CITY OF ANAHEIM
NOTICE OF EXEMPTION

To: ☑ County Clerk
County of Orange
P.O. Box 238,
Santa Ana, CA 92702

☑ Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Anaheim
Planning Department
200 S. Anaheim Blvd, MS 162
Anaheim, CA 92805

PROJECT TITLE & FILE NUMBER: Tentative Parcel Map Development Application No. 2026-00009

PROJECT LOCATION - Specific: 1188 North Grove Street

PROJECT LOCATION - City/County: City of Anaheim, Orange County, California

PROJECT DESCRIPTION: The applicant requests approval of a tentative parcel map (TPM No. 2026-105) to subdivide an existing industrial property into one lot for condominium purposes, to create thirteen airspace units. The existing industrial land use would continue.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim

PROJECT APPLICANT: Steve Bray
Groovy Grove, LLC
5500 E. La Palma Ave.
Anaheim, CA 92807

(714)981-9086

EXEMPT STATUS:

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3))
- ☐ Emergency Project (Section 21080(b)(2))
- ☑ Categorical Exemption. Class 1, Section 15301, Existing Facilities and Class 15, Section 15315, Minor Land Divisions
- ☐ Statutory Exemption. _____
- ☐ Other: _____

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REASONS WHY PROJECT IS EXEMPT: The project qualifies for a Class 1 – Existing Facilities and Class 15 – Minor Land Division Categorical Exemption under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Sections 15301, 15315, and 15300.2 of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).

The Class 1 Exemption consists of the operation, repair, maintenance, and/or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of existing or former use, including the subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. The proposed project is a request to subdivide an existing industrial building, permitting a one-lot subdivision to create 13 airspace condominium units and relocating an existing trash enclosure, and operations would be consistent with historic levels of operation on the subject property and would therefore be consistent with this type of exemption.

The Class 15 Exemption consists of in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project site is in an urbanized area zoned for industrial uses, would result in a one lot subdivision for 13 airspace condominium units, is in conformance with the General Plan, zoning, does not require any deviations, would continue to provide access to services, and does not involve a parcel involved in a land division within the previous two years or have a slope average greater than 20 percent.

Pursuant to Sections 15301, 15315, and 15300.2 of Title 14 of the California Code of Regulations no exceptions to the exemption apply, there are no unusual circumstances in respect to the project for which staff would anticipate a significant effect on the environment and, therefore, the proposed project is categorically exempt from the provisions of CEQA.

STAFF CONTACT PERSON: Heidi Jacinto, Associate Planner **PHONE:** (714) 765-4947

Authorized Signature – Nick Taylor Planning and Building Department	Principal Planner Title	7/7/26 Date

☑ Signed by Lead Agency ☐ Signed by Applicant