

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 Department
Hall of Finance and Records
12 Civic Center Plaza, Room 106
Santa Ana, CA 92701

Project Title: Lot Line Adjustment No. LLA-034-2024

Project Location - Specific: Intersection of Loreleen St. and Catherine Ave., west of Gilbert St., at 9271 Catherine Ave. and 12261 Loreleen St.

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

Description of Project: A request for Lot Line Adjustment approval to eliminate two small parcels (Parcel A & Parcel B), for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties, located at 9271 Catherine Avenue (Parcel 1) and 12261 Loreleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed. The site is in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Name of Public Agency Approving Project: Garden Grove Zoning Administrator
Address: 11222 Acacia Parkway, Garden Grove, CA 92842
Name of Applicant or Agency Carrying Out Project: Alice & Juan Rangel, & Thanh Nghia Nguyen
Address: 9271 Catherine Ave., Garden Grove, CA 92841 & 12261 Loreleen St., Garden Grove, CA 92841
Phone: (213) 447-5407 & 714-642-9799

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 15305 – Minor Alterations in Land Use Limitations
 Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 5, Minor Alterations in Land Use Limitations (CEQA Guidelines §15305). 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.(a)). The subject request does not involve slopes greater than 20%, changes to land use or density, and do not create any new parcels. Therefore, the proposed project is exempt from CEQA.

Lead Agency
Contact Person: Priit Kaskla, AICP 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: *M. Paine* Date: 12/12/24 Title: Planning Manager
 Signed by Lead Agency Date received for filing at OPR:
 Signed by Applicant