

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-073-2024

Project Location - Specific: Northeast corner of McKeen Street and Pleasant Street at 10651 McKeen Street

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

Description of Project: Director's Review approval to construct a new duplex, consisting of two (2) two-story dwelling units, on a 5,946 square foot vacant lot. Unit #1 will total 1,799 square feet with four (4) bedrooms and three (3) bathrooms, and Unit #2 will total 1,349 square feet with two (2) bedrooms and three (3) bathrooms, Each unit will have a front porch, an attached two-car garage, and each, a separate driveway with open guest parking spaces. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone. In conjunction with the request, the Director 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 Director's Review

Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Vi Vu

Address: 15662 Jefferson Street, Midway City, CA 92602

Phone: (561) 317-3649 Email: vi.vu1106@gmail.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 15303 – New Construction or Conversion of Small Structures
- Statutory Exemptions. State code number:

Reasons why project is exempt: CEQA's Class 3 exemption applies to new construction, or conversion of small, including duplex or similar multi-family residential structures not totaling no more than four dwelling units (CEQA Guidelines §15303). The project includes the development of a two-unit residential duplex, and will not have a significant effect on the environment. Therefore, the proposed project is exempt from CEQA pursuant to CEQA's Class 3 exemption.

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: *Vi Vu* Date: 6/27/24 Title: Planning Manager

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant