

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-152-2025

Project Location - Specific: Southwest corner of Lampson Avenue and Westlake Street, at 10852 Lampson Avenue

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

Description of Project: A request for Site Plan approval to construct a seven (7) unit, three-story multiple-family residential apartment building and associated site improvements on an approximately 0.29-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 and incentives, waivers or reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law (Government Code Section 65915, et. seq.) and Garden Grove Municipal Code (GGMC) Section 9.60.040 (Residential Density Bonus) (collectively, the "Density Bonus Law" or "DBL"). The project has been designed to incorporate certain incentives / concessions of development standards pursuant to the DBL. 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: Toby Nguyen
Address: 16651 Gothard Street, Suite A-1, Huntington Beach CA 92647
Phone: (714)251-2490 Email: toby.midway@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))
- 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 proposed project includes the construction of a three-story, seven (7) unit residential apartment development that includes one (1) affordable housing unit for "very low-income" households, along with associated site improvements. The subject site has a General Plan Land Use designation of MDR (Medium Density Residential) and is zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12). The MDR Land Use Designation is intended to create, maintain and enhance residential areas characterized by mostly traditional multiple-family apartments, condominiums, townhomes, and single-family small-lot subdivisions. The MDR allows residential developments with densities of up to thirty-two (32) units per acre. Pursuant to the Density Bonus Law, the project is entitled to a density bonus, reduced parking ratios, two (2) incentives or concessions, and waivers or modifications of development standards. With the exception of the reduced parking ratios, and development standards required to be waived or modified pursuant to the Density Bonus Law, the proposed project complies with all applicable objective development standards and provisions of the General Plan and GGMC. The project has also been reviewed by the Public Works Department, and either complies with, or has been conditioned to meet, all applicable Public Works design requirements. 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 subject site is a 12,500 square-foot (0.29-acre) lot, located at the southwest corner of Lampson Avenue and Westlake Street, at 10852 Lampson Avenue. The site has a General Plan Land Use Designation of MDR (Medium Density Residential), and is zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12). The site abuts CCSP-PR12 zoned properties to the west, south, and east, across Westlake Street; and an O-S (Open Space) zoned property to the north, across Lampson Street. Abutting uses include a single-family dwelling to the west, multiple-family apartment complexes to the south and to the east, across Westlake Street, and an educational institution (Dr. Walter C. Ralston Intermediate School) to the north, across Lampson Avenue. 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 0.29-acre Project site contains a single-family residential dwelling and three (3) detached accessory structures that will be demolished. The 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: 3/11/25 Title: Planning Manager

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: