

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-156-2025

Project Location - Specific: South side of Chapman Ave., between Gilbert St. and Brookhurst St. at 9562 Chapman Ave.

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

Description of Project: A request for Site Plan approval to construct a four-story, thirty-six (36) unit apartment building and associated site improvements on an approximately 0.82-acre lot. The proposal includes four (4) affordable housing units for "very low-income" households which qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Concessions would allow a residential project on an arterial and the first floor habitable floor to be located in excess of four feet above grade. Waivers would permit a front yard setback of six feet, a minimum one bedroom unit size of 656 square feet, and a reduction of the 60% minimum landscaped area in the setbacks. The Project would have a height of 45 feet/four stories with rooftop structures of up to 55 feet, with a front setback of six feet, a side yard setback of ten feet, and a rear yard setback of 43 feet. The Project would include vehicular parking spaces, and bike racks and storage, a community room, podium open space with amenities for residents, and on-grade open space, including a 4,000 square foot area that would include a basketball court, community garden, and seating areas.

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: William D. Jager
Address: 872 Wendt Terrace, Laguna Beach, CA 92651
Phone: (949) 280-0758 Email: jagerco@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'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 0.82-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:  Date: 6/6/25 Title: Planning Manager

 Signed by Lead Agency

Date received for filing at OPR:

 Signed by Applicant