



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE LAMPSON RESIDENTIAL PROJECT**

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE LAMPSON RESIDENTIAL PROJECT

LEAD AGENCY: CITY OF GARDEN GROVE

CONTACT: MARY MARTINEZ, ASSOCIATE PLANNER
CITY OF GARDEN GROVE PLANNING SERVICES DEPARTMENT
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 Lampson Residential Project (proposed project) located at 9071, 9081, and 9091 Lampson Avenue in the northern portion of the City of Garden Grove. Based on the information contained in the Initial Study prepared for the proposed project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA, 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 1.6-acre (ac) project (Assessor's Parcel Numbers [APN] 133-183-55, 133-183-56, 133-183-57, 133-183-58) site in Garden Grove is currently developed with three single-family homes and is surrounded by single-family and multifamily residential units. The project site is currently developed with three single-family residential homes and a small accessory building currently used as an office. Additional features on the site include open space areas and landscape/hardscape, including several large trees.

Surrounding land uses include single-family residential uses to the north, south, and east and multifamily residential uses to the west. There are office uses farther to the west on the northwest corner of Magnolia Street and Lampson Avenue, and a church to the east past Barbara Avenue, but the uses immediately surrounding the project site are residential.

The project site is not included on any hazardous materials sites pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION:

The Applicant is requesting approval of the following discretionary actions and entitlements as part of the proposed project: (1) a zone change to a Planned Unit Development (PUD), (2) a variance to deviate from the minimum 3-acre requirement to allow a zone change to a PUD, (3) approval of a Vesting Tentative Tract Map, (3) approval of a Site Plan, and (4) adoption of the IS/MND.

The proposed project would result in the development of 13 residential lots with private recreational areas, an open space parcel, and two private streets. Of the 1.6-ac property, 1.17 ac would be reserved for the 13 single-family homes that would be constructed as a part of the project, 0.32 ac would be reserved to provide access and circulation throughout the project site by way of sidewalks and private streets, and 0.11 ac would be reserved for the open space lot.

All residential units would be constructed along the eastern, western, and northern boundaries of the project site, with private streets "A" and "B" forming a T through the center of the property. The residential lot areas would vary between 3,427 square feet (sf) and 4,414 sf. Each residential lot would include a 300 sf private recreational area.

AVAILABILITY OF ENVIRONMENTAL ANALYSIS:

The City invites all interested parties to submit written comments on the Initial Study during the public review period. The public review period is 30 days. Therefore, due to time limits mandated by State law, comments on the Initial Study will be accepted from **October 20th to November 18, 2022 at 5:00 p.m.**

During the public review period, the IS/MND will be available for review at the following locations:

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

PUBLIC HEARING:

The City will hold a public hearing on the project at the regularly scheduled Planning Commission Meeting at 7:00 pm on Thursday, December 1, 2022 in the Community Meeting Center 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 **November 18, 2022 at 5:00 p.m.**, the close of the public review period. Written comments can be mailed, faxed, or electronically submitted using the following contact information:

Mary Martinez, Associate Planner
City of Garden Grove
Planning Services Division

11222 Acacia Parkway
Garden Grove, CA 92840
Email: marym@ggcity.org

Comments received during the public review period and responses to the comments will be included in a final environmental document. If you have any questions regarding the proposed project, please contact Mary Martinez at

(714) 741-5315 or at marym@ggcity.org.