

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-084-2025

Project Location - Specific: Southwest corner of Pine Street and College Avenue, at 12621 Pine Street.

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

Description of Project: A request for Director's Review approval to allow a new single-family dwelling on a 7,100 square-foot lot within the CCSP-PR14 zone. The proposed 1,533 square-foot two-story single-family dwelling would consist of four (4) bedrooms, four (4) bathrooms, attached 245 square-foot one car garage and 251 square foot detached one-car garage.

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: Home Top Home

Address: 16168 Beach Blvd, Suite #201C, Huntington Beach, CA 92647

Phone: (657) 799-0011

Email: support@hometophome.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 3 exemption applies to new construction, or conversion of small, including single-family residential structures (CEQA Guidelines §15303). The applicant is requesting to construct a new single-family home. Therefore, the proposed project is exempt from CEQA pursuant to CEQA's Class 3 exemption.

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: 11/17/25 Title: Planning Manager

_____ Signed by Lead Agency

Date received for filing at OPR:

_____ Signed by Applicant