

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: Conditional Use Permit No. CUP-258-2024

Project Location - Specific: West side of Valley View St., between Chapman Ave. and Belgrave Ave., at 12155 Valley View St.

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

Description of Project: A request for Conditional Use Permit approval to operate a new restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer & Wine, Eating Place) License. The site is in the PUD-104-73 (REV. 2018/REV. 2021) (Planned Unit Development) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Name of Public Agency Approving Project: Garden Grove Zoning Administrator
Address: 11222 Acacia Parkway, Garden Grove, CA 92842
Name of Applicant or Agency Carrying Out Project: Joseph Maggiore (Copper Belle, Inc.)
Address: 385 Winslow Ave., Long Beach, CA 90814
Phone: (949) 903-6023 Email: jmaglb@aol.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 15301 – Existing Facilities
 Statutory Exemptions. State code number:

Reasons why project is exempt: CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing tenant space. In addition, a restaurant with alcohol sales is conditionally permitted in the PUD-104-73 (REV. 2018/REV. 2021) zone and the addition of the ABC license does not involve the intensification or expansion of said use. Provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses. Therefore, the proposed project is exempt from CEQA.

Lead Agency
Contact Person: Kaneca Pompey 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: Maria Pave Date: 4/11/24 Title: Planning Manager
____ Signed by Lead Agency Date received for filing at OPR:
____ Signed by Applicant