

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-171-2026

Project Location - Specific: On the south side of Lampson Avenue to the west of Magnolia Street, at 8892 Lampson Avenue.

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

Description of Project: A request for Site Plan approval to construct a four (4) unit, two-story, multi-family residential apartment development and associated site improvements on an approximately 0.39 acre lot. All existing site improvements will be removed.

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: Tony Lam
Address: 9741 Bolsa Avenue, Westminster, CA 92682
Phone: (714) 829-5121 Email: tlam@tonylamcpa.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
☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed development has been determined to be exempt from California Environmental Quality Act (CEQA) pursuant to the Class 3 exemption. CEQA's Class 3 exemption applies to new construction, or conversion of small structures (CEQA Guidelines §15303.). This includes the construction of a duplex or similar multi-family use with up to 4 units, or 6 units in urbanized areas. The proposal would be in an urbanized area, would be comprised of six (6) or fewer units, would be a listed use in the Class 3 exemption, and would be permitted under the R-3 zoning designation. Therefore, staff recommends that the Planning Commission determine the project to be exempt from CEQA.

Lead Agency
Contact Person: Christian Farmer Area Code/Telephone/Extension: (714) 741-5314

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: *MP* Date: 5/22/26 Title: Planning Manager

☐ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: