

NOTICE OF EXEMPTION

To: _____
Governor's Office of Land Use
And Climate Innovation
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: Conditional Use Permit No. CUP-103-65 (REV. 2026)

Project Location - Specific: Southwest corner of Katella Avenue and Dino Circle, at 10802 Katella Avenue

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

Description of Project: A request for modifications to the approved plans under Conditional Use Permit No. CUP-103-65 to allow building and site improvements for an existing carwash.

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: PDS West, Inc. (Shawn Amin)

Address: 10802 Katella Avenue, Garden Grove, CA 92804

Phone: (310) 666-8431 Email: shawnnk15@yahoo.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 & Section 15311- Accessory Structures

 Statutory Exemptions. State code number:

Reasons why project is exempt: CEQA's Class 1 (Existing Facilities) exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing public or private structures and facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The proposed project qualifies for this exemption because it consists of facade improvements and equipment upgrades to an existing automatic carwash. Automatic carwashes are a conditionally permitted use, and the subject location has been in continuous operation since 1965 under Conditional Use Permit No. CUP-103-65.

Additionally, CEQA's Class 11 (Accessory Structures) exemption applies to the construction and replacement of accessory structures, including parking lots (CEQA Guidelines §15311). The proposed project qualifies for this exemption because it includes modifications to the site's parking lot, and on-site vehicular circulation. The subject request does not involve expansion or intensification of the existing use of the property.

Lead Agency

Contact Person: Patricia Malagon Area Code/Telephone/Extension: (714) 741-5313

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: *MPaine* Date: 8/28/24 Title: Planning Manager