

**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 Department  
Hall of Finance and Records  
12 Civic Center Plaza, Room 106  
Santa Ana, CA 92701

Project Title: Site Plan No. SP-104-2021 (MM1)

Project Location - Specific: Northwest corner of Chapman Avenue and Western Street at 7441 Chapman Avenue

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

Description of Project: A request for a Minor Modification 1 to Site Plan No. SP-104-2021 to modify the approved plans to eliminate the 26,449 square foot basement level of the proposed self-storage building. The site is in the PUD-103-76 (REV. 2018) (Planned Unit Development) zone. In conjunction with the request, the Director of Community Development will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

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: Garden Grove Self-Storage Partners, LLC  
Address: 8777 Gainey Center Dr. #19, Scottsdale, AZ 92841  
Phone: (602) 885-2552 Email: kmckone@1784holdings.com

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 15332 – In-Fill Development Projects  
 Statutory Exemptions. State code number:

Reasons why project is exempt: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). As a part of the original project approval, technical memoranda were prepared by a qualified environmental consultant to evaluate the Class 32 criteria. There were no environmental impacts identified. The same consultants were retained to prepare an additional memorandum pertaining to the proposed modification, and found there are no potential environmental impacts. Therefore, the proposed minor modification is exempt from CEQA.

Lead Agency  
Contact Person: Priit Kaskla 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: *M. Pauer* Date: 4/10/24 Title: Planning Manager  
 Signed by Lead Agency Date received for filing at OPR:  
 Signed by Applicant