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Section 1: PURPOSE AND AUTHORITY OF INITIAL STUDY

1.1 – PURPOSE AND AUTHORITY

The purpose of this Initial Study (IS) is to identify and assess the significance of the environmental impacts that could result from any potential future physical change in the environment resulting from the adoption and implementation of the Garden Grove 2014-2021 Housing Element.

This IS has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines, and the City of Garden Grove's local rules and regulations. The proposed project requires discretionary approval from the City of Garden Grove and review by the California Department of Housing and Community Development (HCD). As the project initiator and because of the legislative approvals involved, the City is the Lead Agency with respect to this IS, pursuant to §15367 of the CEQA Guidelines. Specifically, this project requires City approval of a general plan amendment. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and there are no Trustee Agencies, as defined in §21070 of the CEQA Statutes.

Pursuant to §15074 of the CEQA Guidelines, prior to approving this project, the City is obligated to consider the findings of this IS and to either adopt a Negative Declaration (ND), a Mitigated Negative Declaration (MND), or to approve an environmental impact report. The findings of this IS support adoption of a MND, as discussed in Section 4 of this report. This means that long-term development of housing pursuant to the proposed Housing Element, in accordance with the governing land use planning policies and zoning standards, could potentially result in one or more significant environmental effects, but mitigation measures to avoid or reduce those impacts have been incorporated and the consequences of the Housing Element update would be less than significant.

The environmental determination that is ultimately adopted or certified by the City is part of the discretionary review process with respect to evaluating the merits and disadvantages of the proposed Housing Element. The findings and determination of impact significance presented herein neither presuppose nor mandate any actions by the City concerning future decisions on the proposed Housing Element.

Section 1: Purpose and Authority of Initial Study

1.2 – CONTENTS

This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth in the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.11);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Sections 2.6 and 2.7); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5.1).

1.3 – TIERING

Section 15152 et al of the CEQA Guidelines describes “tiering” as a streamlining tool as follows:

- (a) "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.
- (b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.
- (c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.
- (d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project

Section 1: Purpose and Authority of Initial Study

pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
 - (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.
- (e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.
- (f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.
- (1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.
 - (2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).
 - (3) Significant environmental effects have been "adequately addressed" if the lead agency determines that:
 - (A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or
 - (B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.
- (g) When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.
- (h) There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:
- (1) General Plan EIR (Section 15166).
 - (2) Staged EIR (Section 15167).

Section 1: Purpose and Authority of Initial Study

- (3) Program EIR (Section 15168).
- (4) Master EIR (Section 15175).
- (5) Multiple-family residential development / residential and commercial or retail mixed-use development (Section 15179.5).
- (6) Redevelopment project (Section 15180).
- (7) Projects consistent with community plan, general plan, or zoning (Section 15183).

This Initial Study for the Garden Grove 2014-2021 Housing Element has been prepared through tiering from the City of Garden Grove General Plan EIR (May 2008), State Clearinghouse No. 2008041079 (“General Plan EIR”). The General Plan EIR analyzed the potential environmental impacts of the General Plan. The General Plan EIR and General Plan 2030 are available for public review at:

City of Garden Grove
Community Development Department
11222 Acacia Parkway
Garden Grove, California 92840

1.4 – APPROACH

The environmental analysis contained in this Initial Study is based on the following assumptions:

1. **General Plan Consistency:** The Housing Element is consistent with the land use policies and all other elements of the City of Garden Grove General Plan. As the General Plan is updated and/or amended, the City will ensure that such updates and amendments do not prevent implementation of the policies contained in the Housing Element.
2. **Project Specific Environmental Review:** In the City of Garden Grove, all housing development proposals are subject to an environmental review process to determine the level of impact and to impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Housing Element Environmental Review: This project would not authorize any plans for construction of new homes, or redevelopment of any properties to produce new homes. No direct environmental impacts, therefore, would occur. This Initial Study analyzes potential environmental impacts resulting from the cumulative effects of potential future housing development within the Housing Element planning horizon (i.e. through 2021) in accordance with the City’s residential land use policies set forth in the General Plan. The purpose is to determine whether there are any impacts that could occur as an indirect result of the proposed Housing Element strategies that were not examined in the General Plan EIR, or if there could be impacts that are more severe than those anticipated in the General Plan EIR.

Section 2: PROJECT DESCRIPTION

2.1 – PROJECT TITLE

City of Garden Grove 2014-2021 Housing Element

2.2 – LEAD AGENCY NAME AND ADDRESS

City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

2.3 – CONTACT PERSON AND PHONE NUMBER

Monica Covarrubias, Sr. Program Specialist
(714) 741-5144

2.4 – PROJECT LOCATION

The City of Garden Grove 2014-2021 Housing Element applies to all proposed and existing residential and mixed-use zoning districts and General Plan land use designations that allow residential or mixed-use development within the municipal boundaries of the City of Garden Grove. Located in the central portion of Orange County, the City of Garden Grove is bounded by the cities of Anaheim, Stanton, and Cypress to the north, Los Alamitos to the northwest, Seal Beach to the west/southwest, Westminster and Fountain Valley to the south, Santa Ana to the south and southwest, and Orange to the east. The Garden Grove Freeway (State Route 22) runs in an east-west direction through the City. Both the Santa Ana Freeway (Interstate 5) to the northeast and the San Diego Freeway (Interstate 405) to the southwest provide connections to State Route 22. The City's planning area encompasses approximately 11,470 acres. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within Orange County and its local context.

2.5 – PROJECT SPONSOR'S NAME AND ADDRESS

City of Garden Grove
Community Development Department
11222 Acacia Parkway
Garden Grove, California 92840

2.6 – GENERAL PLAN DESIGNATIONS

The existing residential and mixed-use land use designations that provide for housing development within the City of Garden Grove include:¹

Low Density Residential (LDR): The LDR designation is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods. Future development within the LDR designation should remain residential in character with a single unit on a parcel, and allow for compatible uses, such as

¹ City of Garden Grove- General Plan 2008

Section 2: Project Description

schools or other small-scale civic or institutional uses. Densities for Low Density Residential range from one to nine dwelling units per acre with detached units each on their own parcel.

Low Medium Density Residential (LMR): The LMR designation is intended for the development of single-family, duplex and triplex, detached condominiums, and small-lot subdivision neighborhoods. The LMR designation allows for single-family and smaller scale multi-family detached and attached housing, and is a transition between the detached single-family areas and the higher density multiple family areas. Densities range from 9.1 to 18 dwelling units per acre.

Medium Density Residential (MDR): The MDR designation is intended for the development of mainly multi-family residential neighborhoods. The MDR designation is intended to create, maintain and enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and small-lot single-family. Densities range from 18.1 to 32 dwelling units per acre.

Medium High Density Residential (MHR): The MHR designation is found along major and secondary arterials and is transition between the other residential land uses and the more intensive non-residential land uses. Development at this density requires consideration of internal and external circulation, the relationship of buildings and units to each other, and the provision of common open space and private outdoor living areas. The MHR designation is intended to create, maintain, and enhance higher density multi-family residential areas characterized by apartments, condominiums, or townhomes. Densities range from 32.1 to 48 dwelling units per acre, with provisions for higher density (60 dwelling units per acre) if development is adjacent and has access to an arterial roadway, and has an innovative design plan.

Community Residential: CR is the most intensive residential land use designation, and is applicable to housing designed for a particular residential clientele. The CR designation is intended exclusively for senior housing, convalescent homes, congregate housing, and institutional quarters. Densities range from 48.1 to 60 dwelling units per acre.

International West Mixed Use (IW): The IW is a new land use designation in the General Plan 2030 for the area along Harbor Corridor, north of SR-22 and Trask Avenue to just north of Chapman Avenue. This area is more commonly referred to as International West, and is intended to function as the City's resort area. The IW designation allows a floor area ratio (FAR) ranging from 0.5 to 2.0 for non-residential uses. Residential densities range from 42.1 to 60 dwelling units per acre.

Civic Center Mixed Use (CC): CC is a new land use designation in the General Plan 2030 for the area that includes City Hall, the neighborhood bounded by 9th Street, Acacia Parkway, and Garden Grove Boulevard, Main Street, the Community Meeting Center, and the Village Green. The CC designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses.

Residential/Commercial Mixed Use 1 (RC1): The RC1 designation is intended to provide for a mix of higher density residential and commercial uses. The character of the area will include urban, mixed-use development at important intersections/locations that is eight to ten stories in height. Modern architecture and interesting buildings at important locations are envisioned for new development, along with a lively street scene. The RC1 designation allows a FAR ranging from 0.50 to 1.0 for non-residential uses, and residential densities up to 42 dwelling units per acre.

Residential/Commercial Mixed Use 2 (RC2): The RC2 designation is intended to provide for a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. This mixed use development will add residential to encourage revitalization of these sites, with building heights of 3 to 4 stories. RC2 allows a FAR of 0.5 for non-residential uses, and residential densities up to 21 dwelling units per acre.

Residential/Commercial Mixed Use 3 (RC3): The RC3 designation applies to areas throughout the City. It is intended to provide for a mix of residential and commercial uses. These mid-height (5- to 7-story) mixed use buildings will be interspersed with taller nodes, commercial centers, and lower height mixed use development. The designation allows a FAR of 0.5 for non-residential uses, and residential densities up to 32 dwelling units per acre.

Industrial/Residential Mixed Use 1 (IR1): The IR1 designation is intended to provide for a mix of industrial, commercial, and residential uses. The IR1 designation allows a FAR ranging from 0.4 to 0.6 for industrial uses, ranging from 0.4 to 0.5 for commercial uses, and for residential densities up to 42 dwelling units per acre.

Industrial/Residential Mixed Use 2 (IR2): The IR2 designation will allow existing industrial uses to remain and allow for new uses, such as artist's lofts with a residential component. The IR2 designation allows a FAR ranging from 0.5 for industrial uses, and residential densities up to 32 dwelling units per acre.

2.7 – ZONING DISTRICTS

Existing Zoning districts in which residential development within the City of Garden Grove is permitted are listed below.²

Single-Family Residential (R-1): The R-1 zone allows density ranging from 1 to 9 dwelling units per acre based on a single unit per lot and a range of allowed lot sizes (5,000 square feet, 6,000 square feet, 7,200 square feet, 11,000 square feet, and 15,000 square feet).

Limited Multiple Residential (R-2): The R-2 zone is intended to provide for a limited increase in population density by permitting multiple attached or detached dwellings on a lot. This zone is intended to provide a transition between lower density, single-family detached residences and higher-density residential or non-residential uses.

Multiple-Family Residential (R-3): The R-3 zone is intended to provide for a variety of types and densities of multiple-family residential dwellings. This zone is intended to promote housing opportunities in close proximity to employment and commercial centers.

Planned Unit Development (PUDA PUD) may be permitted in any Mixed Use zone subject to the provisions of the Municipal Code. Setbacks, maximum density standards, drive-through regulations, and signs are to comply with the standards set for all mixed use zones. The required front yard setbacks of the GGMU-1, GGMU-2, and GGMU-3 zones and any applicable regulations are to be followed. Storefront requirements for any of the CC zones are applicable to the PUD zone as well.

Garden Grove Boulevard Mixed Use 1 (GGMU-1): The GGMU-1 zone applies to specific properties along Garden Grove Boulevard, and provides for urban-scale, fully integrated commercial and residential mixed use developments near key intersection locations. This zone implements the General Plan Residential/Commercial Mixed Use 1 land use designation. Development intensities allow buildings up to 10 stories in height. Use regulations and development standards encourage vibrant, urban-scale districts that attract visitors. Development approaches provide for ample landscaping and enhanced pedestrian environments along Garden Grove Boulevard that tie into the adjacent lower-intensity development, with buildings generally built close to front property lines. Site and building design highlight Garden Grove Boulevard as one of the City's distinctive corridors.

Garden Grove Boulevard Mixed Use 2 (GGMU-2): The GGMU-2 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential uses to be developed as integrated developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. This zone implements the General Plan Residential/Commercial Mixed Use 2 land use designation. Development intensities are lower in scale (no more than three to four stories) and respect adjacencies to lower-density residential neighborhoods. Development approaches provide for ample landscaping and an enhanced pedestrian environment along Garden Grove Boulevard, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.

Garden Grove Boulevard Mixed Use 3 (GGMU-3): GGMU-3 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential uses to

² City of Garden Grove- Land Use Code.

be developed as integrated developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. This zone implements the General Plan Residential/Commercial Mixed Use 3 land use designation. Development intensities are moderate in scale (no more than five to seven stories) and respect adjacencies to lower-density residential neighborhoods. This zone provides a transition between lower-intensity mixed use developments along Garden Grove Boulevard and the most intense mixed use nodes. Development approaches provide for ample landscaping and an enhanced pedestrian environment along Garden Grove Boulevard, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.

Civic Center – East (CC-1): This zone allows for institutional and educational uses, together with a mix of residential and commercial uses. The intent is to allow uses and development approaches that maintain the character and form of the established neighborhoods within the Civic Center district. Existing residential structures may continue to be used for residential purposes or may be adapted for commercial use, provided that applicable development standards can be met.

Civic Center – Main Street (CC-2): This zone applies to the historic Main Street District, a Garden Grove landmark. Main Street is recognized as a place of special character and aesthetic interest and value. This zone is established to preserve and enhance buildings and structures of historic and cultural significance, and incidental uses that advance and preserve the Main Street character and charm.

Civic Center – Core (CC-3): This zone is established to encourage civic, educational, commercial, high-density residential, and compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities. Shared parking facilities, pedestrian orientation of buildings, high-quality architecture, and pedestrian-scale landscaping, pathways, and signage reinforce the goal to create places where people, not cars, predominate.

Neighborhood Mixed Use (NMU): The NMU zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses and moderate-density residential uses. Residential and commercial uses may be provided together as an integrated mixed use development, or stand-alone commercial uses are permitted. However, all new residential development in the NMU zone is required to include a commercial component. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential development. Compatible public and institutional facilities are allowed as well.

Adaptive Reuse (AR): The AR zone allows for a mix of work-live, light industrial, technology, creative industry, office, limited entertainment, and complementary uses near the City's civic core. Residential uses are permitted only as work-live, either in new developments or as adaptive reuse of existing structures. Light industrial uses must be low impact in nature and compatible with any nearby existing or allowed residential uses. Development generally is low to moderate in scale, with higher intensities appropriate closer to existing and planned transit and multiuse corridors. Preferred approaches to creating new spaces for allowed uses include the adaptive reuse of existing structures and new development that supports innovative research and development uses. Projects shall be designed to optimize pedestrian movements between

Section 2: Project Description

the AR zone and the CC zones. This zone implements the Industrial/Residential Mixed Use 2 land use designation.

2.8 – PROJECT DESCRIPTION

The project is the adoption and implementation of the Garden Grove 2014-2021 Housing Element that represents an update of the City’s certified Housing Element. The Housing Element is an integral component of the City’s General Plan as it addresses existing and future housing needs of all types for persons in all economic segment groups within the City. The Housing Element serves as a tool for decision-makers and the public to understand and meet housing needs in Garden Grove. While the law does not require local governments to actually construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions by creating opportunities for housing in the land use plan and facilitating housing development through policy.

Statutory Requirements

State law requires that all housing elements address four key topics: housing needs, constraints to housing development, housing resources, and a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in suitable living environments for all communities to meet statewide goals. This 2014-2021 Housing Element update is a policy document by the City of Garden Grove regarding current and projected future housing needs, and the City’s goals, policies, and programs to address those identified needs.

Specifically, Section 65580 states the housing element shall consist of “...an identification and analysis of existing and projected housing needs and a Statement of goals, polices, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.” The housing element must also contain a housing plan with quantified objectives for the implementation of the goals and objectives described in the housing element, to be carried out during the planning period (2014-2021). State law requires the Housing Element be updated at least every eight years, on a timeline consistent with the Regional Transportation Plan, unless extended by the legislature.

Government Code Section 65583 requires that housing elements include the following main components:

- An assessment of housing needs (including the needs of special needs groups), analysis of constraints to housing development, and an inventory of resources related to the meeting of these needs.
- A review of the previous Housing Element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the programs in the previous Housing Element.
- A Statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- Actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.

Housing Needs

Several factors influence the demand for housing in the City of Garden Grove. Four major “needs” categories are considered in the Garden Grove 2014-2021 Housing Element including:

Section 2: Project Description

1) Housing needs resulting from population growth, both in the City and the surrounding region; 2) housing needs resulting from overcrowding of units; 3) housing needs that result when households are paying more than they can afford for housing; and 4) housing needs of "special needs groups" such as the elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

The Garden Grove 2014-2021 Housing Element profiles key community demographics and examines the related housing needs of various groups, including owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the Housing Element.

California housing element law requires that each city and county develop local housing programs designed to meet their "fair share" of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops the Regional Housing Needs Assessments (RHNA) for each region of the State represented by councils of governments. The Southern California Association of Governments (SCAG) determines the housing allocation for each city and county within its six-county jurisdiction. SCAG has assigned Garden Grove a housing allocation of 747 units for the 2014-2021 planning period. Table 1 (Combined RHNA) identifies the total projected housing needs for the 2014-2021 Housing Element.

Section 2: Project Description

Table 1
Combined RHNA

Income Category	% of County AMI	2014-2021 RHNA Allocation Number of Units	Percentage of Units
Extremely Low/Very Low	0-50%	164	22%
Low	54-80%	120	16%
Moderate	81-120%	135	18%
Above Moderate	120%+	328	44%
Total		747	100%

Source: SCAG 2013

Candidate Sites

An important component of the Garden Grove Housing Element is the identification of sites and future housing development opportunities in the 2014-2021 planning period. After analyzing the land available in the City, Garden Grove has identified eight candidate sites that can accommodate the City's RHNA allocation of 747 units. These sites are described in detail in the following pages and identified in Exhibit 5.

Residential Site #1

Residential Site #1 is vacant and offers the opportunity for development of 16 units on a 0.6-acre parcel. The site is located on Stanford Avenue just west of Euclid Street. Designated in the General Plan as Medium Density Residential, the site is zoned Community Center Specific Plan, which allows a density of up to 23 units per acre.

Residential Site #2

Residential Site #2 consists of one parcel located on Stanford Avenue, near Dale Street, where multiple recent developments have included affordable housing. This property is occupied by a single-family home with a significant portion of the lot vacant and available for development. This parcel is surrounded by predominantly higher-density residential housing, and has the potential for redevelopment beyond the existing use. Designated in the General Plan as Medium Density Residential and zoned R-3, this property has a permitted maximum density of 32 units per acre. Based on the density, the potential units are counted toward the lower-income category for the RHNA consistent with State law.

Residential Site #3

Residential Site #3 consists of one parcel located on Trask Avenue, near the SR-22 freeway. The parcel is located next to residential uses, is significantly underutilized with only one single-family house on the lot, and is one acre in size. Designated in the General Plan as Medium Density Residential and zoned R-3, this property has a permitted density of 32 units per acre. Based on the density, the potential units are counted toward the lower-income category for the RHNA consistent with State law.

Mixed Use Site #1

Mixed Use Site #1 is known as the Brookhurst Triangle property. The City initiated establishment of Mixed Use Planned Unit Development zoning for the explicit purpose of providing approximately 200,000 square feet of commercial/office space and up to 700 residential dwelling units, as well as open space and an urban trail (approved in 2009). Four vacant parcels (totaling 7.04 acres) comprise the larger 14-acre property currently owned by the Successor Agency to the Garden Grove Agency for Community Development.

Mixed Use Site #2

Mixed Use Site #2 is located in the heart of Garden Grove and is surrounded by residential uses. The site is comprised of four parcels; one parcel is vacant with no improvements on the land. The other three parcels are occupied by automotive service uses and have limited improvement values as compared to land costs. The site is zoned Garden Grove Mixed Use 1, which permits up to 42 units per acre. Based on the density, these units are counted toward the lower-income category for the RHNA consistent with State law.

Mixed Use Site #3

Mixed Use Site #3 is a single parcel, 2.12 acres in size. The site is currently occupied by a bank building, with substantial surface parking. The RC Mixed Use 1 General Plan designation and the applicable Garden Grove Mixed Use 1 zone allow residential densities up to 42 dwelling units per acre on this site. Based on the density, these units are counted toward the lower-income category for the RHNA consistent with State law.

Mixed Use Site #4

Mixed Use Site #4 contains 17 parcels that total over 26 acres. The site is zoned Neighborhood Mixed Use, consistent with General Plan policy facilitating mixed use development on this site. Despite constraints such as multiple owners and existing easement agreements, this site is identified as a significantly underutilized site with clear interest from the development community. The Neighborhood Mixed Use zone allows residential densities up to 21 dwelling units per acre. Based on the density, these units are counted toward the moderate- and above moderate-income category for the RHNA consistent with State law.

Mixed Use Site #5

Mixed Use Site #5 contains one parcel, occupied by a Kmart store. The site is dominated by surface parking and is considered substantially underutilized. The property owners have expressed interest in redeveloping the property with residential uses. Residential uses at this location would be complementary to surrounding uses and offer new opportunities to revitalize an underperforming center. The Neighborhood Mixed Use zone allows residential densities up to 21 dwelling units per acre. Based on the density, these units are counted toward the moderate- and above moderate-income category for the RHNA consistent with State law.

Section 2: Project Description

**Table 2
Unit Capacity for Housing Candidate Sites**

Site	General Plan/Zoning	Maximum Residential Density Allowed	Acres	Capacity (80% of allowed density)	Affordability Level
1 Residential Site #1	Medium Density Residential/CCSP-CCR20	23 du/ac	0.61	11 units	Moderate/ Above Moderate
2 Residential Site #2	Medium Density Residential/R-3	32 du/ac	0.39	10 units	Lower
3 Residential Site #3	Medium Density Residential/R-3	32 du/ac	1.00	26 units	Lower
4 Mixed Use Site #1	RC Mixed Use 1/ PUD	700 units	13.85	560 units	Lower
5 Mixed Use Site #2	RC Mixed Use 1/ GGMU-1	42 du/ac	1.13	36 units	Lower
6 Mixed Use Site #3	RC Mixed Use 1/ GGMU-1	42 du/ac	2.12	71 units	Lower
7 Mixed Use Site #4	RC Mixed Use 2/ NMU	21 du/ac	26.04	431 units	Moderate/ Above Moderate
8 Mixed use Site #5	RC Mixed Use 2/ NMU	21 du/ac	8.31	139 units	Moderate/ Above Moderate
Total				1,284 units	

Source: City of Garden Grove 2014-2021 Housing Element

The Candidate Sites serve as the primary basis for environmental impact analysis in this Initial Study. This is based on the fact that specific policies and direction within the proposed Housing Element are guiding these parcels to be developed or recycled in order to accommodate the RHNA and, therefore, could lead to future physical changes in the environment.

Housing Plan

For the City of Garden Grove the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal the Housing Plan identifies long-term housing goals and shorter-term policies to address housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

Goal 1: Preservation, maintenance, and improvement of the existing housing stock

- Policy 1.1: Continue programs directed at preserving the physical quality of housing and neighborhood environments.
- Policy 1.2: Promote the rehabilitation of substandard and deteriorating housing, with a particular focus on improvement programs in neighborhoods with the greatest need.
- Policy 1.3: Encourage homeowners who cannot afford to rehabilitate their homes to participate in neighborhood improvement programs.
- Policy 1.4: Continue to enforce building, land use, and property maintenance codes.
- Policy 1.5: Support neighborhood efforts to eliminate crime, graffiti, and deferred maintenance practices.
- Policy 1.6: Work towards reduction of overcrowded housing units.

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Policy 1.7: Pursue public/private partnerships to implement rehabilitation and maintenance activities in older neighborhoods.

Policy 1.8: Reduce lead-based paint hazard in the housing stock.

Goal 2: Adequate provision of affordable housing to accommodate the City's housing needs

Policy 2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower- income households.

Policy 2.2: Continue to provide rental assistance to lower- income, cost-burdened households.

Policy 2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

Policy 2.4: Encourage collaborative partnerships to maximize resources available for the provision of housing affordable to lower-income households.

Policy 2.5: Actively pursue federal and state housing program funds to provide housing assistance and to support the development of housing affordable to lower-income households.

Policy 2.6: Preserve the City's supply of affordable rental housing units.

Policy 2.7: Improve housing affordability by promoting energy conservation programs and sustainable development as outlined in the Land Use, Air Quality and Conservation Elements of the General Plan.

Goal 3: Adequate sites to accommodate the City's housing need

Policy 3.1: Provide adequate sites to encourage housing development that will meet the needs of all income groups.

Policy 3.2: Promote a balance of housing types, including mixed use development, to meet the needs of the community.

Policy 3.3: Maintain an inventory of vacant and underutilized land and make available to the development community.

Policy 3.4: Promote the provision of housing for households with special needs, including but not limited to large families, persons with disabilities, families with children, the elderly, and the homeless.

Policy 3.5: Continue to facilitate the development of second units.

Policy 3.6: Ensure that land use and zoning standards provide sufficient flexibility to promote a wide range of housing types and densities.

Policy 3.7: Continue ongoing infrastructure maintenance and upgrades as identified in the City's infrastructure plans to provide sewer and water services that are sufficient to accommodate projected growth.

Goal 4: Remove governmental constraints to the maintenance, improvement, and development of housing.

Policy 4.1: Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.

Policy 4.2: Provide avenues for the development of housing for extremely low-income and special needs persons.

Goal 5: Equal access to housing for all residents

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- Policy 5.1: Support equal opportunity practices in the sale or rental of housing without regard to race, ethnicity, religion, disability, sexual orientation, age, gender, and family status.
- Policy 5.2: Ensure equal housing opportunities by taking appropriate actions, when necessary, to prevent housing discrimination in the local market.
- Policy 5.3: Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

2.9 – PROJECT OBJECTIVES

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2014-2021 planning period. Garden Grove's housing goals, policies, and programs address the following five major areas:

1. Conserve and improve the condition of the existing affordable housing stock;
2. Assist in the development of housing for low- and moderate-income households;
3. Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
4. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
5. Promote equal opportunities for all persons.

2.10 – SURROUNDING LAND USES

The Candidate Sites identified in the Housing Element each have specific surrounding land uses that must be noted because those conditions will serve as a portion of the baseline for environmental analysis in this Initial Study. The existing surrounding land uses for each candidate site are summarized in Table 3 (Existing Uses Surrounding Candidate Sites).

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Table 3
Existing Uses Surrounding Candidate Sites

Sites*	APNs	North	North-East	East	South-East	South	South-West	West	North-West
1	08920228	School	MFR	Church	Church	Church	SFR	SFR	School
2	21509121	MFR	MFR	SFR	SFR	MFR	MFR	Vacant	MFR
3	10036233	SFR	SFR	SFR	Commercial Vacant	Commercial	Commercial	Church	SFR
4	08966103-5; 08907105-8; 08907111-4; 08907124-5	School	Commercial SFR	Commercial	Commercial	Commercial Hotel	Commercial	Commercial SFR	SFR
5	09909114-16; 09909136	Commercial	Commercial	Vacant	Commercial Vacant	Commercial Church	Commercial SFR	Commercial	Commercial
6	09905151	MFR	Commercial	Commercial	MFR	Church	SFR	MFR	MFR
7	13309146-9; 13311104, 06; 13311120, 24, 27, 29, 32, 35, 47, 50-52, 54	Commercial	Commercial MFR	Commercial	SFR	Church MFR	MFR SFR	MFR SFR	Commercial
8	08901057	Commercial	Commercial	Commercial	MFR	MFR	MFR	MFR	Commercial

* See Exhibit 4 for general locations

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Table 4
Land Use Designations Surrounding Candidate Sites

Sites*	APNs	North	North-East	East	South-East	South	South-West	West	North-West
1	08920228	MDR	MDR	CCMU	CCMU	CCMU	MDR	MDR	MDR C/I
2	21509121	MDR	MDR	MDR	R/CMU 2	R/CMU 2	R/CMU 2	MDR	MDR LDR
3	10036233	LDR	LDR	LDR	MDR	MDR	MDR	MDR	LDR
4	08966103-5; 08907105-8; 08907111-4; 08907124-5	R/CMU 1	R/CMU 2	R/CMU 2	R/CMU 3	R/CMU 1	R/CMU 3	R/CMU 3 MDR LC	LDR
5	09909114-16; 09909136	R/CMU 1	R/CMU 1	R/CMU 1	R/CMU 1	R/CMU 2	R/CMU 2	R/CMU 2	R/CMU2 R/CMU1
6	09905151	MDR	I/RMU 2	LC	MDR	LDR	LDR	LMR	MDR
7	13309146-9; 13311104, 06; 13311120, 24, 27, 29, 32, 35, 47, 50-52, 54	LC	R/CMU 2	R/CMU 2	LC LDR	MDR R/CMU 2 C/I	MDR R/CMU 2 LDR C/I	MDR R/CMU 2 LDR C/I	R/CMU2
8	08901057	LD*	GC*	R/CMU 2	MDR LDR	MDR	LDR MDR	R/CMU 2	R/CMU2 LMD*

* See Exhibit 4 for general locations

Section 2: Project Description

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2.11 – ENVIRONMENTAL SETTING

The City of Garden Grove is located in the central portion of the County of Orange, and is bordered by the cities of Anaheim, Stanton, and Cypress to the north; Los Alamitos to the northwest; Seal Beach to the southwest; Westminster and Fountain Valley to the south; Santa Ana to the south and southwest; and Orange to the east. The Garden Grove Freeway (SR-22) transects the southern portion of the City in an east-west direction. Several major corridors also provide access throughout the City. Garden Grove is 99 percent built out and the character of the City is suburban. Cities surrounding Garden Grove are also fully developed with similar layout, design, and character.

Each Candidate Site identified in the Housing Element has a specific environmental setting that must be noted because that condition will serve as the primary baseline for environmental analysis in this Initial Study. The existing environmental setting surrounding each site is summarized in Table 5 (Candidate Sites Existing Conditions).

**Table 5
Candidate Sites Existing Conditions**

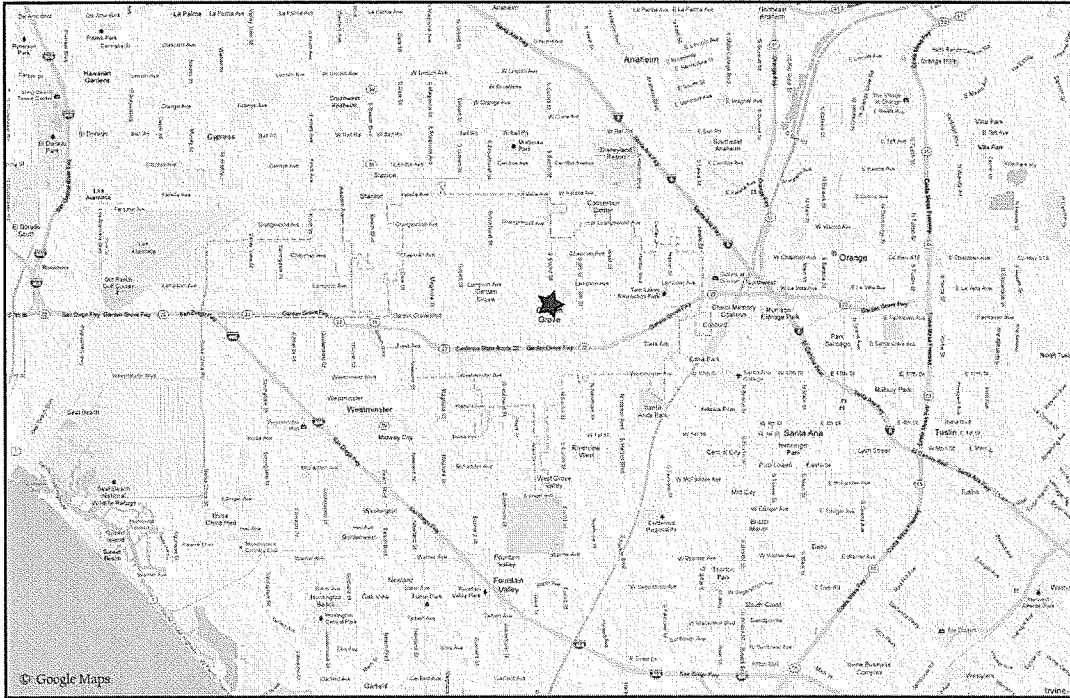
Sites *	Existing Use	Land Use/Zoning Designation
1	Vacant	Medium Density Residential/Community Center Specific Plan
2	1 Single-Family House	Medium Density Residential/R-3 Multiple-Family Residential
3	1 Single-Family House	Medium Density Residential/R-3 Multiple-Family Residential
4	Vacant and Commercial/Industrial	Residential/Commercial Mixed Use 1/PUD Planned Unit Development
5	Vacant and Automotive Service Uses	Residential/Commercial Mixed Use 1/Garden Grove Mixed Use 1
6	Bank	Residential/Commercial Mixed Use 1/Garden Grove Mixed Use 1
7	Vacant and Commercial (office, financial, restaurants, and retail)	Residential/Commercial Mixed Use 2/Neighborhood Mixed Use
8	Commercial (Kmart)	Residential/Commercial Mixed Use 2/Neighborhood Mixed Use

2.12 – REQUIRED CITY APPROVALS

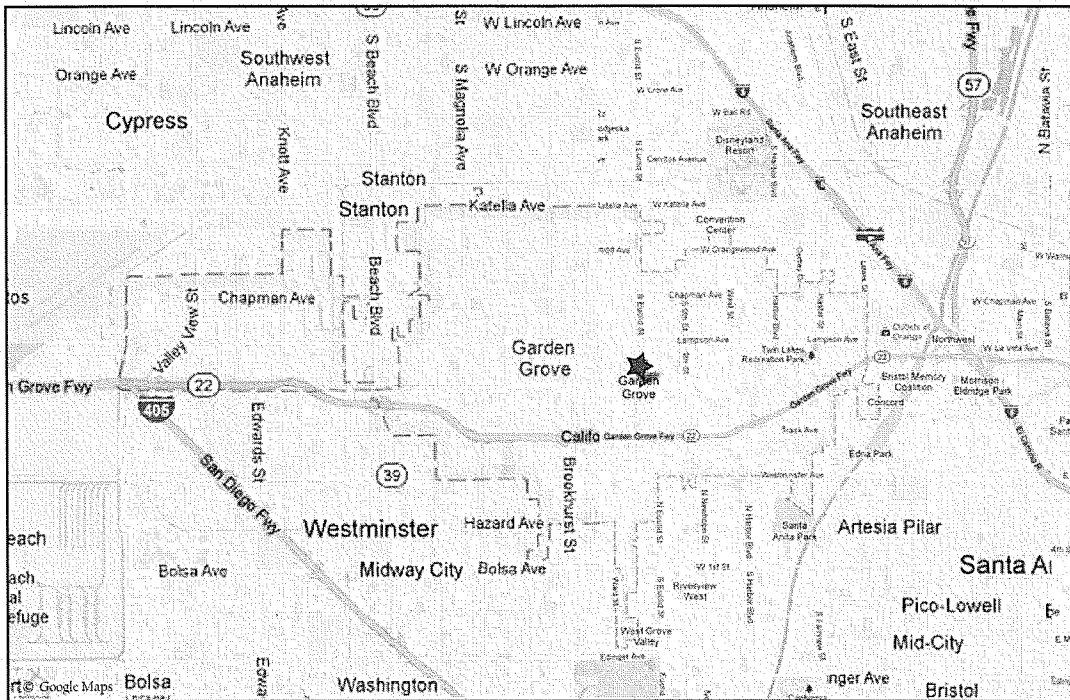
The City Council must approve a General Plan Amendment that incorporates the 2014-2021 Housing Element into the current General Plan.

2.13 – OTHER AGENCY APPROVALS

The State of California, Department of Housing and Community Development will review the Housing Element for compliance with State law and indicate whether the adopted Element is in substantial compliance (Article 10.6 of the Government Code). The Department of Housing and Community Development has reviewed the draft Housing Element and found it compliant.



Regional Context Map



Vicinity Map



Exhibit 1 - Regional/Vicinity Map

City of Garden Grove Housing Element
Garden Grove, CA

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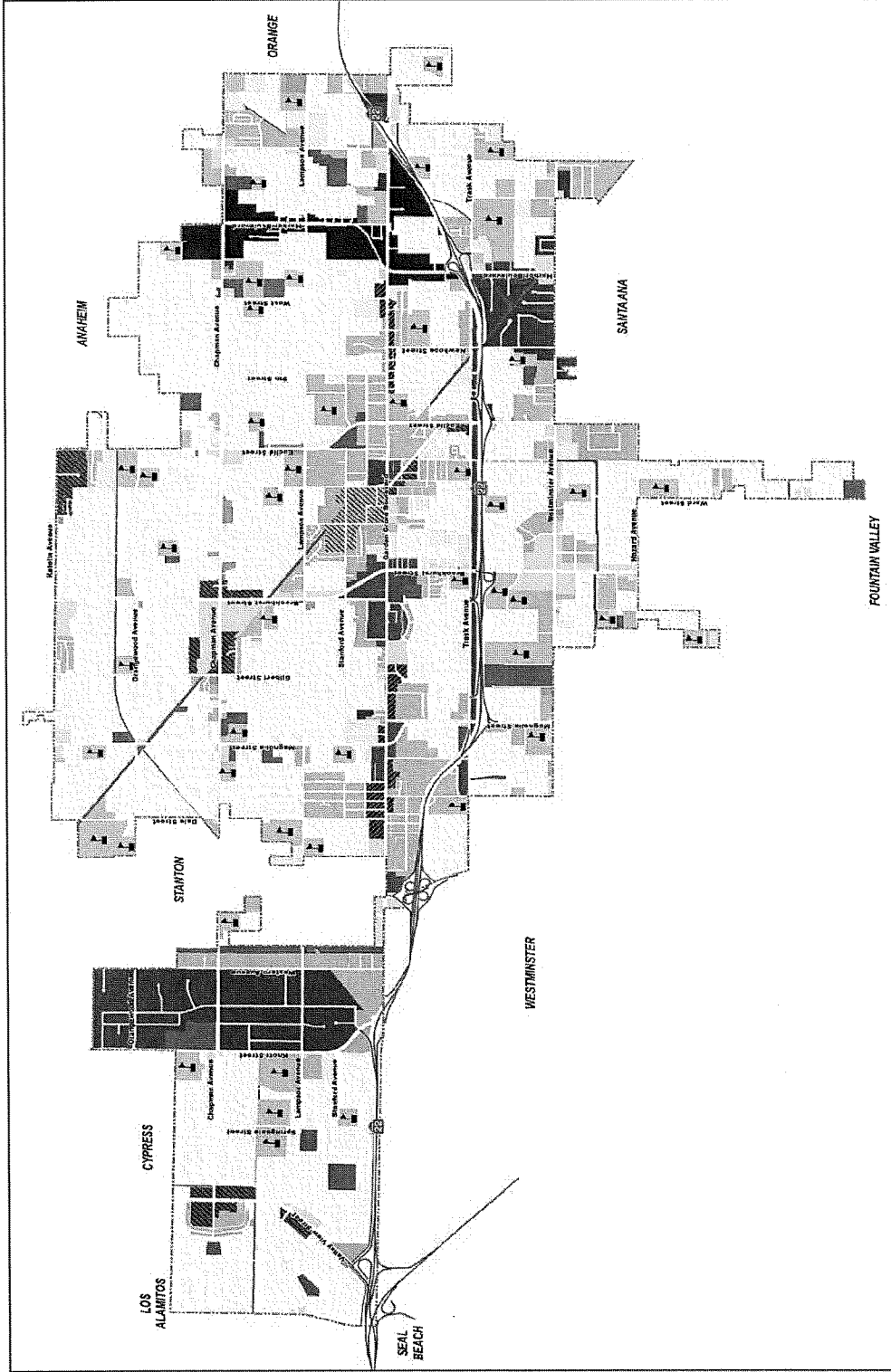
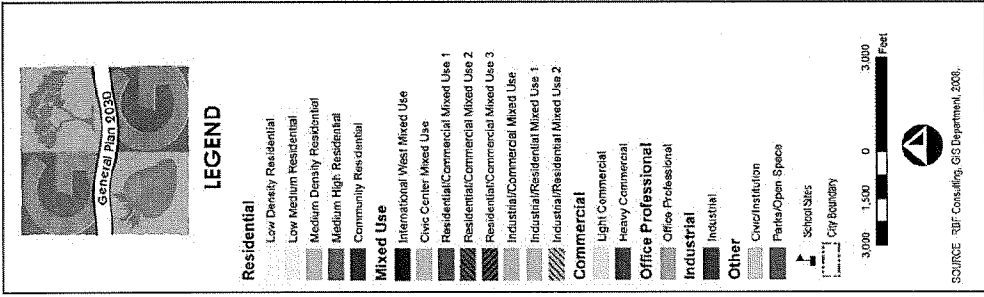


Exhibit 2 Land Use Map

City of Garden Grove Housing Element
Garden Grove, CA

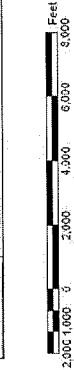
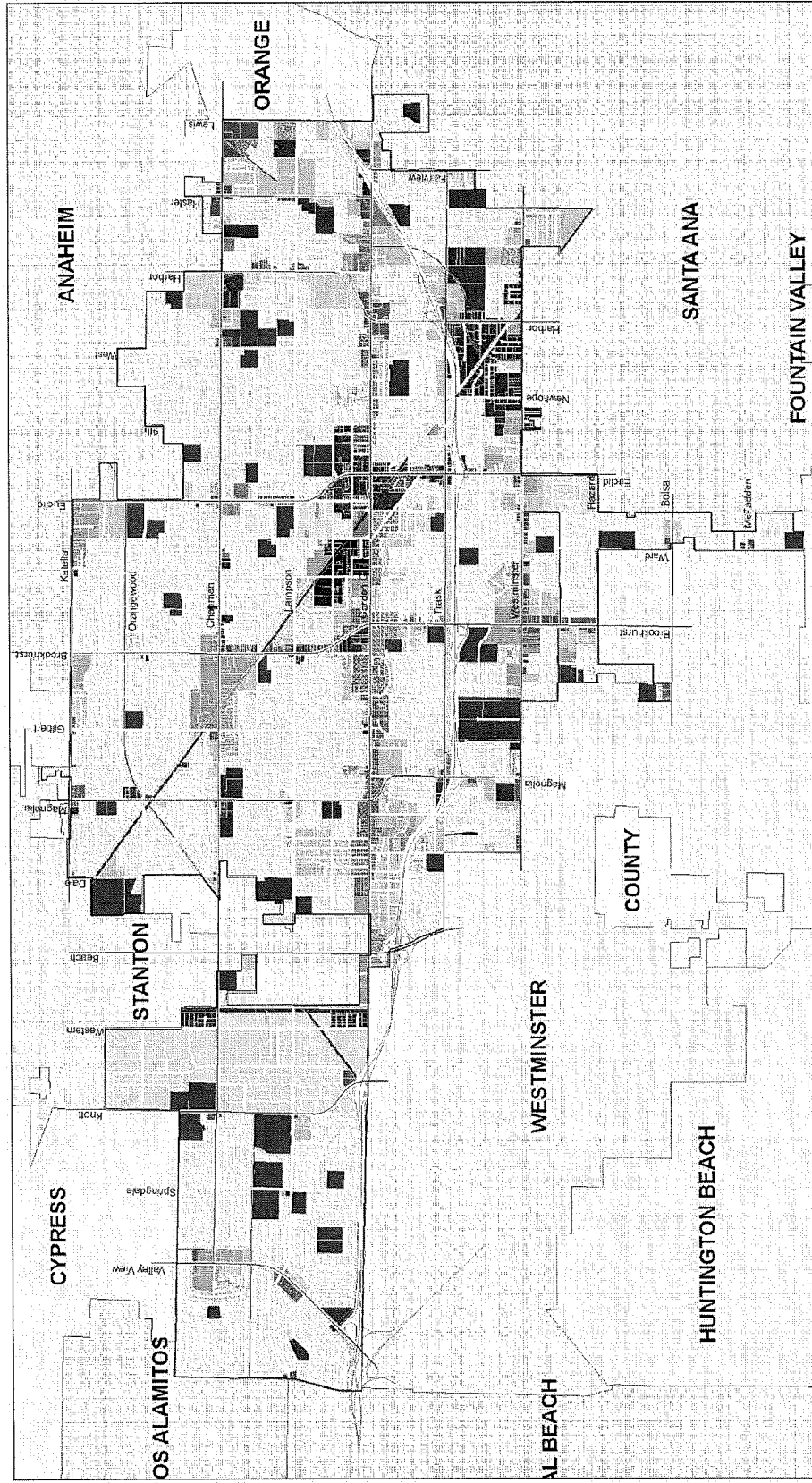
Source: Garden Grove General Plan
www.migcom.com • 951-787-9222



Section 2: Project Description

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City of Garden Grove - Zoning Map



ZONE	DESCRIPTION
DCP-9CC	...
C-1	...
C-1(T)	...
C-2	...
C-3	...
CCSP-CGP	...
CCSP-CCT	...
CCSP-COS	...
CCSP-CPF	...
CCSP-PCR	...
CCSP-DC	...
CCSP-OP	...
CCSP-4F	...
HCSP-DC	...
HCSP-OP	...
HCSP-SDS	...
HCSP-TCB	...
HCSP-TZN	...
HCSP-TZS	...
HCSP-TZW	...
M-1	...
M-F	...
O-P	...
O-S	...
OP	...
OS	...
PLC(C)	...
PLC(CR)	...
PLC(D)	...
PLC(W)	...
PLC(O)	...
PLC(O-1)	...
PLC(O-2)	...
PLC(O-3)	...
PLC(RF)	...
PLC(MR)	...
R-1	...
R-2	...
R-3	...
R-3(T)	...
RP	...
TC	...
AR	...
DC-1	...
DC-2	...
DC-3	...
DC-OS	...
OSMU-1	...
OSMU-2	...
OSMU-3	...
OSMU	...

Adjacent Cities

- BUSHA PARK
- ANAHEIM
- CYPRESS
- FOUNTAIN VALLEY
- GARDEN GROVE
- HUNTINGTON BEACH
- OS ALAMITOS
- ORANGE
- SANTA ANA
- SEAL BEACH
- STANTON
- WESTMINSTER
- MAJOR STREETS
- CITY LIMITS

Section 2: Project Description

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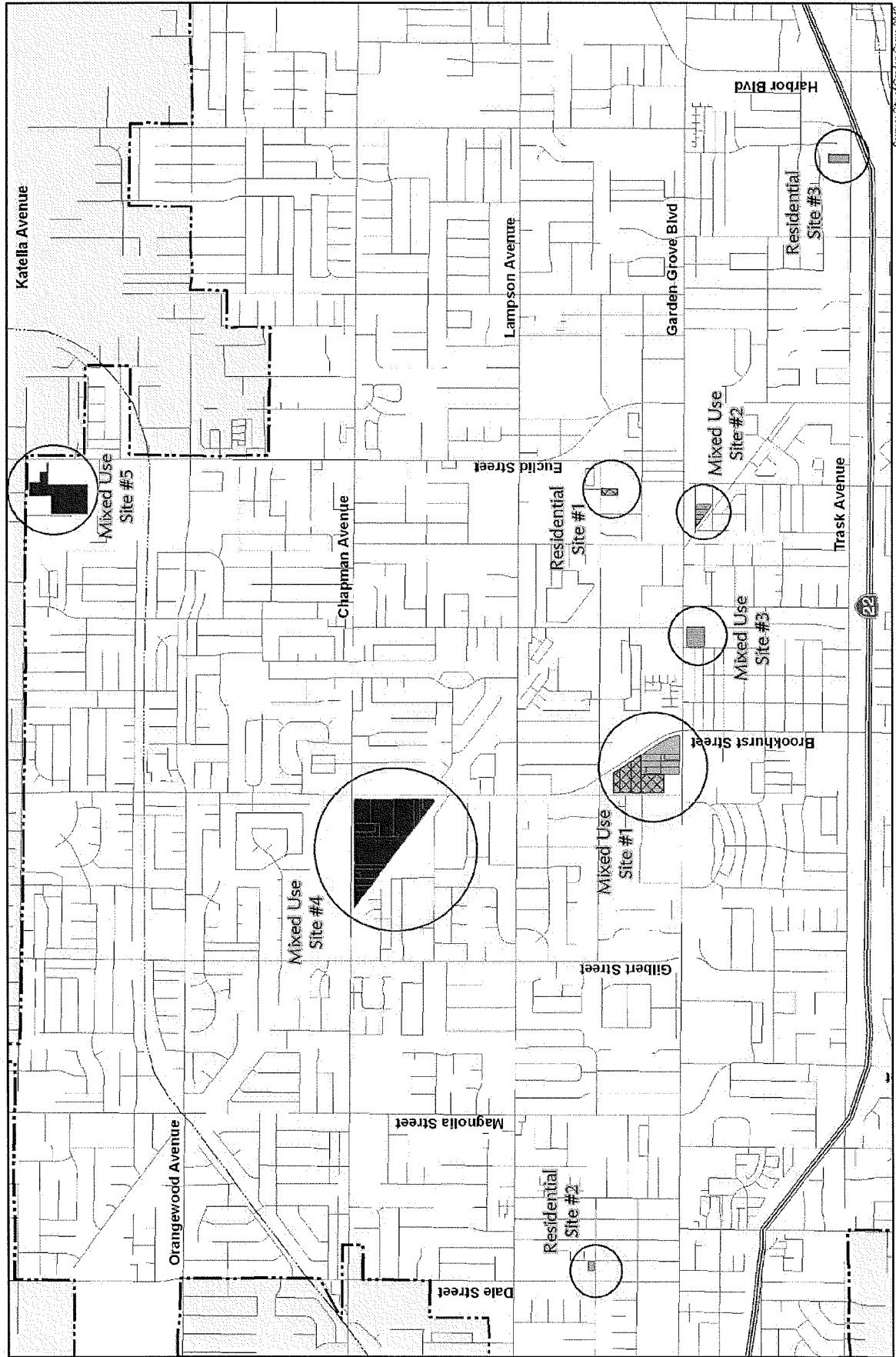


Exhibit 4 Candidate Site Locations

City of Garden Grove Housing Element
Garden Grove, CA

Source: 2014-2021 Garden Grove Housing Element
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Section 2: Project Description

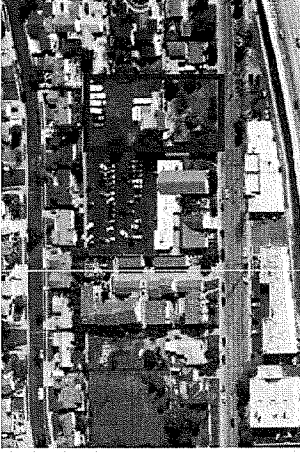
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Residential Site #1



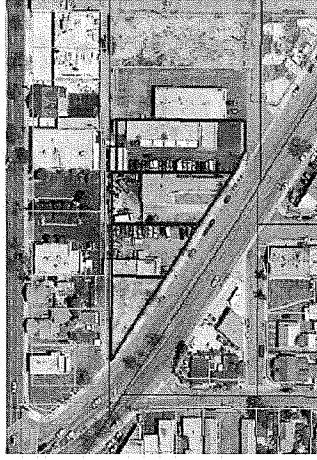
Residential Site #2



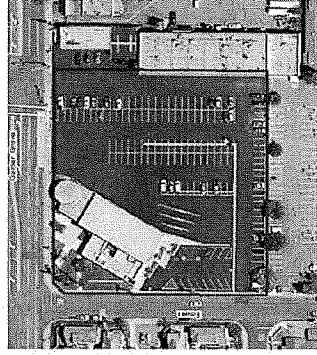
Residential Site #3



Mixed Use Site #1



Mixed Use Site #2



Mixed Use Site #3



Mixed Use Site #4



Mixed Use Site #5



Source: 2014-2021 Garden Grove Housing Element
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Exhibit 5 Candidate Site Details

City of Garden Grove Housing Element
Garden Grove, CA

Section 2: Project Description

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Section 3: DETERMINATION

3.1 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology /Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

3.2 – DETERMINATION

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.

Monica Covarrubias, Sr. Program Specialist
City of Garden Grove

Date

Section 3: Determination

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Section 4: EVALUATION OF ENVIRONMENTAL IMPACTS

4.1 – AESTHETICS

Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			<input checked="" type="checkbox"/>	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			<input checked="" type="checkbox"/>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<input checked="" type="checkbox"/>	

a) **No Impact.** A scenic vista is defined by a generally uninterrupted view of the horizon creating an aesthetic viewpoint. Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). There are no scenic vistas visible from any Candidate Site or from anywhere else in Garden Grove; therefore, future potential housing guided by the policies of the Housing Element update could not affect or otherwise directly disturb a scenic vista.³

b) **Less than Significant Impact.** No State or County designated scenic highways exist in Garden Grove; therefore, scenic resources as seen from such highways could not be impacted. Because the City of Garden Grove is 99 percent built out, the visual character of the City is suburbanized; therefore, scenic resources such as rock outcroppings or distinctive trees will not be impacted. The General Plan EIR has identified several structures and buildings as locally significant throughout the City. The visual character of these sites can be impacted if incompatible residential uses are developed on neighboring sites. Implementation of Conservation Implementation Programs for Goal CON-7 will ensure that damage to historic buildings will be less than significant.

³ California Department of Transportation. California Scenic Highway Mapping System. San Bernardino County. www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm [January 2013]

Section 4: Evaluation of Environmental Impacts

Goal CON-7 Significant historical, architectural, archeological, and cultural value resources shall be preserved and protected.

CON-IMP-7B	Determine appropriate zoning and land development guidelines in order to protect historic resources from incompatible development.
CON-IMP-7C	Develop a process for the preservation of historic buildings with clear data by property regarding its historic significance. Look for innovative ways to preserve these buildings by possibly creating an historic area in which to relocate the buildings.
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.
CON-IMP-7E	Encourage the restoration of historic properties through financial incentives and public and private loan and grant funding programs.
CON-IMP-7F	Encourage new commercial development or renovations to existing commercial structures in historic areas to be compatible with existing historic architectural character.
CON-IMP-7G	Design public facilities to minimize adverse impacts on historic resources.

- c) **Less Than Significant Impact.** Future housing development could change the on- and off-site visual character of the area in which it is constructed. Regarding the Candidate Sites, the change would generally be from single-family, vacant, and commercial uses to medium-density residential and mixed-use development. Future housing development guided by the policies of the proposed Housing Element will be subject to the policies of the General Plan 2030. The Community Design Element requires the preparation of design guidelines for special districts or areas with unique qualities to ensure that the architectural and visual character of future development and site design strengthens the image of the City and is compatible with the visual character of the surrounding area. The eight Candidate Site locations are currently compatible with their surrounding land uses. Pursuant to the following policies and implementation programs, future housing and mixed-use constructed pursuant to the Housing Element update will have a less than significant impact on the visual character and quality of the City.

Goal CD-1 Create a positive and distinctive City image by protecting historic resources, and by strengthening the positive qualities of the City's overall image and neighborhood identity.

Policy CD-1.1	Enhance the positive qualities that give residential, commercial, and industrial areas their unique identities, while also allowing flexibility for innovative design.
Policy CD-1.5	Prepare and implement design guidelines for special districts or areas with unique character in the City of Garden Grove.
CD-IMP-1A	Promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places.
CD-IMP-1B	Review the existing Zoning Code and develop standards for citywide design considerations, with particular attention to infill development and redevelopment projects and major ground floor additions and renovations to ensure compatibility with surrounding uses.

Section 4: Evaluation of Environmental Impacts

- d) **Less Than Significant Impact.** Future housing development would result in new sources of lighting. Typical light sources from a single-family home would be outdoor security lighting. Multiple-family residential developments would generally include outdoor security lighting and parking lot lights, depending on the type of development. Future housing development will be required to conform to the lighting standards outlined in the City's Municipal Code. Title 9 of the Municipal Code indicates that all lighting must be directed away from any property zoned for residential use and located so that lighting does not shine into any adjoining residential property.⁴ Pursuant to this standard, day and nighttime views will not be adversely affected because lighting will be appropriately shielded to not spill onto adjacent properties. Impacts will be less than significant.

With regard to glare, building materials such as metal and other reflective materials would be a typical source associated with residential and mixed-use development. The Municipal Code specifically prohibits any form of glare from mixed-use developments (Section 19.18.020.070[B]). Residential and mixed-use development will be evaluated during the City's standard design and environmental review processes to ensure that future development does not include features that could result in excessive glare, pursuant to Municipal Code Sections 9.32.010.G (Environmental Review) and 9.32.010 (Design Guidelines) in order to make the required findings for Site Plan approval identified in Municipal Code Section 9.32.010.3.b.5. This could include limiting the use of metal building materials, requiring non-reflective metals, or minimizing use of high-efficiency windows. Impacts will be less than significant.

⁴ City of Garden Grove- Municipal Code.

Section 4: Evaluation of Environmental Impacts

4.2 – AGRICULTURE AND FORESTRY 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 Incorporation	Less Than Significant Impact	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?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>

Section 4: Evaluation of Environmental Impacts

- a) **No Impact.** No land in Garden Grove is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to the California Department of Conservation, Division of Land Resource Protection. No impact would occur.⁵
- b) **No Impact.** Implementation of the proposed Housing Element will not conflict with existing zoning for agricultural use or a Williamson Act contract since, according to the California Department of Conservation, no land in the City is under a Williamson Act contract. No impact could result.⁶
- c) **No Impact.** No properties in Garden Grove are zoned for forest land, timberland, or Timberland Production. No impact will occur.
- d) **No Impact.** Due to the urban character of Garden Grove, there is no forest land. Therefore, there will be no loss of forest land or conversion of forest land as a result of the implementation of the proposed Housing Element.
- e) **No Impact.** There are no agricultural operations or forest lands within the City. No impact related to the conversion of agricultural or forest lands could occur.⁷

⁵ California Department of Conservation. Farmland Mapping and Monitoring Program. Orange County Important Farmland 2010. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/ora10.pdf> [January 2013]

⁶ California Department of Conservation. Agricultural Preserves 2004: Williamson Act Parcels, Orange County, California. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Orange_WA_03_04.pdf [January 2013]

⁷ City of Garden Grove- Zoning Map.

Section 4: Evaluation of Environmental Impacts

4.3 – AIR QUALITY

Where available, the significance criteria established by the applicable air quality management 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 Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			<input checked="" type="checkbox"/>	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			<input checked="" type="checkbox"/>	
d) Expose sensitive receptors to substantial pollutant concentrations?			<input checked="" type="checkbox"/>	
e) Create objectionable odors affecting a substantial number of people?			<input checked="" type="checkbox"/>	

- a) **No Impact.** The City of Garden Grove is located within the South Coast Air Basin (basin) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the Basin. The AQMP is a series of plans adopted for the purpose of reaching short- and long-term goals for those pollutants for which the Basin is designated as a “nonattainment” area because it does not meet federal and/or State Ambient Air Quality Standards (AAQS). To determine consistency between the project and the AQMP, the project must comply with all applicable SCAQMD rules and regulations, comply with all proposed or adopted control measures, and be consistent with the growth forecasts utilized in preparation of the Plan.

A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan. Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or

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severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The project (including potential future housing development facilitated by the Housing Element policy on proposed Candidate Sites) would result in short-term construction and long-term pollutant emissions that will be analyzed during the City's standard environmental review process and will be mitigated, as necessary, such that the project would not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation.
2. The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and 'significant projects.' Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. The project includes a General Plan amendment to update the proposed 2014-2021 Housing Element and therefore further consistency analysis is required.

The Housing Element identifies eight candidate sites for future residential development. The Census indicated that the City had a population of 165,196 in 2000 and 170,883 as of 2010, which would represent an approximately three percent increase. Based on 80 percent of the maximum density allowed, the Candidate Sites identified in the Housing Element would result in approximately 1,324 new dwelling units and 5,032 new residents (1,324 dwelling units at 3.8 persons per household). SCAG provides population projection estimates in five-year increments from 2005 to 2035. According to the latest growth forecast (2012), SCAG estimates that the City would have a population of 180,300 and the County would have a population of 3,421,000 in 2035.⁸ SCAG growth projections are utilized as the basis for both the Regional Transportation Plan (RTP) and the AQMP. Build-out of the General Plan 2030 would accommodate a population of 196,397 persons in 2030, higher than projected by SCAG, and thus provides sufficient residential land uses to accommodate growth projections for the City. In addition, the proposed Housing Element Candidate Sites are projected to meet the City's allocated RHNA, which is a function of the City's projected long-term growth. Therefore, by providing sites for housing consistent with the RHNA, the Housing Element is contributing short term toward consistency with long-term growth projections and the 2012 AQMP. The proposed Housing Element does not propose densities higher than are already permitted in the existing General Plan that were utilized in preparation of the 2012 RTP; thus, implementation will not result in an increase in population and households over that contemplated in the RTP and AQMP. These increases are within the growth assumptions estimated by SCAG and therefore would not result in a conflict with or obstruction of the AQMP.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur..

- b) **Less than Significant Impact.** Because the proposed Housing Element does not authorize any development project or land altering activity that would involve construction of new or redevelopment housing, it will not result in any direct emissions that could contribute to an existing or potential violation of an air quality standard. The Housing Element update would have no effect on rules and procedures governing assessment or control of air pollutant emissions.

⁸ Southern California Association of Governments. Adopted Growth Forecast. <http://www.scag.ca.gov/forecast/index.htm> [February 2013]

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The proposed Housing Element will not directly result in construction of any development or infrastructure; however, future residential development supported by the policies of the updated Housing Element will result in short-term criteria pollutant emissions. Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities associated with new development. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). Pursuant to CEQA, short-term, project-specific, construction-related emissions will be analyzed as development proposals are submitted. Mitigation will be applied, where necessary. Such mitigation typically includes requirements for use of low-VOC paints, installation of diesel particulate filters on older construction equipment, and limitations on hauling distances and/or daily trips.

To address operational emissions from a typical development project, an air quality modeling analysis is typically performed to determine if a project could regionally or locally cause a violation of any air quality standard. Using the California Emissions Estimator Model (CalEEMod), long-term emissions from the planning area were modeled. The analysis of operational emissions also takes into consideration the reduction of emissions from the demolition of the existing candidate site uses. The emissions estimated for these were also calculated utilizing CalEEMod. These operational emissions from the uses/buildings to be demolished are then subtracted from the operational emissions for the proposed development, providing a net increase in emissions. Table 6 (Candidate Sites Existing Operational Daily Emissions in lbs/day) summarizes the existing operational emissions of the existing land uses that currently occupy the identified candidate sites. Table 7 (Candidate Sites Proposed Operational Daily Emissions in lbs/day) summarizes the operational daily emissions that could occur from new development from the identified candidate sites. Table 8 (Candidate Sites Net Operational Daily Emissions in lbs/day) summarizes the net operational daily emissions. There are no established or daily emissions thresholds for program-level environmental analysis. Analysis of program-level air quality impacts are assessed through consistency with the AQMP and identification of policies, regulations, and rules that will reduce pollutant emissions from future development projects. The following emissions summaries are provided solely for disclosure purposes..

Table 6
Candidate Sites Existing Operational Daily Emissions in lbs/day

Source	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
<i>Summer</i>						
Area Sources	11.10	0.01	0.66	0.00	0.11	0.11
Energy Demand	0.04	0.36	0.29	0.00	0.03	0.03
Mobile Sources	112.36	211.12	1,130.55	1.71	198.12	14.54
Summer Total	123.50	211.49	1,131.50	1.71	198.26	14.68
<i>Winter</i>						
Area Sources	11.10	0.01	0.66	0.00	0.11	0.11
Energy Demand	0.04	0.36	0.29	0.00	0.03	0.03
Mobile Sources	120.71	231.77	1,122.50	1.63	198.17	14.59
Winter Total	131.85	232.14	1,123.45	1.63	198.31	14.73

Table 7
Candidate Sites Proposed Operational Daily Emissions in lbs/day

Source	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
<i>Summer</i>						
Area Sources	67.51	1.23	108.49	0.01	15.74	15.59
Energy Demand	0.75	6.40	2.85	0.04	0.52	0.52
Mobile Sources	103.54	163.71	867.97	2.52	295.44	14.11
Summer Total	171.8	171.34	979.31	2.57	311.7	30.22
<i>Winter</i>						
Area Sources	67.51	1.23	108.49	0.01	15.74	15.59
Energy Demand	0.75	6.40	2.85	0.04	0.52	0.52
Mobile Sources	109.31	173.83	857.46	2.39	295.47	14.14
Winter Total	177.57	181.46	968.8	2.44	311.73	30.25

Table 8
Candidate Sites Net Operational Daily Emissions in lbs/day

Source	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
<i>Summer</i>						
Area Sources	56.41	1.22	107.83	0.01	15.63	15.48
Energy Demand	0.71	6.04	2.56	0.04	0.49	0.49
Mobile Sources	-8.82	-47.41	-262.58	0.81	97.32	-0.43
Summer Total	48.3	-40.15	-152.19	0.86	113.44	15.54
<i>Winter</i>						
Area Sources	56.41	1.22	107.83	0.01	15.63	15.48
Energy Demand	0.71	6.04	2.56	0.04	0.49	0.49
Mobile Sources	-11.40	-57.94	-265.04	0.76	97.30	-0.45
Winter Total	45.72	-50.68	-154.65	0.81	113.42	15.52

Any future proposed development project would also be subject to SCAQMD's rules and regulations. The Garden Grove General Plan Air Quality Element includes goals and policies that require coordination with other agencies and the encouragement of pedestrian-oriented design to reduce emissions. With application of SCAQMD rules and the following General Plan goals, policies, and implementation measures, no new or more significant impacts relative to air quality standards would result from implementation of the Housing Element update than those analyzed in the General Plan EIR. Because the proposed Housing Element is consistent with the AQMP (see Section 4.3.a) and future development projects supported by the Housing Element will be subject to environmental review to ensure that daily criteria pollutant thresholds will not be exceeded, impacts will be less than significant.

Goal AQ-1 Air Quality that meets the standards set by the State and Federal governments.

Policy AQ-1.1 Coordinate with other agencies in the region, particularly the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the provisions of the region's Air Quality Management Plan (AQMP), as amended.

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- Policy AQ-1.2 Strive to achieve conformance with the state-mandated congestion management plans (CMPs), transportation demand management (TDM) plans, or other like State or Federally required pollution reduction plans.
- AQ-IMP-1B Encourage and assist employers in developing and implementing work trip reduction plans, employee ride sharing, modified work schedules, preferential carpool and vanpool parking, or any other trip reduction approach that is consistent with the Air Quality Management Plan for the South Coast Air Basin.

Goal AQ-2 Increased awareness and participation throughout the community in efforts to reduce air pollution and enhance air quality.

- Policy AQ-2.2 Promote and encourage ride sharing activities within the community.
- 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-2.5 Separate, buffer, and protect sensitive receptors from significant sources of pollution to the greatest extent possible.
- AQ-IMP-2B Require new development or redevelopment projects to provide pedestrian and bicycle trails access to nearby shopping and employment centers.

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.
- AQ-IMP-4C Require sidewalks through parking lots, bicycle racks near building entrances and other provisions for the safety and convenience of pedestrian and bicycle riders at all commercial, mixed use, and production facilities.

Goal AQ-5 An improved balance of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population. Work towards clean air while still permitting reasonable planned growth.

- Policy AQ-5.1 Support mixed use developments.
- Policy AQ-5.2 Encourage infill development projects within urbanized areas that include jobs centers and transportation nodes.
- Policy AQ-5.3 Promote mixed use development that allows the integration of retail, office, industrial, institutional, and residential uses for the purposes of reducing costs of infrastructure construction and maximizing the use of land.
- Policy AQ-5.5 Avoid locating multiple-family developments close to areas that emit harmful air contaminants.

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Policy AQ-5.6	Increase residential and commercial densities around bus and/or rail transit stations, and along major arterial corridors.
AQ-IMP-5A	Encourage mixed use developments that combine residential and commercial or industrial business locations, thereby improving convenience and reducing trip generation.

Goal AQ-6 Increased energy efficiency and conservation.

Policy AQ-6.1	Develop incentives and/or regulations regarding energy conservation requirements for private and public developments.
Policy AQ-6.2	Promote energy conservation and disseminate information throughout the community about energy conservation measures.
AQ-IMP-6A	Remove barriers for the use of solar energy for residential, commercial, industrial, or institutional uses.
AQ-IMP-6B	Research and secure financial assistance and other means to support, provide, and address energy efficient applications such as solar panels, cool roofs, wind energy, building modifications, etc.
AQ-IMP-6C	Continue to promote overall energy efficiency at local public facilities and continue preventative maintenance programs.
AQ-IMP-6D	Require new development to comply with the energy use guidelines in Title 24 of the California Administrative Code.
AQ-IMP-6E	Consider the development and implementation of a residential shade tree program that would provide trees to residents to reduce energy consumption.
AQ-IMP-6G	Develop incentives and/or regulations regarding energy conservation requirements for private and public developments.
AQ-IMP-6H	Monitor energy conservation or renewable energy generation programs proposed by the State or Federal government, such as California Energy Commission's New Solar Homes Partnership to determine this applicability to new development or redevelopment projects in the City.

Goal AQ-7 Reduced particulate emissions from paved and unpaved roads, parking lots, and building construction.

Policy AQ-7.2	Continue to work towards the reduction of particulate emission from grading, construction, street cleaning, demolition, debris hauling, utility maintenance, railroad rights-of-way, and off-road vehicles, to the extent possible, to assist the region in meeting State and Federal standards.
Policy AQ-7.3	Support programs that reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.
Policy AQ-7.4	Continue to enforce procedures that control dust from building demolition, grading and construction activities.
Policy AQ-7.5	Reduce reactive organic compounds and particulate emissions.
AQ-IMP-7B	Continue to enforce rules and measures of the South Coast Air Quality Management District.

- c) **Less than Significant Impact.** SCAQMD has prepared an Air Quality Management Plan to set forth a comprehensive and integrated program that will lead the Basin into compliance with the federal 24-hour PM_{2.5} air quality standard, and to provide an update to SCAQMD's commitments toward meeting the federal 8-hour ozone standards. The Basin is currently in

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non-attainment for State and federal criteria pollutants ozone, nitrogen dioxide, and fine particulate matter (PM2.5 and PM10).⁹

New development facilitated by the Housing Element update will be required to comply with SCAQMD rules and regulations aimed at reducing construction-related pollutant emissions, including fugitive dust and other particulates, as well as reactive organic compounds and other ozone precursors found in paints and other coatings.¹⁰ Considering that the proposed Housing Element is consistent with the development projections of the Garden Grove General Plan 2030 and the breadth of existing standards and regulations, implementation of the proposed housing policies and implementation programs of the Housing Element update would not change or otherwise interfere with the regional pollutant control strategies of the AQMP. The project's impact on cumulative levels of regional ozone or particulates is therefore less than significant.

- d) **Less than Significant Impact.** Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. The project promotes development of housing that is likely to accommodate children and the elderly; however, the Housing Element update does not authorize construction or redevelopment of any housing units. Through its standard development review process that includes review pursuant to State CEQA statutes and guidelines, the City will ensure that any future housing projects developed pursuant to proposed Housing Element policies and programs provide adequate protection for project residents from any local air pollution sources. The project's impacts on sensitive receptors would be less than significant.

- e) **Less than Significant Impact.** Residential land uses typically do not create objectionable odors. Objectionable odors are typically associated with agricultural and heavy manufacturing activities. A common potential source of odor from residential development projects comes from outdoor solid waste disposal bins. In accordance with current practices, all residential waste will be disposed of in covered receptacles and routinely removed, thereby limiting the escape of odors to the open air. No new odor sources would result from adoption of the Housing Element because it does not authorize construction of any new housing project or redevelopment of existing housing. Furthermore, the updated element would not authorize any relaxation or elimination of current requirements for proper waste storage and disposal for housing-related development projects. Therefore, the potential for the project to create objectionable odors is considered less than significant.

⁹ United States Environmental Protection Agency. The Green Book Nonattainment Areas for Criteria Pollutants. www.epa.gov/oar/oaqps/greenbk/index.html [January 2013]

¹⁰ City of Garden Grove- General Plan Environmental Impact Report. May 2008.

4.4 – BIOLOGICAL RESOURCES

Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, 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 Game or U.S. Fish and Wildlife Service?				<input checked="" type="checkbox"/>
b) Have a substantial adverse effect 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 Game or US Fish and Wildlife Service?				<input checked="" type="checkbox"/>
c) Have a substantial adverse effect 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?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<input checked="" type="checkbox"/>

- a) **No Impact.** Biological resources in Garden Grove are almost non-existent due to the suburban nature of the City and surrounding area. Future housing development will not impact 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 Service. There will be no impact.¹¹

¹¹ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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- b) **No Impact.** Biological resources in Garden Grove are almost non-existent due to the suburban nature of the City and surrounding area.¹² Future housing will not have a substantial adverse effect 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 Game or US Fish and Wildlife Service.¹³ No impact will occur.
- c) **No Impact.** The National Wetlands inventory has no data for the City of Garden Grove; thus, it does not identify any wetlands as defined by Section 404 of the Clean Water Act within the City boundaries.¹⁴ No impact to Section 404 wetlands from potential future housing development constructed pursuant to the policies of the proposed Housing Element could occur.
- d) **No Impact.** Biological resources in Garden Grove are almost non-existent due to the suburban nature of the City and surrounding area. There are no migratory wildlife corridors or nature wildlife nursery sites.¹⁵ Future housing will not interfere 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. There will be no impact.
- e) **No Impact.** Biological resources in Garden Grove are almost non-existent due to the suburban nature of the City and surrounding area. The City of Garden Grove has no local ordinances or policies protecting biological resources.¹⁶ Future housing will not conflict with any local policies or ordinances protecting biological resources; therefore, there will be no impact.
- f) **No Impact.** According to the Conservation Plans and Agreements Database there are no Habitat Conservation Plans or Natural Community Conservation Plans located within the planning area.¹⁷ No impact could occur.

¹² City of Garden Grove. General Plan. May 2008.

¹³ California Department of Fish and Game. Natural Community Conservation Planning (NCCP). <http://www.dfg.ca.gov/habcon/nccp/status.html> [January 2013].

¹⁴ U.S. Fish & Wildlife Service. National Wetlands Inventory. <http://www.fws.gov/wetlands/Data/State-Downloads.html> [January 2013].

¹⁵ City of Garden Grove. General Plan. May 2008.

¹⁶ California Department of Fish and Game. Natural Community Conservation Planning (NCCP). <http://www.dfg.ca.gov/habcon/nccp/status.html> [January 2013].

¹⁷ U.S. Fish & Wildlife Service. Conservation Plans and Agreements Database. http://ecos.fws.gov/conserv_plans/PlanReportSelect?region=8&type=HCP [January 2013].

4.5 – CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?			<input checked="" type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?		<input checked="" type="checkbox"/>		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?			<input checked="" type="checkbox"/>	

- a) **Less Than Significant Impact.** The Garden Grove General Plan EIR indicates that there are 132 locally significant buildings within the City. Appendix M of the General Plan EIR provides a complete list of buildings inventoried and their identified local significance. The majority of the Candidate housing sites are developed with existing uses and therefore could not impact any historical resource. However, Residential Candidate Site #1 located at 10882 Stanford is listed as a building that the City of Garden Grove views as locally significant. The City lists 10882 Stanford as having a locally significant building because it is part of the adjoining United Methodist Church property. The site is vacant and absent of buildings; thus, no impacts to any historic structures could occur. future development on this site will be evaluated per the City’s standard environmental review process and the CEQA Guidelines in assessing impacts to historic resources. The General Plan EIR found that impacts to historic resources would be less than significant based on the following policy and implementation strategies of the General Plan.

Goal CON-7 Significant historical, architectural, archaeological, and cultural value resources shall be preserved and protected.

- | | |
|----------------|---|
| Policy CON-7.2 | Preserve Garden Grove’s significant historic resources to promote community identity, stability, and aesthetic character. |
| CON-IMP-7B | Determine appropriate zoning and land development guidelines in order to protect historic resources from incompatible development. |
| CON-IMP-7C | Develop a process for the preservation of historic buildings with clear data by property regarding its historic significance. Look for innovative ways to preserve these buildings by possibly creating a historic area in which to relocate the buildings. |
| CON-IMP-7F | Encourage new commercial development or renovations to existing commercial structures in historic areas to be compatible with existing historic architectural character. |

The proposed Housing Element does not conflict with this policy and implementation programs; therefore, future housing development pursuant to the Housing Element update that could impact

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existing structures will be subject to historical review in accordance with CEQA. Impacts related to substantial adverse changes in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines would be less than significant.

- b) **Less Than Significant Impact with Mitigation Incorporated.** Although no archaeological resources were identified and the City of Garden Grove is essentially built out, the presence of significant subsurface archaeological resources is always a possibility in areas where only surface inspections have taken place.¹⁸ Implementation of the proposed Housing Element could result in the development of vacant land and land identified as underutilized. Ground-disturbing activities associated with subsequent development of land within the City could unearth previously unknown archaeological resources. Therefore, implementation of the proposed Housing Element has the potential to disturb or destroy undocumented archaeological resources. All future development projects would be required to comply with all applicable Federal, State, and local regulations concerning the preservation of paleontological resources. Pursuant to the following implementation measure of the General Plan and Mitigation Measure C-1, impacts to archaeological resources will be less than significant.

CON-IMP-7A Preserve significant archeological sites in conformance with public Resources Code Section 21083.2 or Section 21084.1, as applicable.

Mitigation Measure

C-1 During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed, and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission. Emphasis shall be placed on avoidance of the discovered resource, where feasible, prior to consideration of other treatment methods.

- c) **No Impact.** The City of Garden Grove is located on a broad alluvial fan and alluvium resulting from the Rio Hondo, Santa Ana, and San Gabriel Rivers. These alluvial deposits are too young geologically to contain scientifically significant fossils in their original, undisturbed location and therefore are not considered paleontologically sensitive. Thus, paleontological resources could not be uncovered during future development on the Candidate Sites.¹⁹ No impact could occur.
- d) **Less Than Significant Impact.** The proposed Housing Element does not authorize any construction of new homes or redevelopment of existing sites and therefore would not result in any direct impacts to human remains. Procedures to notify the County Coroner and Native American representatives, as required by California Health and Safety Code Section 7050.5, would be followed should human remains be found during the course of any future development project constructed pursuant to the proposed Housing Element update. A less than significant impact to human remains will occur.

¹⁸ City of Garden Grove. General Plan Environmental Impact Report. May 2008

¹⁹ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

4.6 – GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to 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.			☑	
ii) Strong seismic ground shaking?			☑	
iii) Seismic-related ground failure, including liquefaction?			☑	
iv) Landslides?				☑
b) Result in substantial soil erosion or the loss of topsoil?			☑	
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?			☑	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?			☑	
e) Have 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?				☑

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- a.i,ii) **Less Than Significant Impact.** According to the General Plan EIR, no Alquist-Priolo Fault Hazard Zones are located within the City; therefore, no impacts related to fault rupture could occur.²⁰ However, two fault splays associated with the inactive Pelican Hills Fault Zone traverse the central and western portions of the City in a northwest to southeast trending direction. Additionally, there are several potentially active faults within proximity to the City. The Newport-Inglewood, Whittier, and Palos Verdes Faults are the most likely to cause high ground acceleration. The San Andreas Fault has the highest probability of generating a maximum credible earthquake in California. The Norwalk Fault, though closer to the City, is predicted to generate smaller magnitude earthquakes as it is not a designated Alquist Priolo Earthquake Fault. The General Plan 2030 includes policies and implementation measures to reduce the risk associated with seismic activity by ensuring that new structures are safe through proper design and construction to include the requirements of the California Building Code (CBC). Considering implementation of the following General Plan policies and implementation programs, impacts associated with seismic activity will be less than significant.

Goal SAF-6 Risk associated with seismic activity and geologic conditions to people and property shall be minimized.

Goal SAF-6	Risk associated with seismic activity and geologic conditions to people and property shall be minimized.
Policy SAF-6.2	Encourage rehabilitation or elimination of structures susceptible to collapse or failure in an earthquake. Historic buildings shall be treated with special consideration in order to ensure their preservation.
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. Construction shall require effective oversight and enforcement to ensure adherence to the earthquake design criteria.
SAF-IMP-6B	Adopt the most current versions of State or County building, or other relevant, 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.

- a.iii) **Less Than Significant Impact.** According to the General Plan EIR, approximately two-thirds of Garden Grove is located in a liquefaction hazard zone.²¹ As noted, the City of Garden Grove is located within a seismically active region of Southern California. Future housing will expose additional residents and employees to risk associated with liquefaction. Development of future housing within the City would require investigation for liquefaction potential. General Plan Policy SAF-6.3 above ensures the safety of new buildings through the minimum level of design necessary to be in accordance with seismic provisions and criteria contained in the most recent version of the State and County Codes. Compliance with the Policy SAF-6.3 of the Garden Grove General Plan stated above and the California Building Code, impacts associated with liquefaction or other ground failure will be less than significant.
- a.iv) **No Impact.** Garden Grove is characterized as gentle slopes ranging from 0 to 2 percent. Due to the relatively flat character of the City, future housing development on the subject Candidate

²⁰ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

²¹ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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Sites will not expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving landslides. No impact.

- b) **Less Than Significant Impact.** Erosion is the condition in which the earth's surface is worn away by the action of water and wind. The City of Garden Grove is characterized by gentle slopes ranging from 0 to 2 percent. Alluvium sediments deposited by an ancestral Santa Ana River underlie the City. Alluvium sediments are typically comprised of a variety of materials including fine particles of silt and clay and larger particles of sand and gravel. The City is 99 percent built out. Because the Candidate Sites proposed for future residential development are primarily infill sites covered by primarily disturbed vegetation or impermeable surfaces, this would result in minimal soil erosion or loss of topsoil. Therefore, future housing and mixed-use development and redevelopment of housing units consistent with the Housing Element update will not result in the loss of topsoil or substantial erosion. General Plan policies and implementation measures require the implementation of control measures and design methods that will decrease runoff rates and erosion potential. Potential impacts related to soil erosion or the loss of topsoil would be less than significant with the implementation of the following General Plan policies and implementation programs.

INFR-IMP-3B	Require new development and redevelopment projects (greater than one acre) to provide a Water Quality Management Plan.
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.
Policy CON-2.1	Enhance water infiltration throughout watersheds by decreasing accelerated runoff rates and enhancing groundwater recharge. Whenever possible, maintain or increase a site's pre-development infiltration to reduce downstream erosion and flooding.
Policy CON-2.6	Design, construct, and maintain City buildings, landscaped areas, roads, bridges, drainages, and other facilities to minimize the volume of toxics, nutrients, sediment, and other pollutants in stormwater flows, and continue to improve road maintenance methods to reduce erosion and sedimentation potential.

- c) **Less Than Significant Impact.** Liquefaction and seismically induced settlement or ground failure are generally associated with strong seismic shaking in areas where ground water tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong ground shaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like. Lateral spreading occurs when liquefaction affects a confined saturated sand layer at depth beneath a sloping surface, a saturated layer is sloped beneath a planar surface or a planar, or a sloped surface is supported by a free face. Differential settlement potential is characterized by uneven ground settlement due to the presence of peat and weak clayey soils near the ground surface, as induced by the weight of a building. Seismic settlement often occurs when loose to medium dense granular soils settle during ground shaking, and can cause structural damage to buildings when settlement is non-uniform. Such ground settlement hazards may be identified by on-site geologic investigations that are required of individual developments.

According to the General Plan EIR, Garden Grove is not susceptible to dangers from slope instability, general subsidence, or erosion.²² Dynamic settlement or seismically induced

²² City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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settlement of soils occurs due to seismic ground shaking. Typically differential settlement is the settlement of soils due to static loading, such as from large buildings. Dynamic settlement is not necessarily a result of liquefaction, as it can occur on dry soils. A north-south trending zone of sediment highly susceptible to dynamic settlement underlies the eastern portion of the City. The potential for dynamic settlement in the City of Garden Grove ranges from low to high.

Based on the General Plan EIR, four areas in the City previously have been mined for sand and gravel. Sand and gravel operations at these locations ceased prior to 1995. There are no known ongoing or planned large-scale extractions of groundwater, gas, oil, or geothermal energy that would cause subsidence within Garden Grove.²³ Therefore, impacts associated with subsidence would be less than significant.

Lateral spreading is unlikely to occur within the City due to the lack of topography and unchannelized waterbodies; however, the General Plan EIR notes that soils susceptible to liquefaction may be susceptible to lateral spreading. Lateral spreads most commonly occur on gently sloping ground, and can have lateral displacement of several feet. Large displacement can occur if soil conditions have the potential for liquefaction and if seismically induced ground shaking is of a sufficient duration. Almost the entire City is underlain by sediment highly susceptible to liquefaction. Thus, lateral spreading would most likely occur in these areas. Ground oscillation may occur if liquefaction occurs at depth. General Plan Policy SAF-6.3 and the CBC requires all new development to have a site specific geology report prepared by a registered geologist or soils expert and submitted to the City, which would ensure impacts related to expansive soils would be evaluated on a project-by-project basis and mitigated as necessary. Compliance with the goals and policies of the General Plan and the Building Code would ensure potential impacts would be reduced to a less than significant level.

- d) **Less Than Significant Impact.** Expansion and contraction of volume can occur when expansive soils undergo alternating cycles of wetting (swelling) and drying (shrinking). During these cycles, the volume of the soil changes markedly, and can cause structural damage to building and infrastructure if the potentially expansive soils were not considered in project design and construction. Compaction of loose soils and poorly consolidated alluvium occur as a result of strong seismic shaking. The amount of compaction may vary from a few inches to several feet and may be significant in areas of thick soil cover. Topsoil, recent alluvium and weathered bedrock are typically porous and may be subject to hydro-collapse; therefore, these materials can be considered unsuitable for the support of engineered fills and structures. Alluvial sediments deposited by an ancestral Santa Ana River underlie the City of Garden Grove. Therefore, these soils are considered potentially expansive. General Plan Policy SAF-6.3 and the CBC requires that a soil and geological report be prepared for any development, including future potential housing. Presence of expansive soils and identification of measures to eliminate this constraint (such as removal and replacement with suitable engineered materials) will be determined through site-specific geotechnical evaluations to be conducted as part of the City's routine development review procedures. Such routine procedures will apply to all future housing projects. As such, potential impacts associated with expansive soils would be less than significant.
- e) **No Impact.** Garden Grove is served by a fully functional sewer system. No septic systems will be utilized in future housing. No impact could occur.

²³ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

4.7 – GREENHOUSE GAS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<input checked="" type="checkbox"/>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				<input checked="" type="checkbox"/>

- a) **Less Than Significant Impact.** Climate change is the distinct change in measures of climate for a long period of time. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth’s orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet’s surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes and raising livestock, deforestation activities; and some agricultural practices.²⁴

Greenhouse gases differ from other emissions in that they contribute to the “greenhouse effect.” The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the Sun hits the Earth’s surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth’s temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

GHG emissions for the project were quantified utilizing the California Emissions Estimator Model (CalEEMod) version 2011.1.1 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions. A numerical threshold for determining

²⁴ United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics.* April 2009.

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the significance of greenhouse gas emissions in the South Coast Air Basin has not officially been adopted by the SCAQMD. Individual projects will have prepared a greenhouse gas emissions inventory, to determine if individual projects exceed applicable screening or impact thresholds and would thus potentially contribute substantially to climate change and associated impacts. A summary of short- and long-term emissions and the analysis for each are included below.

Short-Term Emissions

Future development projects will result in short-term greenhouse gas emissions from construction. Greenhouse gas emissions will be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions will also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short-term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends in its draft threshold to amortize construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to generate a precise project GHG inventory.

Typically, construction-related GHG emissions contribute insubstantially (less than one percent) to a project's annual greenhouse gas emissions inventory and mitigation is not effective in reducing a project's overall contribution to climate change. Implementation of AB32 and SB375 through California Air Resources Board's (ARB) Scoping Plan and SCAG's RTP/SCS are designed to achieve the required reduction in greenhouse gas emissions, as is further discussed in Section 4.7.b. With the cooperation and support of these plans, short-term climate change impacts due to future construction activities will be less than significant.

Long-Term Emissions

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO₂, with minor emissions of CH₄ and N₂O. The most significant GHG emission from natural gas usage will be methane. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Table 9 (Greenhouse Gas Emissions Inventory) summarizes net annual operational greenhouse gas emissions from build-out of the proposed Housing Element Candidate Sites. The emissions inventory does not account for GHG emissions from construction activities because no actual development is proposed; however, construction-related GHG emissions are short term, cease to emit greenhouse gases upon completion, and do not contribute substantially to a project's overall GHG inventory. Construction emissions will be evaluated on a project-by-project basis consistent with the City's standard environmental review procedures. There is no adopted threshold promulgated by SCAQMD or CARB for assessment of program-level greenhouse gas emissions. Analysis of program-level climate change impacts are assessed through consistency with State and regional greenhouse gas emissions reduction plans and identification of policies, regulations, and rules that will reduce pollutant emissions from future development projects. Consistency analysis with State and regional greenhouse gas emissions reductions plans is provided in Section 4.7.b.

Table 9
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (MT/YR)			
	CO2	CH4	N2O	TOTAL*
Area	8,172.01	0.19	0.15	8,222.20
Energy	4,688.14	0.18	0.08	4,717.28
Mobile	29,655.09	1.09	0.00	29,678.06
Waste	235.36	13.91	0.00	527.46
Water	720.13	3.81	0.11	833.03
TOTAL	43,470.73	19.18	0.34	43,978.03

Source: MIG | Hogle-Ireland 2013
* MTCO2E/YR

According to modeled estimates, long-term greenhouse gas emissions from potential future development on the Candidate Sites will *increase* when compared to existing development conditions. This is due to the underutilized and vacant nature of the Candidate Sites. Future housing and mixed-use development will replace vacant land as well as existing commercial areas with associated parking. Table 9 does not account for regulatory and project design features required as mitigation that may reduce GHG emissions for each individual project. GHG emissions reducing design requirements identified in the CBC include installation of low-flow fixtures, compliance with State landscape irrigation requirements, and minimum 50 percent recycling during construction and operation. Furthermore, GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA to determine if GHG emissions from individual projects will require mitigation. Because future development projects supported by the proposed Housing Element will be consistent with State and regional greenhouse gas reduction plans (see Section 4.7.b), will be subject to environmental review to ensure that any interim or adopted project-level greenhouse emissions threshold is not exceeded, and will be subject to regulations requiring reduction of greenhouse gas emissions, impacts will be less than significant.

- b) **No Impact.** Significant impacts would occur if the proposed project conflicted with or interfered with implementation of any existing greenhouse gas reduction plan that is projected to achieve greenhouse gas reduction targets. The two primary reduction plans are California Air Resources Board (CARB) Scoping Plan and SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), as discussed below.

California Air Resources Board Scoping Plan (AB32)

The CARB Scoping Plan is the comprehensive plan to reach the GHG reduction targets stipulated in AB32. The key elements of the plan are to expand and strengthen energy efficiency programs, achieve a statewide renewable energy mix of 33 percent, develop a cap-and-trade program with other partners in the Western Climate Initiative (includes seven states in the United States and four territories in Canada), establish transportation-related targets, and establish fees.²⁵ CARB estimates that implementation of these measures will reduce GHG emissions in the state by 136 MMTCO2E by 2020; therefore, implementation of the Scoping Plan will meet the 2020 reduction target of 80 MMTCO2E, which is a reduction of 27 percent compared to the projected business as usual 507 MMTCO2E.

Many of the strategies identified in the Scoping Plan are not applicable at the General Plan or project level, such as long-term technological improvements to reduce emissions from vehicles.

²⁵ California Air Resources Board. Climate Change Scoping Plan. December 2008.

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Some measures are applicable and supported by the project. Finally, while some measures are not directly applicable, the project would not conflict with their implementation. Reduction measures are grouped into 18 action categories, as follows:

- 1. California Cap-and-Trade Program Linked to Western Climate Initiative Partner Jurisdictions.** Implement a broad-based California cap-and-trade program to provide a firm limit on emissions. Link the California cap-and-trade program with other Western Climate Initiative Partner programs to create a regional market system to achieve greater environmental and economic benefits for California.²⁶ Ensure California's program meets all applicable AB 32 requirements for market-based mechanisms. These programs involve capping emissions from electricity generation, industrial facilities, and broad scoped fuels. While it is unlikely that a qualifying heavy industrial facility such as these would be located in the City, if one were, it would be subject to these state requirements, and the proposed Housing Element would not interfere with their implementation.
- 2. California Light-Duty Vehicle Greenhouse Gas Standards.** Implement adopted Pavley standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals. This is not applicable as this is a statewide measure establishing vehicle emissions standards.
- 3. Energy Efficiency.** Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities). The City's General Plan and proposed Housing Element promote energy efficient building design, as well as implementation of existing building and other codes regulating minimum energy, water, and waste efficiency consistent with 2011 CALGREEN requirements and would thus be consistent and not interfere with this program.
- 4. Renewables Portfolio Standards.** Achieve 33 percent renewable energy mix statewide by 2020. This establishes the minimum statewide renewable energy mix and is not applicable at a City level or below for implementation. The proposed Housing Element would not interfere with the implementation of this program.
- 5. Low Carbon Fuel Standard.** Develop and adopt the Low Carbon Fuel Standard. This is not applicable to a City as this establishes reduced carbon intensity of transportation fuels.
- 6. Regional Transportation-Related Greenhouse Gas Targets.** Develop regional greenhouse gas emissions reduction targets for passenger vehicles. As is detailed following, the proposed Housing Element would not conflict with and would support the implementation of SCAG's RTP/SCS to achieve the required GHG reduction goals by 2020 and 2035 based on consistency with growth projections. The existing General Plan includes policies to reduce vehicle miles traveled by encouraging mixed-use, infill, and improved jobs-housing balance, and alternative modes of transportation.
- 7. Vehicle Efficiency Measures.** Implement light-duty vehicle efficiency measures. This is not applicable to a City as this identifies measures such as minimum tire-fuel efficiency, lower friction oil, and reduction in air conditioning use.

²⁶ California Air Resources Board. California GHG Emissions – Forecast (2002-2020). October 2010.

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8. **Goods Movement.** Implement adopted regulations for the use of shore power for ships at berth. Improve efficiency in goods movement activities. Identifies measures to improve goods movement efficiencies such as advanced combustion strategies, friction reduction, waste heat recovery, and electrification of accessories. The proposed Housing Element would not directly result in facilities such as distribution warehouses that are associated with goods movement. In addition, these measures are yet to be implemented and will be voluntary. The proposed Housing Element would not interfere with their eventual implementation.

9. **Million Solar Roofs Program.** Install 3,000 megawatts of solar-electric capacity under California's existing solar programs. Sets goal for use of solar systems throughout the state. The proposed Housing Element would not interfere with but instead would directly support installation of alternative energy sources through existing General Plan policies and programs.

10. **Medium- and Heavy-Duty Vehicles.** Adopt medium-duty (MD) and heavy-duty (HD) vehicle efficiencies. Aerodynamic efficiency measures for HD trucks pulling trailers 53-foot or longer that include improvements in trailer aerodynamics and use of rolling resistance tires were adopted in 2008 and went into effect in 2010.²⁷ Future, yet to be determined improvements, includes hybridization of MD and HD trucks. The proposed Housing Element would not directly result in development of industrial uses that utilize large MD and HD truck fleets. In addition, this type of development would be required to have their fleet equipment be consistent with the current applicable efficiency measures at the time of operation. The proposed Housing Element would not interfere with implementation of this program.

11. **Industrial Emissions.** Require assessment of large industrial sources to determine whether individual sources within a facility can cost-effectively reduce greenhouse gas emissions and provide other pollution reduction co-benefits. Reduce greenhouse gas emissions from fugitive emissions from oil and gas extraction and gas transmission. Adopt and implement regulations to control fugitive methane emissions and reduce flaring at refineries. These measures are applicable to large industrial facilities (> 500,000 MTCO₂E/YR) and other intensive uses such as refineries. While it is unlikely that a qualifying heavy industrial facility such as these would be located in the City, if one were, it would be subject to these state requirements; the proposed Housing Element would not interfere with their implementation.

12. **High Speed Rail.** Support implementation of a high speed rail system. This is not applicable as no high speed rail facilities are planned within Garden Grove.

13. **Green Building Strategy.** Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The existing General Plan and proposed Housing Element promotes energy efficient building design as well as implementation of existing building and other codes regulating minimum energy, water, and waste efficiency consistent with 2011 CALGREEN requirements and would thus be consistent and not interfere with this program.

14. **High Global Warming Potential Gases.** Adopt measures to reduce high global warming potential gases. The proposed Housing Element would not directly result in generation of high global warming potential gases, and would not interfere with implementation of any future changes in air conditioning, fire protection suppressant, and other emission requirements.

15. **Recycling and Waste.** Reduce methane emissions at landfills. Increase waste diversion, composting and other beneficial uses of organic materials, and mandate commercial recycling to

²⁷ California Air Resources Board. Scoping Plan Measures Implementation Timeline. October 2010.

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move toward zero-waste. The proposed Housing Element is consistent because implementing development will be required to recycle a minimum of 50 percent from construction activities per State requirements.

16. Sustainable Forests. Preserve forest sequestration and encourage the use of forest biomass for sustainable energy generation. The 2020 target for carbon sequestration is 5 million MTCO₂E/YR. This is not applicable as the City does not contain any areas defined as forest.

17. Water. Continue efficiency programs and use cleaner energy sources to move and treat water. The proposed Housing Element is consistent since implementing development will include use of low-flow fixtures and water-efficient landscaping per State and local requirements.

18. Agriculture. In the near-term, encourage investment in manure digesters and at the five-year Scoping Plan update determine if the program should be made mandatory by 2020. The City does not contain any agricultural land use designations, and any policies related to agriculture land uses would not be applicable.

As summarized above, the proposed Housing Element will not potentially conflict with Regional Transportation-Related GHG targets and would not conflict with any of the other provisions of the Scoping Plan. The existing General Plan and proposed Housing Element in fact supports four of the action categories through energy efficiency, green building, recycling/waste, and water conservation through these proposed and current policies:

Regional Transportation Plan/Sustainable Communities Strategy (SB375)

The 2012 Regional Transportation Plan/Sustainable Communities Strategy and the goals, policies, and programs included within it are projected to obtain and exceed applicable GHG reduction targets of eight percent by 2020 and 13 percent by 2035. Projected reductions by the RTP/SCS are nine percent by 2020 and 16 percent by 2035. Ultimately, the RTP/SCS is keyed to implement the requirements of AB32 at the regional level. For a program-level analysis, if the proposed Housing Element is consistent with the assumptions of the RTP/SCS, then long-term development within the planning area will meet regional reduction targets. Furthermore, the long-term development would meet the broader statewide reduction goals of 1990 levels by 2020 and 80 percent beyond that by 2050. The proposed Housing Element would, therefore, not contribute substantially to climate change impacts if it is consistent with the regional and statewide climate change planning efforts.

As assumed in the RTP/SCS, based on current City boundaries, Garden Grove is forecast to grow to a total population of 179,400 by 2020 and 180,300 by 2035. The ultimate build-out of the proposed General Plan land use plan can accommodate a total population of 196,397. The proposed Housing Element and candidate sites are projected to meet the City's allocated RHNA, which is a function of the City's projected long-term growth. Therefore, by complying with the RHNA, the Housing Element is contributing short-term towards consistency with long-term growth projections and the RTP/SCS. Therefore, the existing General Plan and proposed Housing Element are consistent with the population growth forecasts of the RTP/SCS because they provide the capacity for residential development to accommodate the projected population growth and not direct growth elsewhere, which would interfere with implementation of the RTP/SCS.

The existing General Plan and proposed Housing Element will directly support the implementation of the RTP/SCS in achieving mandated GHG reduction targets through policies oriented towards improvements in the region's multimodal transportation system and coordinating land use patterns around transit corridors. These policies are intended to reduce

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reliance on automobile use and improve the jobs housing balance in more suburban communities to reduce vehicle miles traveled, thus reducing greenhouse gas emissions. Therefore, the proposed Housing Element would not conflict with and would actually support the RTP/SCS in achieving its greenhouse gas reduction targets.

In addition to these State and regional plans, the Garden Grove General Plan contains various programs related to energy conservation and reduction of greenhouse gases. The Housing Element includes a section discussing potential energy conservation opportunities, including increased residential densities around bus and/or rail stations and mixed use development. Additionally, Southern California Edison offers various rebate programs for energy efficient appliances and makes available to residents energy efficient kits at no cost. Housing implementation programs include efforts to promote energy efficiency improvements to households, as well as energy efficient housing design and practices in City ordinances. No impact will occur.

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4.8 – HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>	
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 for people residing or working in the project area?			<input checked="" type="checkbox"/>	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<input checked="" type="checkbox"/>
h) 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?				<input checked="" type="checkbox"/>

a-b) **No Impact.** The Garden Grove Housing Element update is a policy and programmatic document intended to facilitate maintenance of the existing housing stock and production of new housing to meet the targeted housing needs of the community. Residential development does not require and

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is not expected to require the manufacturing, use, transportation, disposal, or storage of dangerous quantities of hazardous materials. Residential uses do not generate hazardous wastes or emissions, except for very small quantities of typical household cleaning agents, automotive maintenance products, paints, pesticides, and herbicides. The proposed Housing Element update would not conflict with any hazardous materials regulations and would not exempt any future housing from the City's programs to control and safely dispose of hazardous materials and wastes or to reduce the volume of wastes requiring landfill disposal. Thus, no impact will result.

- c) **No Impact.** Future residential development that may be facilitated by this Housing Element Update would not generate hazardous air emissions and would not involve the handling of any acutely hazardous substances or wastes. Thus, the updated Housing Element would not result in impacts related to the presence of any hazardous materials or emissions within one quarter mile of a school. No impact could occur.
- d) **Less Than Significant Impact.** According to the databases maintained as the Cortese List, none of the Candidate Sites identified in the Housing Element update are identified on the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List or the State Water Resources Control Board (SWRCB) list of cleanup sites.²⁸ However, there are two open remediation cases for Leaking Underground Storage Tanks (LUST) within the vicinity of Candidate Mixed Use Site #4.²⁹ There are open cases at the Mobile Station located at 11962 Brookhurst (northeast of the site) and the Chevron Station located at 12012 Brookhurst (west of the site) where groundwater is affected. Historically, groundwater flow in this area has been north to northwest, possibly affecting this Candidate Site. Any future housing development will be subject to the City's standard environmental review process that will include identification of any contaminated sites and implementation of appropriate cleanup and disposal procedures, if needed. In addition, adherence to General Plan Policy SAF-9.1—which requires the enforcement of regulations related to the use, storage, and transportation of hazardous materials—would result in a less than significant impacts related to contaminated sites

Policy SAD-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.

- e) **Less than Significant Impact.** The Joint Forces Training Base (JFTB) Los Alamitos is located in western Orange County within the City of Los Alamitos. The JFTB is primarily utilized for helicopter training and missions. Candidate Residential Site #2 is located within the AELUP height restriction zone for JFTB.³⁰ Candidate Residential Site #2 is designated Medium Density Residential. The AELUP seeks to protect the public from adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and that no structures or activities adversely affect navigable airspace. According to Federal Aviation Regulations (FAR) Part 77, the administrator of the AELUP must be notified if any construction or alteration of greater than 200 feet in height is proposed. The City of Garden Grove is not located within the accident potential zone of the JFTB; therefore, impacts related to aircraft accidents are less than significant. With implementation of the height and density restrictions that are currently imposed by the AELUP and the requirements of FAR Part 77, impacts to navigable

²⁸ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

²⁹ California Environmental Protection Agency. Cortese List Data Resources. www.calepa.ca.gov/SiteCleanup/CorteseList/ [January 2013].

³⁰ Orange County Air. Airport Land Use Commission. <http://www.ocair.com/commissions/aluc/docs/airportlu.pdf> [January 2013].

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airspace and potential impacts to future residents of Candidate Residential Site #2 related to noise and would be reduced to less than significant levels.³¹

Goal LU-16 Land use patterns in the City of Garden Grove must be protected from impacts associated with the Joint Forces Training Base (JFTB) Los Alamitos.

Policy LU-16.2 Allow development consistent with Airport Environs Land Use Plan.

LU-IMP-16A Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et seq.)

- f) **No Impact.** There are no private airstrips within the vicinity of the City of Garden Grove. There will be no impact.^{32 33}
- g) **No Impact.** The Garden Grove General Plan establishes policies regarding adequate emergency response in the event of a disaster, including Safety Policy SAF-8.1 that requires the continued maintenance and update of the City's Disaster Preparedness Plan.³⁴ The Housing Element Update would not change or interfere with the emergency response plans of the City and does not propose any alteration to vehicle circulation routes that could interfere with such plans. In accordance with City policies, the City will review all development proposals to determine the possible impacts of each development on emergency services.
- h) **No Impact.** Garden Grove is not located within a Fire Hazard Severity Zone pursuant to the latest maps prepared by the California Department of Forestry and Fire Protection.³⁵ Due to the urban character of Garden Grove and the surrounding area, there are no wildland conditions in the City. No impact would occur.

³¹ Federal Aviation Administration. Airports Facilities Data. http://www.faa.gov/airports/airport_safety/airportdata_5010/ [January 2013].

³² Federal Aviation Administration. Airports Facilities Data. http://www.faa.gov/airports/airport_safety/airportdata_5010/menu/index.cfm [January 2013].

³³ AirNav, LLC. Airport Information. <http://www.airnav.com> [January 2013].

³⁴ City of Garden Grove. General Plan. May 2008.

³⁵ California Department of Forestry and Fire Protection. Fire Hazard Severity Zones Maps. http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones.php [January 2013].

4.9 - HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			<input checked="" type="checkbox"/>	
b) 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 uses for which permits have been granted)?			<input checked="" type="checkbox"/>	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?			<input checked="" type="checkbox"/>	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			<input checked="" type="checkbox"/>	
e) 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?			<input checked="" type="checkbox"/>	
f) Otherwise substantially degrade water quality?				<input checked="" type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			<input checked="" type="checkbox"/>	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			<input checked="" type="checkbox"/>	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			<input checked="" type="checkbox"/>	
j) Inundation by seiche, tsunami, or mudflow?				<input checked="" type="checkbox"/>

a) **Less Than Significant Impact.** The project is a policy document that facilitates the production of housing and does not include any components that would change or conflict with water quality regulations or any waste discharge standards. All new development projects must comply with the City's local procedures to control storm water runoff to prevent violations of regional water quality standards, in accordance with its co-permittee obligations under the countywide municipal storm water permit program, a component of the NPDES program of the federal Clean Water Act. New development and significant reconstruction projects within the City would be required to comply with Title 6 of the City's Municipal Code, which contains regulations to meet federal and State water quality requirements related to storm water runoff. Furthermore, the General Plan contains goals, policies, and implementation measures to reduce water quality impacts. General Plan Policy CON-2.4 requires the continued compliance with federal, State, and regional governments and agencies to protect and improve the quality of local and regional groundwater resources available to the City. Impacts will be less than significant.

Policy CON-2.4 Continue to comply with federal, State, and regional governments and agencies to protect and improve the quality of local and regional groundwater resources available to the City.

b) **Less Than Significant Impact.** Garden Grove's Public Works Department, Water Services Division is the primary water service provider of potable water to the residents of the City, serving an area of approximately 17.8 square miles. Garden Grove well water is extracted from 11 local wells located within the Orange County Ground Water Basin. The basin has a surface area of approximately 224,000 acres (350 square miles) and is managed by the Orange County Water District (OCWD). Basin recharge is generally from the Santa Ana River, precipitation, and injection via wells along the Talbert Barrier, a seawater intrusion barrier. The City uses approximately 30,500 acre-feet per year (AFY) of potable water resources to meet all constituent demands. According to the General Plan EIR, the current water supply, delivery system, and contingency options for the City of Garden Grove are adequate to meet the needs of the community through the proposed General Plan build out.

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The City has identified the protection and conservation of its existing and future water resources within the General Plan goals, policies, and implementation measures. Policy INFR-1.2 requires new development and redevelopment projects to ensure that water infrastructure systems are adequate to serve the development. The 2005 Urban Water Management Plan identifies sufficient water supplies and contingency plans to protect existing and future regional water needs.³⁶ The existing water supply for the City is sufficient to meet projected water demands associated with the proposed Housing Element Update, assuming source and supply capacities remain consistent with current conditions. In addition, the following General Plan goals and policies assure the continued protection of its water resources and future water supply.³⁷

Goal CON-1 Garden Grove's water resources shall be conserved to ensure equitable amounts of clean water for all users.

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| Policy CON-1.1 | Continue to work with Federal, State, and regional governments and agencies to ensure that adequate quantity of regional supplies and local groundwater resources remain available to the City. |
| Policy CON-1.2 | Reduce the waste of potable water through efficient technologies, conservation efforts, and design and management practices, and by better matching the source and quality of water to the user's needs. |
| Policy CON-1.3 | Promote water conservation in new development or redevelopment project design, construction, and operations. |
| Policy CON-1.4 | Continue to implement a Water Conservation Program. |
| Policy CON-1.5 | Develop model water demand management programs using best management practices. |
| CON-IMP-1A | Assist the efforts of the water districts to reduce waste and increase reuse of water and wastewater through integrated planning of programs and complementary land use and building regulations. |
| CON-IMP-1B | Require on-site infiltration whenever feasible for new development or redevelopment projects. |
| CON-IMP-1C | Promote site appropriate, low-water-use, and drought tolerant native plants city-wide. |
| CON-IMP-1E | Develop a landscape palette for use by developers, homeowners, etc., that specifies drought tolerant planting and water saving irrigation systems. |
| CON-IMP-1F | Promote cost-saving conservation measures such as low-flow fixtures, waterless urinals, and other techniques that extend scarce supplies for all homes and businesses. |
| CON-IMP-1G | Assess and remove barriers to integrated water planning and sustainable water technologies for new development or redevelopment projects. |
| CON-IMP-1H | Provide incentives to new development or redevelopment projects that incorporate water efficient design and technologies. |
| CON-IMP-1J | Encourage water conservation for new development or redevelopment projects through business rebates, or plumbing maintenance programs. |

Goal INFR-1 Water systems shall meet the needs of the Garden Grove Community.

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| Policy INFR-1.1 | Continue to maintain, improve, and replace aging water systems to ensure the provision of these services to all areas of the community. |
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³⁶ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

³⁷ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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Policy INFR-1.2	New development and redevelopment projects shall ensure that water infrastructure systems are adequate to serve the development.
INFR-IMP-1A	Update the City's Water Systems Master Plan, as needed.
INFR-IMP-1B	Design and implement a development monitoring system to evaluate the individual and cumulative impact of proposed development of the service capacity of water facilities, and require mitigation and/or necessary improvements as part of development requirements.

Future housing development will add impervious surfaces to the City that will include multiple family homes and associated hardscape and mixed-use that could include parking lots. General Plan policies and implementation measures encourage the use of practices where the water will percolate into the ground, thereby recharging subsurface aquifers. With the implementation of General Plan policies and implementation measures listed below, impacts related to groundwater recharge and depletion will be less than significant.

Policy CON-2.1	Enhance water infiltration throughout watersheds by decreasing accelerated runoff rates and enhancing groundwater recharge. Whenever possible, maintain or increase a site's pre-development infiltration to reduce downstream erosion and flooding.
Policy CON-2.2	Encourage practices that enable water to percolate into the surrounding soil, instead of letting sediment, metals, pesticides and chemicals runoff directly into the storm drain system, creeks, or regional flood control facilities.
Policy CON-2.4	Continue to comply with federal, State, and regional governments and agencies to protect and improve the quality of local and regional groundwater resources available to the City.

- c) **Less Than Significant Impact.** The City of Garden Grove is 99 percent developed. Wind and water both cause erosion that could be deposited in local or regional washes and other water bodies. Due to the urbanized nature of the City, future housing development will not substantially alter the drainage pattern of the area, and will not result in substantial erosion or siltation on- or off-site. Future housing development on the Candidate Sites identified in the proposed Housing Element and other housing development and redevelopment constructed pursuant to its policies will be required to implement standard on-site drainage controls and storm water conveyance devices to direct any drainage appropriately. Impacts related to erosion and siltation would be less than significant.
- d) **Less Than Significant Impact.** Due to the developed nature of the City and the Candidate Sites, future housing development will not substantially alter the drainage pattern of the area, and will not substantially increase the rate of surface run-off that will cause flooding on- or off-site. Thus, impacts associated with on- or off-site flooding will be less than significant.
- e) **Less Than Significant Impact.** Residential development typically does not generate significant water pollutants through point discharges but does contribute to water quality impacts due to community-wide and regional urban runoff. New development projects associated with the implementation of the proposed Housing Element would be required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate new development. General Plan Policies INFR-4.1 and 4.2 require sufficient drainage service in the City of Garden Grove.

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Policy INFR-4.1	Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.
Policy INFR-4.2	Fund and undertake storm drain improvement projects as identified in the City of Garden Grove Capital Improvement Plan.

The City has implemented the General Plan policies and implementation measures listed below to maintain the quality of water resources through monitoring and maintaining land uses to minimize the volume of pollutants in storm water flows. Compliance with the policies and implementation measures included in the General Plan would ensure drainage system capacity and pollutant impacts are reduced to a less than significant level.

Policy CON-2.5	Utilize available resources to monitor land uses draining into water sources and water recharge areas, to prevent contamination from hazardous or toxic substances such as pesticides from homes, and golf courses, cleaning agents, swimming pool chemicals, and road oil.
Policy CON-2.6	Design, construct, and maintain City buildings, landscaped areas, roads, bridges, drainages, and other facilities to minimize the volume of toxics, nutrients, sediment, and other pollutants in stormwater flows, and continue to improve road maintenance methods to reduce erosion and sedimentation potential.
CON-IMP-2A	Support programs to maintain pathogen and nutrient levels at or below target levels set by the Regional Water Quality Control Board, including the efforts of agencies, and community groups to address pathogen, sediment, and nutrient management in the urban watershed.
CON-IMP-2B	Utilize Integrated Pest Management (IPM) practices for City facilities. Develop a maintenance program for all City facilities that specifies least toxic methods. Minimize the need for toxic materials by designing and constructing facilities and landscaping to be durable, easily maintained, and pest resistant.
CON-IMP-2D	Minimize impervious services for new development, and incorporate technologies such as pervious paving, landscaped roofs, planter boxes, and rainwater capture and reuse.

- f) **No Impact.** The proposed Housing Element does not authorize construction or redevelopment of any housing and would not result in any new or more extensive sources of water pollutants. No other impacts to water quality will occur.
- g) **Less Than Significant Impact.** Eastern portions of the City are subject to 100-year flooding. Candidate Residential Site #3 is located in a 100-year flood zone and will be subject to Appendix G of the 2010 California Building Code (Flood Resistant Construction) that establishes a comprehensive set of regulations for management of flood hazard areas³⁸ At the individual project level for any future potential housing development, the City will conduct site plan review to ensure that flood resistant construction identified in the 2010 Building Code is adhered to.³⁹ General Plan policies and implementation measures require the implementation of adopted flood control programs and regulations and the continued update and enforcement of the City's Flood Control Ordinance. In addition, the General Plan requires the improvement of defensive measures against occurrences of floods and encourages that methods be put in place to repair and maintain flood control structures. With the implementation of the following General Plan goals

³⁸ City of Garden Grove. General Plan. May 2008

³⁹ California Building Standards Commission. 2007 California Building Code, Part 2, Volume 2 of 2. June 2007

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and policies, impacts to housing located within 100-year flood hazard areas will be less than significant.

Goal SAF-7 Minimize injury and loss of life, damage to public and private property and infrastructure, and economic and social disruption caused by inundation and flood hazards.

Policy SAF-7.1	Continue to implement adopted flood control programs and regulations.
Policy SAF-7.2	Improve defensive measures against 100-year, or other State-defined scenario, flood conditions through land use and design, such as increased pervious surfaces, on-site water capture and re-use, minimized building footprints, etc.
Policy SAF-7.3	Continue to monitor regional flood hazard improvements in the Santa Ana River Basin area to understand impacts to the 100-year storms within the City.
Policy SAF-7.4	Encourage methods that place limits on land use activities in flood hazard areas and timely repair and maintenance of necessary flood control structures.
SAF-IMP-7A	Continue to update, as appropriate, and enforce provisions in the City of Garden Grove Flood Management Ordinance, regarding development in flood prone areas.
SAF-IMP-7C	Maintain and improve capacity levels of storm drainage service, where appropriate.

- h) **Less Than Significant Impact.** Eastern portions of the City are subject to 100-year flooding.⁴⁰ One Candidate Site is located within the 100-year flood zone identified in the Garden Grove General Plan. Any future housing development located within the flood hazard area will be subject to Appendix G of the 2010 California Building Code (Flood-Resistant Construction) which not only establishes standards to improve construction techniques within a floodplain, it also protects natural floodplains and prevents and regulates the construction of flood barriers that would divert floodwaters or that can increase flood hazards.⁴¹ Future housing development will be reviewed at the individual project level to ensure that structures would not impede or redirect flood flows; therefore, impacts will be less than significant impact.
- i) **Less Than Significant Impact.** The City could be subject to inundation if either the Prado Dam or Carbon Canyon Dam were to fail. Should the Prado Dam fail, the western half of the City would be in the inundation path.⁴² Waters would reach the City in approximately 7.5 hours after dam failure, with waters anticipated to be approximately four feet deep. Should the Carbon Canyon Dam fail, the inundation path would encompass the western boundary of the City. Waters would reach the City in approximately 9.25 hours after dam failure, with waters anticipated to be approximately two feet deep. According to the General Plan EIR, flooding risk is addressed in the City's Emergency Management Plan. The Emergency Management Plan identifies evacuation methods and routes to minimize impacts to human life during dam failure. The proposed Housing Element will not conflict with implementation of the Emergency Management Plan and includes no increases in density or intensity that would require revision to the Emergency Management Plan. Impacts will be less than significant.

⁴⁰ City of Garden Grove. General Plan. May 2008.

⁴¹ California Building Standards Commission. 2007 California Building Code, Part 2, Volume 2 of 2. June 2007.

⁴² City of Garden Grove. General Plan. May 2008.

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- j) **No Impact.** A tsunami is a large wave that is generated in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. Garden Grove is not subject to impacts from a tsunami because it is not located near an ocean or sea. Seiche is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. This generally occurs with uncovered, above-ground reservoirs. The Candidate Sites are not subject to seiche because the project area is not located near a lake, reservoir, or other open body of water. Mudflows require a slope, water, and unconsolidated soil to occur. The project area is not subject to mudflows because the Candidate Sites and their surroundings do not contain steep slopes. No impacts will occur.

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4.10 – LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>

- a) **No Impact.** The proposed Housing Element sets forth policies to encourage housing development. Housing Element implementation will not provide for new infrastructure systems such as new roadways or flood control channels that would divide or disrupt established neighborhoods. No impact will occur.

- b) **No Impact.** The Garden Grove Housing Element sets forth policies to encourage housing development consistent with adopted land use policies that have been put in place by the existing General Plan to create a balanced community and minimize environmental effects associated with development. The project does not propose any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate environmental effects. No impact will occur.

- c) **No Impact.** According to the Conservation Plans and Agreements database, there are no Habitat Conservation Plans or Natural Community Conservation Plans located within the City of Garden Grove.⁴³ No impact could occur.

⁴³ U.S. Fish & Wildlife Service. Conservation Plans and Agreements Database. http://ecos.fws.gov/conserv_plans/public.jsp [January 2013].

4.11 – MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	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?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>

- a) **No Impact.** The Candidate Sites identified in the proposed Housing Element are located in a completely urbanized area. There are no mineral extractions or process facilities on or near any of the Candidate Sites. No mineral resources are known to exist within the vicinity. The suburban, developed character of the City precludes mineral extraction uses. No impact would occur.
- b) **No Impact.** Neither the General Plan nor any other City planning document identifies any locally important mineral resource recovery sites within the City. No impact could occur.⁴⁴

⁴⁴ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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4.12 – NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			<input checked="" type="checkbox"/>	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			<input checked="" type="checkbox"/>	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			<input checked="" type="checkbox"/>	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			<input checked="" type="checkbox"/>	
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 expose people residing or working in the project area to excessive noise levels?			<input checked="" type="checkbox"/>	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>

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Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. The primary sources of noise affecting Garden Grove stem from various modes of transportation. Because the City is fully urbanized, the predominate noise source in the community is traffic noise.

Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called *bels*. In order to provide a finer description of sound, a *bel* is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dB. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the level where humans generally notice a *barely perceptible* change in sound and a 5 dBA change is generally *readily perceptible*.⁴⁵

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise has been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:⁴⁶

L_{EQ} (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and L_{DN} are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. L_{EQ} is better utilized for describing specific and consistent sources because of the shorter reference period.

⁴⁵ California Department of Transportation. Basics of Highway Noise: Technical Noise Supplement. November 2009.

⁴⁶ California Governor's Office of Planning and Research. General Plan Guidelines. 2003.

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Fundamentals of Environmental Groundborne Vibration

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 10 (Human Reaction to Vibration).

Table 10
Human Reaction to Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

- a) **Less Than Significant Impact.** The primary contributor to ambient noise in the planning area is traffic, particularly from major roadways such as State Route 22 (SR-22). To determine if future housing at the proposed Candidate Sites will be exposed to ambient noise levels in excess of the noise level standards established in Garden Grove, noise levels from future traffic volumes have been estimated and compared to the City's noise level standards. The Garden Grove General Plan identifies standards for residential land uses and noise compatibility, as summarized in Table 11 (Noise Ordinance Standards).

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**Table 11
Noise Ordinance Standards**

Land Use Designation		Ambient Base Noise Level	Time of Day
Sensitive Uses	Residential Use	55 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
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	50 dBA	10:00 PM – 7:00 AM
	Industrial Uses	70 dBA	Any Time

Source: City of Garden Grove, Municipal Code, Section 8.47, Noise Control

The mixed-use candidate sites are located long major roads and corridors and traffic-generated noise levels reflect this. Existing traffic volumes along the major roads and corridors are included in the General Plan. Traffic noise along roadway segments affecting the candidate sites are summarized in Table 12 (Traffic Noise Levels) below.

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**Table 12
Traffic Noise Levels**

Roadway Segment	Existing					
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)			
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour	Candidate Site Affected
Brookhurst Street						
Between Trask Avenue & Garden Grove Boulevard	44,536	68.1	768	243	77	MU #1
Between Garden Grove Boulevard & Lampson Avenue	37,036	67.3	638	202	64	MU #1
Between Lampson Avenue & Chapman	38,788	67.5	668	211	67	MU #4
Dale Street						
Between Garden Grove Boulevard & Lampson Avenue	10,076	61.9	174	55	17	Res #2
Euclid Street						
Between Orangewood Avenue & Katella Avenue	32,765	66.8	565	179	56	MU #5
Harbor Boulevard						
Between Westminster Boulevard & Trask Avenue	53,334	69.0	920	291	92	Res #3
Between Trask Avenue & Garden Grove Boulevard	52,263	68.9	901	285	90	Res #3
Newhope Street						
Between Trask Avenue & Garden Grove Boulevard	21,128	65.0	364	115	36	Res #3
Chapman Avenue						
Between Gilbert Street & Brookhurst Street	23,215	65.0	400	127	40	MU #4
Garden Grove Boulevard						
Between Gilbert Street & Brookhurst Street	23,596	65.4	407	129	41	MU #1
Between Brookhurst Street & Nelson Street	30,099	66.5	519	164	52	MU #3
Between Nelson Street & Euclid Street	15,080	63.5	260	82	26	MU #2
Between Newhope Street & Harbor Boulevard	28,929	66.3	499	158	50	Res #3
Trask Avenue						
Between Newhope Street & Harbor Boulevard	17,080	64.2	294	93	29	Res #3

Source: City of Garden Grove. General Plan EIR. May 2008

Future development at all but one of the candidate sites will be exposed to traffic-related noise and other noise sources that contribute to ambient noise levels that could be in excess of acceptable levels, depending on the location of the development and local traffic volumes. Future development will be subject to standard environmental review pursuant to CEQA and the City's local implementation procedures. This typically includes preparation of a project-specific noise impact analysis to determine if the development will be exposed to excessive noise levels and identify appropriate mitigation, as required by General Plan Policy N-1.2. The most common type of exterior mitigation involves barriers that could include walls or berms. Interior noise levels will be controlled through common building techniques, particularly in specifying window requirements with minimum standard transmission coefficient. Impacts related to exposure of persons to ambient noise levels in excess of identified standards will be less than significant with implementation of the noise policies and implementation measures in the Garden Grove General Plan.

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Future housing developments on the proposed Candidate Sites and in other areas of the city are subject to the policies of the existing General Plan designed to minimize noise impacts to residential properties. The following noise policies of the General Plan will be implemented during the City's standard environmental review process during the entitlement process for future housing developments. Impacts to residential development related to noise levels in excess of established standards and permanent increases in ambient noise levels will be less than significant with implementation of the following noise policies of the Garden Grove General Plan.

Policy N-1.1	Require all new residential construction in areas with an exterior noise level greater than 55 dBA to include sound attenuation measures.
Policy N-1.2	Incorporate a noise assessment study into the environmental review process, when needed for a specific project for the purposes of identifying potential noise impacts and noise abatement procedures.
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 and 7-2, 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.
N-IMP-1B	Require that new commercial, industrial, any redevelopment project, or any proposed development near existing residential land use demonstrate compliance with the City's Noise Ordinance prior to approval of the project.
N-IMP-1C	Implement noise mitigation by placing conditions of approval on development projects, and require a clear description of mitigation on subdivision maps, site plans, and building plans for inspection purposes.
N-IMP-1D	Require construction activity to comply with the limits established in the City's Noise Ordinance.
N-IMP-1E	Require buffers or appropriate mitigation of potential noise sources on noise sensitive areas.
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.
N-IMP-1L	Continue to enforce noise abatement and control measures.
Policy N-2.5	Ensure the effective enforcement of City, State, and Federal noise levels by all appropriate City Divisions.
N-IMP-2A	Require a noise impact evaluation for projects, if determined necessary through the environmental review process. Should noise abatement be necessary, the City shall require the implementation of mitigation measures based on a technical study prepared by a qualified acoustical professional.

- b) **Less Than Significant Impact.** Vibration is the movement of mass over time. It is described in terms of frequency and amplitude and unlike sound; there is no standard way of measuring and reporting amplitude. Vibration can be described in units of velocity (inches per second) or discussed in dB units to compress the range of numbers required to describe vibration. Vibration impacts to buildings are generally discussed in terms of peak particle velocity (PPV) that describes particle movement over time (in terms of physical displacement of mass). For purposes of this analysis, PPV will be used to describe all vibration for ease of reading and comparison. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (such as crack plaster or destroy windows).

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Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Common sources of vibration within communities include construction activities and railroads. Operation of the proposed facility does not include uses that cause vibration and there are no railroads in the project vicinity.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. Residential units, once constructed, do not utilize machinery that would generate substantial amounts of vibration. However, the construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock blasting considering the built-out character of the area or piling driving because the area is not subject to liquefaction hazards; however, jack hammering will also likely be required for demolition activities.

Table 13 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

Table 13
Common Construction Vibration

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: California Department of Transportation 2004

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development. Construction noise and associated vibration will be controlled through the time restrictions currently established in the City's Noise Control requirements. Section 8.47.060 of the City's Municipal Code mandates that construction activity and equipment maintenance is limited to the hours between 7:00 a.m. to 10:00 p.m. These restrictions will minimize potential annoyance impacts to nearby residential development during sensitive evening and night hours. Noise and vibration impacts will be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. Vibration is difficult to control and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors and use of alternative equipment, such as use of drilled, sonic, or vibratory pile drivers as opposed to impact drivers. Subsurface dampeners can also be utilized to reduce groundborne vibration. Impacts related to exposure to groundborne vibration will be less than significant with implementation of local environmental review procedures.

- c) **Less Than Significant Impact.** The project would create a significant noise impact if it causes an adopted noise standard to be exceeded for the project site or for adjacent receptors. It is also important to consider the existing noise environment. If the existing noise environment is quiet and the new noise source greatly increases the noise exposure, impacts will occur. Residential

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and mixed-use development on the Candidate Sites would be compatible with the surrounding uses that consist of residential, commercial, educational, and religious uses. The proposed Housing Element will not increase residential densities or commercial intensities and therefore will not increase ambient noise from traffic or operational sources beyond those analyzed in the General Plan EIR. Thus, impacts will be less than significant.

- d) **Less Than Significant Impact.** The updated Housing Element does not authorize the development or redevelopment of housing units on any particular site but does include policies that could facilitate development of future housing. Housing does not generate substantial periodic noise. Typical periodic noise associated with housing is solid waste pick-up and deliveries at commercial portions of mixed-use developments. These are common noises in an urban setting. Temporary increases in local noise levels would be associated with construction activities to develop new housing. Construction noise will be controlled through the time restrictions set in Section 8.47.060 of the City's Municipal Code, limiting construction activity to the hours between 7:00 A.M. to 10:00 P.M. Furthermore, future housing development will be subject to the City's standard environmental review procedures to ensure that temporary and periodic noise is assessed and mitigated, if necessary. Continued enforcement of the City's noise restrictions and environmental review procedures will ensure temporary and periodic noise impacts associated with new housing will be less than significant.
- e) **Less Than Significant Impact.** Candidate Residential Site #2 is located in the easternmost portion of the Los Alamitos Airport Planning Area.⁴⁷ No other Candidate Sites are located within the airport influence area. Single-family residential uses are within the 65 CNEL noise contour. However, impacts due to operations of the airport would be less than significant to residents as these sensitive receptors do not exceed the "normally acceptable" threshold. The proposed Housing Element does not increase densities already permitted by the General Plan in these areas and therefore would not increase the potential exposure of residences to airport noise. With implementation of the General Plan policies listed below, impacts will be less than significant.

Goal LU-16 Land use patterns in the City of Garden Grove must be protected from impacts associated with the Joint Forces Training Base (JFTB) Los Alamitos.

Policy LU-16.2	Allow development consistent with Airport Environs Land Use Plan.
LU-IMP-16A	Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et seq.)

- f) **No Impact.** There are no private airports or airstrips within two miles of Garden Grove. There would be no impacts related to excessive noise near a private airstrip.

⁴⁷ City of Garden Grove. General Plan Environmental Impact Report. May 2008

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4.13 – POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	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)?			☑	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			☑	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			☑	

- a) **Less than Significant Impact.** The proposed Housing Element will not directly induce population growth. Population growth is a complex interaction between immigration, emigration, birth, deaths, and economic factors. The proposed Housing Element is designed to guide and accommodate the inevitable population growth the community will face over the short and long terms. SCAG’s 2012 Adopted Growth Forecast projects a population of 180,300 by the year 2035 in Garden Grove. The increase in population due to future development at the Candidate Sites is within the growth assumptions estimated by SCAG. Therefore, implementation of the Housing Element will not induce growth beyond that already planned. Impacts will be less than significant.

- b) **Less Than Significant Impact.** The proposed Housing Element is designed to encourage and facilitate housing development and preserve and enhance existing housing stock. The City is urbanized and is 99 percent built out. There are a few vacant parcels and some underutilized properties that may be recycled for the purpose of developing new housing and mixed-use development. This natural recycling of land will not result in the loss of housing units because such redevelopment will result in the development of new housing units. The Candidate Sites identified in the proposed Housing Element are generally vacant or have underutilized commercial structures; however, Candidate Residential Sites 2 and 3 each have one single-family home on large, otherwise vacant lots. These homes would be removed to accommodate higher-density residential or mixed-use development, thus, the availability of residential units will increase as a result of the Housing Element. Impacts will be less than significant.

- c) **Less Than Significant Impact.** The proposed Housing Element will not directly displace any people because the project does not authorize the demolition or conversion of any housing unit. Candidate Residential Sites 2 and 3 each have one single-family home on large, otherwise vacant lots. Ultimately, these homes may be removed to accommodate higher-density residential development. Pursuant to State law, 60 days advance written notice is required for tenants living in the unit for over a year or 30 days advance written notice when the property owner opens

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escrow for sale of the site to the project proponent.⁴⁸ This will provide adequate time for occupants of existing housing to find new housing. The proposed Housing Element will not influence economic factors, such as the relocation of a large employment base to a different region that could require the construction of new housing. Impacts will be less than significant.

⁴⁸ California Department of Consumer Affairs. *California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities*. 2010.

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4.14 - PUBLIC SERVICES

Would the project 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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?			☑	
b) Police protection?			☑	
c) Schools?			☑	
d) Parks?			☑	
e) Other public facilities?			☑	

a-e) Less Than Significant Impact. The Garden Grove Housing Element update sets forth policies and programs to encourage housing development consistent with adopted General Plan land use policies. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for fire and police protection, schools, and parks. SCAG estimates that the City’s population will be 189,445 in 2030. The Housing Element’s goal to facilitate 1,324 low- and moderate-income units by 2021 would increase the local housing stock from 46,037 as of 2010 (2010 Census count) to 47,361 units and would increase the resident population by approximately 5,032 persons (1,324 dwelling units at 3.8 persons per household).

The General Plan EIR indicates that buildout of the land use plan would result in significant impacts to parks, schools, fire, or police services. The provision of parks is guided by the policies of the General Plan Parks and Recreation Element that promotes the long-term increase in parkland and recreational facilities implemented utilizing a number of financing strategies. The City requires dedication of land or payment of a fee in-lieu thereof or a combination of both as a condition of approval for residential subdivisions. The purpose of the dedication and/or fee is to provide parks and recreation facilities. Dedication and/or payment of the fee would help to reduce potential impacts of future residential development on parks and recreational facilities. In addition, the General Plan policies and implementation measures will assist in reducing the impact on parks.

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-1.5 Encourage the provision of parks and recreation space in new development and redevelopment projects.

Policy PRK-1.6 Encourage the development of linear parks along easements or rights-of-way, including but not limited to utility easements and the Orange County (OCTA) right-of-way.

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- Policy PRK-1.7 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.
- Policy PRK-1.8 Encourage the cooperation and coordination between City departments and public agencies, to provide recreation and leisure space through new development and as redevelopment occurs within Garden Grove.

The provision of school services is mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act.⁴⁹ Future potential plans for development and redevelopment will be reviewed by City staff to determine any impacts of development on emergency services and are also subject to review by Garden Grove's Police and Fire Department for compliance with applicable standards and policies. Future potential plans for development are also subject to the policies of the General Plan Safety Element. The following Safety Element policies are designed to ensure adequate provision of public services in response to long-term growth. Property taxes and other special taxes paid by future property owners will also support the incremental expansion of public services as the population in the City grows. Impacts to public services will be less than significant.

Goal SAF-2 Crime reduction can be achieved through public facility and infrastructure improvements and the use of crime reducing design techniques.

- Policy SAF-2.1 Remedy problems with existing public facilities that have the potential to encourage criminal activity.
- Policy SAF-2.2 Encourage Crime Prevention Through Environmental Design (CPTED) techniques; design that discourages crime and promotes pedestrian safety, for all new development and redevelopment projects.
- Policy SAF-2.3 Identify specific high crime areas in the City and encourage and, when feasible, create plans/strategies to improve these areas.
- Policy SAF-2.4 Work with law enforcement agencies and community groups to promote litter pick-up, graffiti removal, basic repairs, and other neighborhood beautification efforts.
- SAF-IMP-2A Encourage site design using the following: increased pedestrian-level lighting, pedestrian routes that avoid blind corners and provide escape route choices, low fences or well-placed landscaping, and building entrances visible from public streets.
- SAF-IMP-2B Encourage mixed-use development throughout the City in order to decrease commercial areas that are left vacant during nighttime hours.
- SAF-IMP-2C Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity.
- SAF-IMP-2D Ensure that signage and street markings at crosswalks provide for pedestrian safety.
- SAF-IMP-2E Involve law enforcement agencies in the design review of new and rehabilitated buildings to ensure basic safety measures and surveillance access are achieved.
- SAF-IMP-2F Continue to locate police sub-stations in those areas of the City particularly vulnerable to crime.
- SAF-IMP-2G Explore the use of surveillance technologies that provide additional ways for the Police Department to monitor and more quickly respond to crime.

⁴⁹ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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SAF-IMP-2H Develop, where necessary and feasible, a parking program for on-street parking in high crime residential neighborhoods.

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.

SAF-IMP-5A Continue to require the 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-5B Require street addresses on commercial buildings to more readily facilitate emergency response.

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).

SAF-IMP-5E Provide an adequate number of trained and certified emergency and medical technicians to address the increased medical demands due to an increase in residential density.

SAF-IMP-5F Continue to provide adequate staffing of fire response personnel based upon changing conditions, density, and development type.

SAF-IMP-5G Continue the Water Services Department's maintenance program dedicated to maintaining the quality of the City's water storage and distribution system, as well as to increase the water supply capacity.

SAF-IMP-5H Continue to participate in cooperative agreements with the County and appropriate cities to provide fire and medical services in an effective manner, and continue to explore opportunities to expand the programs provided through these agreements.

SAF-IMP-5I Adopt standards that set the number of personnel per response and response times (NFPA-1710).

SAF-IMP-5J Continue to implement and update, as necessary, the Fire Department's long-range plan and budget.

4.15 – RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	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?			☑	
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?			☑	

- a) **Less Than Significant Impact.** The City of Garden Grove maintains 14 City-owned parks totaling 157 acres and maintains joint-use agreements with five public schools. The City has a target parkland standard of 2.0 acres per 1,000 persons.⁵⁰ With a population of approximately 170,883, the City should have approximately 342 acres of parks. Therefore, the City has an existing deficiency. As a condition of approval for residential subdivisions, the City requires dedication of land or payment of a fee in lieu or a combination of both. The purpose of the dedication and/or fee is to provide parks and recreation facilities. Dedication and/or payment of the fee would help to reduce potential impacts of future residential development on parks and recreational facilities. Any future housing development will be required to pay development impact fees; thus, deterioration to existing parks and recreation facilities will be less than significant as a result of future housing development because parks and recreation facilities will be incrementally expanded to meet future residential demand.
- b) **Less Than Significant Impact.** The updated Housing Element would not result in the direct construction of any recreation facilities. Future potential construction of recreation facilities in responses to incremental, long-term population increases will be subject to the City’s standard environmental review process pursuant to CEQA. Local recreation facilities typically do not result in significant impacts. Impacts related to the potential construction of future recreation facilities will be less than significant.

⁵⁰ City of Garden Grove. General Plan Environmental Impact Report. May 2008

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4.16 – TRANSPORTATION AND TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			☑	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			☑	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				☑
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				☑
e) Result in inadequate emergency access?			☑	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				☑

- a) **Less than Significant Impact.** The proposed Candidate Sites would result in approximately 32,472 daily vehicle trips at build-out based on the Institute of Traffic Engineers (ITE) 8th Edition *Trip Generation* manual. (This calculation does not account for any discount in trips associated with existing uses on the non-vacant Candidate Sites.) The General Plan EIR determined that implementation of the General Plan would not result in any unavoidable traffic impacts at the local level.⁵¹ The proposed Housing Element will not increase residential densities or

⁵¹ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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commercial intensities beyond those analyzed in the General Plan EIR; thus, the Housing Element is within the scope of the analysis prepared in the General Plan EIR. Traffic assessments will be required for future residential development, as necessary, during the City's standard environmental review process to determine project specific traffic generation, traffic distribution, modal splits, impacted intersections and roadways, project-specific fair-share improvement fees, and applicable regional transportation fees. Impacts related to substantial traffic congestion will be less than significant with implementation of the following General Plan policies.

Policy CIR-1.1	Maintain a citywide circulation system that is balanced with the future land use development anticipated in the General Plan Land Use Element.
Policy CIR-10.1	Continue to comply with, and participate in, federal, state, and regional planning efforts as a means of maintaining eligibility for future roadway funding, as appropriate.
Policy CIR-1.2	Actively pursue federal, state, and regional funds for local and regional roadway improvements.
Policy CIR-11.1	Strive to facilitate compliance with the Congestion Management Program (CMP).

- b) **Less than Significant Impact.** The Congestion Management Program (CMP) is administered by the Orange County Transportation Authority (OCTA). The CMP establishes a service goal of LOS E or better on all CMP roadway segment. CMP intersections within Garden Grove include State Route 22 (SR-22) westbound ramps at Valley View Street, SR-22 westbound ramps at Harbor Boulevard, and SR-22 westbound at Beach Boulevard. Any future housing development would be required to have prepared a traffic impact analysis (TIA) if it generates 2,400 or more daily trips. For developments that will directly access a CMP Highway System link, a TIA is required if it will result in 1,600 or more daily trips.⁵² As identified in Section 4.15.a above, the proposed Housing Element would result in 32,472 trips at build out. The City will determine if a traffic impact analysis is required as part of the City's standard environmental review process and determine potential future impacts to CMP facilities. Impacts related to level of service standards on CMP facilities will be less than significant.
- c) **No Impact.** The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction that would result in the need to redirect or otherwise alter air traffic patterns. Furthermore, the proposed Housing Element will not result in substantial population growth that could significantly increase air traffic. Therefore, the project will have no air traffic impacts.
- d) **No Impact.** The project does not involve the construction of any roadway and would have no effect on the City's street and site design standards.
- e) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review. In conjunction with the review and approval of building permits, the Garden Grove Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. With continued application of project review procedures, impacts involving emergency access will be less than significant.
- f) **No Impact.** The proposed Housing Element policies and programs would not conflict with or have an effect on any local or regional policies involving support of alternative transportation.

⁵² Orange County Transportation Authority. 2011 *Orange County Congestion Management Program*. 2011.

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The Housing Element does not conflict with General Plan Transportation policies that support public transit and will not interfere with the current or future goals involving establishing the City's bus system or Metrolink transit options. The project will have no impact on alternative transportation plans.⁵³

⁵³ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

4.17 – UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<input checked="" type="checkbox"/>	
e) 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?			<input checked="" type="checkbox"/>	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<input checked="" type="checkbox"/>	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				<input checked="" type="checkbox"/>

- a) **No Impact.** Wastewater treatment services for Garden Grove are provided by Orange County Sanitation District (OCSD). Wastewater treatment requirements for the Orange County Sanitation District treatment facilities are established by the Santa Ana Regional Water Quality Control Board (RWQCB).⁵⁴ These treatment requirements establish pollutant limits for effluent discharges to receiving waters. Future housing development will result in typical residential wastewater discharges and will not require new methods or equipment for treatment that are not

⁵⁴ City of Garden Grove. General Plan Environmental Impact Report. May 2008

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currently permitted for existing treatment plants. Furthermore, residential development is not subject to point-source discharge requirements. The project will not impact compliance with RWQCB treatment requirements. Future housing development will not interfere with compliance with RWQCB wastewater treatment requirements; thus, no impact will occur.

- b) **Less than Significant Impact.** Future housing development will incrementally increase water demand and wastewater discharges. The Garden Grove Sanitation District (GGSD) and OCSD indicate that presently no deficiencies or significant treatment capacity limitations exist within their facilities.⁵⁵ The City will identify the need for expansion of water and wastewater facilities, such as water and sewer mains, as needed, on a project-by-project basis during its standard environmental review process. Any environmental impacts related to the construction or expansion of water or wastewater facilities will be analyzed and mitigated for at the time of development. The City has adopted policies to reduce potential growth-related impacts associated with future development. With adherence to the goals, policies and implementation measures identified in the General Plan, impacts related to the expansion of water and wastewater facilities will be less than significant.

Goal INFR-2 Adequate wastewater facilities shall be provided to serve new and existing development within the City.

Policy INFR-2.2	Continue to coordinate with the Garden Grove Sanitary District (GGSD) and Orange County Sanitation District (OCSD) to ensure existing wastewater systems are maintained and upgraded and new wastewater facilities are constructed, as needed.
INFR-IMP-2A	Update the City's Sewer Master Plan and Sewer System Management Plan, as necessary.
INFR-IMP-2B	Update development fee and assessment district fee structures, as necessary, to require all new development to pay its fair share of the cost of all essential wastewater improvements.

- c) **Less than Significant Impact.** The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction that would result in the construction of new storm water drainage facilities or the expansion of existing facilities. Drainage improvements are constructed on a project-by-project basis. This typically involves routing a major drainage course through a project by concentrating the flow into an acceptable drainage facility. Construction of drainage devices will be subject to standard construction requirements for erosion control and water quality requirements. Future housing development will comply with existing standards and regulations for conveyance of storm water; thus, impacts to the environment from construction of storm drain infrastructure will be less than significant.
- d) **Less than Significant Impact.** Garden Grove's water supply comes from two sources: 1) imported water from the Metropolitan Water District of Southern California (MWD) through the Municipal Water District of Orange County (MWDOC) and 2) local groundwater extracted from local wells located within the Orange County Ground Water Basin. The maximum delivery capacity from the existing ground water extraction wells is approximately 29,330 gallons per minute (GPM), and the maximum delivery capacity for the imported water connections is approximately 22,500 GPM. The City currently uses approximately 30,500 acre-feet per year (AFY) of potable water resources to meet all constituent demands. The City's Water Services Division projects that water demand would gradually increase over the General Plan build out to 33,021 AFY in the year 2030. The current water supply, delivery system, and contingency

⁵⁵ City of Garden Grove. General Plan Environmental Impact Report. May 2008

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options for the City of Garden Grove are adequate to meet the needs of the community. The proposed Housing Element would not result in any population growth or additional demand on water supplies but rather will guide development to accommodate anticipated growth in the community through the year 2021; therefore, the proposed Housing Element would not result in the need for new or expanded water supplies and impacts will be less than significant.⁵⁶

- e) **Less Than Significant Impact.** Wastewater treatment requirements are established by the Santa Ana Regional Water Quality Control Board (RWQCB). The City will review future housing development as part of the standard environmental review process to determine adequate capacity to serve the discharge needs in comparison to treatment plant capacity. Impacts related to wastewater treatment capacity are anticipated to be less than significant.

- f) **Less Than Significant Impact.** Garden Grove is served by a number of landfills. Olinda Alpha Landfill is owned and operated by Orange County and is permitted to handle 8,000 tons/day of refuse. The Alpha Olinda landfill has a current closure date of 2013, but has recently been approved for an expansion to extend closure to the year 2021. The Frank R. Bowerman landfill, located in Irvine California, is also owned and operated by the County of Orange and has a permitted maximum of 8,500 tons/day. The Frank R. Bowerman landfill is currently slated for closure in December 2022. The Prima Deshecha landfill is located in San Juan Capistrano and is owned and operated by Orange County. The facility has a permitted capacity of 4,000 tons/day and has a closure date of December 2067.⁵⁷ Additionally, other landfills are available to serve the City. Compliance with City and County waste reduction programs and policies would reduce the volume of solid waste entering landfills. Individual development projects within the City would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent. Future housing would increase the volume of solid waste generated in the City that is diverted to existing landfills, thus contributing to the acceleration of landfill closures or the use of more distant sites. However, the closure dates for the various landfills range from 2013 to 2067. Combined remaining capacities at the landfills would be adequate to accommodate future housing. Impacts related to sufficient landfill capacity are anticipated to be less than significant.

- g) **No Impact.** Residential waste collection in Garden Grove is disposed of in regional landfills, as described above. All new residential development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies inherent in the proposed Housing Element would have any effect upon or result in any conflicts with solid waste disposal regulations. No impact will occur.

⁵⁶ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

⁵⁷ City of Garden Grove. General Plan Environmental Impact Report. May 2008.

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4.18 – MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?		<input checked="" type="checkbox"/>		
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)?			<input checked="" type="checkbox"/>	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			<input checked="" type="checkbox"/>	

- a) **Less than Significant Impact with Mitigation Incorporated.** The results of the preceding analysis indicate that the proposed project would have no effect upon sensitive biological, historical, or paleontological resources, and would not result in significant impacts to archaeological resources with mitigation incorporated. There will be no impact to scenic vistas and less than significant impacts to visual character and resources. Because the project would not authorize any plan to develop new homes or to redevelop existing housing, and would not change existing City land use policy regarding locations or intensities of residential development, it would not result in any effects that would degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment will be less than significant, that no impacts to biological resources will occur, and that impacts to cultural resources will be less than significant with incorporation of Mitigation Measure C-1.
- b) **Less than Significant Impact.** Cumulative effects resulting from full implementation of the City's residential land use policies were evaluated in the General Plan EIR. The proposed Housing Element update would not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term

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cumulative impacts that were not addressed sufficiently in the General Plan EIR. The Housing Element does not have any changes to land use designations and thus is consistent with the program analyzed in the General Plan EIR. The City hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant.

- c) **Less than Significant Impact.** As supported by the preceding environmental evaluation, the project would not result in substantial adverse effects on human beings. Under each environmental consideration addressed in the preceding analysis, the proposed project is considered to have little or no adverse impacts on people and the environment. Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings will be less than significant.

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Section 5: LIST OF PREPARERS

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Section 5: List of Preparers

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Section 6: SUMMARY OF MITIGATION MEASURES

- C-1 During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission. Emphasis shall be placed on avoidance of the discovered resource, where feasible, prior to consideration of other treatment methods.

Section 6: Summary of Mitigation Measures

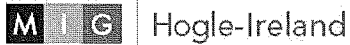
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RESPONSES TO COMMENTS
**FINAL INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

**City of Garden Grove
2014-2021 Housing Element**

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May 2013

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Section 1: Introduction

1.1 – Introduction

This document and the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the 2014-2021 Housing Element, dated March 2013, constitute the Final IS/MND for the 2014-2021 Garden Grove Housing Element.

The Draft IS/MND was circulated for a 30-day public review and comment period starting March 26, 2013 and ending April 24, 2013. Three letters were submitted to the City commenting on the Draft IS/MND. A list of those letters is provided in Table 2-1 below. The purpose of this document is to respond to specific comments pertaining to environmental issues in the Draft IS/MND.

1.2 – CEQA Requirements Regarding Comments and Responses

Unlike Environmental Impact Reports (EIR), the lead agency has no affirmative duty to prepare written responses to comments on the Draft IS/MND. Section 15074 of the CEQA Guidelines establishes Lead Agency procedures for adopting a Negative Declaration or Mitigated Negative Declaration. Subsection (b) states that "Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process."

To provide thorough public disclosure, the City of Garden Grove, as the lead agency of the proposed project, has prepared written responses to all written comments submitted during the public review period. While not required, the City has applied and modeled this document to the guidelines and principals of the CEQA requirement for Final EIRs, Section 15132 of the CEQA Guidelines. Therefore, this Final MND consists of:

- a) The Draft MND or a revision of the Draft;
- b) Comments and recommendations received on the Draft MND either verbatim or in summary;
- c) A list of persons, organizations, and public agencies comments on the Draft MND;
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- e) Any other information added by the Lead Agency.

Specifically, CEQA Guidelines Section 15204 (b) outlines parameters for submitting comments, and reminds persons and public agencies of the focus of review and comment of a Draft MND.

"In reviewing negative declarations, persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should:

- (1) Identify the specific effect,
- (2) Explain why they believe the effect would occur, and
- (3) Explain why they believe the effect would be significant."

CEQA Guidelines Section 15204 (c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence."

CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by persons commenting. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the environmental document.

1.3 – Format of the Final MND

This document is organized as follows:

Section 1 - Introduction. This section describes CEQA requirements on comments and responses, and the contents of this Final MND.

Section 2 - Response to Comments. This section identifies the agencies commenting on the circulated Draft MND, includes copies of comment letters received during the public review period, and includes the City's responses to the comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a reference letter. Individual comments have been numbered for each letter, and the letters are followed by responses with references to the corresponding comment number.

Section 3 - Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program (MMRP) lists the mitigation measure required for implementation of the project, the phase in which the measure would be implemented, and the enforcement agency responsible for compliance. The monitoring program provides: 1) a mechanism for giving the lead agency staff and decision-makers feedback on the effectiveness of their actions; 2) a learning opportunity for improved mitigation measures on future projects; and 3) a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

Section 2: Responses to Comments

This section provides all written comments received on the circulated Draft IS/MND and the City's response to each comment. The City received comments from three different agencies, as listed in Table 2-1.

Comment letters and specific comments are given numbers for reference purposes.

Table 2-1: Comment Letters

Ref	Commenting Person/Agency	Date of Comment	Issue
A	California Native American Heritage Commission	April 2, 2013	Cultural resources
B	California Public Utilities Commission	April 10, 2013	Rail crossings
C	California Department of Transportation	April 24, 2013	Transportation

Comment A – Native American Heritage Commission

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
(916) 657-5390 - FAX

RECEIVED

clear
04/24/13
0

April 2, 2013

APR 04 2013

Ms. Monica Covarrubias, Planner

City of Garden Grove Planning Division

STATE CLEARING HOUSE

11222 Acacia Parkway
Garden Grove, CA 92840

RE: SCH# 2013031074 CEQA Notice of Completion; proposed Mitigated Negative Declaration) – "City of Garden Grove 2014-2021 Housing Element Update Project;" located in the City of Garden Grove; Orange County, California

Dear Ms. Covarrubias:

The Native American Heritage Commission (NAHC) has reviewed the CEQA Notice regarding the above referenced project. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resources, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine if a part or all of the area of project effect (APE) has been previously surveyed for cultural resources, which we know that it has. The NAHC recommends that known cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report.

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10. Contact has been made to the Native American Heritage Commission for a Sacred Lands File Check. A list of appropriate Native American Contacts for consultation

1

2

concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

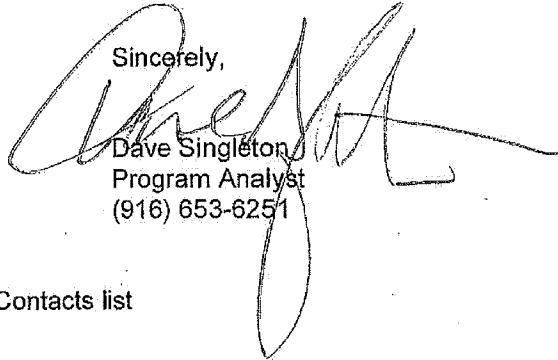
3

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

4

Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans. Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,



Dave Singleton
Program Analyst
(916) 653-6251

CC: State Clearinghouse

Attachment: Native American Contacts list

Response A – CA Native American Heritage Commission

A1. This comment lists State regulations and legal decisions generally applicable to Native American cultural resources. No response is required. *This response does not identify any new information.*

A2. This comment recommends that the City contact the appropriate Information Center for a record search and if an additional archaeological inventory survey is required, the comment recommends a report coordinated with the NAHC. As discussed in the Initial Study, the project does not involve any development activity. The City will evaluate potential impacts to cultural resources on a project-by-project basis pursuant to CEQA and General Plan policies as discussed in Section 4.5 of the Draft Initial Study/MND and may include a Sacred Lands File search, as applicable. *This response does not identify any new information.*

A3. This comment recommends consultation with local Native American tribes. The City initiated consultation with all tribes on the list provided by the NAHC at the outset of the Housing Element update project. No comments were received at that time. However, the City will evaluate potential impacts to cultural resources on a project-by-project basis pursuant to CEQA/NEPA and General Plan policies, as discussed in Section 4.5 of the draft Initial Study, to include tribal consultation, as applicable. *This response does not identify any new information.*

A4. This comment cites Section 15064.5(f) of the State CEQA Guidelines that recommends including provisions for the identification and evaluation of accidentally discovered cultural resources as mitigation, when possible. The City will comply with all applicable State and federal regulations related to cultural resources, as required, through Mitigation Measure C-1. *This response does not identify any new information.*

Comment B – Public Utilities Commission

STATE OF CALIFORNIA

EDMUND G. BROWN JR., Governor

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 600
LOS ANGELES, CA 90013
(213) 576-7083



April 10, 2013

CLD
4/24/13

RECEIVED

APR 10 2013

Monica Covarrubias
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

STATE CLEARING HOUSE

Dear Ms. Covarrubias:

Re: SCH 2013031074 Garden Grove 2014-2021 Housing Element MND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Draft Mitigated Negative Declaration (DMND)* for the proposed City of Garden Grove (City) 2014-2021 Housing Element Project.

1

The project site area includes active railroad tracks. RCES recommends that the City add language to the Housing Element so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

2

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse

Response B – CA Public Utilities Commission

B1. This comment identifies a list of potential mitigation measures that can be applied to improvements near railroad rights-of-way. The City will require any future development projects to factor in any adjacent or nearby railroad facilities as necessary and will consider all feasible mitigation during the design of future roadway improvements. *This response does not identify any new information.*

Comment C – Department of Transportation

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION

District 12
3347 Michelson Drive, Suite 100
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592



Flex your power!
Be energy efficient!

April 24, 2013

Monica Covarrubias
City Of Garden Grove
11222 Acacia Parkway
Garden Grove, CA, 92840

File: IGR/CEQA
SCH#: 2013031074
Log #: 3163
SR-22, SR-39.

Subject: City Of Garden Grove 2014-2021 Housing Element

Dear Ms. Covarrubias

Thank you for the opportunity to review and comment on the **Mitigated Negative Declaration (MND) for the City of Garden Grove 2014-2021 Housing Element**. The proposed project is the adoption and implementation of the Garden Grove 2014-2021 housing element that represents an update of the City's certified Housing Element. The Housing Element identifies eight sites for possible development, but the Housing Element does not propose the development of residential units. The project is in the city of Garden Grove, and over multiple sites city wide. The nearest state routes to the project are SR-22, and SR-39.

The Department of Transportation (Department) is a commenting agency on this project and has no comment at this time. However, in the event of any activity in the Department's right-of-way, an encroachment permit will be required. | 1

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

Christopher Herre, Branch Chief
Local Development/Intergovernmental Review

C: Scott Morgan, Office of Planning and Research

"Caltrans improves mobility across California"

Response C – California Department of Transportation

C1. This comment states “no comment” on the project, and advises of the requirement for encroachment permits for activities in any Caltrans’ right-of-way. The comment is noted. Future development projects will be required to submit applications to Caltrans for encroachment permits as necessary. *This response does not identify any new information.*

State Clearinghouse Receipt



EDMUND G. BROWN JR.
GOVERNOR

April 25, 2013

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

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

Subject: 2014-2021 Housing Element
SCH#: 2013031074

Dear Monica Covarrubias:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 24, 2013, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

**Document Details Report
State Clearinghouse Data Base**

SCH# 2013031074
Project Title 2014-2021 Housing Element
Lead Agency Garden Grove, City of

Type MND Mitigated Negative Declaration
Description The project is the adoption and Implementation of the Garden Grove 2014-2021 Housing Element that represents an update of the City's certified Housing Element. The proposed Housing Element addresses future residential development to meet SCAG's RHNA allocation for Garden Grove during the 2014-2021 planning period. The Housing Element is a policy document and does not propose the development of residential units.

Lead Agency Contact

Name Monica Covarrubias
Agency City of Garden Grove Planning Division
Phone 714 741 5144 **Fax**
email
Address 11222 Acacia Parkway
City Garden Grove **State** CA **Zip** 92840

Project Location

County Orange
City Garden Grove
Region
Lat / Long 33° 46' 26" N / 117° 56' 29" W
Cross Streets West Garden Grove Boulevard & Taft Street
Parcel No. Multiple
Township 5S **Range** 10W **Section** **Base** SBB&M

Proximity to:

Highways SR-22, I-5, I-405
Airports JFTB Los Alamitos
Railways Multiple
Waterways Santa Ana River, Multiple Tributaries
Schools Multiple
Land Use Multiple

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 12; Department of Housing and Community Development; Regional Water Quality Control Board, Region 8; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Date Received 03/26/2013 **Start of Review** 03/26/2013 **End of Review** 04/24/2013

Note: Blanks in data fields result from insufficient information provided by lead agency.

Section 3: Mitigation Monitoring and Reporting Program

1. Purpose

This Mitigation Monitoring and Reporting Program shall be used by the City of Garden Grove to monitor implementation of the mitigation measures required of the 2014-2021 Housing Element project to lessen or avoid environmental impacts identified in the project Initial Study/Mitigated Negative Declaration.

2. Compliance Documentation Required

The City Departments and staff identified in the matrix shall be responsible for inspecting and documenting compliance with each mitigation measure within the timeframe or at the milestone indicated. Such documentation shall be made available to the public for inspection upon request.

3. Changes to Mitigation Measures

During the course of project implementation, the City may determine that an alternative approach to required mitigation is necessary due to physical, technological, or practical constraints. In such an event, the City shall have the authority to amend the mitigation measure, provided the City makes a written finding based on documented facts that the alternative mitigation measure or measures:

- a) will achieve the same or improved relief from the impact or impacts the original mitigation measure(s) was designed to achieve;
- b) will not result in any new environmental impacts not previously analyzed; and
- c) complies with all applicable City, County, state, and federal laws and regulations.

MITIGATION MONITORING AND REPORTING PROGRAM

Impacts	Mitigation Measures	When Required	Monitoring Responsibility
<p>Cultural Resources</p> <p>Implementation of the proposed Housing Element has the potential to disturb or destroy undocumented archaeological resources.</p>	<p>C-1. During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission. Emphasis shall be placed on avoidance of the discovered resource, where feasible, prior to consideration of other treatment methods.</p>	<p>If archaeological resources are discovered during construction of future development projects</p>	<p>Community Development Department – Building Services</p>

RESOLUTION NO. 5792-13

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE
RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE
DECLARATION AND APPROVAL OF GENERAL PLAN AMENDMENT NO. GPA-1-13(A)
AMENDING THE GENERAL PLAN HOUSING ELEMENT FOR THE PLANNING PERIOD
OF 2014-2021

WHEREAS, the City of Garden Grove has initiated a review and update of the City of Garden Grove General Plan Housing Element (GPA-1-13(A)) pursuant to the periodic review requirements for housing elements required under Government Code Section 65588; and

WHEREAS, a draft Housing Element, attached as "Exhibit A", has been prepared for the planning period of 2014-2021 and submitted to the Planning Commission for review and recommendation; and

WHEREAS, the City has retained a consultant to assist in the preparation of the draft Housing Element; and

WHEREAS, the draft Housing Element consists of an extensive analysis comprising 96 pages, with supporting appendix, and comprehensively addresses the statutory requirements of Government Code Section 65583 relating to housing element requirements; and

WHEREAS, City staff has been in consultation with the State of California Department of Housing and Community Development (HCD) regarding compliance with Government Code Section 65583, including City consideration of HCD guidelines; and

WHEREAS, the Southern California Association of Governments adopted and released a final report on its regional housing needs assessment establishing regional fair share housing allocations (RHNA allocation) for each city in Orange County on October 4, 2012; and

WHEREAS, the City has submitted a draft of the Housing Element to HCD on November 6, 2012; and

WHEREAS, HCD suggested revisions to the draft housing element which have been incorporated into the draft Housing Element as submitted to the Planning Commission; and

WHEREAS, HCD, in a letter to City dated January 4, 2013, has made findings pursuant to Government Code section 65585(b) that the draft Housing Element in its current form is in substantial compliance with housing element statutory requirements; and

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* (CEQA) and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.* (CEQA Guidelines), an Initial Study was prepared for the Housing Element update, which is based in part on the Program Environmental Impact Report for the City of Garden Grove General Plan update, State Clearinghouse No. 2008041079 certified by the City Council on August 26, 2008 (General Plan EIR), and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project cannot, or will not, have a significant effect on the environment with implementation of the mitigation measures identified in the General Plan EIR; and

WHEREAS, the Mitigated Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 2, 2013, regarding the Initial Study / Mitigated Negative Declaration and the draft Housing Element, and all interested persons were given an opportunity to be heard.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE FURTHER FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

1. Recommendation of Approval.

(a) The Planning Commission has considered the proposed Mitigated Negative Declaration, together with comments received during the public review process.

(b) The Planning Commission finds on the basis of the whole record before it, including the Initial Study, General Plan EIR, and comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

(c) The Planning Commission recommends adoption of the Mitigated Negative Declaration to City Council, subject to Public Resources Code 21083.3 and CEQA Guidelines Section 15183, and hereby recommends that the City Council adopt the draft Housing Element of the City's General Plan, attached as "Exhibit A" hereto.

2. Findings.

(a) The Planning Commission finds that the Housing Element addresses all of the statutory requirements relating to Housing Element General Plan requirements set forth in Government Code Section 65583.

(b) The Department of Housing and Community Development, State of California has made a finding that the draft Housing Element in the form of "Exhibit A" is consistent with state statutory requirements.

(c) The Housing Element extensively addresses the housing needs of the community and inventories resources and constraints relevant to meeting those needs. The Element sets forth a comprehensive statement of City goals, quantified objectives and policies and action programs for those goals and objectives, which goals and objectives and action programs are set out in pages 83-95 of the Housing Element Plan.

(d) The Housing Element is otherwise consistent with the other mandatory elements of the City's General Plan.

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION/ GENERAL PLAN AMENDMENT NO. GPA-1-13(A) – Location: Citywide.

Applicant: City of Garden Grove.

Date: May 2, 2013

Request: To consider revisions to the City of Garden Grove's Housing Element of the Garden Grove General Plan and an accompanying Mitigated Negative Declaration for recommendation to the City of Garden Grove City Council for adoption of the Mitigated Negative Declaration and Housing Element of the Garden Grove General Plan. The request is to update the existing Housing Element for the planning period of 2014-2021.

Action: Public Hearing held. Speakers: None.

Action: Resolution No. 5792-13 adopted.

Motion: Margolin Second: Lazenby
Motion carried by 6-0 vote with Commissioner Silva absent.