



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000812

FILED

August 27, 2025

HUGH NGUYEN

CLERK - RECORDER

By *H. Nguyen*
Deputy clerk

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

DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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: _____

Contact: _____ **HUGH NGUYEN, CLERK-RECORDER**

Phone: _____ BY: MG DEPUTY

FILED**AUG 27 2025**

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025050492

Project Title: Harbinger Motors/12821 Knott Street Project

Project Applicant: Harbinger Motors, 12821 Knott Street, Garden Grove, Orange County, CA 92841

Project Location (include county): 12821 Knott Street, Garden Grove, Orange County, CA

Project Description:

See attached Project Description.

This is to advise that the City of Garden Grove has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 8/26/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://ceqanet.lci.ca.gov/2025050492>

Signature (Public Agency):  Title: Senior Planner

Date: 8/27/2025 Date Received for filing at OPR: 8/27/2025



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

BY: ME DEPUTY



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



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

CEQA Lead Agency: City of Garden Grove

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

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 corner 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

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: C3D449ECB7C14DE... Date: 7/22/2025
Signature
Jennifer Turner, Senior Environmental Scientist
(Supervisory)
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial

FILED

AUG 27 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 08/27/2025 — 0634

STATE CLEARINGHOUSE NUMBER (If applicable)

2025050492

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF GARDEN GROVE

LEAD AGENCY EMAIL

DATE

08/27/2025

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

2025885000812

PROJECT TITLE

HARBINGER MOTORS/12821 KNOTT STREET PROJECT

PROJECT APPLICANT NAME

HARBINGER MOTORS

PROJECT APPLICANT EMAIL

PHONE NUMBER

(714)741-5303

PROJECT APPLICANT ADDRESS

12821 KNOTT STREET

CITY

GARDEN GROVE

STATE

CA

ZIP CODE

92841

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ 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 directly to CDFW

\$1,401.75

\$

0.00

☒ Exempt from fee

☐ Notice of Exemption (attach)

☒ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

Melissa Gomez

AGENCY OF FILING PRINTED NAME AND TITLE

MELISSA GOMEZ, DEPUTY CLERK