

**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-142-2024

Project Location - Specific: West side of Jefferson St., south of Larson St., at 13171 Jefferson St.

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

Description of Project: A request for Site Plan approval to construct eight (8) multiple-family rental units and associated site improvements on an approximately 0.23-acre lot. The proposal includes one (1) affordable housing unit for "very-low income" households. The inclusion of one (1) "very-low income" unit qualifies the project for a density bonus, concessions, waivers, and reduced parking, pursuant to the State Density Bonus Law. The site is in the R-3 (Multiple-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: Jeffrey and Tina Mullen  
Address: 9291 Shadwell Dr., Huntington Beach, CA 92646  
Phone: (760) 672-7562 Email: jamullen@hs.uci.edu

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 No. 15332 –In-Fill Development Projects
- Statutory Exemptions. State code number:

Reasons why project is exempt: CEQA's Class 32 exemption applies to in-fill development projects (CEQA Guidelines §15332). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332).

The project is consistent with General Plan policies and regulations. The subject site is located fully within an urbanized area in the City, on a 0.23-acre site. The subject site was surveyed, and does not have any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impact of the proposed development, and no significant impacts have been identified. The traffic, noise, air quality, and water quality studies are appended to the Staff Report. Lastly, the Public Works Department has reviewed the proposed development, and found that it can be adequately served by all required utilities and public services. Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 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: Mave Pave Date: 9/9/24 Title: Planning Manager

Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: