

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> <b>C.1.</b>	<b>SITE LOCATION:</b> West side of Yockey Street, south of Trask Avenue at 13581-13591 Yockey Street
<b>HEARING DATE:</b> May 15, 2014	<b>GENERAL PLAN:</b> Low Density Residential
<b>CASE NOS.:</b> Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646	<b>EXISTING ZONE:</b> R-1 (Single-Family Residential) <b>PROPOSED ZONE:</b> Planned Unit Development No. PUD-005-2014
<b>APPLICANT:</b> David Nguyen	<b>APN:</b> 097-271-28 and 29
<b>PROPERTY OWNER:</b> Loan Nguyen	<b>CEQA DETERMINATION:</b> Negative Declaration

## **REQUEST:**

A request for (i) City Council approval of Residential Planned Unit Development No. PUD-005-2014 for a 36,900 square foot site located at 13581-13591 Yockey Street, and currently zoned R-1 (Single-Family Residential), to allow and facilitate the development of a 6-unit single-family, small-lot subdivision project; (ii) Planning Commission approval of a Site Plan to construct six (6), detached, two-story, single-family residential units; (iii) Planning Commission approval of a Variance to deviate from the minimum lot size for a Residential Planned Unit Development; and (iv) Planning Commission approval of a Tentative Tract Map for the residential subdivision.

## **PROJECT STATISTICS:**

	<b>Provided</b>	<b>Code Requirement</b>
<b>Lot Size</b>	38,130 S.F. (Gross) 36,900 S.F. (Net)	3-acres <sup>1</sup>
<b>Density</b>	7.26 units per acre	9 units per acre
<b>Parking</b>		
Enclosed	12	12
Driveway Open Spaces	12	6
Guest	7	5
Total Parking Spaces	31	23
<b>Common Recreation Area</b>	1,714.5 S.F.	None <sup>2</sup>
<b>Private Recreation Area Per Units</b>	856 S.F. - 976 S.F. per unit	300 S.F. per unit
<b>Building Height</b>	27'-0"	35'-0"

1. The code requires a minimum lot size of 3-acres for a Planned Unit Development (PUD); therefore a Variance is required in order to implement the PUD zoning designation.
2. An active recreation area is only required when 10 or more units are proposed.

**Building Design**

	<b>Number of Bedrooms/Baths</b>	<b>Living Area<sup>3</sup></b>	<b>Total Number of Units</b>
<b>Units 1-4</b>	4 Bedrooms, 3 Baths	2,764 S.F.	4
<b>Units 5 and 6</b>	4 Bedrooms, 4 Baths	2,748 S.F.	2
<b>Total</b>			<b>6</b>

<sup>3</sup> Total living area, garages are not included.

**BACKGROUND:**

The subject site consists of two (2) parcels with a combined net lot area of 36,900 square feet. The site is located on the west side of Yockey Street, south of Trask Avenue. The subject site has a General Plan Land Use Designation of Low Medium Density Residential and is zoned R-1 (Single-Family Residential).

The site is located in an area improved with existing single-family residences. The site abuts single-family homes to the north, south, west, and across Yockey Street to the east. The neighborhood is also improved with two (2) small-lot subdivision residential developments approved in 1999 that are located north of the subject site on Yockey Street. The first development is located on the southwest corner of Yockey Street and Trask Avenue and is improved with fourteen (14) single-family homes, while the second development, located on the west side of Yockey Street, is improved with eight (8) single-family homes.

The subject site is currently improved with two (2) single-family homes and an accessory structure. The existing structures will be demolished in order to accommodate the proposed request.

On April 9, 2014, a neighborhood meeting was held, and neighbors located within a 300-foot radius of the site were noticed. Five (5) residents attended the meeting, and at the meeting, the residents had questions about the height of the perimeter wall and the parking.

The applicant proposes to construct a small-lot subdivision project that will consist of six (6) two-story, single-family homes. Approval of a Planned Unit Development (PUD) is necessary to accommodate the proposed project, along with a Variance to deviate from the minimum three-acre Planned Unit Development lot size. The site plan, variance, and tentative tract map approvals by the Planning Commission would be contingent upon the City Council's approval of the proposed Planned Unit Development.

**DISCUSSION****PLANNED UNIT DEVELOPMENT ZONING:**

The General Plan Land Use designation for the subject property is Low Density Residential, which allows for single-family homes built at a density up to 9 dwelling units per acre. The subject property is currently zoned R-1, which allows for the

development of single-family detached residences on individual lots and compatible associated activities. While the General Plan Land Use designation of Low Density Residential would allow for the development of residential units, the current zoning would not permit a small lot subdivision development. As a result, the applicant is requesting approval of Planned Unit Development No. PUD-005-2014 to establish a precise plan in order to facilitate and permit to development of the site with 6 single family residential units as part of a small lot subdivision development.

A Planned Unit Development (PUD) is a precise plan, adopted by City Council ordinance, that provides the means for the regulation of buildings, structures and uses of land in order to facilitate the implementation of the General Plan. The Planned Unit Development (PUD) zoning designation establishes development standards and uses specific to a particular project provided that the quality of the project achieved through the PUD zoning is greater than could be achieved with traditional zoning. The specific development standards applicable to a Planned Unit Development are those set forth in the ordinance approving the PUD. Where a Planned Unit Development is silent regarding operating conditions, maintenance or other standards regulating a particular use, then the Land Use Code standards applicable to other properties within the base zone (in this case, R-1) apply. In this case, Planned Unit Development No. PUD-005-2014 would permit development of the property in accordance with the proposed Site Plan and Tentative Tract Map for the project and would accommodate the development of six (6), two-story, single-family residential units as part of a residential small-lot subdivision development that will be compatible with the existing single-family residential neighborhood.

#### SITE PLAN:

##### Site Design and Circulation

The proposed project will consist of six (6), two-story, single-family units that are part of a residential small-lot subdivision. The project has been designed to comply with the small-lot residential subdivision development standards of Title 9 of the Municipal Code, and complies with the required setbacks, parking, open space, and landscaping.

The project site will provide vehicular and pedestrian access from Yockey Street. Vehicular access to the site will be provided via a 28'-0" wide private street that is designed to accommodate two-way traffic and parallel on-street parking on one-side of the street. The private street will be located along the south side of the property, and will circulate through the site providing access to the driveways and the enclosed garage space of each unit. The private street has been designed in accordance with the City's standard, and provides the required turn-around access for trash trucks and emergency vehicles. The project site will also provide a 4'-6" wide sidewalk that originates from Yockey Street for pedestrian and handicap access. The sidewalk stretches along the front of each unit, and provides safe access to the units and to common recreation area.

The project site will provide a total of thirty-one (31) parking spaces. The parking spaces will be provided in the form of a two-car enclosed garage per unit with two (2) open parking spaces located in front of each enclosed garage, and seven (7) parallel on-street parking spaces located along the private street.

The project is also required to provide a 10'-0" right-of-way street dedication along Yockey Street in order to provide a continuous half-width road right-of-way of 30'-0". The required street improvements are necessary along Yockey Street to accommodate the project will include constructing a new curb, gutter and sidewalk.

#### Perimeter Walls and Landscaping

A new, six-foot high, decorative masonry block wall will be constructed along the perimeter of the site located on the northerly, southerly, and westerly property lines. In addition, a six-foot high masonry block wall will be constructed behind the required 10-foot landscape area, along Yockey Street, to provide a secured yard area for the first unit. Furthermore, a six-foot high wood fence will be constructed within the interior side property line of each unit to provide privacy between each of the units.

The project will provide landscaping along the Yockey Street frontage, within the front setback area of each unit, and within the common areas. The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code. Planning staff will review the type and location of all proposed plant materials. As part of the landscape plan, a variety of trees, shrubs, and flowers are required for all common and private areas.

#### Recreation Area

The project will also provide common and private recreation areas. The common recreation area will have a total size of 1,714 square feet, and will be located at the southwest corner of the lot. The common recreation will include a trellis patio and landscaping; however, the applicant is also required to incorporate benches and tables into the common recreation space for residents to use. Each unit will also provide a private recreation area in a form of a private rear yard that will range in size from 856 square feet to 976 square feet per unit.

#### Unit Design

The project consists of six (6) single-family homes with two (2) different floor plan designs with a two-car attached garage provided for each unit.

Plan 1 (Units 1 to 4) consists of a total living area of 2,764 square feet. The first floor will consist of a living room, a family room, a dining room, a kitchen, one (1) bedroom, and one (1) bathroom. The second floor will consist of three (3) bedrooms, two (2) bathrooms, a laundry room, and a bonus room that is designed as a loft open to the stairwell.

Plan 2 (Units 5 and 6) consists of a total living area of 2,748 square feet. The first floor will consist of a living room, a dining room, family room, one (1) bedroom, and one (1) bathroom. The second floor will consist of three (3) bedrooms, a laundry room, and a bonus room. The applicant is required to design the bonus room as a loft by providing a complete opening to the stairwell through the use of a low wall or railing, similar to the bonus room configuration in Plan 1.

The applicant has designed the units to comply with the second-story privacy provision requirements by providing windows that will minimize visual intrusion into the adjacent neighbors private recreation areas. In particular, the rear, west building elevation, of Units 5 and 6 will incorporate the use of high windows and fixed obscured windows to limit views into the adjacent neighbor's private rear yard.

#### Building Architecture

The building elevations are designed to look like contemporary single-family homes. Each unit's front building elevation incorporates projecting and recessed building masses, along with varied rooflines in order to articulate the building's facade. The building's architectural detailing includes the use of stone veneer along the base of the building, window shutters, varied window shapes, multi-pane windows, and decorative trim around the windows and doors to enhance the building.

The exterior building materials for each unit consist of a stucco finish that will be painted a natural color scheme consisting of complimentary brown and beiges tone with accenting trim around the windows and the doors. The roofing material will consist of flat tile with a color that compliments each unit's exterior finishes.

#### VARIANCE:

Section 9.08.030.C.2 of Title 9 of the Municipal Code requires all residential Planned Unit Developments to maintain a minimum lot size of three-acres. The applicant is requesting a Variance from the minimum three-acre lot size for the proposed residential Planned Unit Development. In order to grant a Variance request, specific justifications must be made demonstrating that a hardship would exist without the Variance, and without the approval of the Variance constituting a special privilege. The following discussion lists the four required findings for Variance approval:

1. Finding: There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

Reason: The subject site is located in a residential area that is improved with single-family homes. The City's General Plan encourages the development of residential units to meet the city's regional housing needs and to further the goals of the City's Housing Element. While the City has a small-lot subdivision ordinance in place that allows the development of small-lot

subdivision projects in multiple-family zones, small-lot subdivision residential projects can only be accommodated in the R-1 zone through a PUD zone change. Recently approved small-lot subdivision projects benefited from a zone change from R-1 to PUD, similar to the applicant's request, which also included approval of a Variance to deviate from the minimum lot size of three-acres established for residential PUDs.

The project site has a combined net lot area of 36,900 square feet, and is surrounded by single-family homes including two (2) existing small-lot subdivision projects. Due to the location of the property, and the surrounding improvements, the applicant is unable to acquire additional land area to meet the three-acre size requirement of the PUD. The proposed lot area is sufficient in size to accommodate the proposed development, and the project has been designed to comply with the small-lot subdivision requirements of the zoning code, and complies with the required setbacks, parking, circulation, and recreation space.

2. Finding: The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, but which is denied to the property in question.

Reason: The Variance is necessary for the property to be developed with the same property rights that exist for other similar residential small-lot subdivision developments located throughout the City. The proposed Variance will allow the project to deviate from the three-acre lot size requirement of the residential PUD zone. The majority of the small-lot subdivision projects approved by the City required approval of a variance to deviate from the minimum three-acre lot size for a Planned Unit Development in order to allow the rezone from R-1 to PUD.

The subject property has a net lot size of 36,900 square feet (.84 acres), and is surrounded by single-family homes. The project abuts a residential cul-de-sac to the south, and a residential subdivision to the north. The location of the project site precludes the applicant from being able to acquire additional land area to meet the three-acre requirement.

Furthermore, there are two (2) existing small-lot subdivision projects located on Yockey Street that benefited from approval of a Variance to deviate from the minimum three-acre lot size. The existing project consists of eight (8) units developed on a .78 acres site, and fourteen (14) units developed on a 1.82 acre site. The proposed project will have a site area of .84 acres, which is similar in size to the existing small-lot subdivision projects in the neighborhood. The proposed project will be consistent with the neighborhood and existing residential developments located on Yockey Street.

3. Finding: The granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

Reason: The proposed Variance will allow the project to deviate from the three-acre lot size requirement for a residential PUD zone. The subject site is located in an area improved with single-family homes, including two (2) residential small-lot subdivision developments with eight (8) and fourteen (14) units respectively. The project has been designed to comply with the small-lot subdivision development standards of Title 9 of the Municipal Code, and complies with all setbacks, parking, recreation space, and vehicle access. The proposed project will be compatible with the existing residential developments in the area. The project will be required to comply with all applicable building and safety codes and regulations to ensure that there is not an adverse impact on public health, safety, or welfare. Furthermore, the proposal has been reviewed by all City Departments in order to ensure compliance with all applicable code provisions.

4. Finding: The granting of such Variance will not adversely affect the comprehensive General Plan.

Reason: The proposed Variance will allow the project to deviate from the three-acre lot size requirement of the residential PUD zone. The subject site is 36,900 square feet, and the proposed residential project has been designed to comply with all applicable development standards of small-lot subdivision, including setbacks, parking, recreation space, and vehicular access.

The property has a General Plan designation of Low Density Residential that allows a density of up to 9 dwelling units per acre. The proposed project will provide a density of 7.26 dwelling units per acre, which is within the land use density requirement. Furthermore, the Low Density Residential land use designation also encourages the development of detached, single-family homes. The proposed project will be consistent with the General Plan, and will help in meeting the City's regional housing needs. Therefore, the approval of the project will be consistent with the goals of the City's General Plan.

Finding: Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Reason: The project has been designed as an integrated residential lot-small subdivision development that complies with small-lot subdivision development standards of the Municipal Code. All applicable conditions of approval have been incorporated to facilitate the development of the project. The conditions of approval include standard conditions that have been applied

CASE NOS. PUD-005-2014, SP-006-2014, V-005-2014, TT-17646

to similar type of small-lot subdivision projects located in the vicinity and zone. Provided that the conditions are adhered to, the granting of the subject Variance will maintain consistency with the limitations up other similar properties in the zone and vicinity and not give the property owner a special privilege over other property owners in the area.

**TENTATIVE TRACT MAP:**

In accordance with the State Subdivision Map Act, the applicant has filed a Tentative Tract Map for this project. The purpose of the map is to consolidate the existing two (2) lots and create a six (6) lot residential small-lot subdivision for the purpose of selling each lot individually. The Tentative Tract Map is in conformance with the City's General Plan, the City's subdivision ordinance, the zoning requirements, and the State's Subdivision Map Act for this site.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5815-14 recommending the City Council adopt a Negative Declaration and approve Planned Unit Development No. PUD-005-2014; and
2. Adopt Resolution No. 5816-14 adopting a Negative Declaration and approving Site Plan No. SP-006-2014, Variance No. V-005-2014; and Tentative Tract Map No. TT-17646, subject to the recommended Conditions of Approval, and contingent upon City Council adoption of an ordinance approving Planned Unit Development No. PUD-005-2014.



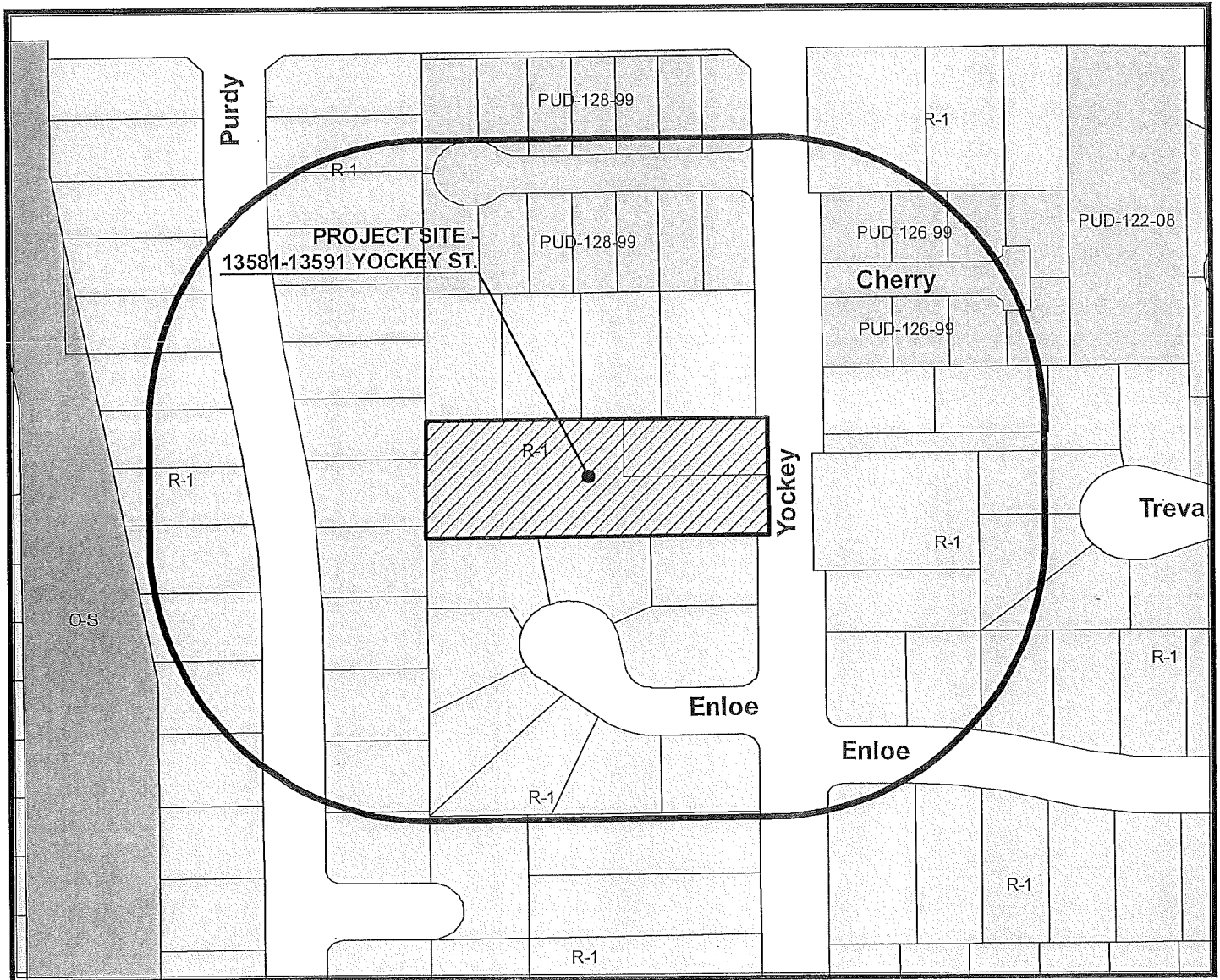
Karl Hill  
Planning Services Manager




By: Maria Parra  
Urban Planner




# PLANNED UNIT DEVELOPMENT NO. PUD-005-2014 SP-006-2014 V-005-2014 TT-17646



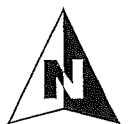
## LEGEND

 PROJECT SITE - 13581-13591 YOCKEY STREET

 300 FEET RADIUS

## NOTES

1. GENERAL PLAN: LOW DENSITY RESIDENTIAL
2. ZONE: R-1 (SINGLE-FAMILY RESIDENTIAL)



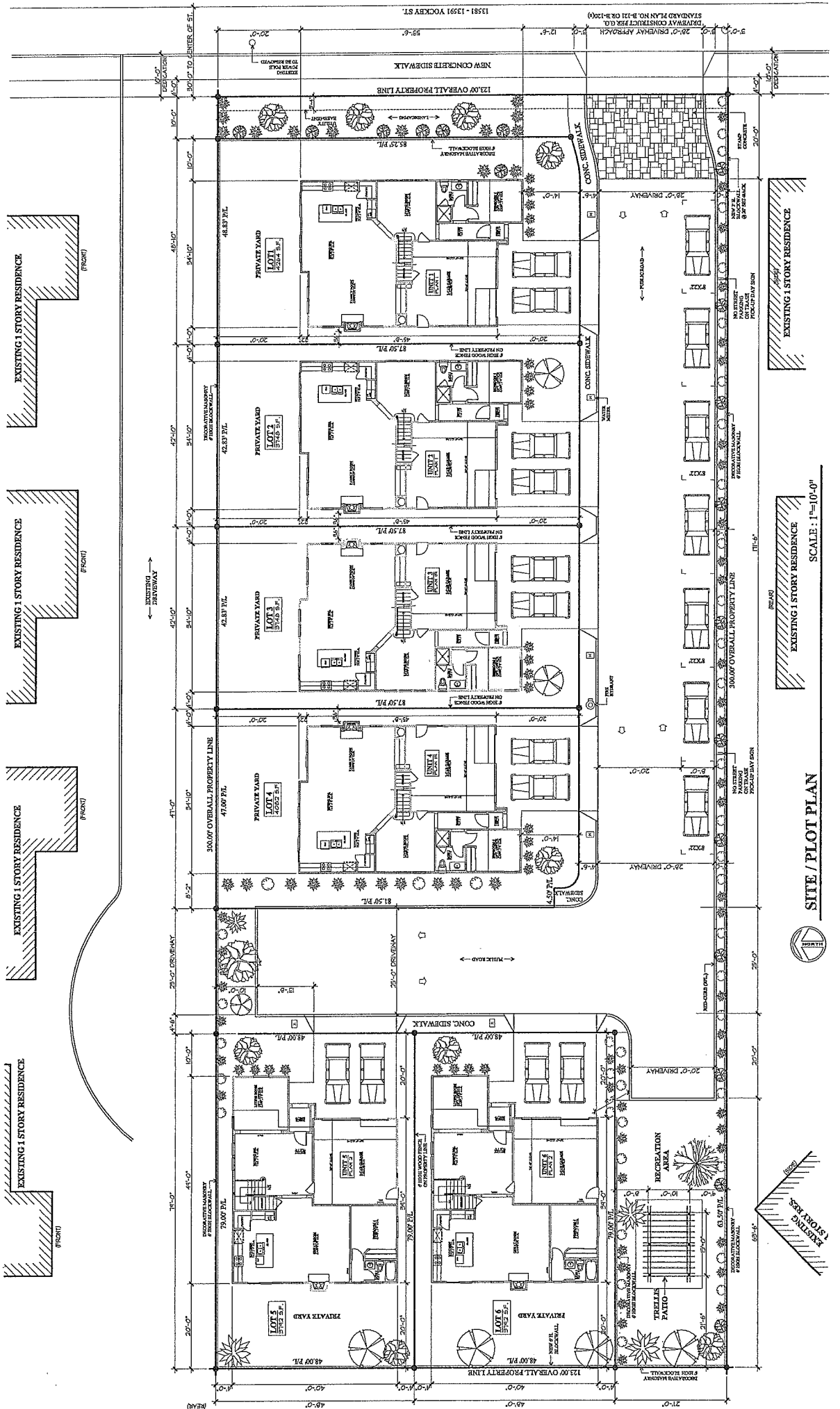
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CITY OF GARDEN GROVE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
GIS SYSTEM  
MAY 2014



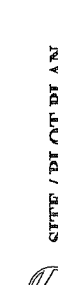
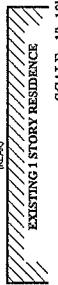
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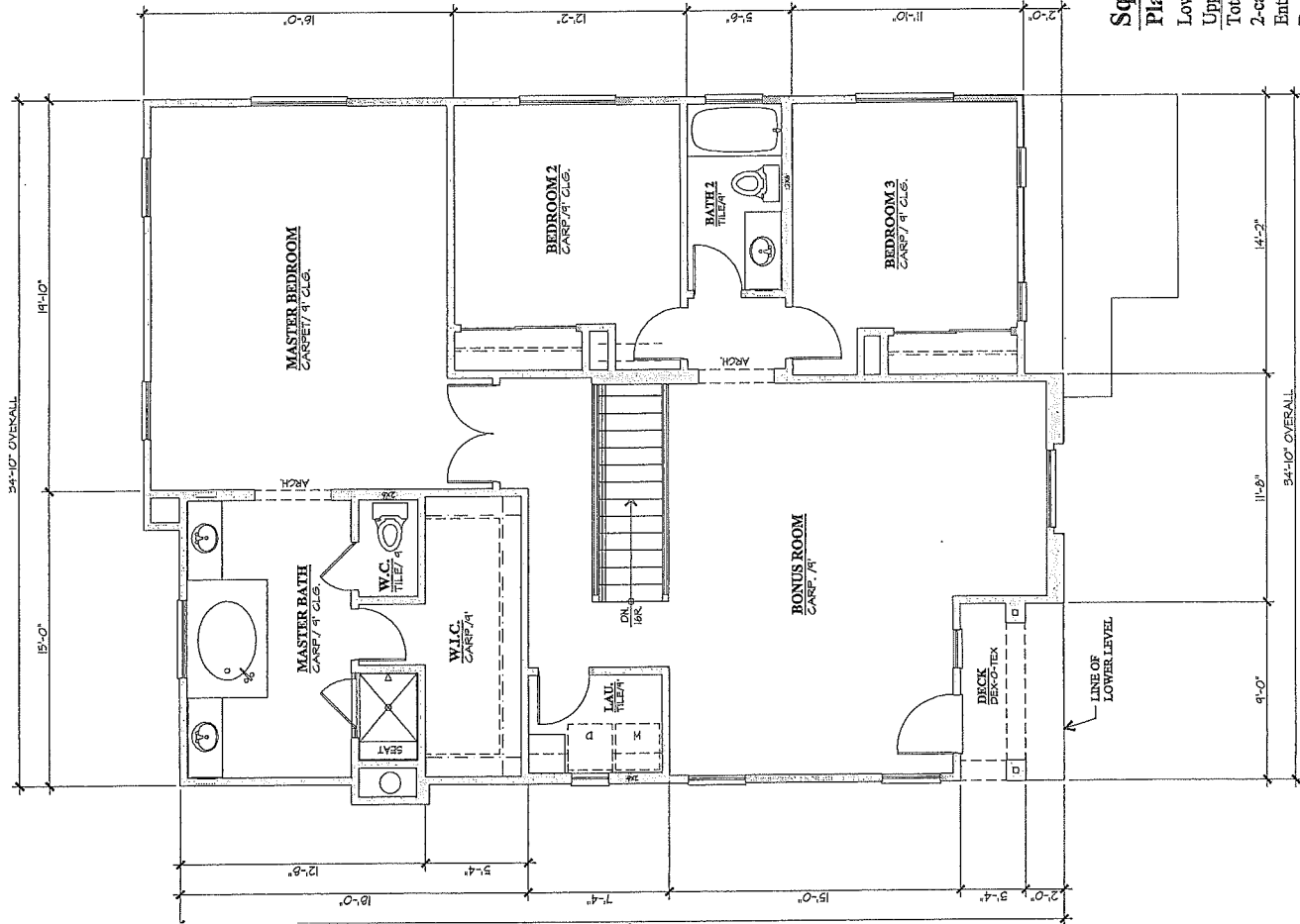
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SITE / PLOT PLAN

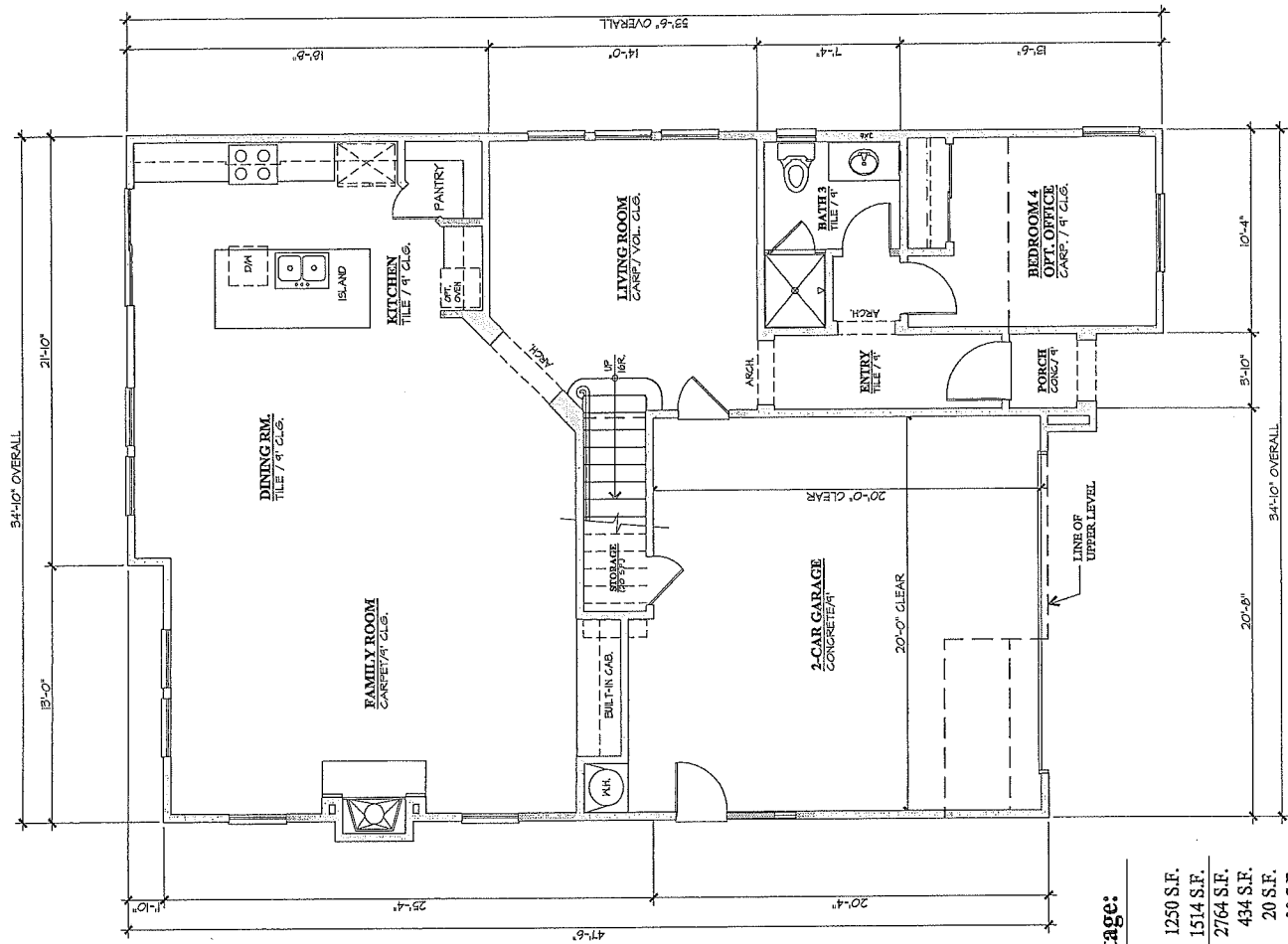


STANDARD PLAN NO. B-121 (OR B-120)

13581 - 13591 YOCKEY ST.



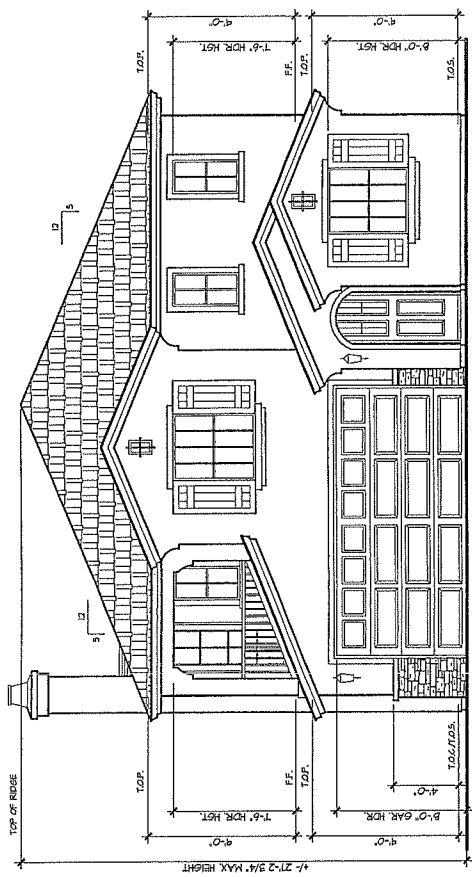
**UPPER LEVEL FLOOR PLAN**  
(PLAN 1 / UNIT 1,2,3,4)  
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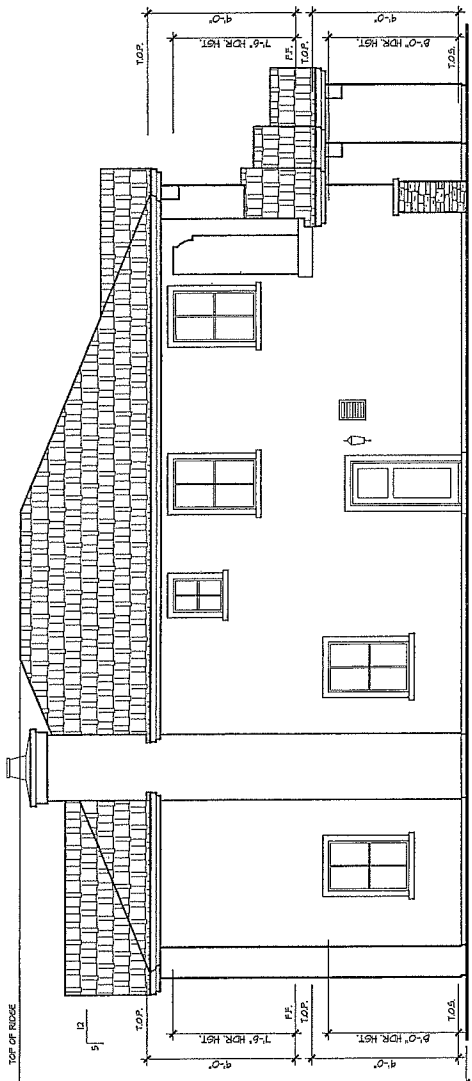
**LOWER LEVEL FLOOR PLAN**  
(PLAN 1 / UNIT 1,2,3,4)  
SCALE : 1/4"=1'-0"

### Square Footage:

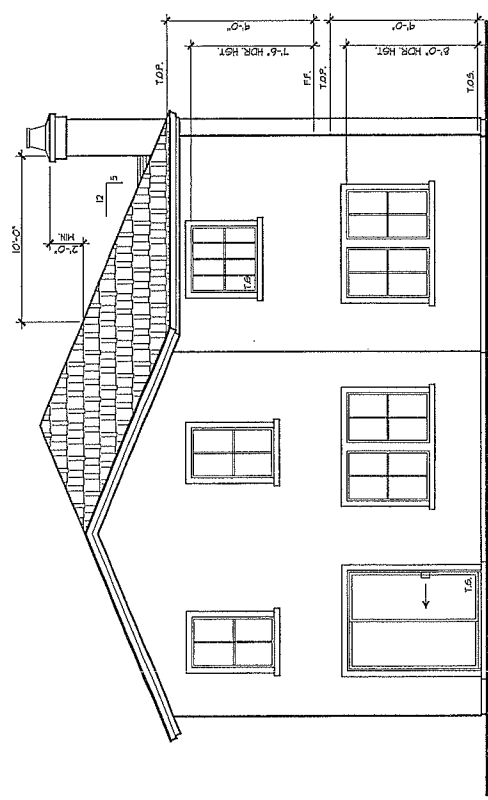
Plan 1	
Lower Level	1250 S.F.
Upper Level	1514 S.F.
Total	2764 S.F.
2-car Garage	434 S.F.
Entry Porch	20 S.F.
Deck	30 S.F.
Storage Area	20 S.F.



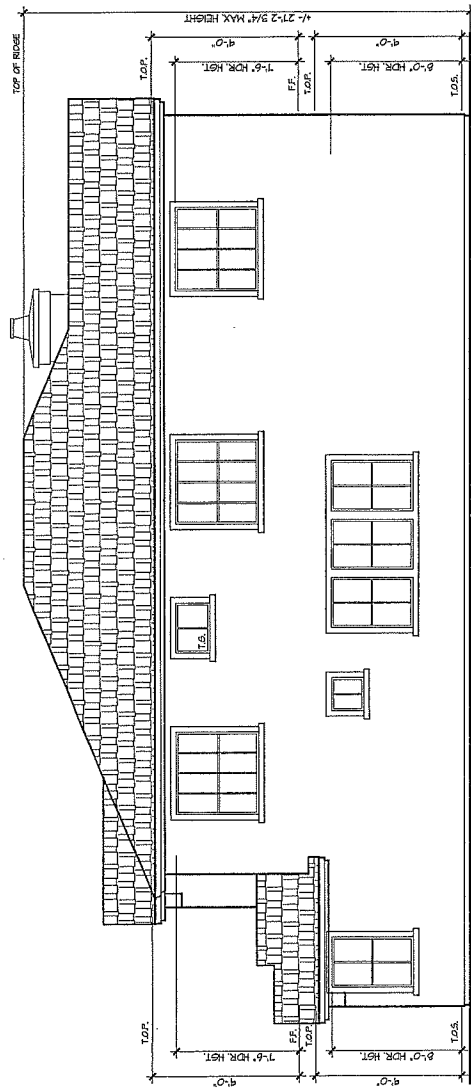
FRONT (SOUTH) ELEVATION  
(PLAN 1 / UNIT 1,2,3,4)  
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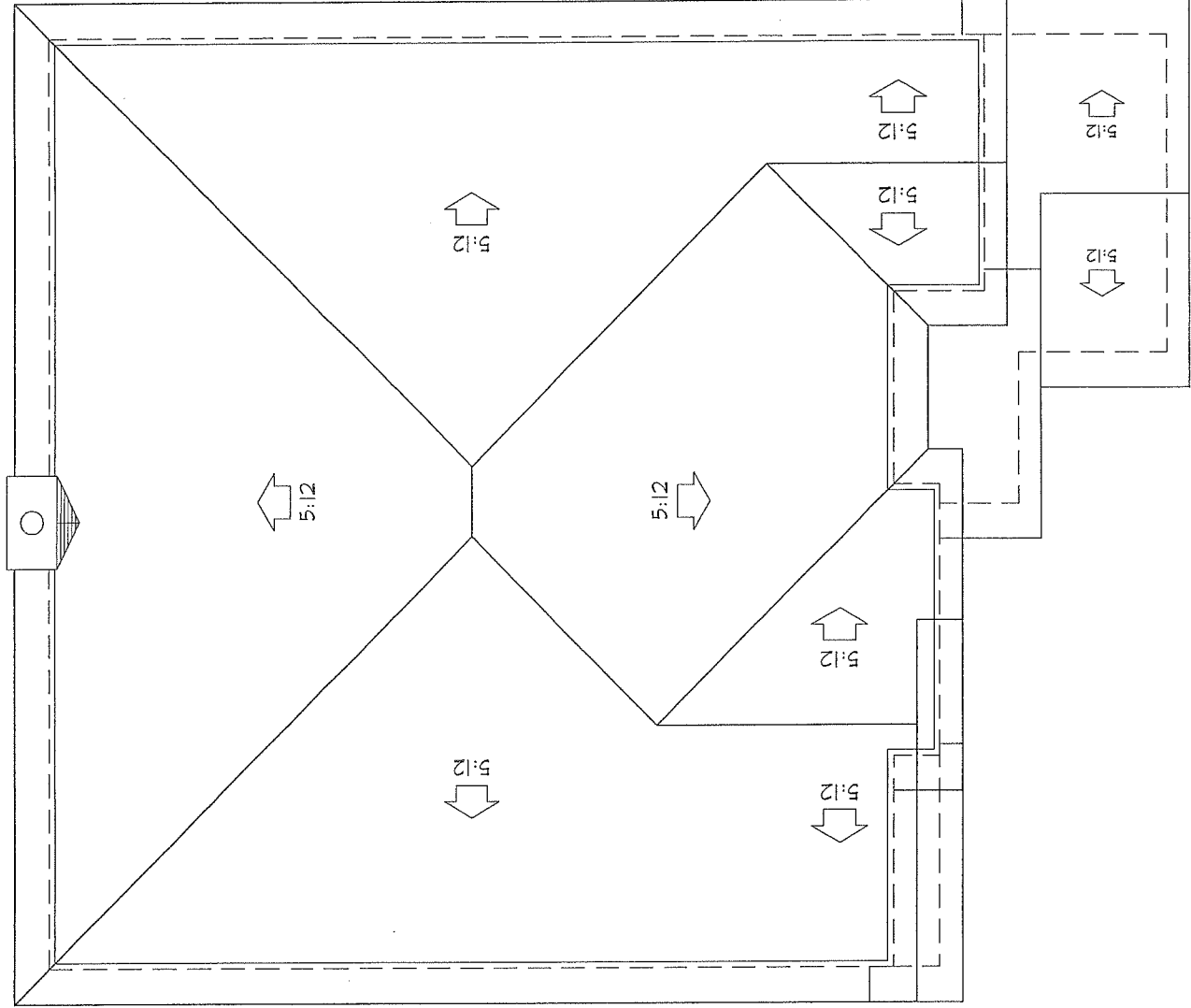
LEFT (WEST) ELEVATION  
(PLAN 1)  
SCALE: 1/4"=1'-0"



REAR (NORTH) ELEVATION  
(PLAN 1)  
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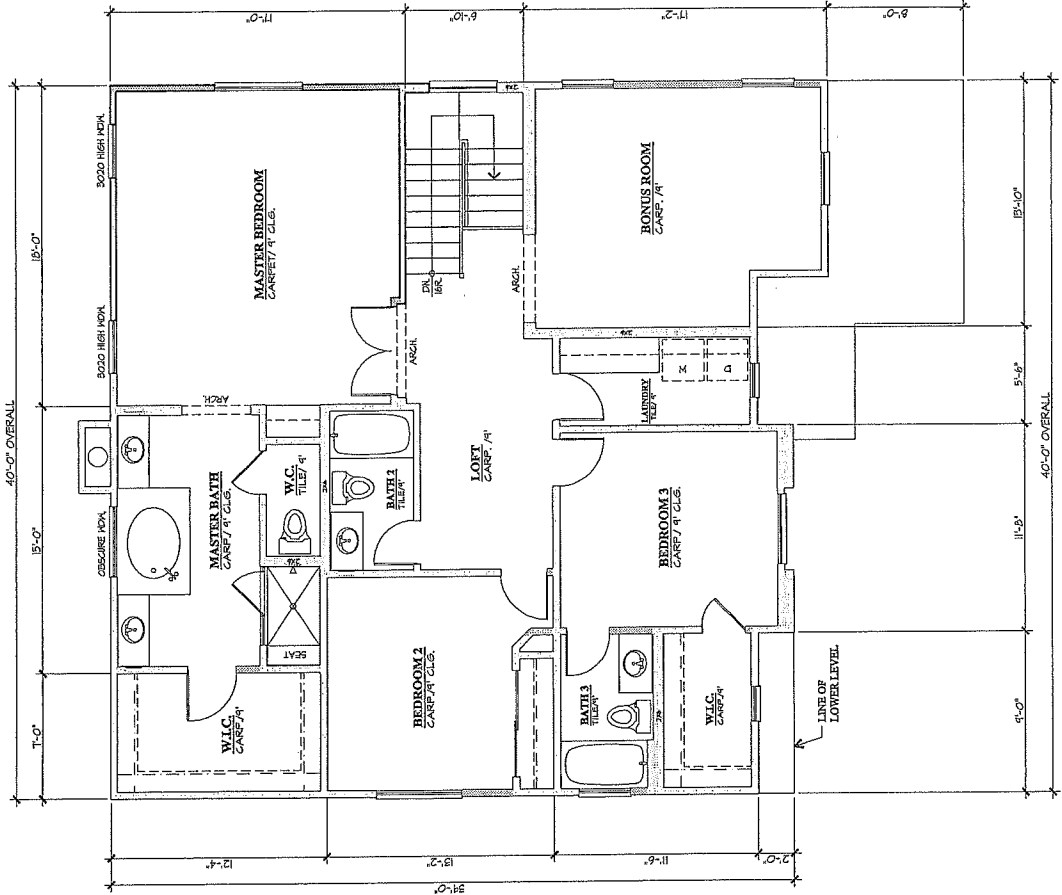


RIGHT (EAST) ELEVATION  
(PLAN 1)  
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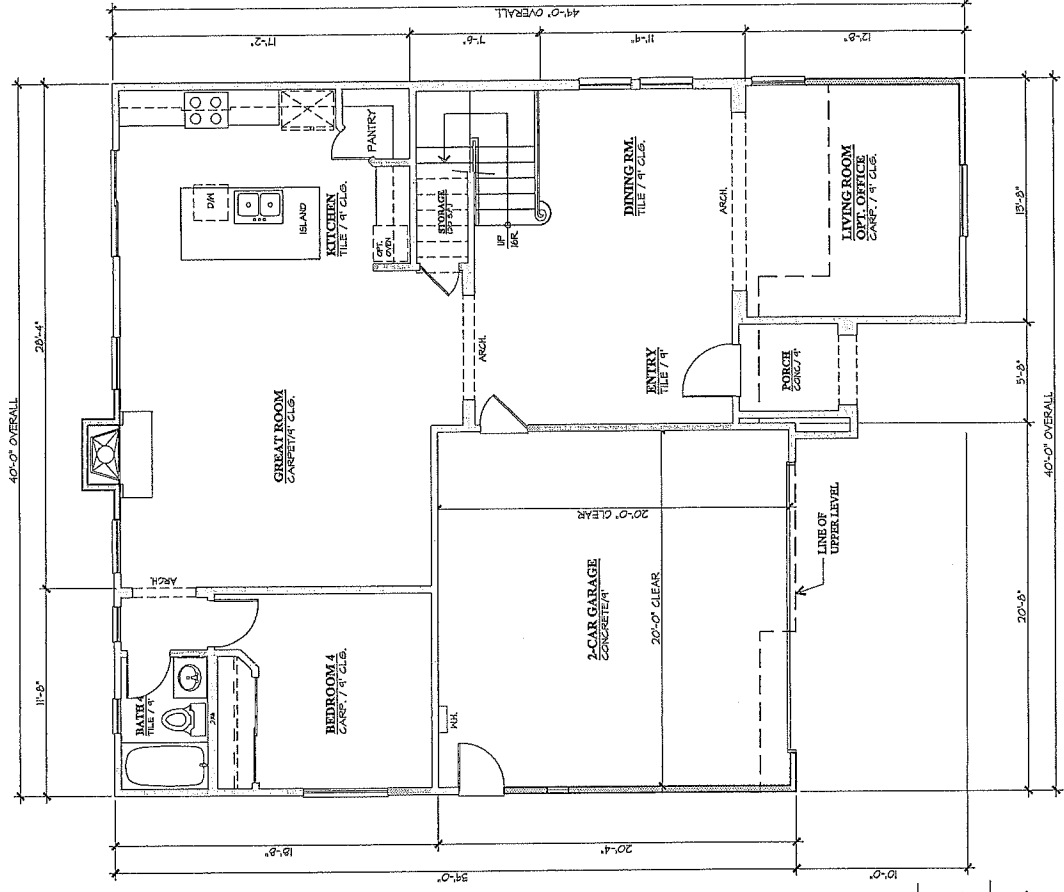


# ROOF PLAN

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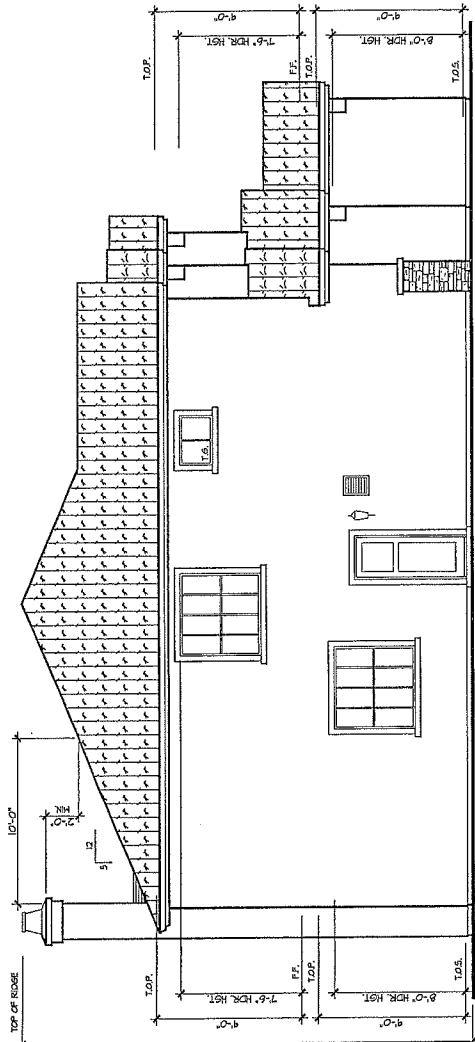


**UPPER LEVEL FLOOR PLAN**  
(PLAN 2 / UNIT 5 & 6) SCALE: 1/4"=1'-0"



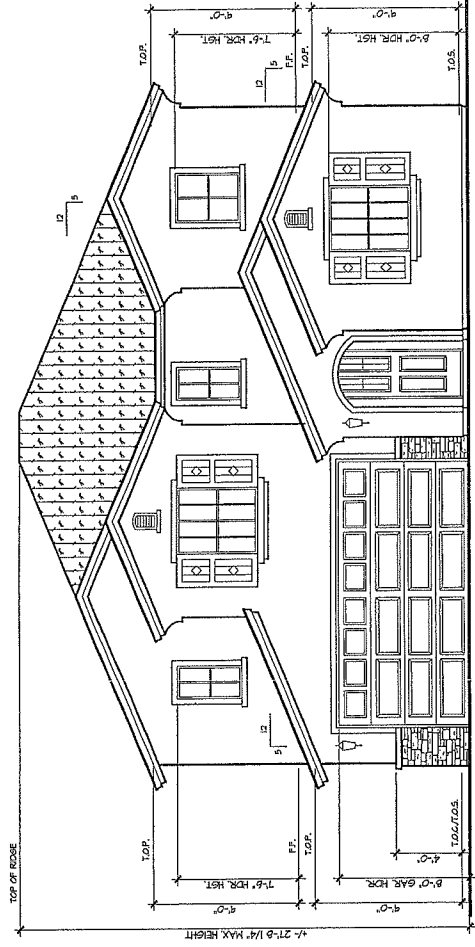
**LOWER LEVEL FLOOR PLAN**  
(PLAN 2 / UNIT 5 & 6) SCALE: 1/4"=1'-0"

Square Footage:	
Plan 2	
Lower Level	1264 S.F.
Upper Level	1484 S.F.
Total	2748 S.F.
2-car Garage	415 S.F.
Entry Porch	40 S.F.
Storage Area:	20 S.F.



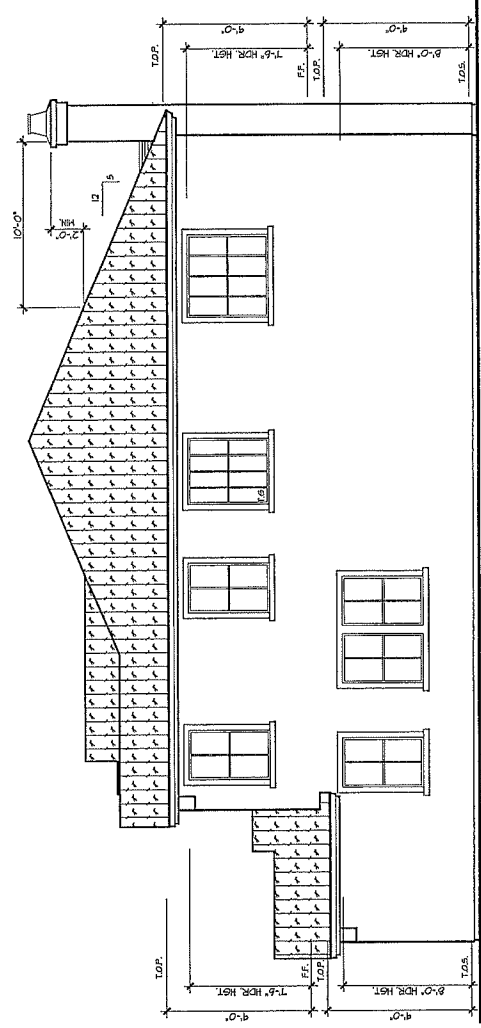
**LEFT (SOUTH) ELEVATION**  
(PLAN 2)

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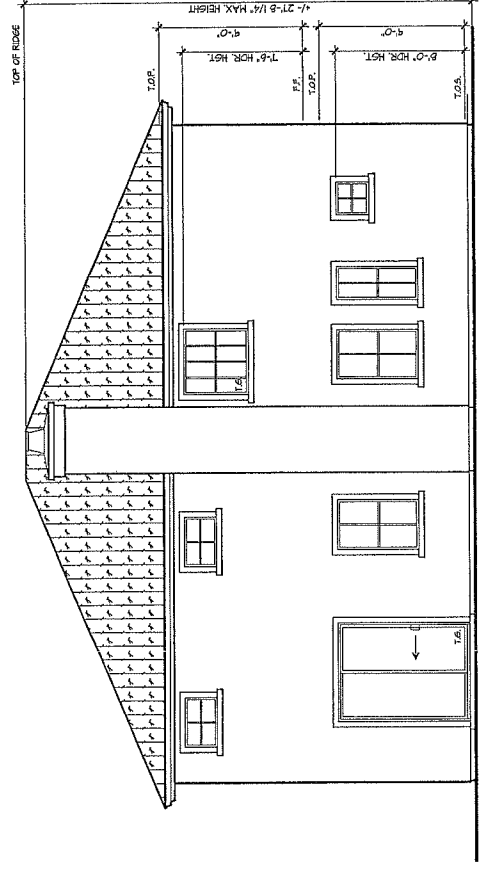
**FRONT (EAST) ELEVATION**  
(PLAN 2 / UNIT 5 & 6)

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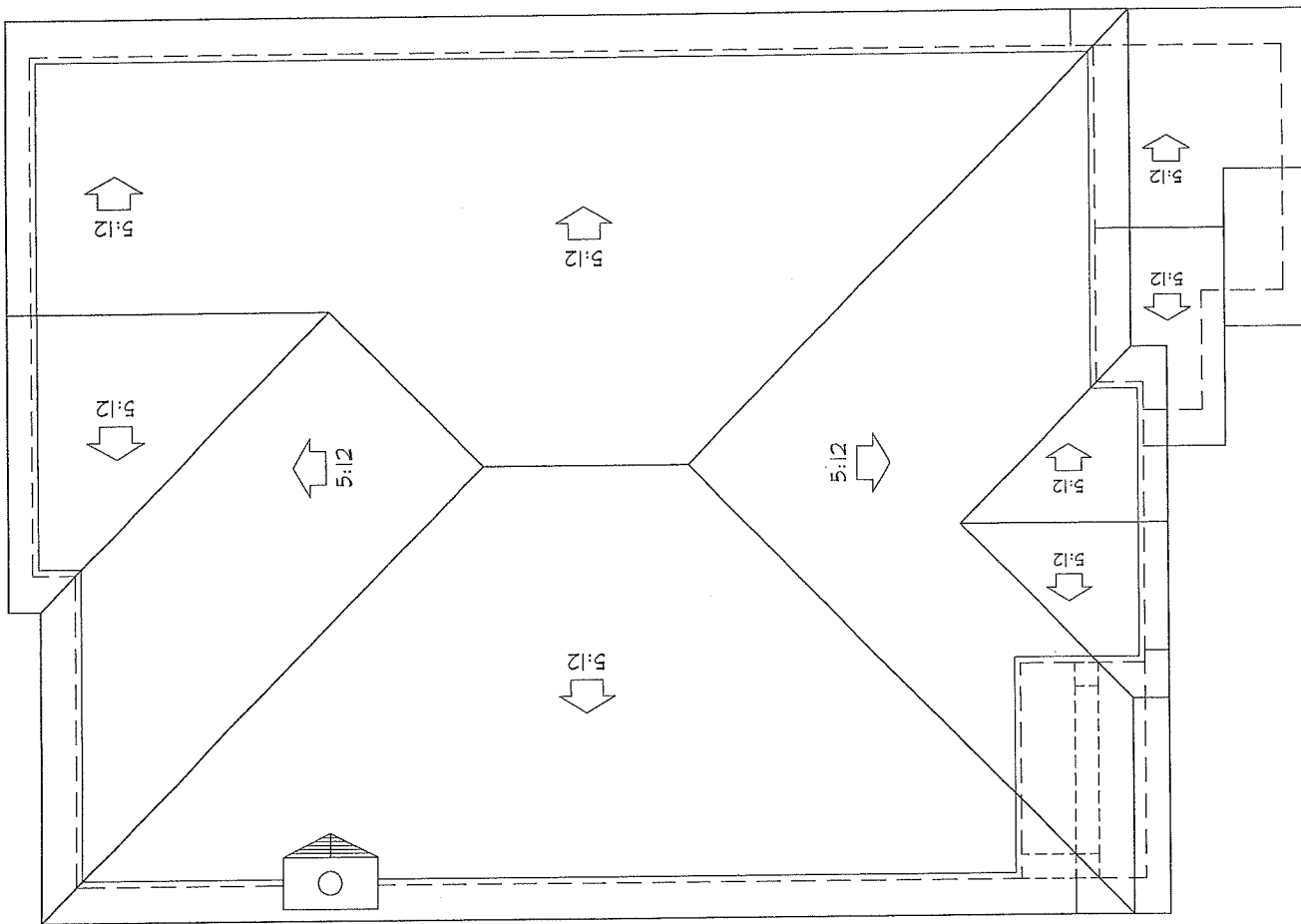
**RIGHT (NORTH) ELEVATION**  
(PLAN 2)

SCALE: 1/4"=1'-0"

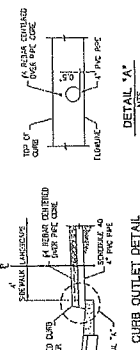
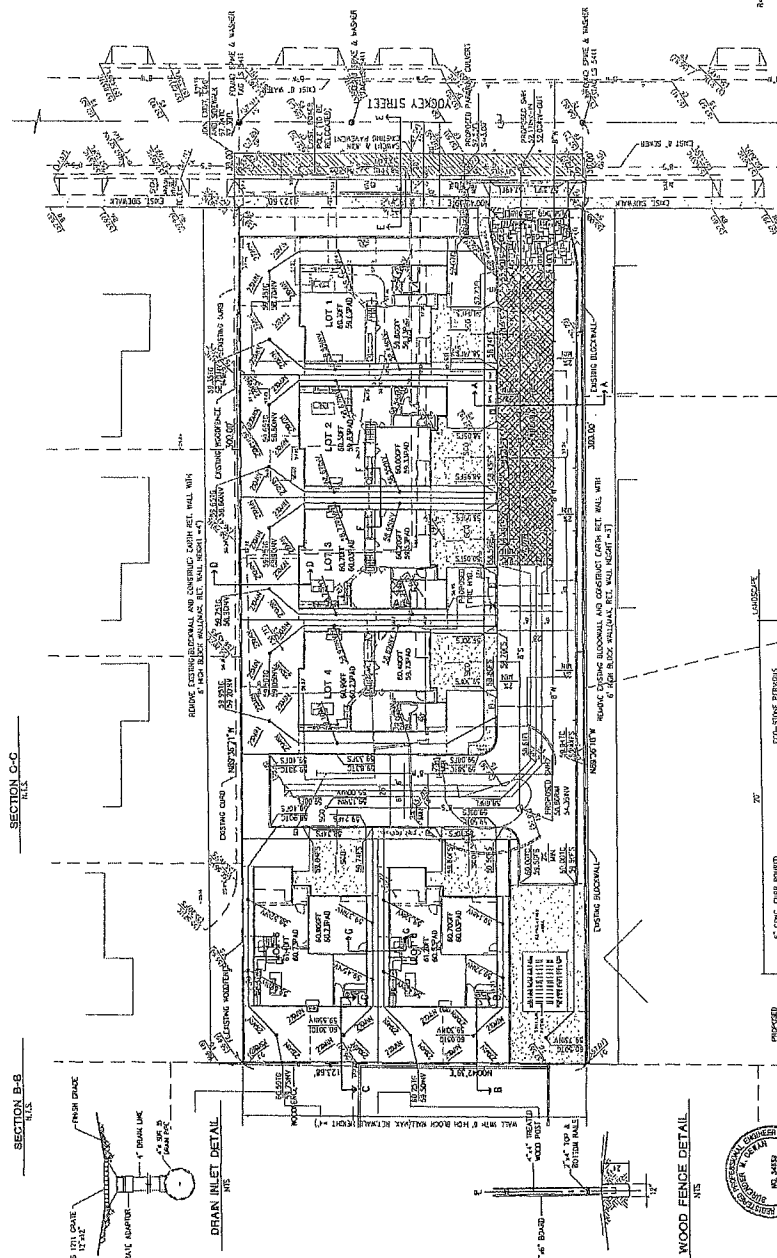
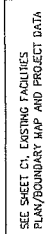
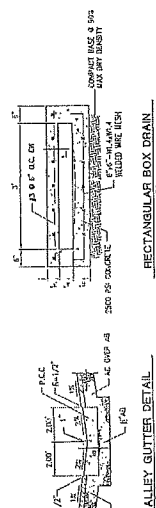
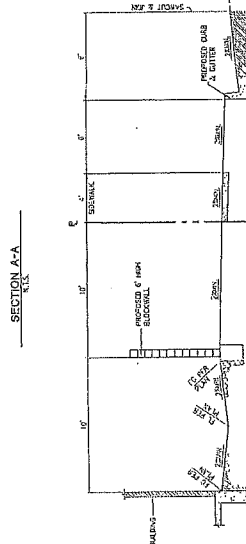
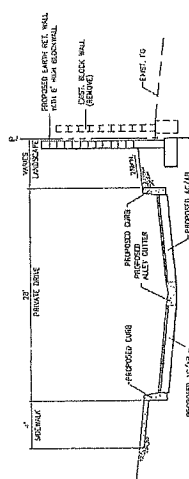
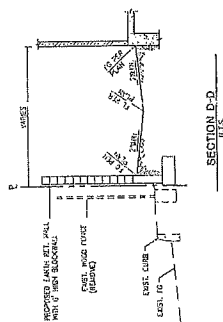
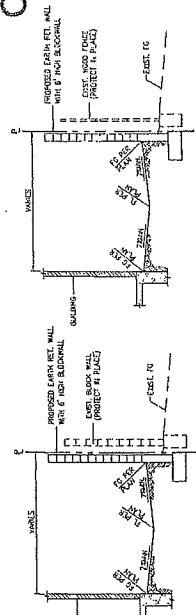


**REAR (WEST) ELEVATION**  
(PLAN 2)

SCALE: 1/4"=1'-0"



**ROOF PLAN**      SCALE : 1/8"=1'-0"



SCALE: 1" = 20'

[illegible]

PREPARED BY: **DMS**  
CONSULTANTS, INC.  
CITY: L. 6 N G I N E E R S  
MAIL: P. O. BOX 1000, L. 6 N G I N E E R S

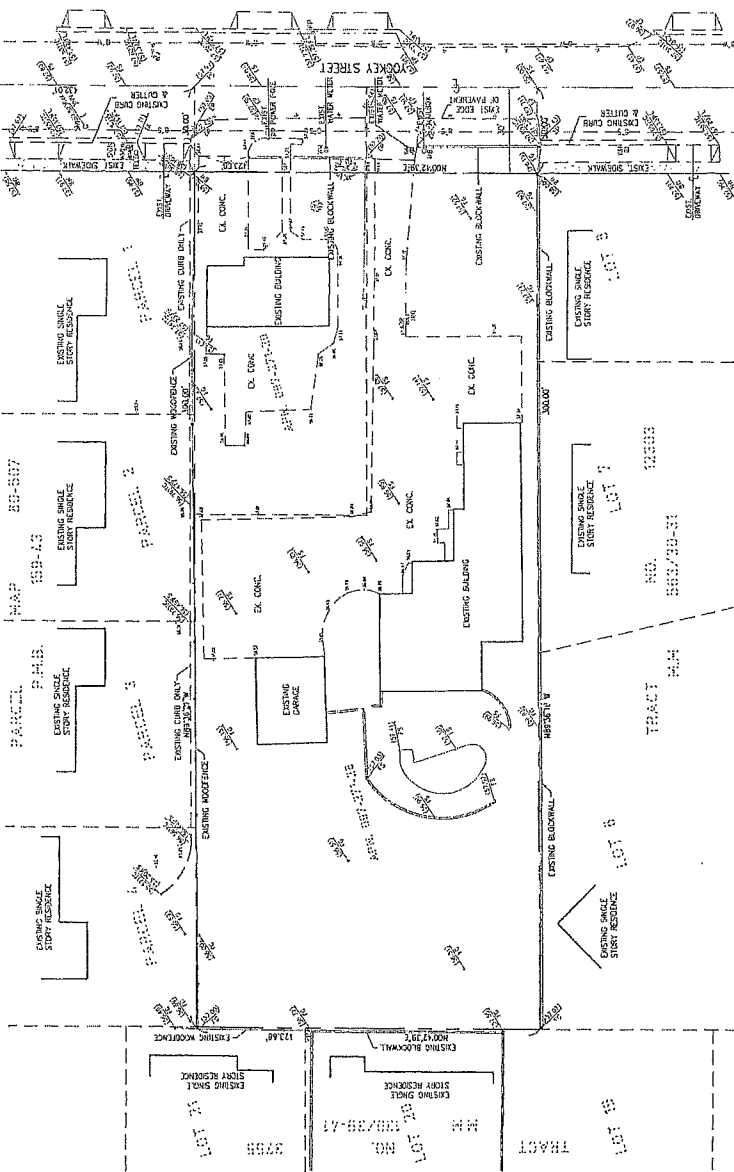
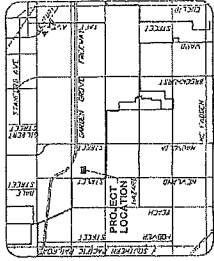
ARCHITECT	DAVID NGUYEN 1570 CORPORATE DRIVE, SUITE B COSTA MESA, CA 92626 PH: (714) 427-1122 x103
PLANS PREPARED FOR:	NUGEN INC. 10321 CALLE INDEPENDENCIA FOUNTAIN VALLEY, CA 92708 PH: (714) 950-9516

CONCEPT GRADING PLAN/SITE PLAN  
TENTATIVE TRACT NO. 17648  
13581 & 13591 YOCKEY STREET  
GARDEN GROVE, CALIFORNIA

# BOUNDARY MAP/EXISTING FACILITIES PLAN

## TENTATIVE TRACT NO.17646

13581 AND 13591 YOCKEY STREET  
GARDEN GROVE, CALIFORNIA



### LEGAL DESCRIPTION:

PARCEL 1 (APN 097-271-78) THE LAND REFERRED TO HEREIN BEING SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, A.3 IS DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 11 WEST, IN THE HUNTER HILLS ESTATE IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, AS PER MAP RECORDED IN BOOK 31, PAGE 7, ET SEQ. OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2 (APN 097-271-79) THE LAND REFERRED TO HEREIN BEING SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, A.3 IS DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 11 WEST, IN THE HUNTER HILLS ESTATE IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, AS PER MAP RECORDED IN BOOK 31, PAGE 7, ET SEQ. OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### LAND USE:

EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL (R-1)  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL (R-1)

### BASIS OF BEARING:

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF THE SURVEY LINE SHOWN ON THE MAP OF THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, AS PER MAP RECORDED IN BOOK 31, PAGE 7, ET SEQ. OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### OWNER:

PARCEL 1: LION ROYAL, A HUSBAND WIFE AS HER SOLE AND SEPARATE PROPERTY  
PARCEL 2: LION ROYAL, A HUSBAND WIFE AS HER SOLE AND SEPARATE PROPERTY

### PROJECT AREA:

CREST AREA - 0.54 Acre  
NET AREA - 0.54 Acre



BUILDING DESIGNER  
CHOTTECHAK INTERNATIONAL  
13131 HARBOUR BLVD.  
GARDEN GROVE, CA 92643  
PROJECT NO. 0131270  
DATED OCTOBER 11, 2013

ARCHITECT  
NGUYEN INC.  
1031 DALE INDEPENDENCE  
FARMER  
PH: (714) 954-5418

PREPARED BY:  
DMS CONSULTANTS, INC.  
13131 HARBOUR BLVD.  
GARDEN GROVE, CA 92643  
PH: (714) 954-5418

SCALE: 1" = 20'

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

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NO. DATE BY DESCRIPTION

CITY OF GARDEN GROVE  
BOUNDARY MAP/EXISTING FACILITIES PLAN  
TENTATIVE TRACT NO.17646  
13581 AND 13591 YOCKEY STREET  
GARDEN GROVE, CALIFORNIA  
DATE: 12/8/13

PLANS PREPARED FOR:  
DAVID NGUYEN  
1570 CORPORATE DRIVE, SUITE B  
COSTA MESA, CA 92626  
PH: (714) 427-1122, X101

PROJECT NO. 0131270  
DATED OCTOBER 11, 2013

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

NO. DATE BY DESCRIPTION

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## RESOLUTION NO. 5815-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION AND APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-005-2014 FOR PROPERTY LOCATED AT 13581-13591 YOCKEY STREET, ASSESSOR'S PARCEL NOS. 097-271-28 AND 097-271-29.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on May 15, 2014, does hereby recommend adoption of a Negative Declaration and recommends approval of Planned Unit Development No. PUD-005-2014 for land located on the west side of Yockey Street, south of Trask Avenue at 13581-13591 Yockey Street, Assessor's Parcel Nos. 097-271-28 and 29.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission recommends City Council adopt the Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-005-2014, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by David Nguyen.
2. The applicant requests City Council adoption of Residential Planned Unit Development No. PUD-005-2014 for a 36,900 square foot site located at 13581-13591 Yockey Street, and currently zoned R-1 (Single-Family Residential) to allow and facilitate the development of a 6-unit single-family, small-lot subdivision project; Planning Commission approval of a Site Plan to construct six (6), detached, two-story, single-family residential units; Planning Commission approval of a Variance to deviate from the minimum lot size for a Residential Planned Unit Development; and Planning Commission approval of a Tentative Tract Map for the residential subdivision.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Negative Declaration because the proposed project cannot, or will not, have a significant effect on the

environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential). The site is comprised of two (2) parcels with a net lot size of 36,900 square feet. The site is improved with two (2) single-family homes and an accessory structure that will be demolished to accommodate the proposed development.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 15, 2014, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of May 15, 2014, and considered all oral and written testimony presented regarding the project, the initial study, and the Negative Declaration.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.08.030, are as follows:

FACTS:

The subject property has a net lot size of 36,900 square feet, and is located on the west side of Yockey Street, south of Trask Avenue. The property has a General Plan Land Use Designation of Low Density Residential, and is zoned R-1 (Single-Family Residential). A density of up to nine (9) dwelling units per acre with detached units each on their own parcel is permitted in the Low Density Residential General Plan Land Use Designation.

The property owner proposes to demolish the existing residential structures located on the property in order to construct a small-lot subdivision development that will consist of six (6), two-story, single-family homes.

The project has been designed to comply with the development standards of the Municipal Code, including the small-lot subdivision ordinance, with the exception of the Variance to deviate from the minimum three-acre lot size for a PUD. The project complies with the required setbacks, parking, building height, and open space requirements.

The application for the Planned Unit Development (PUD-005-2014) is being processed in conjunction with Site Plan No. SP-006-2014, Variance No. V-005-2014; and Tentative Tract Map No. TT-17646. If approved by the City Council, Planned Unit Development No. PUD-005-2014 will create a precise plan zoning for the property with implementation provisions corresponding to the project proposed pursuant to Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646.

FINDINGS AND REASONS:

Planned Unit Development:

1. The location of the buildings, architectural design, and proposed use are compatible with the character of existing residential development in the vicinity, and the project will be well-integrated into its setting.

The project will have a net lot size of 36,900 square feet, and is located in a residential neighborhood improved with single-family homes, including (2) existing small-lot subdivision developments. The property abuts single-family homes to the north, south, west, and across Yockey Street to the east. The project is designed as an attractive, small-lot, single-family residential subdivision that is within the allowable density for the Low Density Residential land use designation. The proposed development will include parking to adequately serve the development, along with private and common recreation space. The proposed development will be an added value to the neighborhood, and will add additional housing units that will further the goals of the City's Housing Element.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

The proposed project will include a new private street accessed from Yockey Street to serve the site. The project has been designed to provide the required number of parking spaces. The project will provide a total of thirty-one (31) parking spaces in the form of a two-car enclosed garage with two open parking spaces per unit, and seven (7) on-street parallel parking spaces.

Furthermore, the City's Traffic Engineering Section has reviewed the plan and all appropriate conditions of approval and mitigation measures have been incorporated to minimize any adverse impacts on surrounding streets. Therefore, the design of the project complies with the spirit and intent of the Garden Grove Municipal Code for industrial uses and will provide for a stable and desirable environment.

3. Provision is made for both public and private open spaces.

The project will provide the required amount of private and common open space to serve the development in accordance with the small-lot subdivision ordinance. The project will provide a common recreation area of 1,714 square feet. Furthermore, each unit will provide a private recreation area in a form of a private rear yard that will range in size from 856 square feet to 976 square feet per unit.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

Through the conditions of approval for the project, all necessary agreements for the protection and maintenance of private areas reserved for common use will be in place prior to the start of construction and will be required to be adhered to for the life of the project.

5. The quality of the project achieved through the proposed Planned Unit Development zoning is greater than could be achieved under the current zoning.

The site is 36,900 square feet in size. The project has been designed to create a residential community that is compatible with the surrounding single-family homes the area. The project complies with all the requirements for parking, landscaping, and recreation space. The PUD zoning allows the project to have an overall quality that is greater than the current zoning as it allows a more integrated design of single-family buildings. The design creates a sense of neighborhood with sidewalks, on-street parallel parking spaces, landscaping frontages, and shared open space amenities.

#### INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

1. The Planned Unit Development possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.08.030.020 (Planned Unit Development).
2. The implementation provisions for Planned Unit Development No. PUD-005-2014 are found under Planning Commission Resolution No. 5816-14 for Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646.

Adopted this 15th day of May, 2014

ATTEST:

/s/ GARY LAZENBY  
CHAIR

/s/ JUDITH MOORE  
SECRETARY

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE     ) SS:  
CITY OF GARDEN GROVE )

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on May 15, 2014, by the following vote:

AYES:	COMMISSIONERS:	(6)	ALEJANDRO, BRIETIGAM, LAZENBY, MARGOLIN, SILVA, ZAMORA
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	NGUYEN

/s/ JUDITH MOORE  
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is June 5, 2014.

RESOLUTION NO. 5816-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND APPROVING SITE PLAN NO. SP-006-2014, VARIANCE NO. V-005-2014 AND TENTATIVE TRACT MAP NO. TT-17646 FOR PROPERTY LOCATED AT 13581-13591 YOCKEY STREET, ASSESSOR'S PARCEL NOS. 097-271-28 AND 097-271-29.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on May 15, 2014, does hereby adopt a Negative Declaration and approves Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646, for land located on the west side of Yockey Street, south of Trask Avenue, at 13581-13591 Yockey Street, Assessor's Parcel Nos. 097-271-28 and 29.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission hereby adopts the Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by David Nguyen.
2. The applicant requests City Council adoption of Residential Planned Unit Development No. PUD-005-2014 for a 36,900 square foot site located at 13581-13591 Yockey Street, and currently zoned R-1 (Single-Family Residential) to allow and facilitate the development of a 6-unit single-family, small-lot subdivision project; Planning Commission approval of a Site Plan to construct six (6), detached, two-story, single-family residential units; Planning Commission of a Variance to deviate from the minimum lot size for a Residential Planned Unit Development; and Planning Commission approval of a Tentative Tract Map for the residential subdivision.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Negative Declaration

because the proposed project cannot, or will not, have a significant effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential). The subject site is comprised of two (2) parcels with a total net lot size of 36,900 square feet. The site is improved with two (2) single-family homes and an accessory structure that will be demolished to accommodate the proposed development.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 15, 2014, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of May 15, 2014, and considered all oral and written testimony presented regarding the project, the initial study, and the Negative Declaration.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 and 9.40.060, are as follows:

FACTS:

The subject property has a net lot size of 36,900 square feet, and is located on the west side of Yockey Street, south of Trask Avenue. The property has a General Plan Land Use Designation of Low Density Residential, and is zoned R-1 (Single-Family Residential). A density of up to nine (9) dwelling units per acre with detached units each on their own parcel is permitted in the Low Density Residential General Plan Land Use Designation.

The application for Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646 is being processed in conjunction with an application for approval of Planned Unit Development No. PUD-005-2014. If approved by the City Council, Planned Unit Development No. PUD-005-2014 will create a precise plan zoning for the property with implementation provisions corresponding to the project proposed pursuant to Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646. The Planned Unit Development would facilitate the development of the site with six (6) single family residential units.

The property is located in an area that is improved with existing single-family residences. The property abuts single-family homes to the north, south, west, and across Yockey Street to the east.

The property owner proposes to demolish the existing residential structures located on the property in order to construct a small-lot subdivision that will consist of six (6), two-story, single-family homes.

The project has been designed to comply with the development standards of the Municipal Code, including the small-lot subdivision ordinance, with the exception of the Variance to deviate from the minimum three-acre lot size for a PUD. The project complies with the required setbacks, parking, building height and open space requirements.

The application for Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646 is being processed in conjunction with an application for approval of Planned Unit Development No. PUD-005-2014. If approved by the City Council, Planned Unit Development No. PUD-005-2014 will create a precise plan zoning for the property with implementation provisions corresponding to the project proposed pursuant to Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646. The Planned Unit Development would facilitate the development of the site with six (6) single family residential units. A Variance is needed to deviate from the minimum three-acres for a residential PUD.

#### FINDINGS AND REASONS:

##### Site Plan:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and is consistent with the General Plan.

The General Plan Land Use Designation of the subject site is Low Density Residential, which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The proposed project would create a neighborhood of 6 detached single-family homes that satisfies each of these objectives and results in a density of 7.26 units per acre, which is within the permitted density of up to nine (9) units per acre for the Low Density Residential Land Use Designation. Approval and effectiveness of the proposed Site Plan is contingent upon City Council approval of a Planned Unit Development that

will establish zoning standards for the site consistent with the proposed Site Plan and Tentative Tract Map.

The project has been designed to comply with the small-lot subdivision requirements of Title 9 of the Municipal Code, with the exception of the Variance to deviate from the minimum PUD three-acre lot size. The project complies with the setbacks, parking, landscaping, recreation area, and the building height requirements of the small-lot subdivision ordinance. The project is compatible with the existing single-family neighborhood that is developed with a mixture of traditional single-family lots and two (2) existing small-lot subdivision projects. The proposed project will be a valued addition to the area, and will provide additional housing units in the immediate area that will further the goals of the City's Housing Element. Therefore, the project complies with the General Plan Land Use designation, the small-lot subdivision ordinance, and all other applicable ordinances, with the exception of the Variance to deviate from the three-acre residential PUD lot size.

2. The project will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The property will be accessed from a 28'-0" wide private street from Yockey Street. The private street will circulate through the site and provide access to the driveways to serve the enclosed garage space of each unit. The design of the private street will accommodate two-way traffic, on-street parallel parking spaces, as well as provide the required turn-around access for trash trucks and emergency vehicles. The project site will also provide a 4'-6" wide sidewalk that originates from Yockey Street for pedestrian and handicap access.

The project will provide a total of thirty-one (31) on-site parking spaces in the form of a two (2) car enclosed garage per unit with two (2) open parking spaces located in front of each garage, and seven (7) on-street parallel guest parking spaces.

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval and mitigation measures will minimize any adverse impacts to surrounding streets.

3. The project will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The Public Work's Department has reviewed the plans and all appropriate conditions of approval have been incorporated. The proposed development will provide landscaping and proper grading of the site to provide adequate

on-site drainage. All other appropriate conditions of approval and mitigation measures have been included, which will minimize any adverse impacts to surrounding streets.

4. The project will not adversely impact the Public Works Department's ability to perform its required function.

The Public Work's Department has reviewed the project, and has incorporated all the appropriate conditions of approval and mitigation measures to minimize any adverse impacts.

5. The project is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

The project has been designed in accordance with the small-lot subdivision standards of the Title 9 of the Municipal Code. The property is located in an area with existing single-family residential uses that include traditional single-family homes and two (2) small-lot subdivision projects similar to the proposed development.

The proposed project will be compatible with the existing single-family developments in the area. The project will provide landscaping along Yockey Street, within the front setback area of each unit, and within the common areas. The project has been designed to provide a building design that incorporates projecting building masses along the front building elevation with varying rooflines to enhance the façade of the building. Therefore, the project will have a reasonable degree of physical, functional, and visual compatibility with neighborhood.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed in accordance with the City's provisions for a small-lot subdivision development, and provides the adequate amount of private and common recreation area. Each unit will provide a private rear yard that ranges in size from 856 square feet to 976 square feet, which exceeds the minimum code requirement of 300 square feet per unit. As an added amenity, the project will provide a 1,714 square foot common recreation area for the residences that will include a trellis and landscaping.

In addition, the project will provide landscaping along the project's Yockey Street frontage, within the front setback area of each unit, and within the common areas in accordance with the landscaping requirement of Title 9 of the Municipal Code.

Variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

The subject site is located in a residential area that is improved with single-family homes. The City's General Plan encourages the development of residential units to meet the City's regional housing needs and to further the goals of the City's Housing Element. While the City has a small-lot subdivision ordinance in place that allows the development of small-lot subdivision projects in multiple-family zones, small-lot subdivision residential projects can only be accommodated in the R-1 zone through a PUD zone change. Recently approved small-lot subdivision projects benefited from a zone change from R-1 to PUD, similar to the applicant's request, which also included approval of a Variance to deviate from the minimum lot size of three-acres established for residential PUDs.

The project site has a combined net lot area of 36,900 square feet, and is surrounded by single-family homes including two (2) existing small-lot subdivision projects. Due to the location of the property, and the surrounding improvements, the applicant is unable to acquire additional land area to meet the three-acre size requirement of the PUD. The proposed lot area is sufficient in size to accommodate the proposed development, and the project has been designed to comply with the small-lot subdivision requirements of the zoning code, and complies with the required setbacks, parking, circulation, and recreation space.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, but which is denied to the property in question.

The Variance is necessary for the property to be developed with the same property rights that exist for other similar residential small-lot subdivision developments located throughout the City. The proposed Variance will allow the project to deviate from the three-acre lot size requirement of the residential PUD zone. The majority of the small-lot subdivision projects approved by the City required approval of a variance to deviate from the minimum three-acre lot size for a Planned Unit Development in order to allowed the rezone from R-1 to PUD.

The subject property has a net lot size of 36,900 square feet (.84 acres), and is surrounded by single-family homes. The project abuts a residential cul-de-sac to the south, and a residential subdivision to the north. The location

of the project site precludes the applicant from being able to acquire additional land area to meet the three-acre requirement.

Furthermore, there are two (2) existing small-lot subdivision projects located on Yockey Street that benefited from approval of a Variance to deviate from the minimum three-acre lot size. The existing project consists of eight (8) units developed on a .78 acres site, and fourteen (14) units developed on a 1.82 acre site. The proposed project will have a site area of .84 acres, which is similar in size to the existing small-lot subdivision projects in the neighborhood. The proposed project will be consistent with the neighborhood and existing residential developments located on Yockey Street.

3. The granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

The proposed Variance will allow the project to deviate from the three-acre lot size requirement for a residential PUD zone. The subject site is located in an area improved with single-family homes, including two (2) residential small-lot subdivision developments with eight (8) and fourteen (14) units respectively. The project has been designed to comply with the small-lot subdivision development standards of Title 9 of the Municipal Code, and complies with all setbacks, parking, recreation space, and vehicle access. The proposed project will be compatible with the existing residential developments in the area. The project will be required to comply with all applicable building and safety codes and regulations to ensure that there is not an adverse impact on public health, safety, or welfare. Furthermore, the proposal has been reviewed by all City Departments in order to ensure compliance with all applicable code provisions.

4. The granting of such Variance will not adversely affect the comprehensive General Plan.

The proposed Variance will allow the project to deviate from the three-acre lot size requirement of the residential PUD zone. The subject site is 36,900 square feet, and the proposed residential project has been designed to comply with all applicable development standards of small-lot subdivision, including setbacks, parking, recreation space, and vehicular access.

The property has a General Plan designation of Low Density Residential that allows a density of up to 9 dwelling units per acre. The proposed project will provide a density of 7.26 dwelling units per acre, which is within the land use density requirement. Furthermore, the Low Density Residential land use designation also encourages the development of detached, single-family

homes. The proposed project will be consistent with the General Plan, and will help in meeting the City's regional housing needs. Therefore, the approval of the project will be consistent with the goals of the City's General Plan.

5. Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The project has been designed as an integrated residential lot-small subdivision development that complies with small-lot subdivision development standards of the Municipal Code. All applicable conditions of approval have been incorporated to facilitate the development of the project. The conditions of approval include standard conditions that have been applied to similar type of small-lot subdivision projects located in the vicinity and zone. Provided that the conditions are adhered to, the granting of the subject Variance will maintain consistency with the limitations upon other similar properties in the zone and vicinity and not give the property owner a special privilege over other property owners in the area.

Tentative Tract Map:

1. The proposed map is consistent with the General Plan.

The proposed map is consistent with the provisions of the General Plan for the land use designation for Low Density Residential. The Low Density Residential land use designation allows up to 9 dwelling units per acre. The proposed project will provide a density of 7.26 dwelling units per acre, which is consistent with the land use designation.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

The design and improvements of the proposed map are consistent with the General Plan in that the project complies with all applicable development standards, with exception of the Variance to deviate from the three-acre PUD lot size. With the conditions of approval as recommended by staff, the design and improvement of the subject site is consistent with the spirit and intent of the General Plan provisions for location of the units and proximity to similar uses.

3. The site is physically suitable for the proposed type of development.

The site is physically suitable for the proposed development. The site has a net lot area of 36,900 square feet. The project has been designed to comply with the development requirements of the small-lot subdivision ordinance, including setbacks, parking, landscaping, and recreation area. In addition, the proposed private street has been designed per the City's standard and provides adequate access for trash trucks and emergency vehicle access.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Negative Declaration because the proposed project cannot, or will not, have a significant effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

5. The site is physically suitable for the proposed density of the development.

The site is physically suitable for the density proposed by the developer. The net lot size of the property is 36,900 square feet. The property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code, including the building setbacks, parking, landscape, and recreation space requirements, with the exception of the Variance.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. City Departments, including Traffic Division, Water Division, Engineering Division, Fire Department, and the Planning Division, have reviewed the proposed development and have applied conditions of approval as mitigating measures against any potential negative impacts that the project may have on the community.

7. The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access

or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning requirements.

The design and improvement of the subdivision is suitable for the proposed six (6) unit, single-family, residential project, and the subdivision, as proposed, meets the spirit and intent of the General Plan, and the Subdivision Map Act.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

The project has been designed in accordance with Government Code Section 66473.1, which encourages the orientation of the units to take advantage of shade and prevailing breezes.

10. The design, density, and configuration of the subdivision strike a balance between the effect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and goals of the City and is compatible with existing residential projects in the vicinity. The property is located in an area with the existing single-family residences. The proposal is to construct six (6) new single-family homes that will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan. The project complies with the density requirements of the General Plan, as well as the small-lot subdivision development standards, with exception of the Variance to deviate from the PUD minimum lot area.

11. The subject property is not located within in a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Variance, and Tentative Parcel Map possesses characteristics that would justify the request in accordance with Municipal Code Sections No. 9.32.030.3 (Site Plan), 9.32.030.6 (Variance), and Section 9.40.060 (Tentative Maps).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-006-2014, and Variance No. V-005-2014, and Tentative Tract Map No. TT-17646.
3. The effectiveness of approval of Site Plan No. SP-006-2014, and Variance No. V-005-2014, and Tentative Tract Map No. 17646 shall be contingent upon the adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-005-2014 by the Garden Grove City Council.

Adopted this 15th day of May, 2014

ATTEST:

/s/ GARY LAZENBY  
CHAIR

/s/ JUDITH MOORE  
SECRETARY

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE     ) SS:  
CITY OF GARDEN GROVE )

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on May 15, 2014, by the following vote:

AYES:	COMMISSIONERS:	(6)	ALEJANDRO, BRIETIGAM, LAZENBY, MARGOLIN, SILVA, ZAMORA
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	NGUYEN

/s/ JUDITH MOORE  
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is June 5, 2014.

## **EXHIBIT "A"**

Site Plan No. SP-006-2014  
Variance No. V-005-2014  
Tentative Tract Map No. TT-17646

13581-13591 Yockey Street

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of this approval. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, David Nguyen, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission.
2. Approval of this Site Plan, Variance, and Tentative Tract Map shall be contingent upon the approval of Planned Unit Development No. PUD-005-2014 by the Garden Grove City Council and shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code, including Section 9.12.010.060 (Special Requirements Small Lot Subdivision) shall apply.
3. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

#### **Public Work's Engineering Division**

5. The applicant shall be subject to Traffic Mitigation Fees in accordance with Chapter 9.44 of the Garden Grove Municipal Code; In-Lieu Park Fees and/or the dedication of land for the purpose of providing parks and recreational

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facilities for future inhabitants of said subdivision in accordance with Garden Grove Municipal Code Section 9.40.140.C.; and all other applicable fees duly adopted by the City.

6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
7. A separate street permit is required for work performed within the public right-of-way.
8. Grading and street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan.
9. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - a. Addresses Site Design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs

## Conditions of Approval for

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- e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
10. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications
  - b. Demonstrate that applicant is prepared to implement all nonstructural BMPs described in the Project WQMP
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs
11. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B.
12. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer.
13. Prior to recordation of a final map, the applicant shall remove the power pole fronting the project site on Yockey Street and underground the utilities in a manner meeting the approval of the City Engineer.
14. TIES TO HORIZONTAL CONTROL: Prior to recordation of a final tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

## Conditions of Approval for

Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

15. **DIGITAL MAP SUBMISSION:** Prior to recordation of a final tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
16. Prior to recordation of a final tract map, the applicant shall make the following revision in a manner meeting the approval of the City Engineer:
  - a. Provide a 3-foot public utility easement at the back of all sidewalks on the site and across lot frontage behind the property line.
17. Prior to the issuance of the street improvements and grading permit, provide subdivision completion bonds for all work constructed under the street improvements and grading permit in a manner satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
18. The applicant shall construct the entrance to the development per City of Garden Grove Standard Plan B-121 with a conforming ADA landing and pathways where public and private sidewalks intersect.
19. The applicant shall install a standard barricade in front of the common recreation area per City of Garden Grove Standard Plan B-306.
20. No on-street parallel curb parking shall be permitted on the north side of the street in front of lots 1-4 in a manner meeting the approval of the City Traffic Engineer. No on-street shall be permitted on either side of the street fronting lots 5 and 6.
21. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
22. Prior to the issuance of a building permit, the applicant shall dedicate ten (10) feet of road right-of-way on Yockey Street along the property frontage for an ultimate half-width right-of-way width of 30 feet, to provide for future street improvements. This will bring this segment of Yockey Street into compliance with its Master Planned Designation.

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23. The grading plan shall provide an accessibility route for the ADA pathway in conformance with the requirements of the department of justice standards, latest edition.
24. The applicant shall remove the existing landscape within sidewalk area along Yockey Street and construct street frontage improvements as identified below. All landscaping installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer.

Yockey Street

- a. A separate street improvement plan shall be prepared and submitted to the engineering department for improvements within the existing and proposed right of way.
- b. Construct 6" curb and gutter along the property frontage at 20' from centerline in accordance with City Standard Plan B-113 (Type D-6).
- c. Pave the street from centerline to the edge of new gutter per City Standard Plan B-104 and the direction of the City Engineer.
- d. Construct a 4-foot sidewalk adjacent to the right of way line and a 6-foot landscape parkway adjacent to the street curb in accordance with City Standard Plan B-106. The area between the sidewalk and curb within the 10 feet of road right-of-way shall be landscaped per the direction of the City Planning Department.

**Garden Grove Fire Department**

25. A fire hydrant shall be provided for the project. The fire hydrant shall be in operation, and an all-weather road shall be provided to the site prior to delivery of lumber.

**Building Services Division**

26. The project shall be fire sprinklered, and shall comply with the California Building Standards Codes.
27. A grading plan and soils report shall be required.

**Public Work's Water Services Division**

28. A composite utility site plan shall be part of the water plan approval.

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Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No.  
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29. Water system within private streets shall be constructed per City Standards by developer and dedicated to the City. Bonding will be required.
30. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) passes all bacteriological and pressure tests.
31. Water meters shall be located within the City right-of-way or within dedicated waterline easement.
32. The landscape system shall have Reduced Pressure Principal Device (RPPD) device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
33. It shall be the responsibility of the applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
34. The property owner(s) shall dedicate all rights to underground water without the right to surface entry.
35. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
36. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
37. The applicant shall install an eight (8) inch sewer main, with 4-inch sewer laterals and clean outs. The main in the public right-of-way shall be 8-inch diameter, extra strength VCP with wedge lock joints, and inspected by a Public Works. The on-site sewer to be per California Plumbing Code and inspected by a City Building inspector.
38. Contractor shall abandon any existing unused sewer laterals(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.

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**Planning Services Division**

39. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
- a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property), within the perimeter of the site and to the centerline of the adjacent streets, shall be installed or relocated underground. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan, Variance, and Tentative Tract Map, shall be installed or relocated underground.
  - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, electrical transformer) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened to the satisfaction of the Community Development Director. The applicant shall relocate the water meters and the electrical transfer outside of the front setback area.
  - c. No roof-mounted mechanical equipment including, but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
  - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
  - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property.
40. The applicant shall submit a complete landscape plan governing the entire development. The plans shall be consistent with the plans submitted to the Planning Commission for review and approval, except as modified herein. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:

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Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

- a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
  - b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box, and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.
  - c. The applicant shall be responsible for installing and maintaining the common area landscaping until such time as the project nears complete sell-out and the Homeowner's Association takes over maintenance responsibility.
  - d. The Homeowner's Association shall be responsible for all installation and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
  - e. No trees shall be planted closer than five feet (5') from any public right-of-way. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along the street frontages located adjacent to the driveway shall be of the low-height variety to ensure a safe sight clearance.
  - f. The landscaping treatment along the Yockey Street frontage, including the area designated as public right-of-way, all common areas, and the front setback areas of each unit, shall incorporate a mixture of groundcover, flowerbeds, shrubs, and trees to enhance the appearance of the property. The Community Development Department shall review the type and location of all proposed trees and plant materials.
  - g. All landscaped areas are the responsibility of the Homeowner's Association and this includes all common landscaped areas, and the landscaped area within the Yockey Street frontage and the road right-of-way. Maintenance of these landscape areas shall be included within the CC&R's for the project.
41. Enhanced concrete treatment shall be provided along the entry to the private street subject to the Community Development Department's approval that

## Conditions of Approval for

Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

includes decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern, material, and final design and configuration shall be approved by the Community Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.

42. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
43. Hours and days of construction and grading shall be as permitted pursuant to Chapter 8.47 of the Garden Grove Municipal Code.
44. The applicant shall prepare Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the City Attorney's office and Community Development Department prior to the issuance of building permits. The approved CC&R's shall be recorded at the same time that the subdivision map is recorded and two copies of the recorded CC&R's shall be provided to the Planning Division. The CC&R's shall include the following stipulations and/or provisions:
  - a. All units shall maintain the ability to park two (2) vehicles within the garages at all times. Garages shall not be converted to any other use.
  - b. There shall be no business activities, day care, or garage sales conducted within or from the garages.
  - c. Garages shall not be rented or leased separately from the dwelling units and shall not be made unavailable to the occupants of the units.
  - d. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
  - e. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces located within the enclosed garage space for each unit and the open parking spaces located along the private driveway. However, the seven (7) on-street parallel parking spaces may be utilized by residents or guests for temporary parking. Any issues

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arising from the use, application, or restriction of such open parking spaces shall be at the resolve of the Homeowner's Association.

- f. Best Management Practices shall be incorporated to deter and/or abate any graffiti vandalism throughout the project and the life of the project.
- g. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
- h. Second decks shall remain open and shall not be enclosed at any time. There shall be no storage allowed in the balconies at any time.
- i. Parking and storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.
- j. There shall be no parking allowed along the drive-aisle, except within the designated guest parking spaces. All curbs not designated as parking areas, including the Fire Department turn-around area, shall be painted red.
- k. The bonus room located on the second floor of each unit shall remain as a common open area at all times, and shall not be converted into an enclosed room or to a sleeping room. The bonus room shall be designed as a loft that is open to the stairwell. The applicant shall redesign the bonus room on Plan 2 to reflect an open floor design similar to that of Plan 1.
- l. Each unit shall have a private and secured storage area having a minimum of 200 hundred cubic feet that complies with Section 9.12.040.060 of Title 9 of the Municipal Code. The storage may be located within the garage, provided it does not interfere with the garage use for parking.
- m. Each unit shall maintain a private open space area with minimum dimensions of 15 feet by 20 feet. This area shall be open and unobstructed from the ground to the sky as prescribed in Section 9.12.040.060 of the Municipal Code.
- n. No room additions or enclosed patios shall be permitted. A covered patio may be constructed in the rear yard of each lot provided that the required open recreation space of 15 feet by 20 feet is maintained. The patio cover shall comply with the minimum side and rear setbacks as outlined in the Section 9.12.040.060 of the Municipal Code Small-Lot Subdivision. The color of the patio cover shall be painted to match the stucco color of the dwelling unit.

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- o. Detached accessory structures are permitted, but shall not exceed 120 square feet in size and ten feet in height. The detached accessory structure shall maintain a 5'-0" setbacks to the side and rear property lines, and to the unit. Only one accessory structure shall be permitted per lot provided that the open space provisions are complied with.
- p. The CC&R's shall include provisions providing the owners or tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as street sweepers, trash trucks, fire trucks, etc., from maneuvering through the site.
- q. The CC&R's shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development, and the landscape setback areas outside the development walls adjacent to the Yockey Street frontage road is the responsibility of the Homeowner's Association, including the common landscaped areas.
- r. The Conditions of Approval for Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646 shall be incorporated into the CC&Rs, and provisions corresponding to any applicable Conditions of Approval shall be included in the CC&Rs.
- s. The following provisions shall be included within the CC&R's (in substantially the same form as below or as otherwise approved by the City Attorney):
  - i. Compliance with Stormwater Quality Regulations. The Homeowner's Association shall implement, and fund implementation of, the Operation and Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:
    - a. Description of all post-construction BMPs (nonstructural and structural),
    - b. Description of the Property owner's(s') responsibilities and required training of persons performing BMP implementation, operation and maintenance,

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- c. Implementation frequency and operating schedule,
- d. Inspection/maintenance frequency and schedule,
- e. Specific maintenance activities,
- f. Required permits from resource agencies, if any,
- g. Forms to be used in documenting implementation, operation and maintenance activities,
- h. Recordkeeping requirements.

A copy of the approved O&M Plan is described in the current WQMP for the Project, as it may be amended from time to time according to its terms, which is on file with the City of Garden Grove Community Development Department, and is incorporated herein by this reference. The Committee shall maintain a copy of the current WQMP at a location on the Property.

The Property shall be, and the Homeowner's Association shall ensure that the Property is, used and maintained in full compliance with the provisions of the O&M Plan and Chapter 6.40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended. The City shall have the right to inspect the Property for the purpose of verifying compliance with this provision. The City of Garden Grove shall be an intended third-party beneficiary to this provision. The City shall have the right and authority, but not the obligation, to enforce this provision by any legal or equitable means, or by any method available to the Property owners as provided elsewhere in the Declaration, against the Declarant, Homeowner's Association, Owners, their successors and assigns, or other persons in possession of the Property. This provision shall not be amended or terminated without the written approval of the City of Garden Grove Community Development Department.

- ii. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions and the Conditions of Approval of Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of this Declaration and the Conditions of Approval of Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described in this Declaration and may use any remedy provided under law or equity, including the City's Municipal Code. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of these Declarations or

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Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646 approvals. However, the City shall not be liable for failing or refusing to enforce the provisions of these Declarations or the Conditions of Approval of Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646. The alternative dispute resolution provisions set forth in Section / Article [SECTION] of this Declaration shall not apply to or legally bind the City.

- iii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the conditions of this Declaration or Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. 005-2014, and Tentative Tract Map No. TT-17646 approvals, or to abate the violation thereof. The City shall have the same power as the Association to levy special assessments pursuant to the provisions of [SECTION] of this Declaration in the event that it incurs expenses in the enforcement of the conditions of these Declarations or Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646 approvals. Notice of intention to make such assessment shall be mailed by the City to the Owner of each affected [LOT/UNIT] affording the Owner thirty (30) days' notice to satisfy or reimburse the City's expenditure. In the event of the failure of any Owner of any affected [LOT/UNIT] to reimburse the City within thirty (30) days, notice of such assessment shall be mailed by the City to said Owner, and said assessment shall thereafter be due as a separate debt to the City within thirty (30) days following the mailing of such notice. Any such delinquent assessment may be and may become a lien upon the interest of the defaulting Owner in the Lot upon the execution by the City and the recording in the Orange County Recorder's office of a notice of delinquent assessment under the same conditions that the Association could record the same pursuant to the provisions of [SECTION]. The City may foreclose on such notice of delinquent assessment in the same manner and with the same power as the Association could foreclose on such notice pursuant to the provisions of [SECTION]. It is the intent of Declarant, which intent shall be binding upon all of Declarant's successors in interest in the Properties, that the City shall be deemed an interest holder pursuant to the provisions of these Declarations in order to enforce the rights which have been given to the City generally in these Declarations and specifically pursuant to this Section.
- iv. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the conditions of

## Conditions of Approval for

Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

these Declarations or Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646 approvals, or to abate the violation thereof.

- v. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.
  - vi. Modification/Termination: This Declaration shall not be terminated or substantially amended without the prior written approval of the City of Garden Grove Community Development Department.
45. The applicant shall comply with all provisions of the Community Development Department including, but not limited to, the following:
- a. The facade of the units shall be designed with sound attenuation features including the use of dual pane windows, a minimum 4-inch decorative wide trim on all windows and doors, and limiting, when possible, the use of vents. These features shall be approved by the Community Development Department prior to the issuance of building permits.
  - b. The applicant shall enhance the building elevations that are visible from the street and to the open common space for Units 1, 4 and 6 by incorporating window shutters on the east and south building elevations, respectively.
  - c. Prior to the finalization of working drawings for Planning Division, Engineering Division, and Building Division Plan Check, the applicant shall submit to the Community Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans which reflect the above Conditions of Approval. The plans shall indicate cross-sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project.
  - d. Each unit shall have phone jacks and cable-TV outlets in all rooms, except the laundry area, hallways, and bathrooms. All garage doors shall be of automatic roll-up type. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than 5-feet of any side or rear property line and shall not be located in the front landscape setback. Air conditioning units may be placed adjacent to or in front of the dwelling units provided the location does not obstruct, impede, or hinder any vehicle traffic or pedestrian access to any unit, and is properly screened from view.

## Conditions of Approval for

Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

- e. Should the applicant elect to build the project in more than one phase, then a phasing plan shall be submitted to the Community Development Department prior to releasing units for model purposes. The phasing plan shall include, but not be limited to, a site plan showing the phasing areas, protection of finished units, and protection for related safety issues concerning pedestrians and non-construction vehicles. The perimeter improvements including landscaping, walls, street improvements, and underground utilities, shall be completed in the first phase. The phasing plan shall be approved by the Community Development, Fire, and Public Works Departments prior to issuance of building permits.
46. Any new or required block walls and/or retaining wall(s) shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
- a. Decorative perimeter block walls shall be required along the north, south, and west property lines, and shall be constructed to a minimum height of 6'-0", as measured from highest point of the on-site finished grade. The block walls shall be constructed of decorative split-face masonry with decorative caps, subject to the Community Development Department's approval. A minimum 6'-0" high decorative block wall, with a setback of 10'-0" from the Yockey Street property line shall be installed. No walls greater than 36-inches in height shall be construction with the driveway vision clearance area of the project's entrance.
  - b. Private interior project walls, constructed from decorative masonry block or from wood, shall be constructed along the property line of each lot to provide privacy to each unit. The walls shall maintain a minimum setback of 14'-0" from the front property line or a 20'-0" setback if located adjacent to any driveway, and shall have a maximum height of 7'-0". Any wall located within the front setback area shall be limited to a height of 36-inches.
  - c. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double walls and to minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to

## Conditions of Approval for

Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

address this situation. The Community Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.

47. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water heaters, and use of low-sodium parking lot lights, and to ensure compliance with Title 24.
48. The common recreation area improvements shall be reviewed and approved by the Community Development Department, Planning Division prior to issuance of building permits. The improvements to the common recreation area shall include an open trellis patio cover, a picnic table, a bench, and other amenities for the residents.
49. Building color and material samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. The buildings shall include stucco exteriors, window and door trim, veneer along the base of the front elevation, multi-paned windows, shutters, paneled roll-up garage doors, decorative entry, and varied roof lines with tile roofing material. All elevations that face a street or a common useable open space area shall maintain the same, or enhanced, level of detail as the fronts of the homes, including but not limited, to window trims, multi-paned windows, and shutters.
50. Decorative mailboxes shall be provided that include elements that are complimentary to the architectural style of the buildings. All on-site lighting shall be decorative. Final design of the mailboxes and street lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
51. Site Plan No. SP-006-2014 and Tentative Tract Map No. TT-17646 shall be valid for two (2) years after the effective date of the ordinance approving Planned No. PUD-005-2014.
52. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-006-2014, Variance No. V-005-2014 and

## Conditions of Approval for

Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646

Tentative Tract Map No. TT-17646, and Planned Unit Development No. PUD-005-2014 (collectively, the "Project entitlements"). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the City rescind the entitlement approvals, in which case the applicant would have no obligation to defend or indemnify the City; however, applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the entitlements.

53. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. The applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646, has begun.

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

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PUBLIC HEARING - NEGATIVE DECLARATION, PLANNED UNIT DEVELOPMENT NO. PUD-005-2014, SITE PLAN NO. SP-006-2014, VARIANCE NO. V-005-2014, TENTATIVE TRACT NO. TT-17646. For property located at 13581-13591 Yockey Street on the west side of Yockey Street, south of Trask Avenue.

Applicant: David Nguyen

Date: May 15, 2014

Request: Zone Change from R-1 (Single-Family Residential) zone to Planned Unit Development Residential zone to allow the development of a small-lot, single-family residential subdivision on a 36,900 square foot site; a Site Plan approval to construct six, detached two-story, single-family residential units; a Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development; and a Tentative Tract Map for the residential subdivision. The site is in the R-1 (Single-Family Residential) zone. The City of Garden Grove has determined that a Negative Declaration be adopted pursuant to CEQA.

Action: Public Hearing held. Speaker: Mr. David Nguyen, the applicant.

Action: Resolution Nos. 5815-14 (PUD) and 5816-14 (SP/V/TT) adopted.

Motion: Brietigam Second: Margolin

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Silva, Zamora

Noes: (0) None

Abstain: (0) None

Absent: (1) Nguyen

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
ADOPTING A NEGATIVE DECLARATION AND APPROVING PLANNED UNIT  
DEVELOPMENT NO. PUD-005-2014, CHANGING THE ZONING DESIGNATION FROM  
R-1 (SINGLE-FAMILY RESIDENTIAL) TO PLANNED UNIT DEVELOPMENT  
NO. PUD-005-2014

**City Attorney Summary**

***This Ordinance approves a zone change and corresponding amendment to the City's Zone Map with respect to an approximately .85 acre parcel located on the west side of Yockey Street, south of Trask Avenue, at 13581-13591 Yockey Street, Assessor's Parcel Nos. 097-271-28 and 097-271-29, to change the zoning designation from R-1 (Single-Family Residential) to Planned Unit Development No. PUD-005-2014, in order to facilitate the development of a 6-unit single-family residential small-lot subdivision.***

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND  
DETERMINES AS FOLLOWS:

WHEREAS, the case, initiated by David Nguyen, requests approval of a Zone Change for a 36,000 square foot parcel of land located on the west side of Yockey Street, south of Trask Avenue, at 13581-13591 Yockey Street, Assessor's Parcel Nos. 097-271-28 and 097-271-29 from R-1 (Single-Family Residential) to Planned Unit Development No. PUD-005-2014 to allow the construction of a 6-unit single-family residential small-lot subdivision, in conjunction with Site Plan No. SP-006-2014, to construct six (6) detached single-family homes; Variance No. V-005-2014 to deviate from the minimum lot size for a Residential Planned Unit Development, and Tentative Parcel Map No. TT-17646 to allow the residential subdivision; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA Guidelines, 14 California Code of Regulations Section 15000 et. seq., an initial study was prepared, and it has been determined that the proposed project qualifies for a Negative Declaration of Environmental Impact because the proposed project cannot, or will not, have a significant effect on the environment; and

WHEREAS, the Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed Public Hearing on May 15, 2014 and considered all oral and written testimony presented regarding the initial study, the Negative Declaration, and the project; and

WHEREAS, following a Public Hearing held on May 15, 2014, the Planning Commission of the City of Garden Grove recommended adoption of a Negative Declaration of Environmental Impact pursuant to CEQA and CEQA's implementing guidelines for this project for Planned Unit Development No. PUD-005-2014; and

WHEREAS, pursuant to Resolution No. 5815-14, the Planning Commission, following a Public Hearing held on May 15, 2014, recommended adoption of a Negative Declaration and approval of Planned Unit Development No. PUD-005-2014; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on July 8, 2014, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council of the City of Garden Grove, in regular session assembled on July 8, 2014, does hereby adopt the Negative Declaration for land located on the west side of Yockey Street, south of Trask Avenue, at 13581-13591 Yockey Street, Assessor's Parcel Nos. 097-271-28 and 097-271-29.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Garden Grove has considered the proposed Negative Declaration with comments received during the public review process. The record of proceedings on which the City Council of the City of Garden Grove decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The City Council of the City of Garden Grove finds on the basis of the whole record before it, including the initial study and comments received, that all project impacts are at a level of insignificance. The City Council further finds that the adoption of the Negative Declaration reflects the City Council's independent judgment and analysis. Therefore, the City Council of the City of Garden Grove adopts the Negative Declaration.

Section 2. Planned Unit Development No. PUD-005-2014 is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 5815-14, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. The property shown on the map attached hereto is rezoned to Planned Unit Development No. PUD-005-2014 as shown thereon. Zone Map part K-15 is amended accordingly.

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this

Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words, or portions thereof be declared invalid or unconstitutional.

Section 5. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

CITY OF GARDEN GROVE  
NEGATIVE DECLARATION AND INITIAL STUDY • VERONA HOMES DEVELOPMENT • 13581 & 13591 YOCKEY STREET

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## **NEGATIVE DECLARATION AND INITIAL STUDY**

**VERONA HOMES DEVELOPMENT  
13581 & 13591 YOCKEY STREET  
GARDEN GROVE, CALIFORNIA**



**LEAD AGENCY:**

**CITY OF GARDEN GROVE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING SERVICES DIVISION  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92840**

**APRIL 2, 2014**

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**GARDEN GROVE**

## **NEGATIVE DECLARATION**

**Title of Project:** Planned Unit Development No. PUD-005-2014; Site Plan No. SP-006-2014; Variance No. V-005-2014; and Tentative Tract Map No. TT-17646.

**Brief Description of Project:** A request for a Zone Change from R-1 (Single-Family Residential) zone to Planned Unit Development Residential zone to allow the development of a small-lot, single-family residential subdivision on a 36,900 square foot site; a Site Plan approval to construct six, detached two-story, single-family residential units; a Variance approval to deviate from the minimum lot size for a Planned Unit Development; and a Tentative Tract Map for the residential subdivision.

**Project Location (see also attached map):** West side of Yockey Street, south of Trask Avenue at 13581-13591 Yockey Street, City of Garden Grove, County of Orange.

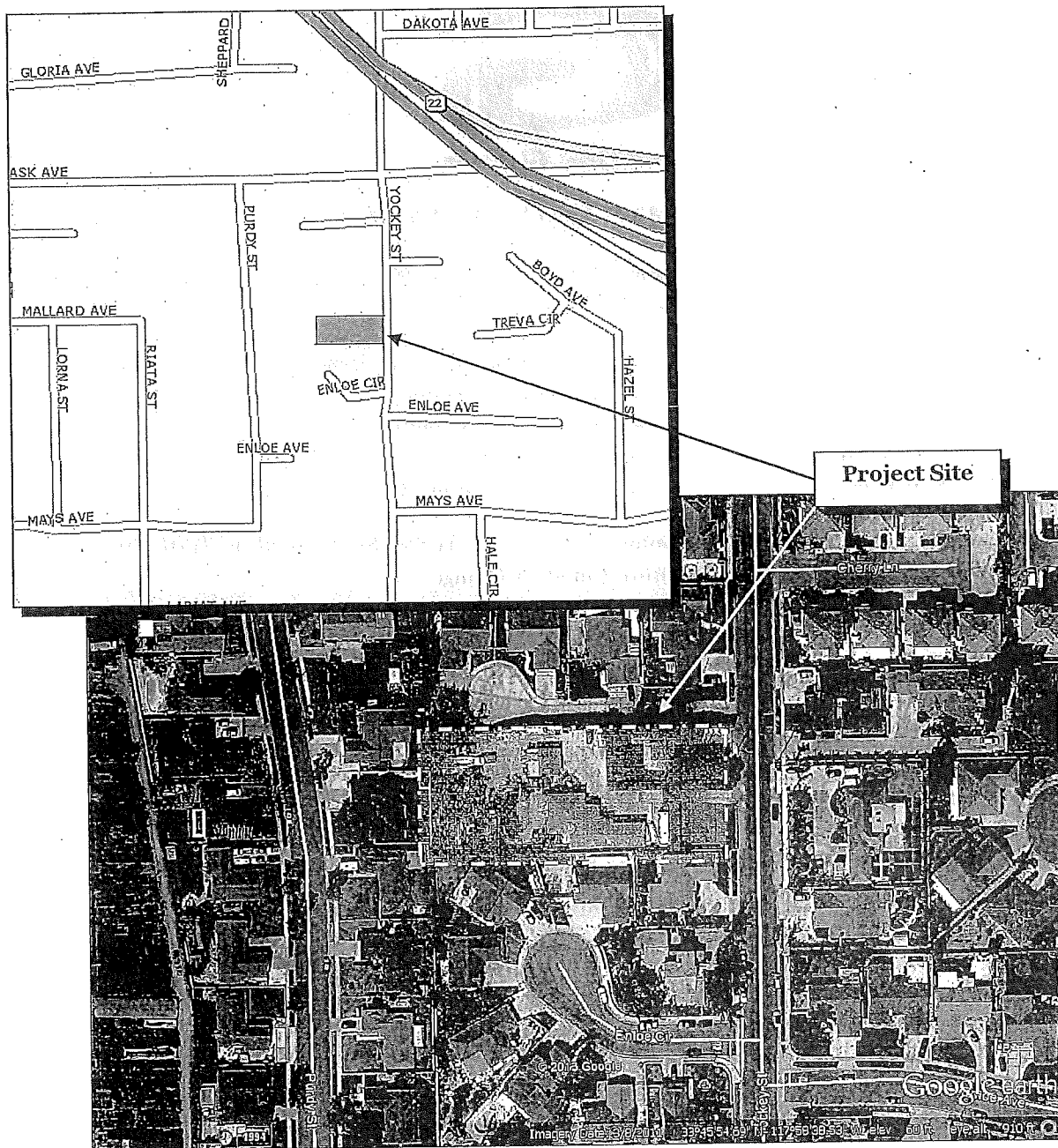
**Name of the Project Proponent:** The project Applicant is Loan Nguyen, 38 Arbusto Street, Irvine, California, 92606.

**Cortese List:** The project ☐ does ☒ does not involve a site located on the Cortese list.

**Project Impacts:** The Initial Study/ND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures.

**Mitigation Measures:** None.





**PROJECT LOCATION MAP**  
SOURCE: DELORME MAPS, 2009 AND GOOGLE MAPS

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## ENVIRONMENTAL CHECKLIST FORM

**1. PROJECT TITLE:** Planned Unit Development No. PUD-005-2014; Site Plan No. SP-006-2014; Variance No. V-005-2014; and Tentative Tract Map No. TT-17646.

**2. LEAD AGENCY:**

City of Garden Grove  
11222 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92840

**3. CONTACT PERSON:**

Maria Parra, Urban Planner  
Planning Services Division  
City of Garden Grove  
(714) 741-5312

**4. PROJECT LOCATION:**

The proposed project is located on the west side of Yockey Street, south of Trask Avenue at 13581 and 13591 Yockey Street, Assessor's Parcel Numbers 097-271-28 and 29 in the City of Garden Grove.

**5. PROJECT SPONSOR:**

Loan Nguyen  
38 Arbusto Street  
Irvine, CA 92606

**6. ENVIRONMENTAL SETTING:**

The project site is located in the midst of an urbanized area that is improved with single-family homes. Yockey Street extends along the project site's east side and single-family residential development abuts the project site on the north, south and west sides. Three single-family units abut the project site to the south, four single-family homes abut the site to the north, and three single-family homes abut the site to the west. Along the east side of Yockey Street, across the street and further east of the project site, is more single-family residential development. The project site is improved with two single-family homes and an accessory unit. The existing on-site improvements will be demolished to accommodate the proposed project.

**7. GENERAL PLAN DESIGNATION:**

Low Density Residential

## 8. ZONING:

Current Zoning: R-1 (Single-Family Residential)

Proposed Zoning: Planned Unit Development No. PUD-005-2014

## 9. DESCRIPTION OF PROJECT:

A request for a Zone Change from R-1 (Single-Family Residential) zone to Planned Unit Development Residential zone to allow the development of a small-lot, single-family-residential subdivision on a 36,900 square foot site; a Site Plan approval to construct six, detached two-story, single-family residential units; a Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development; and a Tentative Tract Map for the residential subdivision.

The proposed project involves the construction and subsequent occupancy of a 6 single-family unit residential subdivision within a 0.85-acre property. The project site is located at 13581 and 13591 Yockey Street in the City of Garden Grove. The project site consists of two parcels located at 13581 and 13591 Yockey Street in the City of Garden Grove. Two different floor plans are proposed. *Plan 1* will consist of 4 bedrooms and 3 bathrooms while *Plan 2* will consist of 4 bedrooms and 4 bathrooms. Access to the development site will be provided by a single entry and exit on the west side of Yockey Street. Each unit will include an enclosed garage that will accommodate two parking spaces each with two additional parking spaces provided along the driveway. Additional parking (7 spaces) will be provided on the private street.

## 10. OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:

City of Garden Grove Planning Commission

City of Garden Grove City Council

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture & Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Planning	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

**DETERMINATION**

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Maria C. Parra

Signature:

4/24/14

Date:

MARIA C. PARRA

Printed Name

For:

City of Garden Grove

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
2. All answers must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such efforts were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigating measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is elected.
9. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance



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## SECTION 1 INTRODUCTION

### 1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the construction and subsequent occupancy of a 6 single-family unit residential subdivision within a 0.85-acre property. The project site is located at 13581 and 13591 Yockey Street in the City of Garden Grove. The project site consists of two parcels located at 13581 and 13591 Yockey Street in the City of Garden Grove. Two different floor plans are proposed. *Plan 1* will consist of 4 bedrooms and 3 bathrooms while *Plan 2* will consist of 4 bedrooms and 4 bathrooms. Access to the development site will be provided by a single entry and exit on the west side of Yockey Street. Each unit will include an enclosed garage that will accommodate two parking spaces each with two additional parking spaces provided along the driveway. Additional parking (7 spaces) will be provided on the private street.<sup>1</sup> The proposed project is described further in Section 2.

The proposed development is considered to be a project under the California Environmental Quality Act (CEQA).<sup>2</sup> The City of Garden Grove is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.<sup>3</sup> The project Applicant is Loan Nguyen, 38 Arbusto Street, Irvine, California, 92606.

As part of the proposed project's environmental review, the City of Garden Grove authorized the preparation of this Initial Study.<sup>4</sup> The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Garden Grove with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

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<sup>1</sup> Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.

<sup>2</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines)*. § 15060 (b).

<sup>3</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions*. § 21067.

<sup>4</sup> Ibid. (CEQA Guidelines) § 15050.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of Garden Grove, in its capacity as the Lead Agency. The City also determined, as part of this Initial Study's preparation, that a Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA.

This Initial Study and the *Notice of Intent to Adopt a Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.<sup>5</sup>

## 1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. This section also includes a checklist that summarizes the findings of this Initial Study.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's construction and the subsequent occupancy.
- *Section 4 Findings*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

## 1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any significant impacts on the environment. For this reason, the City of Garden Grove determined that a Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1 provided on the following pages.

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<sup>5</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions. Chapter 2.6, Section 2109(b).* 2000.

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.1 Aesthetics</b>					
3.1.A	Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
3.1.D	Would the project create a new source of substantial light or glare which would adversely affect day- or -night-time views in the area?			X	
<b>Section 3.2 Agricultural and Forestry Resources</b>					
3.2.A	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
3.2.B	Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.C	Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				X
3.2.D	Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E	Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
<b>Section 3.3 Air Quality</b>					
3.3.A	Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.3.B	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.3.C	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
3.3.D	Would the project expose sensitive receptors to substantial pollutant concentrations?				X
3.3.E	Would the project create objectionable odors affecting a substantial number of people?				X
<b>Section 3.4 Biological Resources</b>					
3.4.A	Would the project, either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
3.4.B	Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
3.4.C	Would the project have a substantial adverse effect on Federally protected wetlands as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
3.4.D	Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
3.4.E	Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
3.4.F	Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plans?				X
<b>Section 3.5 Cultural Resources</b>					
3.5.A	Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.5.B	Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.C	Would the project, directly or indirectly, destroy a unique paleontological resource, site or unique geologic feature?				X
3.5.D	Would the project disturb any human remains, including those interred outside of formal cemeteries?				X
<b>Section 3.6 Geology and Soils</b>					
3.6.A	Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?			X	
3.6.B	Would the project result in substantial soil erosion or the loss of topsoil?				X
3.6.C	Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
3.6.D	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial risks to life or property?				X
3.6.E	Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
<b>Section 3.7 Greenhouse Gas Emissions</b>					
3.7.A	Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
3.7.B	Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			X	
<b>Section 3.8 Hazards and Hazardous Materials</b>					
3.8.A	Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.8.B	Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3.8.C	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X
3.8.D	Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
3.8.E	Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
3.8.F	Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
3.8.G	Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
3.8.H	Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
<b>Section 3.9 Hydrology and Water Quality</b>					
3.9.A	Would the project violate any water quality standards or waste discharge requirements?			X	
3.9.B	Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3.9.C	Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.9.D	Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?				X
3.9.E	Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
3.9.F	Would the project otherwise substantially degrade water quality?				X
3.9.G	Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map?			X	
3.9.H	Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
3.9.I	Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam?			X	
3.9.J	Would the project result in inundation by seiche, tsunami or mudflow?				X
<b>Section 3.10 Land Use and Planning</b>					
3.10.A	Would the project physically divide an established community?				X
3.10.B	Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
3.10.C	Would the project conflict with any applicable habitat conservation or natural community conservation plan?				X
<b>Section 3.11 Mineral Resources</b>					
3.11.A	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
3.11.B	Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.12 Noise</b>					
3.12.A	Would the project result in exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
3.12.B	Would the project result in exposure of people to, or generation of, excessive groundborne vibration or groundborne noise levels?			X	
3.12.C	Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
3.12.D	Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
3.12.E	For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
3.12.F	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<b>Section 3.13 Population and Housing</b>					
3.13.A	Would the project induce substantial population growth in an area, either directly or indirectly?			X	
3.13.B	Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3.13.C	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>Section 3.14 Public Services</b>					
3.14.A	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in fire protection services?			X	

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.14.B	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in <i>police protection services</i> ?			X	
3.14.C	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in <i>school services</i> ?			X	
3.14.D	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <i>Parks</i> ?			X	
3.14.E	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in <i>other public facilities</i> ?			X	
<b>Section 3.15 Recreation</b>					
3.15.A	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
3.15.B	Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<b>Section 3.16 Transportation and Traffic</b>					
3.16.A	Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.16.B	Would the project conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by a County Congestion Management Agency for designated roads or highways?				X
3.16.C	Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
3.16.D	Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
3.16.E	Would the project result in inadequate parking capacity?				X
3.16.F	Would the project result in inadequate emergency access?				X
3.16.G	Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<b>Section 3.17 Utilities</b>					
3.17.A	Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
3.17.B	Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?			X	
3.17.C	Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3.17.D	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
3.17.E	Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

**Table 1-1  
Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.17.F	Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
3.17.G	Would the project comply with Federal, State, and local statutes and regulations related to solid waste?				X

**Section 3.18 Mandatory Findings of Significance.** *The approval and subsequent implementation of the proposed project:*

3.18.A	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
3.18.B	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
3.18.C	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X



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## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project site is located within the corporate boundaries of the City of Garden Grove which is located in the western portion of Orange County. Surrounding cities include Stanton on the west, Anaheim on the north, Orange and Santa Ana on the east, and Westminster and Santa Ana on the south.<sup>6</sup> Regional access to the City is provided by the Garden Grove Freeway (State Route 22) that traverses the City in an east-west orientation. Katella Avenue delineates the City's corporate boundary with Anaheim. The location of Garden Grove in a regional context is shown in Exhibit 2-1. A Citywide map is provided in Exhibit 2-2.

The project site is located within the southernmost portion of the City on the west side of Yockey Street. Access to the project site is provided by a driveway connection with the west side of Yockey Street. The project site is located approximately 1,200 feet east of Newland Street and approximately 1,400 feet west of Magnolia Street. The project site is located approximately 665 feet southwest of the SR-22 Freeway, which provides the most direct regional freeway access to the site. The project site's current address is 13581 and 13591 Yockey Street.<sup>7</sup> A vicinity map is provided in Exhibit 2-3. A local map is provided in Exhibit 2-4.

The project site is located in the midst of an urbanized area that is improved with single-family homes. Yockey Street extends along the project site's east side and single-family residential development abuts the project site on the north, south and west sides. Three single-family units abut the project site to the south, four single-family homes abut the site to the north, and three single-family homes abut the site to the west. Along the east side of Yockey Street, across the street and further east of the project site, is more single-family residential development.<sup>8</sup>

The project site is improved with two single-family homes and an accessory unit.<sup>9</sup> The existing on-site improvements will be demolished to accommodate the proposed project. An aerial photograph of the project site and the immediate area is provided in Exhibit 2-5. Photographs of the project site are provided in Exhibits 2-6, 2-7 and 2-8. The project site is designated as *Low-Density Residential* in the City of Garden Grove General Plan and the applicable zoning is *Single-Family Residential (R-1)*.<sup>10</sup>

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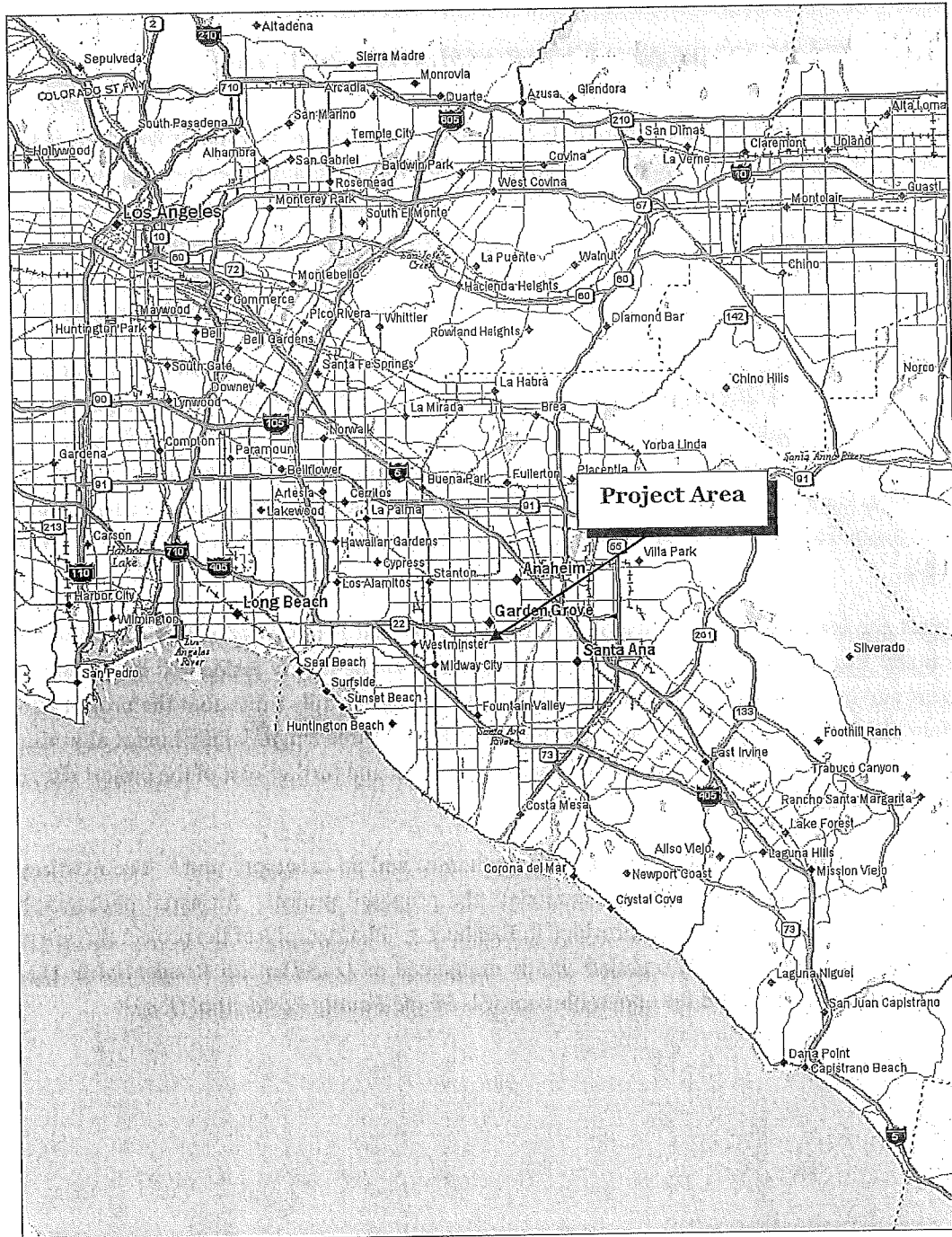
<sup>6</sup> United States Geological Survey and Microsoft Research Maps. *The National Map, Garden Grove, California*.

<sup>7</sup> Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.

<sup>8</sup> Blodgett/Baylosis Associates. *Site Survey* (the field survey was completed on August 19, 2013).

<sup>9</sup> Ibid.

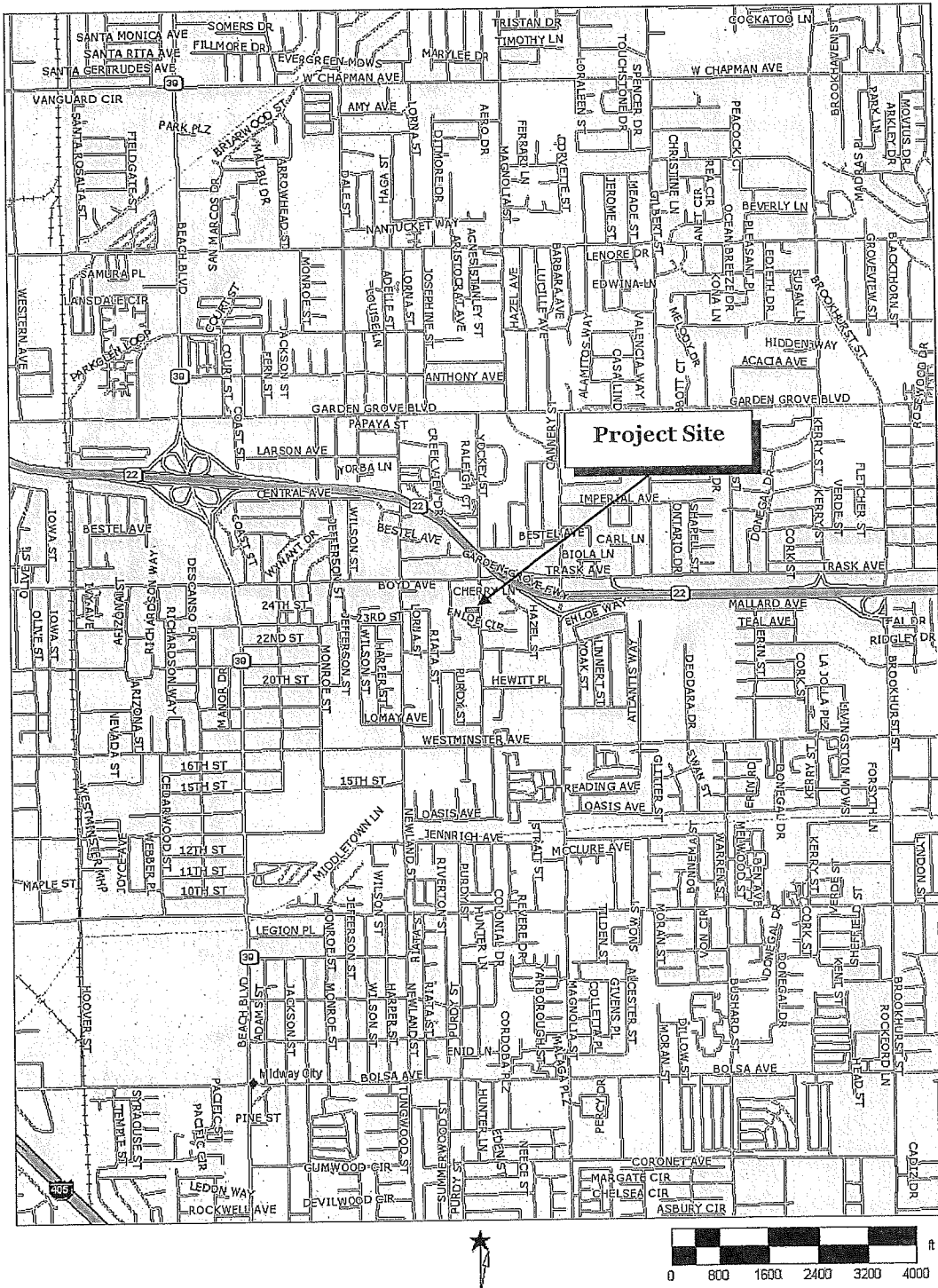
<sup>10</sup> Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.



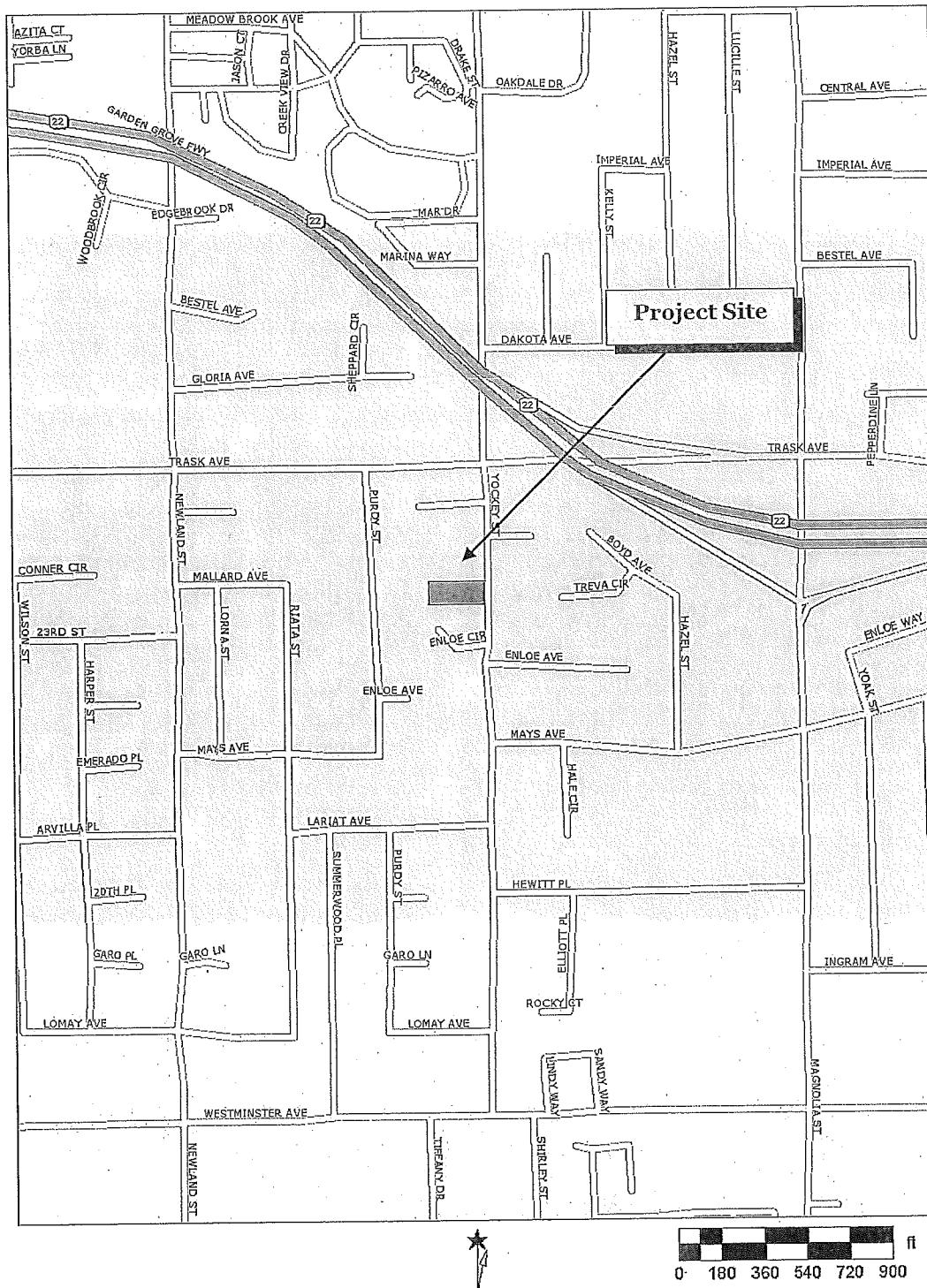
**EXHIBIT 2-1**  
**REGIONAL LOCATION MAP**  
 SOURCE: DELORME MAPS, 2009



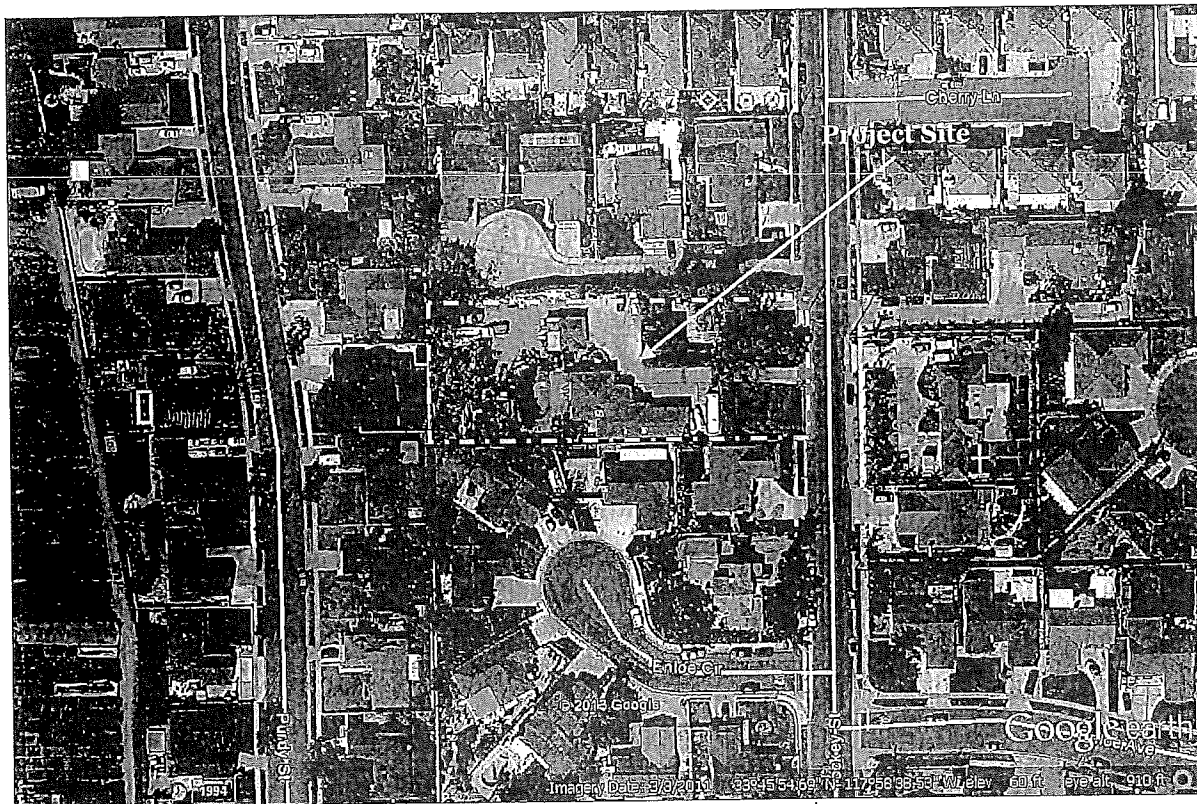
**EXHIBIT 2-2**  
**AREA MAP**  
SOURCE: DELORME MAPS, 2009



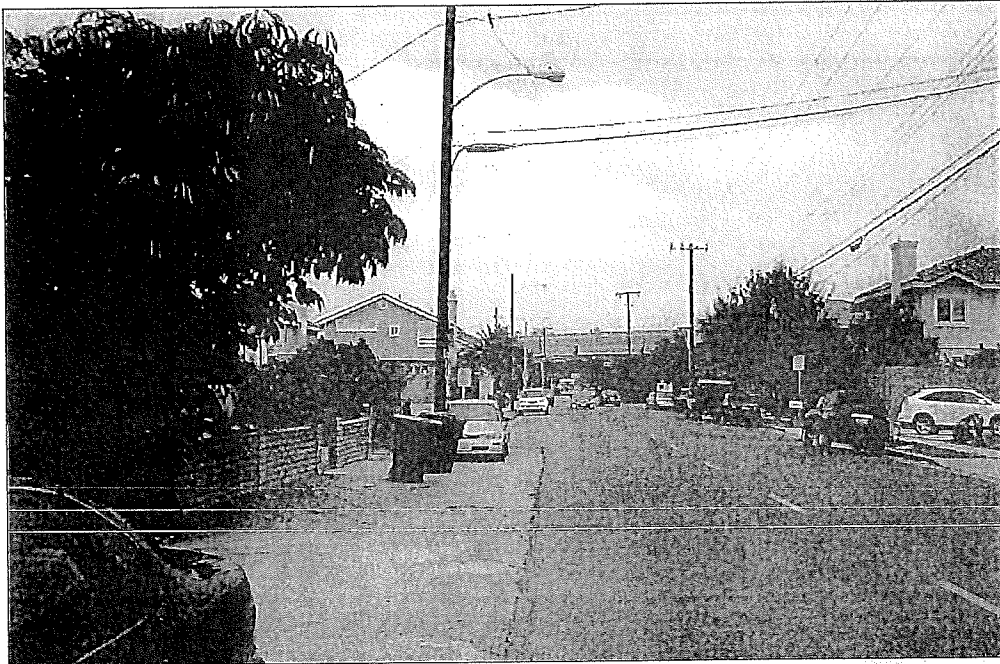
**EXHIBIT 2-3**  
**VICINITY MAP**  
 SOURCE: DELORME MAPS, 2009



**EXHIBIT 2-4**  
**LOCAL AREA MAP**  
 SOURCE: DELORME MAPS, 2009



**EXHIBIT 2-5**  
**AERIAL PHOTOGRAPHS OF THE SITE AND THE**  
**SURROUNDING AREA**  
SOURCE: GOOGLE

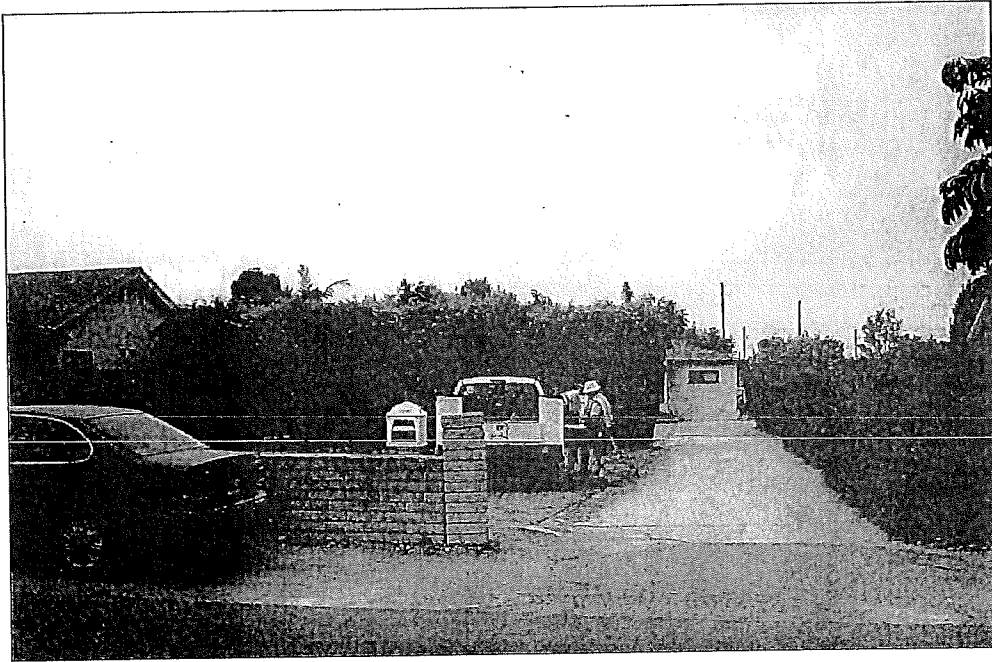


View of project site frontage looking north on Yockey Street.



View of project site frontage looking south on Yockey Street

**EXHIBIT 2-6**  
**PHOTOGRAPHS OF THE PROJECT SITE**  
SOURCE: BLODGETT BAYLOSIS ASSOCIATES 2012

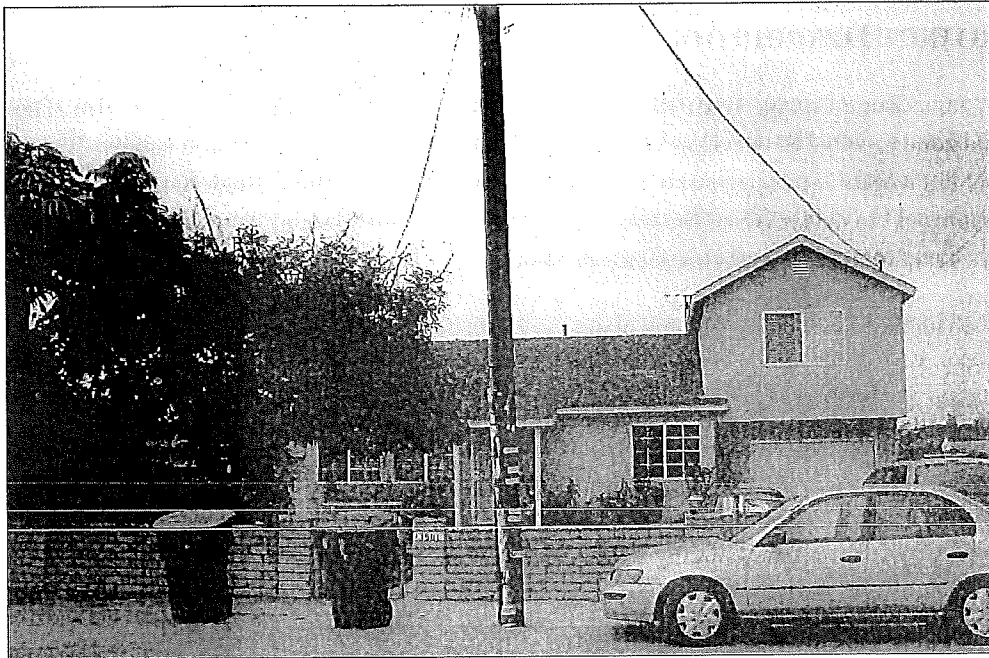


Westerly view of the 13591 Yockey Street parcel.



Easterly view of the 13591 Yockey Street parcel.

**EXHIBIT 2-7**  
**PHOTOGRAPHS OF THE PROJECT SITE**  
SOURCE: BLODGETT BAYLOSIS ASSOCIATES 2012



**Easterly view of the 13581 Yockey Street parcel.**



**View of the property directly behind (east) the 13581 Yockey Street parcel.**

**EXHIBIT 2-8**  
**PHOTOGRAPHS OF THE PROJECT SITE**  
SOURCE: BLODGETT BAYLOSIS ASSOCIATES 2012

## 2.2 PROJECT DESCRIPTION

A request for a Zone Change from R-1 (Single-Family Residential) zone to Planned Unit Development Residential zone to allow the development of a small-lot, single-family residential subdivision on a 36,900 square foot site; a Site Plan approval to construct six, detached two-story, single-family residential units; a Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development; and a Tentative Tract Map for the residential subdivision.

The proposed project involves the construction and subsequent occupancy of 6 single-family units within a 0.85-acre property. The project site is located at 13581 and 13591 Yockey Street in the City of Garden Grove. A total of two different floor plans are proposed. *Plan 1* will include 4 bedrooms and 3 bathrooms and *Plan 2* will contain 4 bedrooms and 4 bathrooms. The *Plan 1* units will have a total floor area of 2,764 square feet and the *Plan 2* units will have a total floor area of 2,748 square feet. The units will consist of two levels with a maximum height of 27 feet, 9 inches. A conceptual site plan for the proposed project is provided in Exhibit 2-8. The building configurations are summarized below in Table 2-1. The building elevations are shown in Exhibits 2-9 and 2-10. Finally, the floor plans for the two types of building layouts are shown in Exhibits 2-11 and 2-12.

**Table 2-1**  
**Description of Building Floor Plans**

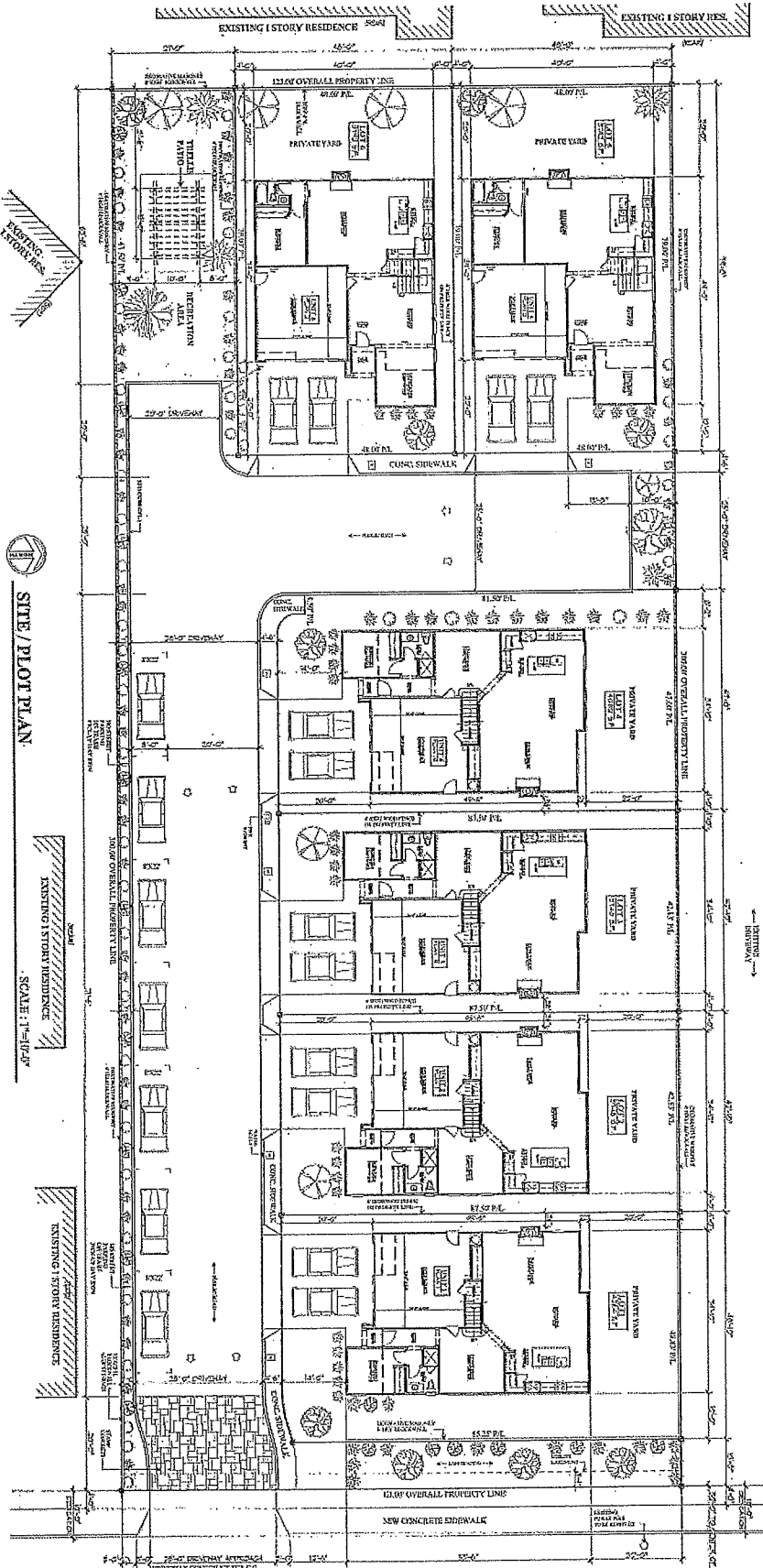
Plan Type	Unit Types in Bldg.	No. of Units	Floor Area (sq. ft.)
1	Four (4) bedrooms + three (3) bathrooms.	4	2,764 sq. ft.
2	Four (4) bedrooms + four (4) bathrooms.	2	2,748 sq. ft.
Total		6	

Source: Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.

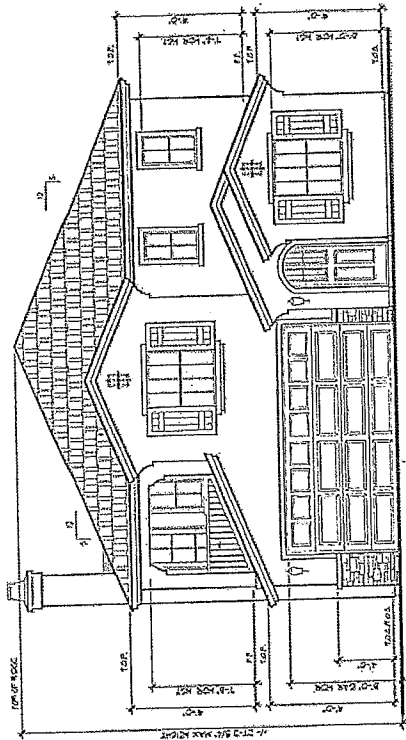
Access to the project site will be provided by a single entry and exit on the west side of Yockey Street. Each unit will include an enclosed garage that will accommodate two vehicles in addition to two open parking spaces along the driveway of each lot. A total of 12 parking spaces within the enclosed garages of each unit and surface parking for an additional 12 spaces will be provided on the driveway aprons of each unit. An additional 7 surface parking spaces will be provided along the south side of the private street of the development.<sup>11</sup> The internal roadway will consist of a private street that will contain one travel lane in each direction, with a curb-to-curb width of up to 28 feet. However, 7 parking spaces that are 8 feet in width will be located along the southern side of the driveway aisle. This internal road will provide direct access to each individual lot.<sup>12</sup>

<sup>11</sup> Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.

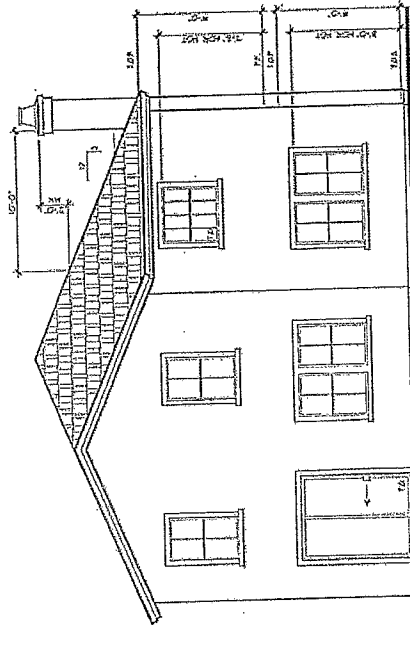
<sup>12</sup> Ibid.



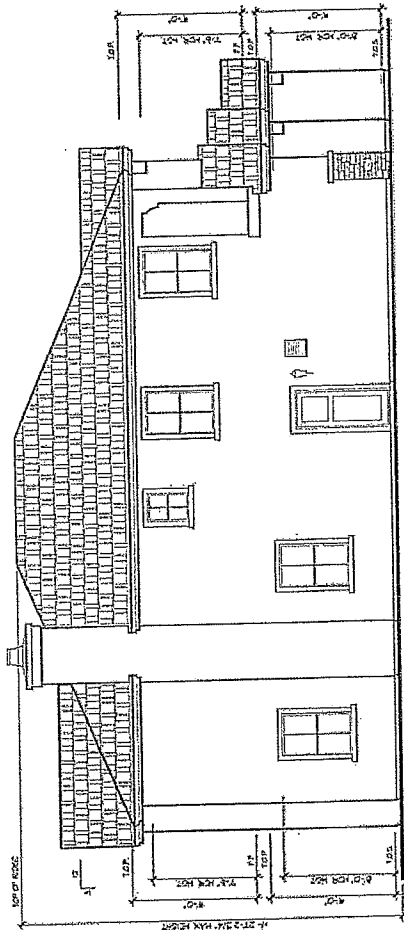
SOURCE: NGUYEN, INC.



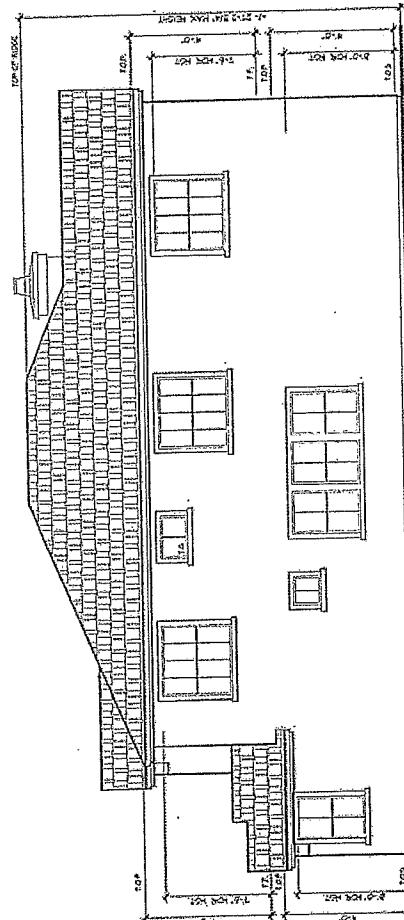
FRONT (SOUTH) ELEVATION  
 (PLAN 1) SCALE: 1/4"=1'-0"



REAR (NORTH) ELEVATION  
 (PLAN 1) SCALE: 1/4"=1'-0"

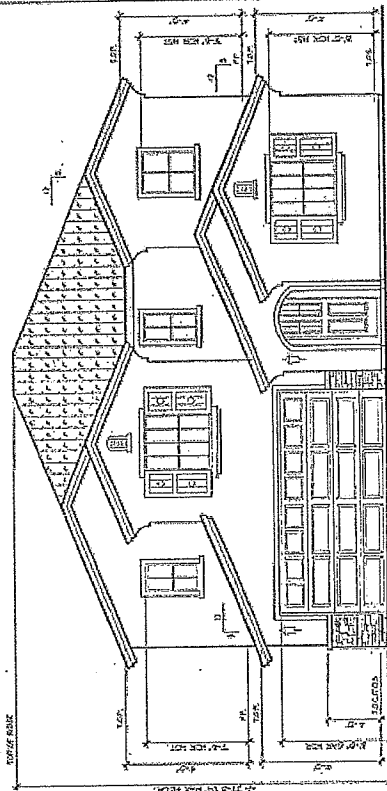


LEFT (WEST) ELEVATION  
 (PLAN 1) SCALE: 1/4"=1'-0"

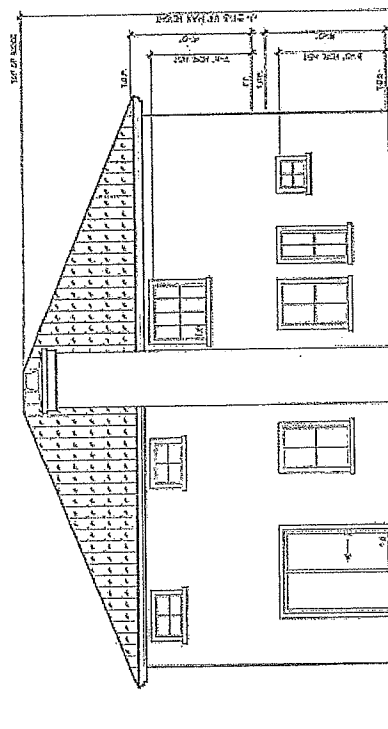


RIGHT (EAST) ELEVATION  
 (PLAN 1) SCALE: 1/4"=1'-0"

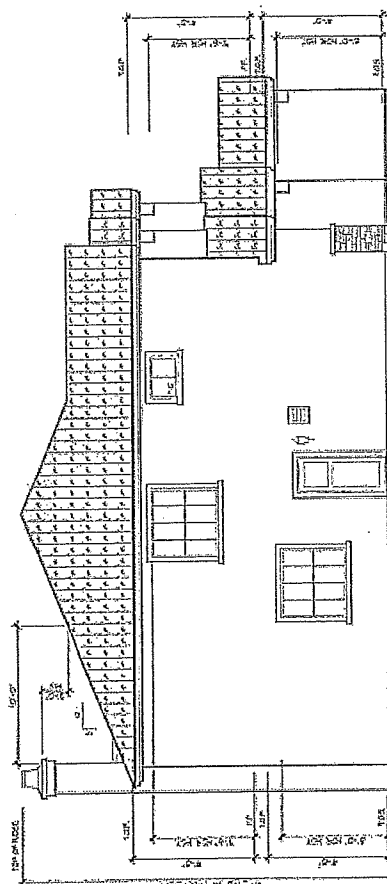
EXHIBIT 2-9  
 PLAN 1 BUILDING ELEVATIONS  
 SOURCE: NGUYEN, INC.



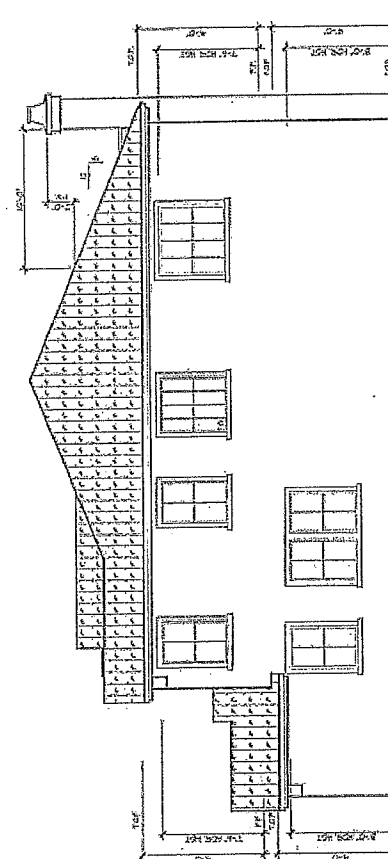
FRONT (EAST) ELEVATION  
 (PLAN 2 / UNIT 5 & 6)  
 SCALE: 1/4"=1'-0"



REAR (WEST) ELEVATION  
 (PLAN 2)  
 SCALE: 1/4"=1'-0"

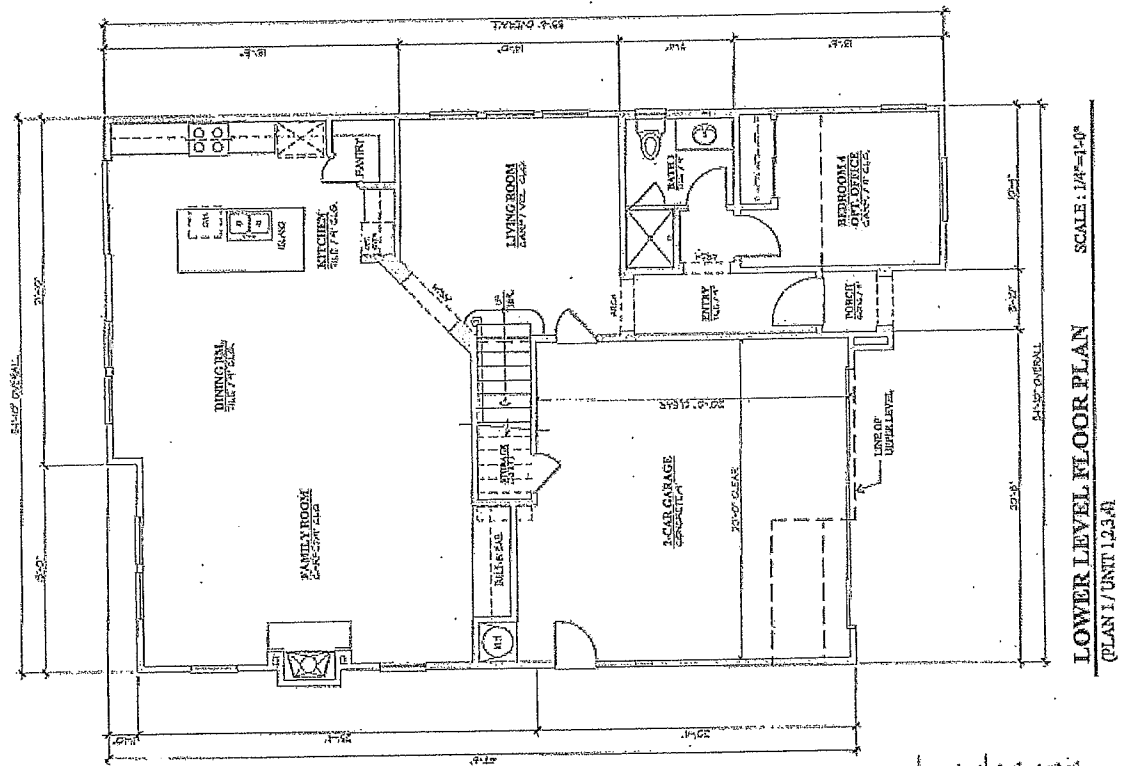


LEFT (SOUTH) ELEVATION  
 (PLAN 2)  
 SCALE: 1/4"=1'-0"



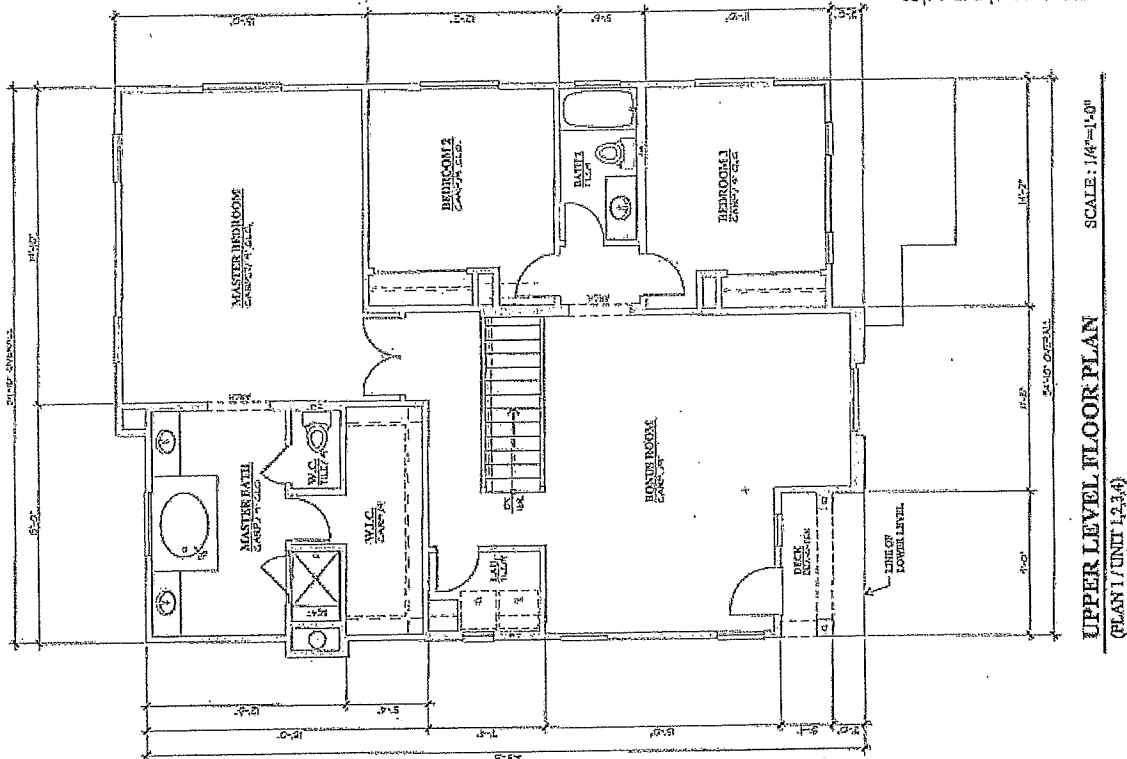
RIGHT (NORTH) ELEVATION  
 (PLAN 2)  
 SCALE: 1/4"=1'-0"

**EXHIBIT 2-10**  
**PLAN 2 BUILDING ELEVATIONS**  
 SOURCE: NGUYEN, INC.

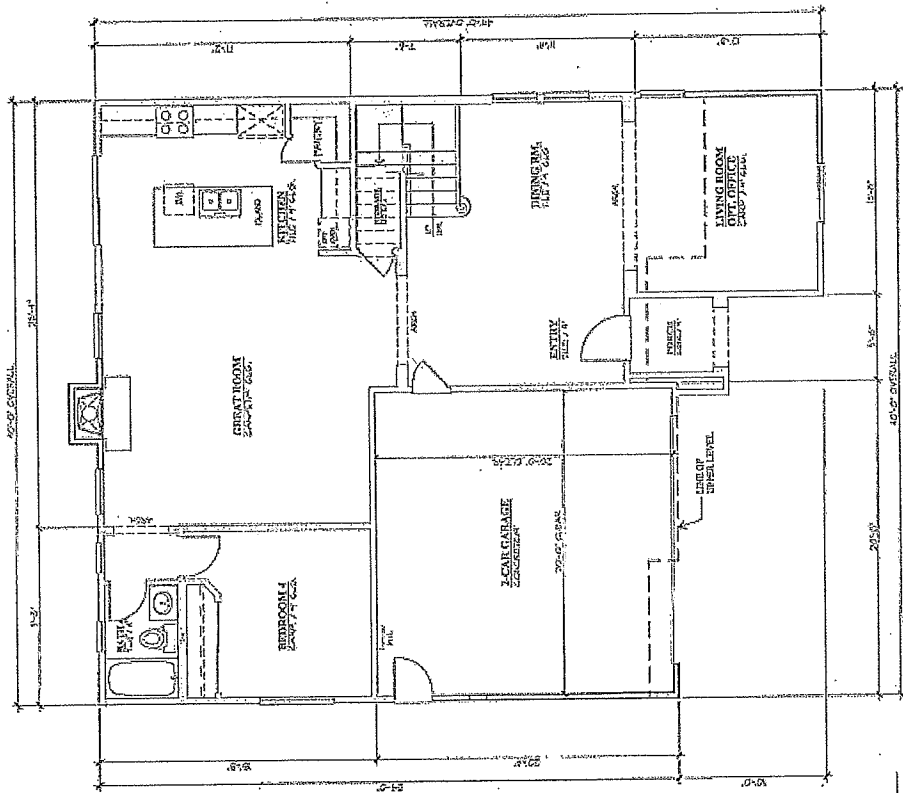


**Square Footage:**

Plan 1	
Lower Level	1250 S.F.
Upper Level	1544 S.F.
Total	2794 S.F.
2-car Garage	434 S.F.
Entry Porch	20 S.F.
Deck	30 S.F.
Storage Area	20 S.F.

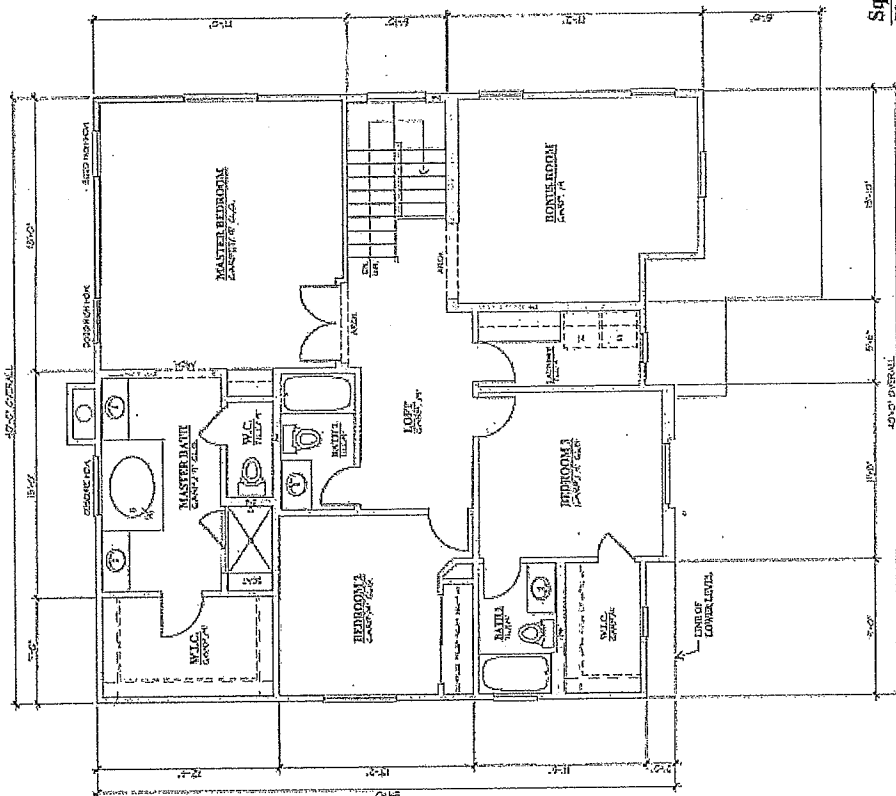


**EXHIBIT 2-11**  
**PLAN 1 BUILDING FLOOR PLAN**  
 SOURCE: NGUYEN, INC.



**Square Footage:**

Plan 2	
Lower Level	1264 S.F.
Upper Level	1484 S.F.
<b>Total</b>	<b>2748 S.F.</b>
2-car Garage	415 S.F.
Entry Porch	40 S.F.
Storage Area	20 S.F.



**EXHIBIT 2-12**  
**PLAN 1 BUILDING FLOOR PLAN**  
 SOURCE: NGUYEN, INC.

Landscaping will be provided along the project's frontage along Yockey Street with the guest parking area, and along the front setback area of each unit and their corresponding private yards.<sup>13</sup> Landscaping within the guest parking area will total 900 square feet. The landscaping area excluding the front and rear setbacks will include 4,434 square feet. Finally, the landscaping area including the front setbacks and parking, but excluding the common and private recreation, will total 5,628 square feet.<sup>14</sup>

## 2.3 OBJECTIVES OF THE PROJECT

The objectives that the City of Garden Grove seek to accomplish as part of the proposed project's implementation include the following:

- To further facilitate new residential infill development to provide new housing opportunities for various income groups;
- To ensure that the proposed project conforms to all pertinent City of Garden Grove land use and development regulations; and,
- To ensure that the proposed project's environmental impacts are understood.

## 2.4 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Garden Grove) that calls for an exercise of judgment in deciding whether to approve a project. As part of the proposed project's implementation, the City will consider the following approvals:

- The approval of the Tentative Tract Map;
- The approval of the Planned Unit Development (PUD) designation for the project site;
- The approval of the Site Plan;
- The approval of a Zoning Variance; and,
- The adoption of the Negative Declaration.

Other permits required for the project will include, but may not be limited to, the issuance of encroachment permits for the new driveway, sidewalks, demolition permits, grading permits, building permits, and permits for the new utility connections.



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<sup>13</sup> Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.

<sup>14</sup> Ibid.

## SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agricultural & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Geology & Soils (Section 3.6);
- Greenhouse Gas Emissions (Section 3.7);
- Hazards & Hazardous Materials (Section 3.8);
- Hydrology & Water Quality (Section 3.9);
- Land Use & Planning (Section 3.10);
- Mineral Resources (Section 3.11);
- Noise (Section 3.12);
- Population & Housing (Section 3.13);
- Public Services (Section 3.14);
- Recreation (Section 3.15);
- Transportation (Section 3.16);
- Utilities (Section 3.17); and,
- Mandatory Findings (Section 3.18).

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Garden Grove or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

### 3.1 AESTHETICS

#### 3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- A substantial adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or,

- *Substantial degrading of the existing visual character or quality of the site and its surroundings; and,*
- *A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.*

### **3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project have a substantial adverse effect on a scenic vista? No Impact.*

The project site is currently occupied by two residential units and what appears to be a guest house on one of the parcels. In addition, the rear yard area of the larger parcel is being used for incidental storage.<sup>15</sup> The project site and the surrounding area is relatively level with no obvious scenic vistas that are visible. The development density and the maximum height of the individual units that are proposed (just under 28-feet) are consistent with the residential development in the surrounding area. As a result, no impacts on scenic vistas will result from the proposed project's implementation.

*B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? No Impact.*

As indicated previously, the project site is currently developed and occupied by residential units and other ancillary improvements. No designated State or County designated scenic highways are located in the vicinity of the project site.<sup>16</sup> In addition, there are no historically significant buildings within the project site.<sup>17</sup> As a result, no impacts on scenic resources will result from the proposed project's implementation.

*C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? No impact.*

The project site is currently occupied by two residential units and an accessory unit. These existing units will be demolished and will be replaced by 6 new single-family homes. In addition, the rear yard area of the larger parcel is being used for incidental storage.<sup>18</sup> The development density and the maximum height of the individual units that are proposed (just under 28-feet) are consistent with the residential development in the surrounding area. As a result, no impacts on the existing visual character or quality of the site and its surroundings will occur.

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<sup>15</sup> Blodgett/Baylosis Associates. *Site Survey* (the field survey was completed on August 19, 2013).

<sup>16</sup> California Department of Transportation. *Official Designated Scenic Highways*. [www.dot.ca.gov](http://www.dot.ca.gov)

<sup>17</sup> The historical significance of the site and the potential impacts are evaluated herein in Section 3.5.

<sup>18</sup> Blodgett/Baylosis Associates. *Site Survey* (the field survey was completed on August 19, 2013).

*D. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? Less than Significant Impact.*

Residential land uses are considered to be light sensitive receptors. Yockey Street extends along the project site's east side and single-family residential development abuts the project site on the south, north, and west sides. The project site abuts the rear yards of three single-family homes to the west, the front yards of four single-family homes to the north, and the side/rear yard of one home and the rear yard of two single-family homes to the south. Potential sources of light and glare that may result from the proposed project's implementation include decorative lighting, interior lighting, exterior safety lighting, and vehicle headlights. However, the proposed project lighting will be required to conform to the City's lighting requirements. The City of Garden Grove Zoning Ordinance (Section 9.08.020.050.A.7) states that "All lights provided to illuminate any parking area or building on such site shall be so arranged as to direct the light away from any adjoining premise." The developer may utilize a number of design measures to accomplish this including the use of light shielding, directing light downward, and employing lower intensity lighting. Conformance with the standard conditions required under the City's Zoning requirements will reduce the potential light and glare impacts to levels that are less than significant.

### **3.1.3 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any aesthetic impacts. As a result, no mitigation is required.

## **3.2 AGRICULTURE AND FORESTRY RESOURCES**

### **3.2.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of prime farmland, unique farmland or farmland of Statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (*as defined in Public Resources Code section §12220(g)*), timberland (*as defined by Public Resources Code section §4526*), or timberland zoned Timberland Production (*as defined by Government Code section §51104(g)*);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

### 3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.*

No agricultural activities are located within the project site or within the adjacent parcels (refer to Exhibit 3-1). The project site's existing use is residential. The project site and the surrounding area are underlain by the Metz Emigdio Soils Association.<sup>19</sup> In the urbanized areas of Orange County, this soil is not considered to be a *prime farmland soil, unique farmland soil, or a soil of Statewide importance*. As a result, the project's implementation will not involve the conversion of any agricultural land to urban uses.<sup>20</sup>

- B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? No Impact.*

No agricultural activities are located within the project site or in the surrounding area. The property is not zoned for an agricultural use. In addition, the project site is not subject to a Williamson Act Contract.<sup>21</sup> As a result, no impacts on existing Williamson Act Contracts will result.

- C. *Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))? No impact.*

Garden Grove and the project site are located in the midst of a larger urban area and no forest lands are located within the City or within this portion of Orange County (refer to Exhibit 3-1). In addition, the project site is not zoned for a forestland use. As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

- D. *Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? No Impact.*

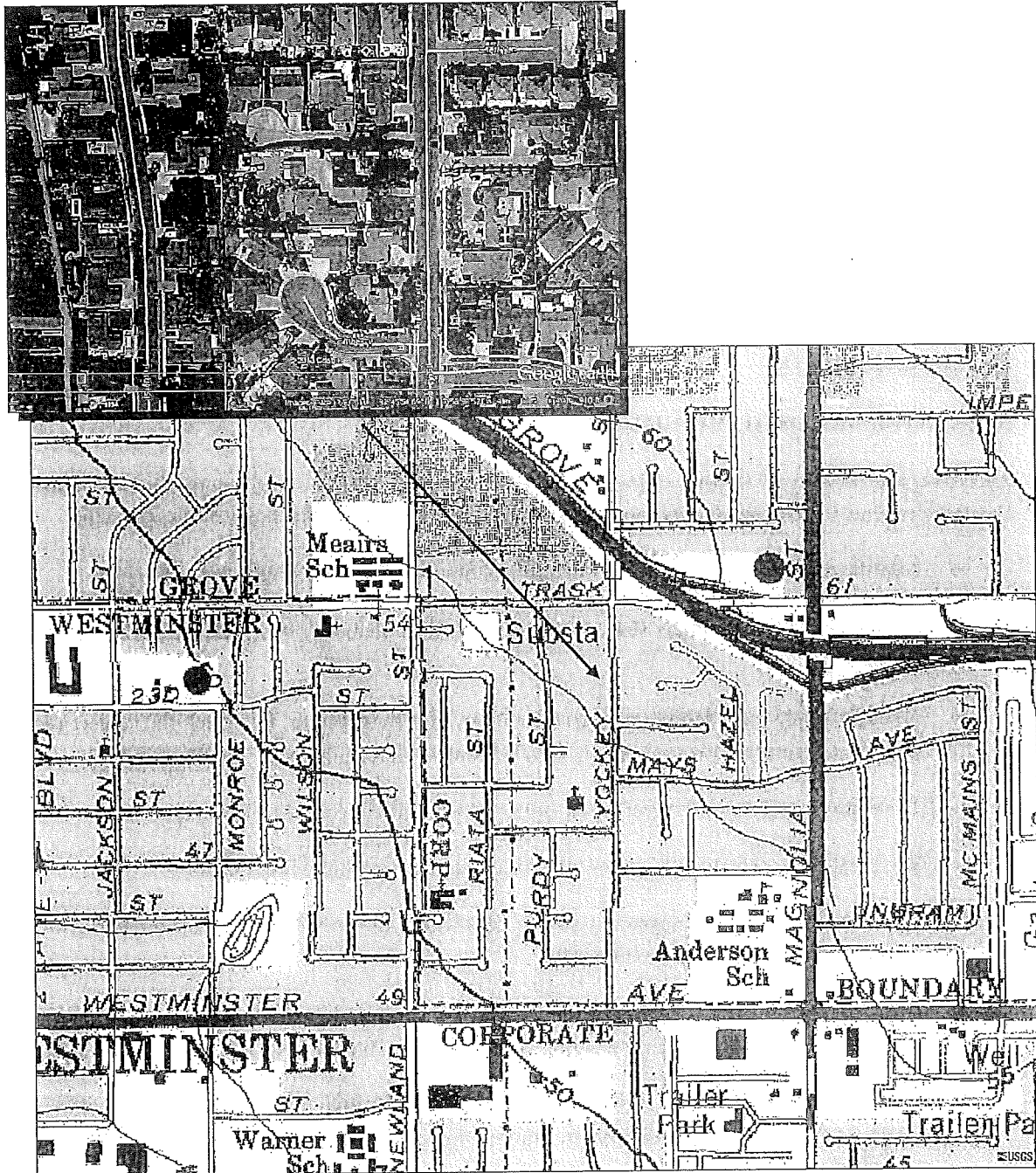
No loss or conversion of existing forest lands will result from the implementation of the proposed project. As a result, no impacts will result from the project's implementation.

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<sup>19</sup> United States Department of Agriculture. *Soil Survey of Orange County and Western Park of Riverside County*. 1969.

<sup>20</sup> California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.

<sup>21</sup> State of California. *The California Land Conservation (Williamson) Act, 2010 Status Report*. November 2010.



**EXHIBIT 3-1**  
**EXISTING LAND COVER**  
SOURCE: BLODGETT BAYLOSIS ASSOCIATES 2012

- E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of Farmland to non-agricultural use or the conversion of forest land to a non-forest use? No Impact.*

No agricultural activities or farmland uses are located in the project site or the surrounding area.<sup>22</sup> The proposed project will not involve the conversion of any existing farmland area to urban uses and, as a result, no impacts are anticipated.

### **3.2.3 MITIGATION MEASURES**

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

## **3.3 AIR QUALITY**

### **3.3.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for criteria pollutants that include the following:

- *Ozone (O<sub>3</sub>)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O<sub>3</sub> is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO<sub>2</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO<sub>2</sub> is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.

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<sup>22</sup> Blodgett/Baylosis Associates. Information was collected during a site survey that was completed on August 19, 2013.

- *Sulfur dioxide (SO<sub>2</sub>)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels.
- *PM<sub>10</sub>* and *PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

The California Air Resources Board (CARB) has also established ambient air quality standards for six of the pollutants regulated by the EPA (CARB has not established standards for PM<sub>2.5</sub>).<sup>23</sup> Table 3-1 lists the current National and State ambient air quality standards for each criteria pollutant.

**Table 3-1  
National and California Ambient Air Quality Standards**

Pollutants	National Standards	State Standards
Lead (Pb)	1.5 µg/m <sup>3</sup> (calendar quarter)	1.5 µg/m <sup>3</sup> (30-day average)
Sulfur Dioxide (SO <sub>2</sub> )	0.14 ppm (24-hour)	0.25 ppm (1-hour); 0.04 ppm (24-hour)
Carbon Monoxide (CO)	9.0 ppm(8-hour); 35 ppm(1-hour)	9.0 ppm (8-hour); 20 ppm (1-hour)
Nitrogen Dioxide (NO <sub>2</sub> )	0.053 ppm; (annual average)	0.25 ppm; (1-hour)
Ozone (O <sub>3</sub> )	0.12 ppm; (1-hour)	0.09 ppm; (1-hour)
Particulates (PM <sub>10</sub> )	150 µg/m <sup>3</sup> (24-hour)	50 µg/m <sup>3</sup> (24-hour)
Sulfate	None	25 µg/m <sup>3</sup> (24-hour)

Source: South Coast Air Quality Management District. 2010.

In addition to the Federal and State AAQS thresholds, there are daily and quarterly emissions thresholds for construction emissions, mobile emissions, and stationary emissions established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>;
- 55 pounds per day of PM<sub>2.5</sub>; or,
- 150 pounds per day of sulfur oxides.

<sup>23</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

The proposed project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>;
- 55 pounds per day of PM<sub>2.5</sub>; or,
- 150 pounds per day of sulfur oxides.

### 3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct the implementation of the applicable air quality plan?*  
*No Impact.*

The South Coast Air Basin (SCAB) is subject to the Final 2012 AQMP, which was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>24</sup> Two consistency criteria that should be referred to in determining a project's conformity with the AQMP are identified in Chapter 12 of the AQMP and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. *Consistency Criteria 1* refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. The proposed project's construction and operational emissions are below the SCAQMD's thresholds (refer to Tables 3-2 and 3-3). *Consistency Criteria 2* refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.<sup>25</sup> The proposed project is an infill development which promotes the region's sustainable growth objectives. As a result, the project will not result in an obstruction of the AQMP and no impacts are anticipated.

B. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less than Significant Impact.*

The proposed project's implementation will result in short-term (construction-related) emissions from demolition, site preparation, grading, and other construction activities. The emissions were estimated using the computer model CalEEMod developed for the SCAQMD. Estimated Mass Daily Construction Emissions identifies mass daily emissions that are estimated to occur on peak construction days. The analysis assumed that the 6 units would be constructed over a 12-month period. As shown in Table 3-2, mass daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds for construction. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant.

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<sup>24</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

<sup>25</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

**Table 3-2**  
**Estimated Mass Daily Construction Emissions**

Description of Construction Phase	ROG	NO <sub>2</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition Subtotal	1.95	13.6	10.2	0.02	1.19	0.97
Site Preparation Subtotal	1.64	11.82	8.93	0.01	0.83	0.73
Grading Subtotal 2014	1.90	13.08	9.9	0.02	1.82	1.36
Building Construction Subtotal (2014)	2.04	15.20	10.89	0.02	0.96	0.93
Paving Subtotal (2014)	2.28	13.87	10.69	0.02	1.34	1.11
Architectural Coatings Subtotal (2014)	12.51	2.77	1.92	0.00	0.24	0.24
<b>Max. Daily Construction Emissions</b>	<b>12.51</b>	<b>15.20</b>	<b>10.89</b>	<b>0.02</b>	<b>2.08</b>	<b>1.36</b>
<b>Daily SCAQMD Thresholds (lbs/day)</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>

Note: Each construction phase is mutually exclusive (each construction phase will occur independently).

Source: California Air Resources Board, CalEEMod [computer program].

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include the following: mobile emissions associated with vehicular traffic and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEMod computer model.

**Table 3-3**  
**Estimated Operational Emissions**

Emissions Type	Criteria Pollutants (lbs/day)					
	ROG	NO <sub>2</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area-wide	0.89	0.04	2.54	0.00	0.32	0.32
Energy	0.01	0.06	0.03	0.00	0.01	0.01
Mobile	0.30	0.74	2.81	0.00	0.60	0.04
<b>Total (lbs/day)</b>	<b>1.20</b>	<b>0.84</b>	<b>5.34</b>	<b>0.00</b>	<b>0.93</b>	<b>0.37</b>
<b>Daily Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>

Source: California Air Resources Board, CalEEMod [computer program].

As indicated in Table 3-3, the projected long-term emissions are below those thresholds considered to be a significant impact. As a result, the long-term air quality impacts will be less than significant.

- C. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less than Significant Impact.*

As indicated previously, the SCAB is a designated non-attainment area for ozone and particulates. The proposed project's implementation will result in construction-related emissions due to the use of construction equipment as well as particulate emissions generation during demolition and grading (refer to the discussion provided in the previous section). Operational emissions will be limited to vehicles traveling to and from the residential development and off-site area-wide stationary emissions related to power generation. As indicated in Table 3-3, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. As a result, the potential cumulative air quality impacts are anticipated to be less than significant.

- D. *Would the project expose sensitive receptors to substantial pollutant concentrations? No Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. The significance of localized project impacts under CEQA depends on whether ambient carbon monoxide levels in the vicinity of the project are above or below State and/or Federal standards for that criteria pollutant and the proximity of the emissions source to sensitive receptors. The proposed project's peak hour trip generation (3 AM peak hour trips and 3 PM peak hour trips) will be distributed throughout the area and will not be significant enough to result in an exceedance of the State's 1-hour or 8-hour carbon monoxide (CO) standards. An intersection's level of service would need to degrade to a LOS E for the congestion to be great enough to result in the creation of a CO hotspot.<sup>26</sup> As a result, no impacts are anticipated.

- E. *Would the project create objectionable odors affecting a substantial number of people? No Impact.*

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>27</sup> The proposed project will be a residential development and no generation of odors is anticipated. The placement and design of the trash receptacles must also be approved by the City. As a result, no odor-related impacts from the proposed residential development are anticipated.

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<sup>26</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

<sup>27</sup> Ibid.

### 3.3.3 MITIGATION MEASURES

The proposed project's air emissions are not considered to represent a significant adverse impact. The construction activities will also be required to comply with SCAQMD rules and regulations. As a result, no mitigation is required.

## 3.4 BIOLOGICAL RESOURCES

### 3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on Federally protected wetlands as defined by Section §404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish, or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans.

### 3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? No Impact.*

The project site is developed as residential. Residential development abuts the project site on the north, south, and west sides. Yockey Street extends along the site's eastside. A review of the State of California's Natural Diversity Database indicates that no sensitive habitats or protected plant and

animal species are located on the project site or within the adjacent parcels.<sup>28</sup> As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? No Impact.*

No natural plant communities or habitats remain on the project site or the surrounding properties. The project site is located in the midst. As a result, no impacts on natural or riparian habitats or sensitive habitats will occur from the proposed project's implementation.

- C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.*

The project site and the adjacent developed residential properties do not contain any natural wetland and/or riparian habitat. The project site is located in an urbanized setting. As a result, the proposed project will not impact any protected wetland areas, Waters of the U. S., or a designated "blue-line" stream.

- D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.*

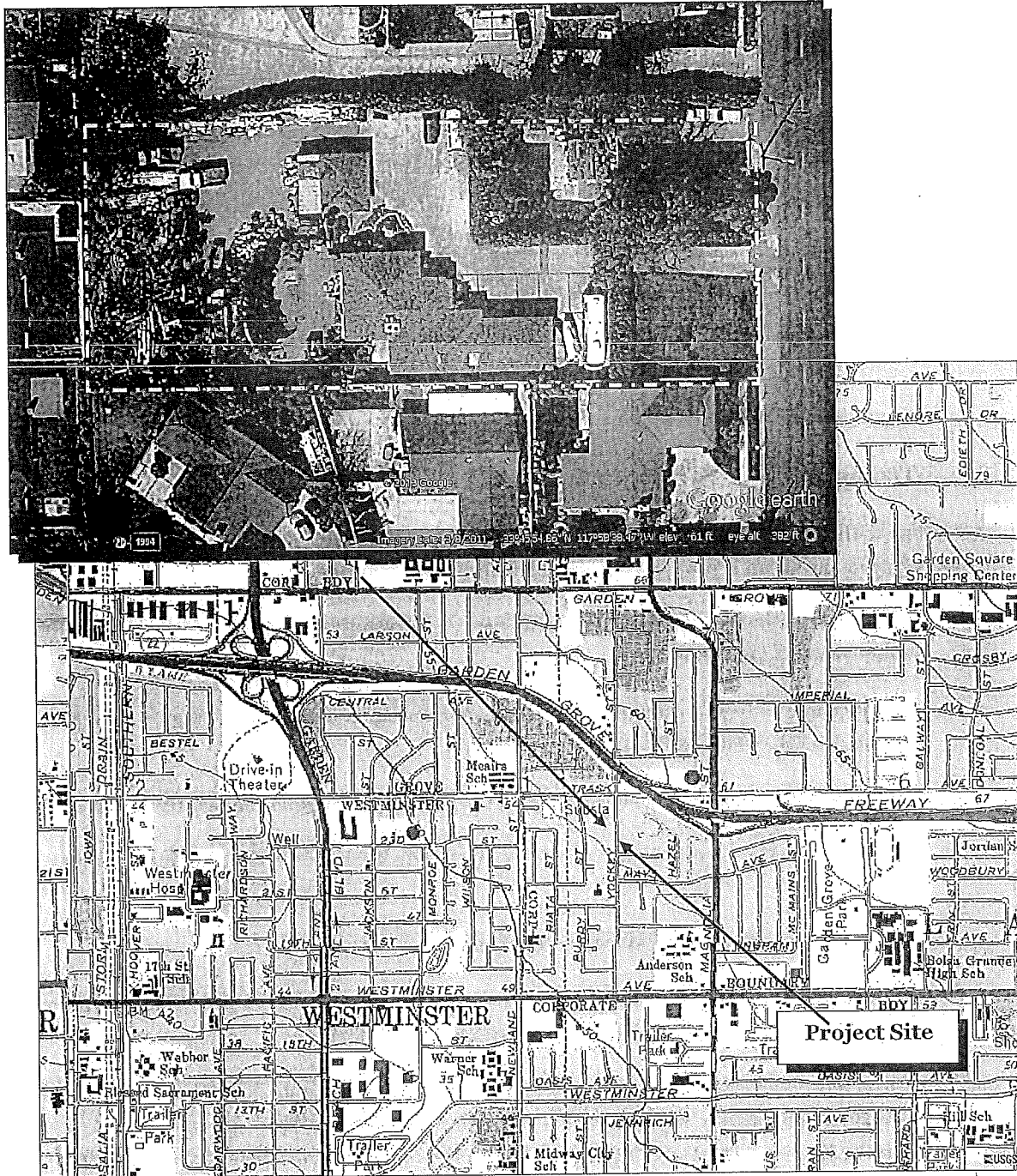
No natural open space areas are located on-site or in the adjacent properties that would potentially serve as an animal migration corridor (refer to Exhibit 3-2). The project site is surrounded by urban development. The land uses located to the north, south, and west are residential and Yockey Street extends along the project site's east side. As a result, no impacts are anticipated.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.*

Two trees are located in the eastern portion of the site near Yockey Street. Other smaller trees are located in the site's southwest corner. Hedges are located throughout the site. This existing landscaping will be removed to accommodate the project site's redevelopment. No protected *heritage trees* are located within the project site boundaries. As a result, the proposed project is not in conflict with any local policies or ordinances protecting biological resources and therefore, no impacts are anticipated.

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<sup>28</sup> California Department of Fish and Game, *Natural Diversity Database*, 1998.



**EXHIBIT 3-2**  
**LAND USES AND GROUND COVER**  
SOURCE: UNITED STATES GEOLOGICAL SURVEY

*F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans? No Impact.*

As indicated previously, the project site is located within an urban area and no natural habitats are found on the project site or within the adjacent properties.<sup>29</sup> The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional or State habitat conservation plans will result from the proposed project's implementation.

### **3.4.3 MITIGATION MEASURES**

The analysis indicated that the proposed project would not result in any impacts on biological resources. As a result, no mitigation measures are required.

## **3.5 CULTURAL RESOURCES**

### **3.5.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The destruction of a unique paleontological resource, site or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

### **3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? No Impact.*

Historic structures and sites are generally defined by local, State, and Federal criteria. A site or structure may be historically significant if it is protected through a local general plan or historic preservation ordinance. The U. S. Department of the Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be identified as having historic significance through a determination of eligibility for listing on the National Register of Historic Places. Significance may be determined if the property is associated with events, activities, or

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<sup>29</sup> United States Geological Survey. *Garden Grove 71/2 Minute Quadrangle*. Release Date March 25, 1999.

developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.<sup>30</sup> Buildings and properties will qualify for a listing on the National Register if they are integral parts of districts that meet certain criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- A property achieving significance within the past 50 years if it is of exceptional importance.

The project site is occupied by a number of improvements related to the existing residential use. These structures will be demolished to accommodate the proposed 6 single-family homes. The existing structures do not meet any of the aforementioned significance criteria. In addition, the proposed project will not adversely impact any designated landmark. As a result, no impacts are anticipated with the proposed project's implementation.

*B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.*

Prior to European contact, the local Gabrielino Indians lived in more than 50 villages located throughout the Los Angeles Basin. Archaeological sites are often located along creek areas, ridgelines, and vistas and may occur within these areas of the City. The project site has been extensively disturbed due to the previous development activities. No unknown archaeological sites or resources are likely to be discovered during excavation activities due to the previous soil disturbance. As a result no impacts on archaeological resources are anticipated to result from the proposed project's implementation.

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<sup>30</sup> U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

*C. Would the project, directly or indirectly, destroy a unique paleontological resource, site or unique geologic feature? No Impact.*

The City is generally underlain by Pleistocene shallow marine, lagoonal, floodplain, and terrace deposits approximately 40,000 years to 1.8 million years old. The San Pedro Formation is the oldest exposed rock unit in the City and both marine invertebrates, and both marine and terrestrial vertebrates, have been recovered from this formation. These aforementioned formations are not exposed within the project area. The potential for paleontological resources in the area is also considered low due to the character of subsurface soils (recent alluvium) and the amount of disturbance associated with the previous development that has occurred. The construction activities will be limited to the removal of the existing concrete foundations, the excavation required for new utility connections, and limited excavation for the new building footings. Most of this excavation will be less than 4-feet in depth. No excavation will be below the layer of recent alluvium and due to the limited excavation depths, no impacts on paleontological resources are anticipated.

*D. Would the project disturb any human remains, including those interred outside of formal cemeteries? No Impact.*

The historic map collection at California State University, Chico was also reviewed and no cemeteries were identified on a historic USGS map of the area dated 1901.<sup>31</sup> However, any unanticipated discovery of human remains must be handled pursuant to Health and Safety Code §70505 which provides that in the event that human remains are discovered during construction, construction activity shall cease and the coroner shall be notified. As a result no impacts are anticipated.

### **3.5.3 MITIGATION MEASURES**

The analysis determined that no significant adverse impacts on cultural resources would result from the proposed project's implementation. As a result, no mitigation is required.

## **3.6 GEOLOGY**

### **3.6.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;

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<sup>31</sup> California State University, Chico. Meriam Library Special Collections. California Historic Map Collection.

- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

### 3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? Less than Significant Impact.*

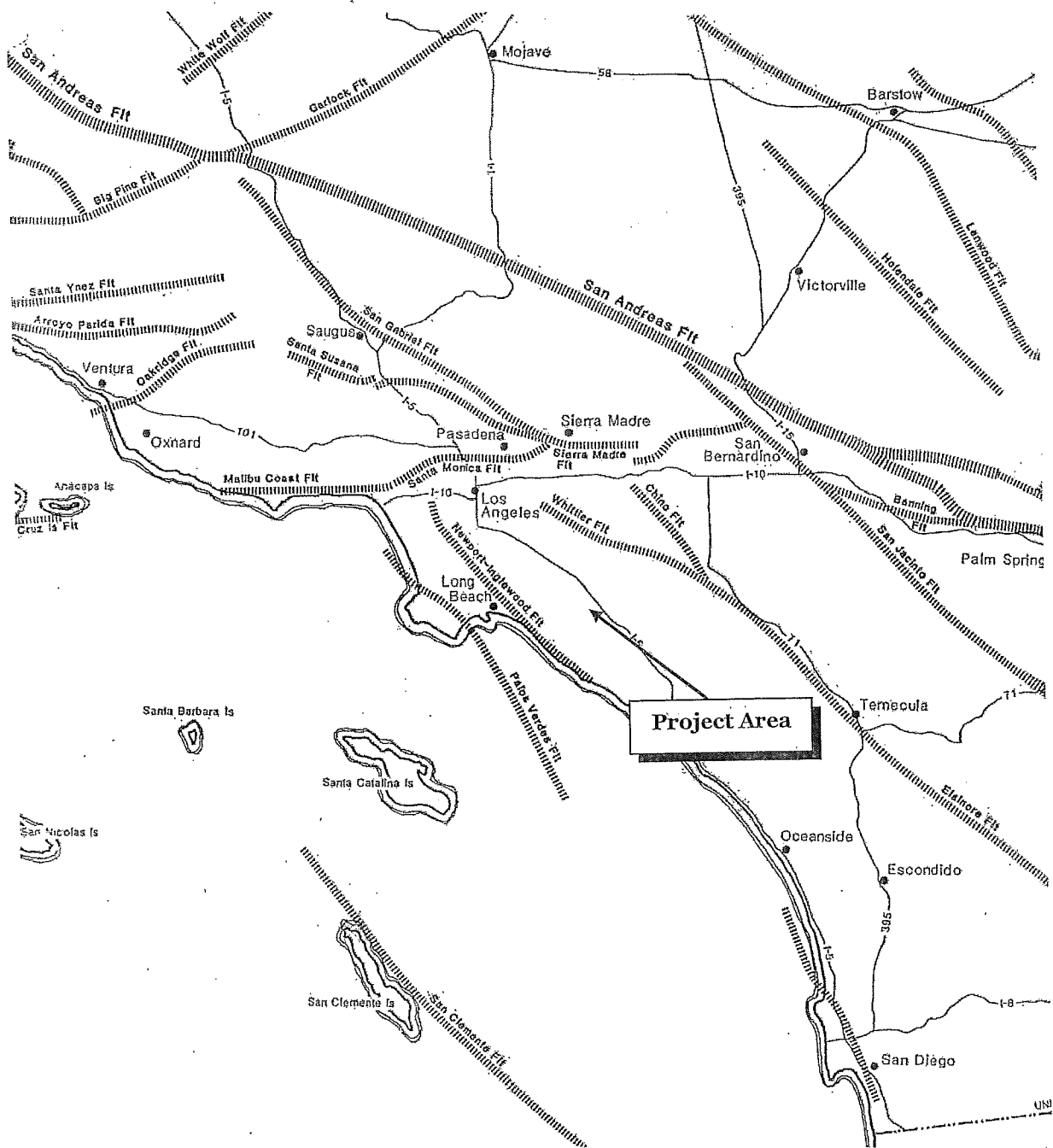
Major active faults in the region are identified in Table 3-4, along with their distance from the project site and their Maximum Credible Richter (MCR) magnitude. A map indicating the location and extent of major faults in the Southern California region is provided in Exhibit 3-3. The project site is not located within an Alquist-Priolo Special Studies Zone, and no fault rupture from a known fault is anticipated.

**Table 3-4**  
**Active Earthquake Faults Near the Site**

Fault Name	Miles from Site	MCR
San Andreas Fault	43 miles N	8.0
Palos Verdes Fault	22 miles SW	6.7
Elsinore Fault	37 miles SE	7.1
Newport-Inglewood Fault	6 miles SW	7.6
Whittier Fault	6 miles NE	7.0
Sierra Madre Fault	20 miles N	8.0

MCR - Maximum Credible Richter Magnitude.

Source: United States Geological Survey.



**EXHIBIT 3-3**  
**GENERAL LOCATION OF MAJOR SOUTHERN CALIFORNIA FAULTS**  
 SOURCE: UNITED STATES GEOLOGICAL SURVEY

The California Geological Survey (CGS, formerly the State of California Division of Mines and Geology) is authorized to implement the Seismic Hazards Mapping Act of 1990. According to the Seismic Zones Hazard Map (refer to Exhibit 3-4) prepared for the Garden Grove 7½ Minute Quadrangle indicates the project site is in a potential risk area for liquefaction. The map also indicates the site is not located in an area that is subject to potential landslides. The topography of the project site and the surrounding area is generally level. As is apparent from the review of the map, major portions of the City are also included within an area where there is an elevated risk for liquefaction. The design of the residential units will be required to conform to the current Building Code seismic requirement. The most recent California Building Code requirements call for stronger masonry construction on-site through shear-testing, wall anchors, and embedded wall bolts. As a result, the impacts will be less than significant.

*B. Would the project result in substantial soil erosion or the loss of topsoil? No Impact.*

The project site's elevation is approximately 60 feet above mean sea level (AMSL). The project site will continue to be covered over in impervious surfaces (paved parking areas, roadways, and buildings) following development. Limited excavation will be required for building footings and utility connections. Given the developed character of the project area, no impacts related to soil erosion or the loss of topsoil, are anticipated.

*C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? Less than Significant Impact.*

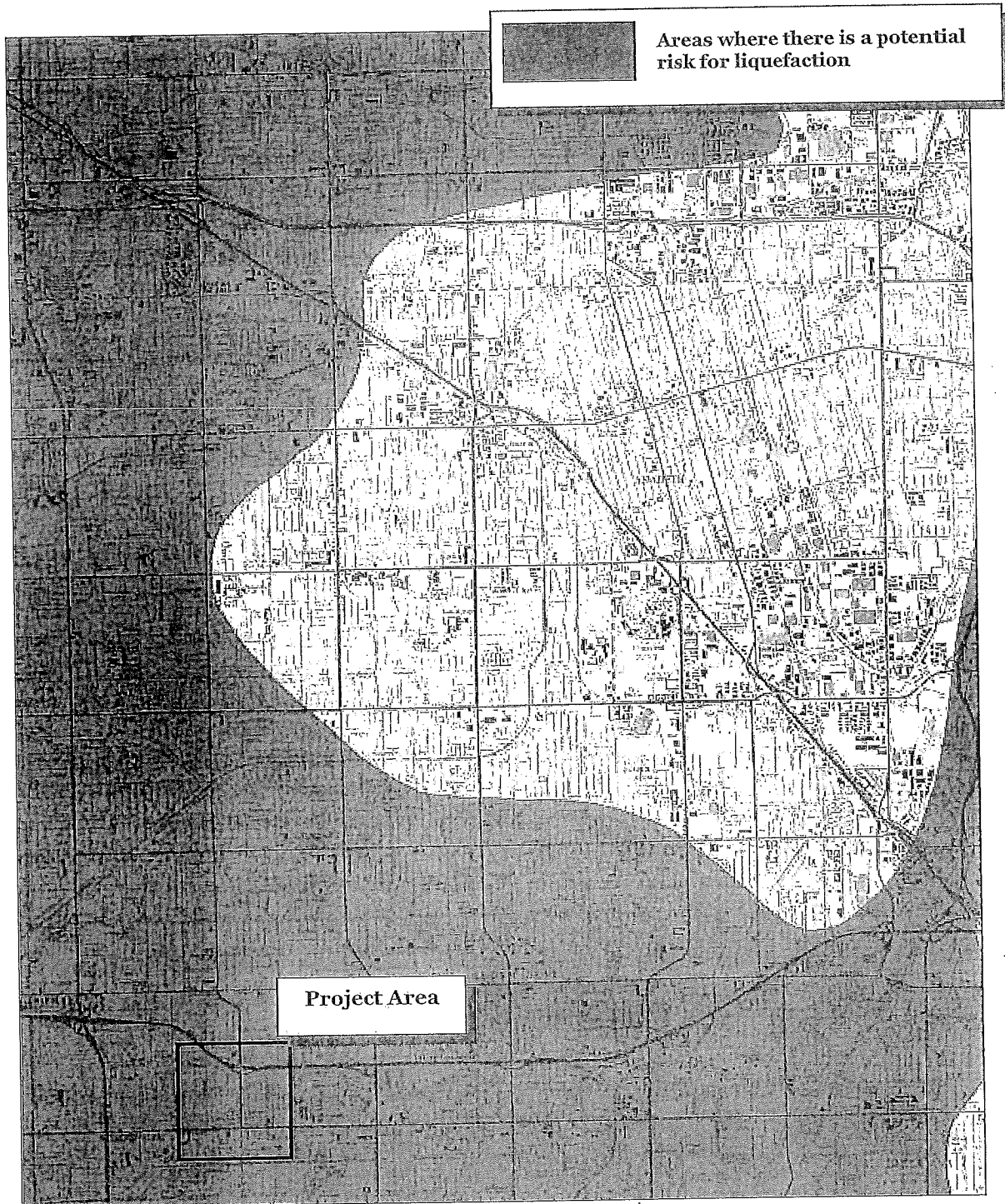
Recent studies completed by the CGS Seismic Hazard Zones Mapping Program indicate the project site is not located within an area that is subject to potential slope failure. As indicated previously, the project site is located within an area that may be subject to potential liquefaction risk. The soils that underlie the project site are suitable for future development. The design of the project improvements will be required to conform to the current Building Code seismic requirement. As indicated previously, the most recent Building Code requirements call for stronger masonry construction, the use of wall anchors, and embedded wall bolts. As a result, the impacts will be less than significant.

*D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial risks to life or property? No Impact.*

The Metz San-Emigdio soils exhibit moderate shrink-swell characteristics according to the United States Department of Agriculture (USDA).<sup>32</sup> As a result, no impacts are anticipated.

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<sup>32</sup> United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California.*



**EXHIBIT 3-4**  
**LIQUEFACTION RISKS**  
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

*E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.*

No septic tanks will be used as part of proposed project. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

### **3.6.3 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any impacts related to earth and geology. As a result, no mitigation measures are required.

## **3.7 GREENHOUSE GAS EMISSIONS**

### **3.7.1 THRESHOLDS OF SIGNIFICANCE**

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gasses.

### **3.7.2 ENVIRONMENTAL ANALYSIS**

*A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Less than Significant Impact.*

The proposed project is estimated to generate the following GHG emissions: 367 pounds of bio-O<sub>2</sub>, 4,767 pounds of non-bio CO<sub>2</sub>, 1.61 pounds of CH<sub>4</sub>, 0.03 pounds of N<sub>2</sub>O, and 5,180 pounds of CO<sub>2</sub> on a daily basis. The proposed project's operational emissions (refer to Table 3-5) will be below levels considered by the SCAQMD to represent a significant impact. The proposed project is an infill residential development on a site that is currently improved with single-family homes.. The proposed project will also help the City meet its Regional Housing Needs Allocation (RHNA). The State also supports such infill initiatives as a means to meet the state's sustainable development objectives. As a result, the impacts related to additional greenhouse gas emissions resulting from the proposed project's implementation are considered to be less than significant.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the South Coast Air Quality Management District (SCAQMD). Table 3-5 summarizes annual greenhouse gas emissions from build-out of the proposed residential development. The emissions inventory accounts for GHG emissions from construction activities and operational activities.

**Table 3-5  
Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs./Day)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
<b>Construction Emissions</b>				
Demolition (on-site) 2013	---	---	---	0.00
Demolition (off-site) 2013	---	0.16	---	1,479.58
<b>Demolition Subtotal</b>	---	<b>0.16</b>	---	<b>1,479.58</b>
Site Preparation (on-site) 2013	---	0.14	---	1,405.68
Site Preparation (off-site) 2013	---	0.00	---	48.34
<b>Site Preparation Subtotal</b>	---	<b>0.14</b>	---	<b>1,454.02</b>
Grading (on-site) 2013	---	0.16	---	1,479.58
Grading (off-site) 2013	---	0.01	---	96.68
<b>Grading Subtotal 2013</b>	---	<b>0.17</b>	---	<b>1,525.96</b>
Construction (on-site) 2014	---	0.18	---	1,949.18
Construction (off-site) 2014	---	0.00	---	46.38
<b>Construction Subtotal (2014)</b>	---	<b>0.18</b>	---	<b>1,996.19</b>
Paving (on-site) 2014	---	0.20	---	1,412.63
Paving (off-site) 2014	---	0.01	---	174.03
<b>Paving Subtotal (2014)</b>	---	<b>0.21</b>	---	<b>1,586.66</b>
Coatings (on-site) 2014	---	0.04	---	282.03
Coatings (off-site) 2014	---	0.00	---	0.00
<b>Coatings Subtotal (2014)</b>	---	<b>0.04</b>	---	<b>282.03</b>
<b>Long-Term Operational Emissions</b>				
Area	---	0.17	0.00	155.59
Energy	---	0.00	0.00	82.87
Mobile	---	0.02	---	488.03
<b>Total</b>	---	<b>0.19</b>	<b>0.00</b>	<b>725.89</b>

Source: CalEEMod.

Note: Slight variations may occur due to rounding.

As an interim threshold based on guidance provided in the CAPCOA CEQA and Climate Change white paper, a non-zero threshold based on Approach 2 of the handbook will be used. Threshold 2.5 (Unit-Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by

SCAQMD using this method is 3,000 metric tons carbon dioxide equivalent (MTCO<sub>2</sub>E) per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects. As indicated in Table 3-5, the CO<sub>2</sub>E total for the project is 725.89 pounds per day or 0.362 metric tons per day, which equates to 132.47 metric tons per year.

Construction activities are short-term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends in its draft threshold to amortize construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to generate a precise project GHG inventory. Daily construction greenhouse gas emissions total approximately 4.16 MTCO<sub>2</sub>E. Amortized over 30-years equates to 0.139 MTCO<sub>2</sub>E per year. Included with the annual operational emissions, this would equate to a total annual greenhouse gas emissions of 0.501 MTCO<sub>2</sub>E per year. Therefore, greenhouse gas emissions will be well below the 3,000 MTCO<sub>2</sub>E threshold and therefore will not result in a significant impact.

*B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? Less than Significant Impact.*

The proposed project will be consistent with the California Environmental Protection Agency Climate Action Team's proposed early action measures to mitigate climate change. These early action measures are designed to ensure that projects meet the Governor's climate reduction targets, and are documented in the *Climate Action Team Report to Governor Schwarzenegger at the Legislature*, March 2006. The early action measures are also included in the CARB Scoping Plan and are mandated under AB 32. A complete list of CARB Scoping Plan Measures/Recommended Actions needed to obtain AB 32 goals, as well as the Governor's Executive Order, are referenced in Table 3-6. Table 3-6 also identifies which CARB *Recommended Actions* apply to the proposed project, and of those, whether the proposed project is consistent.

**Table 3-6**  
**Recommended Actions for Climate Change**

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
T-1	Transportation	Pavley I and II – Light-Duty Vehicle GHG Standards	No	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	No	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	No	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No
T-6	Transportation	Goods-movement Efficiency Measures	No	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure	No	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	No	No

**Table 3-6  
Recommended Actions for Climate Change (continued)**

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
T-9	Transportation	High Speed Rail	No	No
E-1	Electricity and Natural Gas	Increased Utility Energy efficiency programs More stringent Building and Appliance Standards	Yes	No
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	No	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	Yes	No
CR-2	Electricity and Natural Gas	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	No	No
W-1	Water	Water Use Efficiency	Yes	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	Yes	No
W-4	Water	Reuse Urban Runoff	No	No
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action)	No	No
RW-2	Recycling and Waste Management	Additional Reductions in Landfill Methane – Capture Improvements	No	No
RW-3	Recycling and Waste Management	High Recycling/Zero Waste	Yes	No
F-1	Forestry	Sustainable Forest Target	No	No
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	High Global Warming Potential Gases	SF6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)	No	No
H-3	High Global Warming Potential Gases	Reduction in Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action)	No	No

**Table 3-6**  
**Recommended Actions for Climate Change (continued)**

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008)	No	No
H-5	High Global Warming Potential Gases	High GWP Reductions from Mobile Sources	No	No
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources	No	No
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

Of the 39 measures identified, those that would be considered to be applicable to the proposed project include actions related to electricity and natural gas use and water conservation. The proposed project would not conflict with adopted initiatives that are designed to control GHG emissions in the coming years. The project will involve the reuse of an existing urban property and *infill development* is seen as an important strategy in reducing regional GHG emissions. The proposed project's implementation of Title 24 measures, the installation and use of Energy Star® appliances, and water conservation measures will be effective in indirectly reducing GHG emissions. Therefore, the proposed project will not be in conflict with the State's recommended actions for addressing climate change. As a result, the impacts will be less than significant.

### 3.7.3 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that the potential GHG impacts associated with the project's implementation would be less than significant. As a result, no mitigation measures are required.

## 3.8 HAZARDS & HAZARDOUS MATERIALS

### 3.8.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;

- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport that would result in a safety hazard for people residing or working in the project area;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire.

### 3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact.*

The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area. The site is not included on this list. All demolition debris that may contain lead or asbestos containing materials will be handled and disposed of in accordance with existing regulations. These regulations include equipment and the training of personnel engage in the handling and removal of hazardous materials, the proper stockpiling of these materials, and the means of transport and disposal. The project site is not located within two miles of an operational public airport. No areas of native vegetation are found in the surrounding parcels and, as a result, there is no wildfire risk from off-site locations. Finally, the proposed 6-unit single-family residential small-lot subdivision development will not involve the storage and use of any hazardous products other than those commonly used in a household setting. As a result no impacts are anticipated.

- B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Less than Significant Impact.*

Future development arising as part of the proposed project's implementation will include 6 residential units. The use of hazardous materials for the residential development will consist of those commonly used in a household setting for routine maintenance and cleaning. As a result, the potential impacts are less than significant.

- C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No impact.*

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed use, no hazardous or acutely hazardous materials will be emitted. During the demolition phases, asbestos containing materials and/or lead paint may be encountered. As indicated in subsection 3.8.2.A, any such materials would be handled and disposed of in accordance with the existing regulations. As a result, no significant impacts concerning a release of hazardous materials are anticipated.

- D. *Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5, and, as a result, would it create a significant hazard to the public or the environment? No Impact.*

The project site is not included on a hazardous sites list compiled pursuant to California Government Code Section §65962.5.<sup>33</sup> As a result, no impacts are anticipated.

- E. *Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.*

The nearest airport is the Fullerton Municipal Airport (FMA), a general aviation airport that is located at 4011 West Commonwealth Avenue, approximately 7.29 miles to the north of the project site. The FMA is within the oversight of the Orange County Airport Land Use Commission (ALUC). The ALUC is required to prepare and adopt an airport land use plan for each of the airports within its jurisdiction. The ALUC prepared the *Airport Environs Land Use Plan for Fullerton Municipal Airport* (AELUP) as a means to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. A *Runway Protection Zone* (RPZ) is a trapezoidal area located off of each end of a runway that is used to enhance the protection of people and property on the ground. The proposed project site is located over 7.29 miles to the south of the nearest RPZ. As a result, the proposed project will not affect or be affected by aircraft operations and no impacts will result.

- F. *Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? No Impact.*

The project site is not located within two miles of a private airstrip.<sup>34</sup> As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip and no impacts are anticipated.

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<sup>33</sup> California, State of, Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List), 2009.

<sup>34</sup> United States Geological Survey. *Garden Grove 7 1/2 Minute Quadrangle*. 1994.

G. *Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? No Impact.*

At no time will the adjacent streets be completely closed to traffic during the construction phases. The segment of the Yockey Street that has frontage along the project site will not be completely closed to traffic during construction. The construction plans will be reviewed by the City to identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued access. As a result, no impacts are associated with the proposed project's implementation.

H. *Would the project expose people or structures to a significant risk of loss, injury or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? No Impact.*

The project area is urbanized and the properties surrounding the site are developed. There are no areas of native vegetation found within the project site or in the surrounding properties that could provide a fuel source for a wildfire.<sup>35</sup> As a result, there are no impacts associated with potential wildfires from off-site locations.

### 3.8.3 MITIGATION MEASURES

The analysis determined that no significant impacts related to hazardous materials or human health would be associated with the proposed project's implementation. As a result, no mitigation is required.

## 3.9 HYDROLOGY & WATER QUALITY

### 3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the

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<sup>35</sup> United States Geological Survey. *Garden Grove 7 1/2 Minute Quadrangle*. 1994.

- alteration of the course of a stream or river, in a manner that would result in flooding on-site or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
  - The substantial degradation of water quality;
  - The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
  - The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
  - The exposure of people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam or levee failure; or,
  - The exposure of a project to inundation by seiche, tsunami or mudflow.

### **3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

#### *A. Would the project violate any water quality standards or waste discharge requirements? Less than Significant Impact.*

The proposed project will consist of 6 single-family homes. As part of the development, certain improvements will be installed that will affect the amount of potential storm water runoff.<sup>36</sup> The major source of potential water pollution is related to sheet runoff capturing surface pollutants from driveways and other impervious areas that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins and pipes. This storm water infrastructure collects the rainwater runoff and ultimately deposits everything it gathers, including contaminants and debris, into the ocean. Trash, animal waste, chemicals, and other pollutants are transported untreated through the storm water system where it is ultimately conveyed to the regional storm drain system.

The proposed project will be required to comply with all pertinent requirements of the National Pollutant Discharge Elimination System (NPDES). The first requirement involves the preparation, submittal, and implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP) that includes design features and Best Management Practices ("BMPs") that are appropriate for the given project. These BMPs may include, but not be limited to, the use of sandbag berms, stabilized construction entrance/exit, sediment traps, and storm drain inlet projections. The purpose of the SUSMP is to reduce the potential for post-construction pollutants entering into the storm water system. The City is required to approve the SUSMP prior to the issuance of any grading or building permit. The second requirement involves the preparation of a Storm Water Pollution Prevention Plan

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<sup>36</sup> The first 3/4 inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales.

(SWPPP) for development that disturbs areas of between two to five acres. The Applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the State permit prior to issuance of a grading permit.<sup>37</sup> Adherence to the aforementioned requirements will reduce the potential impacts to levels that are less than significant.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Less than Significant Impact.*

The proposed 6-unit residential development is projected to consume approximately 1,500 gallons per day assuming 250 gallons per day per unit. However, the proposed project will utilize low-flush toilets and other water conservation devices as a means to reduce water consumption. In addition, the development will be required to employ the water conserving irrigation equipment as a means to further reduce consumption. When considering the consumption from the three existing units, the net change will be negligible. Because of the minimal change in overall water consumption, the projected water consumption will not result in an overdraft of the existing available groundwater supply. The proposed project will also contain an active landscape area located in the center of the property. The permeable surfaces provided by the proposed landscaping will permit the on-site percolation of surface runoff. As a result, the potential impacts are anticipated to be less than significant.

- C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? No Impact.*

No natural drainage or riparian areas remain within the project site or the surrounding area due to the past development. Approximately two-thirds of the rear and side yard area of the existing site is paved over in concrete, buildings, and a swimming pool. Overall, the amount of impervious cover for the project will be similar to that which presently exists. As a result, the potential drainage characteristics will not significantly change. As a result, no impacts are anticipated.

- D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? No Impact.*

The project site and the adjacent properties are developed as residential. There are no natural lakes or streams within or adjacent to the project site.<sup>38</sup> The project site is located in the midst of an existing neighborhood and no natural drainage features are found within the project site or on the adjacent

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<sup>37</sup> City of Garden Grove. *The Garden Grove Plan, Program Environmental Impact Report*. February 2012.

<sup>38</sup> Blodgett/Baylosis Associates. Information was collected during a site survey that was completed on August 19, 2013.

parcels.<sup>39</sup> As a result, no impacts are anticipated.

*E. Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? No Impact.*

The stormwater runoff will continue to be conveyed to local storm drains and channels via the curb and gutters. The nature and extent of stormwater runoff ultimately discharged into the existing storm drain system will not significantly change from the existing levels. The areas where the new construction will occur are presently covered over in impervious surfaces. In addition, BMPs will be employed to capture storm water runoff during construction. These potential BMPs are summarized under Section 3.9.2.A. As a result, no impacts are anticipated.

*F. Would the project otherwise substantially degrade water quality? No Impact.*

The standard regulations concerning storm water runoff will mitigate any potential impacts from the proposed project. As a result, no additional impacts beyond those previously identified are anticipated.

*G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map? Less than Significant Impact.*

The project site is not located within a designated 100-year flood hazard area as defined by FEMA (the flood zones are well east of the site, east of Euclid Street). However, the project site is located within the Regular Flood Hazard Zone "X" as determined by FEMA Flood Insurance Rate Map No.06059C0138J (Community No. 060229, Panel 0138J), issued on December 3, 2009. Flood Zone "X", which is not subject to the Flood Hazard Overlay Zone, includes areas of a potential 500-year flood; with average flood water depths of less than one foot, or with an average drainage area less of less than one square mile, and areas protected by levees from 100-year floods. As a result, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows. Therefore, less than significant flood-related impacts are anticipated.

*H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? No Impact.*

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.<sup>40</sup> The proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows. Therefore, no impacts are anticipated with the proposed project's implementation.

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<sup>39</sup> United States Geological Survey. *Garden Grove 7 1/2 Minute Quadrangle*. 1994.

<sup>40</sup> City of Garden Grove. *The Garden Grove Plan, Program Environmental Impact Report*. Exhibit 5.8-2.

- I. Would the project expose people or structures to a significant risk of loss, injury, or death, involving flooding as a result of the failure of levee or dam? Less than Significant Impact.*

The project site and the majority of the City are located within an area that could be subject to flows due to failure or overflow at the Prado Dam. Inundation from dam failure will potentially affect the entire City. The primary impact associated with potential dam failure will be related to property damage since flood water will be relatively shallow and the flood water releases would be gradual. In addition, this risk generally applies to the entire City. As a result, the potential impact is considered to be less than significant.

- J. Would the project result in inundation by seiche, tsunami or mudflow? No Impact.*

The project site is located approximately 10 miles inland from the Pacific Ocean and, as a result, would not be exposed to the effects of a tsunami. In addition, there are no surface water bodies in the immediate area of the project site that would result in a potential seiche hazard. As a result, no impacts related to seiche, tsunami, or mudflows will result from the implementation of the proposed project.

### **3.9.3 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant hydrology or water quality impacts. As a result, no mitigation is required.

## **3.10 LAND USE**

### **3.10.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The physical division and disruption of an established community;
- A conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project; or,
- A conflict with any applicable habitat conservation or natural community conservation plan.

### **3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. Would the project physically divide an established community? No impact.*

Yockey Street extends along the project site's east side and single-family residential development abuts the project site on the south, north, and west sides. The project site abuts the rear yards of three single-family homes to the west, the front yard of four single-family homes to the north, and the side/rear yard on one home and the rear yard of two single-family homes to the south. The existing land uses in the vicinity of the project site are noted in Exhibit 3-5.

The proposed new residential development will be confined to the property that currently contains the existing residential units (two single-family homes and what appears to be a second unit). The proposed project will not result in the division of an established residential neighborhood. As a result, no impacts are anticipated.

*B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Less than Significant Impact.*

The project site is designated as *Low-Density Residential* in the City of Garden Grove General Plan and the applicable zoning is *Single-family Residential (R-1)*.<sup>41</sup> The General Plan designations for the site and the immediate area are shown in Exhibit 3-6 while the Zoning designations are shown in Exhibit 3-7.

The property will be rezoned from R-1 to Planned Unit Development to accommodate the proposed development. The proposed residential project is consistent with the Low Density Residential; however a rezoning from R-1 to Planned Unit Development (PUD) is necessary to accommodate the proposed development. In order to rezone the property to PUD, a variance is required to deviate from the minimum lot size requirement of three acres. Even with the granting of the requested zone change and variance, the proposed project will be consistent with the surrounding residential neighborhood. As a result, the potential land use planning impacts will be less than significant.

*C. Will the project conflict with any applicable habitat conservation or natural community conservation plan? No Impact.*

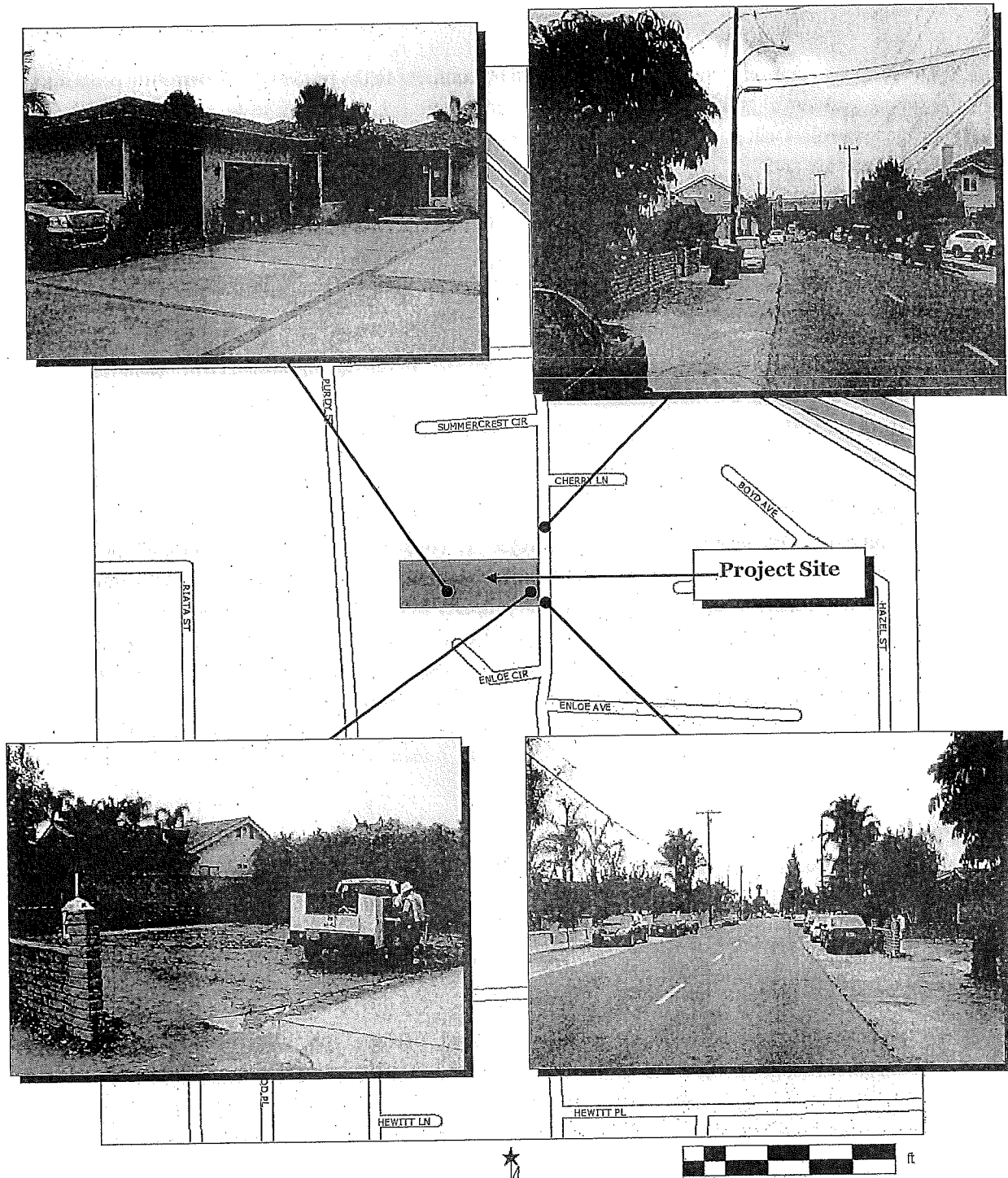
The project site is located in the midst of an existing urbanized commercial and residential area. No natural or native habitats are found within the site or on the adjacent parcels. In addition, there are no areas within the vicinity of the project site that are subject to habitat conservation plans. As a result, no impacts are anticipated.

### **3.10.3 MITIGATION MEASURES**

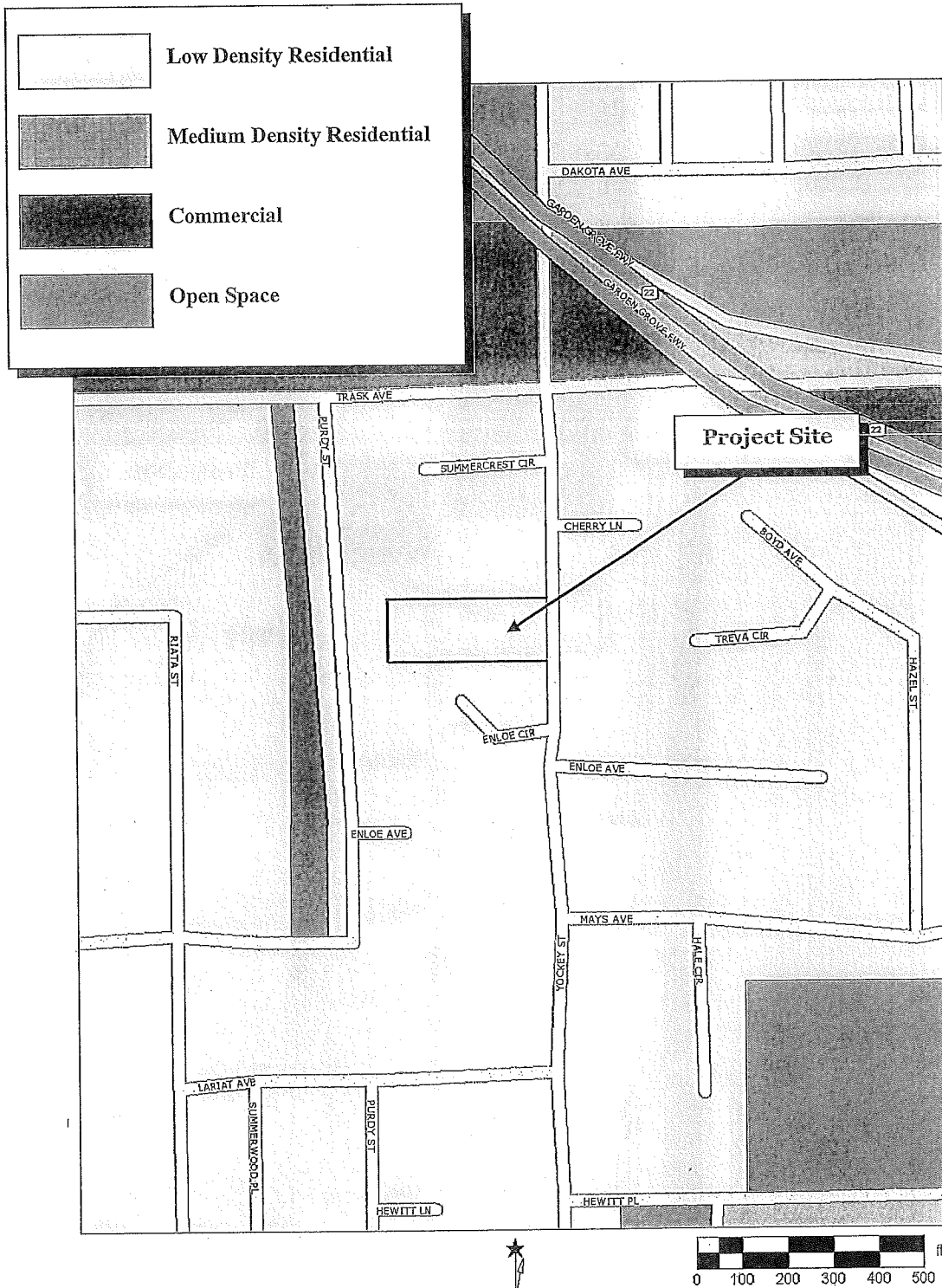
The analysis determined that no impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

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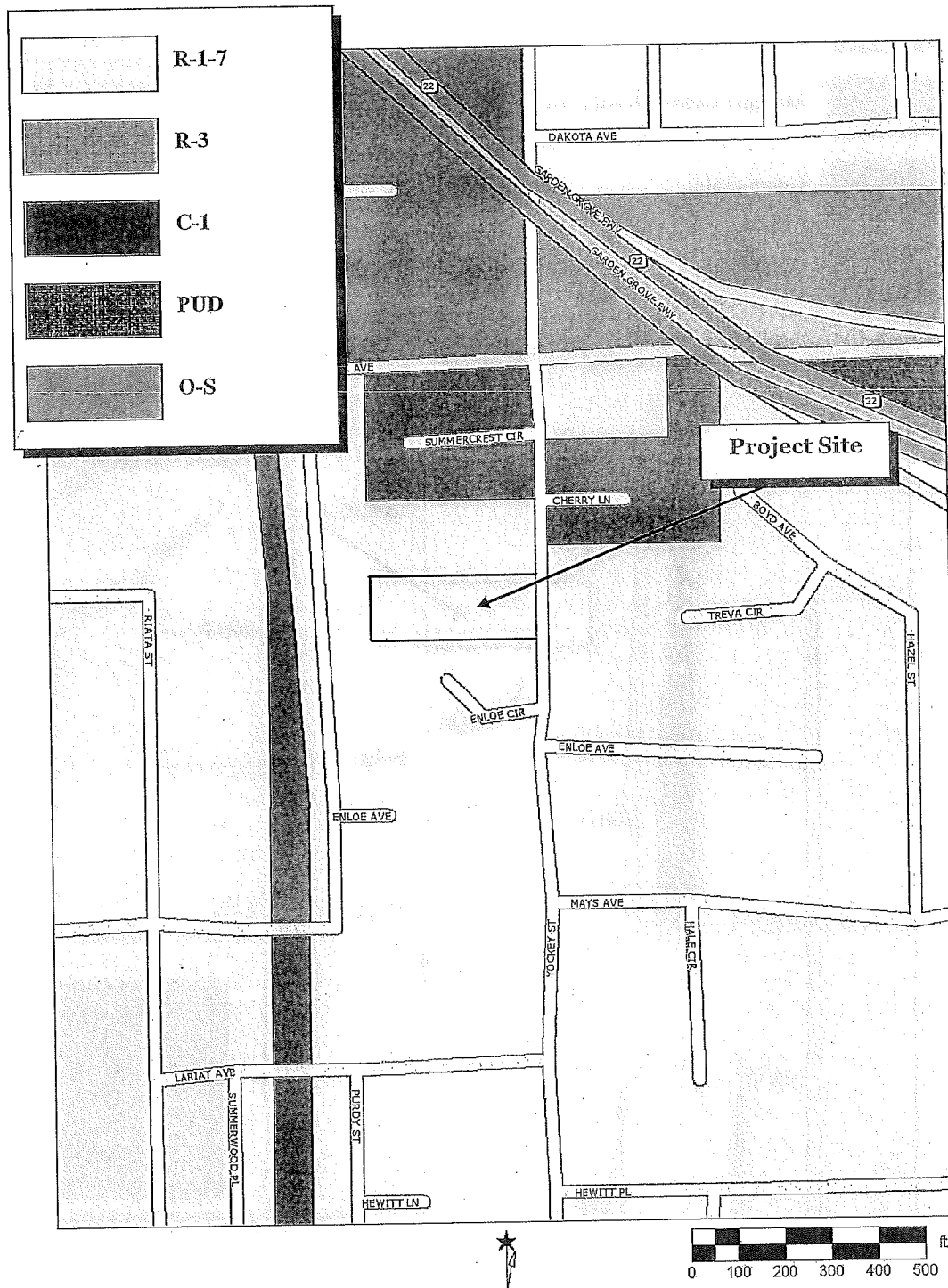
<sup>41</sup> Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.



**EXHIBIT 3-5**  
**EXISTING LAND USES AND DEVELOPMENT**  
SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



**EXHIBIT 3-6**  
**EXISTING GENERAL PLAN LAND USE DESIGNATIONS**  
 SOURCE: CITY OF GARDEN GROVE



**EXHIBIT 3-7**  
**EXISTING ZONING LAND USE DESIGNATIONS**  
 SOURCE: CITY OF GARDEN GROVE

### **3.11 MINERAL RESOURCES**

#### **3.11.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or
- The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

#### **3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? No Impact.*

According to the State of California Department of Conservation Regional Wildcat Map, the project site is not located over any oil wells. In addition, the project area is not located within a *Significant Mineral Aggregate Resource Area (SMARA)*, nor is it located in an area with active mineral extraction activities.<sup>42</sup> As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

- B. *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact.*

There are no mineral, oil or energy extraction activities located within the project area. Review of maps provided by the State Department of Conservation indicated that there are no oil wells located within the project site.<sup>43</sup> The resources and materials used in the construction of the proposed 6 single-family homes will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any impacts on mineral resources in the region.

#### **3.11.3 MITIGATION MEASURES**

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

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<sup>42</sup> California Department of Conservation, Mineral Land Classification of the Greater Los Angeles Area, 1987.

<sup>43</sup> State of California Department of Conservation. *Regional Wildcat Map*. October 2010.

## **3.12 NOISE**

### **3.12.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive vibration or ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Located within an area with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, where the project would expose people to excessive noise levels; or,
- Located within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

### **3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project result in exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No Impact.*

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity.

Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-8. Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as spreading loss. Due to spreading loss, noise decreases with distance. The City of Garden Grove's noise control regulations are included in Title 8, Chapter 47 (Noise Control) of the Municipal Code. The proposed 6 single-family units will be required to conform to the requirements included in the City's Noise Control Ordinance. As a result, no significant impacts are anticipated.

The State of California has mandated that local governments prepare a noise element as part of their general plans. The Garden Grove Noise Element contains noise guidelines with respect to land use and noise exposure compatibility (refer in Exhibit 3-9). These standards are contained in the Garden Grove General Plan Noise Element (page 7-7; Table 7-1). A series of noise measurements were taken to characterize the existing noise environment. The noise measurements indicated that the average noise levels within the property ranged from 64 dBA to 71 dBA. The peak noise level was associated with a passing truck. Overall, the ambient noise levels were well below the 70 dBA level. According to the aforementioned land use and noise exposure compatibility guidelines, residential development is compatible in those areas where the ambient noise levels are 70 dBA, CNEL or less. The proposed 6-unit residential project will be required to conform to the aforementioned requirements in the same manner as other residential development in the City. The potential construction noise impacts are discussed under Section 3.12.2.D. As a result, no significant impacts are anticipated.

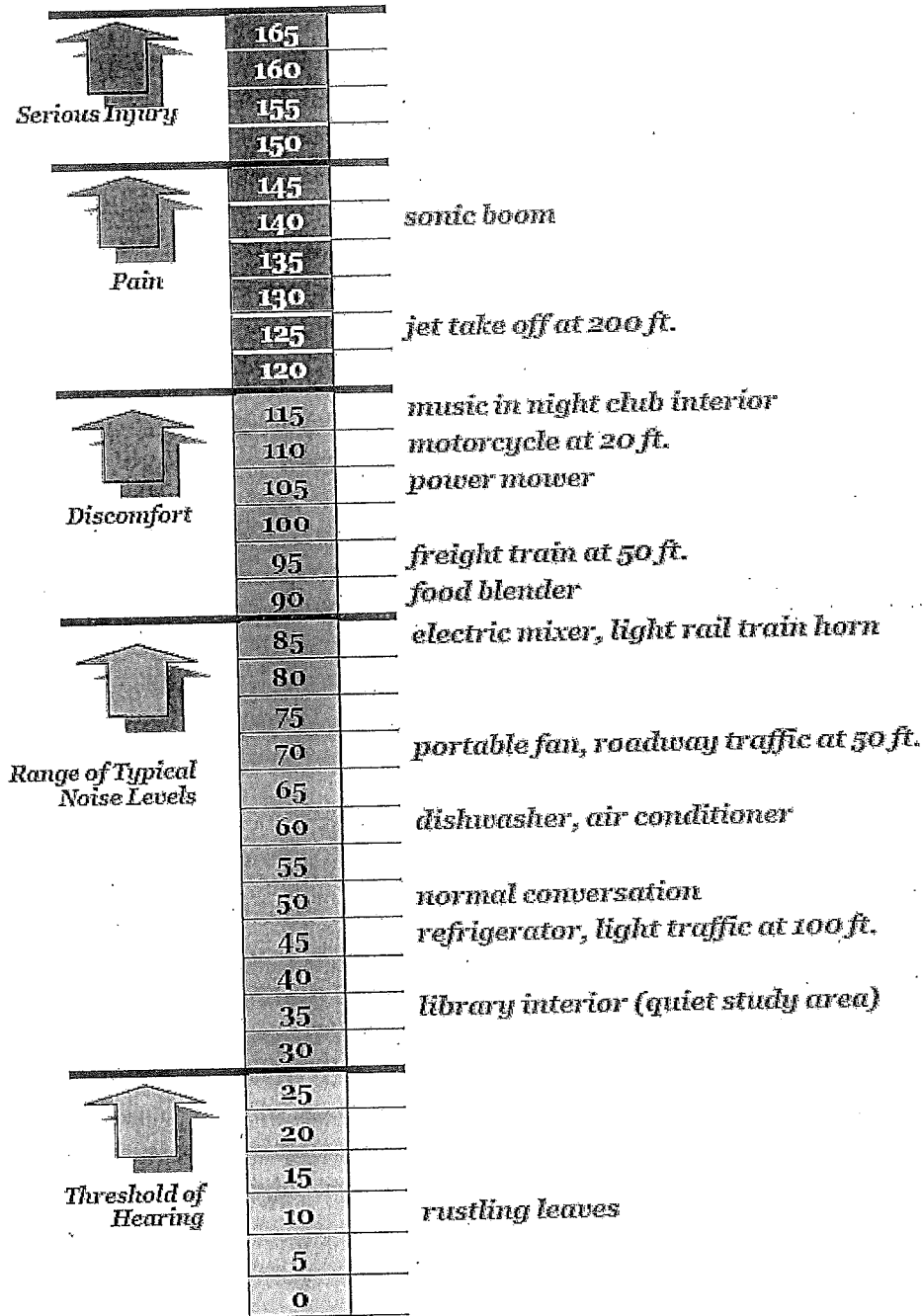
*B. Would the project result in exposure of people to, or generation of, excessive groundborne vibration or groundborne noise levels? Less than Significant Impact.*

The current noise environment within the project area is dominated by traffic noise emanating from Yockey Street. The major source of noise from the proposed project will be related to typical residential activities and vehicle noise (horns, alarms, etc.) from the internal roadways and parking areas. As indicated previously, the City of Garden Grove's noise control regulations are included in Title 8, Chapter 47 (Noise Control) of the Municipal Code. The proposed 6 single-family units will be required to conform to the requirements included in the City's Noise Control Ordinance. The aforementioned noise control regulations will reduce the potential operational noise impacts to levels that are less than significant.

*C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.*

The proposed 6-unit residential development is considered to be a noise sensitive receptor. The proposed use will also be required to conform to the City of Garden Grove's noise control regulations included in the Municipal Code. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise on Yockey Street. It typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater which is considered to be the threshold for persons with normal hearing to discern a change in the ambient noise levels. As a result, the proposed project's implementation will not result in any permanent noise impacts.

Noise Levels – in dBA



**EXHIBIT 3-8**  
**TYPICAL NOISE LEVELS FROM COMMON ACTIVITIES**  
 SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

### City of Garden Grove Noise and Land Use Compatibility Standards

Land Use Category	Community Noise Exposure (L <sub>dn</sub> or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging- Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA
NA: Not Applicable				
Source: Office of Planning and Research, California, <i>General Plan Guidelines</i> , October 2003.				
Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.				
Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.				
Normally Unacceptable – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.				
Clearly Unacceptable – New construction or development should generally not be undertaken.				

### City of Garden Grove Noise Ordinance Standards

Land Use Designation		Ambient Base Noise Level	Time Of Day
Sensitive Uses	Residential Use	55 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
Conditionally Sensitive Uses	Institutional Use	65 dBA	Any Time
	Office-Professional Use	65 dBA	Any Time
	Hotels and Motels	65 dBA	Any Time
Non-Sensitive Uses	Commercial Uses	70 dBA	Any Time
	Commercial/Industrial Uses within 150 feet of Residential Uses	65 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
	Industrial Uses	70 dBA	Any Time
Source: City of Garden Grove, <i>Municipal Code, Section 8.47, Noise Control</i> , 2005.			

## EXHIBIT 3-9 NOISE AND LAND USE COMPATIBILITY, CITY OF GARDEN GROVE GENERAL PLAN SOURCE: CITY OF GARDEN GROVE

*D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? Less than Significant Impact.*

Noise levels associated with various types of construction equipment are illustrated in Exhibit 3-10. The noise levels that are indicated in the exhibit illustrate the typical noise at a distance of 50 feet from the noise source. However, the construction noise would subside once construction of a particular project is completed. Two types of noise impacts could occur during the construction phase: the transport of workers and noise from construction equipment. Composite construction noise is best characterized by Bolt, Beranek, and Newman.<sup>44</sup> In this study, the noisiest phases of construction for residential development is presented at 89 dBA as measured at a distance of 50 feet from the construction activity. These values take into account both the number of construction equipment and the timing of heavy equipment use during construction. In later phases during building erection, noise levels are typically reduced from these values because the physical structures recently constructed further break up line-of-sight noise. However, as a worst-case scenario the 89 dBA value is used as an average noise level for the construction effort.

The construction noise levels will also decline with increased distance from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. When taking into account the spreading loss, the construction equipment will generate noise levels in excess of 80 dBA during the noisiest construction phases at the nearest sensitive receptor. While there will be a limited duration for the construction activities, all construction activities must adhere to the City's noise control requirements. The demolition activities along with the proposed project's construction operations must adhere to the requirements of the City of Garden Grove Noise Control Ordinance<sup>45</sup>. The aforementioned noise control regulations limiting construction noise levels, construction times and will reduce the potential demolition and construction noise impacts to levels that are less than significant.

*E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The nearest airport is the Fullerton Municipal Airport, a general aviation airport that is located at 4011 West Commonwealth Avenue, approximately 7.29 miles to the north of the project site. As a result, no impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

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<sup>44</sup> USEPA, Protective Noise Levels. 1971.

			Noise Levels in dBA, 50 feet from noise source			
			70	80	90	100
<b>Equipment Powered by Internal Combustion Engines</b>	<b>Earth Moving Equipment</b>	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrappers, Graders				
		Pavers				
		Trucks				
	<b>Materials Handling Equipment</b>	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	<b>Stationary Equipment</b>	Pumps				
		Generators				
		Compressors				
<b>Impact Equipment</b>	Pneumatic Wrenches					
	Jack Hammers					
	Pile Drivers					
<b>Other Equipment</b>	Vibrators					
	Saws					

**EXHIBIT 3-10**  
**TYPICAL CONSTRUCTION NOISE LEVELS**  
 SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

*F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The project site is not located within two miles of a private airstrip.<sup>45</sup> No private airports are located in the City. As a result, no noise impacts from a private airstrip will affect the project site.

### **3.12.3 MITIGATION MEASURES**

The analysis of potential noise impacts indicated no significant noise impacts would result from the proposed project's implementation. As a result, no mitigation is required.

## **3.13 POPULATION & HOUSING**

### **3.13.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

### **3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project)? Less than Significant Impact.*

The existing use of the project site is residential with 2 single-family homes and an accessory unit. The proposed project involves the construction of 6 single-family homes. Assuming an average household size of 3.64 persons per unit, which was derived from the 2010 Census, a potential of 22 combined residents would be projected to occupy the proposed development site. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The variables that typically contribute to growth-inducing impacts, and the project's contribution to potential growth-inducing impacts, are identified in Table 3-7. The utility connections and other infrastructure will continue to serve the project site. When discounting the existing homes, the net increase in on-site population will not lead to substantial growth. As a result, the impacts are less than significant.

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<sup>45</sup> United States Geological Survey. TerraServer USA. *The National Map — Garden Grove, California*. July 1, 1979.

**Table 3-7  
Potential Growth-Inducing Impacts**

Factor Contributing to Growth Inducement	Project's Potential Contribution	Basis for Determination
New development in an area presently undeveloped and economic factors which may influence development.	The proposed project will promote development of an underutilized parcel.	The new development will promote new residential development.
Extension of roadways and other transportation facilities.	The proposed project will not involve the extension or modification of any off-site existing roadways.	The only off-site improvements include those required to facilitate access.
Extension of infrastructure and other improvements.	No off-site water, sewer, and other critical infrastructure improvements are anticipated.	The only infrastructure improvements will be designed to serve the proposed project.
Major off-site public projects (treatment plants, etc.).	No major facilities are proposed at this time.	No off-site facilities will be required to accommodate the projected demand for wastewater treatment or water.
Removal of housing requiring replacement housing elsewhere.	The project does not involve the removal or the replacement of existing affordable or subsidized housing units.	No affordable housing will be affected by the proposed project.
Additional population growth leading to increased demand for goods and services.	The proposed project will not result in any long-term growth in employment.	No long-term employment will be provided by the proposed residential development.
Short-term growth inducing impacts related to the project's construction.	The proposed project may result in the creation of new construction employment.	Short-term increases in construction employment are considered a beneficial impact.

Source: Blodgett/Baylosis Associates. 2013.

*B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.*

The proposed project involves the construction of 6 single-family units within a site that is currently occupied by two residential units and an accessory (second) unit.<sup>46</sup> The existing housing units will be demolished to accommodate the proposed new residential development. However, these existing units are market rate units which will be replaced by the proposed 6-unit development. As a result, no significant adverse impacts related to housing displacement will result from the proposed project's implementation.

*C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.*

The existing housing units will be demolished to accommodate the proposed new residential development. However, these existing units are market rate units which will be replaced by the proposed 6-unit development. As a result, no impacts will result.

<sup>46</sup> Blodgett/Baylosis Associates. Information was collected during a site survey that was completed on Tuesday, July 19, 2012.

### **3.13.3 MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

## **3.14 PUBLIC SERVICES**

### **3.14.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to school services;
- A substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for parks; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to other public facilities.

### **3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services? Less than Significant Impact.*

The Garden Grove Fire Department (GGFD) provides fire and emergency services to the project site. The GGFD operates seven fire stations within its service area. The proposed project will be subject to

review and approval by the GGFD to ensure that fire safety and fire prevention measures are incorporated into the project. The GGFD currently reviews all new development plans, and the project will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, the availability of fire hydrants, use of interior sprinklers, etc.<sup>47</sup> GGFD conditions of approval must be incorporated into the applicable plans prior to the issuance of building permits. As a result, the impacts will be less than significant.

*B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection services? Less than Significant Impact.*

The Garden Grove Police Department (GGPD) provides police protection services to the City. The GGPD operates from a central facility located in the Civic Center complex (11301 Acacia Parkway). The proposed site plan, lighting plan, and other recommended improvements must be reviewed by the GGPD. Any Department's conditions of approval must be incorporated into the applicable plans prior to the issuance of building permits. The implementation of these conditions will reduce the level of impact to levels that are less than significant.

*C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? Less than Significant Impact.*

A majority of the students residing within the City of Garden Grove and the project site are served by the Garden Grove Unified School District (GGUSD). The GGUSD provides educational services for students in kindergarten through the 12<sup>th</sup> grade. Schools that will most likely serve the project include Faylene Elementary School, Lake Intermediate School, and Rancho Alamitos High School. Student generation factors were used to calculate the proposed project's potential enrollments (refer to Table 3-8). As indicated in Table 3-8, there is a potential for 5 students.

**Table 3-8**  
**Projected School Enrollments**

Grade Levels	Student Generation Factor	Projected Enrollment
Elementary/Middle School	0.5 students/unit	3 students
High School	0.205 students/unit	2 students
Total		5 students

Source: Garden Grove Unified School District.

<sup>47</sup> City of Garden Grove. <http://www.ci.garden-grove.ca.us/fire/generalinfo>

School districts assess development fees against residential development to mitigate impacts resulting from the increase in demand for school-related services. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be off-set by the school fees that will be paid by the developer. As a result, the impacts will be less than significant.

*D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, need for new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for parks? Less than Significant Impact.*

The City of Garden Grove Community Services Department maintains public parks located throughout the City. The proposed project's 6 residential units will potentially result in a projected resident population of up to 22 persons. The potential resident population will lead to a slight incremental increase in the demand on existing recreation services. However, no physical change to an existing park or recreation facility will occur as part of the proposed project's implementation. The project site is privately owned and secured from public use. As a result, the impacts will be less than significant.

*E. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in other public facilities? Less than Significant Impact.*

The addition of 6 new single-family units will translate into an incremental increase in the demand for other governmental services. However, the proposed project is consistent with the growth projections developed for the City by the Southern California Association of Governments (SCAG). In addition, any impact may be partially offset by the increase in the taxes and an increase in the assessed valuation of the property. As a result, the potential impacts associated with the proposed project's adoption and subsequent implementation, are considered to be less than significant.

### **3.14.3 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

## **3.15 RECREATION**

### **3.15.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,

- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

### **3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Less than Significant Impact.*

The City of Garden Grove Community Services Department maintains public parks located throughout the City. The proposed project will include a playground and a common open space area located in the southwest corner of the project site. The project site is also privately owned and is not being used for public recreation. As a result, the impact will be less than significant.

- B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No Impact.*

The proposed project's 6 residential units will potentially result in a projected resident population of up to 22 persons. The potential resident population will lead to a slight incremental increase in the demand on existing recreation services. However, no physical change to an existing park or recreation facility will occur as part of the proposed project's implementation. The project site is privately owned and secured from public use. As a result, no impacts related to the need for replacing park facilities will result.

### **3.15.3 MITIGATION MEASURES**

The analysis of potential impacts related to parks and recreation indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.16 TRANSPORTATION & CIRCULATION**

### **3.16.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the

County Congestion Management Agency for designated roads or highways;

- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate parking capacity;
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

### 3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Less than Significant Impact.*

Trip generation rates are developed by the ITE (Institution of Transportation Engineers) in their *Trip Generation Manual*, 9th Edition, 2012. The trip generation rates for this project are shown in Table 3-9. The proposed project will consist of 6 detached single-family homes. The project's trip generation comparison is also included in Table 3-9. The proposed project will generate 57 trip ends per day, with 5 vehicle trip ends per hour during the AM peak hour and 6 vehicle trip ends per hour during the PM peak hour. Compared to the existing land use, the proposed project will generate 28 more trip ends per day, with 3 more vehicles per hour during the AM peak hour and 3 more vehicles per hour during the PM peak hour.

**Table 3-9  
Project Traffic Forecast**

ITE Land Use Code/ Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Future Rates (Trips/Unit)	9.52	0.19	0.56	--	0.63	0.37	--
Future Trips (6 units)	57	2	3	5	4	2	6
Existing Trips (3 units)	29	1	1	2	2	1	3
Net Change (A) Trip Ends	28	1	2	3	2	1	3

Source: Blodgett/Baylosis Associates

The traffic volumes fall below the threshold of 50 peak hour trips for the City of Garden Grove. Therefore, a full traffic study is not required and the potential impacts will be less than significant.

- B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? No Impact.*

There are no OCTA Congestion Management Program (CMP) intersections within the study area of this project. As a result, no CMP impacts are anticipated.

- C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? No Impact.*

The proposed 6-unit single-family residential development will not result in a change in air traffic patterns. As a result, no impacts are anticipated.

- D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.*

The design features of the project will not create any safety hazards since no modifications to any existing public roadways will occur. As a result, no impacts are anticipated.

- E. Would the project result in inadequate parking capacity? No Impact.*

Each unit will include an enclosed garage that will accommodate two vehicles in addition to two open parking spaces along the driveway of each lot. A total of 12 parking spaces within the enclosed garages of each unit will be provided. Surface parking for an additional 12 spaces will be provided on the driveway aprons of each unit. An additional 7 surface parking spaces will be provided along the south side of the private street of the development.<sup>48</sup> A total of 31 parking spaces will be provided including the 12 enclosed spaces, the 12 spaces on the driveway of each lot, and the 7 spaces located along the private street.<sup>49</sup> All of the proposed units will contain four bedrooms and the City's off-street parking requirements applicable to 4-bedroom, single family homes call for two enclosed spaces and two additional surface parking spaces for each unit. The proposed project will exceed these requirements and, as a result, no parking impacts are anticipated.

- F. Would the project result in inadequate emergency access? No Impact.*

The proposed project would not result in inadequate emergency access. The proposed project will be required to comply with conditions of approval established by the GGFD and the GGPD. As indicated previously, the GGFD and GGPD will review the site plan including all buildings, fences, drive gates, or other features that might affect emergency access. For this project, Yockey Street will be partially

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<sup>48</sup> Nguyen, Inc. *Conceptual Site Plan and Building Elevations*. August 2013.

<sup>49</sup> Ibid.

blocked during the peak construction period. This review process, along with the project's compliance with the applicable regulations and standards, would ensure that adequate emergency access would be provided. As a result, no impacts are anticipated.

*G. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? No Impact.*

The Orange County Transportation Authority (OCTA) operates several bus routes throughout the City of Garden Grove. The proposed project will not affect any existing bus stops and/or routes. As a result, no impacts will result from the proposed project's implementation.

### **3.16.3 MITIGATION MEASURES**

The analysis of potential impacts related to traffic and circulation indicated that no traffic impacts would result. As a result, no mitigation is required.

## **3.17 UTILITIES**

### **3.17.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Insufficient water supplies to serve the project from existing entitlements and resources, or need new or expanded entitlements;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;

### **3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Less than Significant Impact.*

The City of Garden Grove's sewer system operates entirely using gravity flow and the effluent is conveyed to one of several of Orange County Sanitation District's (OCSD) sewer trunk lines. The future residential development contemplated under the proposed project (6 units) is anticipated to generate approximately 1,080 gallons of effluent daily. This effluent generation assumes a rate of 180 gallons per day, per unit. The OCSD has indicated that there is sufficient capacity to treat the additional effluent (also refer to response under Section 3.17.2.A). No new off-site treatment facilities will be required to meet the projected demand. As a result, the potential impacts are less than significant.

*B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? Less than Significant Impact.*

The City receives its water from two main sources: the Lower Santa Ana River Groundwater Basin and imported water from the Metropolitan Water District of Southern California (MWD). This imported water is treated at the Robert B. Diemer Filtration Plant located north of Yorba Linda and the F.E. Weymouth Treatment Plant in the City of La Verne. The proposed 6-unit development is projected to consume 1,500 gallons of water on a daily basis. This consumption assumes 250 gallons of water per day per unit.

The OCSD collects, treats, and disposes of and/or reclaims the wastewater generated by 2.5 million people living and working in central and northwestern Orange County. OCSD's service area encompasses approximately 479 square miles and its system includes approximately 580 miles of sewer lines and two treatment plants located in the Cities of Fountain Valley and Huntington Beach. Through these facilities, OCSD collects, conveys, treats, and/or reclaims approximately 230 million gallons of wastewater generated daily in its service area. Wastewater from the City's local conveyance system is then conveyed to the OCSD trunk sewers and treated at the OCSD Plant No. 2 located in Huntington Beach. The OCSD Revenue Area 3 serves the City of Buena Park, La Habra, Garden Grove, Anaheim, Cypress, La Palma, Stanton, Los Alamitos, Westminster, and Fountain Valley. All sewage flow from Revenue Area 3 is collected and treated at Treatment Plant No. 2, which is located at 22212 Brookhurst Street, Huntington Beach.

The estimated average daily effluent received at Plant No. 2 is 127 million gallons (mgd). This facility currently has a total primary treatment capacity of 168 mgd, with an average daily treatment of approximately 127 mgd. Therefore, there is approximately 41 mgd of excess primary treatment capacity at OCSD Plant No. 2. Plant No. 2 also has 90 mgd of secondary treatment capacity. The future residential development contemplated under the proposed project (6 units) is anticipated to generate approximately 1,080 gallons of effluent daily. This effluent generation assumes a rate of 180 gallons per day, per unit. This effluent generation represents a small proportion of the remaining total

treatment capacity of Treatment Plant No. 2. As a result, the potential impacts will be less than significant.

- C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact.*

The City of Garden Grove is served by the County of Orange, Orange County Flood Control District (OCFCD), which operates and maintains regional and municipal storm drainage facilities. Approximately two-thirds of the rear and side yard area of the existing site is paved over in concrete, buildings, and a swimming pool. The existing pervious surfaces are concentrated in the front yard along Yockey Street and a small rear yard area for one of the units. The proposed project's landscaping will total approximately 12,303 square feet or 33% of the total site area. Overall, the amount of impervious cover for the project will be similar to that which presently exists. The projected storm water runoff is not anticipated to significantly increase due to the amount of impervious surfaces currently found within the project site. As a result, no impacts are anticipated.

- D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Less than Significant Impact.*

The proposed 6-unit residential development is projected to consume approximately 1,500 gallons per day assuming 250 gallons per day per unit. The existing units are consuming an estimated 750 gallons per day using the same water consumption rates. However, the proposed project will utilize low-flush toilets and other water conservation devices as a means to reduce water consumption. In addition, the development will be required to employ the water conserving irrigation equipment as a means to further reduce consumption. When considering the consumption from the three existing units, the net change will be negligible. The permeable surfaces provided by the proposed landscaping will permit the on-site percolation of surface runoff. As a result, the potential impacts are anticipated to be less than significant. As a result, the potential impacts will be less than significant.

- E. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Less than Significant Impact.*

The potential impacts on this issue are discussed herein in Section 3.17.2.B. No increase on wastewater treatment capacity and/or water supply commitments are required to accommodate the proposed project. As a result, the impacts are less than significant.

- F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Less than Significant Impact.*

The proposed project is projected to generate 24 pounds of solid waste on a daily basis. This waste generation rate assumes that each unit will generate four pounds of solid waste per average day. This

generation rate represents a small proportion of the total waste generated Citywide. As a result, the potential impacts are less than significant.

*G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? No Impact.*

The proposed project, like all other development in Garden Grove, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

### **3.17.3 MITIGATION MEASURES**

The analysis of utilities impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

### **3.18 MANDATORY FINDINGS OF SIGNIFICANCE**

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity. The potential for cumulative impacts are outlined below:
  - The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. As a result, no cumulative aesthetic impacts are anticipated.
  - The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.
  - The proposed project's long-term operational emissions are not considered to represent a significant impact. As a result, the potential cumulative air quality impacts will be less than significant.
  - The impacts on biological resources are site specific. The proposed project will not involve any loss of protected habitat. The analysis also determined that the proposed project will not result in any impacts on protected plant and animal species. As a result, no cumulative

impacts on biological resources will be associated with the proposed project's implementation.

- The potential cumulative impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.
- The analysis herein determined that the proposed project would not result in any cumulative impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts are anticipated.
- The analysis herein also determined that the proposed project would not result in any cumulative impacts related to the emissions of greenhouse gasses. As a result, no cumulative impacts will result from the proposed project's implementation.
- The potential cumulative impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any impacts related to hazards and/or hazardous materials. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.
- The potential cumulative impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any impacts. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determined that the proposed project will not result in any impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.
- The potential cumulative impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.
- The analysis indicated the proposed project would not result in any cumulative noise impacts. The stationary noise from the proposed residential development will be comparable to that associated with the existing residential use. The anticipated mobile noise impacts will be consistent with that considered in the Garden Grove General Plan. As a result, no cumulative noise impacts will occur.
- The analysis of potential population and housing impacts indicated that no cumulative impacts would result from the proposed project's implementation. As a result, no

cumulative noise impacts related to population and housing will occur.

- The future development contemplated as part of the proposed project's implementation will not result in an incremental increase in the demand for emergency services. As a result, no cumulative impacts are anticipated.
- The analysis determined the proposed project would not result in any potential cumulative impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.
- The future development contemplated as part of the proposed project's implementation will result in an incremental increase in City-wide traffic. However, the residential units address an existing need contemplated in the SCAG's RTP. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts related to water line and sewer line capacities are site specific. There is sufficient water and sewer infrastructure serving the project to provide capacity for the project at build-out and cumulatively.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- This Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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## SECTION 4 CONCLUSIONS

### 4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program will not be required.



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## SECTION 5 REFERENCES

### 5.1 PREPARERS

BLODGETT/BAYLOSIS ASSOCIATES  
16388 Colima Road, Suite 206  
Hacienda Heights, CA 91745  
(626) 336-0033

Marc Blodgett, Project Manager  
Rosalyn Perry, Project Planner

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