

202585000812 FILED August 27, 2025 HUGH NGUYEN CLERK - RECORDER By Desire Leve 3

30-08/27/2025-0634

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

## **Project Title**

## HARBINGER MOTORS/12821 KNOTT STREET PROJECT

Check Document being Filed:
Environmental Impact Report (EIR)
Mitigated Negative Declaration (MND) or Negative Declaration (ND)
Notice of Exemption (NOE)
Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 08/27/2025
Posted 08/27/2025 Removed
Returned to agency on
<b>DEPUTY</b> 428

DEPUTY

Notice of Determination	Appendix D
To:      Office of Planning and Research     U.S. Mail: Street Address:     P.O. Box 3044 1400 Tenth St., Rm 113     Sacramento, CA 95812-3044 Sacramento, CA 95814      County Clerk     County of: Orange     Address: 601 N Ross Street     Santa Ana, CA 92701	From: Public Agency: City of Garden Grove Address: 11222 Acacia Pkwy Garden Grove, CA 92840  Contact: Priit Kaskla Phone: (714)741-5303  Lead Agency (if different from above): Address: AUG 27 2025  Contact: HUGH NGUYEN, CLERK-RECORDER Phone: BY: DEP
SUBJECT: Filing of Notice of Determination in comple Resources Code.	iance with Section 21108 or 21152 of the Public
State Clearinghouse Number (if submitted to State Clearing	nghouse): 2025050492
Project Title: Harbinger Motors/12821 Knott Street Project	
Project Applicant: Harbinger Motors, 12821 Knott Street,	
Project Location (include county): 12821 Knott Street, Ga	
Project Description:	.uen energia sanige eeding, en
See attached Project Description.	
This is to advise that the City of Garden Grove  (■ Lead Agency or □ Re	has approved the above esponsible Agency)
described project on 8/26/2025 and has made the	ne following determinations regarding the above
(date) described project.	
<ol> <li>The project [ will will not] have a significant effect</li> <li>An Environmental Impact Report was prepared for the A Negative Declaration was prepared for this project</li> <li>Mitigation measures [ were were not] made a contact A mitigation reporting or monitoring plan [ was were was a was a statement of Overriding Considerations [ was was was a statement of Overriding Considerations [ was was was a statement of Overriding Considerations [ was was was a statement of Overriding Considerations [ was was was a statement of Overriding Considerations [ was was was was a statement of Overriding Considerations [ was was was was was was was was was was</li></ol>	this project pursuant to the provisions of CEQA.  It pursuant to the provisions of CEQA.  Indition of the approval of the project.  It is as not] adopted for this project.  It is was not] adopted for this project.
This is to certify that the final EIR with comments and response Declaration, is available to the General Public at <a href="https://ceqanet.lci.ca.gov/2025050492">https://ceqanet.lci.ca.gov/2025050492</a>	ponses and record of project approval, or the
Signature (Public Agency):	Title: Senior Planner
Date: 8/27/22025 Date Rece	eived for filing at OPR: 8/27/2025

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.



## Project Description for the Harbinger Motors/12821 Knott Street Project

**PROJECT DESCRIPTION:** The proposed project includes the construction of a 10,338 sf mezzanine for additional office space within the existing approximately 173,000 sf (gross floor area) warehouse on the project site. All proposed improvements would be limited to the interior of the existing building and no exterior construction or revisions to the existing parking lot are proposed. All construction staging would be contained within the existing building, and all construction equipment would access the site from Knott Street on the east side of the project site. The project site's zoning (PUD 104-70 [REV. 2019]) allows for the current use, and the current use would not change with implementation of the project. The maximum allowed FAR under the General Plan Land Use Designation IC is 0.50. The additional mezzanine office space would increase the FAR to 0.53. For the project site to remain in compliance with the General Plan Land Use designation and associated maximum FAR, an Amendment to the General Plan is proposed to establish two subareas within the existing IC land use designation. Parcels included in Subarea A (42 total) would retain the existing maximum FAR of 0.5. The maximum FAR that applies to parcels in Subarea B (5 total) would increase to 0.55.

City of Garden Grove Planning Services Division 11222 Acacia Parkway Garden Grove, CA 92840

FILED

AUG 27 2025

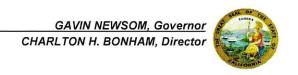
HUGH NGUYEN, CLERK-RECORDER

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road

South Coast Region 3883 Ruffin Road San Diego, CA 92123 (858) 467-4201 www.wildlife.ca.gov



## **CEQA Filing Fee No Effect Determination**

**Applicant Name and Address:** 

Priit Kaskla 11222 Acacia Parkway Garden Groves, CA 92840 priitk@ggcity.org FILED

AUG 27 2025

HUGH NGUYEN, CLERK-RECORDER

CEQA Lead Agency: City of Garden Grove

Project Title: Harbinger Motors

**CEQA Document Type:** Negative Declaration

State Clearinghouse Number/local agency ID number: 2025050492

**Project Location:** The project site is within an urbanized area of Garden Grove, located at the northwest coner of Acacia Avenue and Knott Street, at 12821 Knott Street. Surrounding uses include the Garden Room Banquet Facility and Wedding Chapel to the north, office and industrial uses and the Calvary Chapel Westgrove across Knott Street to the east, the Garden Grove Freeway (SR-22) and the City of Westminster to the south, and a residential community to the west. Surrounding GP land uses include Industrial/Commercial Mixed Use (IC) to the north and east, across Knott Street, Industrial (I) to the northeast across Knott Street, the Garden Grove Freeway (SR-22) and the City of Westminster to the south, and low-density residential (LDR) uses to the west, across Brady Way

**Brief Project Description:** Harbinger Motors, Inc. currently occupies a 7.97-acre property at 12821 Knott Street (APN 215-014-01) in Garden Grove, California. The project includes a Site Plan approval for the construction of a 10,338 sf mezzanine for additional office space within the existing approximately 173,000 sf (gross floor area) warehouse on the project site. The building currently includes 27,909 sf of office space split between the first and second floors. The warehouse portion of the building is on the first floor, with an external building height of 30 feet. The office and mezzanine space is on the first and second floors, with an external building height of 40 feet. The existing building has a floor-area ratio (FAR) of 0.50. The additional mezzanine square footage would increase the FAR to 0.53. To allow for the increased FAR, the project would require a GPA to create Subareas A and B within the existing IC land use designation. The creation of Subareas A and B would allow the project to proceed by increasing the maximum FAR at the project site, while retaining the existing FAR at the other IC land uses in Garden Grove.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Priit Kaskla City of Garden Groves July 21, 2025 Page 2 of 2

Filing Fee.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

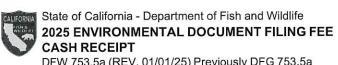
Approved by:		Jennifer Turner  C3D449ECB7C14DE	Date:	7/22/2025
		Signature		
	Jennifer Turner, S (Supervisory)	enior Environmental Scientis	t	
		Name, Title	<del></del>	
		OR COUNTY CLERK USE O	NI V	
		DR COUNTY CLERK OSE OF	INL I	
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to indicate acc signed No Effe	ceptance of this ect Determination QA Document	ocani, cioni ciamp oi milia		

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HUGH NGUYEN, CLERK-RECORDER

BY:\_\_\_\_\_\_ DEPUTY



DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a		Print		StartOver	Sav	е
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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		20250	504	492		
LEAD AGENCY	LEADAGENCY EMAIL			DATE		
CITY OF GARDEN GROVE				08/27/2	025	
COUNTY/STATE AGENCY OF FILING				DOCUMENT N	NUMBER	
Orange				2025885	000812	
PROJECT TITLE						
HARBINGER MOTORS/12821 KNOTT	STREET PROJE	CT				
PROJECT APPLICANT NAME	PROJECT APPLICANT EN			PHONE NUMI	BER	
HARBINGER MOTORS				(714)741-	-5303	
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE	500000000000000000000000000000000000000	
12821 KNOTT STREET	GARDEN GROVE	CA		92841		
PROJECT APPLICANT (Check appropriate box)						
Local Public Agency School District	Other Special District	☐ Sta	ate Ag	ency	✓ Private	Entity
					100-100	
CHECK APPLICABLE FEES:						0.00
☐ Environmental Impact Report (EIR)		4,123.50				0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$	\$2,968.75	\$ _			0.00
☐ Certified Regulatory Program (CRP) document - payment due of	directly to CDFW	\$1,401.75	\$_			0.00
_						
Exempt from fee						
☐ Notice of Exemption (attach)						
<ul> <li>☑ CDFW No Effect Determination (attach)</li> <li>☐ Fee previously paid (attach previously issued cash receipt copy</li> </ul>	Λ.					
——————————————————————————————————————	<u></u>					
☐ Water Right Application or Petition Fee (State Water Resources	s Control Board only)	\$850.00	\$			0.00
☑ County documentary handling fee	,	•	\$			50.00
Other			\$			
PAYMENT METHOD:			Ø. <u>-</u>			
☐ Cash ☑ Credit ☐ Check ☐ Other	TOTAL R	ECEIVED	\$_			50.00
SIGNATURE / AGEN	ICY OF FILING PRINTED NA	ME AND TI	TLF			
X Ygonus ME	LISSA GOMEZ.	<b>DEPU</b>	ΓΥ	CLERK		

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)