

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



To: _____
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X
County Clerk
County of Orange
P. O. Box 22013
Santa Ana, CA 92702

From:
City of Garden Grove
P. O. Box 3070
11391 Acacia Parkway
Garden Grove, CA 92842

Date: November 8, 2023

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Garden Grove hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Brookhurst and Central Townhome Project is available for review and comment.

PROJECT TITLE: Brookhurst and Central Townhome Project

PROJECT LOCATION - Specific: The project site is located at the southeast corner of the intersection of Brookhurst Street and Central Avenue at 13252 Brookhurst Street and 10052 Central Avenue, Assessor Parcel Numbers (APNs): 099-031-01, 099-031-02, 099-331-08, and 099-031-09.

PROJECT DESCRIPTION: The proposed Project involves developing a 1.22-acre site with 30 residential townhomes within 3-story buildings with a maximum height of 35 feet. The proposed townhomes would be for-sale townhomes, with 10 percent of the units being restricted to moderate income buyers. The project includes a total of 64 parking spaces in the form of a two-car garage for each townhome and four open parking spaces, a 4,322 square foot central active open space area, and 9,578 square feet open space landscape area. The existing site improvements will be demolished to facilitate the proposed development.

The project includes a General Plan Amendment to change the land use designation of the site from Light Commercial (LC) and Low Medium Density Residential (LMR) to Medium Density Residential (MDR) that allows between 21.1 to 32 dwelling units per acre; a zoning designation amendment to change the zoning of the site from Neighborhood Commercial (C-1) and Limited Multiple Residential Zone (R-2) to Multiple-Family Residential (R-3) that allows up to 32 dwelling units per acre; and a Tentative Tract Map (TTM) for the sale of the townhome units and approval of a Site Plan.

CORTESE LIST: The Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PROJECT IMPACTS: The Initial Study/Mitigated Negative Declaration finds that the Project's potential environmental effects would be less than significant with the incorporation of mitigation measures related to archaeological resources, paleontological resources, noise, and tribal cultural resources.

PUBLIC REVIEW PERIOD: Begins: November 9, 2023 Ends: November 28, 2023

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Services Division before the end of the review period. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Services Division prior to the end of the review period. Comments may be sent by mail or email to the following address:

Huong Ly, Associate Planner
City of Garden Grove
Planning Services Division
11222 Acacia Parkway
Garden Grove, California 92840

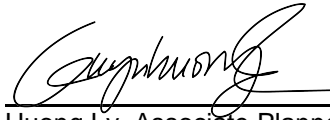
Phone: (714)741-5302
Email: huongl@ggcity.org

PUBLIC HEARING: A public hearing will be held before the Garden Grove Planning Commission on December 7, 2023, in the City Council Chambers of the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

LOCATION WHERE DOCUMENTS CAN BE REVIEWED: The Initial Study/Mitigated Negative Declaration, and documents incorporated by reference are available for review by appointment during normal business hours at the City of Garden Grove, Community Development Department Planning Services Division, 11222 Acacia Parkway, Garden Grove, California, 92840 and at 2) Garden Grove Main Library, 11200 Stanford Avenue, Garden Grove, California 92840 . Electronic copies of the document are also available on-line at the City of Garden Grove website at <https://ggcity.org/planning/environmental-documents>.

11/02/2023

Date:



Huong Ly, Associate Planner
City of Garden Grove