

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-158-2025

Project Location - Specific: Northwest corner of Lincoln Way and Western Avenue, at 7441 Lincoln Way

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

Description of Project: The proposed project would involve the demolition of the existing building on a 2.15-acre lot and the construction of a 50,300 square foot, Type III-B warehouse building as well as the associated parking and landscaping. The proposed warehouse would include a 5,000 square foot office of which 3,500 square feet would be a mezzanine. The maximum height of the warehouse would be 46 feet. In total, 52 parking spaces would be provided as well as six truck loading docks. The loading docks and rear parking area are gated and would be accessed through an automatic gate. Access to the site would be provided by one, 40-foot driveway connection and an internal drive aisle connected to the adjacent parcels in the office complex. As part of the site improvements, an existing driveway connection to the north side of Lincoln Way would be removed to make space for the proposed building. Landscaping would total 12,010 square feet and would also include an eight-foot-tall block wall, tubular steel fencing and security lighting.

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: JYJ Logistics, LLC
Address: 4 Park Plaza, Suite 830, Irvine, CA 92614
Phone: (310)938-1041 Email: pchen@jtecc.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: 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 site is part of the Irvine Industrial Complex as described in Planned Unit Development (PUD) 103-76, as an area for light manufacturing, assembly, laboratories, warehousing, and construction industries. The project site is zoned Planned Unit Development No. PUD 103-76 and has a Land Use designation of Industrial. The Industrial land use designation permits general industrial uses including warehousing and distribution as well as intensive uses

including manufacturing and servicing. The maximum permitted FAR of the Industrial designation is 1.00. The proposed project would have an FAR of 0.53, which is below the maximum permitted FAR. The proposed project meets the development standards of PUD 103-76. The proposed project would conform to the following relevant General Plan policies including: policy LU-2.4 Assure that the type and intensity of land use are consistent with those of the immediate neighborhood; policy LU-4.4 Avoid intrusion of non-residential uses incompatible with established residential neighborhoods; policy LU-4.5 Require that commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.

The proposed project would be consistent with the relevant General Plan policies and would meet the zoning designation and applicable regulations. The project is consistent with this finding with respect to land use compatibility.

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 site is located within the corporate boundaries of the City of Garden Grove. The proposed project site is located on a 2.15 acre (93,841 square foot) site that is currently developed with a two-story multi-tenant office building. The site is approximately 89 feet above sea level and the site's topography is level. The project site is located within a business park located in an urbanized industrial setting and no native vegetation or habitat is present within or in the vicinity of the project site. The site is part of the Irvine Industrial Complex as described in Planned Unit Development (PUD)-103-76, as an area for light manufacturing, assembly, laboratories, warehousing, and construction industries. The project site is zoned Planned Unit Development No. PUD-103-76 and has a General Plan land use designation of Industrial. Land uses and development located in the vicinity of the proposed project site are outlined below:

- North of the project site: Multifamily residences (7410 Carie Lane to 11257 Western Avenue) are located within the City of Stanton.
- South of the project site: Lincoln Way extends across the south of the project site. A warehouse building (7390 Lincoln Way) is located further south of Lincoln Way however, at the time of this document's creation, the site is still under construction.
- West of the project site: A multi-tenant industrial building (7373 and 7391 Lincoln Way) is located to the west of the project site.
- East of the project site: Western Avenue extends along the east of the project site. The CR & R Recycling Facility (11292 Western Avenue) is located further east of Western Avenue. The property currently has a Zoning land use designation of Industrial General (IG) and a Land Use Designation of Industrial in the City of Stanton.

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

The proposed project site in its entirety is fully developed with no areas of native and natural habitat. The site is covered-over in both impervious surfaces that includes the existing office building, surface pavement, and limited amount of landscaping. There are 77 trees currently within the landscaped areas of the site. The project is proposing to remove all existing trees and replace them with new trees. None of the removed trees are native or protected trees. The project site's isolation from other natural open space areas limits its utility as a habitat or an animal migration corridor. The project site and the surrounding areas are not conducive for the survival of any special status species due to the lack of suitable riparian and/or natural habitat. The proposed project would not have any effect on any special status species. Constant disturbance from traffic on local streets as well as other human activity further limits the site's utility as a sensitive habitat or migration corridor.

As a condition of approval, the Applicant/Contractors would retain the services of a qualified biologist to conduct a survey of nests in those trees that would be removed. In this way, the requirements of the Migratory Bird Treaty Act (MBTA) would be adhered to. The MBTA is a federal law that protects migratory birds by making it illegal to take, sell, or transport them without a permit.

Since the site is located within an established industrial area that extends along Western Avenue and lacks suitable habitat, the site's utility as a natural habitat and migration corridor is restricted. No natural habitat is present in the area. The project is consistent with this finding.

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.

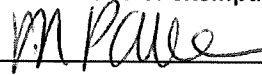
The Project site is located in an urbanized and developed area. The utilities necessary to construct and operate the proposed Project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The proposed Project would connect to existing utility 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: 8/13/25 Title: Planning Services Manager

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant