

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: Director's Review No. DR-083-2025

Project Location - Specific: Northeast corner of Valley View Street and Cerulean Avenue, at 12530 Valley View Street

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

Description of Project: Director's Review approval to allow a minor land use deviation to permit an "athletic and health club, spas or gyms" for a period of eighteen (18) months in a 1,000 square foot tenant space within an inline retail shopping center located at 12530 Valley View Street, while a Land Use Code text amendment to expressly allow "athletic and health club, spas or gyms" establishments of 1,500 square feet and smaller by right within the C-1 (Neighborhood Commercial), C-2 (Community Commercial), and C-3 (Heavy Commercial) zones is processed. City initiated Land Use text amendment will be effective in 2026.

Name of Public Agency Approving Project: Community Development Director

Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Ana De Las Alas

Address: 12530 Valley View Street, Garden Grove, CA 92845

Phone: (323) 348-2638

Email: dlacollective@icloud.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: The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 1, Existing Facilities (CEQA Guidelines §15301). 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 proposed gym will occupy an existing 1,000 square foot tenant space. The proposed does not involve the intensification or physical expansion of the existing tenant space. Therefore, the proposed project is exempt from CEQA.

Lead Agency

Contact Person: Zachary Hernandez Area Code/Telephone/Extension: (714) 741-5502

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: [Signature] Date: 9/25/25 Title: Assistant Planner

☐ Signed by Lead Agency

Date received for filing at OPR: _____

☐ Signed by Applicant