

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
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024)

Project Location - Specific: North of Orangewood Ave., east of Mac St., at 8811 and 8791 Orangewood Ave.

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

Description of Project: A request to expand an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the development's site area, and constructing a new ancillary building. The Planning Commission will consider approval of (i) a Site Plan to construct a new 4,285 square foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by the modified Conditional Use Permit No. CUP-493-00 (REV. 2024). The site is in the R-1 (Single Family Residential) zone. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Name of Public Agency Approving Project: Garden Grove Planning Commission
Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Winston Liu
Address: 7852 Orangewood Ave., Stanton, CA 90680
Phone: (949) 899-5119 **Email:** wincon21@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))
- Categorical Exemption. State type and section number: Section No. 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 the construction of small facilities and structures. In urbanized areas, the exemption also applies to up to four (4) such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed project includes a lot consolidation for the purpose of building a new two-story ancillary religious building, the new building will have a total gross floor area of 4,825 square feet, which is less than the 10,000 square foot threshold. Thus, the project is exempt from CEQA.

Lead Agency

Contact Person: Huong Ly 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: *MPawe* Date: 8/16/24 Title: Planning Manager

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: