

**NOTICE OF EXEMPTION**

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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:** Interpretation of Use No. IOU-006-2024, and Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024,

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**Project Location - Specific:** Southeast corner of Stanford Ave. and 8<sup>th</sup> St. at 11432 & 11462 Stanford Ave.

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

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**Description of Project:** A request to develop a six-story mixed-use development on a 0.94-acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested, include the following: (i) an Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) a Tentative Parcel Map to consolidate two existing parcels to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) a Site Plan to allow the construction of a six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean level and one above-ground level, and an 82-bed RCFE attached to the parking structure/ apartment building, along with associated site improvements; and (iv), a Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for 'very low-income' households. Inclusion of the four (4) 'very low-income' units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. The site is in the CC-3 (Civic Center Core) 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).

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

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**Name of Applicant or Agency Carrying Out Project:** William Jager  
**Address:** 872 Wendt Ter, Laguna Beach, CA 92651  
**Phone:** (949) 280-0758 **Email:** JagerCo@gmail.com

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**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 Guidelines Section 15332 defines the Class 32 Infill Exemption as a project that meets the following five requirements:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The Project has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-3 (Civic Center Core), which allows for the development of residential units at a density of 60 dwelling units per acre. The Project would provide four affordable units for very low-income households, which entitles the Project to a 20 percent density bonus from the base density of 60 dwelling units per acre or 14 dwelling units onsite. The density bonus allows for a maximum of 83 units onsite. The proposed Project would develop 78 senior apartment units and an 82-bed Residential Care Facility for Elderlies (RCFE), and meet all of the proposed development standards, including lot size, setbacks, dwelling unit size, and parking requirements with exception of waivers allowed under the State Density Bonus Law. Therefore, the Project is consistent with the applicable general plan designation and zoning designation.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The Project is proposing to develop a mixed-use housing project on an existing 0.94 net acre (1.14 gross acres) lot to be located at 11432-11462 Stanford Avenue within the City. The Project site consists of two adjoining parcels, mostly rectangular in shape, with street frontage on 8th Street, 9th Street, and Stanford Avenue. Existing older residential uses adjoin the property along its northerly, easterly, and southerly property lines. Professional office uses are located to the west of the Property, on the west side of 8th Street. The OCGrace church is one block northeast of the Property, along 9th Street, with lower-density residential uses to the south of the church, along the east side of 9th Street. The H. Louis Lake Senior Center is two blocks west of the Project site, and Garden Grove High School is two blocks northwest of the Project site. As such, the Project site is surrounded by urban land uses in the City. As the Project site is less than five acres and substantially surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

c) The project site has no value as habitat for endangered, rare or threatened species.

The 0.94 net acre (1.14 gross acres) Project site contains four existing unoccupied single-family residential buildings that will be demolished, as well as apparent remnants of previously demolished structures. The previously disturbed Project site is within City limits, surrounded by urban land uses, and there is no apparent evidence, visual or otherwise, that it is a habitat area for endangered, rare, or threatened species. Development of the Project site will not have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, and no impacts would occur.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Approval of the Project would not result in any significant effects related to traffic, noise, air quality or water quality. 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.

e) The site can be adequately served by all required utilities and public services.

The Project site is located in an urbanized and developed area. The utilities necessary to construct and operate the proposed Project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The proposed Project would connect to existing utility service lines surrounding the Project site. Trash collection services would be arranged prior to the issuance of building permits. All service confirmations would be addressed prior to occupancy. Given the Project size and its location within an area that is currently served


by utilities, the site can be adequately served by all required utilities and public services. Therefore, the proposed Project meets the criteria of CEQA Guidelines Section 15332(e).

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:  Date: 10/8/24 Title: Planning Manager

Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: