Public Review Draft | March 27, 2024

Newhope & Garden Grove Residential Project

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Lead Agency:

City of Garden Grove
Priit Kaskla, AICP, Associate Planner
City of Garden Grove | Planning Services Division
11222 Acacia Pkwy, Garden Grove, CA 92840
Phone: (714) 741-5303 Email: priitk@ggcity.org

Prepared by:

Comprehensive Planning Service
Contact: Joann Lombardo ◦ Phone: 949-243-5274 ◦ Email: joann@jalcps.com

This page is intentionally blank.

TABLE OF CONTENTS

Page

APPENDICES

K. 12828 Newhope Street Residential Project Trip Generation & VMT Analysis/Screening Scope of Work, City of Garden Grove; prepared by MAT Engineering Group Inc., March 27, 2024.

LIST OF FIGURES

Page

LIST OF TABLES

Page

EXECUTIVE SUMMARY

Project Title: Newhope & Garden Grove Residential Project (Project).

Brief Project Description: The Project involves the demolition of an existing single family structure and accessory units, and the construction and operation a fifteen unit single-family small lot residential community. The Project includes the following applications:

- Planned Unit Development (PUD): To change the zoning of the property from R-1-7 (Single-Family Residential) to a Planned Unit Development (PUD) zone and establish development standards specific to the site that would modify provision of GGMC §9.12.040.060 Special Requirements – Small Lot Subdivisions, PUD zone.
- Variance: To allow for a deviation from the minimum one acre lot size for a residential PUD.
- Site Plan: To construct the 15-unit residential development.
- Tentative Tract Map (TTM): To subdivide the property for condominium purposes.

Project Location (Address): 12828 Newhope Street, Garden Grove, CA 92840.

Project Site Assessor's Parcel Number: 090-671-07.

Project Proponent: The Olson Company, 3010 Old Ranch Parkway, Suite 100 Seal Beach, CA 90740.

Cortese List: The Project _ does X does not involve a site located on the Cortese list, pursuant to Government Code Section 65962.5(a)(1).

Finding: Pursuant to the California Environmental Quality Act, the City of Garden Grove has determined that the proposed Project, with inclusion of the mitigation measures listed below, will not have a significant effect on the environment. The attached Initial Study documents the reasons supporting this finding.

Mitigation Measures:

- Mitigation Measure CUL-1: Unanticipated Discovery of Archaeological Resources.

  Timing: During Grading.

  Department Responsible: Community Development (Planning and Building and Safety Divisions).

Prior to issuance of grading permits, the Applicant shall provide educational material designed to assist Project construction crews identify potential archaeological resources during grading. These materials shall specify the following procedures to be followed if resources are discovered, and shall be distributed to construction crews prior to initiation of construction activities. In addition, construction plans and specifications shall state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find and the City shall be immediately notified. A qualified archaeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A shall flag the area in the field and shall evaluate the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. If the find is considered a "unique archaeological resource" the archaeologist shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the City. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred method of handling as to avoid any adverse impacts to the "unique archaeological resource." All recovered and salvaged resources shall undergo an identification process. The permanent reservation of the unique archaeological resource by an established accredited professional repository selected by the archaeologist, or repatriation of the recovered resources in cooperation with the designated most likely descendant shall occur as needed. The archaeologist shall have a repository agreement in hand prior to initiating recovery of the resource. If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense. The archaeologist shall prepare a comprehensive report complete with methods and results that shall be submitted to the City of Garden Grove Building and Safety Division, the South Central Coastal Information Center, and the State Historic Preservation Office (SHPO), if required. Prior to commencement of grading activities, the City of Garden Grove Building and Safety Division shall verify that all project grading and construction plans include specific requirements regarding Public Resources Code Section 21083.2(g) and the treatment of archaeological resources as specified herein.

- Mitigation Measure GEO-1: Unanticipated Discovery of Paleontological Resources.

  Timing: During Grading.

  Department Responsible: Community Development (Planning and Building and Safety Divisions).

  If evidence of subsurface paleontological resources is found during construction activities, excavations within 50 feet of the find shall cease and the construction contractor shall contact the City of Garden Grove Community Development Director. With direction from the Community Development Director, a qualified paleontologist certified by the County of Orange shall be retained to evaluate the find prior to resuming construction activities in the immediate vicinity of the find.

If the City of Garden Grove determines the resource is significant and cannot be immediately recovered or a then the qualified paleontologist shall prepare and execute a Paleontological Resources Mitigation Program (PRMP) for the salvage and curation of the identified resource(s). The PRMP shall specify the fieldwork and laboratory methods to be undertaken, curation requirements, proposed staff qualifications, and whether the entire resource is to be collected or a specified statistically significant sample.

- Mitigation Measure HAZ-1: Asbestos.

  Timing: Prior to demolition activities.

  Department Responsible: Community Development (Planning and Building and Safety Divisions).

  Prior to demolition activities, the Applicant shall provide an asbestos survey conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials.

  If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. Asbestos shall be removed when the material is in poor physical condition and there is sufficient space for the removal technique. Asbestos shall be encapsulated when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. Asbestos shall be enclosed when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise. The State certified asbestos containment contractor shall provide evidence acceptable to the City Building Official that asbestos surveys, containment and removal have been completed as required by SCAQMD.

- Mitigation Measure NOI-1: Construction Noise.

  Timing: During construction.

  Department Responsible: Community Development (Building and Safety Division).

  The Project contractor shall implement the following best management practices:

  1. The construction contractor shall limit construction activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 a.m. and 10:00

p.m. No construction activities are permitted during nighttime hours or holidays.
2. During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and nearest sensitive receptor buildings during all Project construction activities.
5. The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.
6. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
7. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.
8. For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted on the Project site with the contact phone number.

- Mitigation Measure TRC-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

  Timing: During Ground Disturbing Activities.

  Department Responsible: Community Development (Planning & Building).

  A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to demolition that involves removing footings or other structures at depths of 2 feet and beyond, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
  B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
  C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral)

human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

- Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

  Timing: During Ground Disturbing Activities.

  Department Responsible: Community Development (Planning & Building).

  A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

- Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

  Timing: During Ground Disturbing Activities.

  Department Responsible: Community Development (Planning & Building).

  A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
  B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
  C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
  D. Preservation in place (i.e., avoidance) is the Kizh's preferred manner of treatment for discovered human remains and/or burial goods.
  E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

INTRODUCTION

1.1 INITIAL STUDY REQUIRED

Following preliminary review of the proposed Newhope & Garden Grove Residential Project (Project), the City of Garden Grove (City) has determined that the Project is subject to the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

1.2 STATUTORY AUTHORITY

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21189) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR).

Consistent with the statutory authority, the purpose of this Initial Study is to provide the Lead Agency (i.e., the City) with information to determine if the proposed Project would have a significant environmental impact. Specifically, this Initial Study will:

- Facilitate environmental assessment early in the design of the Project;
- Provide the City with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration.

The proposed Project will require entitlements from the City of Garden Grove.

This environmental document and supporting analysis will be distributed for public review. Any comments received during the review period and the City's responses to those comments will be included in the City's environmental review of the Project.

1.3 INCORPORATION BY REFERENCE

The information contained in this document is based, in part, on the following documents that include the Project site or provide information addressing the general project area or use:

- **City of Garden Grove General Plan** (adopted May 2008, as amended in 2022). The Garden Grove General Plan 2030 (General Plan) is the principal long-range policy and planning document guiding the development, conservation, and enhancement of Garden Grove. It contains a comprehensive collection of goals and policies related to the physical development of the City. The General Plan includes the following elements: Land Use Element, Community Design Element, Economic Development Element, Circulation Element, Infrastructure Element, Noise Element, Air Quality Element, Park, Recreation, and Open Space Element, Conservation Element, Safety Element, Environmental Justice Element, and 2021-2029 Housing Element. Along with the goals and policies is an implementation program geared toward carrying out these goals and policies.
- **Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report** (SCH No. 2021060714) (certified December 14,

2021) (GPEIR). The City recently amended the General Plan in 2022 with the Focused General Plan Update and Focused Zoning Amendments). The FGPUZA amended the Housing, Land Use, and Safety Elements of the General Plan by including new goals, policies, and programs that would provide City staff with a foundation for long-range planning. Additionally, the FGPUZA also prepared an Environmental Justice Element and various amendments to the Garden Grove Municipal Code (Municipal Code) Title 9, Land Use. As part of this process, the City prepared and certified the GPEIR, which identified potentially significant and unavoidable impacts related to air quality, greenhouse gas emissions, noise, and transportation (vehicle miles traveled [VMT]).

- **Garden Grove Municipal Code** (current). The Garden Grove Municipal Code (GGMC) provides regulations for government administrative operations, construction, development, infrastructure, public safety, and business operations within the City. GGMC Title 9, Land Use, and provides for the orderly development of land in the City.

- **California Building Code** (CBC)**.** The California Building Standards Code (Cal. Code Regs., Title 24) was established by the State of California, with a current effective date of January 1, 2023. It incorporates all parts of the State building standards, including the Residential Code and Green Standards Code. The City of Garden Grove adopts the CBC as Title 18 of the GGMC; and the City Building and Safety Division follows the CBC in its plan check and inspection processes.

SECTION 2.0 – PROJECT DESCRIPTION

2.1 PROJECT TITLE

Newhope & Garden Grove Residential Project.

2.2 LEAD AGENCY NAME AND ADDRESS

City of Garden Grove
Planning Division
11222 Acacia Pkwy
Garden Grove, CA 92840.

2.3 CONTACT PERSON AND PHONE NUMBER

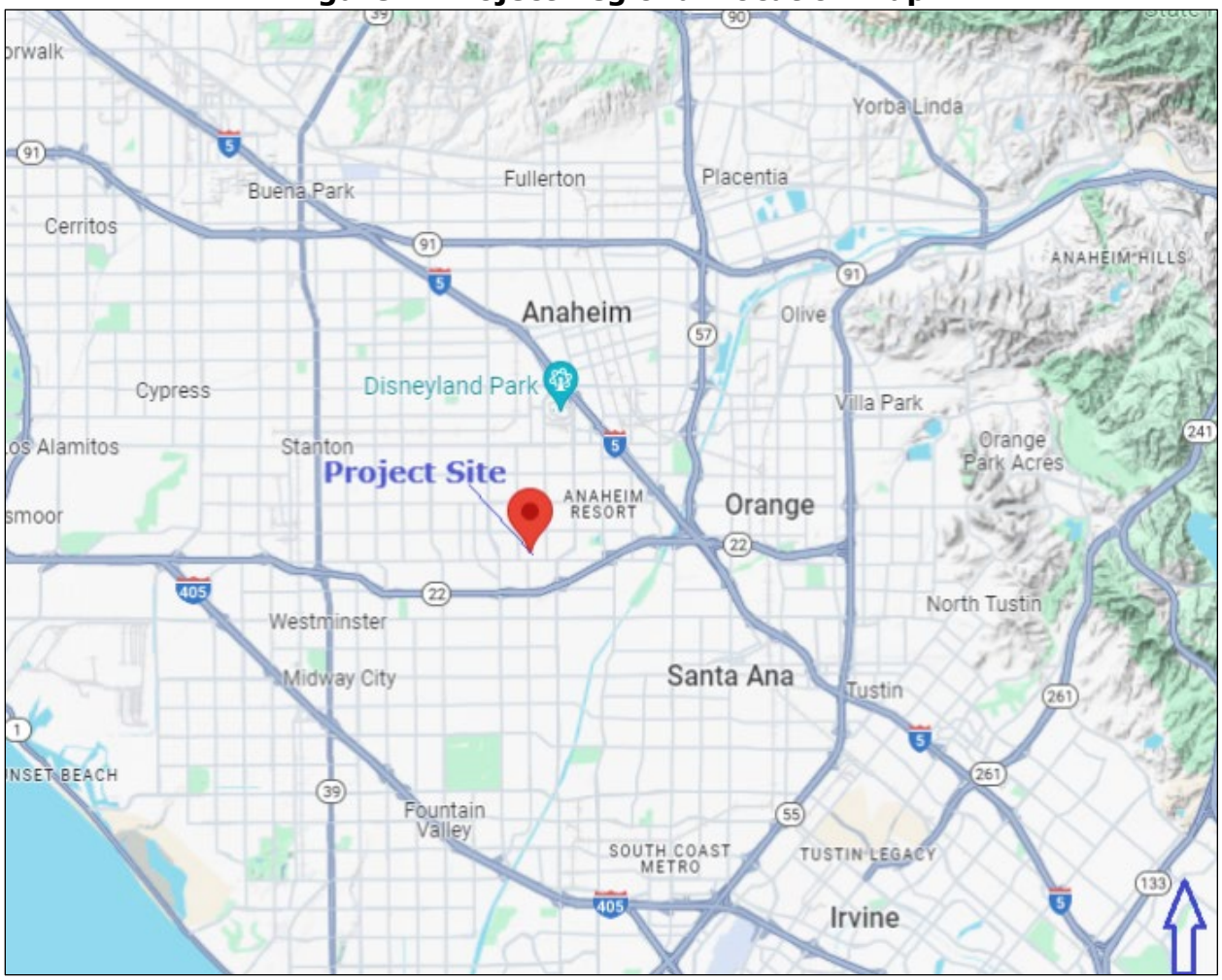
Priit Kaskla, AICP, Associate Planner
City of Garden Grove | Planning Services Division
11222 Acacia Pkwy, Garden Grove, CA 92840
Phone: (714) 741-5303 Email: priitk@ggcity.org

2.4 PROJECT LOCATION

The Project site consists of approximately 0.88 acres. Regionally, the Project site is located within the County of Orange, north of State Route 22 (SR-22), southwest of Interstate 5 (I-5), and west of SR-57. The site is located within the east-central portion of the City of Garden Grove. The City itself is bounded on the north by the cities of Cypress, Stanton and Anaheim; on the east by the cities of Orange and Santa Ana; on the south by the cities of Santa Ana, Fountain Valley and Westminster; and on the west by cities of Seal Beach and Los Alamitos. (Reference Figure 1. *Project Regional Location Map*, below.)

Locally, the Project site is addressed as 12828 Newhope Street, Garden Grove, California 92840. It is bounded on the north by Zeta Street and the south by Dunklee Lane, both of which are private alleys that provide access to the adjacent townhome development. On the east, the Project site is bounded by existing single family residences, and on the west by Newhope Street which is a public street. The Assessor's Parcel Number for the property is 090-671-07. (Reference Figure 2. *Project Site Aerial Location Map*, below.)

Figure 1. Project Regional Location Map



(source: Google Maps)

Figure 2. Project Site Aerial Location

(source: Google Maps)

2.5 PROJECT SPONSOR'S NAME AND ADDRESS

The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

Contact: Brian Geis
Vice President, Development
The Olson Company
3010 Old Ranch Pkwy, Suite 100
Seal Beach, CA 90740
(562) 370-2290; (714) 552-5161 (cell)
Email: bgeis@theolsonco.com.

2.6 GENERAL PLAN DESIGNATION

Current General Plan Land Use Map designation is Medium Density Residential (MDR) with a residential density of 21.1 – 32.0 units per acre.

2.7 ZONING

Current Zoning Map designation is the R-1 (Single-Family Residential) Zone, with a minimum lot size of 7,200 square feet.

2.8 DESCRIPTION OF PROJECT

The Project would convert the 0.88 parcel from an existing single family residence to a fifteen unit small lot single family residential development. The Project includes the demolition of the existing single family house, accessory structures and vegetation. The proposed Project is described below.

2.8.1 PROJECT SITE PLAN

The Project proposes a small lot single family detached residential development with a density of 17.1 units per acre. The fifteen proposed houses would be placed on either side of a 24-foot drive aisle, with eight houses on the north side of the drive aisle and seven) on the south side. (Reference Figure 3. *Project Conceptual Site Plan*, below.) Total building lot coverage for the Project would be 29.43 percent.

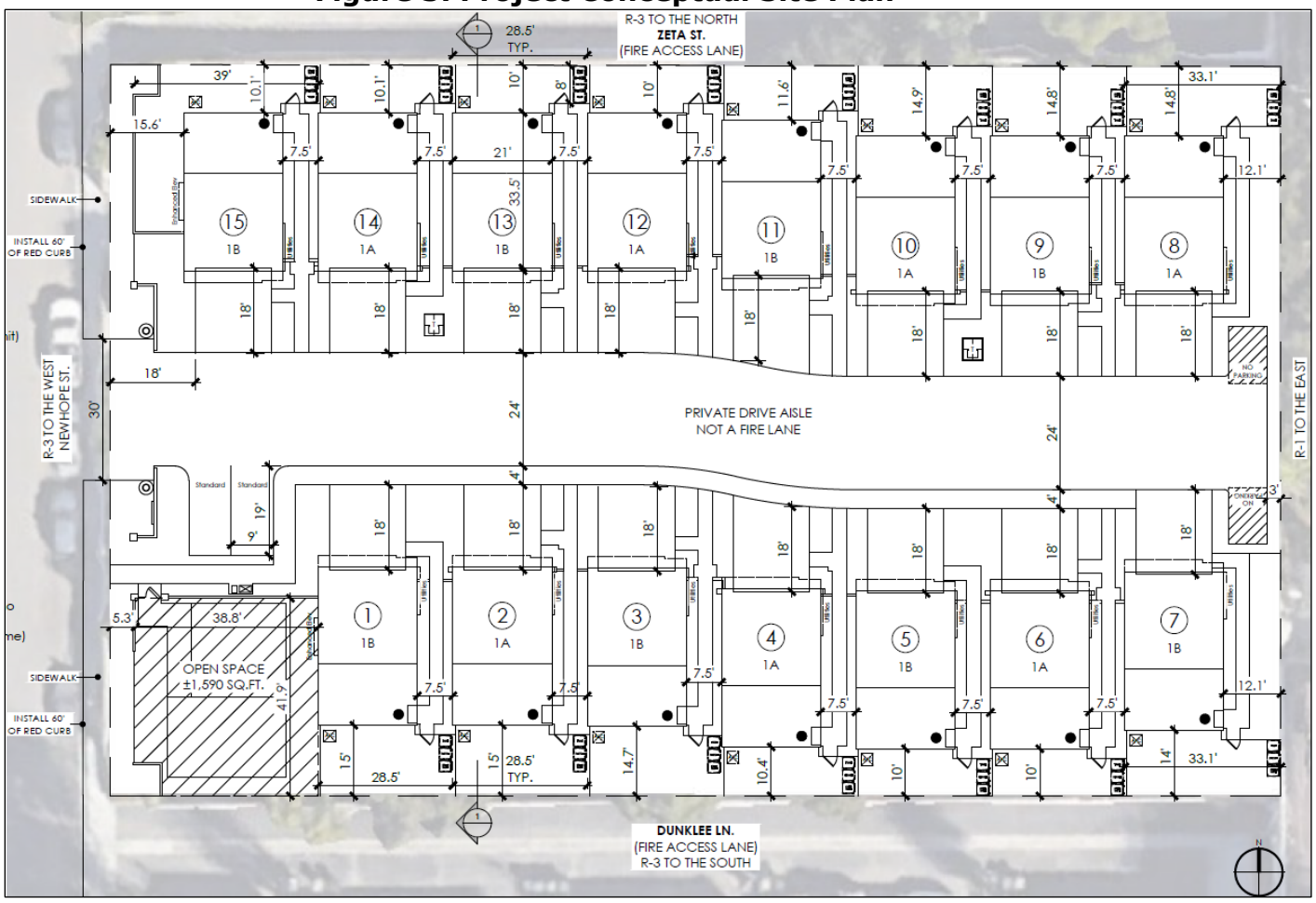
Setbacks: Minimum setbacks for the houses would be:

- Front: 14’
- Side: 10'
- Rear: 10'
- Between buildings: 7’-6”.

Minimum Project setbacks from adjacent properties would be:

- Single Family to the east: 12’
- Townhomes (Multifamily) to the south: 61’ across Dunklee Lane
- Townhomes (Multifamily) to the west: 52’ across Newhope Street
- Townhomes (Multifamily) to the north: 61’ across Zeta Street

Figure 3. Project Conceptual Site Plan



(source: The Olson Company)

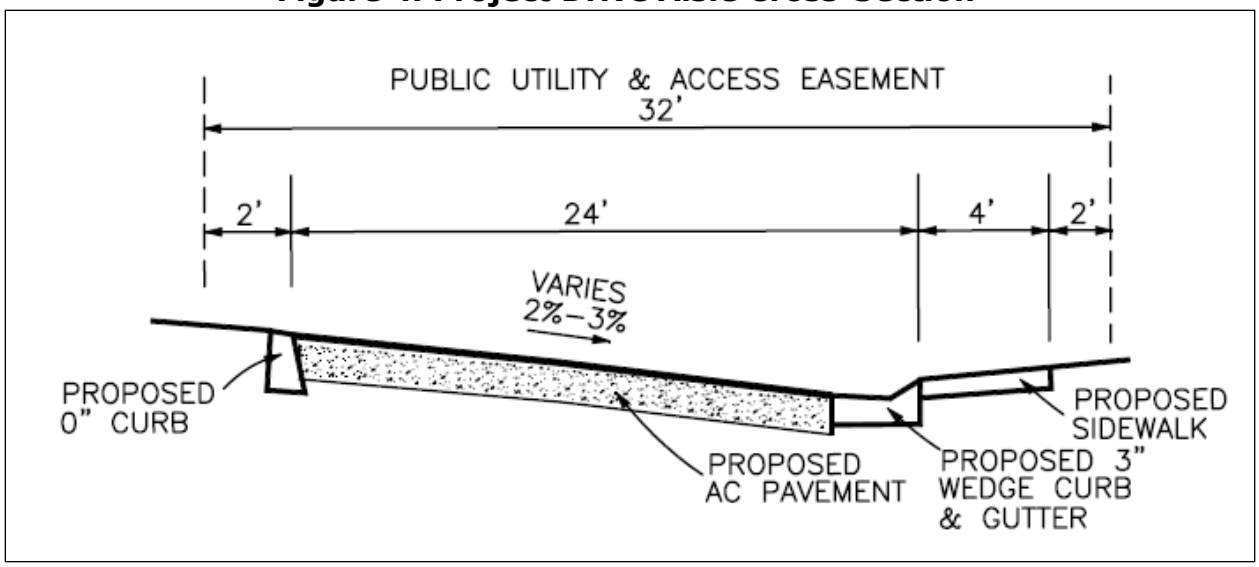
Access: The drive aisle provides primary vehicle access to the site from Newhope Street. The drive aisle would be privately owned and maintained by the Project's homeowners' association, and would be located within a 32-foot wide public utility and access easement, with a 3-inch wedge curb and gutter on the southerly (downslope) side of the drive aisle. (Reference Figure 4. *Project Drive Aisle Cross Section*, below.) As part of the drive aisle improvements, the Project would install 60 feet of red curb along Newhope Street.

Fire access to the site would be from Newhope Street. Orange County Fire Authority (OCFA), which provides fire protection services to the City, would use a fire truck and 300 foot hose pull to reach the entire site. The hose pull would connect to the nearest fire hydrant, which is located approximately 95 feet to the south of the site, along Newhope Street.[1]

**

[1] Figure 3, Project Conceptual Site Plan, notes regarding fire access lanes to the adjacent multifamily properties north and south of the site are provided for information purposes only.

Figure 4. Project Drive Aisle Cross-Section



(source: The Olson Company)

The Project would provide a 4' wide community natural colored concrete sidewalk that would run the southern length of the drive aisle, and connect to the public sidewalks along Newhope Street. Pedestrian access within the Project would include a 3' wide unit entry natural colored concrete walk that runs from the individual driveways to each of the unit entries, and a 4' wide unit entry/nodes natural colored concrete walk at the individual unit entries. (Reference Figure 5. *Concept Landscape Plan* and Figure 5a. *Concept Landscape Plan Legend*, below.)

2.8.2 SITE AMENITIES

OPEN SPACE: As shown in Figure 5, a 1,639 square foot central community open space area would be located at the southwestern portion of the site, and equipped with a shade structure, lounge furniture and natural lawn area for small social events and group gatherings. Adjacent to the central community open space would be two community cluster mailboxes. Pedestrian access to both the open space and mailbox areas would be from the 4’ wide community sidewalk. Private open space for the Project would include a minimum of 268 square feet of patio space per unit, with a minimum dimension of 10’x21’.

LANDSCAPE: Trees and shrubs would be planted throughout the site, with trees provided along the western and eastern boundaries, around the central open space, and along the central drive aisle. (Reference Figure 6. *Conceptual Landscape Plan*, and Figure 6a. *Conceptual Landscape Plan Legend*.) Canopy and street trees would be planted adjacent to Newhope Street, providing shade and visual appeal. Columnar pine trees would be planted at the eastern boundary to provide screening between the Project and adjacent single family residences.

Figure 5. Concept Landscape Plan

Figure 5a. Concept Landscape Plan Legend

1. Central community open space area with shade structure, lounge furniture and natural lawn area for small social events and group gatherings.
2. Two community cluster mailboxes, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per L2-Wall & Fence Plan.
4. Enhanced paving and automated auto-open sliding gate at main project entry.
5. Proposed tree, per L3-Planting Plan.
6. 4' wide community natural colored concrete sidewalk.
7. 3' wide unit entry natural colored concrete walk.
8. 4' wide unit entry/nodes natural colored concrete walk.
9. Guest parking stall.
10. Natural colored concrete driveway.
11. Private patio / yard area, homeowner maintained.
12. Common area landscape.
13. Property line.
14. Public street R.O.W.
15. Proposed public street sidewalk, per Civil plans.
16. Transformer to be screened with landscape, quantity and final locations to be determined.
17. Proposed project sign monument.
18. Trash bin storage area in rear yard.
19. Vehicular sight line.
20. Pedestrian sight line.
21. Decorative pots at main vehicular entry.

(source: The Olson Company)Figure 6. Conceptual Planting Plan

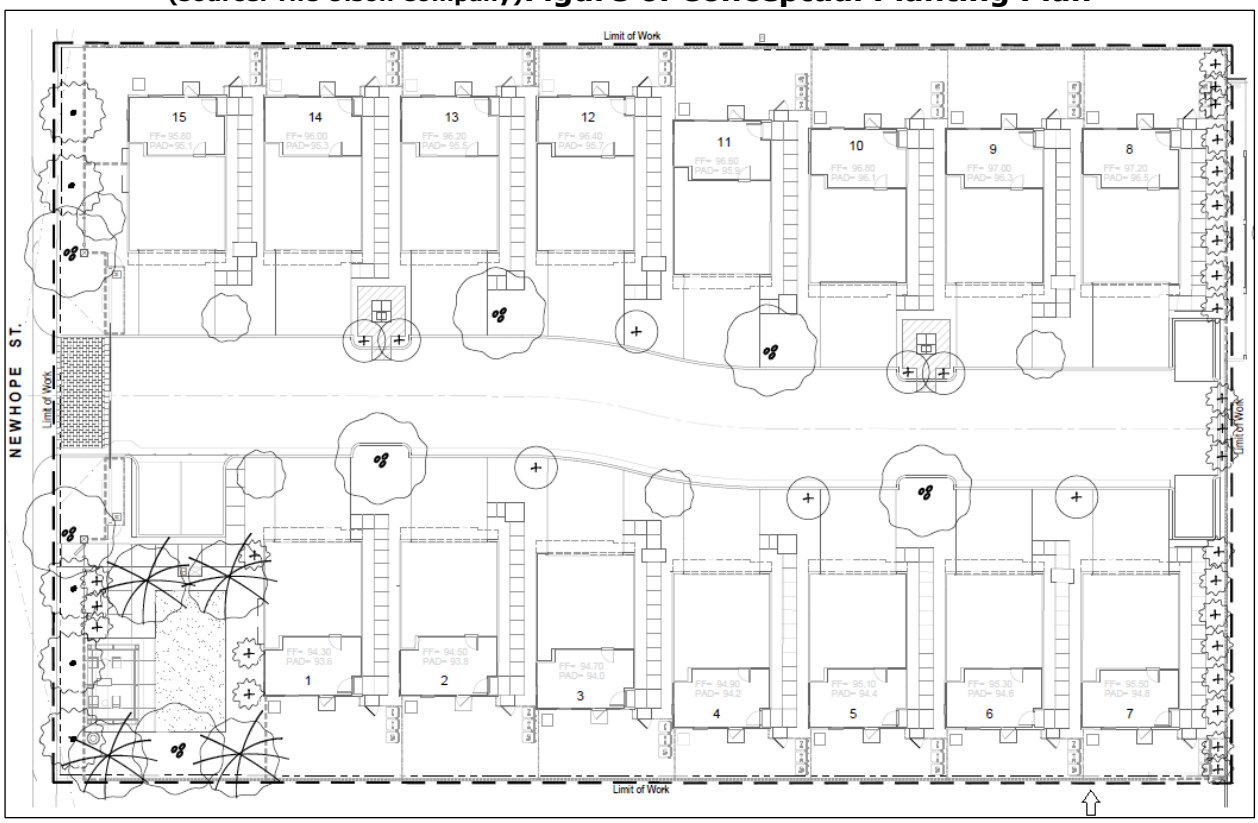
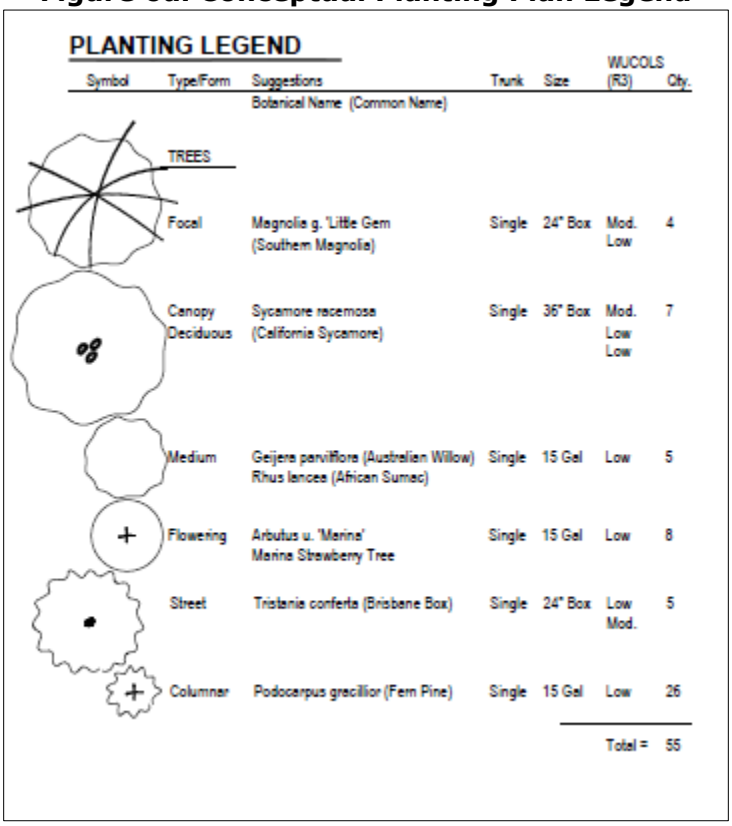


Figure 6a. Conceptual Planting Plan Legend



PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.
	TREES					
	Focal	Magnolia g. 'Little Gem (Southern Magnolia)	Single	24" Box	Mod. Low	4
	Canopy Deciduous	Sycamore racemosa (California Sycamore)	Single	36" Box	Mod. Low Low	7
	Medium	Geijera parviflora (Australian Willow) Rhus lancea (African Sumac)	Single	15 Gal	Low	5
	Flowering	Arbutus u. 'Marina' Marina Strawberry Tree	Single	15 Gal	Low	8
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Low Mod.	5
	Columnar	Podocarpus gracilior (Fern Pine)	Single	15 Gal	Low	26
					Total =	55

(source: The Olson Company)

Walls: Existing 6' masonry walls along the Project site's north, east and south boundaries would be extended and enhanced with added stucco on the Project side. Along Newhope Street, new 6' masonry walls and tubular steel metal fencing would be added to provide security while allowing public views to the Project's proposed open space areas. Vinyl fencing will be provided between the individual units, separating the private recreation spaces. (Reference Figure 7. *Conceptual Wall and Fence Plan*, and Figure 7a. *Conceptual Wall and Fence Plan Legend*.)

Exterior Lighting: Ground and uplights would be located at the Project site's entry, within the common open space areas and along the drive aisle.

Parking: Each house would have four private parking spaces, two within the attached garage and two within the driveway. Two guest parking spaces would be provided near the community open space. In total, sixty-two parking spaces would be provided.

2.8.3 PROJECT ARCHITECTURE

Each of the Project's fifteen houses would be three stories, with a maximum height of 35 feet. Each house would be 1,675 square feet (s.q.), with the following square footage per floor:

- First Floor Area: 255 s.q.
- Second Floor Area: 666 s.q.
- Third Floor Area: 754 s.q.

The floor plan for each house has three bedrooms and an optional fourth bedroom or flex room, and three bathrooms. The first floor of each house contains a two car garage and fourth bedroom or flex room; the second floor contains a kitchen, dining and living room, and powder room; and the third floor contains a primary bedroom and bath, and two bedrooms, bathroom and laundry.

Three architectural styles for the houses are proposed:

- Spanish
- Santa Barbara
- Santa Barbara Enhanced.

Each style has a concrete tile roof, and wood and stucco over rigid foam trim. (Reference Figure 8. *Conceptual Project Architecture – Spanish*; Figure 9. *Conceptual Project Architecture – Santa Barbara*; and Figure 10. *Conceptual Project Architecture – Santa Barbara Enhanced*, below.) The styles would be intermixed throughout the site, with the Santa Barbara Enhanced styles located along Newhope Street to enhance the public views of the Project.

Figure 7. Conceptual Wall and Fence Plan

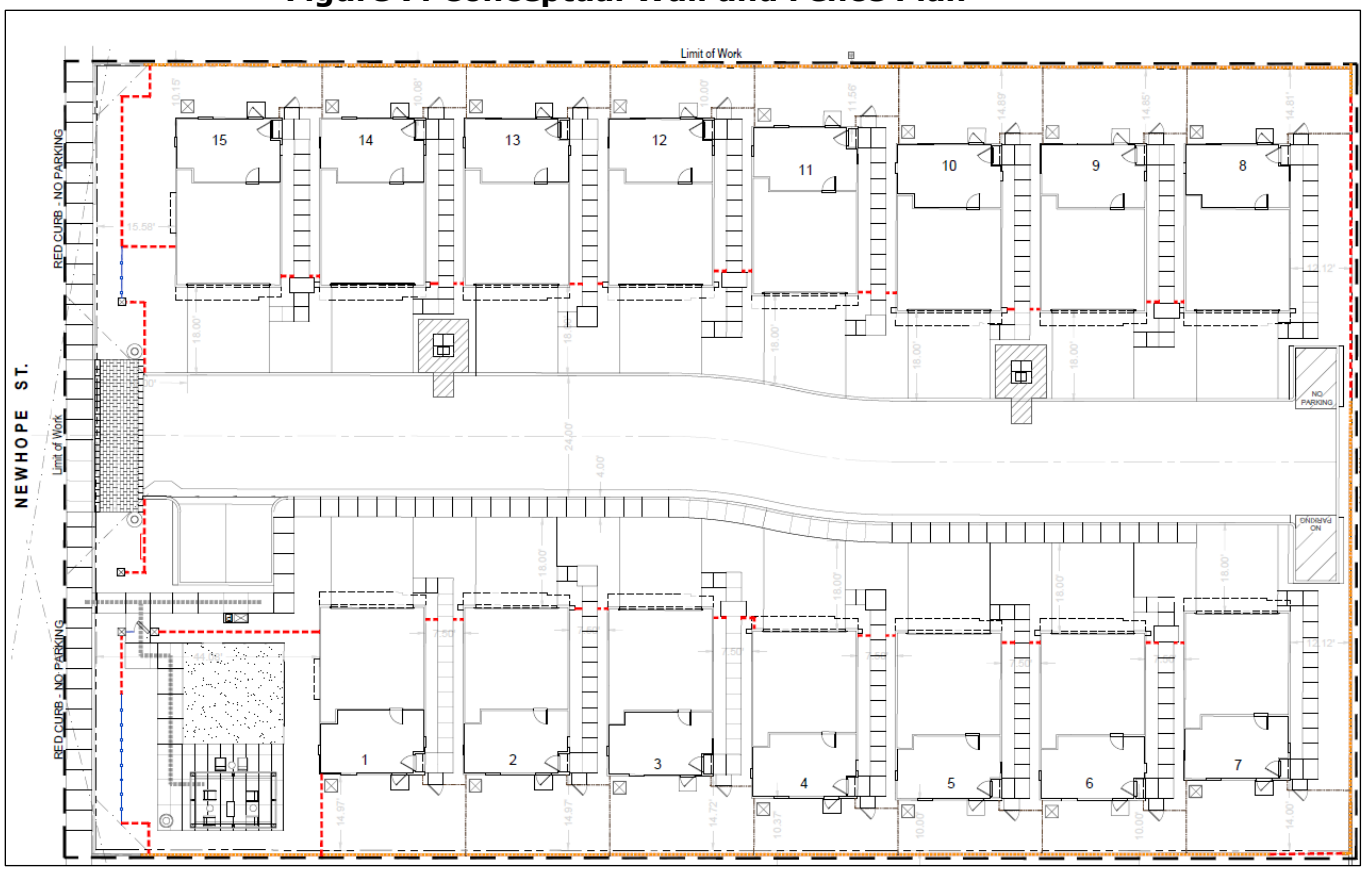
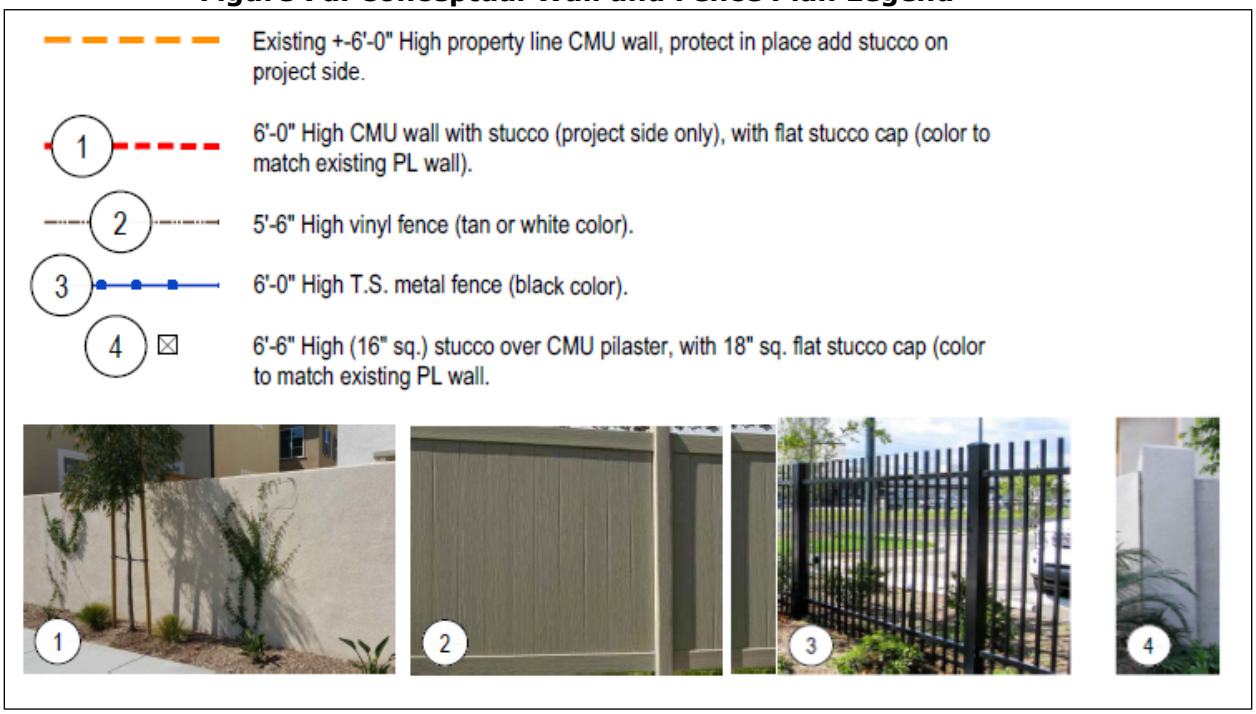


Figure 7a. Conceptual Wall and Fence Plan Legend



(source: The Olson Company)

Figure 8. Conceptual Architecture - Spanish

(source: The Olson Company)

Figure 9. Conceptual Architecture – Santa Barbara

(source: The Olson Company)

Figure 10. Conceptual Architecture – Santa Barbara - Enhanced

(source: The Olson Company)

2.8.4 Project Energy Features

As required by CBC Title 24 standards, including Green Building Code requirements, the Project would install in each unit energy efficient appliances and light fixtures, low water use plumbing, drip irrigation, energy efficient electrical circuits and solar photovoltaic panels.

2.8.5 Project Construction Schedule

Project construction is expected to occur over an 18 month period, beginning in June 2024 and ending in December 2025.

2.8.6 PROJECT GRADING

Grading for the Project is expected to require the cut of 3,000 cubic yards (cy) of soils and the fill of 4,000 cy of added soils. Net import/export of soils would be 0 cy because of compaction and over-excavation. Depth of grading for the Project is expected to be 6 to 8 feet for the installation of underground utilities. A proposed underground deep dry well designed to filter Project stormwater would be located in the southwest portion of the site below a guest parking area. The dry well is proposed to be 20 feet deep and 6 feet in diameter.

2.8.7 PROJECT ENTITLEMENTS

The Project will require the following entitlements from the City of Garden Grove:

- Planned Unit Development (PUD): To change the zoning of the property from R-1-7 (Single-Family Residential) to a Planned Unit Development (PUD), with an R-3 base zoning, and establish development standards specific to said PUD zone.

  The PUD is intended to provide for a diversity of uses, relationships and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the GGMC. The PUD is requested to establish development standards specific to the Project that would modify portions of GGMC §9.12.040.060 Special Requirements – Small lot Subdivisions to be more consistent with the scale and development patterns of the existing PUD zoned multifamily development that surrounds most of the site. The PUD will be reviewed pursuant to GGMC §9.12.030.0202.

- Variance: To allow for a deviation from the minimum one acre lot size for a residential PUD.

  The Variance is requested to allow the Project, which proposes a 0.88 acre site, to deviate from the one acre minimum lot size required by GGMC §9.08.030.020 Planned Unit Development. The Variance will be reviewed pursuant to GGMC §9.32.020.D.6.

- Site Plan: To allow the construction of the proposed 15-unit residential development, along with associated site improvements.

  A Site Plan Review is required for single-family subdivision, and will be reviewed pursuant to GGMC §9.32.020.D.3.

- Tentative Tract Map (TTM): To subdivide a property.

  The TTM is requested to reconfigure the site into a single condominium property with common and private use areas. The TTM will be reviewed pursuant to GGMC §9.40.040.

Each of these proposed entitlements are further discussed in Section 6.11 Land Use and Planning.

2.9 EXISTING SITE AND SURROUNDING LAND USES

2.9.1 EXISTING SITE LAND USES

Existing site structures consist of a 2,217 square foot single family house, a 572 square foot attached garage, a 525 square foot separate garage, and a 125 square foot breezeway. The existing site structures have a maximum height of approximately 20 feet. (Reference Figure 11. *Exterior of Existing House*; Figure 12*. Exterior of Existing Attached Garage;* and Figure 13. *Exterior of Existing Separate Garage*, below.) Phase I and II Environmental Site Assessments (ESA) the Project site indicate the existing structures were built in the early 1960s, and that all of the structures are currently vacant.[2]

In addition to the structures described above, the site contains numerous trees, dirt and asphalt paving. These existing trees are non-native and include: Orange (Citrus Sinensus), Pacific Wax Myrtle (Morella Caifornica), Camphor Tree (Cinamomum Camphora), Rock Fig (Ficus Petiolaris), Reed Avocado (Persea Americana Reed), Fuerte Avocado (Persea Americana Fuerte), Macbeth Loquat (Eriobotrya Japonica Macbeth), Redbay (Persea Borbonia), Poinsettia (Euphorbia Pulcherrima), and Chinese Elm (Ulmus Parvifolia).

The existing asphalt paving includes a driveway from Newhope Street that provides main access to the site. A back gate located at the northeast corner of the site provides access to a private alley that runs adjacent to the existing single family houses on the east and connects to Dunklee Lane on the south. The site also contains a small metal shed. An existing block wall with wrought iron sections borders the site on each side.

**

[2] Phase I and II Environmental Site Assessment (ESA), 12828 Newhope Street, Garden Grove, California; prepared by SCS Engineers; June 22, 2023. (Appendix C)

Figure 11. Exterior of Existing House

(source: SCS Engineers, Phase I and II ESA)

Figure 12. Exterior of Existing Attached Garage

(source: SCS Engineers, Phase I and II ESA)

Figure 13. Exterior of Existing Separate Garage

(source: SCS Engineers, Phase I and II ESA)

HISTORICAL PROJECT SITE LAND USES

From at least 1896 through 1953, the site was developed with one small structure, likely a rural residence/farmhouse, and agricultural orchards.[3] As noted above, the existing structures on the Project site were built in the early 1960s, and since that time, there have been no additional structures constructed or notable changes to the site.

EXISTING SITE TOPOGRAPHY

The site is located approximately 93 to 97 feet above mean sea level. Its topography is generally flat with a slight regional slope to the southwest.

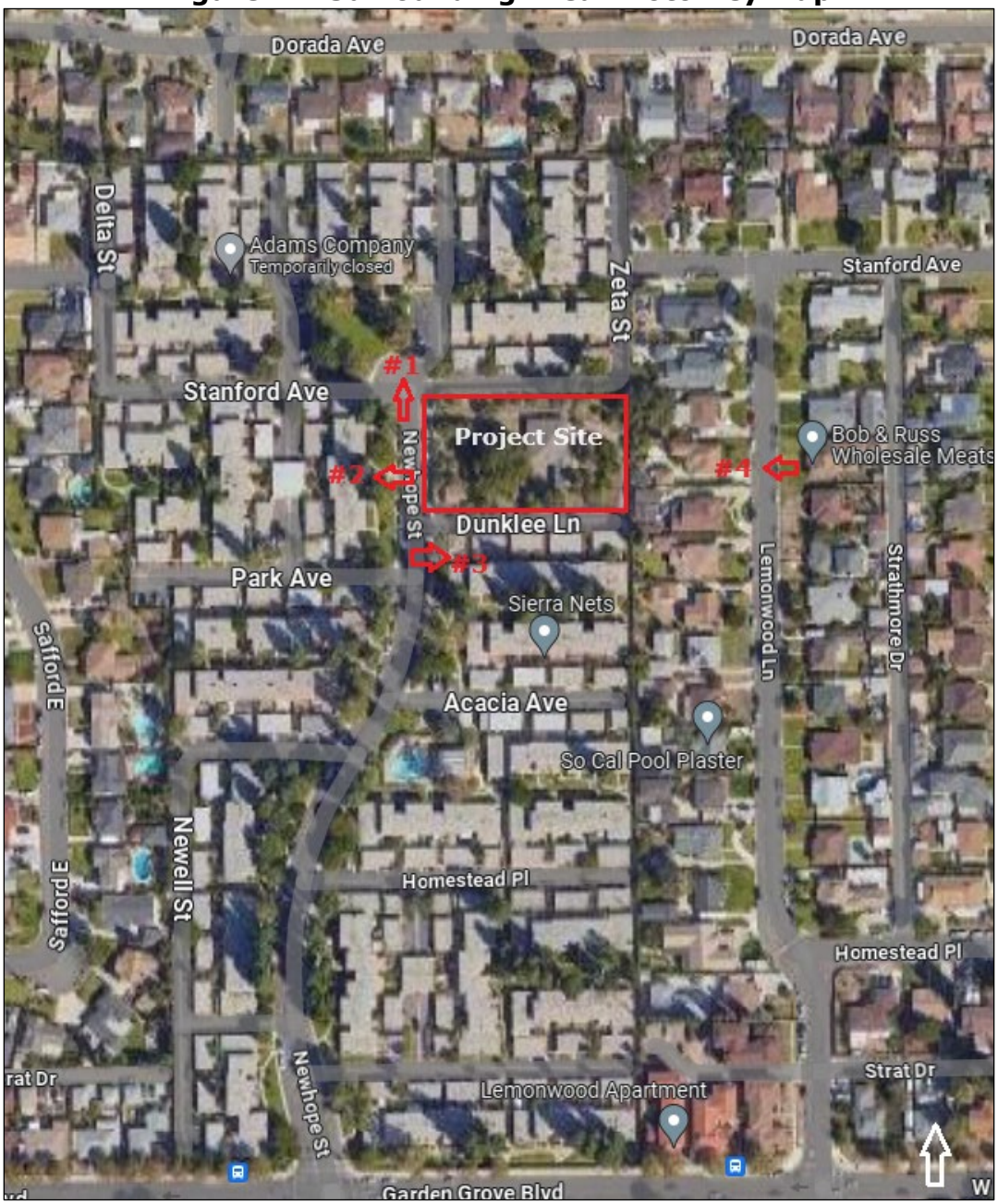
**

[3] Ibid.

2.9.2 EXISTING SURROUNDING LAND USES

The Project site is surrounded by residential uses. To the north, west and south is a medium density townhome development. The townhome structures have a maximum height of 22 feet for the residential buildings, and 14 feet for the garage buildings. To the east are single family residential uses. The single family structures have an approximate maximum height of 20 feet for the houses, and 14 feet for the detached garages. (Reference Figure 14. *Surrounding Area Photo Key Map*; Figure 15. *Photo #1 -Surrounding Land Uses to the North*; Figure 16. Photo #2 – *Surrounding Land Uses to the West*; Figure 17. *Photo #3 – Surrounding Land Uses to the South*; Figure 18. *Photo #4 – Surrounding Land Uses to the East*, below.)

Figure 14. Surrounding Area Photo Key Map



(source: Google Maps)

Figure 15. Photo #1 -Surrounding Land Uses to the North

(source: Google Maps)

Figure 16. Photo #2 -Surrounding Land Uses to the West

(source: Google Maps)

Figure 17. Photo #3 -Surrounding Land Uses to the South

(source: Google Maps)

Figure 18. Photo #4 -Surrounding Land Uses to the East

(source: Google Maps)

HISTORICAL USE OF ADJACENT PROPERTIES

Properties adjacent to the Project site were undeveloped and/or agricultural orchard land until at least 1953.[4] In the early 1950s, the properties to the east of the Project site were developed with single family residences. In the early 1970s, the orchards on the surrounding properties north, west and south of the Project site were removed. Medium density townhome residences were built on these properties, as well as a new road (now known as Newhope Street) to provide access to these properties. All these surrounding residential properties remain today, as shown in Figures 15-18, above.

**

[4] Ibid.

2.10 CUMULATIVE PROJECTS

City of Garden Grove Community Development Department reports the following active projects in the vicinity of the Project site that could contribute to cumulative impacts. (Reference Table 1, *Cumulative Projects List by Project, Location and Status*.) These cumulative projects are considered in cumulative impacts discussions throughout this document.

Table 1: Cumulative Projects List by Project, Location and Status

Project	Location	Status
Civic Center Revitalization Project	11261-11301 Acacia Pkwy	Entitlements Granted
Louie's Parklet	12942 Main St	Completed
AUM Parklet	12900 Main St	Completed
Azteca Parklet	12911 Main St	Completed
Wharf Parklet	12941 Main St	Completed
Phuc Long Outdoor Dining	12936 Main St	Completed
Duplex	10052 Central Ave	Completed
Duplex Expansion	10023 Russell Ave	Completed
E Patisserie Parklet	12919 Main St	Completed
Phin Smith Parklet	12921 Main St	Completed
Phuc Long Parklet	12936 Main St	Completed
Cafe 102 Parklet	12908 Main St	Completed
Chez Liz Outdoor Dining	12865 Main St	Completed
Duplex	13052 Nelson St	Entitlements Granted
Site B2 Hotel	12241 Harbor Blvd	Entitlements Granted
Dr. Dao	10231 Garden Grove Blvd	Entitlements Granted
Habit Burger	13220 Harbor Blvd	Completed
Choisser Apartments	12239 Choisser Rd	Entitlements Granted
Lamspon Subdivision	11712 Lampson Ave	Entitlements Granted
Melia Homes	10052 Central Ave	Entitlements Granted
Massage Business	10868 Garden Grove Blvd	Entitlements Granted
The Hive on Main	12865 Main St	Completed
Work-Live	10641 Garden Grove	Under Construction
Cottage Industries Phase I	7th St, 8th St, 9th St, Garden Grove Blvd	Under Construction
Site C Hotel	12302 Harbor Blvd	Entitlements Granted
35 Townhomes	12701 Buaro St	Preliminary Review
Duplex	10651 McKeen St	Preliminary Review

Table 1: Cumulative Projects List by Project, Location and Status		
Project	**Location**	**Status**
6 Apartments	10852 Lampson St	Preliminary Review

2.11 OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

The City of Garden Grove is the lead agency for the proposed Project. The following entitlements have been requested: PUD, Variance, Site Plan Review, and Tentative Tract Map. The City's Planning Commission will provide recommendations regarding the entitlements to the Garden Grove City Council, the final decision maker for the Project.

No other public agency approvals are required.

2.12 CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA

Have California Native American Tribes Traditionally and Culturally Affiliated With The Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Section 21080.3.1 of the Public Resources Code in California states that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources. The section requires the lead agency to provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

This required consultation process has been completed for the Project. On December 4, 2023, the City of Garden Grove notified the nine tribal representatives that have previously requested to be informed of proposed projects pursuant to Public Resources Code Section 21080.3.1 (Assembly Bill [AB] 52). The tribal representatives included the following tribal associations: Torres Martinez Desert Cahuilla Indians; Gabrieleño Band of Mission Indians-Kizh; Gabrieleño /Tongva; Gabrieleño/Tongva Indians of California Tribal Council; Gabrieleño/Tongva Tribe; Gabrieleño/Tongva Nation; Juaneno Band of Mission Indians Acjachemen Nation; Soboba Band of Luiseno Indians; Tongva. (Reference Appendix A.) A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was also completed for the Project site. (Reference Appendix B.)

On March 21, 2024, the City concluded consultation under AB 52 pursuant to PRC 21080.3.2(b). The consultation process and potential Project impacts to Tribal Resources are discussed in Section 18 of this Initial Study.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental

review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

SECTION 3.0 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact. However, for each factor checked, mitigation is recommended that would reduce the impact to "Less than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/ Soils	☐ Greenhouse Gas	☒ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/ Planning	☐ Mineral Resources
☒ Noise	☐ Population/ Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

SECTION 4.0 – DETERMINATION: (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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 revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

March 27, 2024
Date

SECTION 5.0 – 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 cites 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 where 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 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) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where 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 "Earlier Analyses," as described in (5) below, 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). In this case, a brief discussion should identify the following:
    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning

ordinances). Reference to a previously prepares or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
    a) the significance criteria or threshold, if any, used to evaluate each question; and
    b) the mitigation measure identified, if any, to reduce the impact to less than significance.

SECTION 6.0 – ANALYSIS OF ENVIRONMENTAL IMPACTS

The following section analyzes the Project according to the environmental topics contained in the Appendix G of the CEQA Guidelines. For each environmental topic, the thresholds of significance are presented in tabular form, and the finding relative to each threshold is checked.

To establish the baseline for the analysis, the regulatory setting and existing physical setting for each topic are described. An analysis corresponding to each finding is then provided along with an assessment of cumulative impacts and applicable mitigation requirements.

6.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

6.1.1 ENVIRONMENTAL SETTING

6.1.1.1 Regulatory Setting

Potential aesthetic impacts of the Project are reviewed within the context of the following regulatory setting:

City of Garden Grove General Plan: The City of Garden Grove General Plan includes a Community Design Element that aims to recognize and enhance design opportunities to improve the livability of the community through physical design considerations in public areas and encourage quality new development through appropriate development policies. The General Plan does not identify any scenic vistas or resources within the City.

City of Garden Grove Municipal Code: Policies applicable to Project lighting are set by the Garden Grove Municipal Code, and include:

- § 9.12.040.210 Multiple-Family Residential Parking Dimensions and Design Lay-Outs. Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.

  a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two foot-candles of light on the parking surface.

  b. A minimum of one foot-candle of light shall be provided during all other hours of darkness.

  c. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.

6.1.1.2 Existing Conditions

As previously discussed in Section 2.9, the Project site currently contains a single family house, accessory structures and vegetation. The existing site structures have a maximum height of approximately 20 feet. The property is currently vacant. Surrounding uses are residential, with two-story medium density townhome uses on the north, west and southern boundaries of the site, and one-story single family residential uses on the east. The surrounding townhome residential buildings have a maximum height of 22 feet, and the townhome garage buildings have a maximum height 14; and the surrounding single family houses a maximum height of approximately 20 feet, and 14 feet for the detached garages.

Existing light sources in the vicinity of the Project site include exterior lighting from surrounding residential properties and streetlights along Newhope Street. The existing light sensitive receptors are residents of the existing single family houses which have rear yards that abut the Project site's eastern boundary. Other surrounding residential uses are separated from the site by streets or alleys, and are not therefore expected to be affected by Project lighting.

6.1.2 Analysis of Environmental Impacts

a) *Would the Project have a substantial adverse effect on a scenic vista?*

No Impact. A scenic vista is generally defined as a publicly accessible viewpoint that provides expansive views of a highly valued landscape.[5] To be designated a public scenic vista, formal action by a governmental agency having jurisdiction over the view, place or setting is required. As noted above, the City General Plan does not identify any scenic vistas or corridors within the City. The Project site is relatively flat and is surrounded in all directions by urbanized uses. Therefore, the Project would not have an adverse effect on a scenic vista.

b) *Would the Project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. State scenic highways are classified by the California Department of Transportation's (Caltrans) Landscape Architecture Program as either Officially Listed or Eligible. Caltrans defines a scenic highway as any freeway, highway, road, or other public ROW that transverses an area of exceptional scenic quality.[6] The closest state scenic highway to the City of Garden Grove is a portion of State Route 91 (SR-91) from SR-55 to the east city limit of Anaheim. This SR-91 segment is located approximately 10.0 miles from the Project site and would not be impacted by Project development.

The General Plan does not identify scenic resources or corridors within the City. Consequently, the Project would not damage scenic resources within a state scenic highway.

c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less Than Significant Impact. The Project site is in an urbanized area of Garden Grove, surrounded by residential uses. Because of its urbanized location, the applicable aesthetic significance threshold for the Project is: "Would the project conflict with applicable zoning and other regulations governing scenic quality?".

There are no City regulations that address scenic quality. Public areas that are closest to the Project site are Village Green Park, and Civic Center Park which

**

[5] Scenic vista Definition | Law Insider

[6] Scenic Highways | Caltrans; accessed July 20, 2021.

includes the Community Meeting Center and H. Louis Lake Senior Center, all of which are located approximately 1 to 0.5 mile from the Project site.

Applicable General Plan Land Use Map and Zoning Map designations for the Project site and surrounding properties are shown in Table 2, *General Plan and Zoning Map Designations – Project Site And Surrounding Areas*, below:

Table 2: General Plan and Zoning Map Designations – Project Site And Surrounding Areas

	EXISTING GENERAL PLAN LAND USE DESIGNATION	**EXISTING ZONING DESIGNATION**
PROJECT SITE	Medium Density Residential (MDR)	R-1-7 Single-Family Residential
NORTH	MDR	PUD 102-72
SOUTH	MDR	PUD 102-72
WEST	MDR	PUD 102-72
EAST	Low Density Residential (LDR)	R-1-7 Single-Family Residential

The MDR General Plan land use designation allows for a residential density of 21.1 – 32.0 units per acre; and the R-1-7 zoning designation allows for a minimum lot size of one house per 7,200 square feet. PUD-102-72, which applies to the townhomes north, south and west of the site, allows for a density of 11.27 units per acre.

As discussed in Section 6.11, Land Use and Planning, the Project proposes to change the site's zoning to a PUD that allows for a small-lot single-family development, with an R-3 (Multiple-Family Residential) base zoning. This proposed rezoning would be consistent with the site's MDR General Plan land use designation for the site and surrounding areas north, south and west of the site. As stated in the General Plan Land Use Element, the zoning district that implements the MDR designation is R-3 (Multiple-Family Residential).[7] The proposed PUD designation would allow for a small-lot single family residential community similar to the surrounding neighborhood.

With the proposed rezoning, the Project is not expected to conflict with applicable zoning or scenic quality regulations. However, it could have visual impacts on the adjacent single family homes to the east. As discussed previously, the adjacent houses have a maximum height of approximately 20 feet, and their detached garages have a maximum height of 14 feet. These adjacent houses front on Lemonwood Lane and their rear yards and detached garages abut the Project site. These adjacent houses are located in the R-1 (Single-Family Residential) Zone which has a maximum height of 35 feet.

**

[7] General Plan Land Use Element, page 2-27.

The Project would replace the existing one-story on-site structures with three-story houses with a maximum height of 35 feet. The Project structures would be located 12.1 feet from its eastern boundary, and would provide a concrete walkway, a six-foot masonry wall and row of columnar pines to separate its three-story houses from the existing neighboring single family houses to the east. (Reference Figure 5. *Conceptual Landscape Plan* and Figure 6. *Conceptual Planting Plan*, presented previously.) These Project features would provide a visual buffer for its neighbors.

Other adjacent residential structures north and south of the Project site would be separated from the Project by streets and setbacks ranging from 36 feet to 41 feet, and are therefore not expected to be visually impacted by the Project.

Although the Project would change the visual character of the site, it would redevelop the site with a cohesively designed single family residential community. The single family character of the Project and proposed wall and trees along its eastern boundary would reduce visual impacts to neighboring properties to the east. Further, upon the City's review and approval of the Project's proposed rezoning, the Project would not conflict with the applicable zoning. Consequently, Project impacts relative to conflicts with applicable zoning or other regulations governing scenic quality regulations would be less than significant.

d) *Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

<u>*Less Than Significant Impact.*</u> The Project would replace an existing house and accessory structures with fifteen houses. Each of the proposed houses would have exterior lights. The Project lighting plan proposes a mix of ground uplights and wall lights at the Project entry, in the central community open space and along the drive aisle. Project light sources would be similar to the exterior lighting emitted by existing uses that surround the Project site. In addition, standard City conditions of approval requiring all lighting structures to be placed so as to confine direct rays to the subject property would be applied to the Project. Existing single family residential properties to the east would be separated by concrete walkways, a six-foot masonry wall and row of columnar pines; and existing properties to the north, west and south are separated from the Project site by streets and setbacks with a minimum separation of ranging from 36 feet to 41 feet. Ambient light from the Project would not significantly impact surrounding properties.

As discussed in Section 2.8, the Project structures would be constructed with stucco and wood walls and tile roofs. These materials are not reflective and would not create glare. Consequently, Project impacts relative to a new source of substantial light or glare that would adversely affect day or nighttime views in the area would be less than significant.

6.1.3 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would result in no or less than significant adverse aesthetic impacts. Each of the cumulative projects identified in Section 2.9.2 of this document will be subject to its own project level review, including required conformance with City Municipal Code provisions. Consequently, the Project would not result in significant adverse cumulative aesthetics impacts.

6.1.4 MITIGATION MEASURES

The analysis determined that the proposed Project would result in no or less than significant adverse impacts regarding aesthetics. Consequently, no mitigation is required.

6.2 AGRICULTURE AND FOREST SERVICES

AGRICULTURAL/FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997)prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Project (as defined by Government Code Section 51104(g)?				X
d) Result in loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

6.2.1 ENVIRONMENTAL SETTING

6.2.1.1 Regulatory Setting

Potential agricultural and forest service impacts of the Project are reviewed within the context of the following regulatory setting:

State Farmlands Map: The state of California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) prepares, updates, and maintains Important Farmland Series Maps (Maps) as defined in subdivision (f) of Section 65560 of the Government Code, and prepares and maintains an automated map and data base system to record and report changes in the use of agricultural lands every two years on even numbered calendar years. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland.

6.2.1.2 Existing Conditions

The Project site contains numerous fruit trees, including: orange (Citrus Sinensus), avocado (Persea Americana Reed and (Persea Americana Fuerte), fig (Ficus Petiolaris) and loquat (Eriobotrya Japonica Macbeth). None of the fruit trees are harvested for commercial uses. Surrounding areas, although historically used for agricultural orchards, are urbanized. No commercial agricultural uses or forest remain on the site or in the City of Garden Grove.

6.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance?

No Impact. Garden Grove is primarily an urban environment with no agricultural land under commercial cultivation. Although the Project site was used for agricultural purposes, as orchards, up to the 1950's, no agricultural uses remain on the site or surrounding areas. The state of California Department of Conservation Farmlands Map classifies the Project site and its surrounding areas as "Urban and Built-Up Land."[8] Consequently, the Project would not convert farmland to a non-agricultural use.

b) Would the Project conflict with existing zoning for agricultural use or a Williamson Act Contract?

No Impact. The Williamson Act (Cal. Govt. Code, §51200 et seq.) allows county governments to enter into contracts with private landowners who agree to restrict parcels of land to agricultural uses or uses compatible with agriculture for at least ten years. In return, landowners receive property tax assessments that are much lower than normal because they are based upon income derived

**

[8]https://maps.conservation.ca.gov/dlrp/ciff/; accessed December 14, 2023.

from farming and open space uses as opposed to full market value of the property. As discussed above, there are no existing agriculture uses currently within the City and no Williamson Act contracts. Consequently, the Project would not conflict with an agricultural use or Williamson Act contract.

c) *Would the Project conflict with existing zoning for or cause rezoning of, forest land?*

No Impact. The Garden Grove General Plan Land Use Plan does not contain an agricultural or forest land use designation, and the General Plan does not contain policies specific to farmland, existing agriculture use or forest land. Similarly, the City Zoning Map does not contain an agricultural or forest land designation, and the Municipal Code does not contain policies specific to agricultural or forest uses. The City, inclusive of the Project site, is developed with urban land uses. There are no forest, timberlands or forest zoning in the City. Consequently, the Project would not conflict with zoning for forest land.

d) *Would the Project result in the loss of forest land or the conversion of forest land to a non-forest use?*

No Impact. As discussed in Section 6.2.c of this Initial Study, the City, inclusive of the Project site, is developed with urban land uses. There are no forest, timberlands or forest zoning in the City. Consequently, the Project would not result in the loss or conversion of forest land.

e) *Would the Project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?*

No Impact. As discussed previously, the City, inclusive of the Project site, is developed with urban land uses. There are no exclusive farmlands or forests in the City. Consequently, the Project would not result in the loss or conversion of farmland or forest land.

6.2.3 CUMULATIVE IMPACTS

There are no agriculture nor forest resources within the City. Consequently, development within the City, including the cumulative projects identified in Section 2.9.2 of this document, would not cause impacts to agriculture or forest resources. The Project would not result in significant adverse cumulative agriculture and or forest resource impacts.

6.2.4 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on agriculture and or forest resources. As a result, no mitigation is required.

6.3 AIR QUALITY

AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

6.3.1 ENVIRONMENTAL SETTING

6.3.1.1 Regulatory Setting

Potential air quality impacts of the Project are reviewed within the context of the following regulatory setting:

Federal - The Federal Clean Air Act: This act. which was last amended in 1990, requires the United State Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for criteria pollutants considered harmful to public health and the environment. The State of California has also established additional and more stringent California Ambient Air Quality Standards (CAAQS) in addition to the seven criteria pollutants designated by the federal government: (Carbon Monoxide (CO), Nitrogen Dioxide (NO_2), Sulfur Dioxide (SO_2), Ozone (O_3), Particulate Matter (PM_{10} and $PM_{2.5}$), and Lead (Pb).) AAQS are designed to protect the health and welfare of the populace with a reasonable margin of safety.

Regional South Coast Air Quality Management District (SCAQMD): The SCAQMD is one of California's 35 air quality management districts that have prepared Air Quality Management Plans (AQMP) to accomplish a five percent annual reduction in air

emissions. SCAQMD adopted the 2022 AQMP on December 2, 2022. The primary purpose of the 2022 AQMP is to identify, develop, and implement strategies and control measures to meet the 2015 eight-hour ozone NAAQS – 70 parts per billion (ppb) as expeditiously as practicable. The 2022 AQMP incorporates the recently adopted Southern California Association of Governments SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS).

To support attainment of the state and federal standards, SCAQMD establishes a program of rules and regulations for the construction and operation of development projects. Several of the rules and regulations that may be applicable to this project include, but are not limited to, the following:

- SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
- SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.
- SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the volatile organic compound (VOC) content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of project must comply with Rule 1113.
- SCAG 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS, adopted September 3, 2020, includes performance goals that were adopted to help focus future investments on the best-performing Projects, as well as different strategies to preserve, maintain, and optimize the performance of the existing transportation system. These strategies include: Focus growth near destinations and mobility options; Promote diverse housing choices; Leverage technology innovations; Support implementation of sustainability policies; and Promote a green region.

  The 2020-2045 RTP/SCS discusses a variety of land use tools to help achieve the State-mandated reductions in GHG emissions through reduced per capita VMT. Some of these tools include center focused placemaking, focusing on priority growth areas, job centers, transit priority areas, as well as high quality transit areas and green regions.

City of Garden Grove General Plan*:* Policies of the Air Quality Element of the General Plan applicable to the Project and air quality include the following:

- Goal AQ-3: A diverse and energy efficient transportation system incorporating all

feasible modes of transportation for the reduction of pollutants.

- Goal AQ-4: Efficient development that promotes alternative modes of transportation, while ensuring that economic development goals are not sacrificed.
- Policy AQ-4.1: Review site developments to ensure pedestrian safety and promote non-automotive users.
- Policy AQ-4.2: Encourage neighborhood parks and community centers near concentrations of residential areas and include pedestrian walkways and bicycle paths to encourage non-motorized travel.
- Policy AQ-4.3: Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.
- Policy AQ-IMP-6D: Require new development to comply with the energy use guidelines in Title 24 of the California Administrative Code.

6.3.1.1 Existing Conditions

The Project site is located in the City of Garden Grove which is part of the South Coast Air Basin (SCAB) that includes the urban portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The South Coast Air Basin is located on a coastal plain with connecting broad valleys and low hills to the east. Regionally, the South Coast Air Basin is bounded by the Pacific Ocean to the southwest and high mountains to the east forming the inland perimeter.

Criteria Air Pollutants: Criteria air pollutants that impact the region inclusive of the Project site, are defined as those pollutants for which the federal and State governments have established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. Ozone (O3), course particulate matter (PM10), and fine particulate matter (PM2.5) are generally considered to be regional pollutants because they or their precursors affect air quality on a regional scale. Ozone is formed when volatile organic compounds (VOCs) react with nitrogen oxides in the presence of sunlight. VOC is classified as a precursor pollutant and only regional emission thresholds have been established for VOC. Pollutants such as carbon monoxide (CO), nitrogen dioxide (NO2), and sulfur dioxide (SO2) are considered to be local pollutants because they tend to accumulate in the air locally. Particular Matter is also considered a local pollutant. Health effects commonly associated with criteria pollutants are summarized in Table 3, *Health Effects of Major Criteria Pollutants*, below.

Table 3: Health Effects of Major Criteria Pollutants

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust.	• Reduced tolerance for exercise. • Impairment of mental function. • Impairment of fetal development. • Death at high levels of exposure.

Table 3: Health Effects of Major Criteria Pollutants		
Pollutants	**Sources**	**Primary Effects**
	• Natural events, such as decomposition of organic matter.	• Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO_2)	• Motor vehicle exhaust. • High temperature stationary combustion. • Atmospheric reactions.	• Aggravation of respiratory illness. • Reduced visibility. • Reduced plant growth. • Formation of acid rain.
Ozone (O_3)	• Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	• Aggravation of respiratory and cardiovascular diseases. • Irritation of eyes. • Impairment of cardiopulmonary function. • Plant leaf injury.
Lead (Pb)	• Contaminated soil.	• Impairment of blood function and nerve construction. • Behavioral and hearing problems in children.
Respirable Particulate Matter (PM_{10})	• Stationary combustion of solid fuels. • Construction activities. • Industrial processes. • Atmospheric chemical reactions.	• Reduced lung function. • Aggravation of the effects of gaseous pollutants. • Aggravation of respiratory and cardiorespiratory diseases. • Increased cough and chest discomfort. • Soiling. • Reduced visibility.
Fine Particulate Matter ($PM_{2.5}$)	• Fuel combustion in motor vehicles, equipment, and industrial sources. • Residential and agricultural burning. • Industrial processes. • Also, formed from photochemical reactions of other pollutants, including NOx, sulfur oxides, and organics.	• Increases respiratory disease. • Lung damage. • Cancer and premature death. • Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO_2)	• Combustion of sulfur-containing fossil fuels. • Smelting of sulfur-bearing metal ores. • Industrial processes.	• Aggravation of respiratory diseases (asthma, emphysema). • Reduced lung function. • Irritation of eyes. • Reduced visibility. • Plant injury.

Table 3: Health Effects of Major Criteria Pollutants		
Pollutants	**Sources**	**Primary Effects**
		• Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board, 2002.

Toxic Air Contaminants: In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern that impact the region and Project area. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

Sensitive Receptors: Sensitive receptors are land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residences, hospitals, and schools.

The nearest sensitive land uses to the Project site are residential uses located immediately to the east. The Project site is also surrounded by residential uses approximately 30 feet to the north and south and approximately 85 feet to the west.

6.3.2 Analysis of Environmental Impacts

Data presented in this Air Quality section is based on the "12828 Newhope Street Residential Project Air Quality & Greenhouse Gas (GHG) Impact Study, City of Garden Grove," prepared by MAT Engineering, Inc. (Air Quality Impact Study) and contained as Appendix D to this Initial Study.

The Air Quality Impact Study uses the California Emissions Estimator Model Version 2022.1 (CalEEMod) to calculate criteria air pollutants and GHG emissions from the construction and operation of the Project. CalEEMod is a computer model published by SCAQMD for estimating pollutant emissions.

a) Would the Project conflict with or obstruct the implementation of the applicable air quality plan?

Less Than Significant Impact. Air pollutant emissions from the Project are expected to occur during construction and operation, and would include both mobile (vehicle) sources and stationary sources (from use of natural gas products, other consumer products, landscape equipment and architectural coatings).

Table 4, *SCAQMD Regional Significance Thresholds*, below, lists the air quality significance thresholds for the six criteria air pollutants, including NOx, which are relevant to the Project and analyzed in the Air Quality Impact Study.

Table 4: SCAQMD Regional Significance Thresholds

Pollutant	Construction (lbs/day)	Operation (lbs/day)
Nitrous Oxides (NOx)	100	55
Volatile Organic Compounds (VOC)	75	55
Particulate Matter <10 µg (PM10)	150	150
Particulate Matter <2.5 µg (PM2.5)	55	55
Sulfur Oxides (SOx)	150	150
Carbon Monoxide (CO)	550	550

As noted above, the SCAQMD 2022 AQMP establishes guidelines for managing air pollutants in the region, inclusive of the Project site. The 2022 AQMP utilized information and data from SCAG and its 2020-2045 RTP/SCS. According to the SCAQMD's CEQA Air Quality Handbook, projects must be analyzed for consistency with two main criteria, as discussed below.

Criterion 1: SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment, and answer the question:

Would the project result in an increase in the frequency or severity of existing air quality violations?

The Air Quality Impact Study provided an analysis of a Project's potential pollutant emissions relative to regional and localized pollutant concentrations associated with the CAAQS and NAAQS. As discussed under Section 6.3.2.b and c of this Initial Study below, the Project's short-term construction emissions, long-term operational emissions, and localized concentrations of CO, NOX, PM10, and PM2.5 would be less than significant. The Air Quality Impact Study also found Project construction and operational emissions to be below SCAQMD's emission thresholds. As such, the Project would not cause or contribute to regional or localized air quality violations or delay the attainment of air quality standard or interim emissions reductions specified in the AQMP.

Under Criterion 1, a project air quality analysis must also answer the question:

Would the project cause or contribute to new air quality violations?

The Air Quality Impact Study, as discussed under Section 6.3.2.b and c of this Initial Study, found that Project construction and operation would result in emissions that would be below the SCAQMD construction and operational thresholds. Therefore, the Project would not have the potential to cause or contribute to a violation of the ambient air quality standards.

Finally, under Criterion 1, a project air quality analysis must also answer the question:

Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?

As discussed below, the Air Quality Impact Study found that the Project would result in less than significant impacts with regard to localized concentrations during project construction and operations; and as noted previously, the Project would be below SCAQMD's emission thresholds. As such, the Project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

Criterion 2: Regional air quality plans, including the 2022 AQMP, base projections for achieving air quality goals on assumptions regarding population, housing, and growth trends. This second criterion for determining project consistency focuses on whether or not the project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Under this criterion, a project air quality analysis must answer the question:

Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?

The 2022 AQMP is based on SCAG's 2020-2045 RTP/SCS, and SCAG uses local General Plan growth projections to calculate the 2020-2045 RTP/SCS.

The Project site is designated by the City General Plan Land Use Map as Medium Density Residential (MDR), which permits a residential density of 21.1 – 32.0 units per acre. The Project proposes a density of 17.1 units per acre. As such, development proposed by the Project would be below planned General Plan buildout, and therefore would not exceed SCAG growth projections nor be inconsistent with the 2022 AQMP.

Under Criterion 2, a project air quality analysis must also answer the question:

Would the project implement all feasible air quality mitigation measures?

Based on the Air Quality Impact Study, as discussed under Section 6.3.2.b and c of this Initial Study below, the Project would not require mitigation and would result in less than significant air quality impacts. In addition, the Project

would comply with all applicable SCAQMD rules and regulations, including Rule 403 that requires excessive fugitive dust emissions to be controlled by regular watering or other dust prevention measures, and Rule 1113 that regulates the VOC content of paint. As such, the Project meets this AQMP consistency criterion, and no mitigation is otherwise required for the Project as discussed below.

Finally, under Criterion 2, a project air quality analysis must also answer the question:

> *Would the project be consistent with the land use planning strategies set forth in the AQMP?*

Land use planning strategies set forth in the 2022 AQMP are primarily based on the 2020-2045 RTP/SCS. The Project would be consistent with these land use strategies, including strategies that support transit access, residential infill and energy efficiency. The Project is located approximately 0.20-mile from a bus stop located at Garden Grove Boulevard and Newhope Street operated by Orange County Transportation Authority (OCTA). The Project site is located within an area that is planned for residential uses, with uses to the north, south, west, and east presently developed with single-family and multi-family residential uses. The Project would require new single-family development to install energy efficient electrical circuits and solar photovoltaic panels in accordance with the 2022 Title 24 standards and CALGreen Code. Therefore, the Project would be consistent with the actions and strategies of the 2020-2045 RTP/SCS.

Consequently, the Project would be consistent with the goals and policies of the 2022 AQMP, and the Project would not conflict with or obstruct implementation of the applicable air quality plan.

b) *Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less Than Significant Impact. A violation of an air quality standard could occur over the short-term during construction, or over the long-term during the proposed Project's subsequent operation. Each is addressed below.

Construction Impacts: During construction air quality impacts may occur during demolition, site preparation, and construction activities associated with the Project. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during site preparation and grading activities, and painting of the Project's structures. Construction air quality impacts are considered significant if they exceed any of the regional construction thresholds listed in Table 4, presented above. In addition, as noted previously, Project construction would be required to comply with SCAQMD Rule 403 regarding fugitive dust emissions.

Table 5, *Comparison of Projected Construction Daily Emissions to Regional SCAQMD Thresholds*, below, presents the Air Quality Impact Study calculation of daily emissions projected for site construction, and compares the emissions to the regional thresholds. The calculations apply typical construction equipment, labor, hauling materials to the site, based on its size, location and proposed timing. To assess air quality construction impacts for the Project, the Air Quality Impact Study incorporated the following assumptions into the CalEEMod Model: Construction of the Project is assumed to begin in year 2024 and last approximately 24 months. Construction phases are assumed to consist of demolition, site preparation, grading, building construction, paving and architectural coating.

As shown in Table 5, these emission levels are below their respective threshold values, and the impact would be less than significant.

Table 5: Comparison of Projected Construction Daily Emissions to Regional SCAQMD Thresholds (Pounds/day)[1]

Analysis	VOC	NO_x	CO	SO_2	PM_{10}	PM2.5
Maximum Daily Emissions	5.68	36.0	34.0	0.05	6.94	4.15
SCAQMD Significance Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emissions would be the same during summer or winter and include both on-site and off-site emissions.

Operational Impacts: The major source of potential long-term operational air quality impacts would be from vehicle trips. Stationary sources add only minimally to these values.

Mobile Source Emissions: Mobile source emissions are the largest source of long-term air pollutants that could result from the operation of the Project. Mobile sources are direct sources of project emissions that are primarily attributed to tailpipe exhaust and road dust (tire, brake, clutch, and road surfacewear) from motor vehicles traveling to and from the site. Estimates of mobile source emissions require information on: trip generation, trip length, vehicle/fleet mix, and emission factors (quantity of emission for each mile traveled or time spent idling by each vehicle). To estimate trip generation rates, trip length and trip percentages for the Project, the Air Quality Impact Study applied the CalEEMod defaults.

Stationary Source Emissions: In addition to vehicle trips, future Project occupants would produce emissions from on-site sources including energy sources associated with the combustion of natural gas for space and water heating and air conditioning. Additionally, Project occupants would produce emissions from other area sources that include equipment and chemicals used to maintain buildings and landscape.

The resultant operational emissions from mobile and stationary sources are projected by the Air Quality Impact Study for both summer and winter months, and included in Table 6, *Comparison of Projected Daily Operational Emissions to Regional SCAQMD Thresholds*, below. The Proposed Project's potential operational emission levels are below their respective threshold values and the impact is less than significant.

Neither the construction nor the operation of the Project would exceed the regional SCAQMD threshold levels. In accordance with SCAQMD methodology, projects that do not exceed or can be mitigated to less than the daily threshold values do not add significantly to a cumulative impact, and consequently, this impact is less than significant.

Table 6: Comparison of Projected Daily Operational Emissions to Regional SCAQMD Thresholds (Pounds/day)[1]

Activity	VOC	NO_x	CO	SO_2	PM_{10}	PM2.5
Summer						
Mobile Sources	0.45	0.30	3.39	0.01	0.76	0.20
Energy Sources	0.01	0.15	0.06	<0.01	0.01	0.01
Area Sources	0.76	0.22	0.94	<0.01	0.02	0.02
Total Emissions	1.22	0.67	4.39	0.01	0.79	0.23
Winter						
Mobile Sources	0.45	0.33	3.19	0.01	0.76	0.20
Energy Sources	0.01	0.15	0.06	<0.01	0.02	0.02
Area Sources	0.69	0.21	0.09	<0.01	0.02	0.02
Total Emissions	1.14	0.69	3.34	0.01	0.79	0.23
SCAQMD Thresholds	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Use of equipment and vehicles during Project construction has the potential to create localized ambient pollutant concentrations. This could present a significant impact to sensitive receptors if these concentrations were to exceed the State or federal ambient air quality standards at receptor locations. The nearest sensitive uses to the Project site are the residential uses located immediately to the east.

Localized Construction Emissions: SCAQMD establishes localized significance thresholds (LSTs) based on the ambient concentrations of applicable air pollutants for the source receptor area. The source receptor area closest to the Project site is the Central Orange County Source Receptor Area (SRA 17), which is located at 812 W. Vermont Street in Anaheim, approximately 2.9 miles northeast of the Project site.

To measure LSTs, the Air Quality Impact Study utilized SCAQMD's significance table which measures the approximate amount of construction pollutants that reach nearby properties, and assumed a disturbance of 2.5 acres per day at a distance of 25 meters (82 feet). Table 7, *Project Localized Construction Emissions Compared to SCAQMD Construction Localized Significance Thresholds***,** below, presents local emissions during Project construction and compares them to the SCAQMD LST construction thresholds. As shown in Table 7, none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors and consequently, this impact would be less than significant.

Table 7: Project Localized Construction Emissions Compared to SCAQMD Construction Localized Significance Thresholds (LST)[1]

Criteria Pollutants	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
Maximum On-site Emissions	36.0	34.0	6.71	4.1
SCAQMD Localized Significance Threshold	*122.2*	*786.2*	*7.3*	*4.5*
Exceeds Threshold?	**No**	**No**	**No**	**No**

[1] The daily disturbance area is calculated to be 2.5 acres, however LST thresholds are only based on 1, 2 and 5-acre sites. Therefore, a linear trend line was used to estimate the threshold for a 2.5-acre site based on the established LST thresholds.

Source: SCAQMD Mass Rate Localized Significance Thresholds for 2.5-acre site in SRA-17 at 25 meters

Localized Operational Emissions: According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The Project consists of a single-family residential use and does not

include such uses. Due to the lack of such emissions, the Air Quality Impact Study found that no long-term localized significance thresholds analysis is necessary, and that Project operational LST impacts would be less than significant.

Toxic Air Contaminants - Construction: The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015, to provide a description of the algorithms, recommended exposure variables, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure.

The Air Quality Impact Study explains that substantial source of TAC emissions and corresponding individual cancer risk occur when construction is long term (i.e., 30 years). Given the short-term construction schedule for the Project, the Air Quality Impact Study finds that the Project's construction activity would have less than significant toxic air contaminant issues.

Toxic Air Contaminants – Operation: The Project would consist of residential land uses. These types of projects do not include substantial diesel particulate emissions or any other major source of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Therefore, the Air Quality Impact Study finds that the Project's operational activity would have less than significant toxic air contaminant issues.

CO Hot Spot Emissions: CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. To determine if a proposed project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

According to the SCAQMD CEQA Air Quality Handbook, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 parts per million (ppm), which is the 8-hour California ambient air quality standard. As previously discussed, the site is in SRA 17. Communities within SRAs are expected to have similar climatology and ambient air pollutant concentrations.

The maximum CO concentration at SRA 17 was measured at 2.357 ppm in 2023.9 Given that the background CO concentration does not currently exceed 9.0 ppm, a CO hotspot would not occur at the Project site. Therefore, no significant long-term CO impact is anticipated.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. Odors associated with this exhaust would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach any sensitive receptor sites away from the Project site, they will be diluted to well below any level of air quality concern. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. These odors would be temporary and would vary as construction equipment moves around the site. Any exposure to these common odors would be of short-term duration and, while unpleasant are not associated with a specific health hazard and are less than significant. Operational odors could be produced from on-site cooking or barbeque typical of a residential use. Because these odors are common in the environment, they would not constitute a significant impact.[10]

6.3.3 CUMULATIVE IMPACTS

As discussed above, in accordance with SCAQMD methodology, projects that do not exceed or can be mitigated to less than the applicable daily threshold values do not result in a cumulative impact. Neither the construction nor the operation of the Project would exceed the recommended SCAQMD threshold levels. As explained, the Project in combination with all cumulative projects would not result in a CO hotspot. Consequently, the Project would not create significant cumulative impacts relative to air quality.

6.3.4 MITIGATION MEASURES

The analysis indicated that the construction and operation of the proposed Project would not result in any significant air quality impacts. As a result, no mitigation is required.

**

[9] California Air Resources Board, *Air Quality and Meteorological Information*, https://www.arb.ca.gov/aqmis2/aqdselect.php?tab=specialrpt, accessed March 19, 2024.

[10] SCAQMD CEQA Air Quality Handbook, Figure 5-4, Land Uses Associated with Odor Complaints identifies potentially significant odor impacts from such uses as agriculture (farming and livestock), a wastewater treatment plant, a food processing plant, a chemical plant, a composting facility, a refinery, a landfill, or a dairy. No significant odor impacts are identified from residential uses.

6.4 BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Boulevard 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local,				X

BIOLOGICAL RESOURCES. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
regional, or state habitat conservation plan?				

6.4.1 ENVIRONMENTAL SETTING

6.4.1.1 Regulatory Setting

Potential biological resource impacts of the Project are reviewed within the context of the following regulatory setting:

Federal: Federal regulations set policies to protect biological resources, including the following which are applicable to new development such as the Project:

- Federal Endangered Species Act. The United States Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. The FESA prohibits the taking of endangered or threatened wildlife species. A take is defined as harassing, harming (including significantly modifying or degrading habitat), pursuing, hunting, trapping, capturing, or collecting these endangered or threatened wildlife species.
- Clean Water Act, Section 404. The Federal Government's Section 404 Guidelines prohibit the issuance of wetland permits for projects that would jeopardize the existence of threatened or endangered wildlife or plant species.
- Migratory Bird Treaty Act (MBTA). The MBTA prohibits taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. As used in the act, the term "take" is defined as meaning, "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." With a few exceptions, most birds are considered migratory under the MBTA. Disturbances that cause nest abandonment and/or loss of reproductive effort or loss of habitat upon which these birds depend would be in violation of the MBTA.

State: State regulations set policies to protect biological resources, including the following which are applicable to new development such as the Project:

- California Endangered Species Act. The State of California enacted the California Endangered Species Act (CESA) in 1984. The CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA directs agencies to consult with California Department of Fish and Wildlife (CDFW) on projects or actions that could affect listed species and directs CDFG to determine

whether jeopardy would occur, and allows the Agency to identify "reasonable and prudent alternatives" to the project consistent with conserving the species.

- California Fish and Wildlife Code. Section 3503 of the California Fish and Wildlife (CFW) Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Fish and Wildlife Code Section 3503.5 states specifically that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Fish and Wildlife Code Sections 3511, 4700, and 5050 provide the designation of certain fully protected birds, mammals, and reptiles/amphibians, respectively, stating that the fully protected species or parts thereof may not be taken or possessed at any time.

City of Garden Grove General Plan: The City of Garden Grove General Plan includes a Conservation Element that aims to provide direction regarding the conservation, development, and utilization of natural, historical, and cultural resources. Regarding biological resources, the Conservation Element provides the following findings:[11]

> Biological resources in Garden Grove are almost non-existent due to the urban nature of the City and surrounding area. However, incorporation of natural and altered biotic habitats, as well as associated flora and fauna, is important in providing a high quality of life for residents. Parks, vegetated streetscapes, large trees, and neighborhoods support plant life and are home to small animals and birds.

6.4.1.2 Existing Conditions

Garden Grove is largely urbanized with no remaining natural open spaces identified in the General Plan Conservation Element. The GPEIR states that federal or state listed wildlife or plant species have low potential to occur in the City due to the marginal suitable habitat available or lack of habitat.[12] The GPEIR identifies the following limited wetland and riparian habitat in the City, none of which are located proximate to the Project site.[13]

- Barber City Channel: A channelized tributary of the Santa Ana River in the northwest portion of the City that is classified as "R4SBCr" (Riverine Intermittent Streambed Seasonally Flooded Artificial Substrate), and is located approximately 4.0 miles west of the Project Site;
- Haster Basin: A water body in the eastern portion of the City that contains riparian and/or wetland habitat classified as "PUBHx" (Palustrine

**

[11] City of Garden Grove General Plan Conservation Element, page 10-3.

[12] GPEIR, page 4.2-1.

[13] GPEIR, page 4-2-3.

Unconsolidated Bottom Permanently Flooded Excavated), and is located 2.0 miles east of the site;

- West Street Basin: Two freshwater ponds in the northeastern portion of the City that contains "PUBHx" habitat, and is located 1.5 miles from the Project site.

Existing conditions for the Project site include a residential house and accessory structures, asphalt paving and vegetation consisting of a large variety of non-native trees. The site and surrounding areas are urban and contain no identified biological resources.

6.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) *Would the Project adversely impact either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No Impact. Neither the City nor area surrounding the Project site contain natural open spaces that could support a sensitive habitat or protected plant or wildlife species.[14] The Project site is developed with a house and accessory structures and non-native trees. Consequently, because there are no sensitive habitat areas or identified protected species on or in the vicinity of the Project site, the Project would not result in a significant impact to any federal or state regulated sensitive habitat or species.

b) *Would the Project have a substantial impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No Impact. As noted above, the Project site and vicinity are disturbed and developed with urban uses. Onsite vegetation consists of a large variety of non-native trees. No riparian habitat or other sensitive natural community that is identified in local or regional plans, policies, regulations or by CDFW or USFWS are known to occur on the site or surrounding area. Consequently, Project implementation would not result in significant adverse impacts to riparian or other sensitive natural community.

c) *Would the Project have a substantial impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**

[14] City of Garden Grove General Plan Conservation Element, page 10-3.

No Impact. According to the USFWS National Wetlands Mapper[15], there no wetlands within the vicinity of the Project site. The Garden Grove General Plan does not identify any wetlands within the City. Consequently, the Project would not cause a substantial adverse effect on federally protected wetlands.

d) *Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?*

Less Than Significant Impact. As discussed above, the Project site is surrounded by residential development, which consists of residential structures, paving and landscaping. The Project area does not contain native or sensitive species, riparian or sensitive habitats or wetlands. Vegetation on the Project site consists of a variety of fruit and other non-native trees. These trees could provide nesting habitat for year-round and seasonal birds. If Project tree removal and grading occurs during the active breeding season for birds (February 1 through September 15), the birds and their eggs could be disrupted or destroyed.

As discussed in Section 6.4.1, above, the MBTA and CFW regulations prohibit taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. To ensure nesting birds are protected during project development, the City would apply a standard condition of approval requiring compliance with MBTA and CFW regulations. The condition requires that prior to issuance of grading or demolition permits that include vegetation and/or tree removal activities that will occur within the active breeding season for birds (February 1 through September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The condition establishes protocols for the survey, and if active nesting is found, protocols for setting up buffers to ensure the nests are protected. Appropriate buffers are established by the qualified biologist, and can be as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

Application of this condition of approval to the Project potential impacts would be reduced to less than significant levels potential impacts associated with wildlife interference.

e) *Would the Project conflict with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. As stated in the GPEIR, there are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or

**

[15]https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/; accessed January 3, 2024.

state habitat conservation plans within the City.[16] Consequently, the General Plan does not contain any local policies protecting biological resources, and the Project would not result in any conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No Impact. The City does not have any adopted Habitat Conservation Plans, Natural Community Conservation Plans or other conservation plans within its boundaries. Consequently, the Project would not conflict with provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan.

6.4.3 CUMULATIVE IMPACTS

The proposed Project would not involve any loss of protected habitat since no such habitat is found within the Project site's boundaries or vicinity. Site specific impacts relative to nesting birds would be reduced to less than significant levels with the City's application of the standard condition of approval requiring compliance with MBTA and CFW regulations. Other cumulative projects listed in Table 1 also would be required to comply with this standard condition of approval. As a result, no significant cumulative impacts on biological resources will be associated with the proposed Project's implementation.

6.4.4 MITIGATION MEASURES

With inclusion of the City standard condition of compliance requiring compliance with MBTA and CFW regulations , the Project would not result in any significant impacts to biological resources. As a result, no mitigation is required.

**

[16] GPEIR page, 4.2-11.

6.5 CULTURAL RESOURCES

CULTURAL AND RESOURCES. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c) Disturb any human remains including those interred outside of formal cemeteries?			X	

6.5.1 ENVIRONMENTAL SETTING

6.5.1.1 Regulatory Setting

Potential cultural resource impacts of the Project are reviewed within the context of the following regulatory setting:

Federal National Historic Preservation Act of 1966 (NHPA). The NHPA declared a national policy of historic preservation to encourage the achievement of federal, state, and local preservation goals. The NHPA authorized the National Register of Historic Places (NRHP), established the position of State Historic Preservation Officer, provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assist Native American tribes in preserving their cultural heritage, and created the Advisory Council on Historic Preservation.

A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- It is associated with events that have made a significant contribution to the broad patterns of our history.
- It is associated with the lives of persons who are significant in our past.
- It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

- It has yielded, or may be likely to yield, information important in prehistory or history.

State CEQA: Pursuant to Section 15064.5 of the CEQA Guidelines, the term "historical resources" shall include the following:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).
- A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage,
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

Section 15064.5 of the CEQA Guidelines defines "unique archaeological resources" as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

State Health and Safety Code: Section 7050.5 of the California Health and Safety Code (CHSC) requires that, if human remains (or remains that may be human) are discovered on a project site during grading or earthmoving, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

City of Garden Grove General Plan: Cultural resource policies of the General Plan are contained in the Conservation Element, and include the following policies relevant to the Project:

- Goal CON-7 Significant historical, architectural, archeological, and cultural value resources shall be preserved and protected.
- Policy CON-7.1 Preserve and protect Garden Grove's significant historical, archaeological and cultural value resources.
- CON-IMP-7A Preserve significant archeological sites in conformance with Public Resources Code Section 21083.2 or Section 21084.1, as applicable.
- CON-IMP-7D Review proposals for the development of properties abutting historic resources to ensure that land use or new construction does not detract from the architectural characteristics and environmental setting of the historic resource.

6.5.1.2 Existing Conditions

The GPEIR identifies architecturally distinctive or historic buildings, historic points of interest, and landmarks within the City, including three structures which are candidates for nomination to the NRHP: the Stanley House within Heritage Park; the Harry A. Lake House; and the Reyburn House.[17] The GPEIR also defines landmarks as unique structural or natural features in a community, and identifies five landmarks in the City: Clock Tower, located in the Village Green Park at 12732 Main Street;

**

[17] GPEIR, page 4.3-3.

Hyatt Hotel (Plaza Alicante) located at 11999 Harbor Boulevard; Christ Cathedral (formerly Crystal Cathedral) located at 13280 Chapman Avenue; and the Stanley Ranch Museum and Heritage Park, located at 12174 Euclid Street. All of the identified historic structures and community landmarks are located more than one mile from the Project site; and there are no identified historic or cultural resources on or within the vicinity of the Project site.

The GPEIR also discusses archeological resources with the City. For many thousands of years prior to European contact, the City was inhabited by the Gabrieleño Indian Tribe.[18] Section 4.3 of the GPEIR state that one prehistoric site and an additional twelve historic period archaeological sites have been identified within the City's boundaries.[19] There is no evidence of archeological sites on or adjacent to the Project site.

6.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA?*

No Impact. As discussed in Section 2.9, all of the structures on the Project site were constructed in the early 1960s, which would make them about 60 years old. Photos of the site presented previously in Figures 11-13 show that the existing on-site structures are not distinctive nor possess high artistic value. All of the identified historic structures and community landmarks identified in the GPEIR are located more than one mile from the Project site; and there are no identified historic or cultural resources on or within the vicinity of the Project site.

As part of this analysis, additional research regarding potential archaeological and historic resources on the Project site and its vicinity was conducted by South Central Coastal Information Center (SCCIC). As summarized in a January 24, 2024, letter from SCCIC, and contained in Appendix E of this Initial Study document, no historic resources were identified within or adjacent to the site. Consequently, the Project would not result in an impact to a historical resource.

b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?*

Less Than Significant With Mitigation Incorporated. From at least 1896 through 1943, the Project site and surrounding areas were occupied by agricultural

**

[18] GPEIR, page 4.3-13.

[19] The historic period sites all date from the early 1900s and are primarily locations of historic trash in association with residences and commercial structures.

orchards.[20] The existing structures on the site were constructed in the 1960s and much of the site is covered with trees, paving and dirt. There is no evidence that the site has been previously excavated, which increases the potential for the site to contain underground archaeological resources.

As discussed in Section 6.7.1, below, existing soils on site consist of near-surface sandy soils and artificial fill soils expected to be at least 2 feet deep. Beyond the artificial fill, soils materials consist of sands with variable amounts of silt and clay, and sandy clay. Soils typically associated with archaeological finds are classified as anthropogenic soils formed in human-altered material (e.g., middens, agricultural soils, grave soils) or in human-transported material (e.g., burial mound soils).21 It is unknown if anthropogenic soils are located on the Project site.

As summarized in the SCCIC letter (Appendix E) no archaeological studies have been conducted in the Project area and as a result, no archaeological resources have been identified. SCCIC notes that buried cultural resources could potentially be unearthed during Project grading activities. To address the possibility of buried archaeological resources on the site, Mitigation Measure CUL-1, below, is included in the Project to establish protocols for identifying and, if applicable, protecting potential archaeological resources. With inclusion of these measures, potential impacts relative to archaeological resources would be reduced to less than significant levels.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact. There are two cemeteries within the City: Magnolia Memorial Park and Christ Cathedral Memorial, both of which are three or more miles from the Project site. However, as discussed previously, Native Americans historically occupied the area and there is some potential for human remains to be encountered during Project excavation activities.

CEQA requires the City and any project developer to comply with the CHSC Section 7050.5 and PRC 5097 if human remains are found during excavation. As discussed in Section 6.5.1 of this Initial Study, pursuant to CHSC §7050.5-7055, should human remains be encountered during Project grading and construction activities, all construction activities must cease and the Orange County Coroner, City Community Development Department and Police Department be immediately contacted. Potential impacts related to encountering or disturbing human remains would be less than significant.

**

[20] Phase I and II Environmental Site Assessment (ESA), 12828 Newhope Street, Garden Grove, California; prepared by SCS Engineers; June 22, 2023. (Appendix C)

[21] Anthropogenic, Carbon-Reinforced Soil as a Living Engineered Material | Chemical Reviews (acs.org); accessed March 21, 2024

6.5.3 CUMULATIVE IMPACTS

The Project, and each of the cumulative projects identified in Section 2.9.2 of the document, are infill projects. Impacts to cultural resources from infill projects are generally site specific. Each cumulative project in the vicinity of the Project site will be subject to its own environmental review, including a site specific cultural resource assessment. Consequently, no significant cumulative impacts relative to cultural resources would occur as a result of the Project.

6.5.4 MITIGATION MEASURES

The following mitigation will be required to address potential discovery of unanticipated archaeological resources:

> Mitigation Measure CUL-1: Unanticipated Discovery of Archaeological Resources.
>
> Timing: During Grading.
>
> Department Responsible: Community Development (Planning and Building and Safety Divisions).
>
> Prior to issuance of grading permits, the Applicant shall provide educational material designed to assist Project construction crews identify potential archaeological resources during grading. These materials shall specify the following procedures to be followed if resources are discovered, and shall be distributed to construction crews prior to initiation of construction activities. In addition, construction plans and specifications shall state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find and the City shall be immediately notified. A qualified archaeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A shall flag the area in the field and shall evaluate the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. If the find is considered a "unique archaeological resource" the archaeologist shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the City. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred method of handling as to avoid any adverse impacts to the "unique archaeological resource." All recovered and salvaged resources shall undergo an identification process. The permanent reservation of the unique archaeological resource by an established accredited professional repository selected by the archaeologist, or repatriation of the recovered resources in cooperation with the designated most likely descendant shall occur as needed. The archaeologist shall have a repository agreement in hand prior to initiating recovery of the resource. If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's

expense. The archaeologist shall prepare a comprehensive report complete with methods and results that shall be submitted to the City of Garden Grove Building and Safety Division, the South Central Coastal Information Center, and the State Historic Preservation Office (SHPO), if required. Prior to commencement of grading activities, the City of Garden Grove Building and Safety Division shall verify that all project grading and construction plans include specific requirements regarding Public Resources Code Section 21083.2(g) and the treatment of archaeological resources as specified herein.

6.6 ENERGY

ENERGY. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

6.6.1 ENVIRONMENTAL SETTING

6.6.1.1 Regulatory Setting

Potential energy impacts of the Project are reviewed within the context of the following regulatory setting:

State Energy Code: Title 24 of the State of California Building Code (CBC) establishes regulations aimed at reducing state-wide energy consumption. These regulations are adopted by the City of Garden Grove and apply to new development. Title 24 sections applicable to the Project include:

- Title 24 - Building Standards Code, Part 6 – California Energy Code. Title 24, Part 6 requires energy efficient appliances and fixtures, including heating/air conditioning units and lighting.
- Title 24 - Building Standards Code, Part 11 – California Green Building Code requires energy and water efficient appliances and fixtures, including double paned windows, insulation, low flow faucets, and stormwater treatment appurtenances.

City of Garden Grove General Plan: Energy related policies of the General Plan are contained in the existing Air Quality Element and Conservation Element, and include the following that are relevant to the Project:

- Policy AQ-4.1: Review site developments to ensure pedestrian safety and promote nonautomotive users.
- Policy AQ-4.3: Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.
- Policy AQ-5.2: Encourage infill development projects within urbanized areas that include jobs centers and transportation nodes.
- IMP-6A: Remove barriers for the use of solar energy for residential, commercial, industrial, or institutional uses.
- AQ-IMP-6D: Require new development to comply with the energy use guidelines in Title 24 of the California Administrative Code.

6.6.1.2 Existing Conditions

As discussed previously in Section 2.9, the existing buildings on the site were constructed in the early 1960's. These existing building are not constructed to the current Title 24 standards nor the above listed General Plan energy policies.

6.6.2 Analysis of Environmental Impacts

a) *Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

No Impact. The Project is an infill development, replacing an existing single family house with fifteen houses built to a higher density of 17.1 units per acre. The Project site is connected to the existing utility infrastructure, which includes electrical and natural gas services. The Southern California Gas Company provides natural gas to the site and surrounding area; and Southern California Edison currently provides electricity services to the site and surrounding area. The Project would install new onsite electrical and natural gas infrastructure that would connect to the existing offsite lines.

Construction Energy Use: During construction of the Project, energy use would include petroleum based fuels to power construction vehicles and equipment on the project site, to transport construction workers to and from the project site, and deliveries. Electricity use during construction includes temporary power for lighting and electric equipment; and energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. These uses are typical for infill construction projects and would be limited to the estimated 18 month construction schedule.

Operational Energy Use. Higher density residential infill projects such as the Project are by their nature more energy efficient. Higher density housing provides housing for more people on less land, and infill housing links to existing

infrastructure without the added energy cost of extensive roads or water and sewer lines. In addition, as a new development, the Project would be required to comply with the CBC Title 24 standards, including Green Building Code requirements for energy efficient appliances, low water use plumbing and solar. The Project would incorporate required energy efficient measures such as the following:

- Drip irrigation
- Low flow plumbing fixtures
- Energy efficient appliances and light fixtures
- Solar.

Consequently, the Project would not result in the potentially significant wasteful consumption of energy resources.

b) *Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

No Impact. Consistent with the General Plan energy policies summarized in Section 6.6.1.1, the Project would increase residential density, and incorporate CBC Title 24 requirements that require solar, and energy and water efficient appliances and fixtures. The Project also would be consistent with 2020-2045 RTP/SCS land use strategies, including supporting transit access, residential infill and energy efficiency. The Project is located less than 0.20-mile from an OCTA bus stop located at Garden Grove Boulevard and Newhope Street. The Project would provide a 4' wide sidewalk that would run the southern length of the drive aisle, and connect to the public sidewalks along Newhope Street. The Project site is located within an area that is planned for residential uses, with uses to the north, south, west, and east presently developed with single-family and multi-family residential uses. The Project would require new single-family development to install electrical circuits and solar photovoltaic panels in accordance with the 2022 Title 24 standards and CALGreen Code. Consequently, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency

6.6.3 CUMULATIVE IMPACTS

As an infill development built in accordance with CBC Title 24, the Project would not have adverse impacts relative to energy. Other development projects within the City would be required to incorporate energy efficient measures consistent with the CBC and City policies. As a result, no significant cumulative impacts relative to energy will be associated with the proposed Project's implementation.

6.6.4 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts relative to energy. As a result, no mitigation is required.

6.7 GEOLOGY AND SOILS

GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not				X

GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
available for the disposal of wastewater?				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

6.7.1 ENVIRONMENTAL SETTING

6.7.1.1 Regulatory Setting

Potential geology and soils impacts of the Project are reviewed within the context of the following regulatory setting:

State Alquist-Priolo Earthquake Fault Zoning Act: The Alquist-Priolo Special Studies Zones Act was signed into law in 1972 and renamed the Alquist Priolo Earthquake Fault Zoning Act in 1994.) The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The Act requires setbacks from State-designated active faults, and well-defined minor faults, to prevent effects to overlying or adjacent properties.

State Building Code / GGMC Title 18: The CBC contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. CBC provisions provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment. These regulations are adopted by the City of Garden Grove as GGMC Title 18, and apply to new and remodel/retrofit development projects.

City of Garden Grove General Plan: Policies related to geology and soils are contained in the Safety Element of the General Plan, and include the following policies relevant to the Project:

- Goal SAF-6: Minimize risk associated with seismic activity and geologic conditions to people.
- Policy SAF-6.1: Avoid or minimize to the greatest extent feasible, hazards resulting from development on unstable ground conditions.
- Policy SAF-6.3: Ensure that new structures are seismically safe through the proper design and construction. The minimum level of design necessary would

be in accordance with seismic provisions and criteria contained in the most recent version of the State and County Codes.

- SAF-IMP-6C: All new development with the exception of detached single-family homes, shall be subject to the preparation and submittal of a site specific geology report prepared by a registered geologist or soils engineer to the City Building Services Division for approval.

City of Garden Grove Municipal Code: Policies of the Municipal Code applicable to geology and soils include:

- §6.40.050 (Controls for Water Quality Management) requires all new development and significant reconstruction to be undertaken in accordance with the Orange County Drainage Area Management Plan (DAMP), including but not limited to measures to control stormwater runoff.
- §9.12.040.210, to preclude significant adverse effects associated with seismic hazards, requires all new development and significant reconstruction within the City to comply with the CBC.

6.7.1.2 Existing Conditions

The City of Garden Grove, inclusive of the Project site, is located in the seismically active southern California region. The region straddles two tectonic plates, the North American Plate and the Pacific Plate which have caused the region's numerous faults. The seismically active fault closest to the City and the site is the Los Alamitos fault, approximately 1.6 miles to the west of the City. The closest Alquist-Priolo Fault Zone is the Newport-Inglewood-Rose-Canyon fault, 3.2 miles southwest of the City. The San Andreas Fault, approximately 42 miles away at its closest point to the City, has the highest probability of generating a maximum credible earthquake in California[22].

Data regarding the geology and soils conditions of the Project site has been complied in a "Geotechnical Due-Diligence Investigation, Proposed Multi-Family Residential Development, 12828 Newhope Street, Garden Grove" (Geotechnical Letter), and included as Appendix F to this Initial Study. The Geotechnical Letter includes information from a geologic literature and field exploration. It reports that existing soils on site consist of near-surface sandy soils and artificial fill soils expected to be at least 2 feet deep. Beyond the artificial fill, soils materials consist of sands with variable amounts of silt and clay, and sandy clay. Groundwater was encountered at 37 feet below the existing grade; and site drainage appears to be primarily sheet flow and directed south and west towards the adjacent roadways.

6.7.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Would the Project cause exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo

**

[22] GPEIR, page 4.5-1.

Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or base on other substantial evidence of a known fault?

No Impact. As discussed in Section 6.7.1, above, there are no designated Alquist-Priolo Fault Zone areas within the City. Consequently, there are no potentially significant Project impacts related to rupture of a known earthquake fault as delineated on the Alquist-Priolo Earthquake Fault Map.

ii) Strong seismic ground shaking?

Less Than Significant Impact. As discussed above, the site is situated in a seismically active area and near several seismically active faults that could generate ground shaking in Garden Grove and the Project site. The Project Geotechnical Letter summarizes the seismic conditions of the site in accordance with United States Geological Survey (USGS) standards, and confirmed that there are no active faults known to the Project site through or immediately adjacent to the site.[23] Additional geotechnical studies will be conducted prior to Project grading as required by the CBC and City standard of conditions of approval. Project construction must then comply with the requirements of the approved geotechnical report and CBC. As discussed below in Section 6.7.2.a.iii, possible geotechnical measures that may be applied to the Project include well-reinforced foundations, such as post-tensioned slabs, grade beams with structural slabs, or mat foundations.

Compliance with these measures would mitigate potential adverse impacts from strong seismic ground shaking. Consequently, Project impacts related to rupture of a known earthquake fault would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction can be defined as the loss of soil strength or stiffness due to a buildup of pore-water pressure during a seismic event and is associated primarily with relatively loose, saturated fine- to medium-grained unconsolidated soils. Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause the soils to liquefy and temporarily behave as a dense fluid. A relatively shallow groundwater table (within approximately 40 feet or less below ground surface) or completely saturated soil conditions contribute to liquefaction.

The Geotechnical Letter provided an analysis of liquefaction potential on the Project site and identified contradictory factors. First, it found that the Project site

**

[23] USGS Section 21.5.3, ASCE7-16 sets geotechnical standards for determining the probability of a seismic event.

is located within a state-designated zone of potentially liquefiable soils. Historic groundwater data for the site shows a level of about 10 feet below ground surface. However, subsurface analysis conducted in support of the Geotechnical Letter found groundwater levels to be lower at 37 feet below the existing grade; and current data from three nearby wells suggests that groundwater has not risen above 45 feet since 1979 and has predominantly been below a depth of 60 feet. On the other hand, though, the site is also predominately underlain by coarse grained materials which are susceptible to liquefaction.

Given this variable data, the Geotechnical Letter found that liquefaction on the site may occur during periods of strong ground motion. To address the liquefaction potential, the letter states that the use of well-reinforced foundations, such as post-tensioned slabs, grade beams with structural slabs, or mat foundations, has been proven to adequately provide basal support for residential structures during liquefaction events.

As required by the CBC and standard City conditions of approval, the Applicant would need to provide a geotechnical report for City Building Division review and acceptance, prior to issuance of grading or building permits. The geotechnical report would provide detailed design recommendations for the Project's well-reinforced foundations. The Project would be required to comply with the geotechnical report design recommendations, and to demonstrate that any potential seismic risks and associated liquefaction hazards are addressed. Consequently, this requirement would reduce potential Project impacts related to seismic-related ground failure including liquefaction to less than significant levels.

iv) Landslides?

No Impact. Landslides occur in areas of slope and are one of the hazards left behind by an earthquake. The GPEIR finds that there are no landslide zones in the City, and the Project Geotechnical Letter does not identify any landslide risks on the Project site.[24] Consequently, Project impacts related to landslides would not be significant.

b) Would the Project cause substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Topsoil is generally defined as the upper, outermost layer of soil, usually the top 5–10 inches with a high concentration of organic matter and microorganisms. Substantial erosion typically occurs from steep slopes, or from wind and rain in areas of exposed soils.[25]

The Project site and surrounding area are generally flat, and the site is currently developed with residential structures, trees, vegetation and paving. The Project would remove the existing buildings and clear the site to install underground

**

[24] GPEIR, page 4.5-12.

[25] GPEIR, page 4.5-13.

utilities, and cover the site with buildings, paving and landscaping. Site specific erosion that could occur during Project construction would be controlled by GMCC 6.40.050, which requires all construction projects to control water runoff and erosion. Consequently, the potential Project impacts relative to soil erosion or loss of topsoil would be less than significant.

c) *Would the Project cause location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less Than Significant Impact. As discussed previously, the Project site is generally flat and not susceptible to landslides, and the Geotechnical Letter does not identify conditions of unstable soils on the site. As discussed previously, the Geotechnical Letter found that liquefaction on the site may occur during periods of strong ground motion. To address the liquefaction potential, the letter states that the use of well-reinforced foundations, such as post-tensioned slabs, grade beams with structural slabs, or mat foundations, has been proven to adequately provide basal support for residential structures during liquefaction events Potential liquefaction risks would be addressed by CBC requirements and standard City conditions of approval that require the Applicant to provide a Project geotechnical report demonstrating that any potential liquefaction risks be reduced to acceptable levels. Consequently, Project impacts related to unstable soils, including liquefaction or collapse would be less than significant.

d) *Would the Project be located on expansive soil, creating substantial risks to life or property?*

Less Than Significant Impact. Expansive soils are generally defined as soils that expand when water is added and shrink when they dry out. This continuous change in soil volume can cause homes built on this soil to move unevenly and crack. The Geotechnical Letter does not identify any areas of unstable geologic conditions or soil on the Project site, and finds that the site has a very low potential for soil expansion. Additional testing for soil expansion would be required prior to issuance of grading permits, and addressed by CBC requirements and standard City conditions of approval that require the Applicant to provide a Project geotechnical report demonstrating that any potential expansive soils risks be reduced to acceptable level. Consequently, Project impacts related would be expansive soils are not significant.

e) *Would the Project cause soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact. The Project site has an existing 8” public sewer main located within Newhope Street to the west. The Project proposes to connect to the existing public sewer system using a private 6” connection. Consequently, the Project would not use septic tanks or an alternative wastewater disposal system, and there would be no Project impacts associated with use of septic systems.

f) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant With Mitigation Incorporated. Paleontological resources are the fossilized remains or traces of multi-cellular invertebrate and vertebrate animals and multicellular plants, including their imprints, from a previous geologic period. The GPEIR reports that there are no known paleontological sites within the City.[26]

The Project site is generally flat, and required project grading would involve surficial leveling and excavation for underground utilities. Given the lack of paleontological resources in the City and moderate Project grading, there is limited potential for unique paleontological resources to be found on the site. However, the Project includes grading to a depth of 20 feet for installation of a dry well designed to filter Project stormwater. In the unlikely event that paleontological resources are encountered during Project grading, Mitigation Measure GEO-1, below, is included in the Project. This mitigation measure would require all Project construction activities to halt until a qualified paleontologist evaluates the paleontological significance of the find and recommends a course of action. Consequently, following implementation of Mitigation Measure GEO-1, impacts to a unique paleontological resource or site or unique geologic feature would be less than significant.

6.7.3 CUMULATIVE IMPACTS

The potential cumulative impacts related to geology and soils for infill projects are generally site specific. Each cumulative project in the vicinity of the Project site will be subject to its own environmental review, including a site specific geology and soils assessment. Consequently, no significant cumulative impacts relative to geology or soils are expected to occur as a result of the Project.

6.7.4 MITIGATION MEASURES

The following mitigation will be required to address potential discovery of unanticipated paleontological resources:

Mitigation Measure GEO-1: Unanticipated Discovery of Paleontological Resources.

Timing: During Grading.
Department Responsible: Community Development (Planning and Building and Safety Divisions).

**

[26] GPEIR, page 4.5-7.

If evidence of subsurface paleontological resources is found during construction activities, excavations within 50 feet of the find shall cease and the construction contractor shall contact the City of Garden Grove Community Development Director. With direction from the Community Development Director, a qualified paleontologist certified by the County of Orange shall be retained to evaluate the find prior to resuming construction activities in the immediate vicinity of the find. If the City of Garden Grove determines the resource is significant and cannot be immediately recovered or a then the qualified paleontologist shall prepare and execute a Paleontological Resources Mitigation Program (PRMP) for the salvage and curation of the identified resource(s). The PRMP shall specify the fieldwork and laboratory methods to be undertaken, curation requirements, proposed staff qualifications, and whether the entire resource is to be collected or a specified statistically significant sample.

6.8 GREENHOUSE GAS EMISSIONS

GREENHOUSE GAS EMISSIONS. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X

6.8.1 ENVIRONMENTAL SETTING

6.8.1.1 Regulatory Setting

Potential greenhouse gas emission impacts of the Project are reviewed within the context of the following regulatory setting:

State Climate Change Legislation: The State of California has established climate change legislation to reduce greenhouse gas emissions across all sectors of the economy, including the following:

- California Code of Regulations (CCR) Title 24, Part 6. CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.
- Assembly Bill (AB) 32, California Global Warming Solutions Act of 2006. AB 32 set the stage for the State's transition to a sustainable, low-carbon future. AB 32 was the first program in the country to take a comprehensive, long-term approach to addressing climate change.
- Senate Bill (SB) 375, Sustainable Communities & Climate Protection Act of 2008. SB 375 requires the Air Resources Board to develop regional greenhouse gas emission reduction targets for passenger vehicles GHG reduction targets

for 2020 and 2035 for each region covered by the State's 18 metropolitan planning organizations.

- Senate Bill (SB) 100, California Renewables Portfolio Standard Program. SB100 established a landmark policy requiring renewable energy and zero-carbon resources to supply 100 percent of electric retail sales to end-use customers by 2045.

State GHG Reduction Implementation Plan: On December 11, 2008, the California Air Resources Board (CARB) adopted the Climate Change Scoping Plan (Scoping Plan), which functions as a roadmap to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. On December 15, 2022, CARB released the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan), which identifies the strategies achieving carbon neutrality by 2045 or earlier. The 2022 Scoping Plan contains the GHG reductions, technology, and clean energy mandated by statutes. The 2022 Scoping Plan was developed to achieve carbon neutrality by 2045 through a substantial reduction in fossil fuel dependence, while at the same time increasing deployment of efficient non-combustion technologies and distribution of clean energy. The plan would also reduce emissions of short-lived climate pollutants (SLCPs) and would include mechanical CO_2 capture and sequestration actions, as well as emissions and sequestration from natural and working lands and nature-based strategies. Under the 2022 Scoping Plan, by 2045, California aims to cut GHG emissions by 85 percent below 1990 levels, reduce smog-forming air pollution by 71 percent, reduce the demand for liquid petroleum by 94 percent compared to current usage, improve health and welfare, and create millions of new jobs. This plan also builds upon current and previous environmental justice efforts to integrate environmental justice directly into the plan, to ensure that all communities can reap the benefits of this transformational plan.

City of Garden Grove General Plan: Policies related to greenhouse gas are contained in the Air Quality Element of the General Plan, and include the following policies relevant to the Project:

- Policy AQ-2.3 Continue to improve existing sidewalks, bicycle trails, and parkways, and require sidewalk and bicycle trail improvements and parkways for new development or redevelopment projects.
- Policy AQ-4.3: Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.
- Policy AQ-5.2: Encourage infill development projects within urbanized areas that include jobs centers and transportation nodes.

6.8.1.1 Existing Conditions

Greenhouse gases (GHG) refer to a group of compounds that are linked to change in global climate conditions. GHGs trap the heat from sunlight and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO_2), methane (CH_4), and

nitrous oxide (N_2O) keep the average surface temperature of the Earth close to 60 degrees Fahrenheit (°F). The key GHG include the following:

- Carbon dioxide (CO_2) is an odorless, colorless gas, which has both natural and anthropogenic (arising from human activities) sources. Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic out-gassing. Man-made sources of carbon dioxide are from burning coal, oil, natural gas, and wood. CO_2 emissions are mainly associated with fossil fuel combustion originating in California and out-of-state power plants that supply electricity to California. Other activities that produce CO_2 emissions include mineral production, waste combustion, and vegetation removal.
- Methane (CH_4) is a flammable gas and is the main component of natural gas. When one molecule of methane is burned in the presence of oxygen, one molecule of carbon dioxide and two molecules of water are released. A natural source of methane is from the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain methane, which is extracted for fuel. Other sources are landfills, fermentation of manure, and cattle.
- Nitrous oxide (N_2O), is produced naturally by microbial processes in soil and water. Man-made sources of nitrous oxide include agricultural sources, industrial processing, fossil fuel-fired power plants, and vehicle emissions. Nitrous oxide is also used as an aerosol spray propellant and in medical applications. In addition to CO_2, CH_4, and N_2O, GHGs include hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and water vapor. Of all the GHGs, CO_2 is the most abundant pollutant that contributes to climate change through fossil fuel combustion. The other GHGs are less abundant but have higher global warming potential than CO_2. To account for this higher potential, emissions of other GHGs are frequently expressed in the equivalent mass of CO_2, denoted as CO_2e.

6.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

Data presented in this Greenhouse Gas Emissions section is based on the "12828 Newhope Street Residential Project Air Quality & Greenhouse Gas (GHG) Impact Study, City of Garden Grove", prepared by MAT Engineering, Inc. (Air Quality Impact Study) and contained as Appendix D to this Initial Study.

As discussed previously in Section 6.3.2, the Air Quality Impact Study uses the California Emissions Estimator Model Version 2022.1 (CalEEMod) to calculate criteria GHG emissions from the construction and operation of the Project.

a) Would the project generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The SCAQMD has developed interim CEQA Greenhouse Gas (GHG) guidelines that set a five tier approach. For small land development projects, such as the Project, SCAQMD Tier 3 is applicable. This tier establishes screening values that are intended to capture 90 percent of the GHG emissions from a project. If a project's emissions are under the screening thresholds, then the project is less than significant. For residential projects,

SCAQMD sets a screening value threshold of 3,000 $MTCO_2e$/year (metric tons of CO_2 equivalent per year) for combined construction and operational GHG emissions. Consistent with SCAQMD's interim guidelines, the Air Quality Impact Study calculates the amount of GHG emissions that would be attributable to the Project and compares it 3,000 $MTCO_2e$ per year threshold.

Construction GHG Emissions: As presented in the Air Quality Impact Study, greenhouse gas emissions are calculated for on-site Project and off-site construction activity, assuming a 24-month construction schedule. Construction GHG emissions are then amortized over a 30-year period, following SCAQMD interim guidelines, because GHG emissions remain in the atmosphere long after the construction activities have stopped. As shown in Table 8, *Construction GHG Emissions*, below, construction activities from this Project would generate 12.6 $MTCO_2e$ of GHG when amortized over a 30-year period.

Table 8: Construction GHG Emissions (Metric Tons CO_2e)

Conditions	CO_2e
Total Emissions Year 2024	149
Total Emissions Year 2025	229
Amortized over 30 years	**12.6**

Operational GHG Emissions: During Project operation, the majority of greenhouse gas emissions, and specifically CO_2, would be due to vehicle travel and energy consumption. As shown in Table 9, *Combined Operational and Construction GHG Emissions*, total Project operational GHG emissions would be 190.76 $MTCO_2e$ per year. When combined with amortized construction emissions, total Project GHG emissions would be 203.4 $MTCO_2e$, below the 3,000 $MTCO_2e$ threshold and therefore below a level of significance.

Table 9: Combined Operational and Construction GHG Emissions (Metric Tons CO_2e)

Source Category	Greenhouse Gas Emissions (Metric Tons CO_2e /Year)
Area Sources[1]	3.31
Energy Usage[2]	47.0
Mobile Sources[3]	133.0
Solid Waste[4]	3.73
Water[5]	3.72
Subtotal Operational	**190.76**
Construction[6]	12.6
Total Emissions	**203.4**
SCAQMD Tier 3 Thresholds	*3,000*

Table 9: Combined Operational and Construction GHG Emissions (Metric Tons CO_2e)	
Source Category	**Greenhouse Gas Emissions (Metric Tons CO_2e /Year)**
Exceeds Thresholds	**No**

1= Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
2= Energy usage consist of GHG emissions from electricity and natural gas usage.
3= Mobile sources consist of GHG emissions from vehicles.
4= Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
5= Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
6= Construction GHG emissions based on a 30-year amortization rate.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The Air Quality Impact Study assesses the Project's consistency with applicable GHG reduction plans, specifically the CARB 2022 Scoping Plan and the SCAG 2020-2045 RTP/SCS.

The CARB 2022 Scoping Plan identifies reduction measures necessary to achieve the goal of carbon neutrality by 2045 or earlier. Table 10, *Consistency with the CARB 2022 Scoping Plan*, below, provides a listing of applicable CARB 2022 Scoping Plan actions/strategies and compares them against the Project to determine consistency. As shown in the Table, the Project would be consistent with applicable CARB 2022 Scoping Plan policies.

Table 10: Consistency with the CARB 2022 Scoping Plan	
Actions and Strategies	**Consistency Analysis**
Smart Growth / Vehicles Miles Traveled (VMT)	
Reduce VMT per capita to 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045.	**Consistent**. The Project would be required to provide Electric Vehicle (EV) charging station and bicycle parking space in accordance with the 2022 Title 24 standards and CALGreen Code, which would promote alternative modes of transportation to reduce VMT. As such, the Project would be consistent with this action.
New Residential and Commercial Buildings	
Achieving carbon neutrality must include transitioning away from fossil gas in residential and commercial buildings, and will rely primarily on advancing energy efficiency while replacing gas appliances with non-combustion alternatives	**Consistent.** The Project would require new single-family development to install energy efficient electrical circuits and solar photovoltaic panels in accordance with the 2022 Title 24 standards and CALGreen Code. As such, the Project would be consistent with this action.

Table 10: Consistency with the CARB 2022 Scoping Plan	
Actions and Strategies	**Consistency Analysis**
Non-combustion Methane Emissions	
Divert 75% of organic waste from landfills by 2025.	**Consistent.** SB 1383 establishes targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. California cities, including Garden Grove, are required to provide organic waste collection in residential areas. The Project would be required to participate in this organic waste collection service, and as such, the Project would be consistent with this action.

The SCAG 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals through the five key SCS strategies. Table 11, *Consistency with the 2020-2045 RTP/SCS*, below, lists these key SCS strategies and compares them against the Project to determine consistency. As shown in the Table, the Project would be consistent with applicable 2020-2045 RTP/SCS policies.

Table 11: Consistency with the 2020-2045 RTP/SCS		
Reduction Strategy	**Applicable Land Use Tools**	**Project Consistency Analysis**
Focus Growth Near Destinations and Mobility Options		
• Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations • Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets • Plan for growth near transit investments and support implementation of first/last mile strategies • Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses • Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods • Encourage design and transportation	Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.	**Consistent.** The Project site is located within an area that is planned for residential uses, with uses to the north, south, west, and east presently developed with single-family and multi-family residential uses. The Project would replace the existing single-family residential use with 15 single family detached units, thus developing underutilized land to provide additional residential uses to meet the City's housing demand

Table 11: Consistency with the 2020-2045 RTP/SCS

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations) • Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking)		(RHNA). Furthermore, the Project is located approximately 0.25 miles from the existing OCTA bus stops. Therefore, the Project would focus growth near destinations and mobility options.
Promote Diverse Housing Choices		
• Preserve and rehabilitate affordable housing and prevent displacement • Identify funding opportunities for new workforce and affordable housing development • Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply • Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions	PGA, Job Centers, HQTAs, NMA, TPAs, Livable Corridors, Green Region, Urban Greening.	Consistent. The Project would involve development of single-family dwelling units near existing bus stops and commercial development to the north, which increases housing supply and supports reduction of GHG emissions. Therefore, the Project would be consistent with this reduction strategy.
Leverage Technology Innovations		
• Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space • Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments • Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	HQTA, TPAs, NMA, Livable Corridors.	Consistent. The Project would require new single-family development to install listed raceways to accommodate dedicated branch circuits to support electric vehicle chargers in accordance with the 2022 Title 24 standards and CALGreen Code. The Project includes installation of the electric circuits and solar photovoltaic panels. Therefore, the proposed Project would leverage technology innovations and help the City, County,

Table 11: Consistency with the 2020-2045 RTP/SCS

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
		and State meet its GHG reduction goals. The Project would be consistent with this reduction strategy.
Support Implementation of Sustainability Policies		
• Pursue funding opportunities to support local sustainable development implementation Projects that reduce greenhouse gas emissions • Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations • Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development Projects, including parks and open space • Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies • Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region • Continue to support long range planning efforts by local jurisdictions • Provide educational opportunities to local decision makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.	Consistent. As previously discussed, the proposed Project would be located close to bus stops, which would promote alternative modes of transportation. Additionally, new residential development would be required to install listed raceways to accommodate dedicated branch circuits to support electric vehicle chargers. Further, the Project would comply with sustainable practices included in the CALGreen Code and 2022 Title 24 standards. Thus, the Project would be consistent with this reduction strategy.
Promote a Green Region		
• Support development of local climate adaptation and hazard mitigation plans, as well as Project implementation that improves community resiliency to climate change and natural hazards	Green Region, Urban Greening, Greenbelts and	Consistent. The proposed Project involves development of a residential community on a

Table 11: Consistency with the 2020-2045 RTP/SCS

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
• Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration • Integrate local food production into the regional landscape • Promote more resource efficient development focused on conservation, recycling and reclamation • Preserve, enhance and restore regional wildlife connectivity • Reduce consumption of resource areas, including agricultural land • Identify ways to improve access to public park space	Community Separators.	disturbed vacant lot and would therefore not interfere with regional wildlife connectivity or convert agricultural land. The Project would be required to comply with CALGreen Code and 2022 Title 24 standards, which would help reduce energy consumption and reduce GHG emissions, including installation of solar panels. Thus, the Project would support efficient development that reduces energy consumption and GHG emissions. The Project would be consistent with this reduction strategy.

As shown in Tables 10 and 11, the Project would be consistent applicable CARB 2022 Scoping Plan and 2020-2045 RTP/SCS policies regarding GHG reduction. Consequently, the Project would not conflict with policies or regulations aimed at reducing greenhouse gas.

6.8.3 Cumulative Impacts

GHG impacts, by their nature, are cumulative impacts. The analysis indicated that the implementation of the proposed Project would not result in any significant impacts relative to greenhouse gas emissions. It is an infill project that would develop fifteen medium density housing units in compliance with contemporary Green Building Code requirements. No further analysis is required.

6.8.4 Mitigation Measures

The analysis indicated that the implementation of the proposed Project would result in less than significant impacts relative to GHG emissions. As a result, no mitigation is required.

6.9 HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?				X

6.9.1 ENVIRONMENTAL SETTING

6.9.1.1 Regulatory Setting

Potential hazards and hazardous materials impacts of the Project are reviewed within the context of the following regulatory setting:

Federal: Federal regulations applicable to hazards and hazardous materials and the Project include:

- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment.
- United States Environmental Protection Agency (EPA) establishes the American Society for Testing and Materials (ASTM), consistent with Title 40 of the Code of Federal Regulations, Part 312, that defines appropriate testing procedures and measurements for hazardous materials.
- The Asbestos Hazard Emergency Response Act (AHERA) requires the EPA to promulgate regulations (e.g., the Asbestos-Containing Materials in Schools Rule) requiring local educational agencies to inspect their school buildings for asbestos-containing building material, prepare asbestos management plans and perform asbestos response actions to prevent or reduce asbestos hazards.

State: State regulations and agencies responsible for overseeing handling and clean-up of hazards and hazardous materials applicable to the Project include:

- California Land Reuse and Revitalization Act (CLRRA) Chapters 6.82 and 6.83 of the California Health and Safety Code establish a step-wise process for the evaluation and remediation of environmentally impacted properties under the supervision of the California Department of Toxic Substances Control (DTSC) or the applicable Regional Water Quality Control Board.
- Section 65962.5(a)(1) - Cortese List. Section 65962.5(a)(1), also known as the Cortese List, requires the California Department of Toxic Substances Control (DTSC) to compile and annually update a list of all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the CHSC. DTSC operates the Envirostar website which identifies hazardous waste sites consistent with the Cortese list requirement.
- California Occupational Safety and Health Administration (CalOSHA) is responsible for promulgating and enforcing State health and safety standards and implementing Federal Occupational Safety and Health Administration (OSHA) Laws. CalOSHA's regulatory scope includes provisions to minimize the potential for release of asbestos and lead during construction and demolition activities.
- The Department of Toxic Substances Control regulates hazardous materials in the environment by overseeing the cleanup of land, enforcing hazardous waste laws, reducing hazardous waste generation, and compelling manufacturers to

make safer products.

Regional Southern California Air Quality Management District (SCAQMD) Rule 1403: This regulation requires notification of the SCAQMD prior to commencing any demolition or renovation activities that involve asbestos containing materials. Rule 1403 also sets forth specific procedures for the removal of asbestos and requires that an onsite representative trained in the requirements of Rule 1403 be present during the stripping, removing, handling, or disturbing of asbestos-containing materials. Mandatory compliance with the provisions of Rule 1403 would ensure that construction-related grading, clearing and demolition activities do not expose construction workers or nearby receptors to significant health risks associated with asbestos-containing materials.

Regional Water Quality Control Board (RWQCB): The RWQCB was founded to implement State Water Control Board policies, and develop and enforce water quality objectives and implementation plans that will best protect the State's waters, recognizing local differences in climate, topography, geology, and hydrology. The Regional Boards are mandated to develop "basin plans" for their respective hydrologic areas, issue waste discharge requirements, take enforcement action against violators, and to monitor water quality.

City of Garden Grove Local Hazards Mitigation Plan: The City has adopted a Local Hazards Mitigation Plan which provides natural hazard mitigation strategies to reduce the impacts concentrated at large employment and industrial centers, public infrastructure, and critical facilities. The measures are implemented through the City ~~future~~ building code and General Plan Safety Element.

City of Garden Grove General Plan: The Safety and Land Use Elements of the General Plan contain the following goals and policies related to hazards and hazardous materials, and which are relevant to the Project:

- Goal SAF-4 Community members must be made aware of potential environmental hazards, how they should prepare for these instances, and how they should respond.
- Policy SAF-4.1: Advise and provide information to the public regarding the availability of local area environmental studies, sources of hazard information, and public services.
- Policy SAF-4.3: Provide the public with information identifying accessible evacuation routes for fire, geologic, and other hazards.
- Goal SAF-5: Public harm from fire and health emergencies shall be minimized.
- Policy SAF-5-1: Continue to develop and enforce construction and design standards related to fire prevention.
- Policy SAF-5.2: Ensure that the City has adequate resources to respond to health and fire emergencies, such as Fire Stations, personnel, and equipment.
- Goal SAF-9: Minimize the threat to the public health and safety, and to the environment posed by a release of hazardous materials.
- Policy SAF-9.1: Continue to strictly enforce Federal, State, and local laws and regulations related to the use, storage, and transportation of toxic, explosive,

and other hazardous and extremely hazardous materials to prevent unauthorized discharges.

6.9.1.2 Existing Conditions

The "Phase I and II Environmental Site Assessment, 12828 Newhope Street, Garden Grove, California" (ESA) prepared for the Project, and contained in Appendix C of this Initial Study, presented the following findings regarding on-site hazards and hazardous materials on the Project site:

- Past agricultural activities on the site and in adjacent areas indicates a potential for the presence of pesticide and/or heavy metals (associated with dusting powders) in shallow soil at the site.
- To evaluate the potential historical use of arsenical herbicides and/or organochlorine pesticides (OCPs), soil sampling was conducted in support of the ESA. Based on the results of the sampling, arsenic concentrations detected in soil were consistent with naturally-occurring regional background levels for California soils and the OCP concentrations in soil are considered to be de minimis and not indicative of an environmental concern or a human health risk.
- The existing asphalt driveway was likely constructed in the 1960s, around the time the current residential building was constructed. Asphalt paving –from the 1960s may contain asbestos containing material (ACM)[27]. As part of the ESA scope of work, asphalt core samples were collected from three locations and submitted to a laboratory to be analyzed for asbestos. Each of the three asphalt core samples was reported to contain 2 percent chrysotile asbestos. The presence of chrysotile asbestos over one percent is considered an ACM.
- Based on the laboratory analyses, the ESA finds that the asphalt driveway likely contains ACM. Accordingly, the asphalt should be managed, removed, and disposed of in accordance with all applicable laws, including guidelines of the Occupational Safety and Health Administration (OSHA) and Cal-OSHA, and the requirements of the South Coast Air Quality District.
- No other potential hazards or hazardous material were identified on the site.

6.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant with Mitigation Incorporated. Based on the ESA findings, the existing asphalt driveway on the Project site likely contains ACM, which, if present, must be managed, removed, and disposed of in accordance with all applicable laws, including guidelines of OSHA and Cal-OSHA, and the requirements of the SCAQMD. To ensure that the potential ACM is properly

**

[27] Asbestos is a federally and state recognized carcinogen. Use of asbestos-containing materials (ACM) was common in building construction prior to 1978.

addressed, Mitigation Measure HAZ-1 is included in the Project. This mitigation measure requires that the Applicant provide an asbestos survey prior to any demolition or ground disturbing activities on the Project site. The survey must be conducted by an AHERA and Cal/OSHA certified building inspector to determine the presence or absence of ACM. If ACM are located, abatement of asbestos shall be completed prior to any activities that would disturb ACM or create an airborne asbestos hazard. With incorporation of this measure, potential Project impacts regarding on-site hazardous materials would be reduced to less than significant levels.

b) *Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant with Mitigation Incorporated. As a residential development, the Project is not associated with the significant transport or use of hazardous materials. Project construction, in compliance with state laws, would not use hazardous materials. However, as discussed above, existing asphalt on the site may contain ACM, which require proper management and removal to ensure no hazardous substances are emitted into the environment. Mitigation Measure HAZ-1 is included in the Project to ensure an asbestos survey is conducted prior to any demolition or ground disturbing activities, and if found, ACM are removed in compliance with applicable federal, state and regional regulations. With inclusion of this measure, potential Project impacts regarding significant hazards from the release of hazardous materials would be reduced to less than significant levels.

c) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The CEQA Guidelines set one-quarter mile as the threshold in which a sensitive receptor, such as a student, could be adversely impacted by hazardous materials, substances and waste. Schools near the Project site include Peters Elementary K-3 and Peters Elementary 4-6, respectively located 0.4 and 0.5 miles south of the site. These schools are outside the one-quarter mile threshold. Further as a residential development, the Project is not associated with the emission or use of hazardous materials. Potential existing on-site ACM would be managed and removed in accordance with Mitigation Measure HAZ-1. Consequently, potential Project impacts regarding emitting hazardous emissions, materials, substances or waste within one-quarter mile of a school would not be significant.

d) *Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Government Code Section 65962.5, as discussed in Section 6.9.1, requires the DTSC listing of identified hazardous waste sites. The ESA conducted for the Project site did not ~~identify the~~ find that the Project site ~~as being~~ has been

listed on ~~as~~ or is near a state listed hazardous materials site. This finding is supported by a recent review of the DTSC Envirostar website.[28] Consequently, the Project would not create a significant hazard to the public or the environment pursuant to Government Code Section 65962.5.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?*

No Impact. The closest airports to the Project site are the Fullerton Airport, a general aviation airport, which is located approximately 9 miles to the north, and the Los Alamitos Joint Forces Training Base, located approximately 10 miles to the west. The site is outside the applicable airport land use plans for each airport. Consequently, the Project would not result in an impact related to an airport safety or noise hazards.

f) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. Exhibit SAF-2 of the General Plan Safety Element identifies the City's major roadways as emergency evacuation routes, with the routes closest to the Project site being Garden Grove Boulevard (approximately 0.2 miles from the site), 9th Street (approximately 0.5 miles from the site), West Street (approximately 0.7 miles from the site), and Lampson Street (approximately 0.9 miles from the site). Project construction does not propose any road closures that could impair emergency evacuation routes.

For the Project, primary access would be provided via Newhope Street, which borders the site on the west side, and intersects with Garden Grove Boulevard approximately 0.2 miles south of the site. City Community Development Department and Fire Department (Orange County Fire Authority) staff have reviewed the Project's proposed access point and have found it to be acceptable.[29] OCFA fire trucks can reach the site with a 300 foot hose pull from the nearest fire hydrant, which is approximately 95 feet to the south, along Newhope Street. This hydrant is within the maximum 300' hose-pull to a fire truck stationed at the entrance of the development. The furthest unit within the Project would be reached by the 300' hose-pull of the fire truck. Therefore, OCFA has determined that the drive aisle does not need to be sized/maintained as a fire lane. Additionally, in compliance with State and City Fire Code, all of the Project units would have fire sprinklers installed, and the Project would comply with all OCFA regulations.

**

[28] http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global; accessed January 5, 2024.

[29] Correspondence from Jonathan Hobbes, Fire Prevention Analyst, OCFA, to Priit Kaskla, City of Garden Grove, dated July 13, 2023; available at City of Garden Grove Planning Division offices.

Consequently, Project impacts relative to the implementation or interference with the City's emergency response or evacuation plans would be less than significant.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The GPEIR finds that the City is not adjacent or in the general vicinity of any natural areas due to its urban setting, and does not contain any state-designated fire hazard zones.[30] The Project would replace existing 1960's residential structures with a contemporary residential development built to the most recent Building and Fire Code requirements. Consequently, the Project would not expose people or structure to a significant risk from wildland fires.

6.9.2 CUMULATIVE IMPACTS

The Project could disturb ACM, a hazardous material, which may occur the existing site asphalt driveway. Mitigation Measure HAZ-1 is included in the Project to reduce potential impacts related to hazardous materials to less than significant levels. The existing site conditions and recommended mitigation are site specific, and would not impact surrounding properties or other pending developments within the City. As a result, no significant cumulative impacts relative to hazards or hazardous materials will be associated with the proposed Project implementation.

6.9.3 MITIGATION MEASURES

The following measures will be required to mitigate potential Project impacts related to hazards or hazardous materials to less than significant levels:

Mitigation Measure HAZ-1: Asbestos.

Timing: Prior to demolition activities.

Department Responsible: Community Development (Planning and Building and Safety Divisions).

Prior to demolition activities, the Applicant shall provide an asbestos survey conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall

**

[30] GPEIR, page 4.7-24.

be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials.

If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. Asbestos shall be removed when the material is in poor physical condition and there is sufficient space for the removal technique. Asbestos shall be encapsulated when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. Asbestos shall be enclosed when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise. The State certified asbestos containment contractor shall provide evidence acceptable to the City Building Official that asbestos surveys, containment and removal have been completed as required by SCAQMD.

6.10 HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in a substantial erosion or siltation on- or off-site;				X
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				X
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

6.10.1 ENVIRONMENTAL SETTING

6.10.1.1 Regulatory Setting

Potential hydrology and water quality impacts of the Project are reviewed within the context of the following regulatory setting:

Federal: Federal policies applicable to hydrology and water quality and the Project include:

- Clean Water Act. The Federal Water Pollution Control Act of 1948 was the first major U.S. law to address water pollution. Growing public awareness and concern for controlling water pollution led to sweeping amendments in 1972. As amended in 1972, the law became commonly known as the Clean Water Act (CWA).
- National Pollutant Discharge Elimination System (NPDES). The NPDES permit program implements the CWA by addressing water pollution and by regulating point sources that discharge pollutants to waters of the United States. Construction activities that disturb one acre or more are required to obtain coverage under the state's Construction General Permit include clearing, grading, and other disturbances. The permit requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMPs) with a monitoring program.

Regional: Regional policies applicable to hydrology and water quality and the Project include:

- Regional Water Quality Control Board (RWQCB). The RWQCB sets standards, issues waste discharge requirements, and takes enforcement actions. RWQCBs also administer the NPDES permits within their regions.
- Regional Orange County Basin MS4 Permit: Municipal separate storm sewer systems (MS4) are issued permits based on the size of the municipality. MS4 permit requirements include reduction of pollutant discharges to the "maximum extent practicable" and protection of water quality. Requirements also include identification of major outfalls and pollutant loads and control of discharges from new development and redevelopment. To address these objectives, municipalities are required to prepare stormwater management plans.

City of Garden Grove General Plan: The Infrastructure Element of the General Plan contains the following goals and policies related to hydrology and water quality which are relevant to the Project:

- Goal INFR-3: Storm drain service levels shall be maintained and/or improved throughout the City.
- Policy INFR 3.2: Continue to maintain and replace aging storm drain systems to ensure the provision of these services to all areas of the community.
- Policy INFR 3.3: Minimize the adverse effects of urbanization upon drainage and flood control facilities.

- Policy INFR 3.4: Improve the storm drain system in a way that respects the environment.
- INFR-IMP-3A Continue to participate in the NPDES permit program.
- INFR-IMP-3B Require new development and redevelopment projects (greater than one acre) to provide a Water Quality Management Plan.
- INFR-IMP-3C Use natural features such as bioswales, wildlife ponds, and wetlands for flood control and water quality treatment when feasible.
- INFR-IMP-3D Continue to require the implementation of adequate erosion control measures for development or redevelopment projects in order to minimize sedimentation damage to drainage facilities.

City of Garden Grove Municipal Code: Policies of the Municipal Code applicable to hydrology and water quality include:

- §6.40.050 (Controls for Water Quality Management) requires all new development and significant reconstruction to be undertaken in accordance with the Orange County Drainage Area Management Plan (DAMP), including but not limited to the development project guidance, the local development plan, and/or administrative rules and practices as may be adopted from time to time by the City Manager or his or her designee. Prior to the issuance by the City of a grading permit, building permit, or nonresidential plumbing permit for any new development or significant reconstruction, the City shall review the project plans and impose terms, conditions and requirements on the project in accordance with §6.40.050.

6.10.1.2 Existing Conditions

Flood Hazards: Exhibit 4.8-1 of the GPEIR identifies areas of the City within the 100 year flood zones (areas with a 1.0 percent annual chance of flooding). These areas are located within the southeastern portion of the City, directly southeast of the Project site. The "Hydrology Study for City of Garden Grove Tentative Tract No. 19298, 12828 Newhope Street" (Hydrology Study) prepared for the Project and contained in Appendix H of this Initial Study, finds that according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06059C0143J, dated December 3, 2009, the site is located within Zone "X" (areas determined to a 0.2 percent annual chance of flooding). The Project site, therefore, is not in a 100 year flood zone.

Water Quality: To address water quality of stormwater, the City of Garden Grove operates as a co-permittee in the Orange County NPDES Municipal Separate Storm Sewer System (MS4) Permit. To comply with the MS4 permit and reduce stormwater pollution, the City has implemented a plan review and requires implementation of Construction and Post-Construction Water Quality Best Management Practices (BMPs) for Development and Redevelopment projects.[31] Typical BMPs include site and street sweeping, bio-swales, straw-wattles, covering exposed soils, etc. In **

[31] GPEIR, page 4.8-17.

addition, the Garden Grove Sanitary District monitors and manages wastewater conditions such as sewer overflows, line blockages by fats, oils, grease, and tree roots within the City to assure it meets the RWQCB requirements for waste discharges.

Storm Drainage: Existing storm drain facilities in the vicinity of the Project site include an existing 36" RCP (reinforced concrete pipe) storm drain in Newhope Street (flowing south) with existing catch basins approximately 500' south of the property, and ultimately draining into the East Garden Grove Wintersburg Channel, an Orange County Flood Control District (OCFCD) facility which is part of the underlying channel system of the Santa Ana River floodplain. The Hydrology Study finds that all existing runoff from the site currently flows to these existing catch basins, and that there are no existing water quality control facilities on the site.

6.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Would the Project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Project demolition, grading and construction activities could result in pollutants from debris, sediment and heavy equipment that could mix with stormwater and degrade the quality of waters flowing into the City's catch basins. Project operation could result in pollutants from vehicular use and household and landscape chemicals that also could mix with stormwater and degrade the quality of waters flowing into the City's catch basins.

As required by GGMC §6.40.050, the Project will need to comply with the County DAMP that mandates that construction sites to implement BMPs related to construction pollutant discharges, including erosion/sediment control, onsite hazardous materials, and waste management. Consistent with the state NPDES Permit for General Construction Activity, the Applicant will be required to describe proposed BMPs in a SWPPP and, subject to City review and approval, implement the SWPPP during all construction phases. Typical construction phase BMPs include: perimeter gravel bags or silt fences to prevent offsite transport of sediment; straw wattles or similar filters to protect storm drain inlets; watering of exposed soils; recycling of construction waste; controlled construction entry/exits to prevent trucks from tracking sediment on City roadways.

To address operational water quality impacts, the Applicant has prepared a preliminary Water Quality Management Plan (WQMP), contained in Appendix I of this Initial Study. As outlined in the WQMP, in the post-development condition, the Project will maintain existing drainage patterns. Site runoff would be collected in drive gutters and area drains and conveyed in a westerly direction towards Newhope Street. On-site storm drain inlets would collect the runoff and convey flows to an underground storage system and deep infiltration well. The dry well would be located in the southwest portion of the site below a guest parking area. It would be installed approximately 20 feet below grade, and have a diameter of 6 feet. Stormwater would be contained in a settling chamber within the dry well, and would be filtered through cement slurry, with gravel around and below the chamber. Once filtered, the stormwater would be released to the Newhope Street

storm drain and the existing catch basins south of the site. The City has reviewed and approved the preliminary WQMP, and will require a final WQMP to be submitted for review and approval prior to the grading permit stage. Consequently, the Project would comply with all applicable water quality and waste discharge requirements, and potential Project impacts regarding violation of any water quality standards or waste discharge standards would be less than significant.

b) *Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned used for which permits have been granted)?*

Less Than Significant Impact. The Project ESA reports that groundwater on the site was encountered at 37 feet below the existing grade during subsurface exploration to a depth of 51.5 feet. The Project does not propose wells or other activities that would deplete groundwater supplies. Although the Project buildings and paving will increase the amount of impervious site surface from 35.2 percent to 78.4 percent, the Project will offset this increase by adding infiltration BMPs as discussed in the Project WQMP (Appendix I). Consequently, Project impacts relative to substantial depletion of groundwater supplies or interference with groundwater recharge would be less than significant.

c) *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) Result in substantial erosion or siltation on- or off-site?

No Impact. As discussed above, the Project would retain the existing site drainage conditions, collecting and filtering runoff before releasing it to the nearest storm drain along Newhope Street. Potential erosion during construction would be controlled through the City-reviewed SWPPP process. Consequently, no Project impacts would occur relative to substantial alteration of the existing drainage pattern of the site or area or substantial erosion.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

No Impact. As discussed above, the Project proposed stormwater collection and treatment system would adequately control the flow of runoff into the existing City storm drains and County catch basins. Consequently, the Project would not substantially increase the rate of surface runoff in a manner that would result in any flooding.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. As discussed in Section 6.10.2.a, above, the Project would retain the existing drainage pattern, filter runoff with an infiltration drywell system, then release the flows to the existing storm drain on Newhope Street and the existing catch basins south of the site. Consequently, the Project would not exceed capacity of existing stormwater drainage systems or add polluted runoff.

iv) Impede or redirect flood flows?

No Impact. As discussed above, the Project site is located within Zone "X" (areas determined to a 0.2 percent annual chance of flooding). The Project would retain the existing drainage pattern, flowing to the existing storm drain on Newhope Street and the existing catch basins south of the site. Consequently, the Project would not impede or redirect flood flows or exceed capacity of existing stormwater drainage systems or add polluted runoff.

d) *Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

No Impact. A tsunami is a tidal wave or sea wave caused by seismic activity. Garden Grove is located inland approximately 12 miles from the Pacific Ocean and is not subject to tsunamis. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. The closest basin to the Project site is the Haster Basin, approximately 1.5 miles to the northeast. The Project site and Haster Basin are separated from one another by numerous structures and roadways. As such, the Project site is not in the vicinity of a reservoir, harbor, lake, or storage tank capable of creating a seiche that could result in Project inundation

As discussed previously, the Project site is not located within a 100-year flood zone, an area in which a flood event has a 1 percent probability of occurring in any given year. The site is within flood zone "X" which has a 0.2 percent annual chance of a flood event, and is not identified as flood hazard area. The Project proposes to develop consistent with the existing Medium Density Residential (MDR) designation of the General Plan Land Use Plan, and site runoff would be collected and filtered in accordance with the Project WQMP. Consequently, the Project would not result in risk of pollutant release during flood hazard, tsunami or seiche.

e) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed previously, the Project proposes a stormwater system to collect and filter runoff. The Project would offset its increase in impervious surfaces by filtering runoff in accordance with the WQMP. Any potential construction impacts would be addressed with the implementation of the BMPs described previously. Consequently, potential impacts regarding Project conflicts with or obstruct implementation of a water quality control or groundwater management plan would be less than significant.

6.10.3 CUMULATIVE IMPACTS

The required preparation and implementation of the WQMP would reduce potential Project impacts to stormwater runoff and water quality. Each cumulative project listed in Section 2.9.2 of this Initial Study would be subject to a preliminary and final WQMP similar to the Project. As a result, no significant cumulative impacts relative to hydrology and water quality would be associated with the proposed Project's implementation.

6.10.4 MITIGATION MEASURES

The analysis determined that the proposed Project would result in no or less than significant adverse impacts regarding hydrology and water quality. Consequently, no mitigation is required.

6.11 LAND USE AND PLANNING

LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

6.11.1 EXISTING SETTING

6.11.1.1 Regulatory Setting

Potential land use and planning impacts of the Project are reviewed within the context of the following regulatory setting:

State: Chapter 65000-66037 of the California Government Code establishes local government planning and zoning authority and obligations, and requires each local jurisdiction to prepare a General Plan. As established by the State, the General Plan is the comprehensive long-term plan for the physical development of the county or city.

City of Garden Grove General Plan: Policies of the General Plan Land Use Element applicable to land use and planning and the Project include:

- Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community's vision.
- Goal LU-2: Stable, well-maintained residential neighborhoods in Garden Grove.
- Goal LU-3: Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.
- Goal LU-4: Uses compatible with one another.

City of Garden Grove Municipal Code: Chapters 9.04 through 9.54 in Title 9 of the GGMC address various land use planning topics, with the following sections specifically applicable to the Project's proposed entitlements:

- GGMC §9.12.030.0202 – PUD: Establishes the procedures for PUDs within the City, and specifies the following findings for PUD approval: (1) That the location, design and proposed uses are compatible with the character of existing development in the vicinity and will be well integrated into its setting; (2) That the plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding or access streets; (3) That the provision is made for both public and private open spaces; (4) That provision is made for the protection and maintenance of private areas reserved for common use; (5) That the quality of the project achieved through the planned unit development zoning is greater than could be achieved through traditional zoning.
- GGMC §9.32.020.D.6 – Variance: Establishes the procedures for variances within the City, and specifies the following findings for the granting of a variance: (1) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone; (2) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question; (3) That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located; (4) That the granting of such variance will not adversely affect the comprehensive General Plan; and (5) That approval of the variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.
- GGMC §9.32.020.D.3 – Site Plan: Establishes the procedures for site plans within the City, and specifies the following findings for the approval of a site plan: (1) That the submitted site plan complies with the spirit and intent of the provisions, conditions and requirements of the general plan and this title, and that other applicable ordinances and policies of the City are complied with; (2) That the proposed development does not adversely affect essential on-site facilities, such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access; (3) That the proposed development does not adversely affect essential public facilities, such as streets and alleys, utilities and drainage channels; (4) That the proposed development will not adversely impact the City's ability to perform its required public works functions; (5) That the proposed development will be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics; (6) That through the planning and design of buildings and building placement, the provision of open space, landscaping and other site amenities will attain an attractive environment for the occupants of the property.
- GGMC §9.40.040 – TTM: Establishes the procedures for TTMs within the City, and specifies the following findings for the approval of a TTM: (1) That the proposed map is consistent with the General Plan; (2) That the design and improvement of the proposed subdivision is consistent with the General Plan;

(3) That the site is physically suitable for the proposed type of development; (4) That the requirements of the California Environmental Quality Act have been satisfied; (5) That the site is physically suitable for the proposed density of the development; (6) That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems; (7) That the design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to the ones previously acquired by the public; (8) That the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with the applicable zoning regulations; (9) That the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision (Gov. Code Sec. 66473.1); (10)That the design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs that the character of the subdivision is compatible with the design of existing structures and that the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

6.11.1.2 Existing Conditions

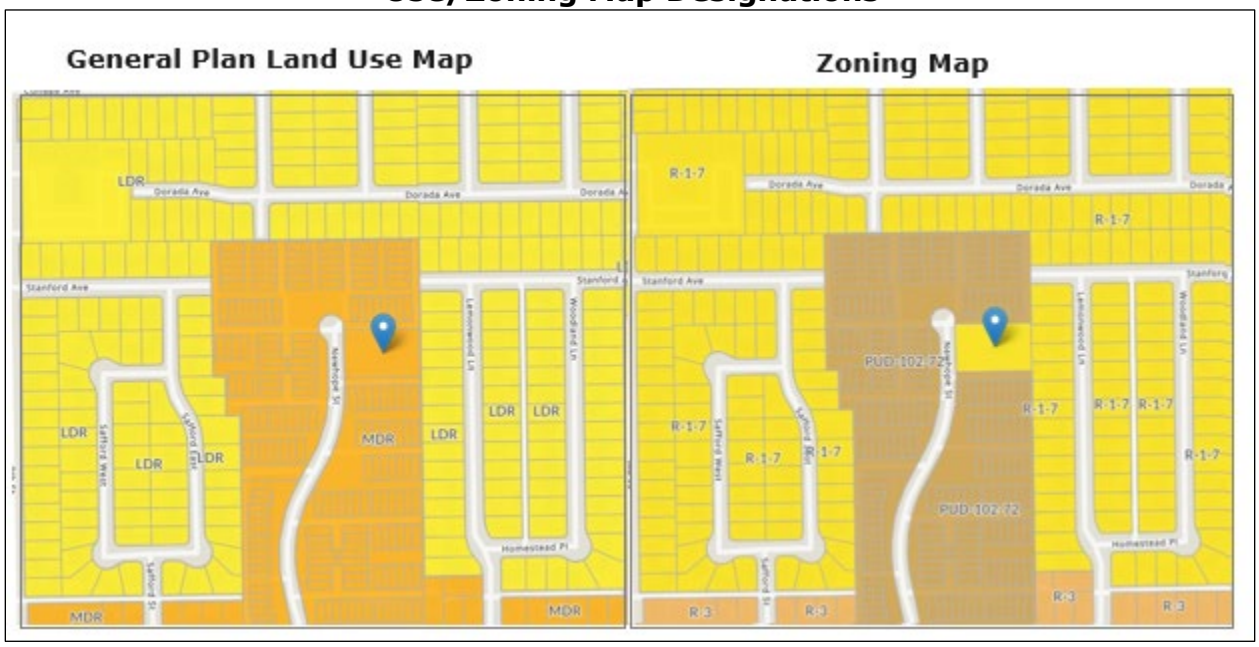
The Project site currently contains one single family house which is vacant, and surrounding areas contain residential uses. Table 12, *Existing Land Use, General Plan and Zoning Map Designations – Project Site and Surrounding Areas,* below, summarizes existing land uses and applicable General Plan Land Use Map and Zoning Map designations for the Project site and surrounding areas:

Table 12: Existing Land Use, General Plan and Zoning Map Designations – Project Site and Surrounding Areas

	Existing Land Use	**Existing General Plan Land Use Designation**	**Existing Zoning Designation**
Project Site	Single Family House	Medium Density Residential (MDR)	R-1-7 Single-Family Residential
Surrounding Properties:			
North	Townhome	MDR	PUD-102-72
South	Townhome	MDR	PUD-102-72
West	Townhome	MDR	PUD-102-72
East	Single Family Houses	Low Density Residential (LDR)	R-1-7 Single-Family Residential

Existing General Plan Land Use Map and Zoning Map designations for the site and surrounding areas are shown in Figure 19, *Project Site and Surrounding Areas Land Use/Zoning Map Designation*.

Figure 19. Project Site and Surrounding Areas Land Use/Zoning Map Designations



6.11.2 Analysis of Environmental Impacts

a) Would the Project physically divide an established community?

<u>*Less Than Significant Impact.*</u> The Project proposes to change the site's zoning to a PUD that allows for a small lot single family house development, with an R-3 (Multiple-Family Residential) base zoning. . As stated in the General Plan Land Use Element, the zoning district that implements the MDR designation is R-3 (Multiple-Family Residential).[32] As stated in GGMC §9.08.030.20, a PUD is a set of regulations that facilitates implementation of the General Plan and a diversity of uses, relationships and open spaces in an innovative land plan.

The Project's proposed PUD zoning, with an R-3 base zone, would be consistent with the site's General Plan MDR designation. The proposed PUD, which would provide for small lot single family development, would be consistent with the character of adjacent townhome and single family residential land uses.

The Project site is surrounded by residential uses, and would not physically divide those uses. Rezoning of the Project site will be subject to City review and approval based on the findings discussed on 6.11.2.b, below. Consequently, subject to the City's approval of the proposed rezoning, Project impacts relative to physical division of an established community would be less than significant.

**

[32] General Plan Land Use Element, page 2-27.

b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. This discussion evaluates the Project's consistency with the City General Plan and GGMC, as these are the primary regulatory land use documents in the City.

The Project proposes the following entitlements from the City of Garden Grove:

- Planned Unit Development (PUD): To change the zoning of the property from R-1-7 (Single-Family Residential) to a PUD with an R-3 base. The proposed PUD would establish development standards with proposed modifications to provisions of GGMC §9.12.040.060 Special Requirements – Small Lot Subdivisions. Proposed modifications to §9.12.040.060 are shown in Table 13, *Proposed Modifications to GGMC §9.12.040.060 Special Requirements – Small Lot Subdivisions*, below:

Table 13: Proposed Modifications to from GGMC §9.12.040.060 Special Requirements – Small Lot Subdivisions

Standard	GGMC Required	Requested Modifications
Minimum Lot Size	1 acre	0.88 acre
Rear perimeter building setback (all levels) at R-1 adjacency	20'	12'
Interior Building Separation	10' to 1st and 2nd story; 15' to 3rd story	7'6" to all stories

- Variance: To allow for a deviation from the minimum one acre lot size for a residential PUD.
- Site Plan: To facilitate review of the proposed development prior to issuance of building permits.
- Tentative Tract Map (TTM): To subdivide a property for condominium purposes.

Each of these entitlements would be subject to the City review process, and subject to the GGMC findings outlined in Section 6.11.1.1, above. As previously discussed, the Project's proposed rezoning would be consistent with its General Plan MDR designation; and the PUD would provide for small lot single family development that would be consistent with the residential character of adjacent townhome and single family land uses.

However, as shown in Table 13, above, the proposed rezoning includes modifications to the Small Lot Subdivisions regulations which require the City to consider potential impacts to both adjacent properties and future Project

residents. One of the requested modifications would reduce the Small Lot Subdivision rear perimeter setback adjacent to an R-1 zone (single family housing) from 20’ to 12’. At its rear or eastern boundary, the Project site is directly adjacent to existing single family houses located in the R-1-7 zone. To help reduce visual impacts associated with the reduced rear setback, the Project proposes to provide a six-foot masonry wall and row of columnar pines at its rear or eastern perimeter.

The second requested modification is to reduce the Small Lot Subdivision interior building separation from 10 feet for the first and second floors and 15 feet for the third floors to 7’6” for all floors. To help reduce visual impacts associated with the reduced interior setbacks, the Project proposes to stagger side facing windows of all of its units to minimize direct views into the window of a neighboring house.

The third requested modification is to reduce the required Small Lot Subdivision minimum lot size from one acre to 0.88 acres. This request requires the granting of a variance for which the City must consider whether the special provisions outlined in GGMC §9.32.020.D.6, and summarized in Section 6.11.1 above, apply to the Project. These modifications are requested by the Applicant to facilitate development of the proposed Project; these modifications are not proposed to avoid or mitigate an environmental effect. Consequently, subject to the City’s approval of the proposed rezoning, Project conflicts with an applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less than significant.

6.11.3 Cumulative Impacts

The Project would convert an existing single family property to a fifteen unit small lot single family development. A PUD and related entitlements would be required for the Project to proceed. These entitlements are specific to the proposed Project; and would not result in a land use policy change that could influence other cumulative projects, each of which would be subject to their own review according to their respective conformity with General Plan and Zoning requirements. Consequently, cumulative impacts relative to physical division of an established community or conflicts with an applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not be significant.

6.11.4 Mitigation Measures

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding land use and planning. Consequently, no mitigation is required.

6.12 MINERAL RESOURCES

MINERAL RESOURCES. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

6.12.1 ENVIRONMENTAL SETTING

Potential mineral resources impacts of the Project are reviewed within the context of the following regulatory setting:

6.12.1.1 Regulatory Setting

State: The State of California Department of Conservation maps the states mineral resources in accordance with the California Surface Mining and Reclamation Act of 1975 which requires the State Geologist to classify land into mineral resource zones based on the known or inferred mineral resource potential of that land. Areas are classified based on geologic factors without regard to existing land use and land ownership. The areas are categorized into 4 Mineral Resource Zones (MRZ):

- MRZ-1: An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- MRZ-2: An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- MRZ-3: An area containing mineral deposits, the significance of which cannot be evaluated.
- MRZ-4: An area where available information is inadequate for assignment to any other MRZ zone.

The primary goal is to ensure that important mineral resources do not become inaccessible due to uninformed land-use decisions.

6.12.1.2 Existing Conditions

According to the California Geological Survey Mineral Land Classification Map, the Project site is located within an area designated as MRZ-3, which is an area where the significance of mineral deposits is not evaluated.[33] The City General Plan does not identify any areas of active mineral resource extraction.

6.12.2 Analysis of Environmental Impacts

a) *Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?*

   No Impact. The City of Garden Grove, inclusive of the Project site, is not identified by the California Department of Conservation as containing significant mineral resources. There are no mineral resources or oil wells identified in the General Plan and none have been identified on or near the Project site. Consequently, Project impacts relative to mineral resources are not relevant to the Project and will not be significant.

b) *Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?*

   No Impact. As discussed above, there are no significant mineral resources within the City, inclusive of the Project site. Consequently, the Project would not result in the loss of a locally important mineral resource recovery site.

6.12.3 Cumulative Impacts

The analysis determined that the proposed Project would not result in any significant adverse impacts to mineral resources. Consequently, no significant adverse cumulative impacts to mineral resources would occur as a result of the project.

6.12.4 Mitigation Measures

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on mineral resources. As a result, no mitigation is required.

**

[33] CGS Information Warehouse: Mineral Land Classification; accessed January 5, 2024.

6.13 NOISE

NOISE. Would the project result in:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

6.13.1 ENVIRONMENTAL SETTING

6.13.1.1 Regulatory Setting

Potential noise impacts of the Project are reviewed within the context of the following regulatory setting:

State of California General Plan Guidelines 2017: Published by the California Governor's Office of Planning and Research (OPR) (OPR Guidelines), these guidelines provide guidance for the compatibility of projects within areas of specific average noise exposures. The OPR Guidelines identify the suitability of various types of uses relative to a range of outdoor noise levels and provide each local community some flexibility in setting local noise standards that allow for the variability in community preferences. Findings presented in the Levels of Environmental Noise Document (EPA 1974) influenced the recommendations of the OPR Guidelines, most importantly in the choice of noise exposure metrics (i.e., Ldn or CNEL) and in the upper limits for the normally acceptable outdoor exposure of noise-sensitive uses.

City of Garden Grove General Plan: Policies related to noise are contained in the Noise Element of the General Plan, and include the following which are relevant to the Project:

- Goal N-1: Noise considerations must be incorporated into land use planning decisions.
- Policy N-1.3: Require noise reduction techniques in site planning, architectural design, and construction, where noise reduction is necessary consistent with the standards in Tables 7-1 (refer to Table 14, *General Plan Noise and Land Use Compatibility Matrix*, below) and 7-2 (refer to Table 15, *Garden Grove Noise Standards*, below), Title 24 of the California Code of Regulations, and Section 8.47 of the Municipal Code.
- Policy N-1.4: Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise sensitive areas.
- Policy N-IMP-1A: Maintain a technical resource for builders, developers, and operators of construction equipment that discusses a variety of sound attenuation measures (e.g., temporary noise attenuation fences, preferential location of equipment, use of current technology and types of noise suppression equipment), the amount of noise reduction each produces, and how to combine them to meet City requirements.
- Policy N-IMP-1B: Require that new commercial, industrial, any redevelopment projects, or any proposed development near existing residential land use demonstrate compliance with the City's Noise Ordinance prior to approval of the project.
- Policy N-IMP-1D: Require construction activity to comply with the limits established in the City's Noise Ordinance.
- Policy N-IMP-1E: Require buffers or appropriate mitigation of potential noise sources on noise sensitive areas.
- Policy N-IMP-1K: Enforce the Noise Ordinance to ensure that stationary noise and noise emanating from construction activities, private development, and/or special events are minimized.

Table 14: General Plan Noise and Land Use Compatibility Matrix

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – Low Density, Single-Family, Duplex, Mobile Homes	50 – 60	55 – 70	70 – 75	75 – 85

Table 14: General Plan Noise and Land Use Compatibility Matrix

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable

Notes: NA = Not Applicable; L_{dn} = Day/Night Average; CNEL = community noise equivalent level; dBA = A-weighted decibels
Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
Normally Unacceptable - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
Clearly Unacceptable – New construction or development should generally not be undertaken.

Source: City of Garden Grove, Garden Grove General Plan, Noise Element, Table 7-1, Noise and Land Use Compatibility Matrix, May 2008.

Table 15: Garden Grove Noise Standards

Land Use Designation		Ambient Base Noise Level	Time Of Day
Sensitive Uses	Residential Use	55 dBA	7:00 a.m. – 10:00 p.m.
		50 dBA	10:00 p.m. – 7:00 a.m.
Conditionally Sensitive Uses	Institutional Use	65 dBA	Any Time
	Office-Professional Use	65 dBA	Any Time
	Hotels and Motels	65 dBA	Any Time
Non-Sensitive Uses	Commercial Uses	70 dBA	Any Time
	Commercial/Industrial Uses Within 150 feet of Residential Uses	65 dBA	7:00 a.m. – 10:00 p.m.
		50 dBA	10:00 p.m.– 7:00 a.m.
	Industrial Uses	70 dBA	Any Time

Source: City of Garden Grove, Municipal Code, § 8.47.040, Ambient Base Noise Levels 2005.

City of Garden Grove Municipal Code: The City maintains a comprehensive Noise Ordinance within its Municipal Code that establishes Citywide interior and exterior noise level standards. The City's Noise Ordinance (GGMC §8.47, Noise Control) establishes daytime and nighttime noise standards (refer to Table 15). The Noise Ordinance is designed to control unnecessary, excessive and annoying sounds generated from a stationary source impacting an adjacent property. It differentiates

between environmental and nuisance noise. Environmental noise is measured under a time average period while nuisance noise cannot exceed the established Noise Ordinance levels at any time. At the boundary line between a residential property and a commercial and manufacturing property, the noise level of the quieter zone is required to be used. Any noise level that does not exceed either the ambient base noise level or the actual measured ambient noise level by 5 dB(A), as measured at the property line of the noise generation property, is permitted.

The following sections of the Noise Ordinance are applicable to the proposed Project.

§8.47.050 General Noise Regulation

C. DURATION OF NOISE. The following criteria shall be used whenever the noise level exceeds:

1. The noise standard for a cumulative period of more than 30 minutes in any hour;
2. The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour;
3. The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour;
4. The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour; or
5. The noise standard plus 20 dB(A) for any period of time.

D. In the event the ambient noise level exceeds any of the first four noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

§8.47.060 Special Noise Sources

D. CONSTRUCTION OF BUILDINGS AND PROJECTS. It shall be unlawful for any person within a residential area, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in §8.47.050(B), is caused discomfort or annoyance unless such operations are of an emergency nature.

6.13.1.2 Existing Conditions

Current uses on the Project site consist of a vacant single family house. The existing ambient noise sources in the vicinity of the Project site include vehicle noise from

adjacent roadways and typical household noise from the adjacent residential uses, which include people talking, doors closing, and landscape maintenance equipment.

6.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

Data presented in this Noise section is based on the "12828 Newhope Street Residential Project Noise Impact Analysis, City of Garden Grove," prepared by MAT Engineering, Inc. (Noise Study), contained in this Initial Study as Appendix J.

a) Would the Project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant with Mitigation Incorporated. The Noise Impact Study evaluated noise impacts from the Project that could occur both during construction and operation.

Noise Measurements: Since the human ear is not equally sensitive to all sound frequencies within the entire auditory spectrum, human response is factored into sound descriptions by weighting sounds within the range of maximum human sensitivity more heavily in a process called "A-weighting," written as dB(A). Any further reference in this discussion to decibels written as "dB" should be understood to be A-weighted. Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called LEQ), or alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period.

Typical human hearing can detect changes in sound levels of approximately 3 dBA under normal conditions. Changes of 1 to 3 dBA are detectable under quiet, controlled conditions, and changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is discernable to most people in an exterior environment while a change of 10 dBA is perceived as a doubling of the noise. Because people are generally more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Ldn (day-night) or the Community Noise Equivalent Level (CNEL). The CNEL metric has gradually replaced the Ldn factor, but the two descriptors are essentially identical.

Baseline Noise: To determine the existing noise level environment at the Project Site, short-term noise measurements were taken at two locations as part of the Noise Study. Table 16, *Noise Monitoring Locations and Measurements,* below, describes the locations, times that noise measurements were taken and the noise levels measured; and Figure 20, *Noise Monitoring Locations,* graphically shows the noise monitoring locations.

Table 16: Noise Monitoring Locations and Measurements					
Site No.	**Location**	**Time**	**L_{eq} (dBA)**	**L_{min} (dBA)**	**L_{max} (dBA)**
1	At the northwest corner of the Project site	11:12 a.m.	53.6	89.3	39.0
2	At the southeast corner of the Project site	12:08 p.m.	51.3	75.4	41.6

Figure 20. Noise Monitoring Locations

Construction Noise: Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. The Project construction activities are expected to occur over a 24 month period, and would include the following phases: demolition, site preparation, grading, building construction, paving, and architectural coating. The demolition and grading phases typically create the highest levels of noise. Typical noise levels generated by construction equipment are shown in Table 17, *Maximum*

Construction Noise Levels. It should be noted that the noise levels identified in Table 17 are maximum sound levels (L_{max}), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of noise disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Table 17: Maximum Construction Noise Levels

Type of Equipment	Acoustical Use Factor[1]	L_{max} at 50 Feet (dBA)[2]	L_{max} at 10 Feet (dBA)
Backhoe	40	78	92
Compressor	40	78	92
Concrete Saw	20	90	104
Dozer	40	82	96
Dump Truck	40	76	90
Excavator	40	81	95
Flatbed Truck	40	74	88
Grader	40	85	99
Loader	40	79	93
Paver	50	77	91
Roller	20	80	94
Scraper	40	85	99
Tractor	40	84	98
Water Truck	40	80	89
Welder	40	74	88

Note:
1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
2. These noise levels represent the A-weighted maximum sound level (L_{max}) measured at a distance of 50 feet from the construction equipment.
Source: Federal Highway Administration, Roadway Construction Noise Model (FHWA-HEP-05-054), January 2006.

As shown in Table 17, the highest noise levels from construction are predicted to range from approximately 88 dBA Lmax to 104 dBA Lmax at the nearest receivers at 10 feet, which is the exterior back yards of the single family houses directly east of the Project site. These maximum noise levels are considered to be a peak exposure, applicable to not more than 10%–15% of the total construction period.

The City does not have established numerical noise standards for construction noise if the construction activities occur within the allowable hours specified by the GGMC. As presented in Section 6.13.1, above, GGMC §8.47.060 (D), Special Noise Sources – Construction of Buildings and Projects states that it is unlawful for any person within a residential area or within 500 feet of a residential building to operate any construction equipment or perform construction or repair work between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the

criteria established in Section 8.47.050(B), is caused discomfort or annoyance unless such operations are of an emergency nature. The Project would be required to comply with this regulation, and no construction activities would occur at night. Therefore, Project complies with this City construction noise ordinance.

Construction activities are expected to occur as close as 10 feet to the nearest single-family residential rear yard to the east of the Project site. Although the Project complies with the City construction noise ordinance, these adjacent residents could experience bothersome noise during Project construction.

General Plan Noise Element Policy N-IMP-1E states: "Require buffers or appropriate mitigation of potential noise sources on noise sensitive areas". There is an existing approximately 6-foot wall surrounding the Project site to the north, south, east and west. Although this wall would provide some noise attenuation during Project construction, applying General Plan Policy N-IMP-1E, the Noise Study recommends the following construction best management practices (BMPs) to further reduce potential noise effects on adjacent residential uses:

1. The construction contractor shall limit construction activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 a.m. and 10:00 p.m. No construction activities are permitted during nighttime hours or holidays.
2. During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and nearest sensitive receptor buildings during all Project construction activities.
5. The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.
6. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
7. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from adjacent residential uses.
8. For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted on the Project site with the construction manager's contact phone number.

The Noise Study estimates that these BMPs would attenuate construction noise by approximately 10 to 15 dBA. To reduce Project construction noise effects on adjacent residential uses in compliance with General Plan Policy N-IMP-1E, these BMPs are included in the Project as Mitigation Measure NOI-1. With incorporation of this measure, construction related noise impacts would be less than significant.

Operational Noise: As depicted in Table 14, above, the City General Plan Noise Element sets the normally acceptable noise level for residential uses at 50-60 dBA CNEL. As depicted in Table 15, the City Municipal Code (GGMC §8.47) sets the ambient base noise levels for residential use at 55 dBA between 7:00 am and 10:00 pm and at 50 dBA between 10:pm and 7:00 am. Future noise from the Project's operation would include noise from mechanical equipment, parking lot and traffic. Each of these noise sources are discussed below:

Mechanical Equipment Noise: Implementation of the Project would result in changes to existing noise levels on and around the Project site by developing new stationary sources of noise, including introduction of outdoor HVAC equipment. The nearest HVAC would be located approximately 45 feet from the nearest residential use to the east.

HVAC equipment typically results in noise levels that averages 66 dBA at 3 feet from the source. At 45 feet noise from the HVAC equipment would be approximately 42 dBA, and would not exceed City day or night noise standards (55 dBA and 50 dBA, respectively). Also, as noted previously, the 6' existing wall surrounding the Project site that will be retained by the Project would serves as a noise barrier and would further reduce the HVAC noise impacts. Therefore, the City's residential exterior daytime and residential exterior nighttime noise standards per the City's Noise Ordinance would not be exceeded as a result of the Project's HVAC equipment. Consequently, the Project's mechanical noise impacts are considered less than significant.

Parking Lot Noise: Traffic associated with parking lots is typically intermittent and not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. As noted above, the City Noise Element sets the normally acceptable noise levels for residential uses at 50-60 dBA CNEL. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up, and cars passing by may be an annoyance to adjacent noise-sensitive receptors. The Project proposes 62 parking spaces including 30 private garage spaces and 2 guest outdoor surface parking spaces. The nearest sensitive receptor is the single family uses located immediately east of the Project site.

As depicted in Figure 3, *Project Conceptual Site Plan*, the 2 guest outdoor spaces would be located at the western end of the Project site, adjacent to Newhope Street. The proposed parking at the eastern end of the Project site consists of a garage and driveway located on either side of the proposed Project drive aisle, approximately 14 feet from the rear yards of the adjacent single family uses.

The Noise Study notes that parking lot noise could range between 53 dBA and 63 dBA at 50 feet, with the highest noise level associated with a car door slamming. However, parking noise associated with the Project would be intermittent, brief and limited as future Project residents get in or exit their vehicles and pull in or out of their driveways, with few of the Project's parking occurrences expected to occur after 10 p.m. (the nighttime standard set by GGMC §8.47). Project parking noise would be further reduced by the 6 foot wall surrounding the Project site.

The Noise Study estimates that the wall would attenuate operational noise from the parking activity by approximately 8 dBA. Project parking noise would be similar to the residential parking noise of surrounding uses, and would be further masked by background noise from traffic along Newhope Street. Based on these conditions, the Noise Study finds that Project parking noise levels would not exceed the City's Noise Ordinance daytime (i.e., 55 dBA) and nighttime (i.e., 50 dBA) noise standards for residential uses. As such, the noise impacts from parking lot activities would be less than significant.

Project Generated Traffic Noise: Based on the Project Trip/VMT Analysis (Appendix K), the Project is expected to generate approximately 132 additional daily trips, with approximately 10 net trips during the morning peak hour and 13 net trips during the afternoon/evening peak hour. All of these vehicular trips would access the Project to and from Newhope Street. Based on the Trip/VMT Analysis, this change is nominal and does not result in any impacts to access or circulation on Newhope Street or other public roadways.

In regard to vehicle noise, according to Caltrans, a doubling of traffic (100 percent increase) on a roadway would result in a perceptible increase in traffic noise levels (3 dBA)[34]. As a result, Project-related increase in traffic volume would be nominal compared to the existing traffic volumes along the surrounding roadways and the Project would not significantly increase the existing traffic noise levels. Consequently, Project's operational traffic noise levels would be less than significant.

As discussed in this section, with inclusion of Mitigation Measures NOI-1, Project impacts relative to noise levels in excess of established standards would be reduced to less than significant levels.

b) *Would the project generate excessive ground borne vibration or groundborne noise levels?*

Less Than Significant Impact. The Noise Impact Study evaluated groundbourne vibration impacts from the Project that could occur both during construction and operation in terms of peak particle velocity (PPV). PPV measures the amplitude of the vibration velocity.

Construction Vibration: Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source.

Because neither the City Municipal Code nor the General Plan provide a quantifiable vibration threshold, the Noise Study applies the Caltrans

**

[34] California Department of Transportation, technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

Transportation and Construction Vibration Manual criterion for continuous vibrations, which sets the following thresholds of significance for older and residential buildings relevant to the Project: 0.25 inch per second peak particle velocity (PPV) for historic and some old buildings; 0.3 PPV for older residential structures; and 0.5 for newer residential structures. The Noise Study applies the most conservative of these thresholds, 0.25 PPV, to evaluate Project construction vibration impacts.

Typical construction equipment vibration levels are presented in Table 18, *Project Typical Construction Equipment Vibration Levels*, below:

Table 18: Project Typical Construction Equipment Vibration Levels

Equipment	Approximate peak particle velocity at 12 feet (inches/second)
Large Bulldozer	0.1995
Loaded Trucks	0.1704
Small Bulldozers	0.0067

Project construction activities would likely take place as near as approximately 12 feet from the nearest residential uses to the east. Based on the vibration levels presented in Table 18, and applying the conservative threshold of 0.25 PPV, ground vibration generated by heavy-duty equipment would range from approximately 0.0067 to 0.1995 in/sec PPV at 12 feet from the source of activity. As such, the nearest residential buildings located 12 feet east of the project site would not be exposed to vibration levels exceeding the Caltrans 0.25 in/sec PPV significance threshold for vibration.

Operational Vibration: Groundborne vibration during construction would be a temporary impact and would cease completely when construction ends. Once operational, the Project would not be a source of groundborne vibration.

Consequently, Project impacts relative to generation of excessive ground borne vibration or groundborne noise levels would be less than significant.

c) *For a project located with the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The nearest airports to the Project site are the Fullerton Municipal Airport located approximately nine miles to the north, and the Los Alamitos Joint Forces Training Base (JFTB), located approximately 10 miles to the west. The Project site is not located within the Fullerton Municipal Airport noise contours.[35] According to the Airport Environs Land Use Plan (AELUP) for JFTB Los Alamitos, certain parts of western Garden Grove are located within the airport's approved

**

[35] Orange County Airport Land Use Commission, *Airport Environs Land Use Plan for Fullerton Municipal Airport*, February 21, 2019.

noise contour zones, specifically, in the northwestern corner of the City.[36] The Project site is not within the JFTB noise contour lines. Additionally, there are no private airstrips or related facilities within the vicinity of the Project site. Consequently, Project implementation would not expose people residing or working in the project area to excessive noise levels associated with aircraft. No impacts would occur in this regard.

6.13.4 CUMULATIVE IMPACTS

Potential noise impacts associated with the Project construction could impact adjacent residential uses. These impacts are site specific and generally not cumulative in nature. None of the cumulative projects listed in Table 1 are adjacent to the Project site. Mitigation Measure NOI-1 is included in the Project to reduce potential noise impacts to Project adjacent properties to less than significant levels. Each proposed cumulative project listed in Table 1 would be subject to their own site specific noise impact analysis as required by CEQA. Consequently, no cumulative impacts relative to noise would occur from or to the Project.

6.13.4 MITIGATION MEASURES

The following mitigation measures will be required to ensure City noise land use compatibility standards are met:

Mitigation Measure NOI-1: Construction Noise
Timing: During construction.
Department Responsible: Community Development (Building and Safety Division).

The Project contractor shall implement the following best management practices:

1. The construction contractor shall limit construction activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 a.m. and 10:00 p.m. No construction activities are permitted during nighttime hours or holidays.
2. During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and nearest sensitive receptor buildings during all Project construction activities.
5. The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.

**

[36] General Plan DEIR – page 4.10-5.

6. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
7. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.
8. For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted on the Project site with the contact phone number.

6.14 POPULATION AND HOUSING

POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

6.14.1 ENVIRONMENTAL SETTING

6.14.1.1 Regulatory Setting

Potential population and housing impacts of the Project are reviewed within the context of the following regulatory setting:

State California Department of Housing and Community Development (HCD): HCD formulates guidelines and programs that direct local governments to promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians. As part of its mission statement, HCD focuses on:[37]

- Increasing the Supply of Affordable Places to Live in California
- Preserving Affordable Homes and Protecting Public Investment.

Authority for HCD's housing guidelines and programs is established in Government Code Title 7, specifically Sections 65580-65889, that requires all local governments to adopt and implement a Housing Element as part of the jurisdiction's General Plan.

State California Department of Finance Demographic Research Unit: The Demographic Research Unit uses population data to establish appropriation limitations, distribute various federal program funds, and aid in the planning and evaluation of programs. State agencies and departments, local governments, the

**

[37] https://www.hcd.ca.gov/about/mission.shtml; accessed July 29, 2021.

federal government, school districts, public utilities, the private sector, and the public use the data.

Regional Southern California Association of Governments (SCAG). Under federal law, SCAG is designated as a Metropolitan Planning Organization and under State law as a Regional Transportation Planning Agency and a Council of Governments. The Regional Housing Needs Assessment (RHNA) is developed through a process directed by SCAG. The RHNA represents the number of housing units divided into various household income categories–that have been calculated to represent Garden Grove's "fair share" of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available to accommodate construction of new housing units consistent with the RHNA. For the 2021-2029 Planning Period, the City's RHNA allocation is shown in Table 19, *City of Garden Grove Regional Housing Needs Allocation 2021-20*, below:

Table 19: City of Garden Grove Regional Housing Needs Allocation 2021-2029 [38]

Income Group	Percent of County Average Median Income	Number of Units Allocated	Percent of Total Allocation
Very Low [1]	0-50%	4,166	21.7%
Low	>50-80%	2,801	14.6%
Moderate	>80-120%	3,211	16.8%
Above Moderate	120%+	8,990	46.9%
	Total	19,168	100.0%

Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. There are 6,950 extremely lowand very low-income households, with extremely low-income households comprising 36.3% of the total. Therefore, the City's very low-income RHNA of 4,155 units can be split into 2,077 extremely low-income and 2,077 very low-income units.

City General Plan: The updated Land Use Element and 2021-2029 Housing Element contain the following overall goals and policies applicable to population and housing, and relevant to the Project:

- Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community's vision.

**

[38] City of Garden Grove 2021-2029 Housing Element, Adopted October 10, 2023; page 12-102.

- Goal LU-2: Stable, well-maintained residential neighborhoods in Garden Grove.
- Goal LU-4: Uses compatible with one another.
- Goal H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs
- Policy H-3.1: Adequate Housing Sites. Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.
- Policy H-3.2: Meeting Housing Needs. Provide adequate sites to encourage housing development that will meet the needs of all income groups.
- Policy H-3.3: Balance of Housing Types. Promote a balance of housing types, including mixed use development, to meet the needs of the community.
- Policy H-3.7: Infill Housing. Encourage infill housing development that is compatible in character with established residential neighborhoods.

6.14.1.2 Existing Conditions

According to the City Housing Element, the City's population for year 2020 was 174,801 residents, and the number of total housing units for year 2021 was 48,504.[39] City population and housing numbers for January 1, 2023, are provided by the California State Department of Finance as 171,183 persons and 48,963 housing units, with an average household size of approximately 3.5 persons.[40] Existing uses on the Project site consist of a single family house and accessory residential structures. The existing house is vacant, and no person is currently residing on the property.

6.14.2 Analysis of Environmental Impacts

a) *Would the Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

   No Impact. Current General Plan Land Use Map designation for the Project site is Medium Density Residential (MDR) with a residential density of 21.1 – 32.0 units per acre. Current Zoning Map designation is R-1 Single-Family Residential Zone, with a designation of R-1-7 which requires a minimum lot size of 7,200 square feet.[41]

**

39 Ibid, page 12-11 provides population number, and page 12-20 provides housing unit number.

42 E-1 2023 InternetVersion.xlsx (live.com); accessed January 5, 2024.

41 The R-1 zone only allows one (1) single-family dwelling, with additional units permissible by ADU State Law and SB 9.

Section 65860 of the Government states that county or city zoning ordinances shall be consistent with the general plan of the jurisdiction. The Project proposes to facilitate this consistency by applying for a Zoning Map designation change to a PUD (Planned Unit Development), with an R-3 (Multiple-Family Residential) base zoning. The PUD zone is intended to provide for a variety of types and densities of multiple-family residential dwellings, and provides for a maximum density of 32.0 units per acre. The PUD is intended to provide for a diversity of uses, relationships and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the GGMC.

The Project is an infill development that would tie into existing roads and infrastructure on and adjacent to the site. It would provide a well-planned medium density residential community on an infill site. As shown in Table 20, *Project Consistency with Applicable General Plan Land Use and Housing Element Goals and Policies*, below, the Project would be consistent with the applicable General Plan Land Use Element and Housing Element goals and policies listed above.

Table 20: Project Consistency with Applicable General Plan Land Use and Housing Element Goals and Policies

Applicable General Plan Land Use and Housing Element Goals and Policies	Project Consistency
• Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community's vision.	• Yes. The Project is a cohesively planned 15-unit community.
• Goal LU-2: Stable, well-maintained residential neighborhoods in Garden Grove.	• Yes. The Project would convert a vacant, unmaintained house to a cohesive planned 15-unit community.
• Goal LU-4: Uses compatible with one another. • Goal H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs	• Yes. The Project would be at a density similar to the surrounding townhomes, and single family detached similar to the adjacent single family houses.
• Policy H-3.1: Adequate Housing Sites. Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.	• Yes. The Project increases the City's housing supply from one house to a medium density 15-unit community.

Table 20: Project Consistency with Applicable General Plan Land Use and Housing Element Goals and Policies	
Applicable General Plan Land Use and Housing Element Goals and Policies	**Project Consistency**
• Policy H-3.2: Meeting Housing Needs. Provide adequate sites to encourage housing development that will meet the needs of all income groups.	• Yes. The Project converts an existing single family property to a medium density 15-unit community.
• Policy H-3.3: Balance of Housing Types. Promote a balance of housing types, including mixed use development, to meet the needs of the community.	• Yes. The Project's density would be similar to the surrounding townhomes, and single family detached similar to the adjacent single family houses.
• Policy H-3.7: Infill Housing. Encourage infill housing development that is compatible in character with established residential neighborhoods.	• Yes. The Project would be located on an infill site density and would be similar to the surrounding townhomes, and single family detached similar to the adjacent single family houses.

Also, as noted previously, the Project is consistent with the site's existing General Plan land use designation of Medium Density Residential (MDR), and the site's development to a higher density is accounted for in regional planning documents, including the RHNA.

Applying the City's average household size of approximately 3.5 persons per dwelling unit, the Project's fifteen units could generate a population of 53 persons (or 52.5 rounded up), which represents a nominal 0.03 percent increase to the City's current 171,183 population. Consequently, Project impacts relative to inducement of substantial population growth would not be significant.

b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site consists of a single family house and accessory structures and is currently vacant. The Project would redevelop the site with fifteen single-family residential units, increasing the available housing stock in the City. Consequently, the Project would provide new housing options within the City and would not displace existing people or housing.

6.14.2 CUMULATIVE IMPACTS

The Project would convert an existing single family property to a medium density residential use, consistent with its current General Plan designation and proposed Zoning map designation. The Project is an infill development surrounded by medium density townhomes on three sides and single family homes on one side, and is consistent with applicable General Plan Land Use and Housing Element goals and policies. The Project would not induce growth. Consequently, the Project would have

no direct or indirect impacts on other pending and proposed development projects in the City, and cumulative impacts relative to population and housing would not be significant.

6.14.3 Mitigation Measures

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on population and housing. As a result, no mitigation is required.

6.15 PUBLIC SERVICES

PUBLIC SERVICES. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	

6.15.1 ENVIRONMENTAL SETTING

6.15.1.1 Regulatory Setting

Potential public service impacts of the Project are reviewed within the context of the following regulatory setting:

State of California Building Code (CBC): The 2022 CBC incorporates standards for construction, both new and renovation, and include codes related to building, residential, electrical, mechanical, plumbing, energy, fire and green building. The City of Garden Grove adopts and implements the CBC through Title 18 of the GGMC.

State of California Fire Code (Fire Code): The Fire Code contains regulations consistent with nationally recognized and accepted practices for safeguarding life and property from the hazards of fire, explosion or dangerous conditions in and existing

building, structures and premises, and to provide assistance to firefighters and emergency responders during emergency operations. The City of Garden Grove adopts and implements the CBC through Chapter 18.16 of the GGMC.

State Education Code Section 17620: The Code allows school districts to assess fees on new residential and commercial construction within their respective boundaries. These fees can be collected without special city or county approval, to fund the construction of new school facilities necessitated by the impact of residential and commercial development activity. In addition, these fees can also be used to fund the reconstruction of school facilities or reopening schools to accommodate development-related enrollment growth. Fees are collected immediately prior to the time of the issuance of a building permit by the City.

Leroy F. Greene School Facilities Act (1998): California Government Code Section 65995 sets base limits and additional provisions for school districts to levy development impact fees and to help fund expanded facilities to house new pupils that may be generated by the development project. Sections 65996(a) and (b) state that such fees collected by school districts provide full and complete school facilities mitigation under CEQA. These fees may be adjusted by the school district.

Quimby Act (1975): The Quimby Act allows cities and counties to adopt park dedication standards/ordinances requiring developers to set aside land, donate conservation easements, or pay fees towards parkland. With the anticipated population growth, the City will use impact fees from development projects to fund park construction. The City has adopted an ordinance implementing the provisions of the Quimby Act (City Municipal Code Section 9.44.030 - In-Lieu Park Fees).

City of Garden Grove General Plan: Policies related to public services are provided in the Safety and Parks/Recreation/Open Space Elements of the General Plan, and include the following policies relevant to the Project:

- Goal SAF-5 Public harm from fire and health emergencies shall be minimized.
- Policy SAF-5.1 Continue to develop and enforce construction and design standards related to fire protection.
- Policy SAF-5.2 Ensure that the City has adequate resources to respond to health and fire emergencies, such as Fire Stations, personnel, and equipment.
- SAF-IMP-5A Continue to require installation of automatic fire sprinkler systems in all new structures and existing structures undergoing substantial remodeling, and provide incentives for sprinkler installation in all other habitable structures.
- SAF-IMP-5C Continue to refer land development and building permit applications to the local fire district for review, and incorporate their recommendations as conditions of approval as necessary to ensure public safety.
- SAF-IMP-5D Continue to require compliance with all provisions of the most recently adopted version of the California Fire Code (with local amendments).

- Policy PRK-1.4 Encourage the provision of parks and recreation space in new development and redevelopment projects.
- Policy PRK-1.6 Encourage the development of additional Mini Parks to provide urban open space at a very small scale. Functions of Mini Parks shall vary as appropriate within each location and immediate neighborhood.

City of Garden Grove Municipal Code §9.44.030, In-Lieu Park Fees (Quimby): Consistent with the Quimby Act, the City requires park dedication and/or in-lieu requirements for residential subdivisions for the purpose of providing park and recreational facilities to serve future residents of the City. Where there is no public park or recreation facility required or provided within or for the proposed subdivision, or where the subdivision contains 50 lots or fewer, the subdivider is required to pay a fee in-lieu of land dedication reflecting the value of land required for park and recreation purposes in accordance with the schedule of fees as adopted by Resolution of the City Council.

6.15.1.2 Existing Conditions

Public service providers to the City are described below:

Fire: In 2019, fire protection and emergency medical services in the City were transferred from the Garden Grove Fire Department to the Orange County Fire Authority (OCFA). The OCFA is now responsible for fire protection services in the City, and responds to fire emergencies, release of hazardous toxic substances, and medical emergencies from seven fire stations. The seven fire stations and their locations are as follows:

- Station 80 14162 Forsyth Lane, Garden Grove, CA 92844
- Station 81 11261 Acacia Parkway, Garden Grove, CA 92840
- Station 82 11805 Gilbert Street, Garden Grove, CA 92841
- Station 83 12132 Trask Avenue, Garden Grove, CA 92843
- Station 84 12191 Valley View Street, Garden Grove, CA 92845
- Station 85 12751 Western Avenue, Garden Grove, CA 92841
- Station 86 12232 West Street, Garden Grove, CA 92840.

Station 81 at 11261 Acacia Parkway is the closest fire station to the Project site, located one mile west of the site; and Stations 83 (12132 Trask Avenue) and 86 (12232 West Street) are located within two miles of the site.

Police: Police services are provided to the City by the Garden Grove Police Department (GGPD). Its station is located at 11301 Acacia Parkway, approximately 0.7 miles west of the Project site. As noted in the City of Garden Grove Biennial

Budget (FY 2023-2025), GGPD includes three divisions: the Community Policing Bureau, Support Services Bureau, and Administrative Services Bureau.[42] GGPD has 183 sworn officers, 71 civilian persons and 45 part-time staff for a total of 299 persons.

Schools: Public school services in the City are provided by the Garden Grove Unified School District (GGUSD). In addition to Garden Grove, the GGUSD also serves residents in the cities of Stanton, Westminster, Fountain Valley, and Santa Ana. In Garden Grove, GGUSD provides 34 elementary schools, 8 middle schools, and 6 high schools.[43] Public elementary schools near the Project site include Peters Elementary K-3 and Peters Elementary 4-6, respectively located 0.4 and 0.5 miles south of the site. Nearest public intermediate schools to the site are Ralston and Walton, both located approximately 1.5 miles to the northwest and to the northeast, respectively. The public high school closest to the site is Garden Grove, located approximately one mile to the west.

Parks: Parks within the City are categorized into three types that provide a range of passive and active recreation facilities: community parks, neighborhood parks, and mini park. As noted in the GPEIR, the National Recreation and Parks Association (NRPA) typically classify parks by their size (acreage), with community parks at 10 to 40 acres, neighborhood parks at 1 to 10 acres, and mini parks at less than 1 acre.[44] The park closest to the Project site is Civic Center Park, a 12-acre community park located approximately 1.0 mile west of the site.

Other Public Facilities: Other public facilities include library and general municipal services. The County of Orange operates three public libraries in the City, which include:

- Garden Grove Main Library, located at 11200 Stanford Avenue;
- Garden Grove/Chapman Library, located at 9182 Chapman Avenue; and
- Garden Grove Tibor Rubin Library, located at 11962 Bailey Street.

Of the three libraries, the Garden Grove Main Library is the closest to the Project site, located approximately one mile to the west. Other municipal services are provided at the Garden Grove City Hall, located at 11222 Acacia Parkway, about 0.8 miles to the west of the Project site. At City Hall, residents have access to a range of services including: public works, planning, building, community services, and city management. In addition, the Garden Grove Community Meeting Center, located at 11300 Standford Avenue, about 1.0 mile west of the site, is the City's main meeting facility for public and private events, as well as Garden Grove City Council and City Commission meetings.

**

[42] City of Garden Grove Adopted Biennial Budget, page 130.

[43] GPEIR, page 4-13-25.

[44] GPEIR, page 4-12-2.

6.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

i) Fire Protection?

Less Than Significant Impact. The Project would remove the existing residential structures, vegetation and trees and replace them with fifteen new small lot single family houses. The new houses would be constructed to the latest fire safety standards of the Fire Code and Building Code, including interior fire sprinklers.

Emergency and fire access to the site would be provided from the Project's primary access on Newhope Street. City Community Development Department and OCFA staff have reviewed the Project's proposed access point and have found it to be acceptable.[45] In addition, three of the City's seven fire stations identified above are within one to two miles of the Project site.

As discussed in Section 6.14.2 of this Initial Study, the Project's fifteen units could increase the City's overall population by 0.03 percent, a nominal increase. Although the City General Plan does not provide service ratios for fire protection services, the nominal population increase created by the Project is not expected to alter OCFA's service ratios or response times. Also, because the proposed residential development is consistent with the General Plan, its development will not place an unplanned burden on OCFA. Additionally, the Project would generate annually recurring revenue to the City in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.). A portion of such revenue would be available to address costs associated with potential demands for fire services.

The Project would not cause substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Consequently, Project impacts on fire protection facilities and services would be less than significant.

**

[45] Correspondence from Jonathan Hobbes, Fire Prevention Analyst, OCFA, to Priit Kaskla, City of Garden Grove, dated July 13, 2023; available at City of Garden Grove Planning Division offices.

ii) Police Protection?

Less Than Significant Impact. The new houses would be constructed to current CBC and Fire Code standards, within contemporary fencing and exterior lighting. Because the residential development is consistent with the General Plan, the transition of the site to the proposed residential use would not create unplanned demands for police services. Also, as noted previously, the Project's fifteen units could increase the City's overall population by 0.03 percent, a nominal increase. Although the City General Plan does not provide service ratios for police services, the nominal population increase created by the Project is not expected to alter police service ratios or response times.

Additionally, the Project would generate annually recurring revenue to the City in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.). A portion of such revenue would be available to address costs associated with potential demands for police services.

The Project would not cause substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Consequently, Project impacts relative to police facilities and services would be less than significant.

iii) Schools?

Less Than Significant Impact. Per California Government Code (CGC), the Project would be subject to the payment of school impact fees (Section 53080, CGC). As authorized under Section 17620(a) of the California Education Code and Section 65995(b) of the CGC, local school districts are authorized to impose and collect school "impact fees" for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the school impacts associated with new residential development. Consequently, Project impacts relative to school facilities and services would be less than significant.

iv) Parks?

Less Than Significant Impact. The General Plan Parks, Recreation, and Open Space Element requires the provision of 2 acres of parkland per 1,000 residents. As discussed previously, the Project is estimated to result in 53 new residents. This would create a City requirement for dedication of 0.106 acre (4,617.36 square feet) of parkland and/or payment of park fees pursuant to GGMC Section 9.40.140 of the City's Municipal Code, which provides an in-lieu fee park fees. The Project would be required to pay applicable City Quimby fees,

which are established to provide for residential development's fair share of park facilities.

With the payment of applicable Quimby fees, the Project would not cause substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable parkland ratios. Consequently, Project impacts relative to park facilities or services would be less than significant.

v) Other Public Facilities?

Less Than Significant Impact. Public facilities and services are typically funded through user fees, property tax or sales tax revenues to which the future Project residents would contribute. The Project would not Consequently, Project impacts relative to other public facilities and services, such as libraries would be less than significant.

6.15.3 CUMULATIVE IMPACTS

This analysis determined that the Project increased demand for public services would be offset by payment of school, park and user fees and property and sales tax. The Project would not cause substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. The cumulative projects identified in Section 2.9.2 of this Initial Study would be subject to a similar review, and if applicable, similar fees and taxes. Consequently, the Project would not result in significant adverse cumulative impacts to public services.

6.15.4 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would result in less than significant impacts on public services. As a result, no mitigation is required.

6.16 RECREATION

RECREATION.				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

6.16.1 ENVIRONMENTAL SETTING

6.16.1.1 Regulatory Setting

Potential recreation impacts of the Project are reviewed within the context of the following regulatory setting:

City of Garden Grove General Plan: Policies related to recreation are provided in the Parks, Recreation, and Open Space Element of the General Plan, and include the following policies relevant to the Project:

- Goal PRK-1 The City seeks to achieve a ratio of 2.0 acres of Parkland (which includes city owned parks and joint-use school facilities) to every 1,000 persons to meet the needs of existing and future residents and employees.
- Policy PRK-1.4 Encourage the provision of parks and recreation space in new development and redevelopment projects.
- Policy PRK-1.6 Encourage the development of additional Mini Parks to provide urban open space at a very small scale. Functions of Mini Parks shall vary as appropriate within each location and immediate neighborhood.

6.16.1.2 Existing Conditions

Existing uses on the Project site consist of a single family house and accessory structures. There are no existing recreational facilities on the site.

6.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) *Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. As discussed in Section 6.15.2 of this Initial Study, new development in the City is charged Quimby fees directed toward new or upgraded park and recreational facilities. Payment of Quimby fees would off-set the Project's incremental demand for park facilities. In addition, public park and recreational facilities are also funded through user fees, property tax or sales tax revenues to which the future Project residents would contribute.

Of further note is that the proposed residential development is consistent with the General Plan, and the transition of the site to the proposed residential use would not create unplanned demands for recreation services. Also, as noted previously, the Project's fifteen units could increase the City's overall population by 0.03 percent, a nominal increase. Consequently, Project impacts relative to substantial physical deterioration of parks or other recreational facilities would be less than significant.

b) *Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact. As discussed in Section 2.8.2 of this Initial Study, the Project includes a 1,610 square foot central community open space area that would be located at the southwestern portion of the site, and equipped with shade structure, lounge furniture and natural lawn area for small social events and group gatherings. Adjacent to the central community open space would be two community cluster mailboxes. Pedestrian access to both the open space and mailbox areas would be from the 4' wide community sidewalk. Private open space for the Project would include 268 square feet of patio space, with a minimum dimension of 10'x21'.

The potential environmental impacts of this open space area are evaluated within this Initial Study and are not found to have a significant effect on the environment. Consequently, Project impacts relative to construction or expansion of recreational facilities which might have an adverse physical effect on the environment would not be significant.

6.16.3 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant adverse recreation impacts subject to payment of Quimby fees. The cumulative projects identified in Section 2.9.2 of this Initial Study would be subject to a similar review and if applicable, similar fees. Consequently, the Project would not result in significant adverse cumulative impacts to recreation facilities or services.

6.16.4 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would result in no or less than significant impacts on recreation. As a result, no mitigation is required.

6.17 TRANSPORTATION

TRANSPORTATION. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3,subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

6.17.1 ENVIRONMENTAL SETTING

6.17.1.1 Regulatory Setting

State: Senate Bill (SB) 743 mandates that Vehicle Miles Travelled (VMT) replace Level of Service (LOS) as the transportation metric under CEQA. Pursuant to CEQA guidelines, Section 15064.3, VMT is the most appropriate measure of transportation impacts; and Section 15064.3 subdivision (b) outlines the criteria for analyzing transportation projects. However, SB 743 does not prevent a city or county from continuing to analyze delay or LOS as part of other plans (i.e., the general plan), studies, or ongoing network monitoring.

City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (City TIA Guidelines): In May 2020, the City updated its transportation impact guidelines to provide thresholds of significance and methodology for identifying VMT impacts. Based on the City TIA Guidelines, there are three screening criteria that, if met, screen out land use projects from project-level VMT assessment: (1) Transit Priority Area (TPA) Screening; (2) Low VMT Area Screening; (3) Project Type Screening.

City of Garden Grove Active Streets Master Plan: The Active Streets Plan provides policies regarding pedestrian and bicycle routes in the City. The plan identifies Pedestrian Priority Areas, which are defined as areas which have high pedestrian activity, such as around civic or commercial areas and have a history of pedestrian involved collisions. The plan also identifies Complete Steets and Separated Bike Lanes, which defined as areas around the City that have been analyzed to assess the feasibility of potential improvements through proposed bicycle facilities. The following policies of the plan related to bicycle, and pedestrian facilities apply to the proposed Project:

- Policy 2.A.2: Identify opportunities to reduce traffic exposure for people walking by reducing crossing distances and/or providing safe and convenient pedestrian facilities.
- Policy 3.A.2: Facilitate pedestrian and bicycle travel during development projects through public and private construction zones.

City of Garden Grove General Plan: Policies related to transportation are provided in the Circulation Element of the General Plan, and include the following goals relevant to the Project:

- Goal CIR-4 A reduction in vehicle miles traveled in order to create a more efficient urban form.
- Goal CIR-5 Increased awareness and use of alternate forms of transportation generated in, and traveling through, the City of Garden Grove.
- Goal CIR-6 A safe, appealing, and comprehensive bicycle network provides additional recreational opportunities for Garden Grove residents and employees.

6.17.1.2 Existing Conditions

Public Transit: Public transit service in Garden Grove is provided by Orange County Transportation Authority (OCTA), and includes local fixed-route bus service, commuter bus service, and paratransit services. The OCTA fixed-route bus service closest to the Project site: Route #56 which runs from Orange to Garden Grove via Garden Grove Boulevard, and has a stop at Newhope Street Avenue and Garden Grove Boulevard approximately 0.20 mile south of the Project site. Route #56 connects to other OCTA bus routes throughout the County. OCTA also provides ACCESS bus service for senior citizens & people with disabilities. ACCESS is a shared-ride service for people who are unable to use the regular, fixed-route bus service because of functional limitations caused by a disability.

Bikeways: The City Master Plan of Bikeway Facilities designates bikeways along arterial roadways, including Garden Grove Boulevard and Euclid Street, approximately 0.8 miles west of the Project site.

Pedestrian Facilities: As noted in the General Plan DEIR, sidewalks are the fundamental pedestrian transportation facility in the City.[46] Existing public sidewalks are located on Newhope Street adjacent to the Project site.

6.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

Data presented in this Transportation section is based on the "12828 Newhope Street Residential Project Trip Generation & VMT Analysis/Screening Scope of Work, City of Garden Grove, California," (Trip/VMT Analysis) prepared by MAT Engineering Inc., contained as Appendix K to this Initial Study.

a) Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. As discussed above, the Project site is 0.20 miles from the nearest bus route, and 0.25 miles from the nearest designated bikeway. Existing sidewalks are located along Newhope Street. As shown previously in Figure 5, Concept Landscape Plan, the Project proposes a 4' wide community concrete sidewalk running the southern length of the main drive aisle; a 3' wide unit entry concrete walk running from the individual driveways to the unit entries; and a 4' wide unit entry/nodes concrete walk at the individual unit entries.

The Project sidewalks would connect to Newhope Street, facilitating both pedestrian and bicycle access to bus routes and to various community and commercial facilities throughout the City. By providing non-vehicular options to future Project residents, the Project is consistent with the Active Streets Master Plan and General Plan Circulation Element policies listed above. Consequently, the Project would not conflict with circulation or mobility plans related to transit, bikeways or pedestrian movement.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact. The Trip/VMT Analysis included a review of the City TIA Guidelines screening thresholds to identify whether the Project would be presumed to have a less than significant VMT impact, based on any of the three established screening criteria:

- Transit Priority Area (TPA) Screening
- Project Type Screening based on Local-Serving Uses.
- Low VMT Area Screening

TPA Screening: TPAs are areas of the City identified as being within half a mile of an existing or planned fixed bus route with specified frequencies of service, and because of their proximity to transit, projects within a TPA are presumed to have a less than significant impact relative to VMT absent substantial evidence to

**

[46] GPEIR, page 4.14.14.

the contrary. As shown in Figure 21, the Project is located in a small area that appears to be outside the City's TPAs.

To qualify under the City's other TPA screening criteria, a project may be presumed to have a less than significant impact if it is located within one half mile of an existing major transit stop or an existing stop along a high quality transit corridor.[47] However this presumption may NOT be appropriate if the Project answers "Yes" to any of the screening criteria listed in Table 21, *Other City TPA Screening Criteria, and Compared to the Project*, below. As shown in Table 21, the Project does have an FAR less than 0.75 and does include more parking than required by Code. Therefore, the Project does NOT meet the City's other TPA screening criteria.

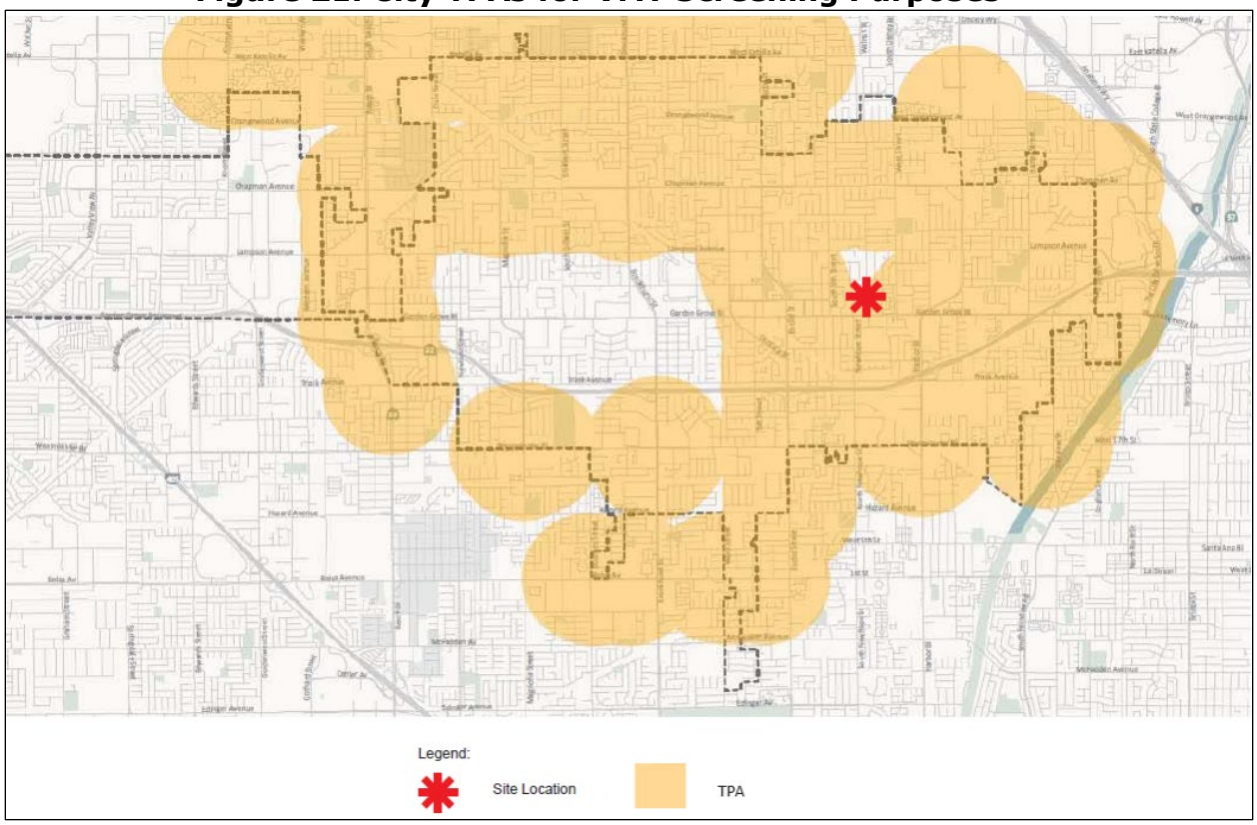
Table 21: Other City TPA Screening Criteria, and Compared to the Project

Other City TPA Screening Criteria	Project
1. Does the project have a Floor Area Ratio (FAR) of less than 0.75?	Yes (0.63)
2. Does the project include more parking for use by residents, customers, or employees of the project than required by the City?	Yes. GGMC §9.12.090.060 requires 3.75 parking spaces per units (57 spaces for 15 units). The Project provides 62 parking spaces, exceeding this standard by 5 spaces.
3. Is the project inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from (SCAG)? (Generally, projects that are consistent with the local General Plan are consistent with SCAG's plan.)	No. Project is consistent with City General Plan.
4. Does the project replace affordable housing units with a smaller of similar number of moderate or high-income residential units?	No. The existing house on the Project site is not affordable.
Does the Project meet the Other TPA Screening Criteria	**No**

**

[47] Pub. Resources Code, § 21064.3 - 'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Pub. Resources Code, § 21155 - For purposes of this section, a 'high-quality transit corridor' means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Figure 21. City TPAs for VMT Screening Purposes



Project Type Screening based on Local-Serving Uses: The City TIA Guidelines have determined that the following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

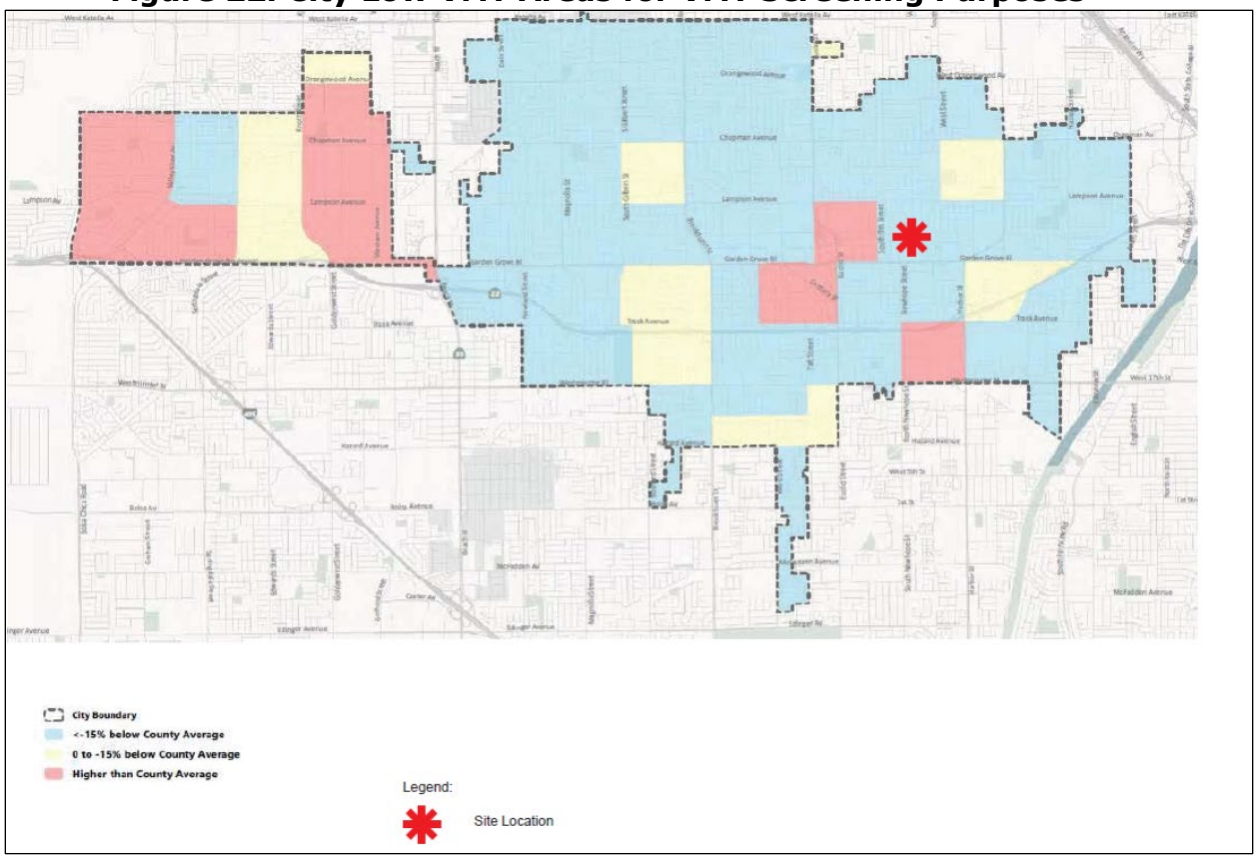
- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving retail uses less than 50,000 square feet, including:
  - o Gas stations
  - o Banks
  - o Restaurants
  - o Shopping Center
- Local-serving hotels (e.g., non-destination hotels)
- Student housing projects on or adjacent to a college campus
- Local-serving assembly uses (places of worship, community organizations)
- Community institutions (public libraries, fire stations, local government)
- Affordable, supportive, or transitional housing
- Assisted living facilities

- Senior housing (as defined by HUD)
- Local serving community colleges that are consistent with regional plans
- Projects generating less than 110 daily vehicle trips. This generally corresponds to the following "typical" development potentials:
  - 11 single family housing units
  - 16 multi-family, condominiums, or townhouse housing units
  - 10,000 sq. ft. of office
  - 15,000 sq. ft. of light industrial
  - 63,000 sq. ft. of warehousing
  - 79,000 sq. ft. of high cube transload and short-term storage warehouse

The Project does not fall into any of the above land use categories and consequently, does not meet the project type screening criteria.

Low VMT Area Screening: Low VMT areas in the City have VMT levels at least 15 percent below the County of Orange baseline. Projects located within a Low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. As shown in Figure 22, the Project is located in a Low VMT area and, consequently has a less than significant VMT impact, and does not conflict and is not inconsistent with CEQA Guidelines §15064.3, subdivision (b). Impacts would be less than significant.

Figure 22. City Low VMT Areas for VMT Screening Purposes



c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. The Project proposes to take primary access from Newhope Street via a 24-foot drive aisle. Proposed Project access has been reviewed and accepted by the City Engineer as consistent with all applicable regulations and standards. Consequently, the Project would not substantially increase hazards due to a design feature.

d) *Result in inadequate emergency access?*

No Impact. As discussed above, primary Project access would be from Newhope Street. As discussed in Section 6.9.2.f of this Initial Study, City Community Development Department and OCFA staff have reviewed the Project's proposed access points and have found them to be acceptable. Project construction does not propose any road closures that could impair emergency evacuation routes. Consequently, the Project would not result in inadequate emergency access.

6.17.3 Cumulative Impacts

As discussed above, the Project would have a less than significant impact relative to VMT and would not result in adverse roadway or emergency access impacts. The cumulative projects identified in Section 2.9.2 of this Initial Study would be subject

to a similar review regarding these transportation issues. Consequently, no significant adverse cumulative transportation impacts would result from the Project.

6.17.4 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would result in no or less than significant impacts on transportation. As a result, no mitigation is required.

6.18 TRIBAL CULTURAL RESOURCES

TRIBAL CULTURAL RESOURCES.				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

6.18.1 EXISTING SETTING

6.18.1.1 Regulatory Setting

Potential tribal cultural resource impacts of the Project are reviewed within the context of the following regulatory setting:

State: Assembly Bill (AB) 52 was signed into law in 2015. The law amended Section 5097.94 of the Public Resources Code, and added Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 of the Public Resources Code, relating to

Native Americans. Under AB 52, lead agencies who oversee the preparation of an Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration are required to consult with local Native American tribes to determine the likelihood of encountering significant tribal cultural resources. AB 52 sets the tribal consultation period at 30 days

City of Garden Grove General Plan: Policies applicable to tribal cultural resources are set by the Conservation Element of the General Plan and include the following that are relevant to the Project:

- Goal CON-7 Significant historical, architectural, archeological, and cultural value resources shall be preserved and protected.
- Policy CON-7.1 Preserve and protect Garden Grove's significant historical, archaeological and cultural value resources.
- CON-IMP-7A Preserve significant archeological sites in conformance with Public Resources Code Section 21083.2 or Section 21084.1, as applicable.

6.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

(1) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical* resources as defined in Public Resources Code Section 5020.1(k).

Less Than Significant Impact with Mitigation Incorporated. As discussed in Section 6.5.1.a of this Initial Study, no identified historic structures are located on or near the Project site. Regarding Native American historic archeological resources, a Native American Sacred Lands File search was conducted by NAHC and the results found no known resources on the Project site or its vicinity. (Reference Appendix B.) Regarding archaeological historic resources, a records search by the SCCIC was conducted and the results found that no archaeological studies have been conducted in the Project area and as a result, no resources have been identified. SCCIC notes that buried cultural resources could potentially be unearthed during Project grading activities. To address the possibility of buried tribal cultural resources on the site, the City conducted tribal consultation as discussed in 6.18.2.b, below. As a result of the tribal consultation process, Mitigation Measures TRC-1, TRC-2 and TRC-3, below are included in the Project to establish protocols for identifying and, if applicable, protecting potential tribal cultural resources. Consequently, with inclusion of these mitigation measures, Project impacts relative to historic resources that are listed or eligible for listing would be less than significant.

(2) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in*

subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporated. As discussed in Section 2.11 of this Initial Study, the City provided formal notification to the nine tribal representatives that have previously requested to be informed of proposed projects pursuant to Public Resources Code Section 21080.3.1 (Assembly Bill [AB] 52). The tribal representatives included the following tribal associations: Torres Martinez Desert Cahuilla Indians; Gabrieleño Band of Mission Indians-Kizh; Gabrieleño /Tongva; Gabrieleño/Tongva Indians of California Tribal Council; Gabrieleño/Tongva Tribe; Gabrieleño/Tongva Nation; Juaneno Band of Mission Indians Acjachemen Nation; Soboba Band of Luiseno Indians; Tongva. The formal notification to the tribes was sent in writing on December 4, 2023, and included a brief description of the proposed Project and its location, the lead agency contact information, and a notice that the tribal representative has 30 days to request consultation pursuant to this section (Reference Appendix A.) A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was also completed for the Project site. (Reference Appendix B.)

Of the tribes notified, only the Gabrieleño Band of Mission Indians-Kizh (Kizh) requested consultation. This consultation request was submitted by the tribe to City of Garden Grove Associate Planner, Priit Kaskla, via email on December 14, 2023. Following this request, on December 18, 2023, the Kizh representative sent another email to Associate Planner Kaskla, stating that the tribe's Chairman Salas's schedule is fully booked, with the earliest time available for a phone consultation would be February 6, 2023; and offering the option for an email consultation. The City opted for an email consultation, and on January 4, 2024, a Kizh tribal representative emailed information to Associate Planner Kaskla indicating that the Project site location is within the Gabrieleno community of Pasbengna whose land area is now known as the city of Garden Grove. Due to the Project site's location within historic tribal grounds, the tribal representative requested mitigation to ensure that potential tribal cultural resources that may be inadvertently discovered on the site are protected.

The City reviewed the information provided by the Kizh, and the tribe's recommended mitigation measures. The City accepted the tribe's mitigation measures; and on March 12, 2024, the City concluded consultation under AB 52 pursuant to PRC 21080.3.2(b). The tribe's recommended mitigation measures are included in the Project as Mitigation Measures TRC-1, TRC-2 and TRC-3. These measures address the tribe's request to ensure protection of potential tribal cultural resources during Project ground disturbing activities. With inclusion of these measures, potential Project impacts relative to tribal resources would be less than significant.

6.18.3 CUMULATIVE IMPACTS

Mitigation Measures TRC-1, TRC-2 and TRC-3 are included in the Project to protect potential tribal resources that could be found on site during excavation activities. These measures reduce potential impacts to tribal cultural resources to less than significant levels. All cumulative projects listed in Section 2.10 of this Initial Study are required to follow a similar tribal consultation process, and if appropriate, include mitigation to protect potential tribal cultural result. This process would reduce cumulative impacts relative to tribal resources to less than significant levels.

6.18.4 MITIGATION MEASURES

The following measure will be required to mitigate potential Project impacts related to tribal resources to less than significant levels:

Mitigation Measure TRC-1:Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

Timing: During Ground Disturbing Activities.

Department Responsible: Community Development (Planning & Building).

A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to demolition that involves removing footings or other structures at depths of 2 feet and beyond, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written

notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

Timing: During Ground Disturbing Activities.

Department Responsible: Community Development (Planning & Building).

B. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

Timing: During Ground Disturbing Activities.

Department Responsible: Community Development (Planning & Building).

F. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
G. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
H. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
I. Preservation in place (i.e., avoidance) is the Kizh's preferred manner of treatment for discovered human remains and/or burial goods.
J. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

6.19 UTILITIES AND SERVICE SYSTEMS

UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

6.19.1 EXISTING SETTING

6.19.1.1 Regulatory Setting

Potential utilities and service systems impacts of the Project are reviewed within the context of the following regulatory setting:

State: The following State of California policies are applicable to utilities and services systems and the Project:

- California Urban Water Management Planning Act. Section 10610 of the California Water Code establishes the Urban Water Management Planning Act. The Act states that every urban water service provider that serves 3,000 or more customers or that supplies over 3,000 acre feet (af) of water annually should prepare an Urban Water Management Plan (UWMP) every five years. The goal of a UWMP is to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years.
- California Integrated Waste Management Act of 1989 requires each California city and county to divert 50 percent of its solid waste through source reduction, recycling, and composting. This ordinance requires recycling collection and loading areas in all development projects. Implementation of this legislation is the responsibility of the California Integrated Waste Management Board (CIWMB).

City of Garden Grove General Plan: Policies of the Infrastructure, Conservation and Safety Element of the Garden Grove General Plan are relevant to utilities and service systems and the Project, including the following:

- Goal INFR-1: Water systems shall meet the needs of the Garden Grove community.
- Policy INFR-1.2: New development and redevelopment projects shall ensure that water infrastructure systems are adequate to serve the development.
- Goal INFR-2: Adequate wastewater facilities shall be provided to serve new and existing development within the City.
- Policy INFR 3.3: Minimize the adverse effects of urbanization upon drainage and flood control facilities.
- Policy INFR 3.4: Improve the storm drain system in a way that respects the environment.
- Policy CON-1.3: Promote water conservation in new development or redevelopment project design, construction, and operations.
- SAF-IMP 10E: Support residential energy efficiency and weatherization programs for new and existing buildings.

City of Garden Grove 2020 Urban Water Management Plan (UWMP): The UWMP was prepared to satisfy the State UWMP Act and subsequent California Water Code (Water Code) requirements. The City is a retail water supplier that provides water to its residents and customers using a combination of local groundwater from the Orange County Groundwater Basin (OC Basin), which is managed by the Orange County Water District (OCWD) and supplemental imported potable water supply obtained from its regional wholesaler, Municipal Water District of Orange County (MWDOC). UWMPs are comprehensive documents that present an evaluation of a water supplier's reliability over a long-term horizon, typically 20-25 years. This 2020 UWMP provides an assessment of the present and future water supply sources and demands within the City's service area.

City of Garden Grove Municipal Code: Policies of the Municipal Code applicable to utilities and service systems include:

- § 18.60.040 Minimum Construction and Demolition Waste Diversion Requirements: Consistent with Section 5.408.1 of the California Green Building Standards Code, all covered projects shall reuse, recycle, or divert the minimum percentage amount of designated recyclable and reusable materials as set forth by state law and regulations.

6.19.1.2 Existing Conditions

Existing utilities and service systems available in the City and to the Project site include:

Water: As summarized in the GPEIR, Garden Grove's water supply comes from two sources: local well water from the Lower Santa Ana River Groundwater Basin, which is managed by the Orange County Water District (OCWD), and imported water from MWDOC.[48] The primary water supplier within the City is the Garden Grove Water Services Division, which operates thirteen active wells with a total capacity of 39,850 gallons per minute (GPM) and four imported water connections. In addition, the City also operates eight storage and distribution reservoirs at five sites with a combined volume of 53 million gallons (MG), allowing backup during periods of fireflow demand, peak demands, and/or temporary outages. The City also maintains seven emergency interconnections with neighboring water systems.

The Project site connects to an existing 8" public water main located in Newhope Street. Although the site is currently vacant, previous residential use of the site connected to the Newhope Street water main for indoor plumbing and outdoor irrigation.

Wastewater: As summarized in the GPEIR, the Garden Grove Sanitary District (GGSD) provides sewer service to the City, through a system that consists of over 312 miles of gravity sewer pipes, 9,700 manholes, and four lift stations.[49] The City does not own or operate wastewater treatment facilities and sends all collected wastewater to Orange County Sanitation District (OCSD) for treatment and disposal. City wastewater is conveyed to OCSD's two treatments facilities, Plant No. 1 located in Fountain Valley and Plant No. 2 located in Huntington Beach. Plant No. 1 has a capacity of 320 million gallons per day (MGD) and Plant No. 2 has a capacity of 312 MGD. Combined, both plants have an excess capacity of roughly 132 MGD.

The Project site connects to an existing 8" public sewer main located in Newhope Street. Although the site is currently vacant, previous residential use of the site connected to the Newhope Street sewer main for wastewater service.

**

[48] GPEIR, page 4.16-1

[49] GPEIR, page 4.16-2

Solid Waste: As summarized in the GPEIR, GGSD provides solid waste services to the City through a private contract with Republic Services.[50] In a joint effort with Republic Services, GGSD operates "Recycle Garden Grove", a program that combines automated trash collection with a broad recycling and yard waste collection operation. Participation in "Recycle Garden Grove" significantly decreases the amount of residential trash that goes to local landfills and helps the City comply with the state's recycling laws.

Local landfills that take City waste are the Olinda Alpha, Frank R. Bowerman, and the Prima Deshecha landfills, all of which are operated by the County of Orange. The Olinda Alpha Landfill is near the City of Brea and has 565 total acres of which 453 acres is permitted for refuse disposal. The landfill has enough projected capacity to serve residents and businesses until 2030. Olinda's average disposal rate is nearly 7,000 tons per day (TPD) although it permitted up to 8,000 TPD. The Frank R. Bowerman Landfill is near the City of Irvine and has 725 total acres of which 534 acres is permitted for refuse disposal. The landfill is permitted for 11,500 TPD maximum with an 8,500 TPD annual average. The landfill has enough projected capacity to serve residents and businesses until approximately 2053. The Prima Deshecha Landfill is in south Orange County and has 1,530 total acres with 697 acres for waste disposal. The Prima Deshecha has a maximum permitted daily refuse is 4,000 TPD and has a projected capacity to serve residents and businesses until approximately 2102. With these three landfills, the County has adequate solid waste disposal capacity for well past the City's 2040 General Plan horizon.[51]

Stormwater Drainage: As discussed in Section 6.10.1.2 of this Initial Study, existing storm drain facilities in the vicinity of the Project site include an existing 36" RCP storm drain in Newhope Street with existing catch basins approximately 500' south of the property, and ultimately draining into the East Garden Grove Wintersburg Channel. The Hydrology Study prepared for the Project (Appendix H) finds that all existing runoff from the site currently flows to these existing catch basins.

Electrical Service, Natural Gas, Telecommunications: Electrical services to the City and Project site are provided by Southern California Edison (SCE). Natural Gas service to the City and the site is provided by SoCalGas. Telecommunications Service to the City and the site are provided by Time Warner, Charter Spectrum, AT&T, Verizon, or other service providers in the area. These electric, natural gas and telecommunication service providers are by private organization.

**

[50] GPEIR, page 4.16-3.

[51] GPEIR, page 4.16-19.

6.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) *Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Less Than Significant Impact. The Project site is currently developed with an existing house, and is surrounded by residential development. The site currently connects to existing public infrastructure located in Newhope Street, including an 8" water line, an 8" sewer line and a 36" RCP storm drain. Electric, gas and telecommunication services are also currently available to the site. The Project would install new water, sewer and storm drain facilities to serve the proposed fifteen unit residential community. A "Sewer & Water Generation Analysis for City of Garden Grove, 12828 Newhope Street, Tentative Tract No. 19298" (Sewer & Water Analysis), prepared for the Project and contained in Appendix G of this Initial Study, indicates that these new facilities would connect to the existing public facilities in Newhope Street. Service for electricity, natural gas and telecommunications would be provided by the private organizations noted in Section 6.19.1.2 above, with the cost for infrastructure and service covered by service fees. As previously discussed, the Project increase in population growth would be nominal, and the site would continue to be served by adequate facilities. Therefore, other than the on-site infrastructure improvements needed to serve the Project, no relocation or expansion of utility facilities would be required.

Water: The Project Sewer & Water Analysis (Appendix G) calculated water demand for the Project site under both existing and proposed conditions. Using typical water use rates by plumbing fixture, the analysis estimated that the existing use would have 30 plumbing fixtures and use 30 gallons of water per minute (gpm), and the proposed Project would use 434 plumbing fixtures, and use 434 gpm. The Project would also install fire sprinklers as required by the CBC which would use 1,000 gpm, resulting in a total estimated Project water use of 1,434 gpm. Existing water flow to the site is 4,370 gpm. Consequently, there is adequate water flow to the accommodate the Project, and the analysis finds that the Project would not have a significant impact on existing water facilities.

The GPEIR also provides water consumption data, and estimates that typical water consumption in the City is 100 gallons per capita per day.[52] Applying the City's average household size of approximately 3.5 persons per dwelling unit as discussed in Section 6.14.2 of this Initial Study, the existing single family house on the Project site used approximately 350 gallons of water per day (gpd). The Project's proposed fifteen single family houses would generate a population of 53 persons and would use approximately 5,300 gpd of water, an increase of 4,950 gpd from the existing onsite house.

**

[52] GPEIR, page 4.16-13.

By comparison, the Project's expected water demand of 5,300 gpd represents less than 0.0164 percent of the anticipated 32,406,800 gpd of water that the GPEIR projects the City will demand by 2040. The GPEIR also finds that the City's future water supply will have more than sufficient capacity to accommodate planned growth through 2040.

As proposed, the Project would develop at a density of 17.1 units per acre, which is less than the density of 21.1 – 32.0 units per acre allowed by the site's MDR General Plan land use designation. Consequently, Project water demand would be below General Plan estimates. The Project would not require relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects.

Wastewater: The Project Sewer & Water Analysis (Appendix G) calculated wastewater flows for the Project site, both under existing and proposed conditions. Using Orange County Sanitation District flow factors, the analysis calculates that the existing on site uses generated 1,280 gpd of wastewater, and the Project's proposed fifteen houses would generate 9,636 gpd of wastewater. The analysis finds that the Project would not have significant impact on the existing sewer facilities.

As noted above, wastewater treatments facilities, OCSD Plants No. 1 and No. 2, have an excess capacity of roughly 132 MGD. Also, at a proposed density of 17.1 units per acre, Project wastewater generation would be below General Plan estimates. , and the Project would not require new or expanded public wastewater facilities.

Stormwater Drainage: Stormwater facilities and capacity for the Project are discussed in Section 6.10 of this Initial Study. The Project would retain the existing site drainage conditions, collecting and filtering runoff before releasing it to the Newhope Street 36" RCP and existing catch basins south of the site. The Project would not impact the existing City storm drainage system and would not require relocation or construction of new or expanded public storm drainage facilities.

Electrical Service, Natural Gas, Telecommunications: The Project site is within a developed residential area and has existing connections to electric, natural gas and telecommunication services. The Project proposes to connect to these existing systems. The GPEIR evaluates available electricity, natural gas and telecommunications facilities in the City, and finds that these facilities would be adequate to accommodate General Plan buildout. As noted previously, the Project is a small infill development and would be developed consistent with, and at a lower density than the General Plan land use designation for the site. Similar to water, wastewater and storm drainage, the Project would not require a relocation or construction of a new or expanded electric, natural gas or telecommunication facility.

Consequently, Project impacts would be less than significant relative to the requirement to relocate or construct new or expanded water, wastewater

treatment or storm water drainage, electric power, natural gas, or telecommunications facilities.

b) *Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Less Than Significant Impact. As discussed in Section 6.19.2.a, above, the GPEIR finds that the City's future water supply will have more than sufficient capacity to accommodate planned growth through 2040. This finding is based on UWMP estimates that consider multiple dry years. The Project's expected water demand would represent less than 0.0164 percent of the City's total gpd of water demand projected by year 2040. Also, because the Project would be developed at a density less than that permitted by the General Plan, Project water demand would be below General Plan estimates, and future water supply would be sufficient for the Project. Consequently, the Project impacts would be less than significant relative to sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

c) *Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. As discussed above, the Project Sewer & Water Analysis calculated wastewater flows for the Project site, under both existing and proposed conditions, and found the Project would not have a significant impact on the existing sewer facilities. Also, as noted above, OCSD wastewater treatments facilities, Plants No. 1 and No. 2, have an excess capacity of roughly 132 MGD. Further, at a proposed density of 17.1 units per acre, Project wastewater generation would be below General Plan estimates, and the Project would not require new or expanded public wastewater facilities. Consequently, potential adverse impacts relative to wastewater treatment capacity would be less than significant.

d) Would the Project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. As discussed previously, the County landfills that take City waste have adequate solid waste disposal capacity for well past the City's 2040 General Plan horizon.[53]

The Project is a small infill development and would be developed consistent with, and at a lower density than the General Plan land use designation for the site. As noted in Section 6.14.2 of this Initial Study, the proposed fifteen single-family

**

[53] GPEIR, page 4.16-19.

houses could increase City population by a negligible 0.03 percent. Future Project residents would be required to pay solid waste collection fees to off-set the Project's incremental demand for solid waste services and facilities. Consequently, the Project impacts relative to solid waste generation and capacity and solid waste reduction goals would be less than significant.

e) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The Project would add fifteen new houses to the site, resulting in an increased amount of solid waste, both during construction and operation. All solid waste-generating activities within the City are subject to the requirements set forth in Section 5.408.1 of the California Green Building Standards Code and the City's Municipal Code §18.60.040 that require demolition and construction activities to recycle or reuse a minimum of 75 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. Through the City's Building and Safety Division review and inspection process, Project construction would comply with these applicable state regulations.

During Project operation, future residents would participate in the City's recycling services. The GGSD operates "Recycle Garden Grove" that combines automated trash collection with a broad recycling and yard waste collection operation. The City website reports that this automated waste collection and recycling program has been successfully implemented in many surrounding communities with excellent results. Future Project residents would be required to pay refuse collection fees to off-set the Project's incremental demand for solid waste and recycling services. Consequently, Project impacts relative to compliance with solid waste regulations would be less than significant.

6.19.3 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would result in less than significant utilities and service systems impacts. The cumulative projects identified in Section 2.9.2 of this Initial Study would be subject to similar Project-specific analysis, and applicable mitigation as needed. Consequently, the Project would not result in significant adverse cumulative impacts to utilities and service systems.

6.19.4 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would result in less than significant impacts related to utilities and service systems. As a result, no mitigation is required.

6.20 WILDFIRE

WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

6.20.1 EXISTING SETTING

6.19.1.1 Regulatory Setting

Potential wildlife impacts of the Project are reviewed within the context of the following regulatory setting:

City of Garden Grove General Plan: The Garden Grove General Plan Safety Element contains the following statements relative to wildfire and the Project:

- Garden Grove is not at risk of a wildfire as there are no high fire severity zones or wildland-urban interface areas within the City. (Page 11-7)
- An increasing number of dry trees can also serve as fuel for wildfires. Increased temperatures and longer drought periods will increase fire risk. Given its urban terrain and lack of open space in the City, the threat of a

wildfire directly impacting Garden Grove is diminished but an urban fire during a period of high winds could lead to an urban conflagration. (Page 11-10)

6.20.1.1 Existing Conditions

The Project site is currently occupied by residential structures and trees. As shown previously in Figures 10-12, the structures are vacant and in a state of disrepair. The trees on the site are overgrown.

6.20.2 Analysis of Environmental Impacts

a) *Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?*

No Impact. As discussed in Section 6.9.2(f) of this Initial Study, Exhibit SAF-2 of the General Plan Safety Element identifies the City's major roadways as emergency evacuation routes, with the routes closest to the Project site being 9th Street, Lampson Street, West Street and Garden Grove Boulevard. The Project does not propose road closures and would impact access to these routes.

For the Project, primary access would be provided via Newhope Street. City Community Development Department and OCFA staff have reviewed the Project's proposed access points and have found them to be acceptable. The Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Consequently, the Project would not substantially impair an adopted emergency response or evacuation plan.

b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

No Impact. As noted in the General Plan Safety Element, Garden Grove is not at risk of a wildfire as there are no high fire severity zones or wildland-urban interface areas within the City. The Project would clear the site of vacant buildings and untended trees, and construct a new residential development built to contemporary Building and Fire Code standards. By so doing, the Project could reduce the fire risks on the site. Consequently, the Project would not exacerbate wildfire risks and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

No Impact. As discussed above, the Project is an infill development. It would clear the site of vacant buildings and untended trees, and construct a new residential development built to contemporary Building and Fire Code standards. By so doing, the Project could reduce the fire risks on the site. Consequently, the Project would

not require installation or maintenance of roads, fuel breaks, emergency water sources, power lines or other utilities that could exacerbate fire risk.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As discussed in Section 6.10 of this Initial Study, the Project site is not within a flood risk or landslide prone area. The Project would redevelop the site with new residential development built to current CBC and Fire Code standards. The Project would be located on an infill site surrounded by urban development, and is not within a designated high fire risk area. Consequently, the Project is not expected to expose people or structures to significant risks related to flooding or landslides.

6.20.2 Cumulative Impacts

The analysis determined that the proposed Project would not result in any significant adverse impacts relative to wildfire. Neither the Project nor cumulative projects listed in Section 2.9.2. of this Initial Study are within a designated wildfire area. Consequently, the Project would not result in significant adverse cumulative impacts related to wildfire risks.

6.20.3 Mitigation Measures

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts related to wildfire. As a result, no mitigation is required.

6.21 MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered threatened species, or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

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 to drop 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?

Less Than Significant with Mitigation Incorporated. The Project would not have substantial impacts on special status species, stream habitat, and wildlife dispersal and migration. Furthermore, the Project would not affect the local, regional, or national populations or ranges of any plant or animal species and

would not threaten any plant communities. Although there is potential for nesting birds to be impacted during the clearing of existing on-site trees, the City applies a standard condition of approval that requires compliance with MBTA and CFW regulations to ensure nesting birds are protected during Project development.

There are no historic resources on or in the vicinity of the Project site. There is potential for inadvertent discoveries of archaeological, paleontological and Native American archeological resources during project grading. Potential impacts to archeological, paleontological and Native American resources would be mitigated by Mitigation Measures CUL-1, GEO-1, TRC-1, TRC-2 and TRC-3. With implementation of these mitigation measures, the Project's Mandatory Finding of Significance relative to degrading the quality of the environment would be less significant.

b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. The Project would result in potential significant impacts relative to cultural resources, paleontological resources, hazards and hazardous materials, noise and tribal cultural resources. For each of these potential impacts, mitigation measures are included in the Project to reduce these impacts to less than significant levels. None of these potential impacts would be cumulatively considerable. Consequently, the Project's Mandatory Finding of Significance relative to contribution to cumulative impacts would be less than significant.

c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation Incorporated. The Project could result in potential significant impacts relative to hazards and hazardous materials and noise. The hazards and hazardous impacts are associated with possible asbestos material located in existing on-site asphalt; Mitigation Measure HAZ-1 is provided to reduce these impacts to less than significant levels. There is potential for construction noise to impact adjacent residential uses; Mitigation Measure NOI-1 is provided to reduce these impacts to less than significant levels. Consequently, the Project's Mandatory Finding of Significance relative to a substantial adverse effect on human beings would be less than significant with mitigation incorporated.

SECTION 7.0 – LIST OF PREPARERS

7.1 PREPARATION – ENVIRONMENTAL DOCUMENT

- Joann Lombardo, Comprehensive Planning Services

7.2 PREPARATION - AIR QUALITY / GHG ANALYSIS

- Alex Tabrizi, PE, TE, MAT Engineering, Inc.

7.3 PREPARATION - TRAFFIC ANALYSIS

- Alex Tabrizi, PE, TE, MAT Engineering, Inc.

7.4 PREPARATION - NOISE ANALYSIS

- Alex Tabrizi, PE, TE, MAT Engineering, Inc.

SECTION 8.0 – LIST OF ACRONYMS AND ABBREVIATIONS

The following lists acronyms and technical abbreviations that appear in this document by alphabetical order:

- AB – Assembly Bill
- ACM - Asbestos-Containing Material
- Af – Acre Feet
- AELUP - Airport Environs Land Use Plan
- AHERA - Asbestos Hazard Emergency Response Act
- Amsl - above mean sea level
- AAQS - Ambient Air Quality Standards
- APSSZ - Alquist-Priolo Special Studies Zones
- AQMP - Air Quality Management Plan
- ASTM - American Society for Testing and Materials
- BERD – California State Built Environment Resources Directory
- Bgs – below ground surface
- BMPs - Best Management Practices
- CAAQS - California Ambient Air Quality Standards
- CalEEMod - California Emissions Estimator Model Version 2022.1
- CalOSHA - California Occupational Safety and Health Administration
- CAL REG - California Register of Historical Resources
- Caltrans - California Department of Transportation
- CARB - California Air Resources Board
- CAP – Climate Action Plan
- CBC – California Building Codes
- CCR - California Code of Regulations
- CFW – California Fish and Wildlife
- CEQA - California Environmental Quality Act
- CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act
- CESA - California Endangered Species Act
- CGC - California Government Code
- CHSC - California Health and Safety Code
- CH4 – Methane
- CHRIS - California Historical Resources Information System
- City – City of Garden Grove
- CLRRA - California Land Reuse and Revitalization Act
- CO - Carbon Monoxide
- CO2 – Carbon Dioxide
- $C0_{2e}$ – Carbon Dioxide Equivalents
- CNEL - Community Noise Equivalent Level
- CUP – Conditional Use Permit
- CVC - California Vehicle Code
- CWA – United States Clean Water Act
- cy – cubic yards
- DAMP - County of Orange Drainage Area Management Plan
- dB – Decibels
- dBA – Average (A-weighted) Decibels
- DPM - Diesel Particulate Matter

- DTSC – California Department of Toxic Substances Control
- EIR - Environmental Impact Report
- EPA - United State Environmental Protection Agency
- ESA - Phase I and II Environmental Site Assessment
- FESA - Federal Endangered Species Act
- FGPUZA - Focused General Plan Update and Focused Zoning Amendments
- FIIC - Field Impact Insulation Class
- FMMP - California Department of Conservation Farmland Mapping and Monitoring Program
- General Plan – City of Garden Grove General Plan
- GGMC – Garden Grove Municipal Code
- GHG - Greenhouse Gas Emissions
- GPEIR – General Plan EIR
- HCD - State of California Department of Housing and Community Development
- ITE - Institute of Traffic Engineers
- JFTB -Los Alamitos Joint Forces Training Base
- Kizh - Gabrieleño Band of Mission Indians-Kizh
- LBD - Lead-Based Paint
- lbs – Pounds
- Ldn – Quiet Time Noise Measurement
- LEQ – Noise Energy Level Measurement
- LHCSD - Garden Grove City School District
- LHMC - Garden Grove Municipal Code
- LHPD - Garden Grove Police Department
- LID - Preliminary Low Impact Development
- LJSD - Lowell Joint School District
- LOS - Level of Service
- LST - Localized Significance Threshold
- LUST - Leaking Underground Storage Tank
- MBTA - Migratory Bird Treaty Act
- MDR - Medium Density Residential
- mgd – Millions of gallons per day
- MLD - Most Likely Descendant
- MRZ – Mineral Resource Zones
- MS4 – Regional Orange County Basin Municipal Storm Water Permit
- Mtons – Metric Tons
- MT CO2e – Metric Tons of Carbon Dioxide Equivalent
- MWDOC - Metropolitan Water District of Orange County
- NAHC - Native American Heritage Commission
- NAAQS - National Ambient Air Quality Standards (NAAQS)
- NHPA - Federal National Historic Preservation Act of 1966
- NIC - Noise Isolation Class
- NOAA - National Oceanic Atmospheric Administration
- NOx - Nitrogen Oxide
- NPDES - National Pollution Discharge Elimination System
- NRHP - National Register of Historic Places
- N20 – Nitrous Oxide
- OCFA - Orange County Fire Authority

- OCP - Organochlorine Pesticides
- OPR - California Governor's Office of Planning and Research
- OSHA - United States Occupational Safety and Health Administration
- PM-10 - Respirable 10-Micron Diameter Particulate Matter
- PM-2.5 - Respirable 2.5-Micron Diameter Particulate Matter
- ppm – parts per million
- PUD – Planned Unit Development
- PPV - Peak particle velocity
- REC - Recognized Environmental Condition
- RMS – Root Mean Square Vibration Velocity
- ROG - Reactive Organic Gases
- RWQCB - Regional Water Quality Control Board
- SB – Senate Bill
- SCAB - South Coast Air Basin
- SCAG - Southern California Association of Governments
- SCAQMD – South Coast Air Quality Management District
- SCCIC - South Central Coastal Information Center
- SCS - Sustainable Communities Strategy
- SF6 - Sulfur Hexafluoride
- SHL - California Historical Landmarks
- SLF - Sacred Lands File
- Sox - Oxides of Sulfur
- SPHI - California Points of Historical Interest
- s.q. – Square Feet
- SR – State Route
- SRA - Source Receptor Areas
- STC - Sound Transmission Class
- SWPPP - Storm Water Pollution Prevention Plan
- TAC - Toxic Air Contaminants
- TPC - Total Petroleum Hydrocarbons
- TTM – Tentative Tract Map
- USFWS - United States Fish and Wildlife Service
- USGS - United States Geological Survey
- UST – Underground Storage Tank
- VdB – Vibration Decibels
- VMT – Vehicle Miles Traveled
- VOC – Volatile Organic Compound
- WQMP - Water Quality Management Plan