



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE RECEIPT
 DFG 753 5a (6-01)

207521

Lead Agency: City of Garden Grove Date: 6/7/02
 County / State Agency of Filing: O.C. Clerk-Recorder Document No.: 85000643
 Project Title: SP 306-02 CVP 594-02
 Project Applicant Name: Charles E. Lou Turner Phone Number: [REDACTED]
 Project Applicant Address: [REDACTED]
 Project Applicant (check appropriate box) Fountain Valley CA 92708

Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- () Environmental Impact Report
- (X) Negative Declaration \$850.00 \$ 0
- () Application Fee Water Diversion (State Water Resources Control Board Only) \$1,250.00 \$ 0
- () Projects Subject to Certified Regulatory Programs \$850.00 \$ 0
- (X) County Administrative Fee \$850.00 \$ 0
- () Project that is exempt from fees \$25.00 \$ 43.00

TOTAL RECEIVED \$ 43.00

Signature and title of person receiving payment

Rose M. Schio

WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county)

Site Plan No. SP-306-02, Conditional Use Permit No. CUP-594-02 and a Development Agreement located on the south side of Belgrave Avenue west of Valley View Street at 5856 Belgrave Avenue, City of Garden Grove, County of Orange.

Project Description:

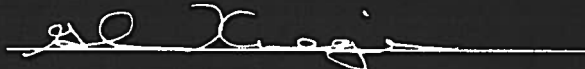
A request to expand an existing one-story private school facility, and operate a 12,296 square foot, two story private Montessorri Greenhouse school in the R-1 (Single Family Residential) zone.

Findings of Exemption

The proposed project will not have a significant adverse effect on the environment, therefore, the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA). The Planning Commission finds a De Minimis impact in relation to fish and game.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Title: Planning Services Manager

Lead Agency: City of Garden Grove

Date: May 6, 2002

FILED

JUN 07 2002

DARLENE J. BLOOM INTERIM CLERK-RECORDER
By  DEPUTY

POSTED

JUN 07 2002

DARLENE J. BLOOM INTERIM CLERK-RECORDER
By  DEPUTY

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
(To Be Completed by Lead Agency)

Project Title: Site Plan No. SP-306-02, Conditional Use Permit No. CUP-594-02, and a Development Agreement

Project Location: South side of Belgrave Avenue west of Valley View Street at 5856 Belgrave Avenue, City of Garden Grove, County of Orange

Project Description:

A request to expand an existing one-story private school facility, and operate a 12,296 square foot, two-story private Montessorri Greenhouse school in the R-1 (Single Family Residential) zone.

Name and Address of Developer or Project Sponsor:

Charles & Joy Turner

██████████
Fountain Valley, CA 92708

Phone: ██████████

Findings:

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

If mitigation measures are provided, such items are included and implemented through the proposed project and included in the Initial Study.

Reason for Finding of No Significant Effect: The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number: Paul Wernquist (714) 741-5312



Chairman, Planning Coordinating Committee

4/2/02

Date

Attachment: Initial Study of Environmental Effects
09/16/96

ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:**
Montessori Greenhouse School
2. **LEAD AGENCY:**
City of Garden Grove
11222 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92840
3. **CONTACT PERSON:**
Paul Wernquist
4. **PROJECT LOCATION:**
South side of Belgrave Avenue, west of Valley View Street at 5856 Belgrave Avenue.
5. **PROJECT SPONSOR:**
Charles and Joy Turner
[REDACTED]
Fountain Valley, CA 92708
6. **GENERAL PLAN DESIGNATION:**
Low Density Residential
7. **ZONING:**
R-1 (Single Family Residential)
8. **DESCRIPTION OF PROJECT:**
Construction and operation of a 12,296 square foot, two story private school for up to 210 children.
9. **OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:**
None

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"/> Land Use	<input type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geophysical	<input type="checkbox"/> Energy Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Water	<input type="checkbox"/> Hazards	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation

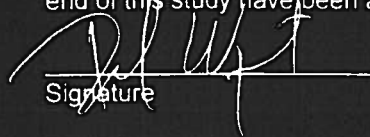
Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

Negative Declaration – Montess. . Greenhouse School

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 the mitigation measures described in Section XVII b at the end of this study have been added to the project. A **NEGATIVE DECLARATION** will be prepared.


Signature

April 9, 2002
Date

Paul Wernquist
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 when 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 of the whole 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. "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of significance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigated" applies when 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 Section XVII, "Earlier Analysis," 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). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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I. LAND USE AND PLANNING

- a. Conflict with General Plan designation or zoning.
- Response:** The proposed project is not in conflict with existing General Plan designation which permits this type of development and the proposed use. The General Plan designation for this area is Low Density Residential. The General Plan and zoning allow private schools in this area.
- b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project.
- Response:** The proposed project is located within a highly urbanized area of Orange County and is in conformance with applicable federal, state and City of Garden Grove environmental requirements and plans. The Final Environmental Impact Report prepared and certified, in

Potentially

Negative Declaration – Montess. Greenhouse School

Potentially Significant Impact	Significant Unless Mitigated	Less than Significant Impact	No Impact
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October 1995, as a part of the General Plan Update (State Clearinghouse No. 93051015) (The General Plan EIR) addressed this type of development for this area.

- c. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible uses)

Response: The project area is currently improved with a mixture of residential and institutional type of uses. The existing facility will be removed and replaced with the proposed two-story school building. The surrounding uses include multiple family residential, single family homes and a church. There are no lands dedicated to agricultural uses within the project area. Therefore, there will be no impacts to agricultural resources or operations.

- d. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Response: The site is improved with a one-story school building. The proposed facility would operate in a similar manner as the existing, but with a larger student population. No land uses in the area would be changed. Therefore, there will be no disruption to any existing neighborhoods.

II. POPULATION AND HOUSING.

- a. Cumulatively exceed official regional or local population projections.

- b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure).

- c. Displace existing housing, especially affordable housing.

Response: (a through c) The proposed development will not require new housing projects to accommodate the employment base for the proposed use as the employment base exists within the area. Inasmuch as the project will not generate a significant demand for employment, the proposed project will not create a burden on the existing housing stock in the area.

III. GEOPHYSICAL

- a. Seismicity: fault rupture.

Response: The nearest major active fault along which a rupture or a major seismic event could occur is the Newport-Inglewood Fault, which is located just west of Dana Point Harbor up through Newport Beach into south Los Angeles County. The seismic parameters of the site are similar to those of other areas in Orange County during the maximum credible event along the Newport-Inglewood Fault Zone which is estimated to be of 7.5 magnitude. No fault rupture is expected in the immediate vicinity of the project.

Some exposure to seismic-related hazards is expected. This impact is not considered significant because the exposure is no different than the exposure of virtually all new and existing development in Orange County and the proposed project does not alter the existing exposure. To mitigate any potential impacts all construction is required to adhere to the Uniform Building Code as it pertains to seismic safety.

Negative Declaration – Montess. Greenhouse School

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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- b. Seismicity: ground shaking or liquefaction.
Response: The project area, like all of Southern California, is subject to ground-shaking and other secondary impacts from seismic activity, such as liquefaction. Liquefaction could potentially occur during a maximum intensity event along the Newport-Inglewood fault due to the possibly saturated nature of the sandy soils in the area.

Some exposure to seismic-related hazards is expected. However, this impact is not considered significant because the exposure is no different than the exposure of virtually all new and existing development in Orange County and because the proposed project does not alter the existing exposure. To mitigate any potential impacts all construction is required to adhere to the Uniform Building Code as it pertains to seismic safety.

- c. Seismicity: Sieche or tsunami.
Response: Seiches and tsunamis are not anticipated to occur in the vicinity of this project due to its distance from the coast and absence of large water bodies in the project area.

- d. Landslides or mudslides.
Response: The project area is relatively flat and would not normally be subject to landslides or mudslides. The construction of the proposed project may involve comparatively small excavations which will be required to be made in accordance with all applicable codes and standards to minimize the threat of a landslide or mudslide.

- e. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill.
Response: Changes in topography will result during the site preparation and grading. A project of this size would not create any substantial impacts to the soil or topography of the area. All construction involving excavation and/or grading is required to adhere to the requirements of the Engineering Services Division. All improvements are required to adhere to applicable codes including the Uniform Building Code, and State and Federal Occupational Safety requirements.

- f. Subsidence of the land.
Response: Vertical displacement or subsidence of the land surface can be caused by several factors, including the withdrawal of oil, gas, or water from underlying formations, decomposition of buried organic material, and construction of heavy manmade structures above underlying poorly consolidated materials. None of these or any other conditions typically contributing to subsidence are expected within the immediate boundaries of the project area.

- g. Expansive soils.
Response: All improvements are required to adhere to applicable codes including the Uniform Building Code, and California Occupational Safety requirements.

- h. Unique geologic or physical features.
Response: There are no known unique geologic or physical features in the project area.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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IV. WATER

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Response: The site is already covered with buildings, landscaping and hardscape. There will be a change in drainage patterns to accommodate the new building. However, the rate and/or amount of surface runoff will not be altered significantly. To insure proper drainage is provided grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any permits and the commencement of construction.

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| b. Exposure of people or property to water related hazards such as flooding. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Response: The project area is not located within 100-year flood zone.

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| c. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Changes in the amount of surface water in any water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Changes in currents, or the course or direction of water movements. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Response: (c through e) There are no surface waters within the project area. The Santa Ana River is located east of the project boundary and a flood control channel abuts the property to the south. All runoff from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban runoff into City and County drainage facilities. Therefore, the project will not directly affect surface waters.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Altered direction or rate of flow of groundwater. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h. Impacts to groundwater quality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

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| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Response: (f through i) The project will not involve operations that could affect aquifers' recharge capability or alter the direction of flow of groundwater. The area is urbanized with existing residential and institutional uses. Construction would not require substantial excavations or other extensive below-grade work or the use of large quantities of water.

V. AIR QUALITY

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Response: There will be no violations of any air quality standard. No additional impacts are seen to existing air quality standards nor additional sources created that would contribute to an existing or projected air quality violation.

Negative Declaration – Montess... Greenhouse School

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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- b. Expose sensitive receptors to pollutants.

Response: The proposed project will not significantly increase the exposure of sensitive receptors to pollutants. The General Plan EIR addressed similar type development for this site. The limited scope and intensity of the proposed project is not expected to exceed the projections contained in the General Plan Update.

- c. Alter air movement, moisture, or temperature, or cause any change in climate.

Response: The proposed project, uses, and the necessary on-site modifications will not have the capability to alter air movement, moisture or temperature, or cause a change in the climate.

- d. Create objectionable odors.

Response: No objectionable odors would be created by the proposed development. During construction, objectionable odors may occur within the area. This impact is not considered significant due to the temporary nature of these odors. The General Plan EIR addressed odors that may arise as the result of new construction. The project is required to adhere to all mitigation measures pertaining to construction odors.

VI. TRANSPORTATION

- a. Increased vehicle trips or traffic congestion.

- b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

Response: (a and b) The development is not likely to significantly increase vehicle trips and traffic congestion in the area. During construction, increased vehicle trips or traffic congestion may occur but would be temporary in nature and would not create a significant impact. All projects involving construction in the public right-of-way will be required to submit a traffic safety plan to minimize traffic congestion.

- c. Inadequate emergency access to nearby uses.

Response: Emergency access to the proposed development and surrounding areas will not be affected. Police and Fire services in the area are adequate to accommodate the development provided the project complies with the conditions of approval included on the project by the Police and Fire Departments.

- d. Insufficient parking capacity on-site or off-site.

Response: Parking capacities have been examined based on the nature of the use. The project, as proposed meets all Municipal Code requirements for the proposed school activities. There are no adverse impacts from the parking demand generated by the proposed development.

- e. Hazards or barriers for pedestrians or bicyclists.

Response: Barriers for pedestrians or bicyclists may occur during the period construction. All projects involving construction in the public right-of-way will be required to submit a traffic safety plan to ensure the safety of pedestrian and/or bicyclists.

Negative Declaration – Montessori Greenhouse School

- | | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| f. Conflicts with adopted policies supporting alternative transportation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Response: The proposed development will not impact existing or proposed policies pertaining to alternative transportation and is located adjacent to mass transit stops. | | | | |
| g. Rail, waterborne or air traffic impacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Response: There are no air or waterborne traffic corridors in the immediate area. The site is not located within a flight path for any airport. The development is proposed to be no more than two-stories in height and would be well within height limitations for the area. Therefore, no impacts are expected to waterborne or air traffic. | | | | |

VII. BIOLOGICAL RESOURCES

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Response: In general, wildlife diversity in the project area is low due to the urbanized nature of the area and its surroundings. Endangered species are not expected to occur in the area due to the lack of suitable habitat. No impacts are expected. | | | | |
| b. Locally designated species (e.g. heritage trees). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Response: The site is devoid of native vegetation and there are no locally designated species on the project site. | | | | |
| c. Locally designated natural communities (e.g. oak forest, coastal habitat, etc.). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Wetland habitat (e.g. marsh, riparian and vernal pool). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Wildlife dispersal or migration corridors. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Response (c thru e) The site is devoid of native vegetation and wetland habitats. The project area does not serve as a dispersal and/or migration corridor as the area is within a highly urbanized area. | | | | |

VIII. ENERGY AND MINERAL RESOURCES

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with adopted energy conservation plans. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Response: The development of a private school on this site is not in conflict with adopted energy conservation plans. | | | | |
| b. Use non-renewable resources in a wasteful and inefficient manner. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Response: All development on the project site is required to adhere to all State and City energy-conservation regulations including energy efficient lighting, ventilation, and heating systems. Therefore, the development will not create uses that use non-renewable resources in a wasteful manner. | | | | |

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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IX. HAZARDS

- a. A risk of accidental explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, and radiation).
- b. Possible interference with an emergency response plan or emergency evacuation plan.
- c. The creation of any health hazard or potential health hazard.
- d. Exposure of people to existing sources of potential health hazards.

Response: (a thru d) The development will not create any health hazards or increase the potential of exposure to existing hazards. The project will not increase the risk of accidental explosion, release of hazardous substances, or create an interference with existing emergency response or evacuation plans.

- e. Increased fire hazard in area with flammable brush, grass, or trees.

Response: There are no anticipated physical changes that would increase fire hazards within the scope of the project area. Existing improvements would be removed and new development would be constructed. Additional landscaping will be installed as a direct result of the project approval. Said landscaping must be installed and maintained per City regulations including irrigation.

X. NOISE

- a. Increases in existing noise levels.

Response: Construction activities associated with infrastructure improvements or the on-site development may temporarily increase noise levels at noise-sensitive receptors adjacent to the project site. However, with the temporary nature of these construction-related activities and requirements for contractor compliance with County and City noise ordinances, noise impacts can be mitigated to a level of insignificance.

Additionally, the development, with its subsequent activities, is subject to the City's noise ordinance. Activities, that are likely to be noise generators within the proposed development, are designed to be oriented away from noise sensitive uses. The adherence to the City's noise ordinance will mitigate adverse noise impacts on the adjoining properties.

- b. Exposure of people to extreme noise levels.

Response: Construction will occur within the project area. Although construction noise could cause an annoyance for surrounding uses, due to the temporary nature of any construction activities and the fact that construction activities and future development would be required to adhere to the City noise ordinance the impact of extreme noise levels from any potential construction activities is considered to be less than significant. Noise from the proposed uses will not be extreme as the activities are limited and regulated by the Garden Grove Municipal Code.

Potentially

Potentially Significant Impact	Significant Unless Mitigated	Less than Significant Impact	No Impact
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XI. PUBLIC SERVICES

- a. Fire protection.

Response: The City of Garden Grove Fire Department currently provides emergency response service to the project area. The project will not induce significant growth and will not result in substantial new demand for fire protection services.

However, new construction will occur, and, due to the nature of the uses, there will be a slight increase in fire protection services. In order to mitigate impacts associated with this development the development shall comply with the conditions of approval of the Fire Department.

- b. Police protection.

Response: The Garden Grove Police Department currently provides police protection in the area. The project is not likely to induce growth and will not result in substantial new demand for police protection services. There are no anticipated physical changes within the area that would significantly affect police protection.

- c. Schools.

Response: There are no anticipated physical changes that would affect schools or school districts in any area affected by this project as the project will not induce growth, generate new housing in the area or attract families with school age children to the specific area.

- d. Maintenance of public facilities, including roads.

Response: It is likely that the project, and the additional demand on the infrastructure, will increase maintenance requirements. The existing public facilities appear to be in reasonable condition and adequate to meet the demands of the proposed development.

- e. Other governmental services.

Response: It is not likely that the project will increase demands on other governmental services other than those addressed in this analysis.

IX. UTILITIES AND SERVICE SYSTEMS

- a. Power or natural gas.

Response: There are less than significant impacts to power or natural gas caused by this project. The existing infrastructure is adequate to meet the demands of the area including those generated by this project.

- b. Communication systems.

Response: There are no impacts to communications systems caused by this project. The infrastructure is existing and adequate to meet the demands in the area including those generated by this project.

- c. Local or regional water treatment or distribution facilities.

Response: There are no impacts to water treatment or distribution facilities caused by this project. The infrastructure is existing and adequate to meet the demands of the area including those generated by this project.

Negative Declaration – Montess... Greenhouse School

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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- d. Sewer or septic tanks.
Response: There are less than significant impacts to sewer or septic tanks with this project. The infrastructure is existing and adequate to meet the demands of the area including those generated by this project.
- e. Storm water drainage.
Response: The project area is a highly urbanized area and storm water drainage facilities are in place and adequate to meet the needs for this area including those generated by this project.
- f. Solid waste disposal.
Response: Solid waste disposal services are administered by the Garden Grove Sanitary District. Collection services are provided via a contract with a private trash collection contractor. During the final design phase of this project, the Community Development Department and the applicant shall coordinate with the Garden Grove Sanitary District and their contractor the specific location of trash receptacles.

XIII. AESTHETICS

- a. Affect on a scenic vista or scenic highway.
Response: The project is not adjacent to any scenic highways or vistas. The physical improvements for this site are compatible with the Community Design Guidelines as stated in the General Plan and with other improvements and developments in the area.
- b. Have a demonstrable negative aesthetic effect.
Response: The proposed development is compatible with the goals and objectives of the Design Guidelines contained in the City's adopted General Plan and with the existing improvements and developments in the area. Therefore, there will be no demonstrable negative aesthetic effects caused by the proposed development.
- c. Create light or glare.
Response: The project will be required to provide additional lighting in the area. The project is required to adhere to all Municipal Code requirements pertaining to minimum lighting levels. Additionally, the lighting will not be permitted to spill onto adjoining properties.

XIV. CULTURAL RESOURCES

- a. Disturb paleontological resources.
Response: There are no known paleontological resources in the area. If unanticipated paleontological resources are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2.
- b. Disturb archaeological resources.
Response: There are no known archaeological resources in the area. If unanticipated archaeological artifacts are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2.

Negative Declaration – Montessori Greenhouse School

- | | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| c. Affect historical resources.
Response: There are no known historical resources in the area. The Garden Grove General Plan Update notes 13-historically significant or potentially significant sites within the City limits. None of these sites are located in the project area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have the potential to cause physical change, which would affect unique ethnic cultural values.
Response: There are no structures or activities that have unique cultural or ethnic value. The project, therefore, will not have the potential to affect unique ethnic or cultural values. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area.
Response: The proposed development, and the use of the property, will not restrict the religious or sacred uses. Therefore, there is no potential to restrict existing religious or sacred uses within the area of the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. RECREATION

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Affect existing recreation facilities.
Response: (a and b) The area to be developed does not contain public open space or otherwise reduce neighborhood or regional park facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Does the project have impacts that are not individually, but cumulatively considerable ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of current projects and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. EARLIER ANALYSIS

Earlier analyses may have been used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

a. **EARLIER ANALYSIS:**

1. The City of Garden Grove General Plan Update.
2. The City of Garden Grove Existing Conditions Report.
3. The City of Garden Grove Final Environmental Impact Report for the General Plan Update, State Clearinghouse No. 93051015.
4. Title 9 of the Garden Grove Municipal Code.
5. Garden Grove Sanitary District Sewage Collection System Master Plan, April 1988.

b. **IMPACTS ADEQUATELY ADDRESSED:**

Comply with all conditions of approval for Site Plan No. SP-306-02 and Conditional Use Permit No. CUP-594-02

MEMORANDUM

TO: Hannibal Petrossi
Petrossi & Associates

From: Kay Hsu, P.E.
LIN Consulting, Inc.

Date: September 17, 2003

RE: Traffic Circulation Recommendations

CC: Ms. Erin Webb, Senior Planner, City of Garden Grove

Per your request, LIN Consulting has performed a technical review in regards to traffic circulation of the proposed Montessori Greenhouse School located at 5856 Belgrave Avenue. This memorandum is prepared to summarize our preliminary findings and recommendations.

One of the primary objectives of this study is to address the concerns of potential traffic queue in the driveway adjacent to the neighboring condominium, especially in the morning drop-off hours. Local residents pointed out potentials of such negative impacts based on the current project site layout. With inputs from you and City's planner, we have prepared the following two alternatives:

Alternative "A"

The condominium driveway allows access for residents only. All school traffic should access from the entrance at Laurelton Ave.

Pick-up/Drop-off Traffic Circulation:

Entrance from Laurelton Ave → Drop-off area in front of School building → Yield to condominium traffic → Exit at Belgrave Ave

Proposed Features:

1. Post "Resident Access Only" signs at the condominium driveway
2. Post additional guide signs to regulate school access from Laurelton Ave
3. Install additional parking/stopping restriction in the condominium driveway
4. Construct landscape island and post "Do Not Enter" sign to limit school entrance
5. Post "Yield" sign to give vehicular right-of-way to condominium traffic

Benefit:

Condominium driveway no longer functions as entrance or drop-off zone for the school, and no traffic queue is expected.

Alternative "B"

In addition to proposed features in Alternative A, a drop-off zone is added at the west side of the school playground. Pick-up/drop-off traffic should enter and exit through Laurelton Ave only.

Pick-up/Drop-off Traffic Circulation:

Entrance from Laurelton Ave → Drop-off area near School Playground → Exit at Laurelton Ave

Proposed Features:

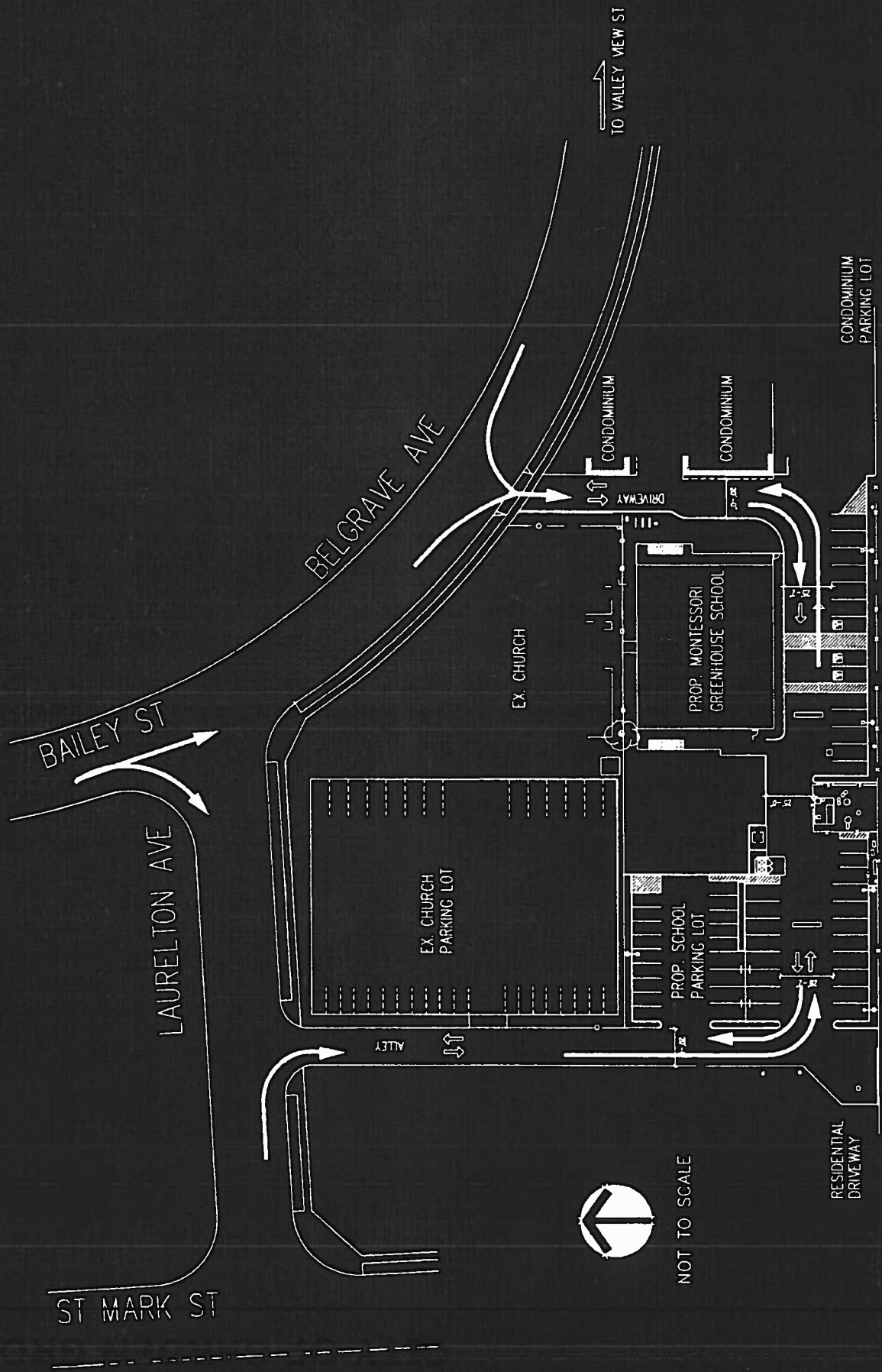
1. Provide "Drop-off Zone" near School Playground. Revise parking layout
2. Post "Resident Access Only" signs at the condominium driveway
3. Post additional guide signs to regulate school access from Laurelton Ave
4. Install additional parking/stopping restriction in the condominium driveway
5. Construct landscape island and post "Do Not Enter" sign to limit school entrance
6. Post "Yield" sign to give vehicular right-of-way to condominium traffic

Benefit:

Drop-off circulation is completely away from the condominium driveway. Both residents and school should benefit in terms of circulation, pedestrian safety, and noise reduction.

Note:

A variance for reduction of parking requirement should be justified with the addition of a drop-off zone in a circular driveway provided for the continuous flow of passenger vehicles (for the purpose of loading and unloading children) which accommodates at least two vehicles.



NOT TO SCALE

TRAFFIC CIRCULATION- CONCEPTUAL ONLY

ALTERNATIVE "0" - EXISTING CONDITION

MEMORANDUM

TO: Erin Webb, Senior Planner
City of Garden Grove

From: Kay Hsu, P.E.
LIN Consulting, Inc.

Date: November 3, 2003

RE: Traffic Circulation Plan – Montessori Greenhouse School (Revised per your comments dated 10/29/03)

The purpose of this memorandum is to present a traffic circulation plan for the proposed Montessori Greenhouse School located at 5856 Belgrave Avenue. This plan intends to address the concerns of local residents regarding potential traffic queue in the driveway adjacent to the neighboring condominium, especially in the morning drop-off hours. As discussed in the community meeting on September 17, 2003, Alternative “B” (see exhibit) has been selected as a preferred solution by the local residents, City officials, and school staff. This memorandum also incorporates preliminary review comments made by City’s planning division with inputs from the traffic engineer.

Traffic Circulation Plan

As shown in Alternative “B”, the plan proposed using the alley at Laurelton Avenue as the only access to the school, and added a drop-off zone at the west side of the school playground to form a circular traffic flow in the parking lot. At least one staff member will be stationed at the west gate monitoring and assisting activities within the drop-off zone. Another staff member will monitor and direct traffic flow within the parking lot and the alley. If long traffic queue occurs, he/she will direct drivers to park in available spaces and walk their children into the school (“park and walk”). In addition, the school requires that parents of infant or toddler child must park and deliver his/her child personally.

“Park and walk” activities will use parking area close to the school building and exit via the driveway. An estimated 15 cars will “park and walk” during the morning peak hour. With staggered arrival and departure time and a posted “YIELD” sign, the impact due to these relatively small traffic volumes is believed to be minimal. The plan does not expect traffic stacking up in the driveway waiting to exit onto Belgrave Avenue.

The director of the proposed school, Ms. Catherine Smythe, estimated half of the students should arrive in the peak hour between 8:15 am and 9:15 am, approximately 62 vehicle trips considering siblings (approximately 10 families) arrive 2 or 3 in a car. Based on an estimate of 15 “park and walk”, the drop-off zone should serve approximately 47 cars

within one hour. The drop-off zone can accommodate at least two vehicles each time. Each car should have an average drop-off time of 2.5 minutes which the school director suggested is sufficient for the daily operations. In the event when longer time is needed or if the parents want to talk to staff members, they should "park and walk".

The school will notify parents about this circulation plan by distributing a notice at the beginning of each semester and in each new student packet. This notice should provide information such as: how to use the drop-off zone, where to "park and walk", the most effective way to park and exit for longer visits, etc.

This traffic circulation plan is expected to ease concerns of the local residents about traffic queues in the driveway due to the fact that majority of the drop-off traffic will not use the driveway. As one of the local residents stated in the community meeting, this traffic circulation plan appears to present an improvement from the existing conditions and exceeded expectation from the residents.

Parking Calculation

The parking calculation is prepared based on the current code of the City of Garden Grove that requires one (1) parking space per six (6) students and one (1) parking space per employee. The proposed school has a capacity of 210 students and 16 employees, and requires 51 parking spaces.

Justification for Two Parking Space Reduction

The addition of a permanent drop-off zone offers a circular driveway for the continuous flow of passenger vehicles for the purpose of loading and unloading children. With designated on-site staff, it is expected to significantly increase the loading/unloading efficiency, and provide such convenience for parents in daily pick-up/drop-off routines without the need to park their cars in available spaces and walk their children into the school. Therefore, the study recommends for reduction of two parking spaces for the project.

Research

Our research found a number of cities in Los Angeles area that have incorporated similar policies and take drop-off area into consideration of parking requirement:

- City of Anaheim requires one space per employee plus one (1) space per ten (10) children plus one (1) space for loading and unloading children on-site.
- City of Diamond Bar requires one (1) space for each ten (10) children, plus (one) space for each employee; plus one (1) space for each vehicle used in conjunction with the use, plus permanent drop-off area as approved by the Director.

- City of Palos Verdes requires one (1) space for every employee; plus one (1) space for every ten (10) children where a circular driveway is provided for the continuous flow of passenger vehicles for the purpose of loading and unloading children and which accommodates at least 2 such vehicles.

Alternative Parking Requirement with Drop-off Area

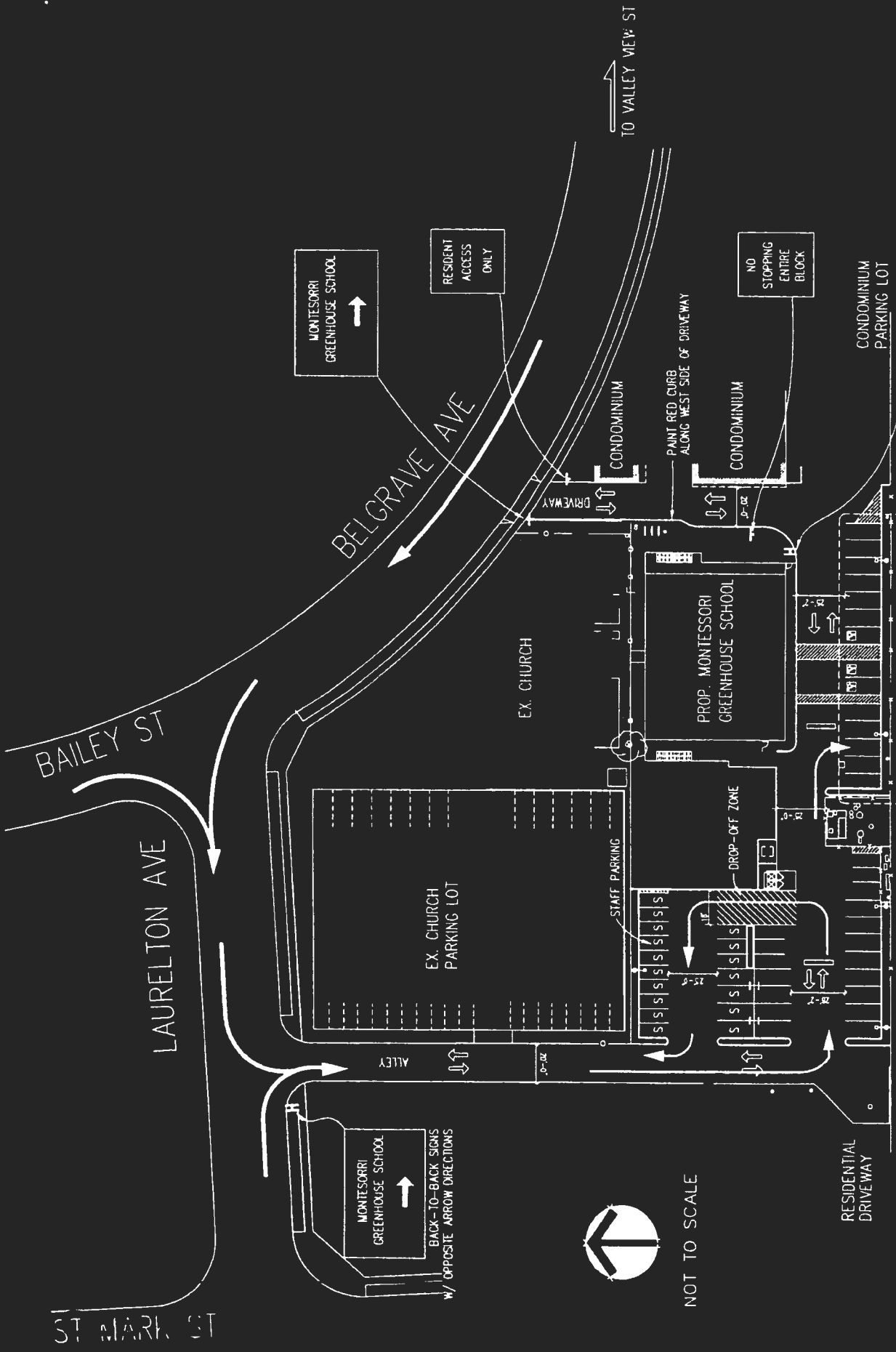
For comparison purpose, the study calculated alternative parking requirement as found through research: one (1) parking space for every (10) students and one (1) parking space for every employee. With the alternative parking requirement considering the addition of a drop-off area, the project would require 37 parking spaces.

Follow-up Review

Montessori Greenhouse School will implement the circulation plan. The neighbors will be given the phone number for the School Director or staff person appointed as a liaison. The neighbors should discuss any issues including circulation as they occur with school staff. Within three months of the school starting operation, a follow-up review shall be performed by a traffic engineer with authorization by the property owner. In this review, the engineer will evaluate the actual circulation and parking on the site and will make suggestions for modifications to the circulation plan if warranted. For the life of its operation, Montessori Greenhouse School will monitor the traffic circulation and parking on the site.

Enclosure: Exhibit (Alternative "B")

Attachment: The Montessori Greenhouse Drive-up/Drop-off Procedures,
by Ms. Catherine Smythe, Executive Director, Montessori Greenhouse School



TRAFFIC CIRCULATION - CONCEPTUAL ONLY

ALTERNATIVE "B" (TWO PARKING REDUCTION)

MONTESSORI GREENHOUSE DRIVE-UP/DROP OFF PROCEDURES

Applicable upon the school's occupation of the property at
5856 Belgrave Avenue, Garden Grove, CA 92845

The Montessori Greenhouse School facility plans to move into its new facility, at 5856 Belgrave Avenue in Garden Grove, within the next several months. In accordance with traffic circulation recommendations from the assigned traffic engineer, Mr. Kay Hsu, the following drive-up/drop-off procedure has been proposed during times of peak student arrival and departure.

Current Student Population: 145

School Hours: Elementary: 8:30 a.m. – 3:00 p.m.

Toddler / Preschool: 9:00 a.m. – 12:00 p.m. or 9:00 a.m. – 3:00 p.m.

Note: The parent of an infant or toddler child under 2 years of age, must park and deliver his/her child personally. (15 families)

Hours of School Operation: 7:00 a.m. – 6:00 p.m.; Montessori Greenhouse provides an extended day program (before and after school care) to facilitate the needs of working parents; between 7:00 and 8:15 a.m., students arrive in a staggered fashion.

Peak Arrival: 8:15 – 9:15 a.m. (approximately ½ of the student population arrives; siblings [approximately 10 families] arrive 2 or 3 in one car)

Approximately 15 students depart at 12:00 p.m.

Peak Departure: 3:00 – 3:30 p.m. (approximately ½ of the student population departs)

All other students depart in a staggered fashion as their parent arrives between 3:30 and 6:00 p.m.

Proposed Procedure: A "Drop-off/Pick-up" zone will be established at the west end of the playground where a gate allows for entrance into the school grounds from the parking lot. We are proposing a 5 m.p.h. speed limit to discourage unsafe driving.

8:15 a.m.

1. Cars enter on the long driveway off Laurelton.
2. A staff member will be stationed at the west gate with the *Department of Social Services* mandated sign-in sheet.
3. The parent will pull his/her car through the west end of the parking lot in a circular fashion (around the center island of parking spaces) so that s/he arrives at the west playground gate with the passenger door facing it. Students will disembark from the passenger side of the car assisted by the staff member on duty. The sign-in sheet will be passed to the parent for signature.
4. The student will be passed into the play yard and be escorted to a "holding" area to wait for safe transportation into his/her classroom.
5. Once the student is safely behind the playground fence, his/her parent will pull away and turn back down the long driveway, exiting on Laurelton. The next car

will drive up. Additional staff will be assigned to assist with the procedure according to perceived volume. During times of high traffic volume, the staff member on duty will direct some drivers to park in available spaces and ask them to walk their child(ren) into the school in order to keep traffic flowing smoothly.

6. The procedure will continue until 9:15 a.m. or volume is slowed.

3:00 p.m.

1. Students scheduled to be picked up at 3:00 p.m. will be escorted with all of their belongings to the "holding" area to wait until called by the staff member on duty.
2. A parent drives up to the west playground gate (following the same traffic pattern as s/he did in the morning), receives the sign-out sheet and signs his/her child out, and receives whatever messages are in his/her parent file. The staff member secures the child with a seat belt (or watches as the elementary student does it for him/herself), before closing the door. The parent drives away and the next car drives up.
3. The procedure will continue until 9:15 a.m. or volume is slowed.
4. Additional staff will be assigned to assist with the procedure according to perceived volume.