

FINAL | DECEMBER 2023

# CIVIC CENTER REVITALIZATION PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



LEAD AGENCY:

**CITY OF GARDEN GROVE**

11222 Acacia Parkway  
Garden Grove, CA 92840

Contact: Mr. Chris Chung, MPA

PREPARED BY

**Michael Baker**

**INTERNATIONAL**

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**FINAL  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**Civic Center  
Revitalization Project**

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SCH No. 2023110163



Lead Agency:

**CITY OF GARDEN GROVE**  
11222 Acacia Parkway  
Garden Grove, California 92840  
**Contact: Mr. Chris Chung, MPA**  
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December 2023

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## **1.0 INTRODUCTION**

The Civic Center Revitalization Project (Project) involves demolishing the existing Garden Grove Police Department (GGPD) public safety facility and Civic Center Park and constructing a new GGPD public safety facility on the western portion of the Project site, a new parking structure, and a new Civic Center Park (relocated to the eastern portion of the Project site). The proposed GGPD public safety facility would be up to 104,400 square feet to accommodate up to 221 police officers, the new parking structure would provide up to 448 parking spaces, and the relocated Civic Center Park would be up to approximately 2.8 acres.

The Public Review Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2023110163) was made available for public review and comment pursuant to CEQA Guidelines Section 15070 from November 7, 2023 through November 27, 2023.

The Public Review IS/MND was available for review at the City of Garden Grove Planning Services, located at 11222 Acacia Parkway, Garden Grove, CA, 92840, at the Garden Grove Main Library, located at 11200 Stanford Avenue, Garden Grove, CA, 92840, and at the Governor's Office of Planning and Research (OPR) CEQAnet Web Portal online at: <https://ceqanet.opr.ca.gov/>; and online at: <https://ggcity.org/planning/environmental-documents>.



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## **2.0 RESPONSES TO COMMENTS**

During the public review period, comments were received on the Public Review Initial Study/Mitigated Negative Declaration (IS/MND) from interested public agencies. It is acknowledged that no comments were received from organizations or individuals. The following is a list of commenters on the Public Review IS/MND during the public review period.

<b>Comment Letter No.</b>	<b>Person, Firm, or Agency</b>	<b>Letter Dated</b>
<b>PUBLIC AGENCIES</b>		
1	Orange County Sanitation District	November 13, 2023
2	Orange County Transportation Authority	November 27, 2023

Although CEQA Guidelines Sections 15073, 15073.5, and 15074 do not require a Lead Agency to prepare written responses to comments received on an IS/MND, the City of Garden Grove has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

COMMENT LETTER A-1

November 13, 2023

Chris Chung, MPA, Senior Planner  
City of Garden Grove  
Planning Services Division  
11222 Acacia Parkway  
Garden Grove, CA 92840

SUBJECT: Civic Center Revitalization Project – Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration

Thank you for providing the Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the Civic Center Revitalization Project, site located at 11301 Acacia Parkway and includes the existing Civic Center Park. The Orange County Sanitation District (OC San) has reviewed it and would like to bring to your attention a requirement, as it applies to your project.

One of the proposed project tasks is to build a new parking structure. Please be advised that OC San does not allow parking structure drains to be connected to a sewer. OC San realizes the connection would be made to a City of Garden Grove sewer; however, City sewers eventually connect to OC San sewers that lead to the Reclamation Plant in Fountain Valley.

If there is a sewer study performed for this project, and or proposed street improvements work that will impact OC San’s facilities, please contact OC San engineer Adrian Siew, Planning Division, at (714) 593-7164, or [asiew@ocsan.gov](mailto:asiew@ocsan.gov).

If you have any questions regarding this letter, please contact Kevin Hadden, Principal Staff Analyst, Planning, at (714) 593-7462 or [khadden@ocsan.gov](mailto:khadden@ocsan.gov).

  
Brown, Andrew

Andrew Brown  
Engineering Supervisor  
Planning Division  
(714) 593-7052

AB:KH:op  
[https://ocsdgov.sharepoint.com/sites/Planning/CEQA Externally Generated/2023 Comment Letters/City of Garden Grove Response Ltr 20231113.docx](https://ocsdgov.sharepoint.com/sites/Planning/CEQA%20Externally%20Generated/2023%20Comment%20Letters/City%20of%20Garden%20Grove%20Response%20Ltr%2020231113.docx)

cc: Jason Daniel, OC San  
Adrian Siew, OC San

- Serving:
- Anaheim
- Brea
- Buena Park
- Cypress
- Fountain Valley
- Fullerton
- Garden Grove
- Huntington Beach
- Irvine
- La Habra
- La Palma
- Los Alamitos
- Newport Beach
- Orange
- Placentia
- Santa Ana
- Seal Beach
- Stanton
- Tustin
- Villa Park
- County of Orange
- Costa Mesa Sanitary District
- Midway City Sanitary District
- Irvine Ranch Water District
- Yorba Linda Water District

A1-1

## **Response No. 1**

Orange County Sanitation District  
Mr. Andrew Brown, Engineering Supervisor  
November 13, 2023

- A1-1        The commentor clarifies that the Orange County Sanitation District would not allow parking structure drains to be connected to a sewer. This comment is acknowledged. At this time, the proposed stormwater collected at the new parking structure would be conveyed to on-site water quality best management practice (BMP) features, which are required to be installed pursuant to existing State and local laws and regulations, prior to discharge into the City’s municipal stormwater system. As discussed in the Draft IS/MND, Section 4.10, *Hydrology/Water Quality*, page 4.10-2, the Project would be required to comply with the Orange County Drainage Area Management Plan (DAMP) which would satisfy the National Pollutant Discharge Elimination System requirements. Specifically, the DAMP would provide legal authority for prohibiting unpermitted discharges into the storm drain system, improving existing municipal pollution prevention and removal BMPs, incorporating appropriate Site Design, Source Control, and Treatment Control BMPs for new developments and significant redevelopments. No street work is proposed that would otherwise affect Orange County Sanitation District facilities.



AFFILIATED AGENCIES

Orange County  
Transit District

Local Transportation  
Authority

Service Authority for  
Freeway Emergencies

Consolidated Transportation  
Service Agency

Congestion Management  
Agency

November 27, 2023

COMMENT LETTER A-2

Mr. Chris Chung  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92507

Via email: [chrisc@ggcity.org](mailto:chrisc@ggcity.org)

Subject: **Notice of Intent (NOI) to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Civic Center Revitalization Project**

Dear Mr. Chung:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Notice of Intent (NOI) to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) regarding the Civic Center Revitalization Project. The following comments are provided for your consideration:

A2-1

- In paragraph 2, page 4.6-6 of the IS/MND, please adjust the description of the OCTA bus stop to indicate its position as being 10 feet west of the project area, rather than "10 feet east."

A2-2

- In paragraphs 2 and 7, page 4.17-2 of the IS/MND, please note that OCTA provides transit bus service via 15 fixed-bus routes, as opposed to the stated 19 in the document.

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at [dphu@octa.net](mailto:dphu@octa.net).

Sincerely,

Dan Phu  
Manager, Environmental Programs

DP:ap

## **Response No. 2**

ORANGE COUNTY TRANSPORTATION AUTHORITY  
Mr. Dan Phu, Environmental Programs Manager  
November 27, 2023

- A2-1 The commentor clarifies the location of the OCTA bust stop in proximity to the Project site. This discussion in the IS/MND has been updated accordingly to the correct orientation of the closest bus stop to the Project site. This change does not affect the analysis provided in the Draft IS/MND. This minor clarification has been made to Draft IS/MND Section 4.6, *Energy*, page 4.6-6, and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

### **Section 4.6, Energy, Page 4.6-6**

Additionally, the Orange County Transportation Authority (OCTA) bus stop is located approximately 10 feet ~~east~~west of the Project site and the Project would install appropriate pedestrian connections through the Civic Center area to the relocated park.

These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15088.5.

- A2-2 The commentor clarifies the number of fixed bus routes in the City. This discussion has been updated accordingly in the IS/MND to the correct number of fixed-bus routes in the City. This change does not affect the analysis provided in the Draft IS/MND. This minor clarification has been made to Draft IS/MND Section 4.17, *Transportation*, page 4.17-2, and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

### **Section 4.17, Transportation, Page 4.17-2**

According to the General Plan Circulation Element, transit services in the City are provided by the Orange County Transit Authority (OCTA). OCTA provides transit bus services to the City via ~~49~~ 15 fixed-bus routes, with a Route 37 bus stop located adjacent to the southwest of the site, near the intersection of Euclid Street and Acacia Parkway.

Transit Facilities. As mentioned above, transit services in the City are provided by OCTA. OCTA provides transit bus services to the City via ~~49~~ 15 fixed-bus routes, with a Route 37 bus stop located adjacent to the southwest of the site, near the intersection of Euclid Street and Acacia Parkway.



These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15088.5.

### **3.0 ERRATA**

Changes to the Public Review Draft Initial Study/Mitigated Negative Declaration (IS/MND) are noted below. A double-underline indicates additions to the text; ~~strike through~~ indicates deletions to the text. These clarifications and modifications are not considered to result in any new or substantially greater significant impacts as compared to those identified in the Public Review Draft IS/MND. The changes to the Public Review Draft IS/MND do not affect the overall conclusions of the environmental document. Changes are listed by page and, where appropriate, by paragraph.

#### **Section 4.6, Energy, Page 4.6**

Additionally, the Orange County Transportation Authority (OCTA) bus stop is located approximately 10 feet ~~east~~ west of the Project site and the Project would install appropriate pedestrian connections through the Civic Center area to the relocated park.

#### **Section 4.17, Transportation, Page 4.17-2**

According to the General Plan Circulation Element, transit services in the City are provided by the Orange County Transit Authority (OCTA). OCTA provides transit bus services to the City via ~~49~~ 15 fixed-bus routes, with a Route 37 bus stop located adjacent to the southwest of the site, near the intersection of Euclid Street and Acacia Parkway.

Transit Facilities. As mentioned above, transit services in the City are provided by OCTA. OCTA provides transit bus services to the City via ~~49~~ 15 fixed-bus routes, with a Route 37 bus stop located adjacent to the southwest of the site, near the intersection of Euclid Street and Acacia Parkway.



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## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be potentially significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Civic Center Revitalization Project (Project); refer to Table 1, *Mitigation Monitoring and Reporting Checklist*. This MMRP is intended to provide verification that the implementation of all mitigation measures identified in the Draft IS/MND are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of all such records in the project file.

This MMRP delineates responsibilities for monitoring the project. Pursuant to CEQA Guidelines Section 15097(a), however, the City of Garden Grove ultimately remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the mitigation program. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Draft IS/MND, which provides general background information on the reasons for the adopted mitigation measures.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City of Garden Grove with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City of Garden Grove prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals, as indicated.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City of Garden Grove. Such changes could include reassignment of



monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162.

**Table 1**  
**Mitigation Monitoring and Reporting Checklist**

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
<b>CULTURAL RESOURCES</b>						
CUL-1	<p>Construction plans and specifications shall state that in the event that potential archaeological resources are discovered during ground-disturbing activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated 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 or a historical resource as defined in Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5.</p> <p>If the resource appears to be significant, then the qualified archaeologist, in consultation with the representative of a Tribe traditionally and culturally affiliated with the Project area and/or the Most Likely Descendant (MLD) as determined by the City based on the recommendations from the qualified</p>	<p>Plans and Specifications</p> <p>During ground disturbing activities (grading or excavation)</p>	<p>Director of the City of Garden Grove Community Department, or designee</p>			
			<p>Qualified Archaeologist from the Orange County list of Qualified Archaeologists</p>			

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>archeologist, shall prepare and execute a treatment plan for the resource. The treatment plan may include preservation in place when feasible or controlled excavation and salvage of the resource. All recovered and salvaged resources shall be documented in a report to be filed at the South Central Coastal Information Center and either permanently preserved in an established accredited professional repository, reburied, or repatriated to the Tribe or MLD, as determined by the City and based on the recommendations from the qualified archaeologist, and as specified in the treatment plan. Ground-disturbing activities will not resume within 50 feet of the find until the treatment plan has been completed to the satisfaction of the City's Director of the Community Development Department.</p> <p>Prior to commencement of ground-disturbing activities (grading or excavation), the Director of the City of Garden Grove Community Department, or designee, shall verify that all Project grading and construction plans include specific requirements regarding Public Resources Code Section 21083.2(g)</p>					

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	and the treatment of archaeological resources as specified above.					
<b>GEOLOGY AND SOILS</b>						
GEO-1	<p>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 Planning and Building Agency Director. With direction from the Planning and Building Agency 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.</p>	<p>During ground disturbing activities (grading or excavation)</p>	<p>City of Garden Grove Planning and Building Agency Director</p>			
			<p>Qualified Paleontologist</p>			

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
<b>HAZARDS AND HAZARDOUS MATERIALS</b>						
HAZ-1	<p>Prior to issuance of a grading permit, the contractor shall retain a qualified environmental professional with Phase II/Site Characterization experience, to be approved by the City Engineer, to prepare a Soil Management Plan (SMP). The SMP shall be made available to the contractor, construction workers, and the City Engineer for use during grading/excavation activities. The SMP shall include guidelines for safety measures and soil management in the event that soils are to be disturbed, and for handling soil during any planned earthwork activities. The SMP shall also include a decision framework and specific risk management measures for managing soil, including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements. During the grading phase, the qualified professional shall conduct soil sampling and monitor soil conditions. In the event where contaminated soil is discovered, the qualified professional shall take a sample and coordinate laboratory testing to determine contamination levels before the import, export, or re-use of the soil. Should any</p>	<p>Prior to issuance of a grading permit</p>	<p>Qualified Environmental Professional with Phase II/Site Characterization experience</p>			
		<p>During ground disturbing activities (grading or excavation)</p>	<p>City Engineer</p>			

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	soil samples identify contamination levels in exceedance of existing Federal, State, and/or local human health screening levels, the soil shall be disposed off-site by a licensed hazardous waste hauler in accordance with applicable Federal, State, and local regulations. Lastly, the SMP shall include provisions and safety measures regarding grading/excavation in proximity to the underground storage tank and associated piping and fuel island.					
<b>TRANSPORTATION</b>						
TRA-1	Prior to Project commencement of construction, the City, or their designee, shall prepare a construction Traffic Management Plan (TMP) for approval by the City Traffic Engineer. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall limit construction interruptions to bicycle, pedestrian, and bus facilities during construction to the greatest extent feasible and specify that one direction of travel in each direction must always be maintained along Euclid Street, Acacia Parkway, 7th	<p>Prior to Project commencement of construction</p> <p>During ground disturbing activities (grading or excavation) and construction</p>	City Engineer			

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	Street, and Stanford Avenue throughout Project construction. Bicycle lanes, pedestrian sidewalks, and bus stops shall remain open and accessible, to the greatest extent feasible, during construction or shall be re-routed to ensure continued connectivity while maintaining Americans with Disabilities Act (ADA) accessibility. The TMP shall be incorporated into Project specifications for verification prior to Project commencement of construction.					
<b>TRIBAL CULTURAL RESOURCES</b>						
TCR-1	<p><b>Native American Sensitivity Training/Inadvertent Discovery.</b> The Project's grading and construction plans and specifications shall state that, prior to commencement of any ground disturbing activities, a Native American monitor from a tribe traditionally and culturally affiliated with the Project area shall be retained for the proposed Project. A copy of the executed contract shall be submitted to the City of Garden Grove Planning Division and Building</p>	Plans and Specifications	City of Garden Grove Planning Division;			
		Prior to commencement of ground disturbing activities	City of Garden Grove Building and Safety Division;			
		During ground disturbing activities (grading or excavation)	Native American monitor from a tribe traditionally and culturally affiliated with the Project area;			

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>and Safety Division prior to the issuance of any permit necessary to commence a ground-disturbing activity such as grading or excavation.</p> <p>The Tribe shall be contracted to conduct a Tribal Cultural Resources Sensitivity Training for construction session shall include a handout and shall focus on how to identify Native American resources encountered during ground-disturbing activities and the procedures to be followed if resources are discovered.</p> <p>In the event that potential Tribal Cultural Resources are inadvertently discovered during ground-disturbing activities, work shall be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist from the Orange County List of Qualified personnel prior to the start of construction activities. The training Archaeologists, retained by the Project Applicant in cooperation with a Tribal monitor from a tribe traditionally and culturally affiliated with the Project area to determine if the potential resource meets the CEQA definition of historical (CEQA Guidelines Section 15064.5(a)) and/or unique resource (Public Resources Code Section 21083.2(g)),</p>		Qualified archaeologist.			

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>and/or a “nonunique archeological resource” that conforms with the criteria of Public Resources Code section 21074(a) (Public Resources Code section 21074(c), Public Resources Code section 21083.2(h)). Construction activities may continue in other areas.</p> <p>Based on the recommendations of the qualified archaeologist and tribal monitor, the City of Garden Grove Planning Division and Building and Safety Division shall determine whether the resource constitutes a Tribal Cultural Resource as defined by Public Resources Code 21074.</p> <p>If the resource is determined by the City of Garden Grove Planning Division and Building and Safety Division to be a Tribal Cultural Resource, and avoidance is not feasible, then the qualified archaeologist, in consultation with the tribal monitor and, if relevant, the Most Likely Descendant (MLD), shall prepare and execute a treatment plan for the resource as described in MM CUL-1. The treatment plan is anticipated to consist of controlled excavation and salvage of the resource. All recovered and salvaged resources shall be documented in a report to be filed at the South Central</p>					

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>Coastal Information Center and either permanently preserved in an established accredited professional repository, reburied, or repatriated to the Tribe or MLD, as determined by the City in consultation with the Tribe, MLD, and qualified archaeologist and specified in the treatment plan. Halted ground-disturbing activities shall not resume until the treatment plan has been completed to the satisfaction of the City's Director of the Community Development Department.</p> <p>Prior to commencement of ground disturbing activities, the City's Director of the Community Development Department, or designee, shall verify that all Project grading and construction plans require the Native American Sensitivity Training and the treatment of resources as specified in this mitigation measure.</p>					

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