



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE 13861 BROOKHURST STREET SHOPPING CENTER EXPANSION PROJECT
Site Plan No. SP-101-2021**

DATE: August 4, 2021

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE 13861 BROOKHURST STREET SHOPPING CENTER EXPANSION
PROJECT

LEAD AGENCY: CITY OF GARDEN GROVE

CONTACT: MARY MARTINEZ, ASSOCIATE PLANNER
CITY OF GARDEN GROVE PLANNING SERVICES DIVISION
11222 ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA 92840

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Garden Grove (City) is the Lead Agency for the 13861 Brookhurst Street Shopping Center Expansion Project (proposed Project). Based on the information contained in the Initial Study prepared for the proposed Project, the City has prepared a Mitigated Negative Declaration (MND) pursuant to CEQA and the State CEQA Guidelines. The City is distributing this Notice of Intent (NOI) to agencies that have permit authority over the proposed Project, interested groups, and organizations in accordance with CEQA.

PROJECT LOCATION:

The Project is located at 13861 Brookhurst Street, in the southern portion of the City of Garden Grove in northwestern Orange County; see Figure 1, Regional/Local Vicinity Map, and Figure 2, Aerial Photograph/Surrounding Land Uses. The site is bounded by Woodbury Avenue to the north; Brookhurst Street to the east; Westminster Avenue to the south; and residential land uses to the west. The affected County Assessor Parcel Number is 098-621-01. The Project site is not included on any hazardous materials sites pursuant to Government Code Section 65962.5.

Regional access is provided via Interstate 405 (I-405) to the southwest and Interstate 5 (I-5) to the northeast. State Route 22, the Garden Grove Freeway, trends east–west between I-405 and I-5 in the Project vicinity and provides direct access to Brookhurst Street approximately 0.2 mile to the north.

PROJECT DESCRIPTION:

The subject site is currently developed and supports a large commercial retail shopping center, anchored by a Target retail store and the Garden Grove "Superstore" which serves as a supermarket also offering restaurant/dining services. Other smaller retail businesses in the shopping mall include a variety of commercial uses (flower shop, wellness store, bakery, etc.), multiple restaurants, and service-oriented uses (barber shop, wireless services store, etc.). A large surface parking lot extends around the shopping center, with a loading dock provided on the northern side to allow for the delivery of goods. In the southeast corner of the surface parking lot are an existing auto-services retailer and a restaurant.

The Project proposes the addition of approximately 17,600 square feet (SF) of commercial retail and restaurant uses to the 180,449 SF of commercial uses currently operating on the subject site. Four new buildings would be constructed. The proposed square footage of the four buildings is as follows: Building

A - 4,000 SF; Building B - 5,600 SF; Building C - 4,000 SF; and Building D - 4,000 SF. It is anticipated that the uses occupying the new on-site buildings may include a bank (Building A; 4,000 SF) and up to 9,936 SF of restaurant space. The remaining square footage proposed is anticipated to be occupied by retail uses. The existing on-site building currently occupied by the automotive service store would be demolished to allow for future construction of Building B (on a similar building pad). Refer to Figure 3, Site Plan.

Main access to the site would occur from three existing access points located along Brookhurst Street to the east; secondary access would continue to be provided along Woodbury Avenue and Westminster Avenue. No new access drives are proposed. In addition to existing parking spaces serving the shopping center, the Project would provide 141 new on-site parking spaces. This total would include 11 parking spaces for electric vehicles and 7 electric vehicle charging stations. New landscaping is proposed for the on-site parking lot, adjacent to the proposed buildings, and along the site boundary.

All exterior lighting would comply with lighting standards per City Municipal Code Sections 9.18.100.020 and 9.18.140.070. Two connections are proposed to an existing 12-inch water line in Brookhurst Street; an additional connection would be made to the same 12-inch water line for fire flow purposes. One connection is proposed to an existing 15-inch sewer line in Brookhurst Street via extension of a 6-inch lateral from the Project site. Existing on-site drainage patterns would be maintained. Proposed storm drain infrastructure includes the construction of grated inlets, filter insert structures, and five underground infiltration systems or an approved equivalent encased in gravel.

The site has a General Plan land use designation of LC (Light Commercial) and is zoned C-2 (Community Commercial). No change in the existing land use designation or zoning classification is required to allow for expansion of the existing shopping center as proposed.

AVAILABILITY OF ENVIRONMENTAL ANALYSIS:

The City invites all interested parties to submit written comments on the Initial Study/MND during the public review period. Pursuant to the time limits mandated by State law, the public review period is a minimum of 20 days. Comments on the Initial Study/MND will be accepted from **Wednesday, August 4 to Monday, August 23, 2021 at 5:00 p.m.**

The Initial Study/MND will be available for public viewing at the following locations:

- City of Garden Grove City Hall, Planning Services Counter, located at 11222 Acacia Parkway
- Online at the City of Garden Grove website: <https://ggcity.org/planning/environmental-documents>

PUBLIC HEARINGS:

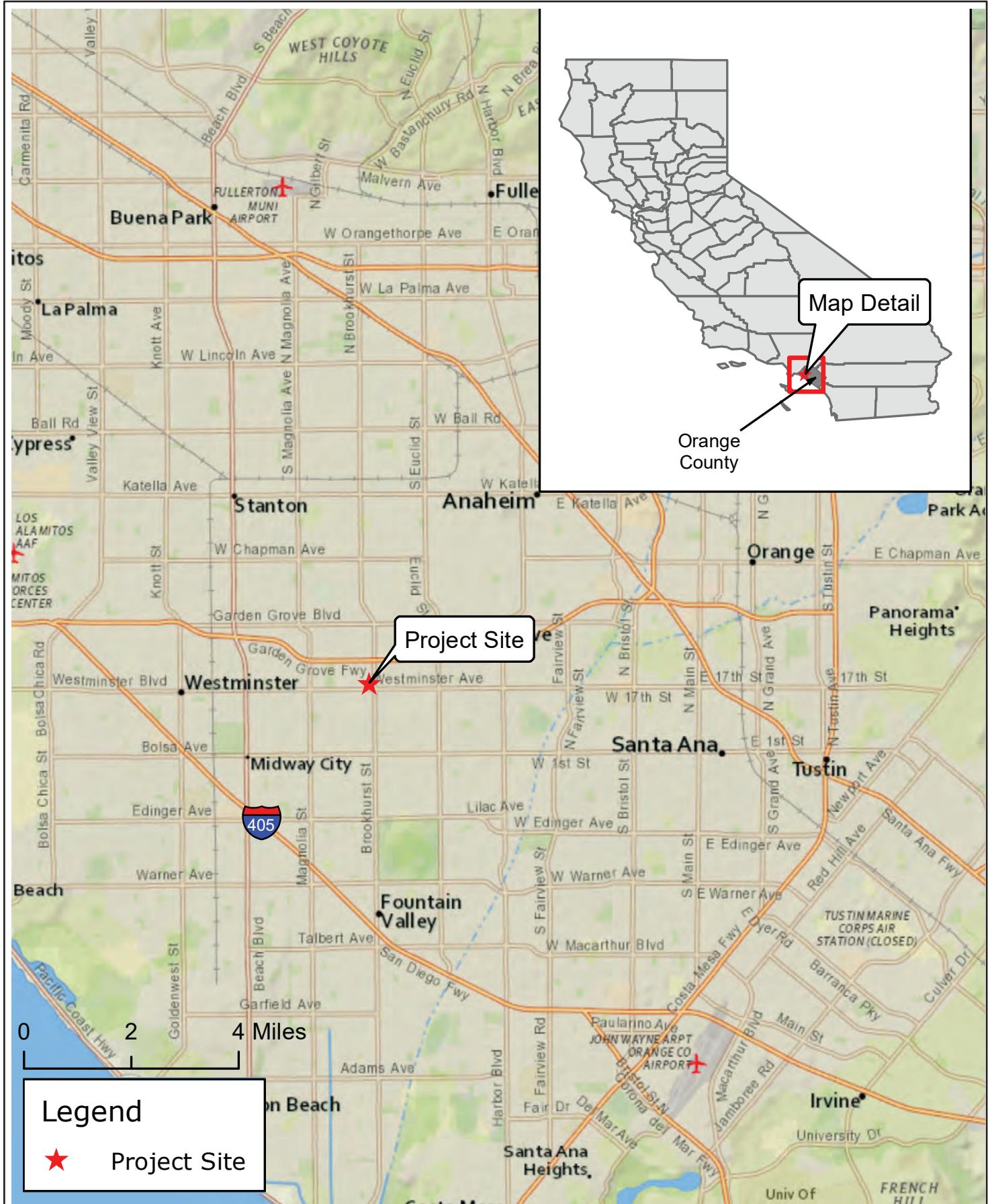
The City will hold a public hearing on the Project at the scheduled Planning Commission meeting at **7:00 p.m. on Thursday, September 2, 2021** in the City Council Chambers of the Community Meeting Center located at 11300 Stanford Avenue, Garden Grove. The public and interested agencies are invited to attend.

METHODS OF DELIVERING COMMENTS:

Your written comments need to be received by **Monday, August 23, 2021 at 5:00 p.m.** Written comments can be mailed, faxed, or electronically submitted to:

Mary Martinez, Associate Planner
City of Garden Grove
Planning Services Division
11222 Acacia Parkway
Garden Grove, CA 92840
Email: marym@ggcity.org

If you have any questions regarding the proposed Project, please contact Mary Martinez at (714) 741-5315 or at marym@ggcity.org.



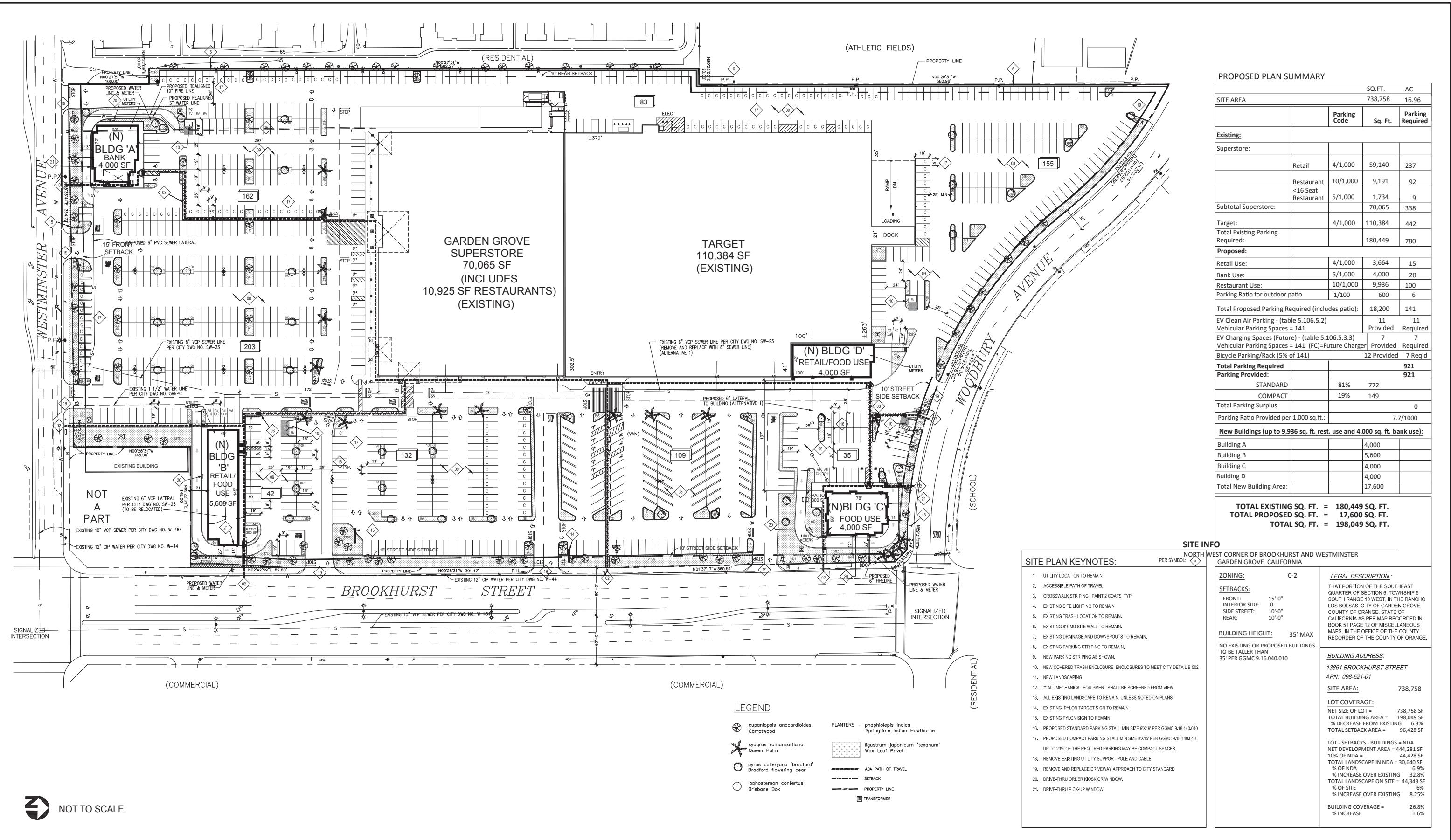
13861 BROOKHURST STREET ■ SHOPPING CENTER EXPANSION
GARDEN GROVE, CALIFORNIA

Regional/Local Vicinity Map

Figure 1



13861 BROOKHURST STREET ■ SHOPPING CENTER EXPANSION
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Site Plan