

**NOTICE OF EXEMPTION**

To: \_\_\_\_\_  
Governor's Office of Land Use  
And Climate Innovation  
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: Director Review No. DR-078-2025

Project Location - Specific: Northeast corner of Walnut Avenue and College Avenue, at 11081 College Avenue

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

Description of Project: A request for Directors' Review approval to construct a new, two-story, 2,635 square foot single family dwelling, on a 4,500 square foot vacant lot located at 11081 College Avenue. The dwelling features four (4) bedrooms and six (6) bathrooms, a front porch, an attached two-car garage, and a driveway with open parking spaces. An 800 square foot two (2) bedroom two (2) bathroom attached ADU is also shown for reference.

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

Name of Applicant or Agency Carrying Out Project: Tan Nguyen and Elizabeth Dang  
Address: 12865 Main Street Suite 105, Garden Grove, CA 92840  
Phone: (619) 987-5027

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))
- Categorical Exemption. State type and section number: Section 15303- New Construction or Conversion of Small Structures.
- Statutory Exemptions. State code number:

Reasons why project is exempt: The project is exempt from the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). Class 3 exemption applies to new construction, or conversion of small structures, including single family residential structures (CEQA Guidelines §15303). The project includes the development of a single-family structure, and will not have a significant effect on the environment. Therefore, the proposed project is exempt from CEQA pursuant to CEQA's Class 3 exemption.

Lead Agency  
Contact Person: Adrian Andujo Area Code/Telephone/Extension: (714) 741-5313

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: 4/9/25 Title: Planning Manager  
\_\_\_\_ Signed by Lead Agency Date received for filing at OPR:  
\_\_\_\_ Signed by Applicant