

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-178-2026, Tentative Parcel Map PM-2025-119

Project Location - Specific: West side of Loara Street, north of Chapman Avenue, at 11861 Loara Street.

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

Description of Project: A request to subdivide an existing property, and construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Site Plan for the construction of three (3) single-family residences and associated site improvements, and a Tentative Parcel Map to subdivide the existing 36,155 square-foot property into three (3) parcels, and a private road. Also, a front yard determination request to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard.

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: Thinh Nguyen
Address: 1517 North Newhope Street, #74, Santa Ana, CA 92703
Phone: (714) 855-0820 Email: thinh@tnd-studio.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. 15303 – New Construction or Conversion of Small Structures & Section No. 15315 – Minor Land Divisions
_____ Statutory Exemptions. State code number:

Reasons why project is exempt: The California Environmental Quality Act (CEQA) Class 3 exemption applies to the construction and location of new, small facilities or small structures (CEQA Guidelines §15303). In urbanized areas, up to three (3) single family residences may be constructed or converted under this exemption (CEQA Guidelines § 15303.a.). The subject request for the Site Plan would result in three (3) new single-family residences.

In addition, the California Environmental Quality Act (CEQA) Class 15 exemption applies to division of property in urbanized areas zoned for residential use into four or fewer parcels (CEQA Guidelines §15315.). The proposed division must be in conformance with the General Plan and zoning, and all services and access to the proposed parcels must be available and comply with local standards. The subject request for a Tentative Parcel Map would result in a total of four (4) parcels, three (3) single-family lots and one (1) private street which conform to the General Plan and Municipal Code requirements. The proposed parcels would be accessed and serviced by local infrastructure. Designating the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard is consistent with the City's General Plan and applicable zoning, and does not require a variance or an exception, because it complies with the "minor deviation" requirements under the Municipal Code.

None of the exceptions to the Class 3 or Class 15 exemptions under CEQA Guidelines Section 15300.2 apply. Therefore, the proposed project is exempt from CEQA.

Lead Agency

Contact Person: Zachary Hernandez

Area Code/Telephone/Extension: (714) 741-5502

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: 10/21/24

Title: Planning Manager

____ Signed by Lead Agency

Date received for filing at OPR:

____ Signed by Applicant