



## Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Newhope and Garden Grove Residential Project

**PROJECT LOCATION:** The proposed Newhope & Garden Grove Residential Project (“Project”) site is approximately 0.88 acres in size and located at 12828 Newhope Street (Assessor’s Parcel Number [APN] 090-671-07).

**LEAD AGENCY/PROJECT APPLICANT:** City of Garden Grove

**PUBLIC COMMENT PERIOD:** The City of Garden Grove (City) invites interested parties to submit specific, environmental comments in writing regarding the IS/MND. The public comment period begins on **March 29, 2024** and ends on **April 17, 2024**. Written comments regarding the IS/MND must be submitted to the Planning Services Division prior to **5:00 p.m. on the last day of the public review/comment period**. Please send your written comments to the City staff contact identified below and include your name, address, and contact information in your correspondence.

**LEAD AGENCY:**

City of Garden Grove, Planning Services Division  
11222 Acacia Parkway  
Garden Grove, CA 92840

**CONTACT:**

Priit Kaskla, AICP, Associate Planner  
priitk@ggcity.org  
(714) 741-5303

**PUBLIC HEARING:** A public hearing will be held before the Garden Grove Planning Commission on April 18, 2024, at 7:00 p.m. in the City Council Chambers of the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

**PROJECT DESCRIPTION:** A request that the Planning Commission recommend City Council approval of a Zoning Map amendment, residential Planned Unit Development and related entitlements for a proposed 15-unit small lot subdivision project on an approximately 0.88 acre site. The specific land use entitlement approvals requested include the following: (i) Zoning Map amendment to establish an R-3 (Multiple-Family Residential) base zone; (ii) residential Planned Unit Development to facilitate the development of the proposed small lot subdivision project; (iii) Site Plan approval to construct 15 three-story homes along with associated site improvements; (iv) in accordance with the State Subdivision Tract Map, a Tentative Tract Map to subdivide the subject property into condominiums; and (v) a Variance to deviate from the minimum property size to establish a Planned Unit Development. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

**SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS:** The City has determined that the proposed project would require a Mitigated Negative Declaration (MND). The MND was completed in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act (CEQA). The MND is based on the finding that, by implementing the identified mitigation measures, the project’s potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by the IS/MND prepared by the City.

**AVAILABILITY:**

Copies of the Initial Study, the proposed MND, and supporting materials are available for public review at the following locations (and online at <https://ggcity.org/planning/environmental-documents>):

**City of Garden Grove**  
Planning Services Division  
11222 Acacia Parkway  
Garden Grove, CA 92840