

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 9822 Russell Avenue Townhome Project

Lead Agency: City of Garden Grove

Contact Name: Priit Kaskla, AICP, Senior Planner

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Phone Number: 714-741-5303

Project Location: City of Garden Grove, Orange County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Project would remove the existing church, preschool, wireless facility, and daycare facility buildings and improvements on the Project site and construct 26 two-story townhome residences, open space/recreation, and parking. Each residential unit would range size from approximately 1,442 square feet to 1,800 square feet, would have three or four bedrooms, and two-car garages. The 26 residences on the 1.81-acre site would result in a density of 14.4 dwelling units per acre. The Project would include parking, open space, ornamental landscaping, and associated infrastructure.

The Project requests the approval of a General Plan Amendment to change the land use from Low Density Residential (LDR) that allows up to 11 dwelling units per acre to Low Medium Density Residential (LMR), which allows residential densities between 11 and 21 dwelling units per acre. The Project also includes a zone change to change the site zoning from Single-Family Residential (R-1) to Planned Unit Development (PUD) with an R-2 (Limited Multiple Residential) base zoning designation used as the base guiding standards. The Project includes approval of a Site Plan and a Vesting Tentative Tract Map (TTM) for condominium purposes. Additionally, the existing CUPs for the wireless facility (CUP-554-01) and for the preschool (CUP-114-81) would be revoked.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No significant impacts would occur. Potentially significant effects would be reduced to less than significant with implementation of the following mitigation measures for the related topics. Impacts related to paleontological resources would be less than significant with mitigation providing that construction shall halt within 50 feet of finding a potential resource until a qualified paleontologist has evaluated the find. Potential construction vibration impacts would be mitigated by restricting the use of heavy construction equipment (i.e., greater than 80,000 pounds), vibratory rollers, large loaded trucks, and large dozers within 10 feet of the southern property line. Instead, smaller, rubber-tired bulldozers (less than 80,000 pounds) shall be used within this area during Project construction to reduce vibration levels. Potential impacts to tribal cultural resources would be mitigated through Native American monitoring of ground disturbing activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no project areas of controversy known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for the project.