

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
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Approval for requested improvements at the Orchard Grove Affordable Housing Project

Project Location - Specific: Properties located along Tamerlane Drive, north of Twintree Avenue, west of Harbor Boulevard, at 12131 – 12222 Tamerlane Drive.

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

Description of Project: A request for improvements associated with the proposed Orchard Grove Affordable Housing Project at fifteen (15) existing apartment building sites currently developed with 78 affordable apartment units located at 12131, 12132, 12141, 12142, 12161, 12162, 12171, 12172, 12181, 12182, 12201, 12202, 12211, 12212 and 12222 Tamerlane Drive. The proposed improvements will primarily satisfy TCAC (Tax Credit Allocation Committee) requirements. The improvements include mobility and communications upgrades, the removal of ten (10) garage structures, replacement of six (6) stairways, replacement of guardrails and handrails at the remaining stairways, removal of laundry facilities at each building, conversion of a three-car garage to a communal laundry facility, a new 511 square foot communal laundry facility, a new 650 square foot clubhouse, four (4) new trash enclosures, a new second story bridge connecting two existing apartment buildings, and reconfiguration of parking and landscaping improvements throughout the sites.

Name of Public Agency Approving Project: City of Garden Grove
Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: New Tamerlane, LLC (Shawn Boyd)
Address: 3920 Birch Street, Suite 103, Newport Beach, CA 92660
Phone: (949) 253-3120

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 15301 – Existing Facilities, Section 15303 – New Construction or Conversion of Small Structures, and Section 15305 – Minor Alterations in Land Use Limitations.
 Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is exempt from the California Environmental Quality Act pursuant to the Class 1, Class 3, and Class 5 exemptions. CEQA's Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use (CEQA Guidelines §15301). CEQA's Class 3 exemption applies to new construction and location of a limited number of new small structures, including, but not limited to, the construction of up to four commercial structures in an urbanized area where the construction does not involve the use of significant amounts of hazardous substances, the structures do not exceed 10,000 square feet in floor area, the structures are located on sites zoned for their intended use, all necessary public


services and facilities are available, and the surrounding area is not environmentally sensitive (CEQA Guidelines §15303). CEQA's Class 5 exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density (CEQA Guidelines §15305). This includes minor lot line adjustments, that do not result in the creation of a new parcel (CEQA Guidelines §15305). The improvements include mobility and communications upgrades, the removal of ten (10) garage structures, replacement of six (6) stairways, replacement of guardrails and handrails at the remaining stairways, removal of laundry facilities at each building, the conversion of a three-car garage to a communal laundry facility, and reconfiguration of parking and landscaping improvements throughout the project site, which do not expand the existing use. Additional improvements include a new 511 square foot communal laundry facility and a new 650 square foot clubhouse. The new structures will be located in an urbanized area that is served by all necessary public services and facilities and is not environmentally sensitive, do not involve the use of significant amounts of hazardous substances, and have a combined floor area of less than 10,000 square feet. The subject request does not involve slopes greater than 20%, changes to land use or density, and does not create any new parcels. Therefore, the proposed project is exempt from CEQA.

Lead Agency

Contact Person: Maria Parra 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: 1/26/24 Title: Planning Manager
 Signed by Lead Agency Date received for filing at OPR:
 Signed by Applicant