed parking lot is equivalent to a garage or carport since it will also be used to park vehicles on-site.

Lead Agency

Contact Person: Maria Parra Area Code/Telephone/Extension: (714) 741-5312

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? yes no

Signature:  Date: 9/8/2021 Title: Senior Planner

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant