

## 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 Recorder  
County Administration South Building  
601 N. Ross Street  
Santa Ana, CA 92701

Project Title: Site Plan No. SP-121-2023

Project Location - Specific: Southwest corner of Garden Grove Blvd. and Partridge St. at 12692 Garden Grove Blvd.

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

Description of Project: A request for Site Plan approval to construct a new 6,694 square foot one-story office building on the vacant and unimproved portion of a 1.09-acre property, along with associated site improvements. The existing 4,600 square foot one-story commercial building on the property's southwest corner will remain unchanged. In conjunction with the request, the applicant requests a Variance approval to deviate from the minimum lot size requirement of the Harbor Corridor Special Plan-Office Professional (HCSP-OP) zone, to develop the site with a new commercial building. The project is exempt from the CEQA pursuant to Government Code Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

Name of Public Agency Approving Project: Garden Grove Planning Commission

Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Anhthu Nguyen (Aspire Associates, LLC)

Address: 12302 Garden Grove Blvd. #7, Garden Grove, CA 92843

Phone: (714) 823-5437

### 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 No. 15303(c) – New Construction or Conversion of Small Structures.  
\_\_\_\_\_ Statutory Exemptions. State code number:

Reasons why project is exempt: N/A

Lead Agency

Contact Person: Huong Ly 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: Mona Pave Date: 2/3/2023 Title: Planning Manager  
\_\_\_\_\_  
Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_  
\_\_\_\_\_  
Signed by Applicant