



**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](mailto: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](mailto:marym@ggcity.org).

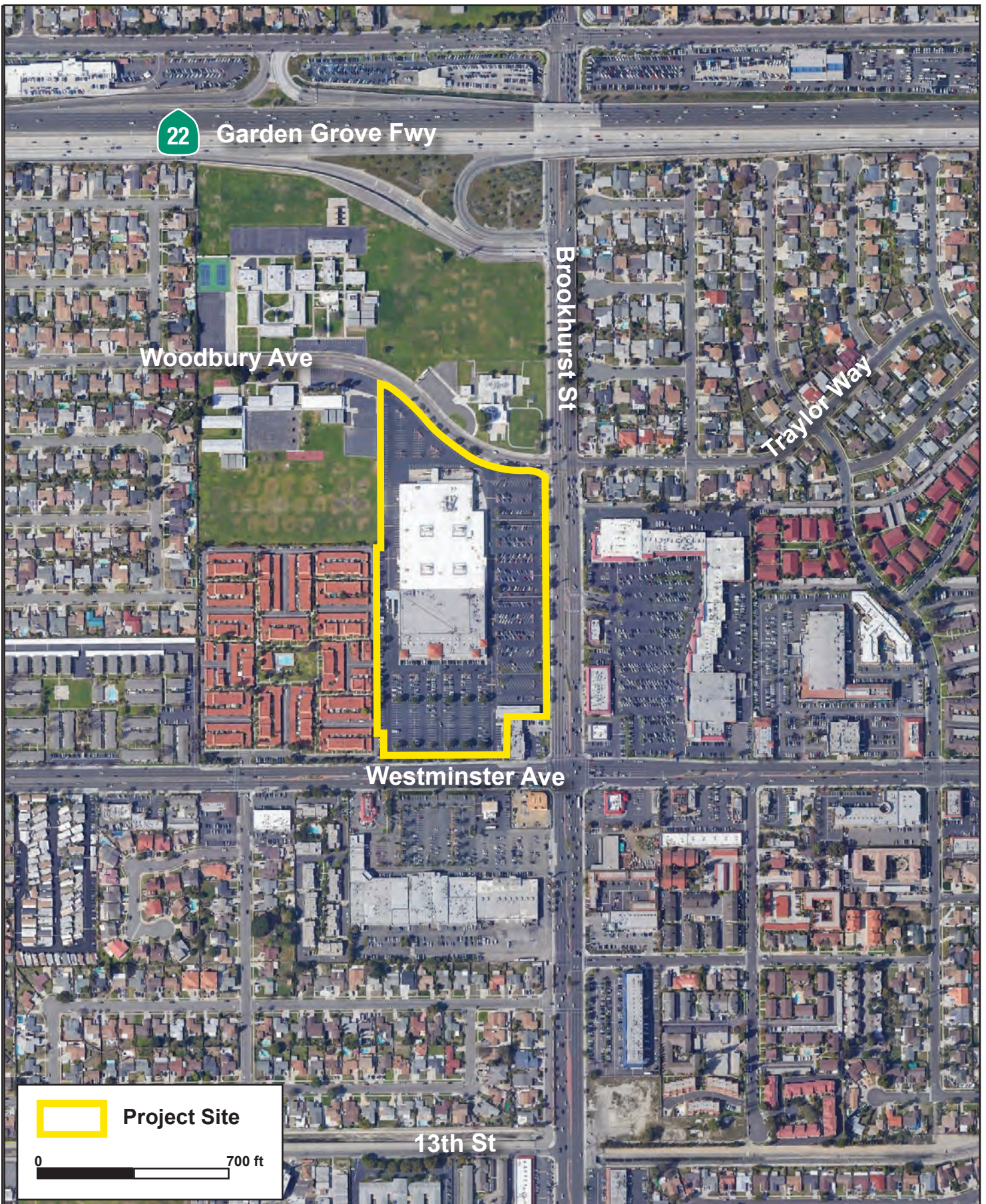


13861 BROOKHURST STREET ■ SHOPPING CENTER EXPANSION  
 GARDEN GROVE, CALIFORNIA

# Regional/Local Vicinity Map

Figure 1





22 Garden Grove Fwy


Woodbury Ave


Brookhurst St

Traylor Way

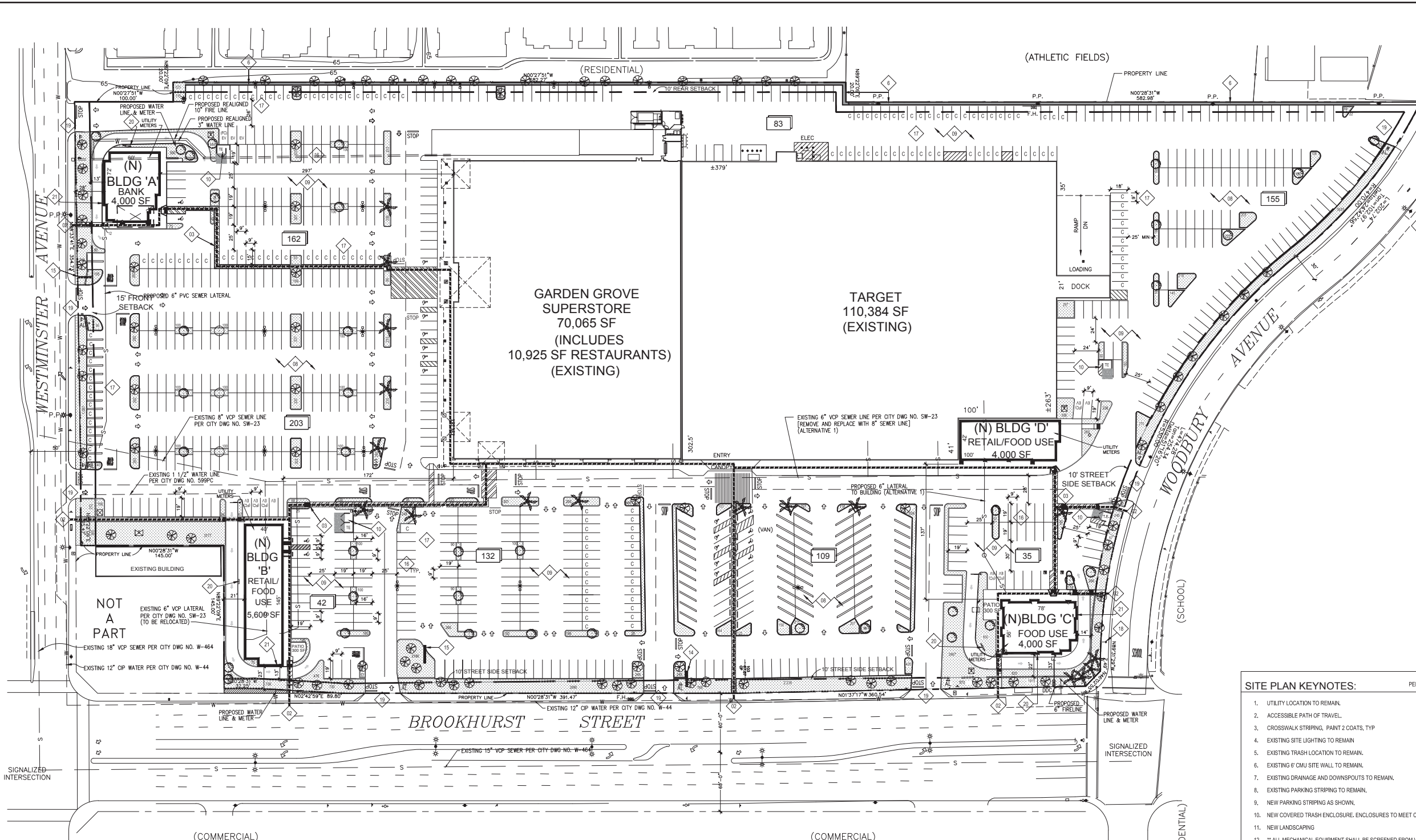
Westminster Ave

13th St

 Project Site

0  700 ft

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**PROPOSED PLAN SUMMARY**

			SQ.FT.	AC
<b>SITE AREA</b>			738,758	16.96
	<b>Parking Code</b>	<b>Sq. Ft.</b>	<b>Parking Required</b>	
<b>Existing:</b>				
Superstore:				
	Retail	4/1,000	59,140	237
	Restaurant	10/1,000	9,191	92
	<16 Seat Restaurant	5/1,000	1,734	9
Subtotal Superstore:			70,065	338
Target:		4/1,000	110,384	442
Total Existing Parking Required:			180,449	780
<b>Proposed:</b>				
Retail Use:	4/1,000		3,664	15
Bank Use:	5/1,000		4,000	20
Restaurant Use:	10/1,000		9,936	100
Parking Ratio for outdoor patio	1/100		600	6
Total Proposed Parking Required (includes patio):			18,200	141
EV Clean Air Parking - (table 5.106.5.2)			11	11
Vehicular Parking Spaces = 141			Provided	Required
EV Charging Spaces (Future) - (table 5.106.5.3.3)			7	7
Vehicular Parking Spaces = 141 (FC)=Future Charger			Provided	Required
Bicycle Parking/Rack (5% of 141)			12 Provided	7 Req'd
<b>Total Parking Required</b>				<b>921</b>
<b>Parking Provided:</b>				<b>921</b>
STANDARD	81%		772	
COMPACT	19%		149	
Total Parking Surplus				0
Parking Ratio Provided per 1,000 sq.ft.:				7.7/1000
<b>New Buildings (up to 9,936 sq. ft. rest. use and 4,000 sq. ft. bank use):</b>				
Building A			4,000	
Building B			5,600	
Building C			4,000	
Building D			4,000	
Total New Building Area:			17,600	

**TOTAL EXISTING SQ. FT. = 180,449 SQ. FT.**  
**TOTAL PROPOSED SQ. FT. = 17,600 SQ. FT.**  
**TOTAL SQ. FT. = 198,049 SQ. FT.**

- SITE PLAN KEYNOTES:**
- UTILITY LOCATION TO REMAIN.
  - ACCESSIBLE PATH OF TRAVEL.
  - CROSSWALK STRIPING, PAINT 2 COATS, TYP.
  - EXISTING SITE LIGHTING TO REMAIN.
  - EXISTING TRASH LOCATION TO REMAIN.
  - EXISTING 8' CMU SITE WALL TO REMAIN.
  - EXISTING DRAINAGE AND DOWNSPOUTS TO REMAIN.
  - EXISTING PARKING STRIPING TO REMAIN.
  - NEW PARKING STRIPING AS SHOWN.
  - NEW COVERED TRASH ENCLOSURE, ENCLOSURES TO MEET CITY DETAIL B-502.
  - NEW LANDSCAPING
  - \*\* ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW
  - ALL EXISTING LANDSCAPE TO REMAIN, UNLESS NOTED ON PLANS.
  - EXISTING PYLON TARGET SIGN TO REMAIN
  - EXISTING PYLON SIGN TO REMAIN
  - PROPOSED STANDARD PARKING STALL MIN SIZE 9'X19' PER GGMC 9.18.140.040
  - PROPOSED COMPACT PARKING STALL MIN SIZE 8'X15' PER GGMC 9.18.140.040 UP TO 20% OF THE REQUIRED PARKING MAY BE COMPACT SPACES.
  - REMOVE EXISTING UTILITY SUPPORT POLE AND CABLE.
  - REMOVE AND REPLACE DRIVEWAY APPROACH TO CITY STANDARD.
  - DRIVE-THRU ORDER KIOSK OR WINDOW.
  - DRIVE-THRU PICK-UP WINDOW.

**SITE INFO**  
 NORTH WEST CORNER OF BROOKHURST AND WESTMINSTER  
 GARDEN GROVE, CALIFORNIA

**ZONING:** C-2

**SETBACKS:**  
 FRONT: 15'-0"  
 INTERIOR SIDE: 0"  
 SIDE STREET: 10'-0"  
 REAR: 10'-0"

**BUILDING HEIGHT:** 35' MAX  
 NO EXISTING OR PROPOSED BUILDINGS TO BE TALLER THAN 35' PER GGMC 9.16.040.010

**LEGAL DESCRIPTION:**  
 THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH RANGE 10 WEST, IN THE RANCHO LOS BOLINAS, CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 51 PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE.

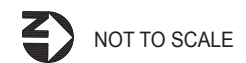
**BUILDING ADDRESS:**  
 13861 BROOKHURST STREET  
 APN: 098-621-01

**SITE AREA:** 738,758

**LOT COVERAGE:**  
 NET SIZE OF LOT = 738,758 SF  
 TOTAL BUILDING AREA = 198,049 SF  
 % DECREASE FROM EXISTING = 6.3%  
 TOTAL SETBACK AREA = 96,428 SF

**LOT - SETBACKS - BUILDINGS = NDA**  
 NET DEVELOPMENT AREA = 444,281 SF  
 10% OF NDA = 44,428 SF  
 TOTAL LANDSCAPE IN NDA = 30,640 SF  
 % OF NDA = 6.9%  
 % INCREASE OVER EXISTING = 32.8%  
 TOTAL LANDSCAPE ON SITE = 44,343 SF  
 % OF SITE = 6%  
 % INCREASE OVER EXISTING = 8.25%  
 BUILDING COVERAGE = 26.8%  
 % INCREASE = 1.6%

- LEGEND**
- cupaniopsis anacardioides Carrotwood
  - syagrus romanzoffiana Queen Palm
  - pyrus calleryana 'bradford' Bradford flowering pear
  - laphostemon confertus Brisbane Box
  - PLANTERS - phaphioplepis indica Springtime Indian Hawthorne
  - ligustrum japonicum 'texanum' Wax Leaf Privet
  - ADA PATH OF TRAVEL
  - SETBACK
  - PROPERTY LINE
  - TRANSFORMER



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# Site Plan

Figure 3