



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 2, 2016

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR O'NEILL, VICE CHAIR KANZLER
COMMISSIONERS BARKER, MARGOLIN, NUYGEN, PAREDES,
ZAMORA

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: May 19, 2016
- C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. MITIGATED NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-073-2016

APPLICANT: HEAVEN'S GATE FUNERAL HOME, INC.
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF FAIRVIEW STREET AT 13272 GARDEN
GROVE BOUVELVARD

REQUEST: Conditional Use Permit approval to operate a new funeral home, within an existing approximately 19,460 square foot office building, which will include a mortuary and crematory.

STAFF RECOMMENDATION: Recommend adoption of Mitigated Negative Declaration to City Council and approval of Conditional Use Permit No. CUP-073-2016, subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Council Chamber, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, May 19, 2016

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Barker
Commissioner Margolin
Commissioner Nuygen
Commissioner Paredes
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC – None.

April 21, 2016 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Barker

Ayes: (7) Barker, Kanzler, Margolin, Nuygen, O'Neill, Paredes,
Zamora

Noes: (0) None

The following item was taken out of order:

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT NO. CUP-073-2016 FOR PROPERTY LOCATED AT 13272 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOUELVARD, EAST OF FAIRVIEW STREET.

Applicant: Heaven's Gate Funeral Home, Inc.

Date: May 19, 2016

Request: Conditional Use Permit approval to operate a new funeral home, within an existing approximately 19,460 square foot office building, which will include a mortuary and crematory.

Action: The case was re-noticed and moved to the Thursday, June 2, 2016 Planning Commission Meeting.

Staff welcomed new Planning Commission Lac Tan Nuygen.

CONTINUED PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, SITE PLAN NO. SP-022-2016, CONDITIONAL USE PERMIT NO. CUP-065-2016, LOT LINE ADMUSTMENT NO. LLA-011-2016, AND DEVELOPMENT AGREEMENT NO. DA-002-2016 FOR PROPERTY LOCATED AT 10641 GARDEN GROVE BOULEVARD, 10661 GARDEN GROVE BOULEVARD, AND 10662 PEARL STREET, NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET. PEARL STREET PROPERTY IS CONTIGUOUS TO NORTH SIDE OF GARDEN GROVE BOULEVARD PROPERTIES AND FRONTS ON SOUTH SIDE OF PEARL STREET, WEST OF NELSON STREET.

Applicant: Tony Lam
Date: May 19, 2016

Request: Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties, in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included.

Action: Public Hearing held. Speaker(s): Joe Dovich

Action: Recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program to City Council and approved Resolution Nos. 5857-16 and 5858-16.

Motion: Zamora Second: Margolin

Ayes: (7) Barker, Kanzler, Margolin, Nuygen, O'Neill, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – INTERPRETATION OF USE NO. IOU-109-2016, CONDITIONAL USE PERMIT NO. CUP-069-2016. FOR PROPERTY LOCATED AT 12882 VALLEY VIEW STREET, NORTH SIDE OF GARDEN GROVE FREEWAY (SR-22), EAST SIDE OF VALLEY VIEW STREET.

Applicant: Shoreline Ambulance
Date: May 19, 2016

Request: Pursuant to the requirements of Planned Unit Development No. PUD-105-76, a request for an Interpretation of Use to determine compatibility between the proposed ambulance service and the existing Planned Unit Development No. PUD-105-76, in conjunction with a

Conditional Use Permit request to operate a new 3,600 square foot ambulance service business, Shoreline Ambulance, within an existing facility located at 12882 Valley View Street, Suites 12, 13, and 14. The site is in the PUD-105-76 (Planned Unit Development) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: This item was withdrawn by the applicant.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-071-2016 FOR PROPERTY LOCATED AT 9802 KATELLA AVENUE, SOUTH SIDE OF KATELLA AVENUE, WEST OF THE INTERSECTION OF KATELLA AVENUE AND BROOKHURST STREET AT 9802 KATELLA AVENUE.

Applicant: Golden Sea Restaurant and Banquet
Date: May 19, 2016

Request: Conditional Use Permit approval to operate an existing 9,120 square foot restaurant/banquet facility, Golden Sea Chinese Seafood Restaurant and Banquet, with live entertainment and an original State Alcoholic Beverage Control Type "47" (On-Sale, Distilled spirits, Beer and Wine, Eating Place) License. The site is in the C-2 (Community Commercial) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Bert Ashland

Action: Resolution No. 5862-16 was approved.

Motion: Margolin Second: Kanzler

Ayes: (7) Barker, Kanzler, Margolin, Nuygen, O'Neill, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-074-2016 FOR PROPERTY LOCATED AT 9901 CHAPMAN AVENUE, NORTH SIDE OF CHAPMAN AVNEUE, BETWEEN BROOKHURST STREET AND DALE STREET.

Applicant: Matthew Baca (ALDI, Inc.)
Date: May 19, 2016

Request: Conditional Use Permit approval to operate an approximately 21,567 square foot grocery store with an original Alcoholic Beverage Control type "20" (Off-Sale, Beer and Wine) License. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Matthew Baca.

Action: Resolution No. 5861-16 was approved, with an amendment to Condition No. 27 stating that the sales area for alcoholic beverages shall not exceed 5% of the retail sales floor area of the supermarket.

Motion: Zamora Second: Barker

Ayes: (7) Barker, Kanzler, Margolin, Nuygen, O'Neill, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – INTERPRETATION OF USE NO. IOU-001-2016, CONDITIONAL USE PERMIT NO. CUP-072-2016, FOR PROPERTY LOCATED AT 14241 EUCLID STREET #C101-104, WEST SIDE OF EUCLID STREET, BETWEEN FORBES AVENUE AND BUSINESS CENTER PARKWAY.

Applicant: Huyenz Vuong
Date: May 19, 2016

Request: Conditional Use Permit approval to allow the operation of a 4,647 square foot billiard hall, Duy Tan Billiard, in a portion of the tenant space previously occupied by the Can Restaurant and Club. Also, Interpretation of Use approval to determine the compatibility between the proposed billiard hall and the existing zoning classification. The site is in the PUD-104-81/88 Rev. 90 (Planned Unit Development) zone. The project is exempt pursuant to CEQA Sections 15303 – New Construction or Conversion of Small Structures and 15301 – Existing Facilities.

Motion No. 1:

Action: Public Hearing held. Speaker(s): Michael Bui, Blandina Bryant, Teresa Pinon.

Action: Motion to approve Resolution No. 5860-16 and add a condition to utilize the proposed women's restroom as a 'unisex' restroom. For clarification purposes, the Public Hearing was re-opened and after further discussion regarding a potential cost impact to the applicant, and with no new state or federal laws in place regarding gender classifications of restrooms, the motion was withdrawn.

Motion: Zamora Second: Kanzler

Motion No. 2:

Action: Resolution No. 5860-16 was approved.

Motion: Paredes Second: Margolin

Ayes: (7) Barker, Kanzler, Margolin, Nuygen, O'Neill, Paredes,
Zamora
Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Margolin thanked staff for the Project Development Update handout. Staff mentioned that the update was also online and included cases from both the Zoning Administrator and Planning Commission meetings.

Vice Chair Kanzler asked for an update on the City parking study. Staff responded that the study may be completed by the end of the Fiscal Year.

Commissioner Zamora asked if a burned trash can outside of Doug's Downtown Grill could be replaced. Staff responded that Main Street tenants/owners were responsible for the trash receptacles within the alleyways and that a letter would be sent to the owners.

Commissioner Zamora then asked for an update on the Costco area traffic. Staff stated that Dai Vu in Traffic Engineering was looking into the matter.

Commissioner Paredes noted that the Claws Restaurant burned. Staff responded that an insurance assessment would follow the clean-up to clear the El Pollo Loco drive-thru.

Commissioner Paredes also mentioned that progress had stopped on the Day Care center at Brookhurst Street and Orangewood Avenue. Staff responded that permits had been pulled, however, there may be issues with cost.

Commissioner Paredes then encouraged everyone to participate in the Strawberry Stomp 5K run/walk at the Strawberry Festival to support the Garden Grove kids and exchange program.

Chair O'Neill welcomed Commissioner Nuygen.

MATTERS FROM STAFF: Staff handed out a Municipal Code supplement that included updated ordinances and reminded Commissioners that the Heaven's Gate case would be heard on Thursday, June 2nd. The June 16th meeting would include a Starbucks case and a review of the Brown Act.

Vice Chair Kanzler noted he would be absent from the June 2nd meeting.

Commissioner Paredes asked if responses to concerned citizens reaching out to Commissioners was allowed. Staff responded that it was not illegal, but raised legal issues and was discouraged as the Commission sits in a quasi-judicial capacity similar to a judge, who weighs evidence presented at a public hearing, and not evidence from the applicant or public outside of the meeting. If Commissioners do reach out,

the substance of the conversation must be presented and recorded at the public hearing so that the applicant has a chance to respond or rebut any comments. Also, Commissioners were discouraged from responding to queries on Facebook.

ADJOURNMENT: At 8:45 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, June 2, 2016, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: O'Neill Second: Paredes

Ayes: (7) Barker, Kanzler, Margolin, Nuygen, O'Neill, Paredes,
Zamora

Noes: (0) None

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Garden Grove Boulevard, east of Fairview Street, at 13272 Garden Grove Boulevard
HEARING DATE: June 2, 2016	GENERAL PLAN: Light Commercial
CASE NO.: Conditional Use Permit No. CUP-073-2016	ZONE: C-2 (Community Commercial)
APPLICANT: Heaven's Gate Funeral Home, Inc.	CEQA DETERMINATION: Mitigated Negative Declaration
PROPERTY OWNER: Kellogg Family, LLC	APN: 399-011-44 & 46

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to operate a new funeral home, within an existing approximately 19,460 square foot office building, which will include a mortuary and crematory.

BACKGROUND:

The subject site is 1.4-acres in area and is improved with an existing approximately 19,460 square foot one-story office building, located on the south side of Garden Grove Boulevard, east of Fairview Street at 13272 Garden Grove Boulevard (Assessor's Parcel Nos. 399-011-44 & 399-011-46).

The property is located in the C-2 (Community Commercial) zone and has a General Plan Land Use Designation of Light Commercial. The subject property is adjacent to C-2 zoned properties to the east and west, R-1 (Single-Family Residential) zoned properties to the south, and C-3 (Heavy Commercial) zoned properties, across Garden Grove Boulevard, to the north.

In March of 1981, the City approved Site Plan No. SP-107-81, which allowed the construction of the 19,460 square foot single-story office building. According to business license records, the office building has been vacant since 2014 and was previously occupied by general office type businesses.

The applicant has requested to utilize the existing office building to operate a new funeral home, which will include a mortuary and crematory. Mortuaries and crematories are permitted uses in the C-2 zone, subject to the approval of a Conditional Use Permit.

The subject application was originally scheduled for Planning Commission consideration on May 19, 2016; however, the applicant requested a continuance in order to have a representative from the American Crematory Equipment Company present to answer questions related to the cremation process and the cremation unit. The Planning Commission granted the applicant's request and continued the subject application to the June 2, 2016, Planning Commission meeting.

DISCUSSION:

The applicant currently operates a funeral home business in the City of Westminster, with an off-site visitation chapel, also located in the City of Westminster, and an off-site cremation facility. In an effort to consolidate the location of services, as well as to more efficiently serve their clients, the applicant is proposing to operate a full service funeral home establishment, Heaven's Gate Funeral Home, with an on-site mortuary and crematory.

The existing 19,460 square foot one-story building is currently comprised of several office rooms, storage rooms, a warehouse room, and an atrium, open to the sky, in the center. There are no proposed major changes to the existing floor plan. The applicant plans to utilize most of the existing rooms as part of the funeral home establishment. All proposed construction work will only consist of interior tenant improvements within the building with no additional floor area to be added.

On a typical business day, Heaven's Gate staff will be comprised of the funeral director and four part-time employees. Heaven's Gate staff members will meet with potential clients on a one-on-one basis to arrange pre-need services, assisting families to choose among the various funeral packages and options that are available. However, in most cases, such meetings will be conducted with clients off-site at their private homes or hospital locations to arrange their funeral service needs. A showroom will be provided for clients displaying available caskets, urn collections, as well as other related products such as markers, and mourning clothing.

After funeral services have been arranged, clients may reserve 2-4 hour time periods, during business hours, to allow friends and family of the departed to attend a viewing to pay their respects. There will be three (3) viewing rooms available. Viewing Room #1 will be 894 square feet in area, Viewing Room #2 will be 737 square feet in area, and Viewing Room #3 will be 477 square feet in area. Viewing periods are scheduled at least one (1) hour apart and will not occur simultaneously. This ensures there will not be any overlap of viewing appointments thereby mitigating any potential parking demand issues.

Municipal Code Section 9.16.040.140.H states, "The parking requirement for uses not specifically listed in the parking schedule shall be determined by the Planning Commission for the proposed use on the basis of the requirements for similar uses and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement." A funeral home with mortuary and crematory is not a listed use in the Municipal Code's parking schedule, nor are there parking requirements for similar land uses. Therefore, per Municipal Code

requirements, the applicant has prepared and submitted a parking study to analyze parking conditions for the proposed Heaven's Gate Funeral Home project, and to determine if there is sufficient parking available on site to accommodate the use. The parking study summarized the parking requirements of similar land uses for thirteen (13) surrounding cities, which included, but was not limited to: Anaheim, Orange, Cypress, Tustin, Santa Ana, Costa Mesa, Fountain Valley, Stanton, Westminster, and Huntington Beach. Thus, the municipal code parking requirements of other nearby cities in Orange County were reviewed to determine the appropriate number of parking spaces required for the proposed project in Garden Grove. Because the three (3) viewing rooms will not be utilized simultaneously, the parking requirements for the proposed project are based on the largest of the three (3) viewing rooms. The parking study notes that the largest viewing room is 1,400 square feet in area. The City of Cypress Municipal Code requires one (1) parking space per three (3) fixed seats or one (1) parking space per 20 square feet of main assembly room where no fixed seats are provided. Among the thirteen (13) surrounding cities reviewed, applying the City of Cypress' parking requirements resulted in the highest number of parking spaces required for the proposed project. Thus, to be conservative, the same parking requirements were applied for the proposed project in Garden Grove, and the parking study determined that a minimum of 70 parking spaces are required (1,400 sq. ft./20). Based on the 76 parking spaces currently provided on-site, the parking study notes that the proposed project would result in a surplus of six (6) parking spaces.

It should be noted, that after the parking study was prepared, it was clarified by Planning Staff, on the submitted floor plan for the proposed project, that the largest of the three (3) viewing rooms is actually 894 square feet in area. Therefore, applying the same methodology and parking requirements resulted in a minimum recommended requirement of 45 parking spaces, which is substantially less than reported in the parking study. Based on the 76 parking spaces currently provided on-site, the proposed project would result in a *correct* surplus of 31 parking spaces.

The parking study concludes there will be sufficient parking available to accommodate the proposed project. Finally, to ensure there will always be adequate parking conditions for the proposed project, recommendations in the parking study, which are incorporated into the Conditions of Approval for CUP-073-2016, include the following:

- (i) To prevent overlapping parking demands, viewing periods should be scheduled at least one (1) hour apart and should not occur simultaneously. Thus, only one viewing room may be used at a time.
- (ii) The use of the building should be restricted to funeral home and related activities (e.g., crematory and mortuary) only. Additionally, subleasing of unused space should not be permitted to ensure the sole use of the establishment as a funeral home only.

Mortuary cold storage will be available on-site in the room called, "Prep Room", as noted on the submitted floor plan. The on-site cold storage will be used for temporarily storing human remains before and after the embalming process as well

as during preparation of the deceased before scheduled viewing appointments. The human remains will then be transported to a burial site or be transferred to the on-site cremation facility to be cremated. Human remains are not kept on-site for long periods of time. Human remains are only stored during the embalming process, during preparation for viewing appointments, and when awaiting cremation. The mortuary will not operate similar to a morgue in that human remains may be kept for long periods of time.

As defined in the State of California Health and Safety Code, the process of cremation is "the reduction of the body of a deceased human to its essential elements by incineration." A common concern of the process of cremation of a human body relates to potential health hazards, most particularly in regard to the incineration of existing amalgam dental fillings. Amalgam is an alloy of mercury with another metal such as tin, copper, or silver, and is commonly used to fill dental cavities. If such foreign metals are left in the body when it is burned (cremated), mercury from such dental fillings, including any other present foreign metals, vaporizes and would be released into the atmosphere; however, California law, as stated in the Health and Safety Code, requires the removal of any foreign materials, pacemakers, or prostheses prior to placing a body into a cremation chamber to be cremated. The California Health and Safety Code states cremation remains "does not include foreign materials, pacemakers, or prostheses." The applicant has stated that removal of foreign materials, pacemakers, and prostheses is part of their cremation process. Furthermore, the applicant has also stated that their cremation process follows the recommended procedures for handling human remains for cremation as established by the International, Cemetery, Cremation and Funeral Association (ICCFA). Regarding foreign material, the ICCFA has established in their guidelines that any non-bone fragment foreign material that was part of the deceased prior to cremation and recovered with the cremated remains, such as an internal prosthesis, shall be removed prior to processing.

In order to operate the proposed crematory, the applicant must ultimately obtain approval by the South Coast Air Quality Management District (SCAQMD) and the State of California, in addition to obtaining City approval. SCAQMD requires the review and approval of a Health Risk Assessment (HRA), which is a technical study that evaluates how toxic emissions are released from a facility, how they disperse throughout the community, and the potential for those toxic pollutants to impact human health. The HRA must find that the proposed crematory, based on SCAQMD's established thresholds, will not be hazardous to the community and to human health. The applicant is fully aware that the proposed crematory will not be allowed to operate without all necessary approvals from local, state, and federal jurisdictions.

An initial study has been prepared for the proposed Mitigated Negative Declaration for this project. The initial study evaluated environmental factors such as, but not limited to: aesthetic impacts, air quality impacts, geology and soils impacts, greenhouse gas emissions impacts, hazards and hazardous materials impacts, hydrology and water quality impacts, noise impacts, transportation and circulation impacts, and land use and planning impacts. As it relates to air quality impacts, to further reduce potential emissions and to ensure there are less than significant

impacts, the following mitigation measure is required: "All emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order." As they relate to transportation and circulation impacts, the following three (3) mitigation measures are required: (1) to prevent overlapping parking demands, viewing periods shall be scheduled at least one hour apart and shall not occur simultaneously; (2) the use of the building shall be restricted to funeral home and related activities (e.g., crematory and mortuary) only; and (3) subleasing of unused space shall not be permitted to ensure the sole use of the establishment as a funeral home only. A Mitigation Monitoring and Reporting Program (MMRP) is also required to ensure that the aforementioned mitigation measures are conducted and carried out as required.

The hours of operation for the funeral home establishment will be from 9:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 7:00 p.m., Saturday and Sunday. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Chief of the Police Department.

On April 13, 2016, a neighborhood meeting, open to the public, was held to review and receive input on the applicant's proposal to operate the proposed new funeral home with mortuary and crematory. Eight (8) persons from the public attended the meeting and expressed opposition to the project. All eight (8) attendees expressed similar concerns mainly related to the "creepiness" of living next to dead bodies, as well as a general fear of ghosts. The attendees also expressed a concern that human remains may be stored in the mortuary for long periods of time.

Subsequent to the neighborhood meeting, Staff received a letter of opposition, which noted concerns related to a fear of living next to dead bodies as well as potential dangers to human health from the emissions produced by the crematory. The letter specifically notes concerns related to the emissions of vaporized mercury as "one of the poisonous chemicals released during cremation" along with a list of emissions from other toxic chemicals. The letter of opposition includes a petition with a list of approximately 486 signatures from persons opposing the proposed project. A copy of the letter along with the petition list of signatures is attached.

Staff received another letter of opposition, posted on the website www.Change.org, which has identical language of the previously mentioned letter. The website notes that there are just over 300 supporters of the opposition to the proposed project. Additionally, there were approximately 88 comments made by supporters of the opposition citing various concerns. A copy of the letter on www.Change.org along with the comments are attached.

Finally, Staff received a letter of support from Mr. Tuan Nguyen, the owner and operator of the proposed funeral home, which included a petition with a list of 465 signatures from persons supporting the proposed project. A copy of the letter along with the petition list of signatures is attached.

CONCLUSION:

Based on a review of the totality of information, the Community and Economic Development Department is supportive of the applicant's request for CUP approval to operate the new funeral home with mortuary and crematory, in the existing 19,460 square foot office building. Staff's support is based on the following:

- The proposed use is permitted in the C-2 zone, subject to the approval of a Conditional Use Permit.
- The submitted parking study demonstrates there will be sufficient parking available to accommodate the proposed project.
- The initial study prepared for the Mitigated Negative Declaration has demonstrated and concluded there to be no expected significant impacts on the environment and no environmental effects that will adversely affect humans.
- A Mitigation Monitoring and Reporting Program will be required to ensure that the noted mitigation measures are conducted and carried out as required.
- All required local, state, and federal approvals will be obtained prior to operating the proposed funeral home with mortuary and crematory.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Approve Conditional Use Permit No. CUP-073-2016, subject to the recommended conditions of approval.

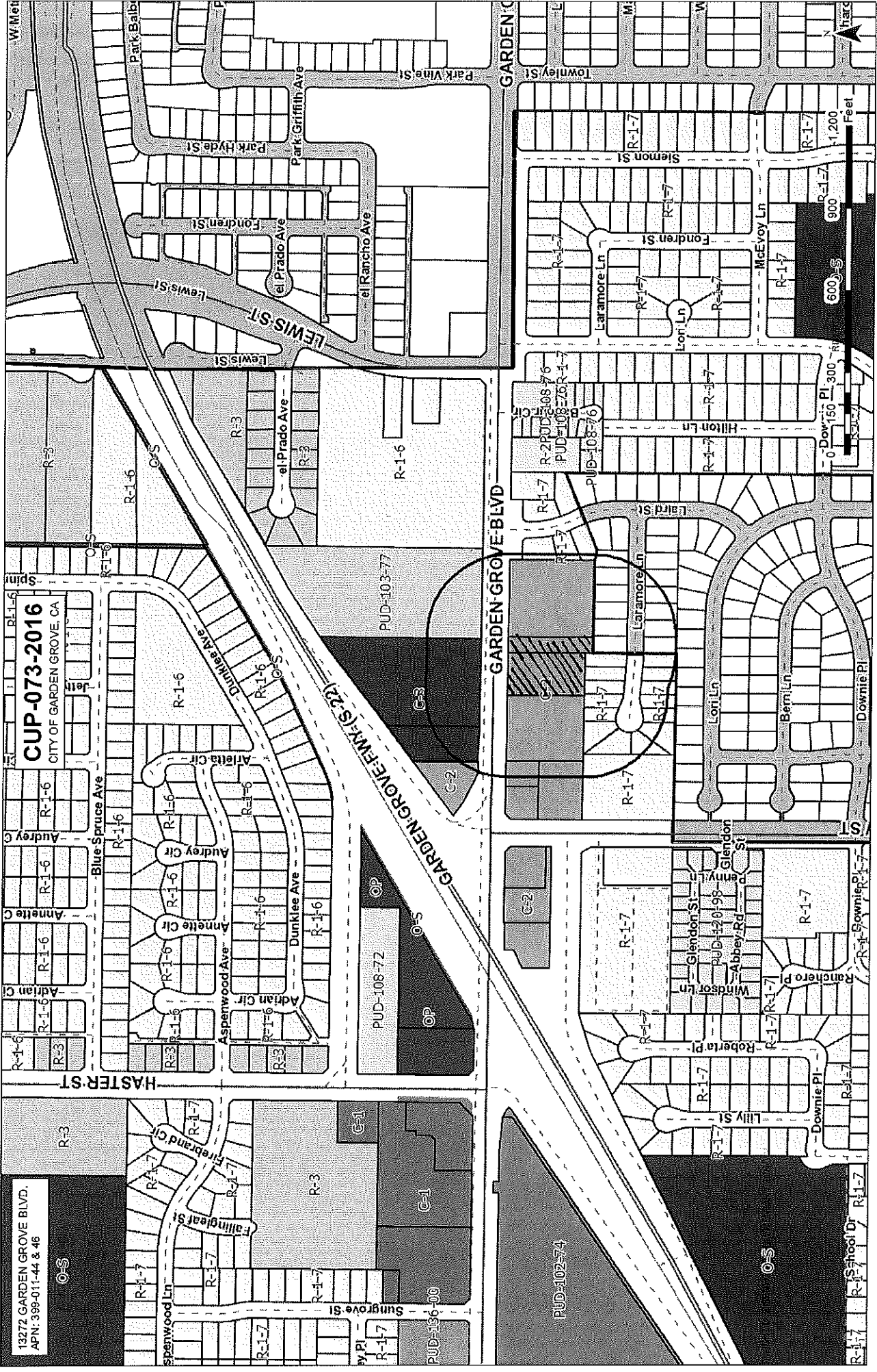


Karl Hill
Planning Services Manager



By: Chris Chung
Associate Planner

- Attachment 1: Letter of Opposition and Petition with signatures
- Attachment 2: Letter of Opposition and comments posted on www.Change.org
- Attachment 3: Parking Study
- Attachment 4: Initial Study and Mitigation Monitoring and Reporting Program
for the Mitigated Negative Declaration
- Attachment 5: Letter of Support and Petition with signatures



13272 GARDEN GROVE BLVD.
APN: 399-011-44 & 46

CUP-073-2016
CITY OF GARDEN GROVE, CA

GARDEN GROVE (S.2)

GARDEN GROVE BLVD

PUD-102-74

PUD-108-72

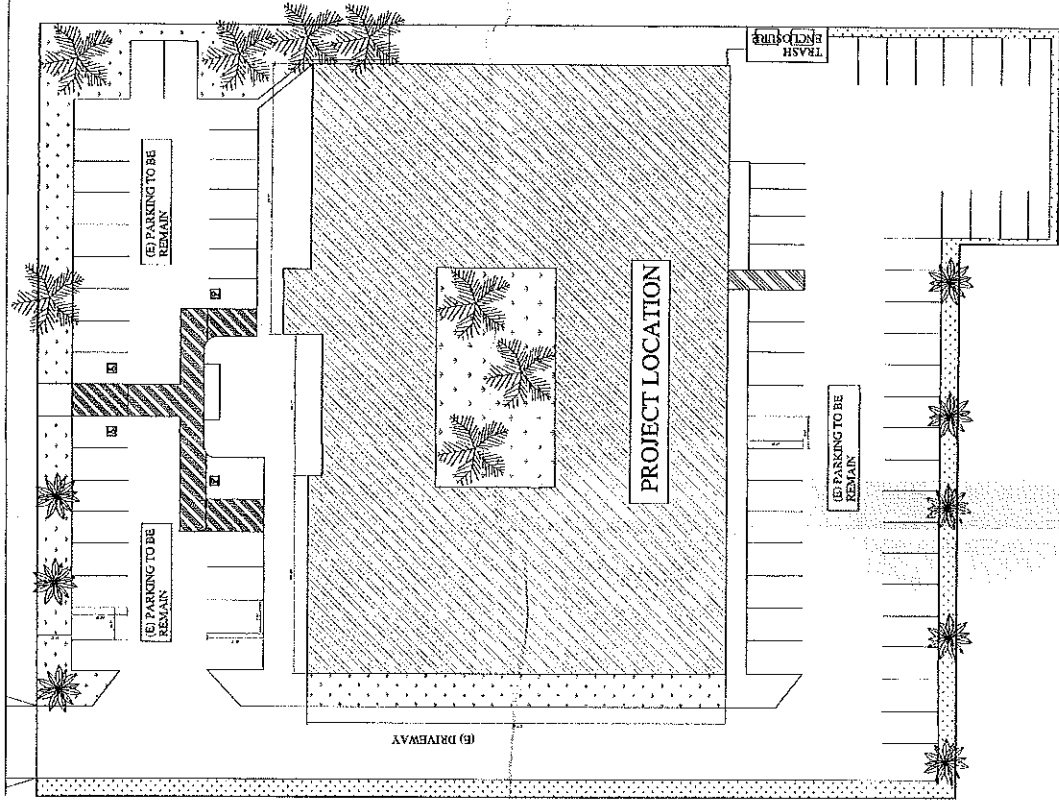
PUD-103-77

600 Feet



HEAVEN'S GATE FUNERAL

GARDEN GROVE BLVD



SITE PLAN
1/16" = 1'

GENERAL INFORMATION:

CONTACT AGENT: CHI TANG
PHONE: 909-538-0537
OFFICE AREA = 19460 SF
OCCUPANCY = B
TYPE OF CONSTRUCTION: V-B, SPRINKLER
PARKING SPACE = 76 SPACES
ADA PARKINGS = 4 SPACES

SHEET INDEX

- A1. SITE PLAN
- A2. FLOOR PLAN
- P1. PLUMBING PLAN
- P2. WATER PLAN
- M1. MECHANICAL
- E1. ELECTRICAL PLAN
- E2. ELECTRICAL PLAN

THE 2013 CBC CALIFORNIA BUILDING CODE
THE 2013 CMC CALIFORNIA MECHANICAL CODE
THE 2013 CEC CALIFORNIA ELECTRICAL CODE
THE 2013 CPC CALIFORNIA PLUMBING CODE
THE 2013 CEC CALIFORNIA ENERGY CODE

SCOPE OF WORK:

TENANT IMPROVEMENT = 19460 SF

DESIGN BY: LEON TRAN

RESUBMISSION WITH A SPECIFICATION AND THE
CONTRACT TO ALL REVISIONS AND TO ALL OF THE
REVISIONS WITHIN THE SCOPE OF THE DESIGN.

TRAN DESIGN
7332 20TH ST
WESTMINSTER, CA
714-418-6604



HEAVEN'S GATE FUNERAL
13272 GARAGE GROVE BLVD
GARDEN GROVE, CA
909-538-0537

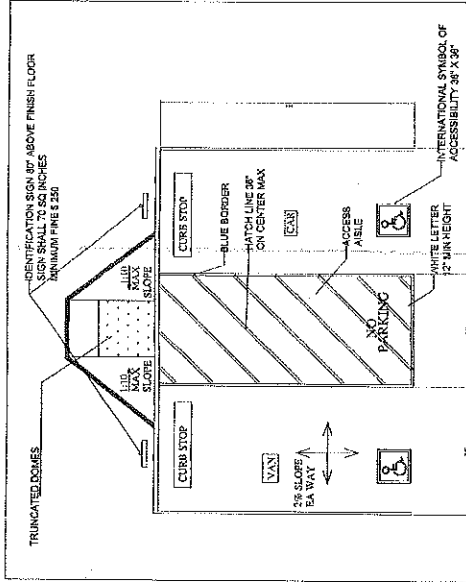
LEON TRAN

SCALE: 1/8" = 1'

6-15-15

CUP-073-2016

A1



ADA PARKING DETAIL
1/4" = 1'

DESIGN BY: LEON TRAN

LEON TRAN ARCHITECTURE
 1000 S. GARDEN GROVE BLVD., SUITE 100
 GARDEN GROVE, CA 92640
 (714) 441-1860
 WWW.LEONTRANARCHITECTURE.COM

TRAN DESIGN
 7332 20TH ST
 WESTMINSTER, CA
 714-418-6604

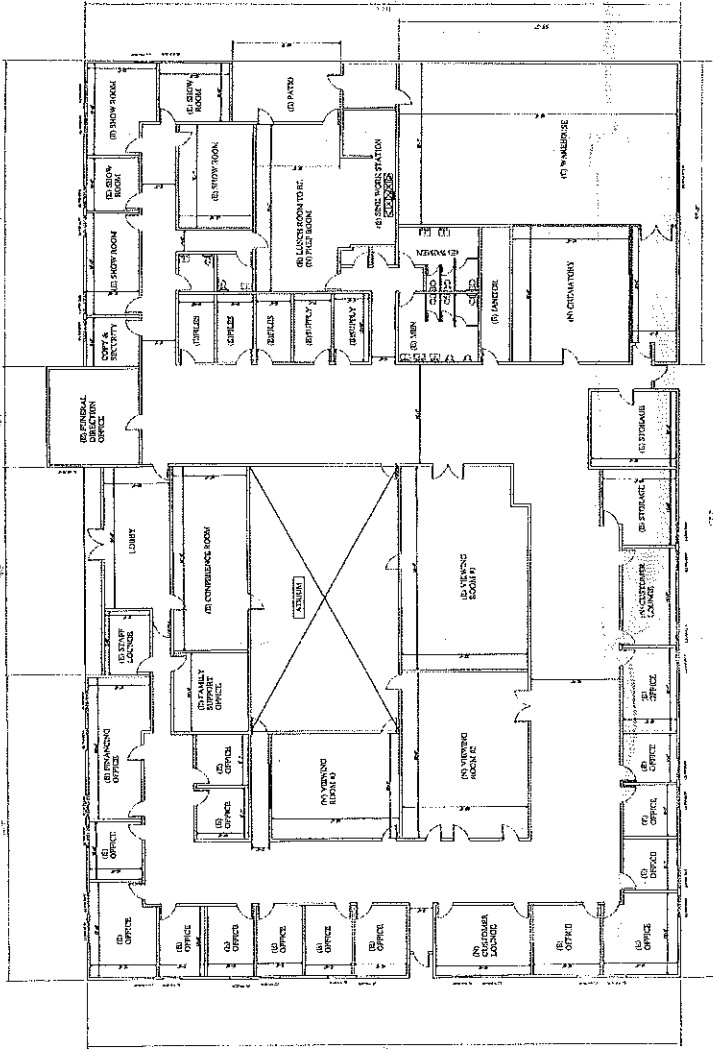
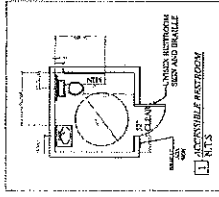


BUILDING OCCUPANCY LOAD ANALYSIS
 OFFICE AREA: 15670 SF / 100 = 77.5 PEOPLE
 RECEPTION: 400 SF / 100 = 4.5 PEOPLE
 LOBBY + WAREHOUSE: 3000 SF / 1000 = 3.3 PEOPLE
 TOTAL GROSS OCCUPANCY: 85 PEOPLE
 MIN. GROSS WIDE: 88 X 22 = 17.2 INCHES
 DOOR PROVIDE 2 EXIT 30" WIDE DOOR

GENERAL NOTE

- EXISTING WALL
- NEW WALL
- DEMOLITE WALL
- (B) OUTLET VENT
- (B) INLET VENT
- 2X4 FLUORESCENT LIGHT TUB
- FLUORESCENT LIGHT BULL
- SWITCH LIGHT
- STANDARD OUTLET (VP)

① ACCESSIBLE SEAT THIS AREA

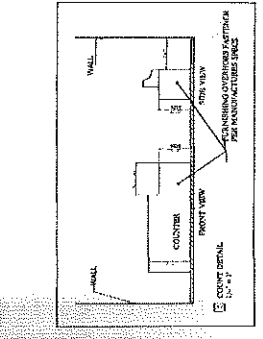
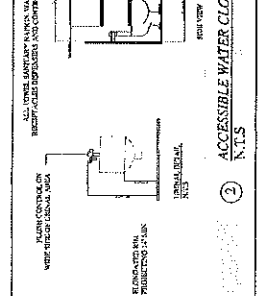
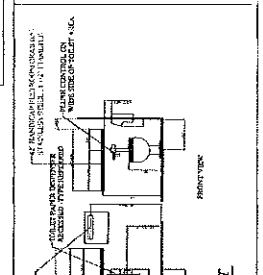
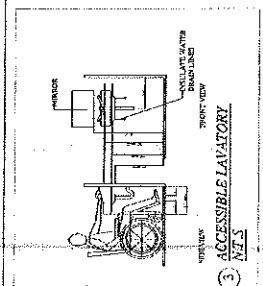


NEW FLOOR PLAN
 3/22' = 1"

HEAVEN'S GATE FUNERAL
 13272 GARAGE GROVE BLVD
 GARDEN GROVE, CA
 909-538-0537

FLOOR PLAN
 A2

GENERAL NOTE
 ALL INTERIORS SHALL BE SMOOTH, FLAT, NON-POSSIBLY
 SURFACE THAT EXTENDS UP AND ONTO THE WALL AT LEAST 6"
 WALL WIDTH. 3" OF TOPS AND WATER CLOSET SHALL HAVE
 AND EXCEPT FOR STRUCTURAL WALLS, THE MATERIALS USED IN ALL WALL
 SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.



① EXITING DOOR: 132" WIDE DOOR, THE DOOR IS TO BE
 FROM THE INTERIOR AS FLOOR: THE DOOR IS TO BE AT LEAST 48" HIGH
 DOOR HAS 3/4" LATCHES, USE 18" OPERATING DEVICE IS
 PROVIDED BY BUILDING OFFICIAL OR THE OWNER.
 OPERATING DEVICE IS TO BE 15" FROM THE BOTTOM OF THE DOOR.
 OPERATING DEVICE IS TO BE 15" FROM THE BOTTOM OF THE DOOR.
 OPERATING DEVICE IS TO BE 15" FROM THE BOTTOM OF THE DOOR.
 OPERATING DEVICE IS TO BE 15" FROM THE BOTTOM OF THE DOOR.
 OPERATING DEVICE IS TO BE 15" FROM THE BOTTOM OF THE DOOR.

RESOLUTION NO. 5863-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING CONDITIONAL USE PERMIT NO. CUP-073-2016, FOR PROPERTY LOCATED AT 13272 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NOS. 399-011-44 AND 46.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Conditional Use Permit No. CUP-073-2016, for operation a new funeral home, within an existing approximately 19,460 square foot office building, which will include a mortuary and crematory (the "Project") on a parcel of land located on the south side of Garden Grove Boulevard, east of Fairview Street at 13272 Garden Grove Boulevard, Assessor's Parcel Nos. 399-011-44 & 46.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community and Economic Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the Project with the proposed mitigation measures will have a significant effect on the environment. The Planning Commission further finds that the adoption of the Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis. Therefore, the Planning Commission hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-073-2016, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Heaven's Gate Funeral Home, Inc.
2. The applicant is requesting Conditional Use Permit (CUP) approval to operate a new funeral home, within an existing approximately 19,460 square foot office building, which will include a mortuary and crematory.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment.

A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. The property has a General Plan Land Use designation of Light Commercial, and is zoned C-2 (Community Commercial). The subject site is 1.4-acres in area and is improved with an existing approximately 19,460 square foot one-story office building located on the south side of Garden Grove Boulevard, east of Fairview Street at 13272 Garden Grove Boulevard (Assessor's Parcel Nos. 399-011-44 & 399-011-46).
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was opened on May 19, 2016, and duly continued to, and held on, June 2, 2016, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meetings of May 19, 2016, and June 2, 2016.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject site is 1.4-acres in area and is improved with an existing approximately 19,460 square foot one-story office building, located on the south side of Garden Grove Boulevard, east of Fairview Street at 13272 Garden Grove Boulevard (Assessor's Parcel Nos. 399-011-44 & 399-011-46).

The property is located in the C-2 (Community Commercial) zone and has a General Plan Land Use Designation of Light Commercial. The subject property is adjacent to C-2 zoned properties to the east and west, R-1 (Single-Family Residential) zoned properties to the south, and C-3 (Heavy Commercial) zoned properties, across Garden Grove Boulevard, to the north.

In March of 1981, the City approved Site Plan No. SP-107-81, which allowed the construction of the 19,460 square foot single-story office building. According to

business license records, the office building has been vacant since 2014, and was previously occupied by general office type businesses.

The applicant has requested to utilize the existing office building to operate a new funeral home, which will include a mortuary and crematory. Mortuaries and crematories are permitted uses in the C-2 zone, subject to the approval of a Conditional Use Permit.

The subject application was originally scheduled for Planning Commission consideration on May 19, 2016; however, the applicant requested a continuance in order to have a representative from the American Crematory Equipment Company present to answer questions related to the cremation process and the cremation unit. The Planning Commission granted the applicant's request and continued the subject application to the June 2, 2016, Planning Commission meeting.

The existing 19,460 square foot one-story building is currently comprised of several office rooms, storage rooms, a warehouse room, and an atrium, open to the sky, in the center. There are no proposed major changes to the existing floor plan. The applicant plans to utilize most of the existing rooms as part of the funeral home establishment. All proposed construction work will only consist of interior tenant improvements within the building with no additional floor area to be added.

On a typical business day, Heaven's Gate staff will be comprised of the funeral director and four part-time employees. Heaven's Gate staff members will meet with potential clients on a one-on-one basis to arrange pre-need services, assisting families to choose among the various funeral packages and options that are available. However, in most cases, such meetings will be conducted with clients off-site at their private homes or hospital locations to arrange their funeral service needs. A showroom will be provided for clients displaying available caskets, urn collections, as well as other related products such as markers, and mourning clothing.

After funeral services have been arranged, clients may reserve 2-4 hour time periods, during business hours, to allow friends and family of the departed to attend a viewing to pay their respects. There will be three (3) viewing rooms available. Viewing Room #1 will be 894 square feet in area, Viewing Room #2 will be 737 square feet in area, and Viewing Room #3 will be 477 square feet in area. Viewing periods are scheduled at least one (1) hour apart and will not occur simultaneously. This ensures there will not be any overlap of viewing appointments, thereby mitigating any potential parking demand issues.

There are 76 parking spaces currently provided on-site. The parking study concludes there will be sufficient parking available to accommodate the proposed project.

Mortuary cold storage will be available on-site in the room called, "Prep Room", as noted on the submitted floor plan. The on-site cold storage will be used for temporarily storing human remains before and after the embalming process as well as during preparation of the deceased before scheduled viewing appointments. The human remains will then be transported to a burial site or be transferred to the on-site cremation facility to be cremated. Human remains are not kept on-site for long periods of time. Human remains are only stored during the embalming process, during preparation for viewing appointments, and when awaiting cremation. The mortuary will not operate similar to a morgue in that human remains may be kept for long periods of time.

The hours of operation for the funeral home establishment will be from 9:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 7:00 p.m., Saturday and Sunday.

FINDINGS AND REASONS:

All findings for approval of the proposed Conditional Use Permit required under Section 9.32.030.D.4 (Conditional Use Permit) of the Garden Grove Municipal Code can be made.

Conditional Use Permit:

1. The proposed use will be consistent with the City's adopted General Plan.

The property has a General Plan Land Use designation of Light Commercial, and is zoned C-2 (Community Commercial). Mortuaries and crematories are permitted uses in the C-2 zone, subject to the approval of a Conditional Use Permit. The use is consistent with the General Plan provided that the operation of the facility complies with the conditions of approval.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project.

Finally, the use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. An initial study has been prepared for the proposed Mitigated Negative Declaration for this project. The initial study evaluated environmental factors such as, but not limited to: aesthetic impacts, air quality impacts, geology and soils impacts, greenhouse gas emissions impacts, hazards and hazardous materials impacts, hydrology and water quality impacts, noise impacts, transportation and circulation impacts, and land use and planning impacts. As it relates to air quality impacts, to further reduce potential emissions and to ensure there are less than significant impacts, the following mitigation measure is required: "All emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order." As they relate to transportation and circulation impacts, the following three (3) mitigation measures are required: (1) to prevent overlapping parking demands, viewing periods shall be scheduled at least one hour apart and shall not occur simultaneously; (2) the use of the building shall be restricted to funeral home and related activities (e.g., crematory and mortuary) only; and (3) subleasing of unused space shall not be permitted to ensure the sole use of the establishment as a funeral home only. A Mitigation Monitoring and Reporting Program (MMRP) is also required to ensure that the aforementioned mitigation measures are conducted and carried out as required. The conditions of approval, along with the MMRP, will ensure the public health, safety, and welfare. Therefore the project will not create a menace to the public health, safety, or welfare.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

Provided the proposed use operates per the Conditions of Approval under Conditional Use Permit No. CUP-073-2016, then the site, with the existing site improvements, is of adequate size to accommodate the proposed uses within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by Garden Grove Boulevard with an accessible driveway providing both ingress and egress. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit (CUP-073-2016) does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-073-2016.

EXHIBIT "A"

Conditional Use Permit No. CUP-073-2016

13272 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, Heaven's Gate Funeral Home, Inc., the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant, property owner(s), and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Planning Commission, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of a funeral home, with a mortuary and crematory, as identified on the site plan and floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or proposed use or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Police Department

6. The hours of operation for the funeral home establishment will be from 9:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 7:00 p.m., Saturday and Sunday. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Chief of the Police Department.
7. There shall be no customers or patrons in or about the premises when the establishment is closed.
8. The sale of alcohol for consumption on or off the premises is prohibited. There shall be no consumption of alcoholic beverages on the premises.
9. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).

Public Works Water Services Division

10. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. The property owner(s) shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner(s) must open a water account upon installation of RPPD device.
11. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
12. Existing fire service to be upgraded to an above-ground backflow device with a Double Check Detector Assembly (DCDA) per City Standard B-773. Existing fire service vault and old fire service piping appurtenances to be abandoned. New device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results are to be submitted to the Public Works Water Services Division. Device shall be on private property and is the responsibility of the property owner. The

above-ground assembly shall be screened from public view as required by the Planning Services Division.

13. Location and number of fire hydrants shall be as required by the Public Works Water Services Division and the Fire Department.
14. Chemical discharge shall be permitted and monitored by the Orange County Sanitary District's Source Control.

Community and Economic Development Department

15. The establishment shall be operated as a funeral home with mortuary and crematory. As such, any necessary permits, licenses, or other approvals to operate a mortuary and crematory as required by other governing agencies shall be properly obtained, abided by, and adhered to for the life of the project. Such required permits, licenses, and approvals shall be kept on the premises at all times. This also includes verification of periodic inspection notices and approvals by the governing agencies.
16. No outside storage or displays shall be permitted at any time.
17. There shall be no amusement devices on the premises at any time.
18. Viewing periods/appointments shall be scheduled at least one (1) hour apart and shall not occur simultaneously. Thus, only one viewing room may be used at a time.
19. The use of the building shall be restricted to funeral home and related activities (e.g., crematory and mortuary) only. Additionally, subleasing of unused space shall not be permitted to ensure the sole use of the establishment as a funeral home only.
20. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
21. Amplified music may be permitted, but the sound emitted from the premises shall not be audible outside the boundaries of the establishment.
22. Approval of this Conditional Use Permit is based, in part, on a parking study that concludes sufficient on-site parking exists to accommodate the

anticipated intensity of the use. However, in the event that, at any time, the City's Community and Economic Development Director and/or Traffic Engineer determine, in their reasonable discretion, that the number of on-site parking spaces provided becomes inadequate to accommodate operation of the approved funeral home use, and/or if the operation of the use results in increased traffic or circulation problems or unanticipated impacts to neighboring properties or off-site parking facilities, the applicant and/or property owner shall prepare a plan to mitigate the parking, traffic, and/or circulation issues identified by the City (the "Mitigation Plan"). The Mitigation Plan shall be approved by the City's Traffic Engineer and/or Community and Economic Development Director and shall include such solution or combination of solutions as are needed to adequately mitigate the identified issue(s). Such solutions may include, without limitation: scheduling and/or operational adjustments to limit overlapping activities during peak periods of operation; re-configuring the parking lot to provide additional parking through re-striping; reducing the hours of operation; instituting an off-site parking arrangement; and/or having on-site parking control personnel. Any such Mitigation Plan approved by the City shall be enforceable by the City in the same manner as other Project Conditions of Approval.

23. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
24. There shall be no cooking of food within the funeral home establishment without first obtaining necessary approvals from the City.
25. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
26. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
27. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
28. Graffiti shall be removed from the premises, and all parking lots under the control of the licensee and/or the property owner, within 120 hours upon notification or application.

29. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
30. No roof-mounted mechanical equipment, including exhaust vents, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
31. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
32. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
33. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. Any opaque material applied to the store front, such as window shall count toward the maximum window coverage area.
34. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
35. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-073-2016. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

Conditional Use Permit No. CUP-073-2016
Conditions of Approval

36. A copy of the Resolution approving Conditional Use Permit No. CUP-073-2016, including these Conditions of Approval, shall be kept on the premises at all times.
37. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-073-2016, and his/her agreement with all conditions of the approval.
38. Any Conditional Use Permit previously governing the property, on Assessor's Parcel Nos. 399-011-44 & 399-011-46, shall become null and void, and superseded in its entirety, by the approval of Conditional Use Permit No. CUP-073-2016.
39. This is a change in occupancy from "B" to "A-3". Therefore, the applicant shall submit building plans to the City for review and approval to verify building code compliance for the new occupancy. Building plans shall be prepared and signed by a licensed architect.
40. The applicant shall obtain all required permits and licenses from, and comply with all applicable regulations promulgated by, any other federal, state, or local agency with jurisdiction over the operation of the proposed funeral home, mortuary, and crematory uses, including, without limitation, the South Coast Air Quality Management District and the California Department of Consumer Affairs, Cemetery and Funeral Bureau.
41. Pursuant to the Mitigation Measures stated within the Mitigated Negative Declaration and Initial Study for the subject project: (1) all emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order; (2) to prevent overlapping parking demands, viewing periods shall be scheduled at least one hour apart and shall not occur simultaneously; (3) the use of the building shall be restricted to funeral home and related activities (e.g., crematory and mortuary) only; and (4) subleasing of unused space shall not be permitted to ensure the sole use of the establishment as a funeral home only.
42. The Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.

Zimbra

chrisc@ci.garden-grove.ca.us

Fw: Legwork Signature

From : stacey hua <huastacey@yahoo.com>

Wed, Apr 27, 2016 10:38 PM

Subject : Fw: Legwork Signature

📎 17 attachments

To : Chris Chung <chrisc@ci.garden-grove.ca.us>**Reply To :** stacey hua <huastacey@yahoo.com>

April 27, 2016

Dear Mr. Chris Chung,

We would like to ask for your help to disapprove the permit to operate a new funeral home—including mortuary and crematory—located at 13272 Garden Grove Blvd., Garden Grove, CA 92843, near the corner of Fairview and Garden Grove. The applicant's case number is Conditional Use Permit No. CUP-073-2016.

At the community meeting on April 13, 2016, the applicant, Heaven's Gate Funeral Home, proposed a plan to build a funeral home which will include a mortuary and a crematory. We would like your assistance in opposing the above proposal. The public hearing with the Planning Commission is scheduled on May 19, 2016 at 7pm. The meeting will take place at the Council Chamber of the Community Meeting Center, located at 11300 Stanford Avenue, Garden Grove, CA 92840.

We as a community adamantly oppose the proposal of building a new funeral home in our neighborhood. As you know, there are many schools and churches in this area, such as Riverdale Elementary School, Samueli Academy High School, Doig Intermediate School, Santiago High School, Shepherd's Grove Church, Formosan Presbyterian Church, Christ Cathedral Church, Orange View Church of Christ, and Wintersburg Presbyterian Church. The fears of dead bodies being stored behind our homes and the dangers of air pollution have caused tremendous stress and anxiety in the community, especially for our children. Many of the children have asked their parents if they can just move out of the area. This neighborhood has been our cherished home for decades and it is impossible for us to just pick up and leave.

We enjoy the peace and safe environment we currently have here in the community. We would like you, as our city planning commissioners, to honor and protect our rights for a safe and peaceful environment. As you know, the toxins in the crematory emissions will affect many citizens, especially our children in the surrounding homes and schools. Mercury is one of the poisonous chemicals released during cremation. When heated, it is released into the air as a colorless and odorless gas. As it is breathed in and accumulated in the human body, it permanently damages the brain, kidneys, and nervous system. Also, chronic exposure to mercury has been


documented and proven to cause fatigue, anorexia, weight loss, tremors, memory loss, insomnia, depression, and loss of vision.


In addition to mercury, there are many more toxic chemicals being emitted into the air during cremation, such as cadmium, dioxin, hydrogen chloride, sulfur oxide, nitrogen oxide, and chromium. These toxins and heavy metals—known for their potent toxicity, especially in environmental contexts—have devastating impact on human health. We vehemently want to avoid exposing our children to these toxins which will pose many serious health problems to them and future generations.


We as a community are asking you once again, as our city planning commissioners, to help protect our community. We would like to thank you in advance for your support. We believe that you will always do what is best for the people in this community, especially our children. Please treat them as your own children and provide them a peaceful neighborhood with toxin-free air to nurture their lives. We count on you to make the right decision, in the best interest of the children. In return, you have our gratitude and you can always count on our support so that you may continue to provide and protect all citizens in the community. We appreciate all your efforts to put a halt to the plan of a new funeral home in our neighborhood. Please find attached copies of the community's signatures in opposition to the funeral home.


Sincerely,


The communities of Garden Grove, Santa Ana, and Orange.


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We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Ngoclan Lam	1710 S. Townsend St. A.	Ngoclan Lam
Diem Le Tram	2401 Marly NW Santa Ana CA 92706	Diem Le Tram
LOANT NGUYEN	1226 Jane ST GGC 92760	Loant Nguyen
TRAIU Chen	3052 LARAMORE LI	Chen
MIEN NGUYEN	9098 Caladium Garden Grove	Mien Nguyen
Mien Hoang	10 El Prado Garden Grove	Mien
Lynda Pham	1944 1/2 1721 Garden Grove #407	Lynda Pham
Xuan Nguyen	12281 Anzio St. G.G. CA 92840	Xuan Nguyen
Loan Nguyen	13062 Simon St. Garden Grove, CA 92843	Loan Nguyen
Men Hoang	13062 Simon St. G.G. CA 92843	Men Hoang
MARIE NGUYEN	CA - New Port	Marie Nguyen
R RICHTER	13102 ROBERTA PL	R Richter
Thomas Nguyen	13112 Flanders St	Thomas Nguyen
Loc Thi Ngo	13112 Flanders St	Loc Ngo
Thomas Pham	12932 Abbey Garden Grove	Thomas Pham
Long Nguyen	13252 Downie P. GG	Long Nguyen
Theresa Nguyen	13252 Downie Pl. Garden G.	Theresa Nguyen
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Tho Nguyen	3252 Downie Garden City	Tho
Men Nguyen	922 Rosita St, SA ⁹²⁷⁰³	Manly
Ana Guardado	12831 Aspenwood Ln G.G. 92840	Ana
DANH Bui	13201 HILTON LN G.G. 92843	Danh
NGAN HAI	13201 HILTON LN G.G. 92843	Ngan
HOAN Bui	13201 HILTON LN G.G. 92843	Hoan
THOAI Bui	13201 HILTON LN G.G. 92843	Thoi
William Lawdermilk	13312 Downie Pl G.G. ⁹²⁸⁴³	William Lawdermilk
Carol Lawdermilk	13312 Downie Pl. G.G. ⁹²⁸⁴³	Carol Lawdermilk
Cindy Linder	13312 Downie Pl. G.G. ⁹²⁸⁴³	Cindy Linder
Mai Dinh	2418 Bobby Ln SA.	Mai
Lung Vu	2418 Bobby Ln SA. ⁹²⁷⁰⁶	Lung
Vui Nguyen	1224 W 8th St. SA. ⁹²⁷⁰⁶	Vui
Vien Tran	9098 Calcium Fountain	Vien Tran
SANG NGUYEN	1281 ANZIO ST. GARDEN GROVE, CA. ⁹²⁸⁴⁰	Sang
THANH LAI	13121 LEWIS ST	Thanh
Kim Loan	13121 LEWIS ST G.G.	Loan
Brian Nguyen	13267 Downie Pl G.G.	Brian
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Leresita A. Damico	13392 Garden Grove Blvd. Garden Grove, CA 92843	
Rosalva Damico	10051 Laird St. Garden Grove, CA 92843	
Mary Aznar	2721 Laird St. Santa Ana, CA 92706	
Chau	13372 99 Blvd. 99 CA 92843	
Carmen Aznar	Post Paramore Ln 99 92843	
Jeseca Aznar	13372 99 Blvd 99 CA 92843	
Gloria Mandis	13372 99 Blvd 99 CA 92843	
Johnson Do	13081 Lalamore Ln 99 CA 92843	
Rosly Jurado	13372 Garden Grove Blvd. 99 CA 92843	
Ronnie Jurado	13372 99 Blvd. 99 CA 92843	
Bay Van Do	12081 Lalamore Ln 99 92843	
Chi Nguyen	13081 Lalamore Ln 99 92843	
Brenda Aznar	13032 Laird St 99 92843	
Frederic Pichon	13032 Laird St 99 92843	
Iran Do	Post Paramore Ln 99 CA 92843	
Trung Nguyen	Post Paramore Ln 99 CA 92843	
Ashley N.	Post Paramore Ln 99 CA 92843	

Number of signatures on page

18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
MARISOL R	2226 Laramore Ln Santa Ana CA 92706	MARISOL RODRIGUEZ
GUADALUPE ANDRADA	2226 Laramore Ln Santa Ana CA 92706	GUADALUPE ANDRADA
SAIBO ROMERO	2800 WESTMINSTER AV APT-113 SANTA ANA 92706	SAIBO R
Miguel Huertas	2214 West Edinger 92704 apt 7	
Immanuel Romero	2800 Westminister av	
VICTO ROMERO	2226 Laramore Ln Santa Ana CA 92706	
DAVIDE MORALES	2226 Laramore Ln Santa Ana CA	
Andres Hernandez	2226 Laramore Ln	
Ngoc Tran	2214 Laramore Lane Santa Ana CA 92706	Ngoc Tran
KEAT NGUYEN	2214 Laramore Lane Santa Ana CA 92706	KEAT
Ha HUYNH	2214 Laramore Ln Santa Ana 92706	HAXU HUYNH
Thu bang	2310 Laramore Ln Santa Ana CA 92706	THU BANG
Huong Giang	2310 Laramore Ln Santa Ana CA 92706	HUONG GIANG
Minh Tam Pham	13072 Laramore Ln Garden Grove	Minh Tam Pham
Tan Thich Hu	2302 Laramore Ln Santa Ana 92706	Tan Thich Hu
Nu Bui	2314 Laramore Ln Santa Ana CA 92706	Bui Nu
STACEY HUA	12111 Laramore Ln Garden Grove CA 92843	STACEY HUA
Daniel Han	13111 Laramore Ln Garden Grove 92843	Daniel Han
Number of signatures on page		17

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Trang Nguyen	13072 Laramore Ln	[Signature]
TRANG NGUYEN	13072 LARAMORE LN	[Signature]
THAI HOANG	13062 LARA	[Signature]
Steve Popov	2313 LARAMORE LN	[Signature]
Bret Popov	2313 Laramore Ln	[Signature]
Rob Darcy	2213 Laramore Ln	[Signature]
Paula Wirth	13031 Laird Dr	Paula Wirth
Stan Wexler	13031 Laird St	[Signature]
Katie Le	2710 Laird St	[Signature]
David Le	2710 Laird St	[Signature]
Yasmin Ortega	2202 Laramore Ln	[Signature]
Eusebio Solis	2202 Laramore Ln	[Signature]
WUONG-TRAN	2310 Laramore Ln	[Signature]
THI DANG	2310 Laramore Ln	[Signature]
Vui Pham	2225 Laramore LN	[Signature]
VAM KIM Pham	2225 Laramore LN	[Signature]
An-Ha	2225 Laramore Ln	[Signature]
Chieu Tran	2314 Laramore Ln	[Signature]
Santa Ana, CA 92706		17

Number of signatures on page

e

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Calvin Tran	13091 Laramore Lane	<i>Calvin Tran</i>
Sally Tran	13091 Laramore Ln.	<i>Sally Tran</i>
Angel Tran	" LARAMORE LN	<i>Angel Tran</i>
Amy Trinh	13091 Laramore Lane	<i>Amy Trinh</i>
TAI DOING	13091 Laramore Lane	<i>Tai Doing</i>
tho maith	13091 Laramore Lane	<i>tho maith</i>
Tong Tran	13091 Laramore Ln	<i>Tong Tran</i>
Jenny Tran	13091 Laramore Ln	<i>Jenny Tran</i>
hanh Liff	13091. ntc -	<i>hanh Liff</i>
Henry Tran	13091 Laramore Ln	<i>Henry Tran</i>
VIET HOANG	13062 " "	<i>VIET HOANG</i>
THUY HOANG	" " "	<i>THUY HOANG</i>
chen tran	" " "	<i>chen tran</i>
Thong Hoang	" " "	<i>Thong Hoang</i>
Brian Hoang	" " "	<i>Brian Hoang</i>
SUSAN SHIGEMASA	13052 LARAMORE	<i>Susan Shigemasa</i>
ALAN SHIGEMASA	13052 LARAMORE	<i>Alan Shigemasa</i>
DAO PHAM	13072 LARAMORE LN	<i>DAO PHAM</i>
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
CHRISTINE NGUYEN	10031 LARSON AVE, B GARDEN GROVE, CA 92843	<i>Christine Nguyen</i>
PHU-VU	12701 Adriana CA 92840	<i>Phu Vu</i>
LAI H HOANG	12622 ARLOTTA CIR CA 92840	<i>Lai H Hoang</i>
HE NGUYEN	12622 ARLOTTA CIR CA 92840	<i>He Nguyen</i>
TY PHAN	12181 SHERIDAN LN G G CA, 92840	<i>Ty Phan</i>
Mai Vu	11857 Parkview CA G.G.	<i>Mai Vu</i>
TINA	12630 Westmide LAKE # 2 GARDEN GROVE - CA - 92843	<i>Tina</i>
Mary Le	12181 DIANE ST GARDEN GROVE CA 92840	<i>Mary Le</i>
THEN NGUYEN	13062 ALLARD AVE GARDEN GROVE CA 92840	<i>Then Nguyen</i>
VENNA NGUYEN	4302 SUNSET APTS SANTA ANA Garden Grove, CA 92840	<i>Venna Nguyen</i>
LILLIAN BUI	12426 OERTLY DRIVE	<i>Lillian Bui</i>
HARRY T BUI	12426 OERTLY DR GARDEN GROVE CA 92840	<i>Harry T Bui</i>
Ronald O. ...	2309 LARA MADRID LN SANTA ANA CA 92706	<i>Ronald O. ...</i>
BOM NGUYEN	2218 LARAMORE Lane SANTA ANA, CA 92706	<i>Bom Nguyen</i>
Long Nguyen	2218 LARAMORE LN SANTA ANA CA 92706	<i>Long Nguyen</i>
Martina Espinosa	2216 LARAMORE LN SA - 92706	<i>Martina Espinosa</i>
Number of signatures on page		16

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Ngoc Van Nguyen	13122 Hilton Ln 66	
Thuan Dinh	2216 S ANCHOR ST	Thuan
Dia Vu	11251 Parkview Ln 66	
Hue Dinh	1243 Lux Ct 92843	
Chien Nguyen	2300 S Lewis St #37 Pasadena CA 92802	Chien
KIMHUNG PHAM	11241 Gardenview Ln. Garden Grove CA 92841	
Kim Ma	13862 DUNKER AVE Garden Grove 92840	Kim Ma
Kim-Danh Tram	2409 Lori Lane Santa Ana, 92706	Kim-Danh
Joseph Tram	2409 Lori Lane Santa Ana, 92706	Joseph Tram
Ngoc van Nguyen	1101 Cypress Ave Garden Grove, CA 92843	Ngoc van Nguyen
Nguyen Jacob	1117 N. HILTON DR Santa Ana CA 92706	Jacob
Liuh Yi Nguyen	2605 W 16th ST Santa Ana CA 92706	Liuh Yi Nguyen
Ray Jones	2210 LAFAYETTE LIO S.A 92706	Raymond Jones
Maria Jones	2709 Laird St Santa Ana CA 92706	Maria Jones
Maria Jones	2709 Laird St Santa Ana	Maria Jones
Number of signatures on page		14


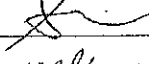
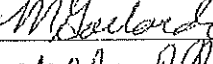
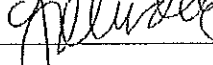


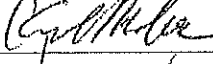
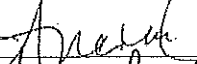
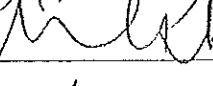
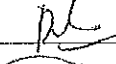

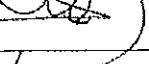

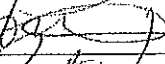
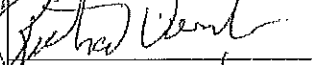
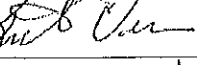
We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Juan H. Leanos	2417 Bobby Ln Santa Ana	Juan H. Leanos
Teresa	" "	T. L.
Genilo	" "	G. L.
Camilo	" "	H. L.
Raul	" "	R. H.
Rosario	2406. cas. Bobby. h N	Rosario B. S.
Jacqueline	" "	J.
Guadalupe	" "	G.
Guadalupe	" "	G.
Lien Nguyen	2406 Marty Ln Santa	Lien N.
Tao pham	2406 Marty Ln Santa	Tao P.
GORDON B. B. E	2402 Marty Lane	Gordon B. B. E.
Renobia J. S. D. S.	2402 MARTY Lane	Renobia J. S. D. S.
Lucy Medina	2402 MARTY Lane	Lucy Medina
Jaime Castillo	2313 W. MARTY W.	Jaime Castillo
MARIA CASTILLO	2313 W. MARTY W.	MARIA CASTILLO
EVA CASTILLO	2313 W. MARTY LN	EVANGELINA C.
JOSE CASTILLO	2313 W. MARTY LN	Jose Castillo
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Anh Nguyen	2302 Laramore Ln Santa Ana	<i>Anh Nguyen</i>
Edlyn Nguyen	2301 Laramore Ln, Santa Ana	<i>Edlyn Nguyen</i>
Tuan Tran	2301 Laramore Ln, Santa Ana	<i>Tuan Tran</i>
HOA T. VO	714-750-0266	
Kathy Vu	2302 Laramore Ln Santa Ana	<i>Kathy Vu</i>
Dannay Chu	2302 Laramore Santa Ana	<i>Dannay Chu</i>
HONG LE	(714) 725-4328	<i>Hong Le</i>
PETER NGUYEN	131 SUNNINGDALE CIR	<i>Peter Nguyen</i>
TIFFANIE NGUYEN	131 N. SUNNINGDALE CIR	<i>Tiffany Nguyen</i>
DUY NGUYEN	13122 HILTON LN	<i>Duy Nguyen</i>
PHUONG HOANG	13122 Hilton Ln	<i>Phuong Hoang</i>
NGOC NGUYEN	13122 HILTON LN	<i>Ngoc Nguyen</i>
Number of signatures on page		11

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
KEVIN DUONG	13017 BALFOUR CIR G.G.	
Scott Majett	13028 Balfour cir G.G.	
MARIA GALLARDO	13023 BALFOUR CR. G.G.	
Yolanda Gallardo	13023 BALFOUR CR. G.G.	
Grissida ceja	13050 BALFOUR CR G.G.	
YILTA, A/BZ	13043 BALFOUR CIR	
KRAM, ROBERT	13043 BALFOUR CIR	
Ana Fernandez	13036 Balfour cir	
MINH D	13032 BALFOUR	
DUNG TRINH	13032 BALFOUR	
PATRICK NGUYEN	13462 G.G. BLVD.	
Paula Mouriqua	13462 G.G. BLV.	
	13462 G.G. Blv.	
	2716 N. Laredo	
Fran Veach	2716 N. Laredo	Fran Veach

Number of signatures on page

15

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

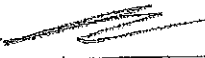
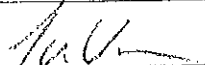
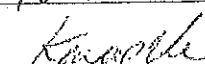
Name	Address	Signature
Barbara Stetler	13252 Garden Grove GG CA 92843	
Keisha Lewis	13252 Garden Grove GG CA 92843	
Dyan Young	13252 Garden Grove GG CA 92843	
RAMONA DYER	13252 Garden Grove GG CA 92843	
ANITA C PRY	13252 GARDEN GROVE GARDEN GROVE 92843	
Bonnie Doherty	13252 Garden Grove Garden Grove CA 92843	
KIRK BAIZ	13252 GARDEN GROVE BLVD 100, GARDEN GROVE CA 92843	
Kathy Ruby	13252 Garden Grove Garden Grove 92843	
Melissa Wiley	13252 Garden Grove Blvd Garden Grove, CA 92843	
Marilyn Gier	13252 Garden Grove Blvd Garden Grove, CA 92843	
Rosario Espinoza	13252 Garden Grove Blvd Garden Grove CA 92843	
Barbara Nayar	13252 Garden Grove Blvd Garden Grove, CA 92843	
Rita Carrasco	13252 Garden Grove Blvd Garden Grove CA 92843	
VICTOR CAMARA	13311 GARDEN GROVE BLVD 92843	
Brian Hammett)	
KEVINCE PHAM	2229 Laramore Ln	
Number of signatures on page		16

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood



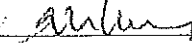

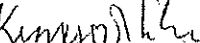

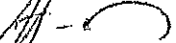



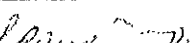
Name	Address	Signature
SON PHAM	13081 Laramore Ln	Son Pham
THIEN LE	13081 Laramore Ln	Thien
PHU PHAM	13081 Laramore Ln	PHU PHAM
PINH VO	13081 Laramore Ln	Lin. Vo
DUC PHU	13081 Laramore Ln	Duc
TONY KIEU	13112 LARAMORE LN	Tony Kieu
NOEL KHUU	13051 LARAMORE LN	Noel Khuu
HEATHER CE	13051 LARAMORE LN	Heather Ce
PAULINA LI	2314 Laramore Ln	Paulina Li
William Dano	13102 Laramore LN	William Dano
Kenn Nguyen	13092 Laramore Ln	Kenn
CAROL H. SCOTT Carol H. Scott	13082 LARAMORE LN.	Carol H. Scott
Number of signatures on page		12

Nguyen

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Rick Vu	13061 LARAMORE LN GGC CA 92543	
Tu Vu	13061 Laramore Lane GGC, CA 92543	
KENNY VU	13061 LARAMORE LN GARDEN GROVE, CA 92543	
Number of signatures on page		3

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Tran, Chris	13181 HILTON LN Garden Grove, CA 92843	
HOANG THIET	13161 HILTON LN	
	GARDEN GROVE CAMPUS	
HDANG, TAN	13162 HILTON LN. G. G. 92843	
HOAI BUI	13182 HILTON LN GARDEN GROVE, CA 92843	
KIM YEN THI VO	13192 HILTON LN G. G. CA 92843	
LIEU VU	13262 DOWNEY PL G.G. CA 92843	
Hieu Bui	13201 HILTON LN GARDEN GROVE 92843	
JESSIE VU	13201 Hilton Ln Garden Grove, CA 92843	
KEN BUI	13201 HILTON LN Garden Grove CA 92843	
VIVIENTRAN	13181 HILTON LN. G.G., CA 92843	
FRANCIS TRAN	13181 - HILTON LN G.G. CA 92843	
	Number of signatures on page	11

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Melissa Tran	11036 Camellia Way GARDEN GROVE CA	
Tuyet Chu	2202 Setry St 92843 Santa Ana CA 92706	
Thommas Lee	11802 Roxbury Rd GARDEN GROVE CA 92840	
Duc Chu	1736 River Lane Santa Ana CA 92706	
Yanh Ly	13108 Mendocino Ln GG 92843	
THAN NGUYEN	13114 Newell St. GARDEN GROVE	
TARA LE	13162 STURD ST GG 92843	
Michelle Dung	10880 Acacia Parkway Garden Grove CA 92840	
Thuy Linh Nguyen	9291 Lenore Dr GG	
Stephany Le	12262 Ranchero Ave GARDEN GROVE CA 92843	
Mat Le	1736 River Lane Santa Ana Ca 92706	
Cox Jonathon	2341 Lewis St. santa ana	
Rosa Maria	12042 Bunker Dr Orange, Calif	
Valenzuela Alejandro	13231 Siemon Ave . GG	
Number of signatures on page		15

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
NGU DUU PHAT	13072 LARAINOAE 66 CA 92843	<i>[Signature]</i>
DAVID Mai	2213 LORI LN, SANTA ANA CA, 92706	<i>[Signature]</i>
Stephanie Mai	2213 LORI Lane, SANTA ANA CA. 92706	<i>[Signature]</i>
Loan Do	2213 Lori Ln, Santa Ana, CA. 92706	<i>[Signature]</i>
Peter Mai	"	<i>[Signature]</i>
Kristen Do	"	<i>[Signature]</i>
Lucia Mai	"	<i>[Signature]</i>
DIAC TRAM	2310 Lori Ln, SA. 92706	<i>[Signature]</i>
THU NGUYEN	2221 BERN SANTA ANA	<i>[Signature]</i>
THU NGUYEN	"	<i>[Signature]</i>
KIM ANH PHAN	2401 LORI LN SA CA 92706	<i>[Signature]</i>
Lam Phan Vu	2418 Bobby Lane Santa Ana CA 92706	<i>[Signature]</i>
TRANG THE BICH TRAN	2418 Bobby Lane Santa Ana CA 92706	<i>[Signature]</i>
Lipida BRENDA	2421 Bobby Ln Santa Ana CA	<i>[Signature]</i>
MARIA TOMC	225 BOOY LN	<i>[Signature]</i>
Virginia Nelson	2309 Bobby Lane	<i>[Signature]</i>
Number of signatures on page		16

Zimbra

chrisc@ci.garden-grove.ca.us

Fw: 2nd set Twin Tower legwork Signatures

From : stacey hua <huastacey@yahoo.com>

Tue, May 03, 2016 10:07 AM

Subject : Fw: 2nd set Twin Tower legwork Signatures

 10 attachments

To : chrisc@ci.garden-grove.ca.us

Reply To : stacey hua <huastacey@yahoo.com>

Hi Mr. Chung,

Attached is the signatures from our seniors in the neighborhood. Thank you.


Stacey

On Monday, May 2, 2016 9:26 PM, Chieu Tran <chieut2004@yahoo.com> wrote:


Hi All,


Here is the list of 10pgs of Twin Tower signatures (180 people)


Regards,
Chieu

 **20160502_204716.pdf**
632 KB


 **20160502_204915.pdf**
543 KB


 **20160502_205033.pdf**
607 KB


 **20160502_205148.pdf**
578 KB


 **20160502_205346.pdf**


621 KB

 **20160502_205609.pdf**
534 KB

 **20160502_205720.pdf**
559 KB

 **20160502_205814.pdf**
532 KB

 **20160502_205910.pdf**
565 KB

 **20160502_210008.pdf**
545 KB

Set #2

From the Community Garden Towers
for seniors 3919 W Garden Grove Blvd &
4001 W Garden Grove Blvd
Orange, CA 92668-4822

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Hwang Soon	3919 W G G #707	Soon Hwang
Sook Yoon	3919 W. GG BL #710	Sook Yoon
Jin A Kim	3919 W GG BL #712	Jin A Kim
Kwon S J	" " 711	Kwon S J
OOK J. KIM	" " 713	OOK J. KIM
김 옥주	" " 714	김 옥주
Yoon Jong Park	" " 716	Yoon Jong Park
박 지영	" " 715	박 지영
Eui Soon Lee	" " 705	Eui S
Young Lee	" " "	Young
Sook Yi Ki	" " 601	Sook Yi Ki
Young C Kim	" " 601	Young C Kim
Byung R. Kim	" " 603	Byung Ran Kim
Young E Kim	" " 614	Kim
Kyu Suk Yang	" " 514	Kyu
Sung Yang	" " 514	Sung
Hwang Hee	" " 116	Hwang
Donald Swick	" " 603	Donald Swick

Number of signatures on page 18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Rosa Kwak	3919 Garden Grove Blvd # 813 Orange, CA 92668	R Kwak
Sunny Park	3919 Garden Grove Blvd # 850 Orange, CA 92668	Sunny Park
HUI KANG	"	HUI KANG
Sarah Joh	"	Sarah Joh
Ae Kim	"	Ae Kim
Oak Kang	"	Oak Kang
SANG HEE	"	Sang Hee
Jung Hee	"	Jung Hee
Lee Soon Pyu	"	Lee Soon Pyu
Sun Ae Kim # 815	"	Sun Ae Kim
Sung Joon CHIB	# 801	Sung Joon CHIB
MAL SUN SON	1206 "	MAL SUN SON
KAN HWANSONG	3919 W GG # 701	KAN HWANSONG
OK BOON SONG	" " # 701	OK BOON SONG
T. HANSONG	" " # 702	T. HANSONG
YUNG PARK	" # 703	YUNG PARK
BAEK PARK	" # 703	BAEK PARK
YUK	" " 706.	YUK
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Hai Soom Cho	3919 GRD. GRV. BLVD. ¹⁴⁷⁵	<i>[Signature]</i>
Young Joo Kim	" " ^{2942 868} 1414	<i>[Signature]</i>
NADAMOTO	" " 1419	<i>[Signature]</i>
of Sun Chung	" " 1408	<i>[Signature]</i>
Kemsook Song	" " 1413	<i>[Signature]</i>
Mary Lee	" " 1407	<i>[Signature]</i>
Young Suk Kwon	" " 1405	<i>[Signature]</i>
Chong Yup Yoo	" " 1404	<i>[Signature]</i>
Tae Hye Lee	" " 1401	<i>[Signature]</i>
HUN ZI SIN	" " 1403	<i>[Signature]</i>
Hyeon Lee	" " 1416	<i>[Signature]</i>
Yeungsook Kim	" " 1308	<i>[Signature]</i>
Kwanjae C. Kim	" " 1308	<i>[Signature]</i>
IN S Kwon	" " 1306	<i>[Signature]</i>
Won Soon Kim	" " 1306	<i>[Signature]</i>
Bong S. Lee	" " 1301	<i>[Signature]</i>
Gun Young Lee	" " 1301	<i>[Signature]</i>
Ham Young K.	" " 1316	<i>[Signature]</i>
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
김 옥주	4001 W Garden Grove VI Orange CA 92868	Kim Okju
김 종순	" " " " " " " "	Kim Jongsoon
조 옥순	4001 Garden Grove #601 Orange CA 92868	Jo Oksoon
홍 광복	3919 G.G. #1063 CA 92868	Hong Gwangbok
박 소영	4001 W G.G. #603	Park Soyoung
Park Youngsook	4001 W Garden Grove #605	Youngsook Park
Youngsook Kim	4001 W Garden Grove #607	Youngsook Kim
John Kim	4001 W Garden Grove #607	John Kim
SAW CHUAN	4061 W Garden Grove #611	Saw Chuan
JAE WON CHANG	3919 W GARDEN GROVE #709	Jaewon Chang
Soon D. Kim	409 1/2 " " " "	Soon D. Kim
Kim Ja Kim	4001 W G.G. #408	Kim Ja Kim
Kim Ja Kim	4001 " " #306	Kim Ja Kim
Chang Jim Kim	" " " "	Chang Jim Kim
Choo Ja Choo	4001 G.G. #303	Choo Ja Choo
Sammy Yoo	4001 G.G. #310	Sammy Yoo
Soon Ok Shin	4001 G.G. 312	Soon Ok Shin
Kim Ja Kim	4001 G.G. 412	Kim Ja Kim
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
CHANG S. CHOI	3717 GARDEN GROVE BLVD ORANGE, CA 92660	[Signature]
Lee - Sang mal	"	[Signature]
TAE SOON A YANG	"	[Signature]
OCK JUNG Kim	"	[Signature]
Suk - Jo Park	"	[Signature]
BANG W. Kim	"	[Signature]
Wook Ri Park	"	[Signature]
Soon & Won	"	[Signature]
Nam Ji Kwi	"	[Signature]
M. Hui - Sin Seo	"	[Signature]
SOON JALEE	"	[Signature]
Yong Jo Yim	"	[Signature]
Jae - Il - Yoo	"	[Signature]
Pil - Jung Chang	"	[Signature]
Sam - Ki Chang	"	[Signature]
Huntae H	"	[Signature]
John Hong	"	[Signature]
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Kwan S. Sa Choi	3919 Garden Grove Blvd #462 Orange, CA 92868	
Im Suk Han	4153	Im Suk Han
Hui Hee Lee	3919 W Garden Grove Blvd #4163 Orange, CA 92868	
Myong Kya Lee	"	Hee Lee
Hee Cha Lee	"	Myong Kya
Choi Pil S	3919 W Garden Grove Blvd 1202 Orange 92868	
Choi Jae H	"	
Hwa Sup Kim	"	Hwa Sup Kim
Jung Ho Nam	"	Jung Ho Nam
Kim, Daeyoung	"	
Jung X Wang	"	
Tan Ok Kim	1204 "	T O K
Ok Yul You	1205 "	OK YOO
Young TE HWANG	1309 "	
WON JA HWANG	1308 "	
IM SUK KIM	1304 " "	
SI KYANG KIM	1304 "	
Young H. Lee	305	Young H. Lee
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
GLORIA SO	4001 W GARDEN GROVE BL #401 Orange CA 92868	Gloria So
KENNY SO	4001 W Garden Grove Blk #401 Orange CA 92868	Kenny So
許志強	4001 W Garden Grove Orange CA 92868 #406	許志強
CHONG HONG	4001 W G G. 405	Chong Hong
JANG SUP KANG	4001 W G G, 410	Kang Sup Kang
Sung Kim	4001 W G G W 402	Sung Kim
HAM JINOK	4001 W G G # 103	Y S H
HAM JINOK	4001 W G G # 103	H J K
許恩惠	4001 W G G # 202	KWUN
Young Yoon	" " # 509	Young
TOK SU AN	" " # 508	Tok Su An
LA OMA CHA	# 505	LA OMA CHA
SAE WOOK CHA	# 505	SAE WOOK CHA
OK	" " # 506	PARK
OK	" " # 506	PARK
Duckie Choi	# 507	Duckie Choi
Grace Shin	# 516	Grace Shin
Grace Park	# 503	Park
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Song Ki Cha	#806	Song Ki Cha
Idyem Lee	#807	Idyem Lee
LEE H. PANG Sookja Lee	#1006 1001	Lee H. Sookja Lee
Sook Yol Kim	1005	Sook Yol Kim
Ok Joo Jang	1007	Ok Joo Jang
Jong Soon Jung	1007	Jong Soon Jung
CHOI Hwa Pak	1004	CHOI Hwa Pak
Yan Hui Pak	1004	Yan Hui Pak
하승영	1012	하승영
John B Kim	1003	John B Kim
Julie W Kim	1003	Julie W Kim
Kwan Dam Kim	1002	Kwan Dam Kim
YONG	1104	YONG
SONG Shin	1102	SONG Shin
KYUYA YU	1112	KYUYA YU
Liobe Park	1105	Liobe Park
EUN MO CHANG	1108	EUN MO CHANG
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Duke Whang	4001 Garden Grove Blvd W 904 Orange, CA 92668	Duke Whang
Hyoung Whang	" "	Hyoung Whang
Je-eun Kwak	" #P12	Je-eun Kwak
Eun Soon Kim	" 911	Kim Soon Eun
Jong Nak Choi	" 902	Jong Nak Choi
Won Lee Choi	" 902	Won Lee Choi
INHYOUNG LEE	" 903	Inhyoung Lee
Young Lee	" 908	Young Lee
Dai Sook Cho	" 909	Dai Sook Cho
Ida Syn	" 907	Ida Syn
Kenneth Syn	" 907	Kenneth Syn
김준희	" 910	김준희
MYUNG LOE	4001 Garden Grove Blvd W 901 Orange, CA 92668	Myung O. Loe
Soon Ja Jih	" 2H	Soon Ja Jih
Bong Ahn Cho	" W 801	Bong Ahn Cho
Sam Mi	" D12	Sam Mi
Kiel	" 810	Kiel
	" W 809	Myung Ja Park
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood



















Name	Address	Signature
June Chung	3919 W. G. G. ⁹²⁸⁸⁸ Orange, CA	<i>June Chung</i>
Eul soon Hwang	"	<i>Eul soon Hwang</i>
Book you Joo	"	<i>Book you Joo</i>
Young Ann	3919 Garden	<i>Young Ann</i>
Duk Chung	" # 1410	<i>Duk Chung</i>
Donna Choi	" # 307	<i>Donna Choi</i>
Chung Choi	" 1315	<i>Chung Choi</i>
Han Hara	" 1016	<i>Han Hara</i>
Yang Hsun	"	<i>Yang Hsun</i>
Mak Bling Choi	" 1315	<i>Mak Bling Choi</i>
Soun de Koga	" "	<i>Soun de Koga</i>
Suzie Koh	4601 " # 205	<i>Suzie Koh</i>
Hwang, Mi soon	3919 W. Garden ^{Grove # 507}	<i>Hwang, Mi soon</i>
Ryan M. M.	3919 " " "	<i>Ryan M. M.</i>
Lee, Jae Won	" # 704	<i>Lee, Jae Won</i>
Mi J. Oh	" # 807	<i>Mi J. Oh</i>
Soon Ja Lee	210 E	<i>Soon Ja Lee</i>
Yun S. Mook	1002 E	<i>Yun S. Mook</i>
Number of signatures on page		18

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
Duc Linh	13462 El Prado, Garden Grove, CA 92840	<i>[Signature]</i>
TUONG HOANG	13462 EL PRADO # D	<i>[Signature]</i>
CHUNG PHUN	13462 EL PRADO # D GARDEN GROVE CA 92840	<i>[Signature]</i>
Tracy VU	13441 EL PRADO # D Garden Grove CA, 92840	<i>[Signature]</i>
Hanh Tran	13441 EL PRADO # D GARDEN GROVE CA - 92840	<i>[Signature]</i>
LAN BUI	13432 El Prado Garden Grove CA 92840	<i>[Signature]</i>
HENRY HOANG	13442 El Prado Garden Grove CA 92840 GARDEN GROVE CA 92840	<i>[Signature]</i>
Nam Le	13401 EL PRADO APT # D	<i>[Signature]</i>
LIEU LE	13401 EL PRADO APT # D GARDEN GROVE CA 92840	<i>[Signature]</i>
MARIA TRAN	13442 El Prado # C Garden Grove CA 92840	<i>[Signature]</i>
CHAN TRAN	13401 EL PRADO # B GARDEN GROVE CA 92840	<i>[Signature]</i>
KIM DUNG HAO	13401 EL PRADO # B GARDEN GROVE CA 92840	<i>[Signature]</i>
Huyen Tran	13472 EL PRADO # D GARDEN GROVE CA 92840	<i>[Signature]</i>
THU NU	13421 EL PRADO # A	<i>[Signature]</i>
Trang Pham	13421 EL PRADO # A	<i>[Signature]</i>
<i>[Signature]</i>	13431 El Prado Garden - Grove, CA 92840	<i>[Signature]</i>
<i>[Signature]</i>	13431 El Prado Garden Grove CA 92840	<i>[Signature]</i>
Trang Vi DO	13432 EL PRADO APT D Garden Grove CA 92840	<i>[Signature]</i>










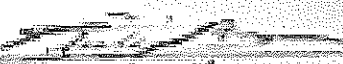

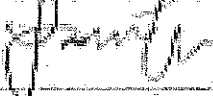

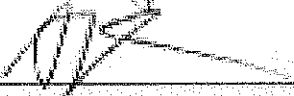



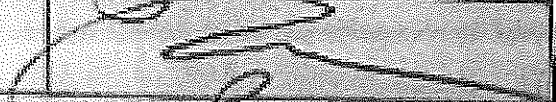
Number of signatures on page

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
LESA - TRAN	13431 EL PRADO AVE. APT#A GARDEN GROVE,	
HOANG MEN	13431 EL PRADO AVE. APT#A GARDEN GROVE	
TONY - TRAN	13431 EL PRADO AVE. APT#A GARDEN GROVE	
CAUH DANG	13431 EL PRADO AVE #B GARDEN GROVE	
Anthony Nguyen	13431 El Prado Ave #B Garden Grove, CA	
TAM VU	13441 EL PRADO AVE. #B GARDEN GROVE, CA 92840	
LE VU	13441 EL PRADO AVE. #B GARDEN GROVE, CA 92840	
DAN VU	13441 EL PRADO AVE. #B GARDEN GROVE, CA 92840	
Lang Le	13441 EL PRADO AVE #C Garden Grove CA 92840	
Cat Nguyen	13441 EL PRADO AVE #C Garden Grove CA 92840	
Ling Nguyen	13441 EL PRADO AVE #C Garden Grove CA 92840	
Liffany Li Ho	13431 El. Prado Ave #B Garden Grove CA 92840	
Linh Tran	13431 El. Prado Ave Apt D Garden Grove CA 92840	
Minh Pham	13441 EL PRADO AVE APT A GARDEN GROVE CA 92840	
Van Nguyen	13441 EL PRADO AVE APT A GARDEN GROVE CA 92840	
Van Nguyen	13402 El Prado Ave Garden Grove CA	
Cam Nguyen		
LIÊN PHUN	13462 Garden Grove CA El Prado Ave #C	

Number of signatures on page

We, the undersigned, petition Council to oppose the building of a funeral home in our neighborhood

Name	Address	Signature
JOEL Saldivar	13242 SIMON AVE	
JENNIFER LE	13252 SIMON AVE G.G.	
Raul Diaz	13241 SIMON AVE GG	
Jason Vu	12681 Annette Circle bb	
Jenny Vu	12681 Annette circle	
JOHNNY LU	12681 ANNETTE CIR SE	
VICTOR PHAM	12681 ANNETTE CIR, G.G.	
Jason Pham	4505 MAURIE AVE GSCA	
Quyen Pham	2134 S. Glenview St, Santa Fe	
Phillip Pham	18571 Spinnaker St	
Michelle Pham	12571 Spinnaker St.	
JASMINE LU	12681 ANNETTE CIR	
Deagan Nguyen	14072 GARDENWAY	
Andrew Catalan	12662 ADVANCE	
KATHLEEN KAMMEN	10935 LOTUS DR, G.G.	
Thuy Duong	10935 Lotus dr. GARDEN GROVE	
PHE PHAM/LE	276 LAIRD ST CAMP AUBURN CA 92008	
Peter Le	13252 SIMON AVE GARDEN GROVE, CA	

Oppose Mortuary and Cremation located near Fairview St and Garden Grove CA residential



Chieu Tran

Santa Ana, CA

217

Supporters

April 25, 2016

Dear Mr. Chairman John O'Neill, Mr. Mayor Bao Nguyen, and Mr. Chris Chung;

We would like to ask for your help to disapprove the permit to operate a new funeral home—including mortuary and crematory—located at 13272 Garden Grove Blvd., Garden Grove, CA 92843, near the corner of Fairview and Garden Grove. The applicant's case number is Conditional Use Permit No.CUP-073-2016.

At the community meeting on April 13, 2016, the applicant, Heaven's Gate Funeral Home, proposed a plan to build a funeral home which will include a mortuary and a crematory. We would like your assistance in opposing the above proposal. The public hearing with the Planning Commission is scheduled on May 19, 2016 at 7pm. The meeting will take place at the Council Chamber of the Community Meeting Center, located at 11300 Stanford Avenue, Garden Grove, CA 92840.

We as a community adamantly oppose the proposal of building a new funeral home in our neighborhood. As you know, there are many schools and churches in this area, such as Riverdale Elementary School, Samuelli Academy High School, Doig Intermediate School, Santiago High School, Shepherd's Grove Church, Formosan Presbyterian Church, Christ Cathedral Church, Orange View Church of Christ, and Wintersburg Presbyterian Church. The fears of dead bodies being stored behind our homes and the dangers of air pollution have caused

tremendous stress and anxiety in the community, especially for our children. Many of the children have asked their parents if they can just move out of the area. This neighborhood has been our cherished home for decades and it is impossible for us to just pick up and leave.

We enjoy the peace and safe environment we currently have here in the community. We would like you, as our city representatives, to honor and protect our rights for a safe and peaceful environment. As you know, the toxins in the crematory emissions will affect many citizens, especially our children in the surrounding homes and schools. Mercury is one of the poisonous chemicals released during cremation. When heated, it is released into the air as colorless and odorless gas. As it is breathed in and accumulated in the human body, it permanently damages the brain, kidneys, and nervous system. Also, chronic exposure to mercury has been documented and proven to cause fatigue, anorexia, weight loss, tremors, memory loss, insomnia, depression, and loss of vision.

In addition to mercury, there are many more toxic chemicals being emitted into the air during cremation, such as cadmium, dioxin, hydrogen chloride, sulfur oxide, nitrogen oxide, and chromium. These toxins and heavy metals—known for their potent toxicity, especially in environmental contexts—have devastating impact on human health. We vehemently want to avoid exposing our children to these toxins which will pose many serious health problems to them and future generations.

We as a community are asking you once again, as our city representatives, to help protect our community. We would like to thank you in advance for your support. We believe that you will always do what is best for the people in this community, especially our children. Please treat them as your own children and provide them a peaceful neighborhood with toxin-free air to nurture their lives. We count on you to make the right decision, in the best interest of the children. In return, you have our

gratitude and you can always count on our support so that you may continue to provide and protect all citizens in the community. We appreciate all your efforts to put a halt to the plan of a new funeral home in our neighborhood.

Sincerely,

The communities of Garden Grove, Santa Ana, and Orange.

This petition will be delivered to:

Chairman of Planning Commission

John O'Neill

Mayor Pro Tem

Steve Jones

City Council Member

Christopher Phan

City Council Member

Phat Bui

City Council Member

Kris Beard

Planning Commission Member

Michael Barker

Planning Commission Member

Andrew Kanzler

Planning Commission Member

Connie Margolin

Planning Commission Member

Mark Paredes

Planning Commission Member

Linda Zamora

Associate Planning

Chris Chung

Mayor of Garden Grove, CA

Bao Nguyen

1st District Supervisor

Andrew Do

City Manager

Scott C. Stiles

US Congress

Lou Correa

Representative

Loretta Sanchez

Mayor Bao Nguyen Garden Grove CA: Oppose Mortuary and Cremation located near...

by Chieu Tran · 305 supporters

Supporters

Top-rated Most recent

Knowing this area has home of dead bodies plus cremation, nobody would want to move in and reside here, not only that issues, this Funeral Home would also affect on the human lives, social lives, and psychological behaviors - mental stress who live nearby Funeral Home and deal it everyday. I hope as a Mayor city of Garden Grove would understand the burden / the pain of the residents who live right next door house of dead bodies, and cremation. We Do NOT want this funeral home to be built here in our resident properties... and I would think, you would do the same as to against it as if it was built in your properties area. Please oppose Funeral Home which is going to be built here in our resident area. Thank you for your understanding!

Chieu Tran, Santa Ana, CA

4 weeks ago

13

I totally agree with Mr. Chieu about this petition, and believe that everyone in our community would spend his or her time to review and help him with it. The funeral home which including mortuary & crematory should NOT be in nearby the resident. Personally, I would oppose the proposal of building a new funeral home in my neighborhood as well.

K.T

Kenny Tran, Westminster, CA

4 weeks ago

13

Many cities/counties have minimum distances between funeral homes and residential homes for a reason. Funeral Homes should NOT be allowed to share walls or property lines with residential properties.

Kirk Fujiwara, Foothill Ranch, CA

4 weeks ago

12

Unbelievable! This mortuary and crematory is gonna be built on the other side of a row of people's backyard walls! I count at least 5 elderly/nursing homes within 2 minutes of walking time from the crematory site. There are also numerous schools and churches within short walking distances. You see the picture here?

The Crematory Association of North America says the average crematory burns 400 bodies per year--that's about 1 a day.

Each cremation releases on average 3 gra [Read more](#)

Joseph Tran, Santa Ana, CA

3 weeks ago

8

I don't want my community to be exposed to toxic chemicals. This is too close to many schools and homes.

Elizabeth Dang, Santa Ana, CA

4 weeks ago

8

I'm signing because I lived no more than a quarter mile from here. We have plenty of morts already in the area. No need for another one. If it affects our health then there shouldn't be one there as there is a big residential community next to where the planned mortuary would be located.

Huynh LE, Garden Grove, CA

4 weeks ago

I do not want to get sick from the toxins being emitted from the mortuary

and live next to a cremation

7

stacey hua, Garden Grove, CA

3 weeks ago

[Report](#)

6

I oppose it, it is right next to my back yard.

Daniel Hua, Garden Grove, CA

3 weeks ago

6

Keep this funeral home away from residential zones.

Geoff Palmer, Mission Viejo, CA

3 weeks ago

[Report](#)

6

Mortuary and Cremation facilities should be situated in rural areas far away from existing residential development and community schools.

Kai Hu, Fountain Valley, CA

3 weeks ago

6

I believe that this is an important topic because it affects the community directly. The safety and peace of our local community needs to be a priority.

Thuy Tran, Santa Ana, CA

3 weeks ago

6

The hazardous pollutions involved with crematory should not be in residential. This will also affect home values.

Tawan Robinson, Cerritos, CA

3 weeks ago

6

If this were going up near my home and where my children attend school and church, I would want help from the

surrounding communities as well.

Christopher Bodda, Lakewood, CA

3 weeks ago

6

I don't want the Mortuary and Crematory closed to residential area

Hang Nguyen, garden grove, CA

3 weeks ago

6

I'm signing this because the thought of having dead bodies decomposing near elementary schools can freak out the little kids and scare the people that pass the place . I don't think its safe

Aileen Dinh, Garden Grove, CA

3 weeks ago

6

I wouldn't want this next to my home either.

Yvonne Bach, Villa Park, CA

3 weeks ago

[Report](#)

6

I wouldn't want my school to be around a mortuary because of all the chemicals that would be released.

Ana Roman, Garden Grove, CA

3 weeks ago

6

This is disturbing to the community

Giselle Acosta, Santa Ana, CA

3 weeks ago

[Report](#)

6

this is way too close for comfort. Releasing Mercury into the air, dead bodies stored in our backyards, and breathing in ashes are things I don't

want for my community. There's a place for everything, but this is not a place for a mortuary and crematory.

Abigail Truong, Garden Grove, CA

3 weeks ago

6

im not trying to breath dead ppl bishh

Anahi Vargas, Garden Grove, CA

3 weeks ago

[Report](#)

6

The various air pollutants that will be given off from building a crematory will be detrimental to public safety and public health. If not from burning bodies, then the natural decomposition of human bodies would produce foul odors and pollutants. I don't quite understand the mindset that was adopted in order to greenlight the plans for a crematory to be built near a place where children, elderly, and families are thriving. Such plans should be overlooked in order to preserve the prosperous and lively future of OC and to dismiss the likelihood of a decrepitated and somber one.

long hoang, Garden Grove, LA

3 weeks ago

6

Too close to residential houses in the area.

Dara Mounivong, Westminster, CA

4 weeks ago

[Report](#)

6

This is a terrible location for a funeral home. It's near The Outlets of Orange and Christ Cathedral, along with schools everywhere in this dense area. At a tourist perspective, adding a funeral home among these is hardly inviting. While other cities are spending tax dollars beautifying the community, Garden Grove is doing the exact opposite.

Diem Pascarella, Irvine, CA

4 weeks ago

6

I have a child and another on the way who has CHD. I don't need my children's health to be even more at risks!

Metrina Nguyen, Garden Grove, CA

4 weeks ago

[Report](#)

6

Please support us and protect our health, and community by disapproving a crematory to share a 6 foot wall with our neighborhood. Your support is much appreciated.

Kiet Le, Santa Ana, CA

4 weeks ago

6

I live in the neighborhood and don't think a mortuary should be built so close to neighborhoods of single family homes.

Jennifer Le, Garden Grove, CA

4 weeks ago

6

It's too close to my house

Binh Chu, Santa Ana, CA

4 weeks ago

[Report](#)

6

I agree with Mr. Chieu about this petition, funeral homes should not be allowed to be in nearby the resident properties.

Tommy Nguyen, Fountain Valley, CA

4 weeks ago

6

Please disapprove the permit to operate a new funeral home—including mortuary and crematory—located at 13272 Garden Grove Blvd., Garden Grove, CA 92843, near the corner of Fairview and Garden Grove. This operation would bring adverse effects to the life of the children of this community and the life of

the surrounding neighborhood. AIR POLLUTION from the TOXINS released during the cremation process is a serious health issue and a major environmental concern for all people of this Orange County, especially the people of [Read more](#)

Jenny Tran, Westminster, CA

3 weeks ago

5

Love.

John Nguyen, Midway City, CA

[Report](#)

3 weeks ago

5

I'm signing this petition because our family is opposed the city of granting the permit to operate a new funeral home, including mortuary and crematory-located at 13272 Garden Grove Blvd.

Jeanne Thai, Garden Grove, CA

3 weeks ago

5

I grew up in the neighborhood

Cesar Sanchez, Garden Grove, CA

[Report](#)

3 weeks ago

5

This is not a place for a cemetery. There are so so many other places in the vastness that is Orange County for them to find a suitable location for a cemetery.

David Tran, Santa Ana, CA

3 weeks ago

5

Pollution is BAD!!!!

Monique Ruelas, Santa Ana, CA

[Report](#)

3 weeks ago

Benefit for residence

5

Hung Mai, Garden Grove, CA

3 weeks ago

[Report](#)

5

I grew up here, my parents lives there, my children and family gather right around the location every weekend. There's enough pollution from the freeway already, we do not need to add more chemical pollution to the area. Thank you.

Jenny Vu, Villa Park, CA

3 weeks ago

5

I oppose the operation of a crematory adjacent to homes, elderly/nursing homes, schools, and churches!

Joseph Tran, Santa Ana, CA

3 weeks ago

5

I'm signing because there's other places you can look for to burry bodies. Garden grove isn't in the best place to put them we're already bad enough, please don't make it worse.

To Nguyen, Garden Grove, CA

3 weeks ago

5

I'm signing because I don't want to be in a world full of pollution and for those who have asthma like me have a much harder time breathing.

Narcisa Morelos, Santa Ana, CA

3 weeks ago

5

We don't want children from elementaries near there to suffer from breathing in the pollutions that yall will provide them

Steven Tran, Garden Grove, CA

3 weeks ago

5

That's really close... too close.

Brandon Lam, Garden Grove, CA

3 weeks ago

[Report](#)

5

I'm signing because I live in this area. It is not safe for the

people living around let alone the environment. Students especially won't do well while learning in school that they are burning dead people just around the corner from us

Tiffany Zamora, Santa Ana, CA

3 weeks ago

5

The toxic poison that will be released in the air due to cremation will put my children and family at risk and I will not stand by this.

This is not a place for dead bodies to lay to rest. It is our home.

Katarina Zavala, Santa Ana, CA

4 weeks ago

5

I've been a resident of Orange County for 20+ yrs attending Santiago H.S. I have friends and family living across the streets from these schools. I work in Santa Ana. There are so many air pollutant cities out there that you hear on the new every day of residence being exposed to deadly oderless toxins emitted causing residents all sorts of health problems. We are a beautiful community, please keep it that way.

tracy pham, Stanton, CA

4 weeks ago

5

I don't want to drop my kids off at their grandparents place next to a funeral home

Kim Nguyen, Orange, CA

4 weeks ago

I have kids and I would not want their health to be compromised.

5

Kim Cao, Garden Grove, CA

4 weeks ago

[Report](#)

5

I grew up in that area. I went to Riverdale. I still consider it

home.

Tony Vu Vu, Fountain Valley, CA

4 weeks ago

5

I am oppose to cremation near our residential area.

Michael Chu, Santa Ana, CA

4 weeks ago

[Report](#)

5

I grew up in this neighborhood and am raising my kids up here as well.

Charlene Le, Garden Grove, CA

4 weeks ago

5

I totally agree with Mr. Chieu about this petition.

Hoang Le, Fountain Valley, CA

4 weeks ago

[Report](#)

5

No Haven's Gate Funeral Home

Erickson Nguyen, Santa Ana, CA

4 weeks ago

5

I'm signing because standing up for what is wrong is the right thing to do.

Colleen Clark, Garden Grove, CA

2 weeks ago

4

I would not want to live near the crematory because of the many chemicals that are potentially dangerous. Please don't allow this to happen to my neighbors either.

Josh McIntosh, Garden Grove, CA

2 weeks ago

[Report](#)

4

Thank you to a local member of our neighborhood who brought this to my attention. Whomever in the mortuary's team who was supposed to notify local neighbors who might be impacted by this clearly did not do their job correctly. I live on Lori Ln and have lived here my entire life. This will be my parent's home for the remainder of their lives and quite possibly, might be the neighborhood I raise my children in. I say NO to this, there are countless locations within the area where they could build their funeral home. Select a more commercialized area, I cannot imagine my neighbors on the other street having to share a wall and backyard with a funeral home. It is truly inconsiderate of these people's comfort, health, and peace of mind.

Stephanie Lucero, Santa Ana, CA

2 weeks ago

4

Address given is my school address for Santiago High School. I am a teacher at this school and I oppose the mortuary because it is too close to Santiago and too close to where my mom lives, just across the street from the proposed mortuary

Sherri Foster, Garden Grove, CA

3 weeks ago

4

Too close to my home

Elaine Blomberg, Garden Grove, CA

3 weeks ago

[Report](#)

4

please disapprove the permit to operate a new funeral home.

tony lieu, Garden Grove, CA

3 weeks ago

4

Funeral Home should be built in cemetery at all times, especially with mortuary and crematory sites must be set in a delicate site for folks that are RIP. Please DO NOT make our residential neighborhoods become a cemetery site.

Paulina Vu, Santa Ana, CA

3 weeks ago

4

Heaven's Gate Funeral Home Should NOT be located at this residential area, and I Do NOT want this location to be raised with another Heaven's Gate Funeral Home where it is NOT appropriate located here. Again, it is dangerous to raised my kids here in this community neighborhood. Please oppose this permit. Thank you!

Michael Nguyen, Orange, CA

2 weeks ago

3

I do not believe a business of this type belongs near homes and schools.

Toni Pett, Santa Ana, CA

2 weeks ago

3

I live in the area!!

PEGGY STOCKBURGER, Garden Grove, CA

2 weeks ago

[Report](#)

3

I believe a crematorium should not be in a residential neighborhood.

Bonnie Crawford, Garden Grove, CA

2 weeks ago

3

God bless the dead. But they are dead. Please do not affect the

living.

This petition says it eloquently and on point. Chieu Tran speaks for many of us, if not all of us, in East GG. Our land for hotels and decades long debt, was one thing. Now this? Please. Stop. Perhaps the west side industrial areas. Not here in our already high bio particulate matter filled neighborhoods due to the freeway . No way. Thank you for your kind consideration in listening to your constituents in East GG.

BeeBee ., Orange County, CA

2 weeks ago

3

Funeral homes do not belong in residential area. It is not safe for anyone living nearby. I would not want this in my community.

David Liles, Ontario, CA

2 weeks ago

3

I want to live longer.

Leslie Valencia, Santa Ana, CA

3 weeks ago

[Report](#)

3

I would oppose this Heaven's Gate Funeral Home to be located here in this community neighborhood. Chemicals and Toxins from Mortuary and Crematory are bad for living human on earth, especially who live nearby house of dead bodies, Not around with raising my 3 kids, and another one is going to be born soon in June 2016. Oppose it please! We Do NOT want it here.

Ngat Tran, Orange, CA

2 weeks ago

2

I have a child attending riverdale and am concerned for any pollution the crematory might cause

Carmen Soto, Garden Grove, CA

2 days ago

I want to prevent the release of dangerous toxic chemicals.

1

Anna Dalin, Fullerton, CA

2 days ago

[Report](#)

1

We are only a block away from that location. It is next to our residential neighborhood and just a few blocks from an Elementary School and a Church.

Jeanne Yaeger, Santa Ana, CA

3 days ago

1

I am in support of my neighbors concerns and also urge our elected officials to put our community first.

Jenny Moreno, Garden Grove, CA

5 days ago

1

I LIVE THIS AREA OVER 19 YEAR . NOW I HAVE TO THINK FOR SALE MY HOUSE IF THE CITY LET THEM BUILD MORTUARY AND CREMATION . BUT I WANT TO KNOW IF THEY BUILD MORTUARY AND CREMATION .NEXT TO Mr. Chairman John O'neill, Mr. Mayor Bao Nguyen, and Mr. Chris Chung HOME. WHAT DO YOU THINK ????????

NHAM NGUYEN, Garden Grove, CA

6 days ago

1

Oppose Mortuary and Cremation located near Fairview St and Garden Grove CA residential

NHAM NGUYEN, Garden Grove, CA

6 days ago

1

I do not want the smell of the dead burning in the air around our neighborhood. A crematory should be further out from a

populated area.

Brandon Nguyen, Garden Grove, CA

7 days ago

1

My boyfriend lives in this neighborhood. I visit him regularly and we definitely do not want to smell the toxic air from the funeral home.

Anhthu Cao, Garden Grove, CA

1 week ago

1

My family and I disapprove Heaven's Gate Funeral home the permit to operate a new funeral home in my community.

Mary Le, Santa Ana, CA

1 week ago

1

It's important to support each other!

Sidharta Jimenez, Cancun, Mexico

1 week ago

[Report](#)

1

I do not want my two kids, my husband and myself to be exposed to toxic emissions. I live with my family only a few blocks from Fairview and Garden Grove. Please protect this community.

Ana Carolina Moreno, Anaheim, CA

1 week ago

1

We have enough air pollution with the diesel trucks in the area. With 40k cars passing daily, the amounts are already no good for the lungs. One of my child already has asthma attacks. No more added pollution in the area please.

Michael Bui, Garden Grove, CA

1 week ago

1

The approval to open the mortuary at this location will greatly affect the quality of life, the appearance of the neighborhood, and most importantly the property values of the surrounding areas. For once these local politicians should listen to the concern of their constituents instead of busy lining their pockets with campaign contributions.

Tan Hoang, Garden Grove, CA

1 week ago

1

I agree with opposing this funeral home and mortuary.

Jason Nguyen, Garden Grove, CA

1 week ago

[Report](#)

1

I absolutely to live closed to dead people. That get me depressed , nervous, unlivable

IMy Bui, santa ana, CA

2 weeks ago

1

I live near this intersection and I would rather see this mortuary and cremation facilities as far from this neighborhood because this may affect the school children when they are studying at night and also the air quality while they're in school and/or walking home from school.

Thanh Vu, Westminster, CA

2 weeks ago

1

I am opposing this plant. The plant will affect the neighbor's children.

Thienmy Nguyen, Garden Grove, CA

13 hours ago

I have several families members who live in Garden Grove. As a realtor,

it will bring down property values.

0

Tracy Nguyen, Tustin, CA

15 hours ago

[Report](#)

0

I don't want it in my neighborhood

Chau Lai, Garden Grove, CA

15 hours ago

0

Too close to schools, churches and residences.

Tuan Nguyen, Orange, CA

17 hours ago

[Report](#)

0

Our house is approximately less than 200ft on the street behind this proposed property. I do not want my young children exposed to this.

Khai Nguyen, Santa Ana, CA

17 hours ago

0

I want my children to have a toxin-free air to breath

Oscar Valencia, Santa Ana, CA

20 hours ago

[Report](#)

0



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

October 1, 2015

Mr. Nguyen Duc Tuan, President/Owner
HEAVEN'S GATE FUNERAL HOME, INC.
7845 Westminster Boulevard
Westminster, CA 92683

Dear Mr. Nguyen:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this parking study for the Heaven's Gate Funeral Home project located at 13272 Garden Grove Boulevard in the City of Garden Grove. The purpose of this study is to analyze parking conditions for the proposed Heaven's Gate Funeral Home project and determine if adequate parking spaces are currently provided at the project site for future conditions.

This report summarizes our methodology, analysis, and findings. Although this is a technical report, every effort has been made to write the report clearly and concisely.

PROJECT DESCRIPTION

The project site is located at 13272 Garden Grove Boulevard in the City of Garden Grove and is currently developed with an approximately 20,460 square foot vacant office building. The project location map is shown on Figure 1.

The project consists of occupying the existing vacant office building with a proposed funeral home. The proposed floor plan is illustrated on Figure 2. As shown on Figure 2, the proposed project consists of the following uses:

- **Office and showrooms** to be used by funeral home staff to conduct one-on-one service arrangement meetings with potential clients. The showrooms will be used to display caskets, urns, and other related products. The project applicant has noted that the majority of service arrangements are conducted off-site at private homes or hospitals.
- **Viewing rooms** may be reserved for two to four hour time periods during which friends and relatives of the departed may pay their respects. Viewing periods are proposed to be scheduled at least one hour apart and will not occur simultaneously. The largest of the three viewing rooms is approximately 1,400 square feet.

Mr. Nguyen Duc Tuan, President/Owner
HEAVEN'S GATE FUNERAL HOME, INC.
October 1, 2015

- **Mortuary cold storage** will be used for storing human remains before and after embalming. From the cold storage, remains will be either transported to the burial site or transferred to the proposed on-site cremation facility.
- **Cremation facility** will be used for on-site cremation, thereby reducing the need for additional transport of the deceased to an off-site facility.
- **Preparation room** will be used to perform embalming and prepare the deceased for viewing.

The proposed hours of operation are Monday through Friday from 9:00 AM to 5:00 PM and Saturday and Sunday from 9:00 AM to 7:00 PM. Viewings may be scheduled during normal hours of operation. As described by the project applicant, the proposed project staff will consist of one funeral director and four part-time employees.

EXISTING PARKING SPACES PROVIDED

A field survey was conducted by Kunzman Associates, Inc. to determine the existing parking conditions at the project site. Based on the field survey, the project site currently provides a total of 76 parking spaces.

MUNICIPAL CODE PARKING SPACE REQUIREMENTS

The City of Garden Grove Municipal Code (City Code) parking space requirements are contained in Appendix A. Based on review of the City Code, the City does not specify the number of parking spaces required for funeral homes or similar land uses. Therefore, the municipal code parking space requirements of other nearby cities in Orange County were reviewed to determine the appropriate number of parking spaces for the proposed project.

Table 1 summarizes the municipal code parking space requirements of other surrounding cities for land uses similar to the proposed project. Appendix B contains the applicable parking space requirements of the reviewed municipal codes. Table 1 also calculates the number of parking spaces required for the proposed project according to each of the parking space requirements reviewed. Assuming the viewing rooms will not be utilized simultaneously, the parking space requirements for the proposed project are based on the largest of the three proposed viewing rooms.

As shown in Table 1, applying the City of Cypress parking space requirements results in the highest number of parking spaces required for the proposed project based on the reviewed municipal codes of surrounding cities. The City of Cypress Municipal Code states that mortuary land uses require one parking space per three fixed seats or one parking space per 20 square feet of main assembly room where no fixed seats are provided.

Based on the reviewed municipal codes, the project site should provide a minimum of 70 parking spaces. Based on the 76 parking spaces currently provided, the proposed project would result in a surplus of 6 parking spaces.

Mr. Nguyen Duc Tuan, President/Owner
HEAVEN'S GATE FUNERAL HOME, INC.
October 1, 2015

PROPOSED PROJECT TRIP GENERATION

Since the Institute of Transportation Engineers, Trip Generation Manual (9th Edition, 2012), does not provide trip generation rates for funeral home land use, the proposed project trip generation is evaluated based on the proposed project operations.

Project-related employee trips are forecast to occur on a regular basis during weekday morning and evening peak hours. Since the proposed project staff consists of one funeral director and four part-time employees, project trips associated with employees are not forecast to appreciably increase traffic volumes in the vicinity of the project site.

As described by the project applicant, viewings are forecast to occur up to three times per week on average and some weeks will have no viewings. Since viewing schedules will vary from week to week, the proposed project is not forecast to consistently generate a significant number of trips on a daily basis. When viewings are scheduled, project trips associated with viewings will generally avoid the weekday morning and evening peak hours. Minor effects may be noticeable during the weekday evening peak hour if a viewing ends between 4:00 PM and 5:00 PM and all attendees leave within a short period of time; however, the exact number of trips would vary from viewing to viewing and would not be a regular occurrence.

CONCLUSIONS

1. Based on the field survey, the project site currently provides a total of 76 parking spaces.
2. Based on review of the City of Garden Grove Municipal Code, the City does not specify the number of parking spaces required for funeral homes or similar land uses. Therefore, the municipal code parking space requirements of other nearby cities in Orange County were reviewed to determine the appropriate number of parking spaces for the proposed project.
3. Based on the reviewed municipal codes, the project site should provide a minimum of 70 parking spaces. Based on the 76 parking spaces currently provided, the proposed project would result in a surplus of 6 parking spaces.
4. The following recommendations are provided to ensure adequate parking conditions for the proposed project:
 - a. To prevent overlapping parking demands, viewing periods should be scheduled at least one hour apart and should not occur simultaneously. Thus, only one viewing room may be used at time.
 - b. Use of the building should be restricted to funeral home and related activities (e.g., crematory and mortuary) only. Additionally, subleasing of unused space should not be permitted to ensure the sole use of the establishment as a funeral home only.

Mr. Nguyen Duc Tuan, President/Owner
HEAVEN'S GATE FUNERAL HOME, INC.
October 1, 2015

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call us at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.

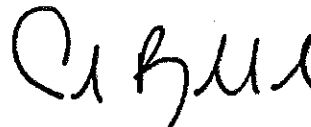


Giancarlo Ganddini, P.E.
Manager of Traffic Engineering

#6256



KUNZMAN ASSOCIATES, INC.



Carl Ballard, LEED GA
Principal

Table 1

Summary of Municipal Code Parking Space Requirements

Use	Parking Code Requirements	Parking Spaces Required for Proposed Project	Notes
	1 space per 3 fixed seats or 4.5 feet of bench	67	1
	N/A	N/A	2
	N/A	N/A	2
	One for each five persons based on occupant load	56	3
	1 space per 4 seats or 1 space per 30 square feet of gross assembly area, whichever is greater (18 inches of continuous bench area = 1 seat)	47	4
	N/A	N/A	2
City Home	1 space for each four fixed seats, plus one space for each 35 square feet of floor area in any seating area without fixed seats, plus one space for each business vehicle	45	4
	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet of seating area if no fixed seats. 18 lineal inches of bench shall be considered equal to one fixed seat.	40	4
City Home	One space for each employee, plus one space for each 50 square feet of assembly area or one space for each 3 fixed seats, whichever amount is greater	33	4
Public Services	1 per 35 square feet of seating space	40	4
	One space per three persons rated seating capacity	67	1
Auditorium	1 space for 4 fixed seats (18" lineal bench = 1 seat); 1 space for 50 square feet of assembly area where there are no fixed seats; 1 space for each employee	33	4
	1 space for every 3 fixed seats in the main assembly room; where no fixed seats are provided 1 space for every 20 square feet in the main assembly room	70	4
		70	

based using Table 1004.1.2 of the International Building Code (2003).

using Table 1004.1.2 of the International Building Code (2003).

rooms at approximately 1,400 square feet and 5 employees/business vehicles.

Figure 1
Project Location Map

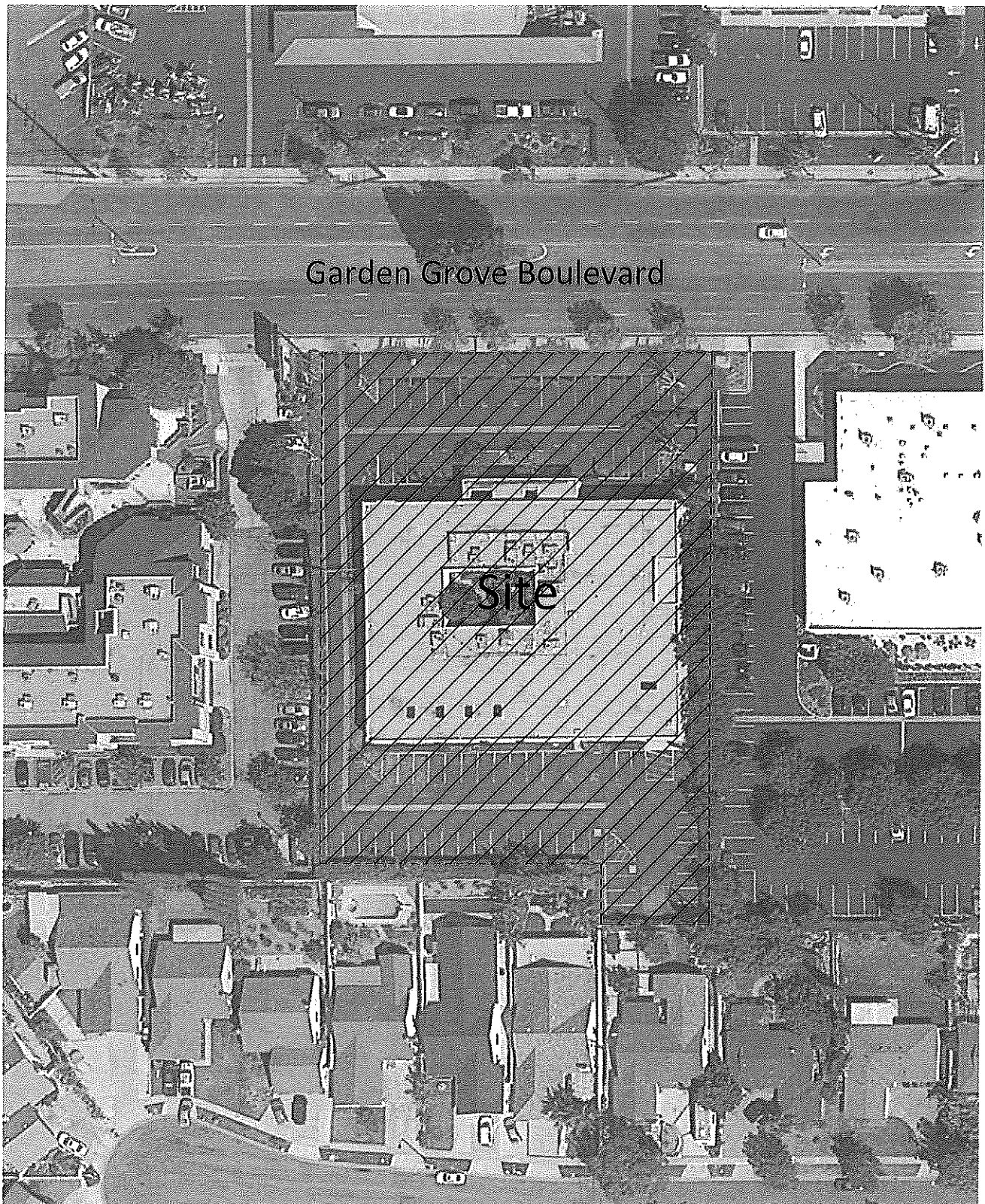
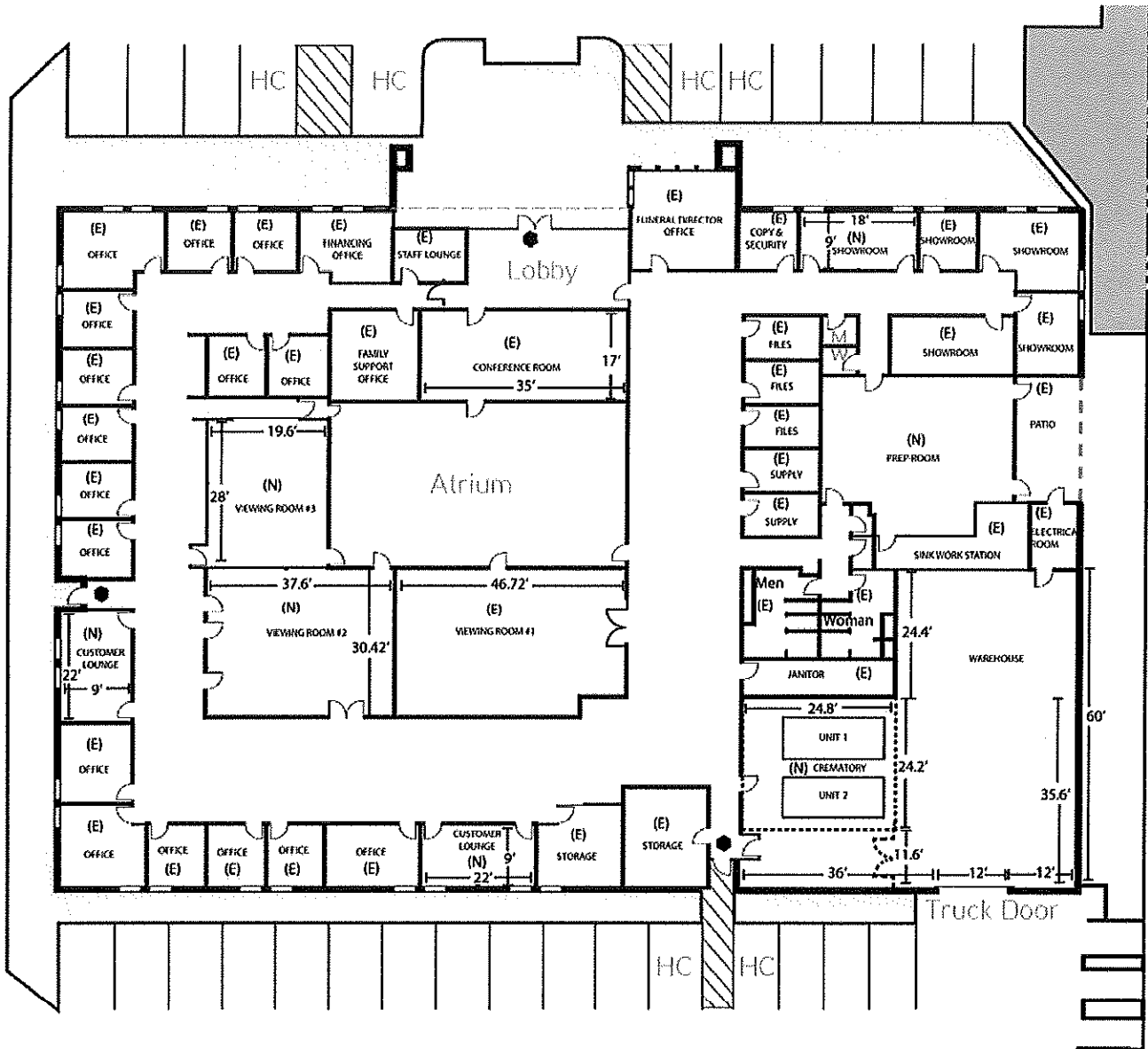


Figure 2
Site Plan



APPENDIX A

**CITY OF GARDEN GROVE MUNICIPAL CODE
PARKING SPACE REQUIREMENTS**

Garden Grove Municipal Code

Up Previous Next Main Search Print No Frames

Title 9 LAND USE

Chapter 9.16 COMMERCIAL, OFFICE PROFESSIONAL, INDUSTRIAL, AND OPEN SPACE DEVELOPMENT STANDARDS

Section 9.16.040 Commercial/Office, Industrial Development Standards

9.16.040.150 Parking Spaces Required

The number of off-street parking spaces required shall be no less than as set forth in the following schedule. Parking shall be calculated by the maximum building occupancy and/or the gross floor area, as applicable. Where the application of these schedules results in a fractional space, then the resulting fraction shall be rounded up to the higher whole number.

USE	REQUIRED MINIMUM PARKING SPACES
<i>A. Residential Uses</i>	
1. Preschool/daycare	1 space per care provider and staff member plus 1 space for each 6 children
<i>B. Commercial Uses</i>	
1. Retail	
a. Under 40,000 sq. ft.	1 space per 200 sq. ft. gross floor area
b. 40,000—100,000 sq. ft.	1 space per 225 sq. ft. gross floor area
c. 100,000+ sq. ft.	1 space per 250 sq. ft. gross floor area
2. Eating/Drinking Establishments—Restaurants, Cafés, Cafeterias, Lounges, Bars	
a. Attached 0-16 seats less than 300 sq. ft. of customer/dining area	1 space per 200 sq. ft. of gross floor area
b. Attached 16+ seats	1 space per 100 sq. ft. of gross floor area with a min. of 10 spaces
c. Freestanding	1 space per 100 sq. ft. of gross floor area with a min. of 10 spaces
d. With entertainment	1 space per 100 sq. ft. of gross floor area (seating and service), plus 1 space per 35 sq. ft. of entertainment area, plus 1 space per 7 sq. ft. of dance floor
3. Service stations	
a. With convenience store	1 space per pump, plus 1 space per 200 sq. ft. of gross floor area of sales area, plus 3 spaces per service bay
b. Without convenience store	1 space per employee, plus 3 spaces per service bay
4. Financial institutions	1 space per 200 sq. ft. of gross floor area if a drive-up window exists. If no window, 1 space per 150 sq. ft. of gross floor area
5. Nursery, home improvement center, building materials, furniture, general appliance stores (large display area)	1 space per 200 sq. ft. gross floor area
6. Hotel and motel	1 space per unit plus 2 spaces for hotel manager unit
7. Personal service	1 space per 200 sq. ft. of gross floor area
8. Professional studio	
a. Art, music, dance, martial arts	1 space per employee, plus 1 space per 2 students
b. Photography, portrait, radio, TV, recording	1 space per 200 sq. ft. of gross floor area

c. Karaoke studios	1 space per 200 sq. ft. of gross floor area
9. Automatic car wash	5 times the internal washing capacity for stacking and drying, plus 1 space per employee based on the maximum shift, not less than 3 (internal capacity is defined as conveyor length divided by 20 feet)
10. Auto rental	
a. Office only	1 space per 250 sq. ft. of gross floor area
b. Vehicle storage	1 space per 350 sq. ft. of gross floor area of office, plus 1 space per vehicle
11. Auto and boat sales, leasing	1 space per 400 sq. ft. of gross floor area of inside display, plus 1 space per 2,000 sq. ft. of outside display, plus 1 space per 500 sq. ft. of gross floor area of repair, plus 1 space per 300 sq. ft. of gross floor area of parts storage and sales area
12. Auto repair and maintenance	1 space per 200 sq. ft. of gross floor area including auto paint and body of office space, plus 3 spaces per service bay
C. Office	
1. General business offices	1 space per 250 sq. ft. of gross floor area
2. Medical, dental and related service support facilities	1 space per 170 sq. ft. of gross floor area
D. Industrial Uses	
1. Industrial uses	
a. Buildings less than 20,000 of gross floor area	2.25 spaces per 1,000 sq. ft. of gross sq. ft. floor area
b. Buildings 20,001 to 100,000 sq. ft. of gross floor area	2 spaces per 1,000 sq. ft. of gross floor area
c. Buildings over 100,000 sq. ft. of gross floor area	1 space per 1,000 sq. ft. of gross floor area
d. Incidental office	
i. Under 30% of gross floor area	No additional requirements
ii. 30 to 50% of gross floor area of a building	1 space per 250 sq. ft. of gross floor area
2. Mini-warehouses	1 space per 250 sq. ft. of gross floor area of manager's office and residence, plus 2 covered spaces for manager's residence
E. Public and Semi-Public	
1. Hospital	4 spaces per bed
2. Private school	
a. Elementary through high school	1 space per each employee, plus 1 space for each 6 students
b. College or university	1 space per employee, plus 1 space per 3 students
3. Trade school—Adult education	1 space per employee, plus 1 space per 3 students (based on maximum occupancy allowable by building code), or 1 space per 35 sq. ft. of instructional area, plus 1 space per 250 sq. ft. of office space
4. Churches/religious facilities	
Fixed seats:	1 space per each 3 fixed seats
No fixed seats:	1 space for each 21 sq. ft. of area designated for assembly purposes
	All ancillary area(s) shall provide 1 space for each 250 sq. ft. of gross floor

	area
<i>F. Commercial Recreation</i>	
1. Golf course	100 spaces per 9 holes; 200 spaces for 18 holes, plus requirements for other facilities
2. Golf driving range	1.5 spaces per tee
3. Bowling alley	3 spaces per alley plus spaces for other uses on-site
4. Movie theaters	
a. Single screen	0.5 space per seat
b. Multi screen	0.3 space per seat
5. Arcades, pool hall	1 space per 200 sq. ft. of gross floor area
6. Night clubs	1 space per 7 sq. ft. of dance floor, plus 1 space per 35 sq. ft. of additional gross floor area
7. Assembly halls and dance floors	1 space per 7 sq. ft. of dance floor or assembly area, plus 1 space per 35 sq. ft. of additional gross floor area
8. Spa/health clubs/gyms	1 space per 200 sq. ft. of gross floor area
9. Indoor sports facility	A parking study prepared by a licensed traffic engineer and reviewed by the Community Development Department shall determine the number of parking spaces.
10. Private clubs	1 space per each 15 sq. ft. of assembly area
11. Water oriented parks	
a. Public swimming pool	1 space per 500 sq. ft., plus spaces required for other uses on-site
b. Amusement park	Parking study required
12. Skating rinks	1 space per 100 sq. ft. of gross floor area, plus spaces required for other uses on-site
13. Adult entertainment uses	
a. Adult bookstores including video rental and video arcade	1 space per 90 sq. ft.
b. Adult motion picture theater/mini motion picture theater	1 space per 3 seats, plus 5 spaces for employees
c. Cabaret	1 space per 25 sq. ft. of gross floor area
d. Massage parlor	1 space per 200 sq. ft. of gross floor area
e. Escort bureau/introductory service	1 space per 200 sq. ft. of gross floor area

View the [mobile version](#).

APPENDIX B

**MUNICIPAL CODE PARKING SPACE REQUIREMENTS
OF NEARBY ORANGE COUNTY CITIES**

CITY OF BUENA PARK

Residential Uses	
Group quarters:	
<ul style="list-style-type: none"> Rooming house, dormitory, sorority, fraternity, etc. 	1 space per sleeping room (plus 1 space per 100 square feet of total net floor area in sleeping rooms which are in excess of 150 square feet in each such room) plus 2 spaces for any manager's dwelling unit.
<ul style="list-style-type: none"> Religious group quarters. 	0.5 space per sleeping room (plus 0.5 space per 100 square feet of total net floor area in sleeping rooms which are in excess of 150 square feet in each such room).
Public Service Uses	
Community Day Care:	
<ul style="list-style-type: none"> Child / adult day care center. 	1 space per employee plus 1 passenger loading space per 6 children or adults under supervision. Joint use with church parking allowed.
Health Facilities:	
<ul style="list-style-type: none"> Long-term health care facility (convalescent or nursing home). 	0.5 space per bed plus 2 spaces for any manager's dwelling unit.
<ul style="list-style-type: none"> Hospital. 	2 spaces per bed.
<ul style="list-style-type: none"> Medical, dental clinic. 	5 spaces per 1,000 square feet gross floor area. Note: For a structure serving multiple tenants, a common pedestrian concourse, common lobby, common service and mechanical rooms, and common public restrooms shall not be considered as part of the gross floor area.
Public Assembly:	
<ul style="list-style-type: none"> Church. 	1 space per 3 fixed seats (or 4.5 feet of bench) plus 1 space per 40 square feet of other net assembly area in the one largest assembly room. 10 spaces minimum.
<ul style="list-style-type: none"> Mortuary. 	1 space per 3 fixed seats or 4.5 feet of bench.
<ul style="list-style-type: none"> Recreation hall, community center, club or lodge, conference rooms, banquet rooms. 	10 spaces per 1,000 square feet of gross floor area.
<ul style="list-style-type: none"> Library, museum, art gallery. 	3 spaces per 1,000 square feet of gross floor area.
Education:	
<ul style="list-style-type: none"> Elementary or junior high school, tutoring. 	1 space per 200 square feet teaching area, or public assembly requirement, whichever is greater.
<ul style="list-style-type: none"> Senior high school, tutoring. 	1 space per 100 square feet teaching area, or public assembly requirement, whichever is greater.
<ul style="list-style-type: none"> College, university, vocational, business or trade school, tutoring. 	33 spaces per 1,000 square feet of gross floor area of classrooms, lab or other instructional floor area plus 4

there are no fixed seats, one (1) space per twenty-one (21) square feet per floor area in places of assembly. Where fixed seats consist of pews or benches, eighteen (18) lineal inches of pew or bench shall be considered one (1) seat. Where a theater consists of individual viewing booths for live entertainment, one space per booth:

Boardinghouses, fraternities, and group living quarters—One (1) space per resident;

Colleges and business colleges—One (1) space per three (3) students plus one (1) space per employee;

Drive-through establishments—A drive-through lane with space for a minimum of seven (7) vehicles shall be provided separate from other on-site circulation requirements;

Eating and drinking places and fast food places—One (1) space for each sixty (60) square feet of customer area plus one (1) space for each four hundred (400) square feet of noncustomer area. (Shared parking may be considered in calculating the number of parking spaces required if the planning commission finds that adequate parking is provided for each use due to different operating hours or other characteristics. Any request for consideration of shared parking shall be accompanied by a parking demand study and parking survey as approved by the Director of Development Services);

Hotels, motels and apartment hotels One (1) space per sleeping room, plus one (1) space per each three seats in places of assembly;

Recreational use, golf course—Ten (10) spaces per hole;

Recreational use, tennis club—Four (4) spaces per court;

Rest homes—One (1) space for each four (4) beds, plus one half space per employee;

Schools, elementary and junior high—One (1) space per employee, plus in places of assembly, one (1) space per five (5) seats or twenty-five (25) square feet of floor area, whichever is the lesser;

Schools, high—One (1) space per five (5) students, plus one (1) per employee;

Schools, trade—One (1) space per student, plus one (1) space per employee. (Ord. 89-O-108 § 1, 1989; Ord. 87-O-109 § 4, 1987; Ord. 87-O-100, 1987; Ord. 86-O-112, 1986; Ord. 84-O-118 § 3, 1984; Ord. 84-O-101 § 2, 1984; Ord. 83-O-105, 1983; Ord. 82-O-106 § 7, 1982; Ord. 81-O-105 § 1, 1981; Ord. 80-O-129, 1981; Ord. 76-O-114 § 4, 1976; Ord. 72-O-109 §

§ 37, 1972; Ord. 71-O-146 § 2, 1971; Ord. 70-O-103 § 1, 1970; Ord. 69-O-113 § 3, 1969; prior code § 25-171)

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CITY OF ANAHEIM

spaces for three or more bedroom units; senior or retirement apartments one for each unit; visitor parking for any type of multifamily use at one space for every five units;

C. Business and commercial buildings: 2.5 for each 1,000 square feet of gross floor area; in neighborhood commercial districts, the ratio shall be two parking spaces per 1,000 square feet of gross leasable commercial floor area if there is no ability for on-street parking; in neighborhood commercial districts where on-street parking is provided as a part of street improvements, one parking space per 1,000 square feet of gross leasable commercial floor area is allowable;

D. Churches and funeral homes: one for each five persons based on occupant load;

E. Convalescent homes, nursing homes and rest homes: one for every six beds and one space per worker on the maximum shift;

F. Fast-food restaurants: one for each 50 square feet of gross floor area;

G. Food stores and markets: one for each 300 square feet of gross floor area;

H. Schools with nine through 12 grade levels: one for each staff member plus two for every five students plus designated visitor spaces at one space for each six seats in an auditorium or other places of assembly;

I. Hospitals: one for every three beds;

J. Hotels and motels: one for each room;

K. Industrial buildings: one for each 1,000 square feet of gross floor area;

L. Warehouse buildings: one for each 2,000 square feet;

M. Office and professional buildings, banks, dental and medical clinics: 2.5 for each 1,000 square feet of gross floor area;

N. Places of public assembly, including auditoriums, exhibition halls, community clubs, community centers and theaters: one for every four persons based on occupant load; plus one for every two employees;

O. Restaurants: one space for every four seats, plus one space for every employee on the maximum shift;

P. Schools, with kindergarten through 8th grade levels: 1.5 for each staff member; plus designated visitor spaces at one space for each six seats in an auditorium or other places of assembly;

Q. Planned shopping center: four for each 1,000 square feet, plus six per 1,000 square feet of gross restaurant area, plus three per 100 seats for theater, over an initial 400 seats;

R. Taverns: one for every four persons, based on occupant load;

S. Manufactured home parks: two off-street parking spaces per site, and an additional one

CITY OF ORANGE

REQUIRED NUMBER OF PARKING SPACES FOR NON-RESIDENTIAL USES

USE	REQUIRED NUMBER OF SPACES
Assembly Uses	
Church, chapel, religious facility, cemetery, mortuary	1 space/4 seats, or 1 space/30 sq. ft. of gross assembly area, whichever is greater (18 inches of continuous bench area = 1 seat)
	Additional facilities and activities other than the church sanctuary shall be parked on an individual basis in accordance with this section. Shared parking conditions that reflect a staggered occurrence of activities require approval of a conditional use permit.
Cinemas—Multiple Screen	1 space/5 seats, plus 7 spaces for employees
Cinemas—Single Screen	1 space/3 seats, plus 5 spaces for employees
Performance Theaters	0.33 spaces/seat, plus 6 spaces/10 employees based on maximum employee shift (18 inches of continuous bench area = 1 seat)
Union Halls, Lodges, Clubs, and other similar assembly uses	1 space/30 sq. ft. of gross assembly floor area
Automotive Uses	
Service and repair	3 spaces/service bay for gas stations with service bays, auto repair, body shop, oil change, and smog check and other similar facilities where food, beverages, or sundries are sold on an incidental basis through vending machines or limited display areas representing less than 30 percent of the cashier or waiting area.

CITY OF SANTA ANA

Sec. 41-1402. Colleges, trade schools, business schools and adult education facilities. The minimum off-street parking requirements for colleges, trade schools, business schools and adult education facilities are as follows: one (1) space for each forty (40) square feet of classroom floor area, plus one (1) space for each three hundred thirty-three (333) square feet of office floor area.

Sec. 41-1403. Museums, art galleries, amusement attractions and libraries.

- (a) The minimum off-street parking requirements for museums, art galleries, amusement attractions and libraries are as follows: one (1) space for each two hundred (200) square feet of floor area open to the public including assembly or conference facilities, and food facilities for the exclusive use of on-site patrons. Administrative office space is to be parked at one (1) space per three hundred thirty-three (333) feet of floor area. Restaurants open to the public are to be parked as provided for in this article.
- (b) Museums and libraries shall also provide one (1) bus parking stall for the first ten thousand (10,000) square feet of public area and one (1) space for each five thousand (5,000) square feet of floor area open to the public thereafter.
- (c) Museums, art galleries and libraries shall also provide a passenger loading/unloading zone.
- (d) Theaters in conjunction with such facilities shall be parked per the provisions of this article.

DIVISION 7.

MISCELLANEOUS USES

Sec. 41-1410. Mortuaries and funeral homes. The minimum off-street parking requirements for mortuaries and funeral homes are as follows: one (1) space for each four (4) fixed seats, plus one (1) space for each thirty-five (35) square feet of floor area in any seating area without fixed seats, plus one (1) space for each business vehicle.

Sec. 41-1411. Churches, chapels and religious meeting halls.

- (a) The minimum off-street parking requirements for churches, chapels and religious meeting halls are as follows: one (1) space for each three (3) fixed seats, plus one (1) space for each thirty-five (35) square feet of floor area in seating areas without fixed seats.
- (b) For purposes of this section, "seating areas" shall include congregation seating, prayer and cry rooms, pastor and choir areas, and similar areas.

Sec. 41-1412. Child care facilities.

- (a) The minimum off-street parking requirements for child care facilities are as follows: one (1) space for each eight (8) individuals, plus one (1) space for each supervisor or teacher.
- (b) Child care facilities providing care or instruction to ten (10) or more individuals at any one (1) time shall also provide a passenger loading/unloading zone.

CITY OF COSTA MESA

**TABLE 13-89
NONRESIDENTIAL PARKING STANDARDS**

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Retail; Offices; Central Administrative Offices:	4 spaces per 1,000 square feet with a minimum of 6 spaces
Establishments Where Food or Beverages are Served with a maximum of 300 sq.ft. of Public Area ¹	4 spaces per 1,000 square feet with a minimum of 6 spaces ²
Office Buildings exceeding two stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet
Banks; Savings and Loans; Credit Unions	5 spaces per 1,000 square feet with a minimum of 6 spaces
Medical and Dental offices; Acupuncture; Massage	6 spaces per 1,000 square feet with a minimum of 6 spaces
Furniture and Appliance Stores with floor area greater than 5,000 square feet	2 spaces per 1,000 square feet with a minimum of 20 spaces
Churches; Theaters; Mortuaries; Auditoriums; Services and Fraternal Clubs and Lodges; Amphitheatres and other similar places of assembly	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet of seating area if there are no fixed seats. 18 lineal inches of bench shall be considered equal to one fixed seat.
Racquetball and Tennis Facilities	3 spaces per court plus parking required for incidental uses such as restaurants which shall be calculated as noted below.
Establishments Where Food or Beverages are Served with more than 300 square feet of Public Area ¹	10 spaces per 1,000 square feet for the first 3,000 square feet ² 12 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet ²
Health Clubs; Spas; Figure Salons; Skating Rinks; Game Arcades	10 spaces per 1,000 square feet
Bowling Alleys	3 spaces per lane plus parking required for incidental uses such as restaurants which shall be calculated as noted under "Establishments Where Food or Beverages are Served".
Trade Schools; Business Colleges; Dancing and Music Academies	10 spaces per 1,000 square feet
Garden centers; Plant nurseries	4 spaces per 1,000 square feet of gross floor area, and 2 spaces per 1,000 square feet of outdoor display area.
Motels	1 space for each rentable unit without cooking facilities. Each rentable unit with cooking facilities shall be governed by residential parking standards.
Hotels	1 space for each two rentable units plus 10 spaces per 1,000 sq. ft. for the first 3,000 sq. ft., and 20 spaces per 1,000 sq. ft. for each additional 1,000 sq. ft. above the first 3,000 sq. ft. for restaurant, banquet, meeting room and kitchen spaces.

¹ Establishments limited to seating for 12 or fewer persons prior to June 4, 1997 shall remain at that seating limit unless additional parking is provided pursuant to this Zoning Code. ² The outdoor patio seating area(s) shall be added to the gross floor area of the building for purposes of determining the required parking. ³ The final review authority may apply a maximum credit of one parking space due to the provision of bicycle racks. This credit shall only apply to the overall parking supply and not to multiple uses.

When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.

CITY OF FOUNTAIN VALLEY

City of Fountain Valley

cargo trailer space for each 5 guest rooms.

Medical services	
Clinics, medical/dental offices	One space for each 143 sq. ft. of gross floor area.
Board and care homes, group home care facilities, and in-patient drug treatment facilities	One space for each 5 beds.
Convalescent hospital	One space for each patient bed the facility is licensed to accommodate, plus one space for each 400 sq. ft. of office area.
Hospitals	One space for each 3 patient beds the facility is licensed to accommodate plus required spaces for ancillary uses as determined by the director.
Medical/dental labs	One space for each 250 sq. ft. of gross floor area.
Mortuaries and funeral homes	One space for each employee, plus one space for each 50 square feet of assembly area or one space for each 3 fixed seats, whichever amount is greater.
Offices, administrative, corporate	One space for each 250 sq. ft. of gross floor area.
Offices, not providing on-premises customer service	One space for each 400 square feet of gross floor area.

Land Use Type: Service Uses (con't)	Vehicle Spaces Required
Personal services Barber/beauty shops (and other personal services: tattoo studios, massage therapy)	One space for each 150 sq. ft. of gross floor area.
Pet grooming	One space for each 400 sq. ft. of gross floor area.
Service stations (including multi-use stations)	One space for each 250 sq. ft. of gross floor area; plus 3 spaces for each service bay. For ancillary uses (convenience stores, restaurants, car washes) 50% of the parking provided at pump islands may be credited toward meeting parking requirements.
Single room occupancy	Single occupancy rooms shall be parked at 0.5 spaces per room. Double occupancy rooms shall be parked at one space per room, plus one per staff member.
Storage, personal storage facilities	One space for each 1,000 sq. ft. of gross floor area, but not less than 6 spaces, plus 2 spaces for manager office/residence.
Vehicle repair and maintenance	
Repair garage	One space for each 350 sq. ft. of gross floor area.
Self-service vehicle washing	2 spaces for each washing stall, for queuing and drying.
Full-service vehicle washing	One space for each 250 sq. ft. of gross floor area, plus 10 spaces for each wash lane for drying area.

CITY OF HUNTINGTON BEACH

OFF-STREET PARKING SPACES REQUIRED: SCHEDULE A (continued) (3334-6/97)

Use Classification	Off-Street Parking Spaces
Eating and Drinking Establishments- cont with dancing with drive through service	Plus 1 per 50 sq. ft. of dancing area Plus queuc space for 5 cars per service window
Food and Beverage Sales	1 per 200 sq. ft.
Furniture and Appliance Stores	1 per 500 sq. ft. excluding areas used for storage or loading, but not less than 5
Funeral and Interment Services	1 per 35 sq. ft. of seating space
Hardware Stores	1 per 200 sq. ft. excluding areas used for storage or loading, but not less than 5
Horticulture, Limited	1 per 2 acres
Laboratories	1 per 500 sq. ft.
Maintenance and Repair Services	1 per 500 sq. ft.
Marine Sales and Services	1 per 500 sq. ft.
Nurseries	1 per 1,000 sq. ft. of indoor/outdoor sales and/or display lot area accessible for public viewing, but no less than 10; plus 1 per 300 sq. ft. office area
Offices, Business and Professional	1 per 250 sq. ft. for less than 250,000 sq. ft.; 1 per 300 sq. ft. for 250,000 sq. ft. or more
Offices, Medical and Dental	1 per 175 sq. ft. (includes out-patient medical/surgery centers)
Pawn Shops	1 per 200 sq. ft.
Personal Enrichment Services	1 per 35 sq. ft. of instruction area; or Maximum 1 per 200 sq. ft. provided the number of students per classroom does not exceed required number of parking spaces, plus instruction area does not exceed 75 percent of floor area. (3677-12/04)
Personal Services	1 per 200 sq. ft.
Research and Development Services	1 per 500 sq. ft.
Retail Sales Not Listed Under Another Use Classification Sex Oriented Business Cabaret	1 per 200 sq. ft. (3378-2/98) with less than 12 seats, 1 per 200 sq. ft.; with 12 seats or more, 1 per 60 sq. ft. or 1 per 100 sq. ft. if on a site with three or more uses (3378-2/98)

CITY OF WESTMINSTER

- (aa) Churches: One (1) space per three persons rated seating capacity, plus two (2) spaces per classroom.
- (bb) Funeral homes: One (1) space per three (3) persons rated seating capacity.
- (cc) Lodges: One (1) space per three (3) persons rated seating capacity.
- (dd) Community center/auditorium: One (1) space per three (3) persons rated seating capacity.

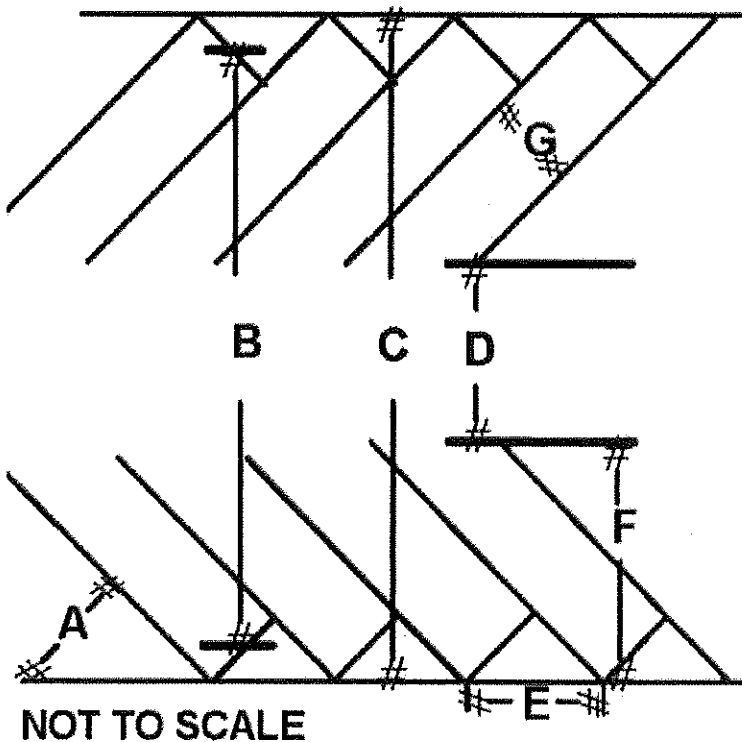
(C) CONSTRUCTION AND MAINTENANCE STANDARDS.

1. Each off street parking space being at an angle of ninety (90) degrees to the drive aisle shall not be less than nine feet (9') wide, nineteen feet (19') long, and that any cover be at least seven feet (7') high. Angled parking spaces shall be per the typical parking layout standards. (See figure 1 below) Each space shall be surfaced with asphalt or other permanent material; shall be properly graded and drained; shall be provided with surfaced vehicular access to an improved public right of way.

Parking Lot Standards (Figure 1)

A - Parking angle (degrees)	A	B	C	D	E	F	G
B - Stall Center (FT)	45'	46.2'	52.6'	13'	12.7'	19.8'	9'
C - Minimum Overall Double Row With aisle between (FT.)	50'	47.0'	52.8'	12'	11.7'	20.4'	9'
D - Aisle Width (FT.)	70'	57.9'	61.0'	19'	9.6'	21.0'	9'
E - Curb Length (FT.)	80'	62.7'	64.6'	24'	9.1'	20.3'	9'
F - Stall to Curb (FT.)	90'		62.0'	24'	9'	19.0'	9'
G - Stall Width (FT)							

TYPICAL PARKING LAYOUT



2. Each off street parking space shall conform with the City Standard Specifications for Design and Construction.

3. All required off street parking spaces and access drives shall be improved with asphalt pavement or an equivalent surface installed in conformance with the "Westminster Standard Specifications for the Construction of Public Works Projects." This requirement shall not apply to City open space properties and parks.

CITY OF STANTON

City of Stanton

Catering Service	1 space/400 sq ft
Eating and Drinking Establishments	
Accessory Food Service (open to public)	1 space/3 seats or 1/75 sq ft of net public area, whichever is greater
Bars and Nightclubs	1 space/30 sq ft
Fast Food	1 space/150 sq ft; queuing lanes for drive-up windows count toward off-street parking requirement at rate of 1 space/20 ft of length
Food Carts	Spaces required for commercial service use only
Full-Service (Dine-In)	1 space/100 sq ft of dining area, and 1 space/300 sq ft for employee areas
Outdoor Dining, Accessory	First 25% or 250 sq ft of outdoor dining area, whichever is less, does not require additional parking space(s); areas in excess of those standards require parking at rate of primary use
Equipment Rental, Repairs, and Sales	2 spaces/1,000 sq ft; and 1 space/2,500 sq ft of outdoor display area
Funeral Home, Mortuary	1 space/4 fixed seats (18" lineal bench = 1 seat); 1 space/50 sq ft of assembly area where there are no fixed seats; 1 space/employee
Health/Fitness Facilities	
Small - 2,500 sq ft or less	1 space/250 sq ft
Large - Over 2,500 sq ft	1 space/200 sq ft
Lodging	1 space/guest room; and 2 spaces for resident manager

Table 3-6 Off-Street Parking Space Requirements (cont'd)

Description of Use	Required Number of Spaces (1)
	<i>See Section 20.320.030.B (Calculation Metrics).</i>
Massage Establishments	1 space/200 sq ft or as required by Conditional Use Permit (Chapter 20.550)
Personal Services	1 space/250 sq ft
All Personal Service uses, except for the following:	
Laundromat	1 space/3 washing machines
Postal Services	1 space/250 sq ft
Printing and Duplicating Services	1 space/250 sq ft
Smoking Lounges (Hookah)	1 space/100 sq ft
Public and Semi-Public Uses	
Cemetery	1 space/4 fixed seats (18" lineal bench = 1 seat); 1 space/50 sq ft of assembly area where no fixed seats; 1 space/employee
Cultural Institutions (libraries, museums, art galleries)	1 space/300 sq ft
Government Facilities	Determined by Government Agency
Parks and Playgrounds	Determined by Director
Paths and Trails	Determined by Director
Public Safety Facilities	Determined by Government Agency

CITY OF CYPRESS

<i>Service Uses</i>	<i>Vehicle Spaces Required</i>
Acupuncture clinics	1 space for each 200 square feet of gross floor area
Ambulance services	1 space for each employee on the largest shift, plus 1 space for each emergency vehicle parked on the premises
Auction houses	1 space for each 250 square feet of gross floor area
Banks and financial services	1 space for each 250 square feet of gross floor area
Barber or beauty shops	1 space for each 200 square feet of gross floor area
Business support services	1 space for each 250 square feet of gross floor area
Catering services	1 space for each 350 square feet of gross floor area Plus 1 space/employee
Check cashing services	1 space for each 250 square feet of gross floor area
Contractor's equipment yards	1 space for each 400 square feet of gross floor area, plus 1 space for each 1,000 square feet of outdoor storage space, but not less than 5 spaces
Construction equipment rentals	1 space for each 500 square feet of indoor display area for the first 10,000 square feet 1 space for each 1,000 square feet of indoor display area over 10,000; 1 space for each 1,000 square feet of outdoor display area
Community care facilities	1/2 space for each bed
Convalescent/rest homes	1 space for every 3 beds
Day care centers (2)	1 space for each employee on the largest shift, plus 1 space for every 10 children for which the facility is licensed
Dry cleaning plants	1 space for each 250 square feet of gross floor area
Dry cleaning services, drop-off only	1 space for each 250 square feet of gross floor area, but no less than 5 spaces
Equipment rental establishments	1 space for each 500 square feet of indoor display area for the first 10,000 square feet 1 space for each 1,000 square feet of indoor display area over 10,000; 1 space for each 1,000 square feet of outdoor display area
Fortune telling businesses	1 space for each 200 square feet of gross floor area
Hospitals	2 spaces for each bed
Hotels, motels, or inns	1 space for each guest room, plus 3/4/employee on largest shift, plus additional spaces as required for accessory uses.
Laundromats, self-service	1 space for each 250 square feet of gross floor area, but no less than 5 spaces
Medical/dental offices, services, and clinics	1 space for each 200 square feet of gross floor area.
Laboratories	1 space for each 250 square feet of office gross floor area, plus 1 space for each 350 square feet of products or area
Mortuaries	1 space for every 3 fixed seats in the main assembly room; where no fixed seats are provided, 1 space for every 20 square feet in the main assembly room
Offices, professional	1 space for each 250 square feet of gross floor area

**INITIAL STUDY
AND
MITIGATED NEGATIVE DECLARATION**

**CONDITIONAL USE PERMIT (CUP) No. 073-2016
HEAVEN'S GATE FUNERAL HOME
13272 GARDEN GROVE BOULEVARD
GARDEN GROVE, CALIFORNIA**



LEAD AGENCY:

**CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
11222 ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA 92840**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

MARCH 29, 2016

GGRO007

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GARDEN GROVE

MITIGATED NEGATIVE DECLARATION

Title of Project: Heaven's Gate Funeral Home (13272 Garden Grove Boulevard).

Brief Description of Project: The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home. The project will utilize the existing building. The building's total floor area will remain unchanged and no new additional floor area will be provided. The project will require the demolition of nine office walls so as to create five new rooms and two larger rooms. The five new rooms will include: two new customer lounges, two viewing rooms, and the crematory. Four existing offices will be combined to create two new show rooms. The existing driveway, drive aisles, and parking areas will remain as-is. Access to the project site will continue to be provided by the existing driveway connection located at the northwest corner of the site along the south side of Garden Grove Boulevard. In addition, the existing on-site landscaping will remain. The main component of the project includes the installation of the "hot hearth" or cremation equipment. The project Applicant will use either an A-250-WH hot hearth or an A-200-HT hot hearth. Both models are produced by American Crematory Equipment Company. The discretionary approvals that are being requested by the project Applicant include a Conditional Use Permit (CUP) and the approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

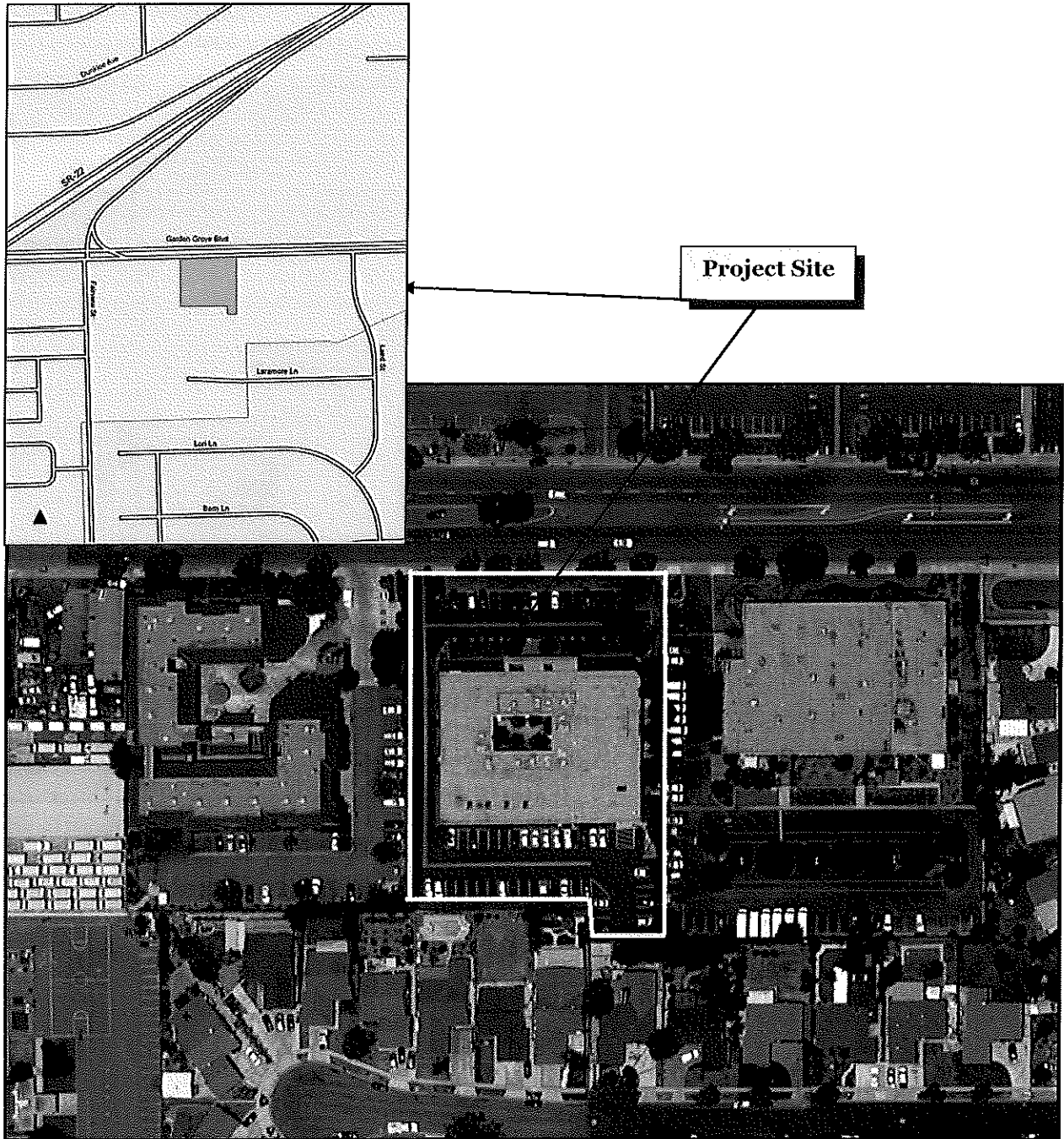
Project Location (see also attached map): The project site is located within the eastern portion of the City of Garden Grove. The proposed project site is located on the south side of Garden Grove Boulevard. The project site's legal address is 13272 Garden Grove Boulevard. The corresponding Assessors Parcel Numbers include 399-011-44 and 399-011-46.

Name of the Project Proponent: The project Applicant is Mr. Tuan Nguyen, Principal at Heaven's Gate Funeral Home Inc. with offices at 7845 Westminster Boulevard, Westminster, California 92863.

Cortese List: The project does does not involve a site located on the Cortese list.

Project Impacts: The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures.

Mitigation Measures: *Mitigation Measure No. 1 (Air Quality Impacts).* All emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order.



PROJECT LOCATION MAP
SOURCE: QUANTUM GIS AND GOOGLE MAPS

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ENVIRONMENTAL CHECKLIST FORM

1. PROJECT TITLE: Heaven's Gate Funeral Home (13272 Garden Grove Boulevard).

2. LEAD AGENCY:

City of Garden Grove
11222 Acacia Parkway
P.O. Box 3070
Garden Grove, California 92840

3. CONTACT PERSON:

Chris Chung, Associate Planner
Planning Services Division
City of Garden Grove
(714) 741-5312

4. PROJECT LOCATION:

The project site is located within the easternmost portion of the City of Garden Grove. The proposed project site is located on the south side of Garden Grove Boulevard. The project site's legal address is 13272 Garden Grove Boulevard. The corresponding Assessors Parcel Numbers include 399-011-44 and 399-011-46.

5. PROJECT SPONSOR:

Mr. Tuan Nguyen, Principal
Heaven's Gate Funeral Home Inc.
7845 Westminster Boulevard
Westminster, CA 92863

6. ENVIRONMENTAL SETTING:

The project site is located along the south side of Garden Grove Boulevard, a major City arterial roadway. In addition, the project site is located in close proximity to the Garden Grove Freeway (SR-22). Commercial uses abut the project site to the east and west and include general offices to the west and CalOptima PACE to the east. Garden Grove Boulevard extends along the project site's northern boundary. Various commercial uses including Aircare Home Respiratory and Statewide Traffic Safety and Signs occupy frontage along the north side of Garden Grove Boulevard. Single-family residential homes are located south of the project site.

The project site is currently occupied by a 19,460 square-foot vacant office. A total of 76 parking spaces (existing) will be provided for the project. These 76 parking spaces are located in the north parking lot and south parking lot. An existing driveway extends along the western side of the building. This driveway allows access between the north and south parking lot and provides a connection to Garden Grove Boulevard via an existing curb cut along the street's south side.

7. GENERAL PLAN DESIGNATION:

The project site is designated as *Light Commercial* in the City of Garden Grove General Plan. The properties located to the south of the project site are designated as *Low Density Residential* in the City's General Plan. The properties to the north are designated as *Heavy Commercial* and *Industrial*. The properties to the east and west are designated as *Light Commercial*. No General Plan Amendment is required to accommodate the proposed use.

8. ZONING:

The project site is zoned *C-2 (Community Commercial)*. The properties to the east and west of the project site are also zoned *C-2*. The properties located to the south are zoned *R-1-7 (Single Family Residential)* while the property located to the north is zoned *C-3 (Heavy Commercial)*. No Zone Change is required to accommodate the proposed use, though the facility's operation will require a Conditional Use Permit (CUP).

9. DESCRIPTION OF PROJECT:

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home. The proposed use will utilize the existing building and parking area. In addition, the building's total floor area will remain unchanged and no additional floor area will be required. The project will require the demolition of nine office walls to accommodate five new rooms and two larger existing rooms. The five new rooms will include: two new customer lounges, two viewing rooms, and the crematory. A total of four offices will be combined to create two new show rooms. The existing parking will remain unaffected by the proposed project. Access to the project site will be provided by the existing driveway connection located at the northwest corner of the site along the south side of Garden Grove Boulevard. In addition, the existing landscaping will remain on-site.

The main component of the project includes the installation of the "hot hearth" or cremation equipment. The project Applicant will use either an A-250-WH hot hearth or an A-200-HT hot hearth. Both models are produced by American Crematory Equipment Company. The A-250-WH is a larger capacity hearth. This hearth is capable of incinerating bodies that weigh in excess of 300 pounds. The A-200-HT model is designed to burn smaller bodies.

10. OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:

The discretionary approvals that are being requested by the project Applicant include a Conditional Use Permit (CUP), the approval of the Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP).

- City of Garden Grove Planning Commission (Approval of CUP);
- South Coast Air Quality Management District (Issuance of Permit); and,
- Department of Consumer Affairs Cemetery and Funeral Bureau (Issuance of Permit).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist provided herein in Section 1.3 of the attached Initial Study.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture & Forest Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology & Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology & Water Quality
<input type="checkbox"/>	Land Use & Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population & Planning	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation & Circulation	<input type="checkbox"/>	Utilities & Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Date:

Printed Name

For: City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. Negative Declaration: "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) *Earlier Analysis Used.* Identify and state where they are available for review.
 - b) *Impacts Adequately Addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such efforts were addressed by mitigation measures based on the earlier analysis.
 - c) *Mitigation Measures.* For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigating measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is elected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and,
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

The potential impacts are summarized in Table 1-1 (Initial Study Checklist) and Section 3 of the attached Initial Study.



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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the conversion of an existing 19,460 square-foot office building into a funeral home. The project will utilize the existing building and parking areas. The building's total floor area will remain unchanged, though the project will require minor interior modifications. These modifications include the demolition of nine office walls to accommodate five new rooms and two larger existing rooms. The five new rooms will include: two new customer lounges, two viewing rooms, and the crematory. A total of four existing offices will be combined to create two new show rooms. The existing parking will be unchanged. Access to the project site will continue to be provided by the existing driveway connection located at the northwest corner of the site along the south side of Garden Grove Boulevard. In addition, the existing landscaping will remain on-site. The main component of the project includes the installation of the "hot hearth" or cremation equipment. The facility will use either an *A-250-WH* hot hearth or an *A-200-HT* hot hearth. Both models are produced by American Crematory Equipment Company. The *A-250-WH* is a larger capacity hearth. This hearth is capable of incinerating human remain that weigh in excess of 300 pounds. The *A-200-HT* model is designed to incinerate smaller remains. The discretionary approvals that are being requested by the project Applicant include a Conditional Use Permit (CUP) and the approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).¹ The proposed project is described further herein in Section 2.

The proposed use is considered to be a project under the California Environmental Quality Act (CEQA).² The City of Garden Grove is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.³ The project Applicant is Mr. Tuan Nguyen, Principal at Heaven's Gate Funeral Home Inc., with offices at 7845 Westminster Boulevard, Westminster, California 92863. As part of the proposed project's environmental review, the City of Garden Grove authorized the preparation of this Initial Study.⁴ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Garden Grove with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;

¹ Tran Design. Design Package [Heaven's Gate Funeral Home], 13272 Garden Grove Boulevard. June 15, 2015.

² California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act* (CEQA Guidelines). § 15060 (b).

³ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* § 21067.

⁴ Ibid. (CEQA Guidelines) § 15050.

- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Garden Grove, in its capacity as the Lead Agency. The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA.

This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. This section also includes a checklist that summarizes the findings of this Initial Study.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's construction and the subsequent occupancy.
- *Section 4 Findings*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance. In addition, this section included the Mitigation Monitoring and Reporting Program (MMRP).
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any unmitigable, significant impacts on the environment. For this reason, the City of Garden Grove determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1 provided on the following pages.

⁵ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions. Chapter 2.6, Section 2109(b).* 2000.

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts					
3.1.A	Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
3.1.D	Would the project create a new source of substantial light or glare which would adversely affect day- or –night-time views in the area?			X	
Section 3.2 Agricultural & Forestry Resources Impacts					
3.2.A	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
3.2.B	Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.C	Would the project 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))?				X
3.2.D	Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E	Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
Section 3.3 Air Quality Impacts					
3.3.A	Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.3.B	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.3.C	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
3.3.D	Would the project expose sensitive receptors to substantial pollutant concentrations?		X		
3.3.E	Would the project create objectionable odors affecting a substantial number of people?			X	
Section 3.4 Biological Resources Impacts					
3.4.A	Would the project, either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
3.4.B	Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
3.4.C	Would the project have a substantial adverse effect on Federally protected wetlands as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
3.4.D	Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
3.4.E	Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
3.4.F	Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				X
Section 3.5 Cultural Resources Impacts					
3.5.A	Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.5.B	Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.C	Would the project, directly or indirectly, destroy a unique paleontological resource, site, or unique geologic feature?				X
3.5.D	Would the project disturb any human remains, including those interred outside of formal cemeteries?				X
Section 3.6 Geology & Soils Impacts					
3.6.A	Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?			X	
3.6.B	Would the project result in substantial soil erosion or the loss of topsoil?				X
3.6.C	Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
3.6.D	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial risks to life or property?				X
3.6.E	Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
Section 3.7 Greenhouse Gas Emissions Impacts					
3.7.A	Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
3.7.B	Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
Section 3.8 Hazards & Hazardous Materials Impacts					
3.8.A	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.8.B	Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3.8.C	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X	
3.8.D	Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
3.8.E	Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
3.8.F	Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
3.8.G	Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
3.8.H	Would the project expose people or structures to a significant risk of loss, injury, or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
Section 3.9 Hydrology & Water Quality Impacts					
3.9.A	Would the project violate any water quality standards or waste discharge requirements?				X
3.9.B	Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause 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)?				X
3.9.C	Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.9.D	Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?				X
3.9.E	Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
3.9.F	Would the project otherwise substantially degrade water quality?				X
3.9.G	Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?				X
3.9.H	Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
3.9.I	Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam?			X	
3.9.J	Would the project result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use & Planning Impacts					
3.10.A	Would the project physically divide an established community?				X
3.10.B	Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3.10.C	Would the project conflict with any applicable habitat conservation or natural community conservation plan?				X
Section 3.11 Mineral Resources Impacts					
3.11.A	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
3.11.B	Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.12 Noise Impacts					
3.12.A	Would the project result in exposure of people 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?			X	
3.12.B	Would the project result in exposure of people to, or generation of, excessive ground-borne vibration or ground borne noise levels?			X	
3.12.C	Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
3.12.D	Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
3.12.E	For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
3.12.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?				X
Section 3.13 Population & Housing Impacts					
3.13.A	Would the project induce substantial population growth in an area, either directly or indirectly?				X
3.13.B	Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3.13.C	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services Impacts					
3.14.A	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.14.B	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?				X
3.14.C	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
3.14.D	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for <i>parks</i> ?				X
3.14.E	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other public facilities</i> ?				X
Section 3.15 Recreation Impacts					
3.15.A	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
3.15.B	Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Section 3.16 Transportation & Circulation Impacts					
3.16.A	Would the project 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?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.16.B	Would the project conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by a County Congestion Management Agency for designated roads or highways?				X
3.16.C	Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
3.16.D	Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
3.16.E	Would the project result in inadequate parking capacity?				X
3.16.F	Would the project result in inadquate emergency access?				X
3.16.G	Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Section 3.17 Utilities Impacts

3.17.A	Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
3.17.B	Would the project 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 impacts?			X	
3.17.C	Would the project 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?				X
3.17.D	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
3.17.E	Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.17.F	Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
3.17.G	Would the project comply with Federal, State, and local statutes and regulations related to solid waste?				X
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>					
3.18.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?				X
3.18.B	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
3.18.C	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X



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SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project site is located within the corporate boundaries of the City of Garden Grove, which is located in the western portion of Orange County. Surrounding cities include Stanton on the west; Anaheim on the north; Orange and Santa Ana on the east; and Westminster and Santa Ana on the south.⁶ Regional access to the City is provided by the Garden Grove Freeway (State Route [SR] 22) that extends through the City in an east-west orientation. The location of Garden Grove in a regional context is shown in Exhibit 2-1. A Citywide map is provided in Exhibit 2-2.

The project site is located in the easternmost portion of the City. Garden Grove Boulevard extends along the project site's northern boundary. The project site's legal address is 13272 Garden Grove Boulevard. The corresponding Assessors Parcel Numbers include 399-011-44 and 399-011-46. Major roadways in the vicinity of the project site include: Garden Grove Boulevard, located adjacent to the project site; Bristol Street, located 0.94 miles to the east of the project site; Harbor Boulevard, located 1.10 miles to the west of the site; and 17th Street/Westminster Avenue located 0.95 miles to the south of the project site. Regional access to the project site is provided by SR-22, located 534 feet to the northwest of the site.⁷ A vicinity map is provided in Exhibit 2-3.

2.2 ENVIRONMENTAL SETTING

The project site is located along the south side of Garden Grove Boulevard, a major city arterial street. A variety of uses occupy frontage along both sides of Garden Grove Boulevard. Exhibit 2-4 includes an aerial photograph of the project site and the adjacent development. Exhibit 2-5 and 2-6 includes photographs of the project site. Surrounding land uses include the following:

- *North of the project site.* Garden Grove Boulevard extends along the north side of the project site. Commercial uses are the prominent type of development that fronts Garden Grove Boulevard to the north.⁸ These nearby uses include Statewide Traffic Safety and Signs, a traffic sign and control retailer; VIP Modular, a wheel store; and AirCare Medical, a vendor of medical respiratory equipment, among others. The aforementioned uses back up to the Garden Grove Freeway.⁹ Views of this area are shown in Exhibit 2-7.
- *South of the project site.* A single-family residential neighborhood abuts the project site to the south.¹⁰ A total of four single-family homes abut the project site to the south. These homes are separated from the project site by a block wall and landscaping and are located along the north side of Laramore Lane. Views of this area are shown in Exhibit 2-7.

⁶ United States Geological Survey and Microsoft Research Maps. *The National Map, Garden Grove, California.*

⁷ Blodgett Baylosis Environmental Planning. *Site survey.* Survey was conducted on February 9, 2016.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

- *East of the project site.* CalOptima PACE is located east of the project site.¹¹ CalOptima PACE provides health care services for seniors over the age of 55.¹² Single-family homes are located further east and are located adjacent to the CalOptima PACE. Views of this area are shown in Exhibit 2-8.
- *West of the project site.* Commercial offices abut the project site to the east.¹³ Fairview Street is located 449 feet further west.¹⁴ A mix of single-family residential and commercial (Starbucks and U-Haul) uses lines both sides of the street.¹⁵ Views of this area are shown in Exhibit 2-8.

The project site is currently occupied by a 19,460 square-foot vacant office. In addition, the project site is covered over in asphalt and ornamental landscaping. The 76 existing parking spaces will be provided for the project. These 76 parking spaces are located in the north parking lot and south parking lot. An existing driveway extends along the western side of the building. This driveway allows access between the north and south parking lot and provides a connection to Garden Grove Boulevard via an existing curb cut along the street's south side. Landscaping serves as a buffer between the parking areas and the adjacent property lines. An atrium is located in the center-west portion of the building.¹⁶ The atrium will remain as part of the proposed project.

The project site is designated as *Light Commercial* in the City of Garden Grove General Plan. The properties to the east and west are also designated as *Light Commercial*. The properties located to the south of the project site are designated as *Low Density Residential* in the City's General Plan. The properties to the north are designated as *Heavy Commercial* and *Industrial*. No General Plan Amendment is required to accommodate the proposed use. Additionally, the project site is zoned C-2 (*Community Commercial*). The properties to the east and west are also designated as C-2. The properties located to the south are zoned R-1-7 (*Single Family Residential*) while the property located to the north is zoned C-3 (*Heavy Commercial*). No Zone Change is required to accommodate the proposed use, though the project will be subject to a CUP.

2.3 PROJECT DESCRIPTION

2.3.1 PHYSICAL CHARACTERISTICS

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home and crematorium. The building's total floor area will remain unchanged and no new additional floor area will be provided. The project will require the demolition of nine interior office walls to accommodate five new rooms and two larger existing rooms. The five new rooms will include: two new customer lounges, two viewing rooms, and the crematory. A total of four offices will be combined to create two new show rooms. The existing parking will remain unaffected by the proposed project.

¹¹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 9, 2016.

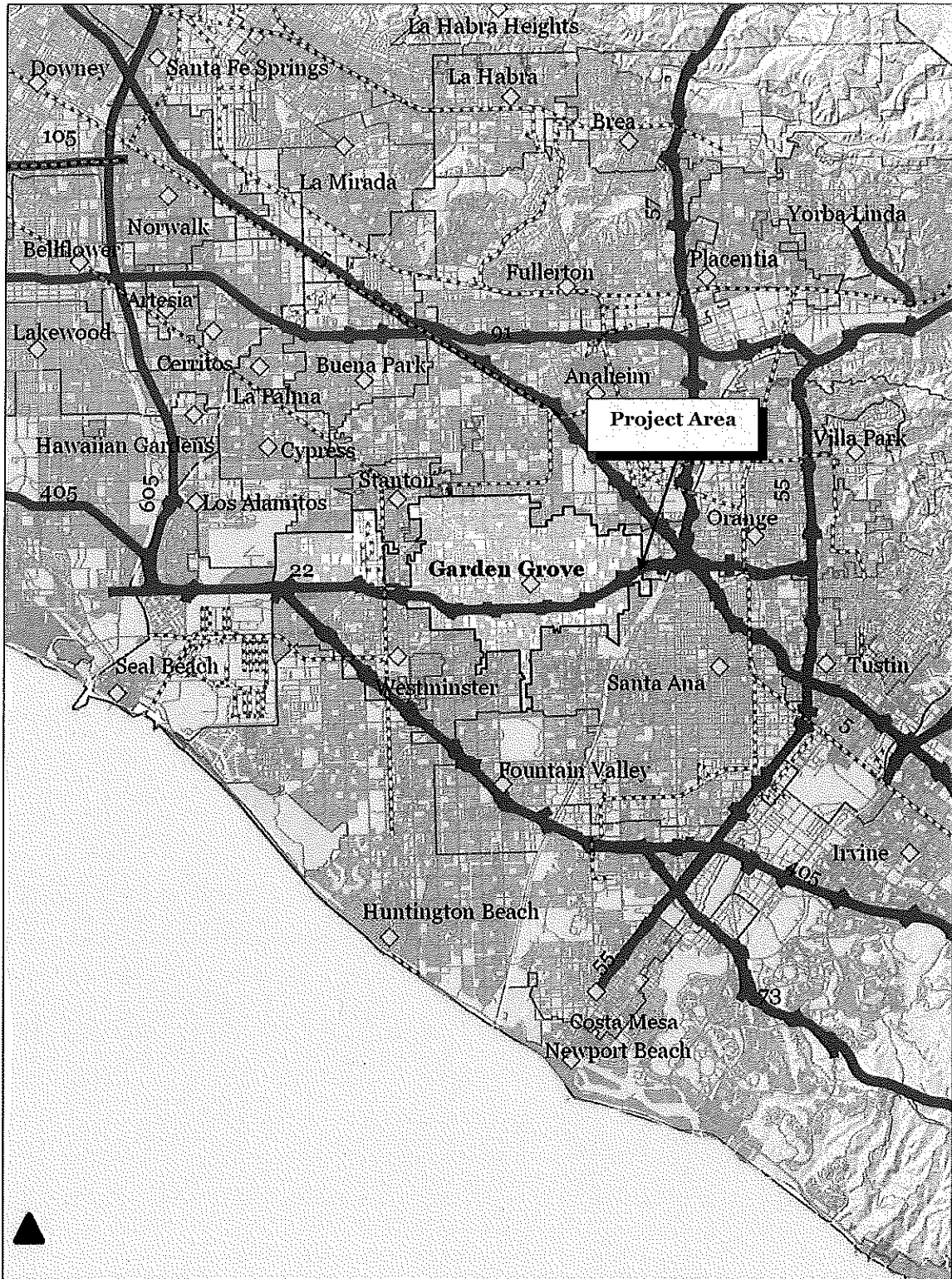
¹² CalOptima. *What is PACE?* <https://www.caloptima.org/en/Members/PACE.aspx>

¹³ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 9, 2016.

¹⁴ Google Earth. Site accessed February 17, 2016.

¹⁵ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 9, 2016.

¹⁶ Ibid.



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EXHIBIT 2-1
REGIONAL LOCATION MAP
SOURCE: QUANTUM GIS 2016

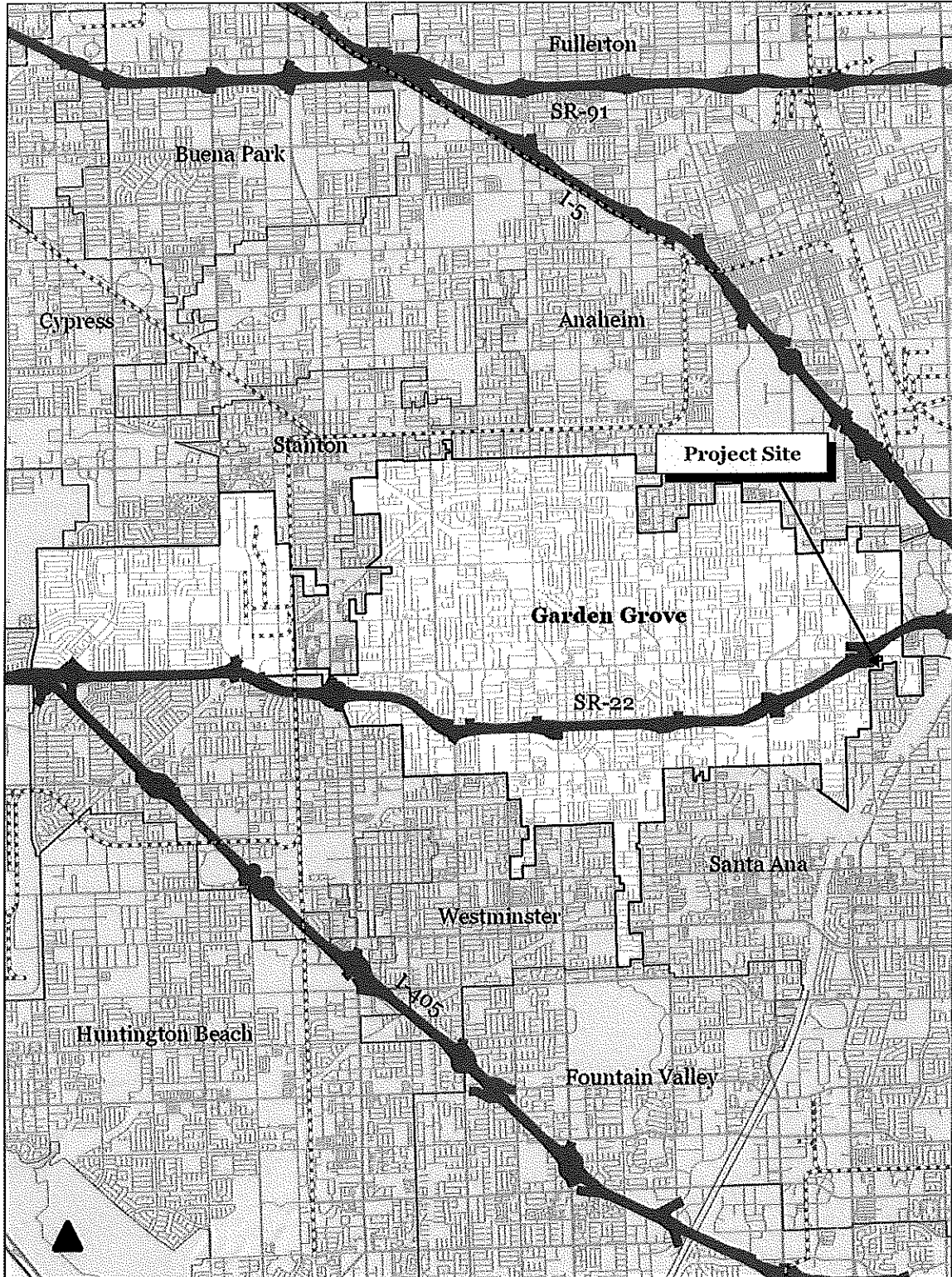


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS 2016

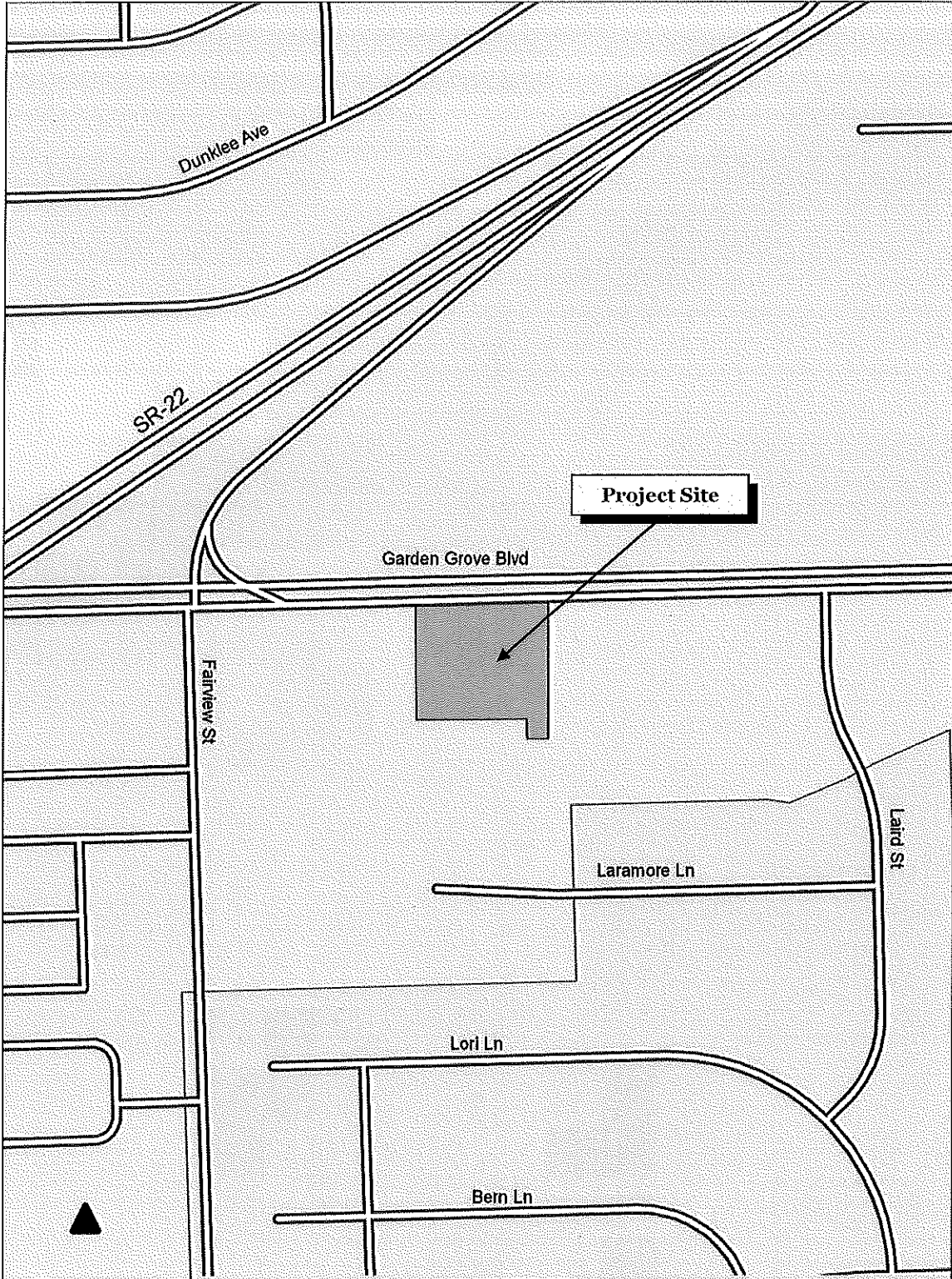


EXHIBIT 2-3
VICINITY MAP
QUANTUM GIS 2016

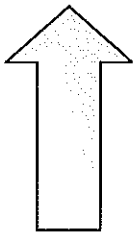
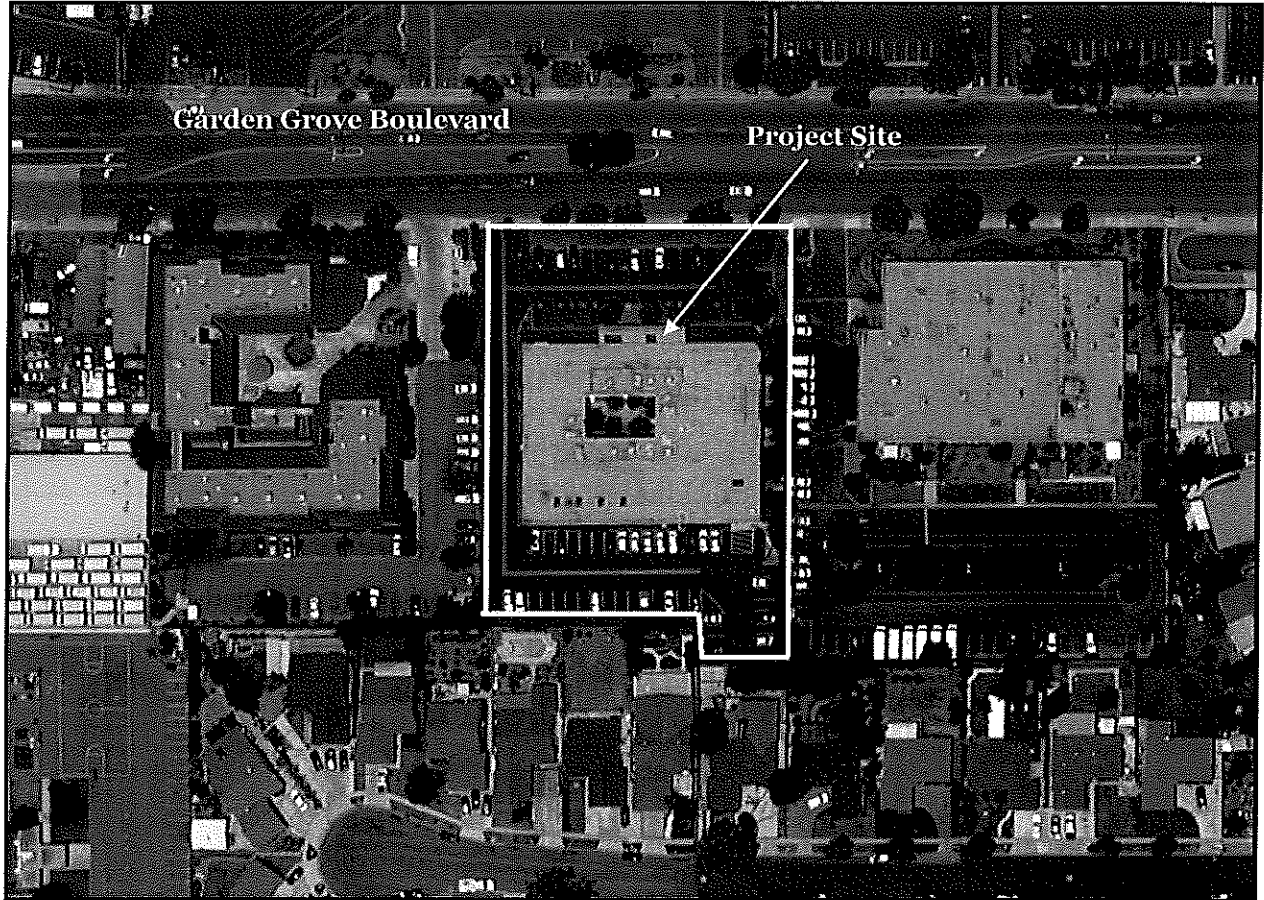
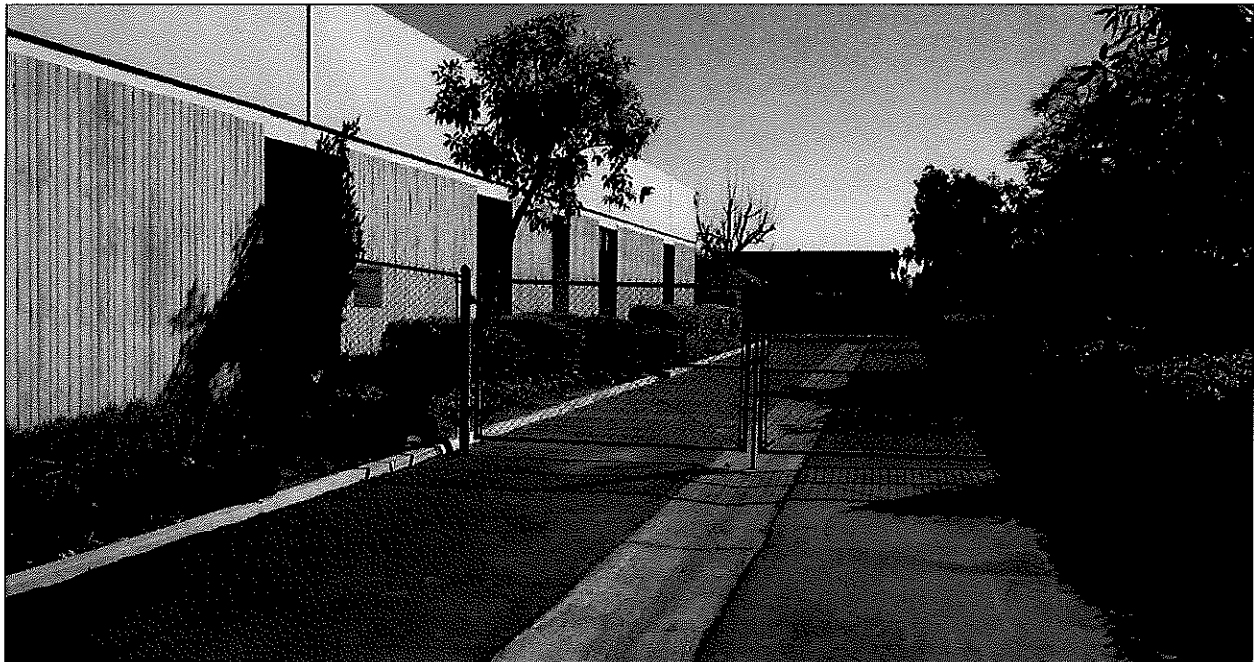


EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



View of the existing building.



View of the existing building.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



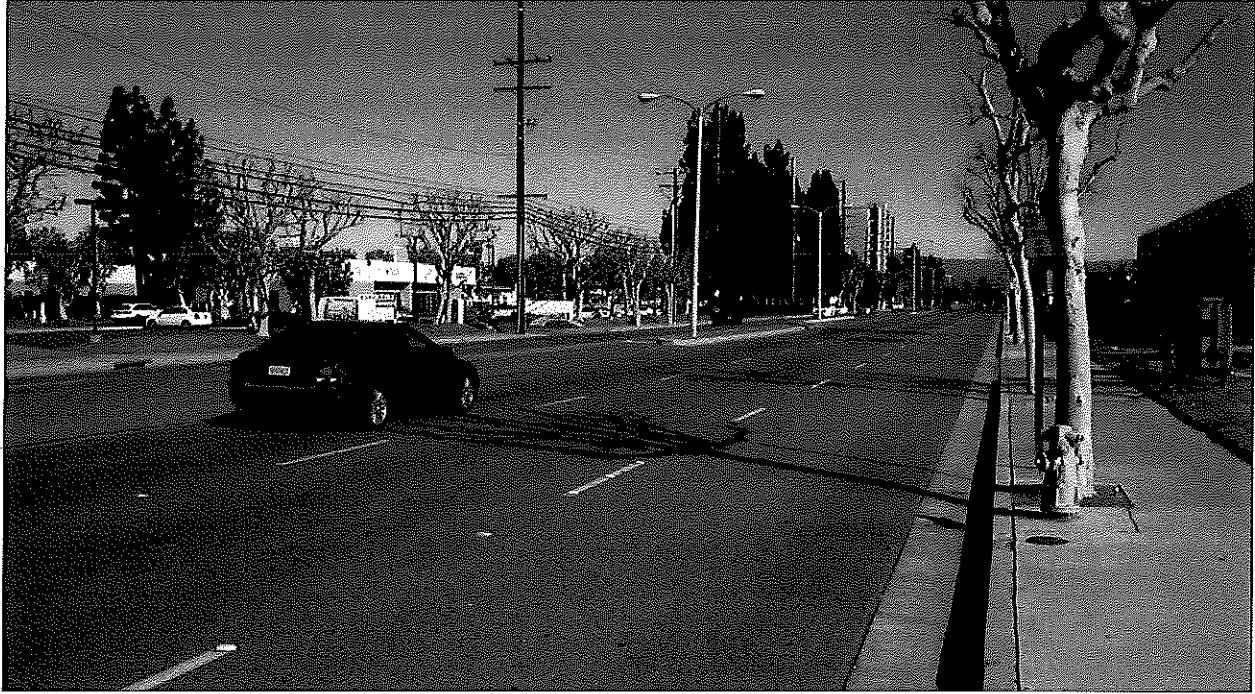
View of the north parking lot.



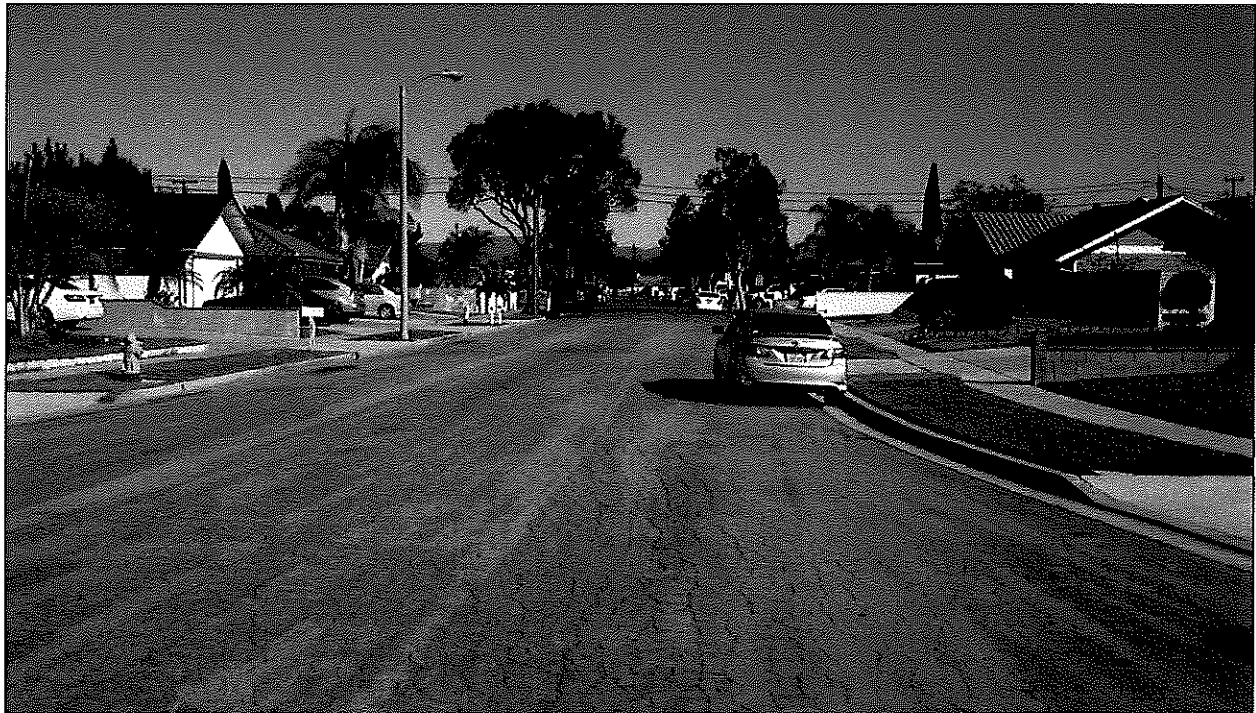
View of the existing patio.

EXHIBIT 2-6
PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the uses to the north facing east. Garden Grove Boulevard is shown in the foreground.



View of the residential neighborhood to the south facing east (Laramore Lane is shown).

EXHIBIT 2-7
VIEWS OF THE USES TO THE NORTH AND SOUTH
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the CalOptima located to the east facing east.



View of the general office uses to the west facing west.

EXHIBIT 2-8
VIEWS OF THE USES TO THE EAST AND WEST
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Of the total number of existing rooms within the building, 15 rooms are offices, three will be viewing rooms, three will be file rooms, and two will be supply rooms.¹⁷ Only a portion of the offices will actually be used. The new facility will also contain a financing office, a lobby, a staff lounge, a family support office, a conference room, a funeral direction office, a janitor's office, a crematory, a copy and security room, and a preparation room.¹⁸ The proposed project will also include the installation of the "hot hearth" cremation equipment. The project Applicant will use either an *A-250-WH* hot hearth or an *A-200-HT* hot hearth. Both models are produced by American Crematory Equipment Company and they are described below:

- The *A-250-WH Cremator* features the largest loading chamber in its class; 45 feet wide and 102 feet in length. The *A-250-WH* is designed to perform six or more cremations per day with the average cremation time of 100 minutes. Also featured on the *A-250-HW* is "Throat Air" and "Hearth Air" Control. The Throat Air controls allow the operator the ability to effectively control and eliminate stack emissions. The *A-250-WH* has a height of eight feet and four inches, a width of six feet, nine inches, a length of 15 feet six inches, and weight of 28,000 pounds.
- The *A-200-HT Cremator* has an average cremation time of two hours or less; therefore, the *A-200-HT* can easily perform four or five incineration cases per day. This model also utilizes the "Throat Air" and "Hearth Air" Controls. The *A-200-HT* has a height of eight feet and four inches, a width of six feet three inches, a length of 14 feet eight inches, and weight of 23,000 pounds. The cremator can be fueled by natural gas, propane, or butane.

A conceptual site plan for the proposed project is provided in Exhibit 2-8. Floor plans are illustrated in Exhibit 2-9. The proposed project is summarized in Table 2-1.

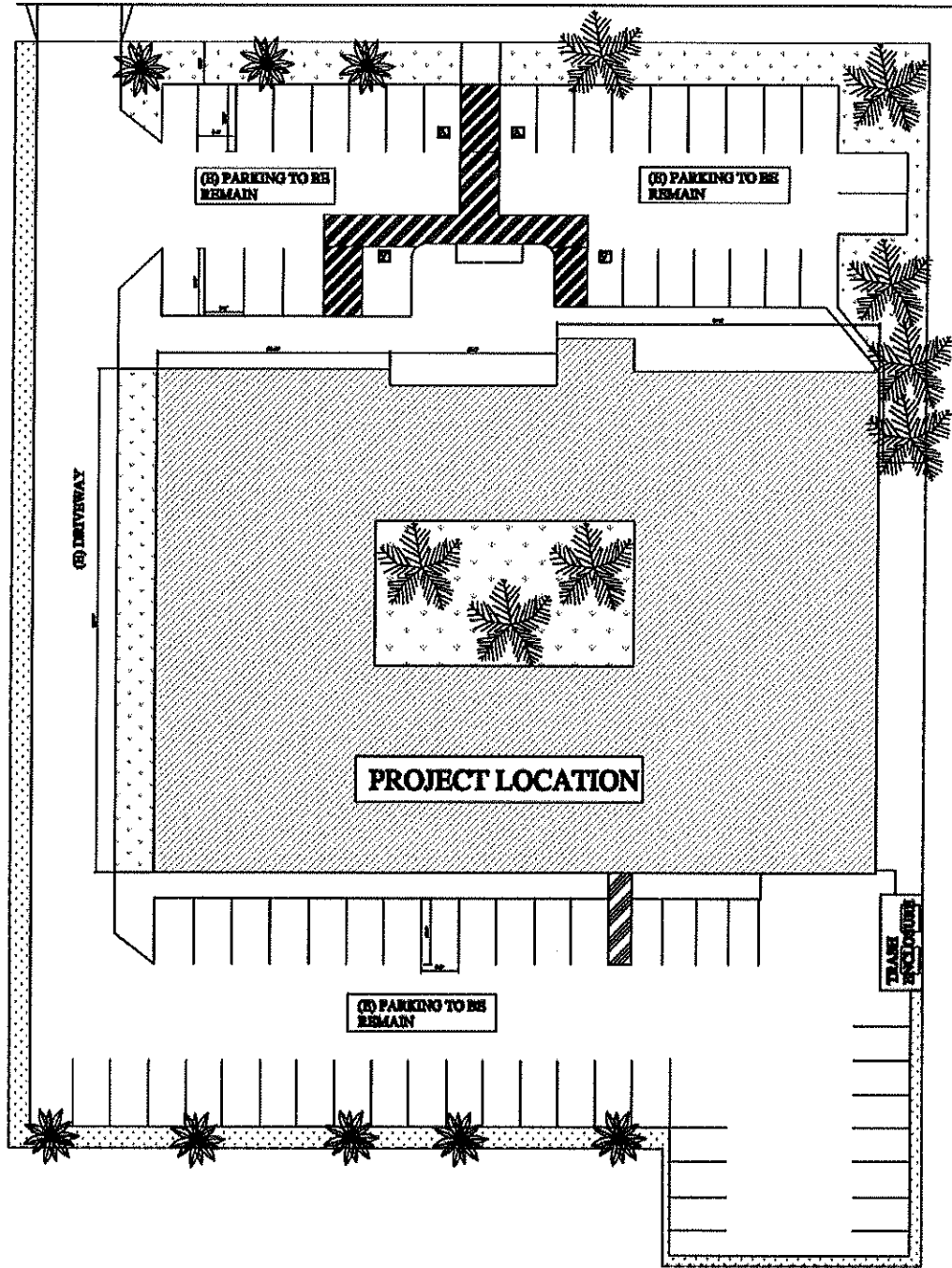
Table 2-1
Summary of Proposed Project

Project Element	Description
Building Floor Area (Total)	19,460 sq. ft.
Land Use	Crematorium
Parking	76 parking stalls
Viewing Rooms	3 rooms
File Rooms	3 rooms
Offices	17 offices
Supply (Storage) Rooms	2 rooms
Conference Rooms	1 room
Lounges (Staff and Customer)	3 rooms
Preparation Rooms	1 room
Supply Rooms	2 rooms
Files Rooms	3 rooms

Source: Tran Design.

¹⁷ Tran Design. Design Package [Heaven's Gate Funeral Home], 13272 Garden Grove Boulevard. June 15, 2015.

¹⁸ Ibid.



SITE PLAN
1/16" = 1'

EXHIBIT 2-8

SITE PLAN

SOURCE: TRAN DESIGN

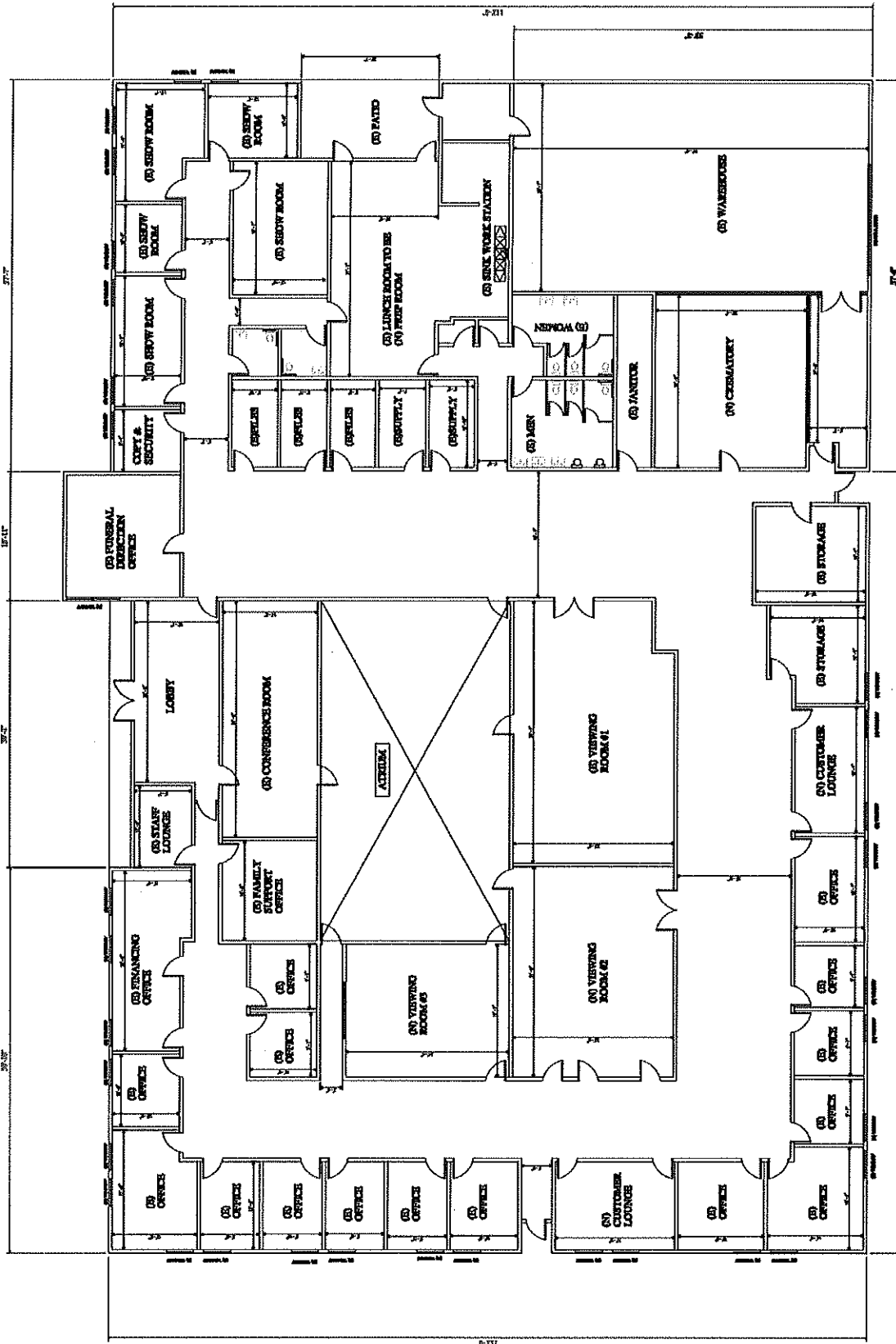


EXHIBIT 2-9
FLOOR PLAN
 SOURCE: TRAN DESIGN

2.3.2 OPERATIONAL CHARACTERISTICS

The proposed hours of operation of the proposed facility will be Monday through Friday from 9:00 AM to 5:00 PM and Saturday and Sunday from 9:00 AM to 7:00 PM. Viewings may be scheduled during normal hours of operation. As described by the project applicant, the facility's staff will consist of the Funeral Director and four part time employees. The proposed project consists of the following operational elements:

- *Office and showrooms* to be used by funeral home staff to conduct one on one service arrangement meetings with potential clients. The showrooms will be used to display caskets, urns, and other related products. The project applicant has noted that the majority of service arrangements are conducted off-site at private homes or hospitals.
- *Viewing rooms* may be reserved for two to four hour time periods during which friends and relatives of the departed may pay their respects. Viewing periods are proposed to be scheduled at least one hour apart and will not occur simultaneously. The largest of the three viewing rooms is approximately 1,383 square feet.
- *Mortuary cold storage* will be used for storing human remains before and after embalming. From the cold storage, remains will be either transported to the burial site or transferred to the proposed on-site cremation facility.
- The *Preparation room* will be used to perform embalming and prepare the deceased for viewing.
- The *Cremation facility* will be used for on-site cremation, thereby reducing the need for additional transport of the deceased to another off-site facility.

The proposed project will be implemented in two phases. The first phase will extend from the project's opening through the first six months. During this phase, consulting and other funeral services will be provided. The cremator will not be installed during this phase and no bodies will be incinerated or embalmed on site. The second phase will commence with the installation of the refrigerator, two embalming stations, and the two crematorium units after the project has been operational. Production of the refrigeration and embalming station equipment is estimated eight to 10 weeks lead time and the production of the crematorium estimate six months lead time.

2.4 PROJECT CONSTRUCTION CHARACTERISTICS

The improvements required for the project's implementation are anticipated to take approximately five weeks to complete. The proposed project's construction will consist of the following phases:

- *Demolition.* A total of nine office walls will be demolished to accommodate five new rooms and two larger existing rooms. This phase will take approximately one week to complete.
- *Construction.* The new rooms will be constructed during this time. The five new rooms will include: two new customer lounges, two viewing rooms, and the crematory. A total of four offices will be combined to create two new show rooms. In addition, the crematory room will be prepared for the installation of the machines that will occur later (the crematory machines will be installed approximately six months following the facility's opening).

- *Finishing.* This phase will involve completion of the on-site improvements consist of flooring, painting and detailing the interior design. This phase will last approximately two weeks.

2.5 OBJECTIVES OF THE PROJECT

The objectives that the City of Garden Grove seek to accomplish as part of the proposed project's implementation include the following:

- To ensure that the proposed project conforms to all pertinent City of Garden Grove land use and development regulations;
- To ensure that the proposed project's operation does not impact neighboring sensitive receptors; and,
- To ensure that the proposed project's environmental impacts are mitigated.

The objectives of the project Applicant include the following:

- To facilitate the development of an underutilized property;
- To facilitate the installation of a state of the art cremator; and,
- To realize a fair return on investment.

2.6 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Garden Grove) that calls for an exercise of judgment in deciding whether to approve a project. As part of the proposed project's implementation, the City will consider the following approvals:

- The approval of a Conditional Use Permit to facilitate the operation of the cremator; and,
- The adoption of the Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits required for the project will include, but may not be limited to, the issuance of demolition permits, building permits, permits from the SCAQMD regarding the operation of the cremator, and a permit from the Department of Consumer Affairs Cemetery and Funeral Bureau.



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SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agricultural & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Geology & Soils (Section 3.6);
- Greenhouse Gas Emissions (Section 3.7);
- Hazards & Hazardous Materials (Section 3.8);
- Hydrology & Water Quality (Section 3.9);
- Land Use & Planning (Section 3.10);
- Mineral Resources (Section 3.11);
- Noise (Section 3.12);
- Population & Housing (Section 3.13);
- Public Services (Section 3.14);
- Recreation (Section 3.15);
- Transportation (Section 3.16);
- Utilities (Section 3.17); and,
- Mandatory Findings (Section 3.18).

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Garden Grove or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- A substantial adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantial degrading of the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact.

Scenic view sheds in the area include the view of the Santa Ana Mountains, located 12.35 miles to the east of the project site.¹⁹ The proposed project will not affect the view of the Santa Ana Mountains because the project will utilize the existing facility located on-site. The building height and size will not change. Therefore, the project will not introduce any new development that will negatively impact the aforementioned vistas. In addition, the view of the Santa Ana Mountains is partially obstructed by the existing development and vegetation. As a result, no impacts will occur.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

There are no designated State scenic highways located in the vicinity of the project site.²⁰ Furthermore, the vegetation present on-site is limited to species that are commonly found in an urban environment. The site's topography was previously modified in order to accommodate the existing office building and there are no remaining natural rock outcroppings present on-site.²¹ Lastly, there are no historic buildings present on-site (refer to Section 3.5). As a result, no impacts will occur with the implementation of the proposed project.

¹⁹ Google Earth. Site accessed February 18, 2016.

²⁰ California Department of Transportation. *Official Designated Scenic Highways*. http://www.dot.ca.gov/hq/LandArch/scenic_highways/

²¹ Blodgett Baylois Environmental Planning. *Site survey*. Survey was conducted on February 18, 2016.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? • No impact.

The proposed project will use the existing office facility and only minor improvements will be to the building's interior. The building height and size will not change. Since the building's exterior will remain as is, no impacts will result from the project's implementation.

D. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? • Less than Significant Impact.

As stated previously, the proposed project abuts single family homes to the north. Potential sources of light and glare that may result from the proposed project's implementation include parking area lighting, interior lighting, exterior safety lighting, and vehicle headlights. No new exterior parking area lighting will be installed. The existing parking area will be used by the proposed use. The project will be required to comply with the City's lighting requirements. The City of Garden Grove Zoning Ordinance (Section 9.16.040.200.B.4.c) states the following:

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

The developer may utilize a number of design measures to accomplish this including the use of light shielding, directing light downward, and employing lower intensity lighting. Conformance with the standard conditions required under the City's Zoning requirements will reduce the potential light and glare impacts to levels that are less than significant.

3.1.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any aesthetic impacts. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A 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)*);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project 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? • No Impact.*

According to the California Department of Conservation, the City of Garden Grove does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.²² The project site is currently developed as an office building and contains no agricultural uses and/or activities. As a result, no impacts will occur.

B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? • No Impact.*

The project site is currently zoned as C-2 (*Community Commercial*) (refer to Section 3.10). According to the City's zoning code, agricultural uses are not permitted within the C-2 zone district.²³ In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁴ As a result, no impacts will result.

²² California Department of Conservation. *Important Farmland in California, 2006*.

²³ City of Garden Grove Municipal Code. *Title 9 – Land Use, Chapter 9.16 Commercial, Office Professional, Industrial, and Open Spaces Development Standards, Table 1 – City of Garden Grove Land Use Matrix*. Site accessed February 17, 2016.

²⁴ California Department of Conservation. *State of California Williamson Act Contract Land*.

C. Would the project 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))? • No impact.

The City of Garden Grove and the project site are located in the midst of a larger urban area and no forest lands are located within the City or within this portion of Orange County (refer to Exhibit 3-1). In addition, the project site is not zoned for a forestland use.²⁵ As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? • No Impact.

As indicated in the previous section, no forest lands will be affected by the proposed project. As a result, there will not be any loss or conversion of existing forest lands and no impacts will result from the project's implementation.

E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of Farmland to non-agricultural use or the conversion of forest land to a non-forest use? • No Impact.

No agricultural activities or farmland uses are located on the project site or in the surrounding area.²⁶ The proposed project will not involve the conversion of any existing farmland area to urban uses and, as a result, no impacts will occur.

3.2.3 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

²⁵ City of Garden Grove. City of Garden Grove Zoning Map. <http://www.ci.garden-grove.ca.us/commdev/maproom>. Site accessed August 24, 2015.

²⁶ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 18, 2016.

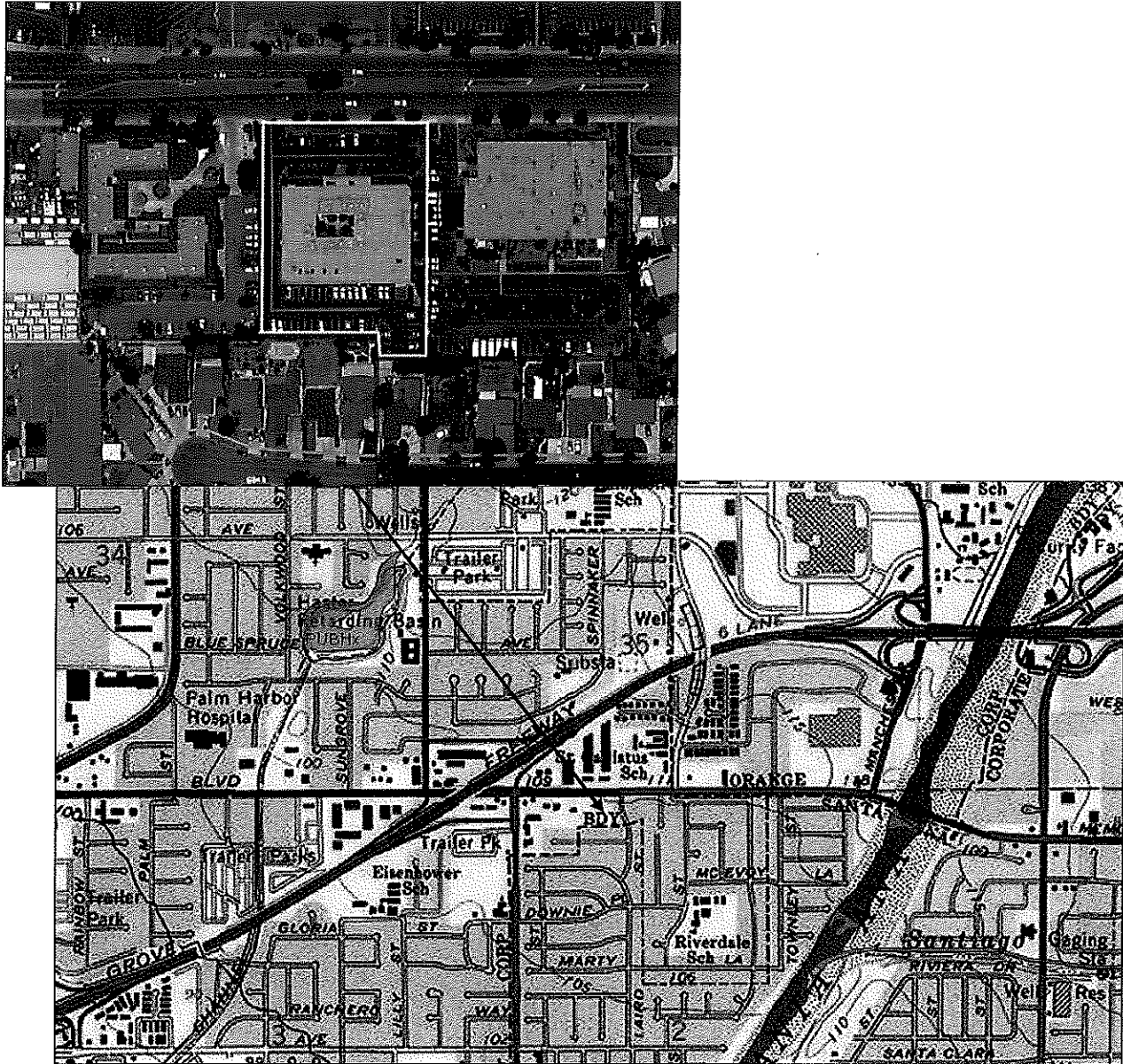


EXHIBIT 3-1 EXISTING LAND COVER

SOURCE: USGS TOPOGRAPHIC MAP AND GOOGLE EARTH

3.3 AIR QUALITY IMPACTS

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for criteria pollutants that include the following:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels.
- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

The California Air Resources Board (CARB) has also established ambient air quality standards for six of the pollutants regulated by the EPA (CARB has not established standards for PM_{2.5}).²⁷ Table 3-1 lists the current National and State ambient air quality standards for each criteria pollutant.

²⁷ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

**Table 3-1
 National and California Ambient Air Quality Standards**

Pollutants	National Standards	State Standards
Lead (Pb)	1.5 µg/m ³ (calendar quarter)	1.5 µg/m ³ (30-day average)
Sulfur Dioxide (SO ₂)	0.14 ppm (24-hour)	0.25 ppm (1-hour); 0.04 ppm (24-hour)
Carbon Monoxide (CO)	9.0 ppm(8-hour); 35 ppm(1-hour)	9.0 ppm (8-hour); 20 ppm (1-hour)
Nitrogen Dioxide (NO ₂)	0.053 ppm; (annual average)	0.25 ppm; (1-hour)
Ozone (O ₃)	0.12 ppm; (1-hour)	0.09 ppm; (1-hour)
Particulates (PM ₁₀)	150 µg/m ³ (24-hour)	50 µg/m ³ (24-hour)
Sulfate	None	25 µg/m ³ (24-hour)

Source: South Coast Air Quality Management District, 2010.

In addition to the Federal and State ambient air quality standards (AAQS) thresholds, there are daily and quarterly emissions thresholds for construction emissions, mobile emissions, and stationary emissions established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

The proposed project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project conflict with or obstruct the implementation of the applicable air quality plan?*
- *No Impact.*

The SCAB is subject to the Final 2012 AQMP, which was jointly prepared with the CARB and the Southern California Association of Governments (SCAG).²⁸ Two consistency criteria that should be referred to in determining a project's conformity with the AQMP are identified in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The two consistency criteria and the proposed project's conformity with each are summarized below.

- *Consistency Criteria 1* refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. The proposed project's construction and operational emissions are below the SCAQMD's thresholds (refer to Tables 3-2 and 3-3).
- *Consistency Criteria 2* refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.²⁹

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Garden Grove. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since the RCP forms the basis of the AQMP.

According to the Growth Forecast Appendix prepared by SCAG for the 2012-2035 Regional Transportation Plan (RTP), the City of Garden Grove is projected to lose a total of 1,100 jobs through the year 2035.³⁰ A total of five new jobs will be created upon the implementation of the proposed project. The City's current unemployment rate is five percent as of December 2015. This unemployment rate means that approximately 4,300 City residents are currently unemployed.³¹ The implementation of the proposed project will aid the City in reducing its unemployment rate. The proposed project is also an infill development which further promotes the region's sustainable growth objectives. Based on the above findings, the proposed project will not result in an obstruction of the AQMP and no impacts are anticipated.

²⁸ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

²⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

³⁰ Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2012-2035*. April 2012.

³¹ State of California Employment Development Department. *Labor Force and Unemployment Rate for Cities and Census Designated Places*. [Labormarketinfo.edd.ca.gov](http://labormarketinfo.edd.ca.gov)

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • Less than Significant Impact.

As indicated previously, the project will involve the conversion of an existing office building into a funeral home. The project will utilize the existing building and no new floor area will be added. However, the project will require minor interior improvements such as the removal of interior walls. The minor improvements needed to implement the project will result in minimal construction emissions. Once operational, the project will result in vehicle, energy, and stationary emissions associated with the use of the cremator(s) (which will use natural gas). The project's operational emissions were estimated using the computer model (CalEEModV.2013. 2.2) developed for the SCAQMD.

**Table 3-2
Estimated Operational Emissions**

Emissions Type	Criteria Pollutants (lbs/day)					
	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide	0.51	--	--	--	--	--
Energy	0.01	0.11	0.09	--	--	--
Mobile	0.74	2.11	8.59	0.02	0.47	0.41
Total (lbs/day)	1.26	2.22	8.68	0.02	1.50	0.42
Daily Thresholds	55	55	550	150	150	55

Source: California Air Resources Board, CalEEMod [CalEEMod V. 2013. 2.2]

As shown in Table 3-2, daily operational emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the project's daily operational impacts will be less than significant. The emissions generated by the cremator and their impacts are discussed further in Subsection 3.3.2.D.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less than Significant Impact.

The SCAB is a designated non-attainment area for ozone and particulates. The proposed project's implementation will result in minimal construction-related emissions due to the use of construction equipment as well as particulate emissions generated during the removal of the interior walls (refer to the discussion provided in the previous section). Operational emissions will be limited to vehicles traveling to and from the proposed facility, emissions generated by the cremator equipment, and off-site stationary emissions related to power generation. As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. In addition, the project is an infill development that will involve the reuse of an existing office building, which is beneficial because it reduces urban sprawl and the overall vehicle miles traveled (VMT). Finally, the

proposed project will not exceed these adopted projections used in the preparation of the Regional Transportation Plan (refer to the discussion included in Subsection 3.3.2.A). As a result, the potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact with Mitigation.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from the facility's operations.³² The construction activities will largely be related to interior tenant improvements and equipment installation.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate.³³ Sensitive receptors, including homes located in the vicinity of the proposed project site, are identified in Exhibit 3-2. The nearest sensitive receptors to the project site are the single-family homes located south of the project site. As indicated in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 25 meters. As indicated in the table, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables.

**Table 3-3
 Local Significance Thresholds Exceedance SRA 17**

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	2.22	Operations	81	83	98	123	192
CO	8.68	Operations	485	753	1,128	2,109	6,841
PM ₁₀	0.47	Operations	1	3	7	15	38
PM _{2.5}	0.42	Operations	1	1	2	6	21
PM _{2.5}	N/A	Construction	3	4	9	22	85

Source: South Coast Air Quality Management District. Final Localized Significance Threshold Methodology. June 2003.

³² South Coast Air Quality Management District. Final Localized Significance Threshold Methodology. June 2003.

³³ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

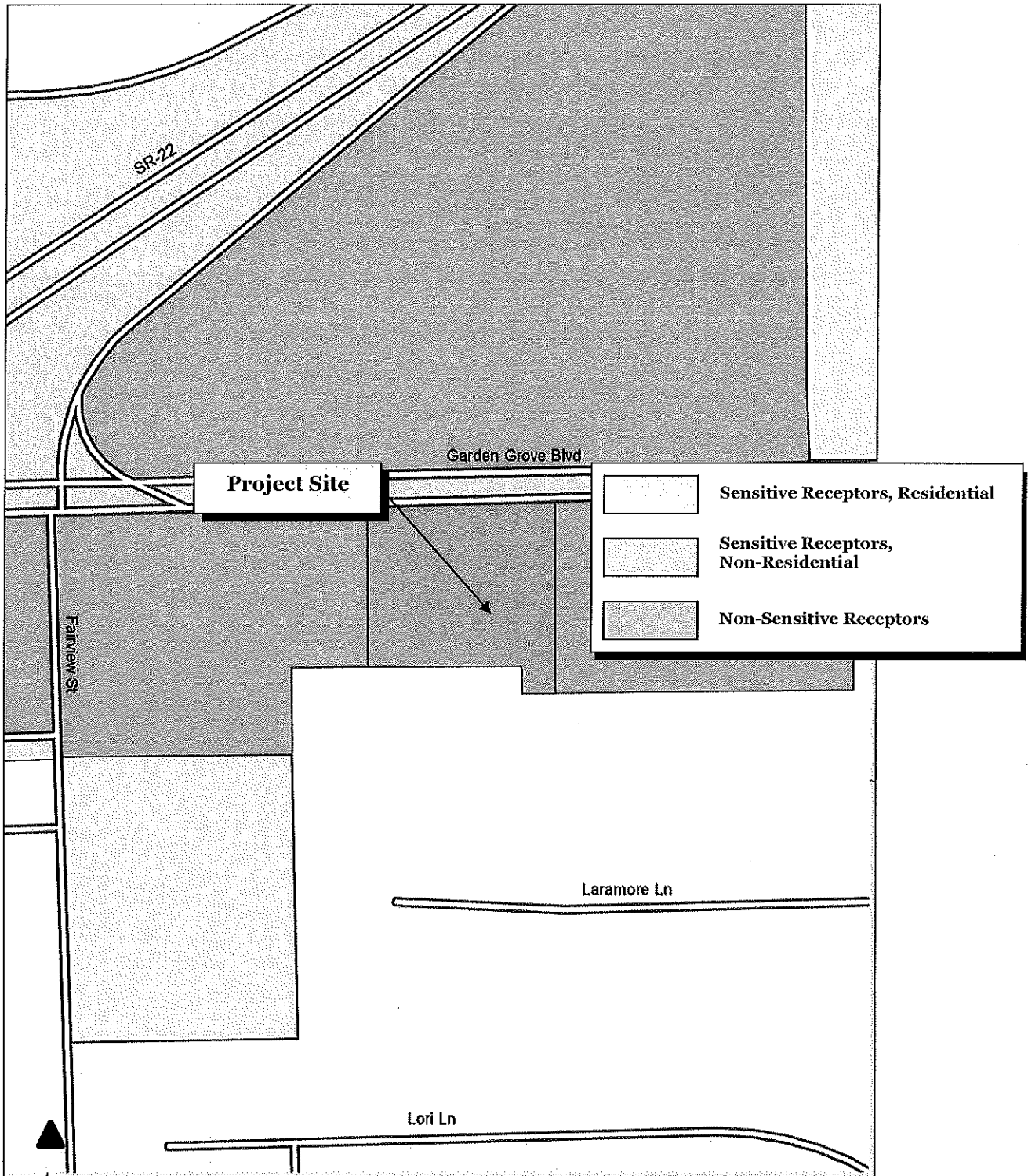


EXHIBIT 3-2
AIR QUALITY SENSITIVE RECEPTORS
SOURCE: QUANTUM GIS

As stated earlier, the proposed project will require the installation of a cremator which will be used to incinerate bodies and caskets. The toxic byproducts of cremation activities include mercury, carbon monoxide, nitrogen oxide, carbon dioxide, sulfur oxide, and volatile acids such as hydrogen chloride, hydrogen fluoride, and carbon dioxide.³⁴ Additional pollutants include particulates, which are visible as smoke and released are as a result of incomplete combustion. Even though the cremator contains built in controls to limit the amount of smoke and emissions release during the burning process, the following mitigation is required to further reduce potential emissions:

- All emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order.

The mitigation will reduce the impact to levels that are less than significant.

E. Would the project create objectionable odors affecting a substantial number of people? • Less Than Significant Impact.

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³⁵ The Applicant proposes to install a cremator. A site visit to an existing cremation facility was completed to evaluate potential odor and visible particulate emissions. The observers focused their attention on the roof exhaust vents. During the cremation period, no visible smoke or odors were observed. Similar emissions controls would be employed at the proposed facility. Given the results of the survey, the impacts were determined to be less than significant.

3.3.3 MITIGATION MEASURES

The proposed project's air emissions are not considered to represent a significant adverse impact. However, since the project will require the installation of a cremator, the following mitigation is required:

Mitigation Measure No. 1 (Air Quality Impacts). All emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order.

³⁴ University of Virginia. *Metals in Medicine and the Environment-Cremation Waste and Toxins.*
<http://faculty.virginia.edu/metals/cases/huffman1.html>

³⁵ South Coast Air Quality Management District. *CEQA Air Quality Handbook.* April 1993.

3.4 BIOLOGICAL RESOURCES IMPACTS

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- 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 Wildlife or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on Federally protected wetlands as defined by Section §404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish, or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

The proposed project will not affect any special status species because the project site and surrounding areas are developed. In addition, the project will continue to use the existing office building located on-site and no new construction will be required. As a result, no impacts will occur.

- B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

There are no wetlands or riparian habitat present on-site or in the adjacent properties. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. *Would the project 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? • No Impact.*

The project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.³⁶ As a result, the proposed project will not result in any wetland impacts.

D. *Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.*

The project site has been disturbed to accommodate the existing office building and ancillary parking lots. Because of this development, no native vegetation or natural open space areas remain. Furthermore, the site contains no natural hydrological features.³⁷ Since the site is located within an urban area and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact.*

The project will retain the existing landscaping. As a result, the proposed project's implementation will not require the removal of public trees. Therefore, no impacts to public trees will result.

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans? • No Impact.*

The project site is located within an urban area and no natural habitats are found on the project site or within the adjacent properties.³⁸ The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or State habitat conservation plans will result from the proposed project's implementation.

3.4.3 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any impacts on biological resources. As a result, no mitigation measures are required.

³⁶ U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

³⁷ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 9, 2016.

³⁸ *Ibid.*

3.5 CULTURAL RESOURCES IMPACTS

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?* • *No Impact.*

Historic structures and sites are generally defined by local, State, and Federal criteria. A site or structure may be historically significant if it is protected through a local general plan or historic preservation ordinance. The U.S. Department of the Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be identified as having historic significance through a determination of eligibility for listing on the National Register of Historic Places. Significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.³⁹ Buildings and properties will qualify for a listing on the National Register if they are integral parts of districts that meet certain criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event;

³⁹ U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.⁴⁰

The proposed facility will occupy an existing vacant office building. This office building does not meet any of the historic resource eligibility requirements listed above. As a result, no impacts will occur.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? • No Impact.

The San Gabriel Valley (and the greater Los Angeles Basin) was previously inhabited by the Gabrieleño-Kizh people, named after the San Gabriel Mission.⁴¹ The Gabrieleño-Kizh tribe has lived in this region for around 7,000 years.⁴² Before European contact, approximately 5,000 Gabrieleño-Kizh people lived in villages throughout the Los Angeles Basin.⁴³ Archaeological sites are often located along creek areas, ridgelines, and vistas.⁴⁴ Native American consultation was undertaken pursuant to AB-52. Formal AB-52 consultation letters were mailed to a total of six tribes, including the different Gabrieleño subsets and the Soboba tribe. The specific tribal contacts included the following:

- Linda Candelaria, Co-Chairperson, Gabrielino-Tongva Tribe;
- Anthony Morales, Chairperson, Gabrieleno/Tongva – San Gabriel Band of Mission Indians;
- Robert F. Dorame, Tribal Chair/Cultural Resources, Gabrielino Tongva Indians of California Tribal Council;
- Joseph Ontiveros, Cultural Resource Director, Soboba Band of Luiseno Indians;
- Andrew Salas, Chairman, Gabrieleno Band of Mission Indians – Kizh Nation; and,
- Sam Dunlap, Cultural Resources Director, Gabrielino/Tongva Nation.

⁴⁰ U.S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

⁴¹ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in December 2014).

⁴² Ibid.

⁴³ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>. Website accessed in December 2014).

⁴⁴ McCawley. *The First Angelinos, The Gabrieleño Indians of Los Angeles County*. 1996.

No comments were received from any of the aforementioned tribal contacts. The proposed project will be restricted to the project site and will not affect the aforementioned cemeteries. In addition, no grading or other ground disturbing activities will be required to accommodate the proposed project. The project will use the existing facilities and on-site improvements. As a result, no impacts will occur.

C. Would the project, directly or indirectly, destroy a unique paleontological resource, site, or unique geologic feature? • No Impact.

As indicated previously, the proposed project will not introduce new exterior construction or grading since the project will utilize the existing on-site improvements. Since no new excavation is required, no impacts to paleontological resources are anticipated.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries? • No Impact.

Cathedral Memorial Gardens, located 0.95 miles to the north of the project site, and Fairhaven Memorial Park and Mortuary, located 3.31 miles to the east, are the closest cemeteries to the project site.⁴⁵ The proposed project will be restricted to the project site and will not affect any interred remains located within the aforementioned cemeteries. In addition, no grading or other ground disturbing activities will be required to accommodate the proposed project. The project will use the existing facilities and on-site improvements. As a result, no impacts will occur.

3.5.3 MITIGATION MEASURES

The analysis concluded that since no grading or other ground disturbance activities will be required to implement the proposed project, no impacts to archaeological or paleontological resources will occur.

⁴⁵ Google Earth. Site accessed February 19, 2016.

3.6 GEOLOGY & SOILS IMPACTS

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including 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.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? • Less than Significant Impact.*

A number of active faults traverse the Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the surrounding region could affect the project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁴⁶ The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁴⁷ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of

⁴⁶ California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>

⁴⁷ Ibid.

Conservation website. The City of Garden Grove is not on the list.⁴⁸ As a result, the impacts related to ground shaking and fault rupture are no greater for the project site than for the entire City. Major active faults in the region are identified in Table 3-4, along with their distance from the City and their Maximum Credible Richter (MCR) magnitude. A map indicating the location and extent of major faults in the Southern California region is provided in Exhibit 3-3. The project site is not located within an Alquist-Priolo Special Studies Zone and no fault rupture from a known fault is anticipated.

Table 3-4
Active Earthquake Faults Near the Site

Fault Name	Miles from Site	MCR
San Andreas Fault	43 miles N	8.0
Palos Verdes Fault	22 miles SW	6.7
Elsinore Fault	37 miles SE	7.1
Newport-Inglewood Fault	6 miles SW	7.6
Whittier Fault	6 miles NE	7.0
Sierra Madre Fault	20 miles N	8.0

MCR - Maximum Credible Richter Magnitude.

Source: United States Geological Survey.

The project site is located in an area that is subject to liquefaction (refer to Exhibit 3-4). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-4) because there are no hills or mountains located in the vicinity of the project site. As a result, the potential impacts in regards to liquefaction and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area.

B. Would the project result in substantial soil erosion or the loss of topsoil? • No Impact.

The proposed project will utilize the existing office building and no new construction or grading will be required. In addition, the project will retain the existing landscaping and pavement. Since the site will remain unchanged, no impacts generated from the loss of topsoil or from soil erosion will occur.

⁴⁸ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

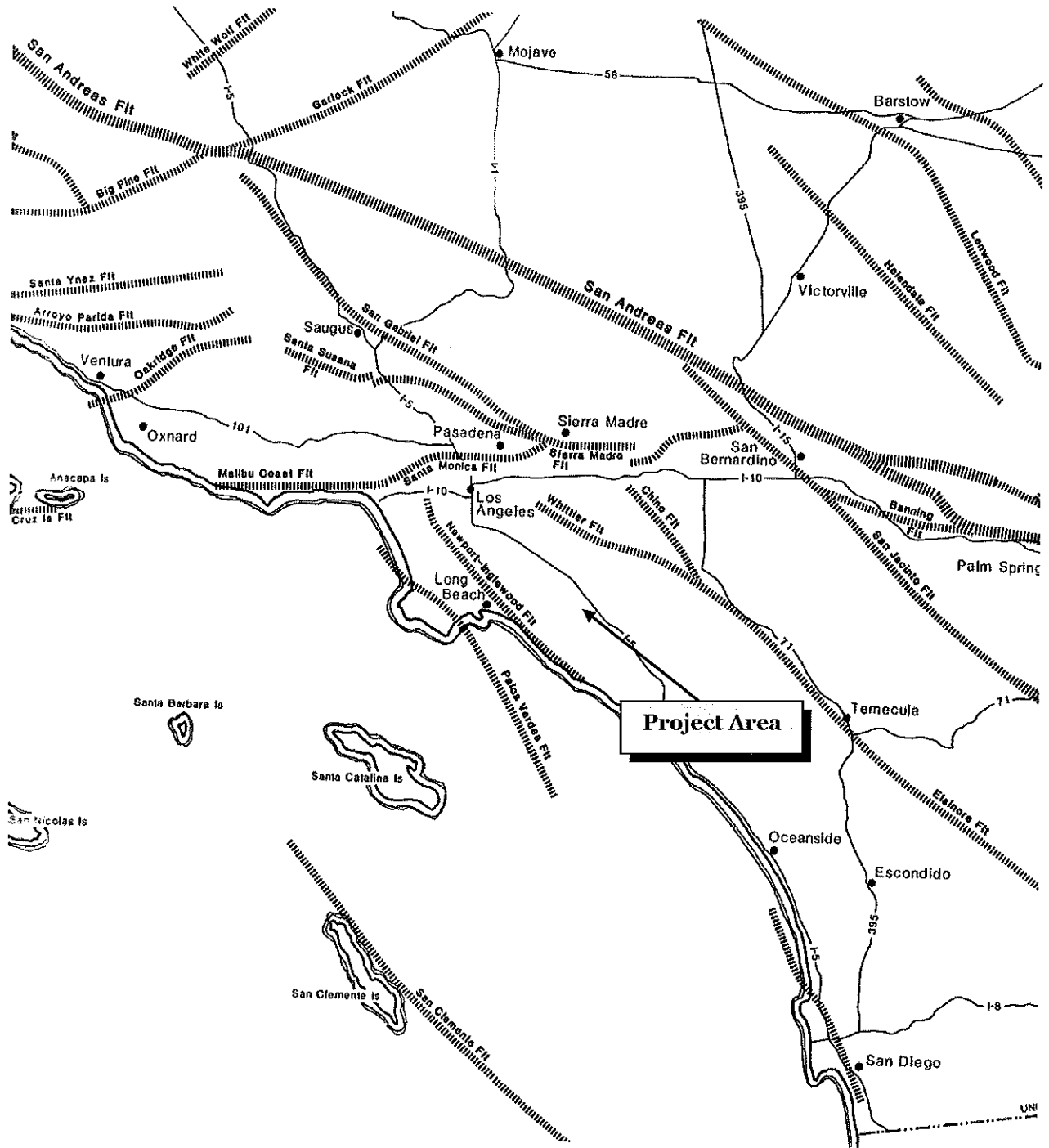


EXHIBIT 3-3
GENERAL LOCATION OF MAJOR SOUTHERN CALIFORNIA FAULTS
SOURCE: UNITED STATES GEOLOGICAL SURVEY

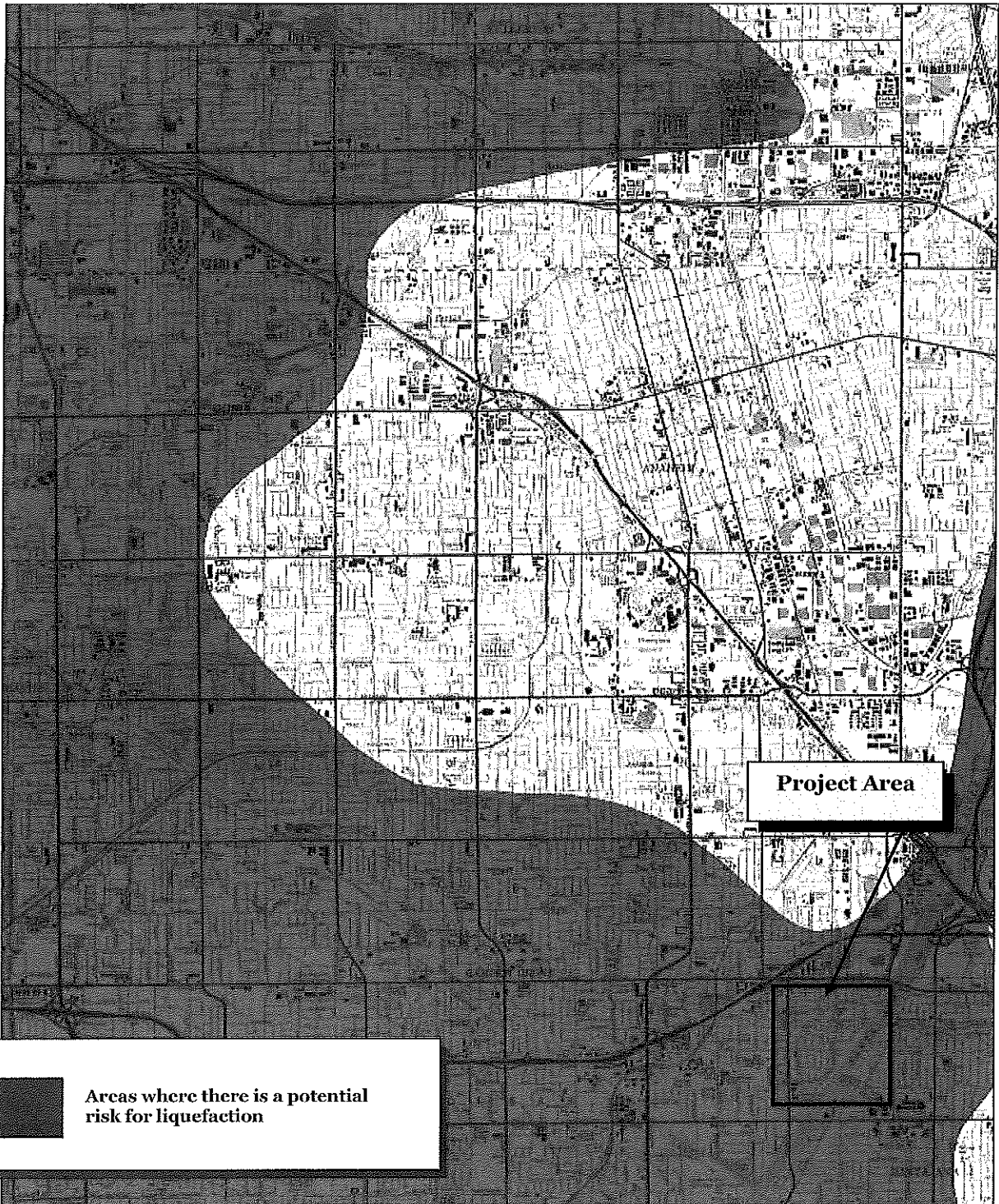


EXHIBIT 3-4
LIQUEFACTION RISKS
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

- C. *Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?* • *Less than Significant Impact.*

The project will retain all of the existing on-site improvements and no new construction will be required. Since no new construction will be required, no impacts related to the destabilization of the underlying soils will occur. As indicated previously, the surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-5). Lateral spreading is not anticipated to occur because previous construction activities have compressed the native soils that underlie the project site, thus altering their native characteristics. The project site is not prone to subsidence because subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁴⁹ The soils that underlie the project site will not be disturbed and have been altered to accommodate the existing development. In addition, there will be no grading required for the project and the project will continue to receive water from the existing City water line. Since the project will not inadvertently drain an underground water table, no impacts regarding subsidence will occur. As noted previously, the project site is located within a liquefaction zone. The project will convert an existing office building to a funeral home and no new construction will be required. Thus, the impacts regarding liquefaction will be less than significant since the project will operate from an existing office building. Furthermore, the risk of liquefaction is no greater in and around the project site than for the rest of the area. As a result, the potential impacts will be less than significant.

- D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial risks to life or property?* • *No Impact.*

The Web Soil Survey, which is available on the United States Geological Survey website, was consulted to identify the soils that underlie the project site. According to the Web Soil Survey, the project site is underlain by Metz loamy sand soils.⁵⁰ Shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay is not present in the composition of Metz soils.⁵¹ The analysis of geological resources indicated that no impacts regarding expansive soil would preclude the site's development.

- E. *Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* • *No Impact.*

No septic tanks will be used as part of proposed project. The proposed project will continue to be connected with the sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

⁴⁹ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidence-support.co.uk/what-causes-subsidence.html>

⁵⁰ United States Geological Survey. *Web Soil Survey*. <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁵¹ United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Los Angeles County, California*. Revised 1969.

3.6.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any impacts related to earth and geology. As a result, no mitigation measures are required.

3.7 GREENHOUSE GAS EMISSIONS IMPACTS

3.7.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.7.2 ENVIRONMENTAL ANALYSIS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.*

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.⁵² However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above-natural levels. The proposed project will involve the operation of a cremator. Human remains (and possibly caskets) placed in a cremator are burned at temperatures between 1,400 to 1,800 degrees Fahrenheit. The toxic byproducts of cremation include mercury; carbon monoxide; nitrogen oxide; carbon dioxide, sulfur oxide; and volatile acids such as hydrogen chloride, hydrogen fluoride, and Carbon Dioxide.⁵³ Mitigation measures are provided in Section 3.3 to control particulate, heavy metal, and toxic materials emissions. These mitigation measures will be effective in controlling the GHGs that are typically emitted by cremators. Table 3-5 summarizes annual greenhouse gas emissions from build-out of the proposed project. The SCAQMD has recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons per year of CO₂E (MTCO₂E) for commercial projects; 3,500 MTCO₂E per year for residential projects; 3,000 MTCO₂E per year for mixed-use projects; and 7,000 MTCO₂E per year for industrial projects. As indicated in Table 3-5, the CO₂E total for the project is 2,001.59 pounds per day or 0.90 MTCO₂E per day. This figure translates into approximately 328 MTCO₂E, which is below the threshold of 1,400 MTCO₂E for commercial projects. In addition, the construction emissions are below the SCAQMD's daily and quarterly construction emissions. As a result, the impacts will be less than significant.

⁵² California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

⁵³ University of Virginia. *Metals in Medicine and the Environment-Cremation Waste and Toxins*.
<http://faculty.virginia.edu/metals/cases/huffman1.html>

**Table 3-5
 Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-Term Area Emissions	--	--	--	--
Long-Term Energy Emissions	132.67	--	--	133.48
Long-Term Mobile Emissions	1,866.62	0.07	--	1,868.10
Total Long-Term Emissions	1,999.30	0.07	--	2,001.59

Source: California Air Resources Board, CalEEMod [CalEEMod V. 2013 2.2.

B. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.*

The proposed project will be consistent with the California Environmental Protection Agency Climate Action Team's proposed early action measures to mitigate climate change. These early action measures are designed to ensure that projects meet the Governor's climate reduction target, and are documented in the *Climate Action Team Report to Governor Schwarzenegger at the Legislature*, March 2006. The early action measures are also included in the CARB Scoping Plan and are mandated under AB-32. A listing of relevant CARB Scoping Plan Measures/Recommended Actions needed to obtain AB-32 goals, as well as the Governor's Executive Order, is referenced in Table 3-6. AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State.

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home. The building's total floor area will remain unchanged and no new additional floor area will be provided. The existing parking will remain unaffected by the proposed project. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15, the Country's most ambitious policy for reducing Greenhouse Gas Emissions on April 29, 2015. E.O. B-30-15 calls for a 40 percent reduction in greenhouse gas emissions below 1990 levels by 2030.⁵⁴ The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions passed and/or recommended by the State of California, the United States EPA, the Attorney General, and the CARB. As a result, no impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are anticipated.

⁵⁴ Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030*. <http://gov.ca.gov/news.php?id=18938>

**Table 3-6
 Selected Recommended Actions for Climate Change**

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
E-1	Electricity and Natural Gas	Increased Utility Energy Efficiency Programs More Stringent Building and Appliance Standards	Yes	No
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	No	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	Yes	No
CR-2	Electricity and Natural Gas	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	No	No
W-1	Water	Water Use Efficiency	Yes	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	Yes	No
W-4	Water	Reuse Urban Runoff	No	No
W-5	Water	Increase Renewable Energy Production	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

Of the relevant measures identified in Table 3-7, those that would be considered to be applicable to the proposed project include actions related to electricity and natural gas use and water conservation. The proposed project would not conflict with adopted initiatives that are designed to control GHG emissions in the coming years. The project will involve the reuse of an existing urban property and *infill development* is seen as an important strategy in reducing regional GHG emissions. Therefore, the proposed project will not be in conflict with the State's recommended actions for addressing climate change. As a result, the impacts will be less than significant.

3.7.3 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that the potential GHG impacts associated with the project's implementation would be less than significant. As a result, no mitigation measures are required.

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of 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;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport that would result in a safety hazard for people residing or working in the project area;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild land fire.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home and crematorium. The building's total floor area will remain unchanged and no new additional floor area will be provided. The existing parking will remain unaffected by the proposed project. The project's operation will involve the cremation and/or embalming of bodies within a 19,460 square-foot office building. Bodies transported to the facility may be embalmed, though it is not necessary if the body will be cremated immediately upon arrival. Embalming is typically done when there is an extended period of time between the body's arrival at the facility and when the body is

buried or cremated. Embalming is also done to preserve the body and help retain a lively appearance for viewings. Bodies are also embalmed when they are transported to different locations via air or rail. Embalming fluids are placed into different categories such as cavity embalming fluids and arterial embalming fluids. These fluids are composed of methanol, phenol, and formaldehyde. Concentrations of methanol are typically greater in embalming fluid than formaldehyde. Embalming fluid is usually colorless and has a strong pungent odor. Embalming fluid may be harmful if swallowed and is toxic in contact with skin. Exposure to embalming fluid may cause severe skin burns, eye damage, damage to internal organs, genetic defects, and is suspected of damaging fertility. Exposure may also lead to cancer or birth defects in unborn children. Permanent brain and/or nervous system damage may be sustained due to exposure to embalming fluid.⁵⁵

The project Applicant will be required to adhere to all safety standards identified by the National Funeral Directors Association's Environmental Best Practices and Formaldehyde Best Management Practices. In addition, future employees involved in the preparation of bodies must strictly adhere to all of the directions included in the safety data sheets provided in conjunction with the embalming chemicals. The safety data sheets will identify directions for safe use, handling, disposal, and clean up of embalming fluids. The project Applicant will also be required to adhere to all pertinent standards outlined by the United States EPA, the Clean Air Act, and the Clean Water Act. Adherence to all applicable regulations and directions identified in the safety data sheets will reduce potential impacts to levels that are less than significant.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.

The proposed project involves the conversion of an office building into a funeral home. The funeral home will come equipped with a cremator, which may be used to incinerate bodies placed in a casket. Embalming activities will also take place on-site, though the embalming process is not required for bodies that will be cremated. The chemicals used for embalming were discussed in the previous subsection. As indicated in Sections 3.3 and 3.7, the toxic byproducts of cremation include mercury, carbon monoxide, nitrogen oxide, carbon dioxide, sulfur oxide, and volatile acids.⁵⁶ According to the University of Virginia, a study by the Cremation Association of North America has found that filtering crematorium fumes has little effect on the toxins released. However, when compared to yearly toxin release worldwide, crematoriums contribute only a very small fraction of harmful compounds or greenhouse gases. Even though fossil fuels are generally used as a heat source, cremation contributes very little to atmospheric, water or soil pollution by metals such as mercury, lead, or cadmium or by greenhouse gases such as carbon dioxide.⁵⁷ Therefore, the potential impacts will be less than significant.

⁵⁵ Kelco Supply. *Viscerol 30 – Multi-Phase Formula*. http://www.kelcosupply.com/pdfs/Viscerol30_SDS.pdf

⁵⁶ University of Virginia. *Metals in Medicine and the Environment-Cremation Waste and Toxins*. <http://faculty.virginia.edu/metals/cases/huffman1.html>

⁵⁷ Ibid.

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • Less than Significant impact.*

Riverdale Elementary School is located approximately one-quarter of a mile southeast of the project site along Lewis Street.⁵⁸ As noted previously, the project will release minimal amounts of toxic materials into the atmosphere as cremations are performed. These materials include mercury, carbon dioxide, carbon monoxide, nitrogen oxide, carbon dioxide, sulfur oxide, and volatile acids such as hydrogen chloride and hydrogen fluoride. The materials emitted into the air by the cremator will be filtered. The amount of pollutants released into the air will be minor (refer to Section 3.3, 3.7, and 3.8.2.B). In addition, the project will require the transportation, use, and disposal of embalming fluid, which contains formaldehyde, methanol, and other proprietary blends. The use of such materials will not affect any nearby schools with strict adherence to all pertinent handling, storage, and transportation requirements. As a result, the potential impacts will be less than significant.

D. *Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.*

A search was conducted through the California Department of Toxic Substances Control Envirostor website to determine whether the project site is listed in the database as a Cortese site. The project site is not identified on the list.⁵⁹ Since the proposed project will not be located on a site included on list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, no impacts will occur.

E. *Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.*

The project site is not located within two miles of an operational public airport. The nearest airport, Fullerton Municipal Airport, is located approximately 8.13 miles to the northwest along Commonwealth Avenue.⁶⁰ According to the Airport Environs Land Use Plan prepared by the Orange County Airport Land Use Commission for the Fullerton Municipal Airport, the proposed project is not located within the Runway Protection Zones (RPZ) of the aforementioned airport.⁶¹ Other airports in the area include the Los Alamitos Army Airfield which is located approximately 9.2 miles from the project site, and the John Wayne Airport which is located approximately 10.3 miles from the project site. Essentially, the proposed project will not introduce a building that will interfere with the

⁵⁸ Google Earth. Site accessed February 26, 2016.

⁵⁹ California Department of Toxic Substances Control. *Envirostor*. <http://www.envirostor.dtsc.ca.gov/public/>.

⁶⁰ Google Earth. Site accessed February 4, 2016.

⁶¹ Airport Land Use Commission/ Airport Environs Land Use Plan for Fullerton Municipal Airport. AELUP Height Restriction Zone for FMA map. Document amended November 18, 2004.

approach and take off of airplanes utilizing any of the aforementioned airports. As a result, no impacts are anticipated.

F. Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? • No Impact.

The project site is not located within two miles of a *private* airstrip.⁶² As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip and no impacts are anticipated.

G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will Garden Grove Boulevard be closed to traffic during the construction phases. The construction plans will be reviewed by the City to identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued access. As a result, no impacts are associated with the proposed project's implementation.

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

The project area is developed as are the surrounding properties. There are no areas of native vegetation found within the project site or in the surrounding properties that could provide a fuel source for a wildfire.⁶³ As a result, there are no impacts associated with potential wildfires from off-site locations.

3.8.3 MITIGATION MEASURES

The analysis determined that no significant impacts related to hazardous materials or human health would be associated with the proposed project's implementation. As a result, no mitigation is required.

⁶² United States Geological Survey. *Garden Grove 7 1/2 Minute Quadrangle*. 1994.

⁶³ Ibid.

3.9 HYDROLOGY & WATER QUALITY IMPACTS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area 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;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on-site or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • No Impact.*

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home and crematorium. The building's total floor area will remain unchanged and no new additional floor area will be provided. The amount of impervious surfaces that cover the site will not

change with the implementation of the proposed project. In addition, the site's topography will not significantly change. As a result, there will not be an increase in either peak run-off volumes or peak run-off velocity. The existing parking will remain unaffected by the proposed project.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause 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)? • No Impact.

The proposed project will continue to be connected to the City's utility lines and is not anticipated to deplete groundwater supplies through the consumption of the water (water consumption impacts are analyzed in Section 3.17.2.D). As a result, no impacts will occur.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? • No Impact.

The proposed project will not alter the existing drainage pattern of the site because the project will retain all of the existing on-site improvements. Since the project will not alter the site's existing drainage patterns, no impacts regarding water runoff generated erosion or siltation will occur. There are three rivers located in the vicinity of the project site. These rivers are all channelized and include the Santa Ana River, located 0.93 miles to the northeast of the project site; the East Garden Grove Wintersburg Channel, located 0.60 miles to the west of the project site; and the Santiago Channel, located 0.71 miles to the southeast.⁶⁴ The proposed project will be restricted to the designated project site and will not affect any of the aforementioned rivers. As a result, no impacts will occur.

D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? • No Impact.

As noted in Subsection 3.9.2.C, the proposed project will not alter the existing drainage pattern of the site because the project will retain all of the existing on-site improvements. As a result, no impacts are anticipated.

E. Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? • No Impact.

The stormwater runoff will continue to be conveyed to local storm drains via the curb and gutters. The nature and extent of stormwater runoff ultimately discharged into the existing storm drain system will not change from the existing levels. As a result, no impacts are anticipated.

⁶⁴ Google Earth. Site accessed February 25, 2016.

F. Would the project otherwise substantially degrade water quality? • No Impact.

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any contaminated water wells. The search yielded no results.⁶⁵ As a result, no impacts will occur.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.

According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, the proposed project site is located in Zone X (refer to Exhibit 3-5). This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁶⁶ In addition, the proposed project will utilize the existing office building. The Applicant never intended to construct housing units as part of the proposed project. As a result, no impacts related to flood flows are associated with the proposed project's implementation.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁶⁷ Thus, no impacts will result with the implementation of the proposed project.

I. Would the project expose people or structures to a significant risk of loss, injury, or death, involving flooding as a result of the failure of levee or dam? • Less than Significant Impact.

The project site and the majority of the City are located within an area that could be subject to flows due to failure or overflow at the Prado Dam. Inundation from dam failure will potentially affect the entire City. The primary impact associated with potential dam failure will be related to property damage since flood water will be relatively shallow and the flood water releases would be gradual.⁶⁸ As a result, the potential impact is considered to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The project site is located approximately ten miles inland from the Pacific Ocean and, as a result, would not be exposed to the effects of a tsunami. In addition, there are no surface water bodies in the immediate area of the project site that would result in a potential seiche hazard.

⁶⁵ Geotracker GAMA. <http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp>. Site accessed February 25, 2016.

⁶⁶ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁶⁷ Ibid.

⁶⁸ United States Army Corps of Engineers, Los Angeles District. Dam Safety Program. <http://www.spl.usace.army.mil/Media/FactSheets/tabid/1321/Article/477349/dam-safety-program.aspx>.



EXHIBIT 3-5
FEMA FLOOD MAP
SOURCE: FEMA

3.9.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant hydrology or water quality impacts. As a result, no mitigation is required.

3.10 LAND USE & PLANNING IMPACTS

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The physical division and disruption of an established community;
- A conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or,
- A conflict with any applicable habitat conservation or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community?* • *No Impact.*

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home and crematorium. The building's total floor area will remain unchanged and no new additional floor area will be provided. The proposed project will be restricted to the project site and will not divide or disrupt any residential neighborhood. Moreover, the proposed project will not result in an incompatible land use since the adjacent uses consist of offices and retail uses. As stated previously, the project site is designated as *Light Commercial* in the City of Garden Grove General Plan (refer to Exhibit 3-6). In addition, the project site is zoned *C-2 (Community Commercial)* (refer to Exhibit 3-7). No Zone Change is required to accommodate the proposed use, though the project will be subject to a Conditional Use Permit (CUP). As a result, no impacts are anticipated.

B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* • *Less than Significant Impact.*

The project site is designated as *Light Commercial* in the City of Garden Grove General Plan. The properties located to the south of the project site are designated as *Low Density Residential* in the City's General Plan. The properties to the north are designated as *Heavy Commercial* and *Industrial*. The properties to the east and west are designated as *Light Commercial*. No General Plan Amendment is required to accommodate the proposed project. The project site is zoned *C-2 (Community Commercial)*. The properties to the east and west of the project site are also zoned *C-2*. The properties located to the south are zoned *R-1-7 (Single Family Residential)* while the property located to the north is zoned *C-3 (Heavy Commercial)*. No Zone Change is required to accommodate the proposed use, though the project will be subject to a CUP. Exhibit 3-6 depicts the area's General Plan designations while Exhibit 3-7 shows the area's zoning designations.

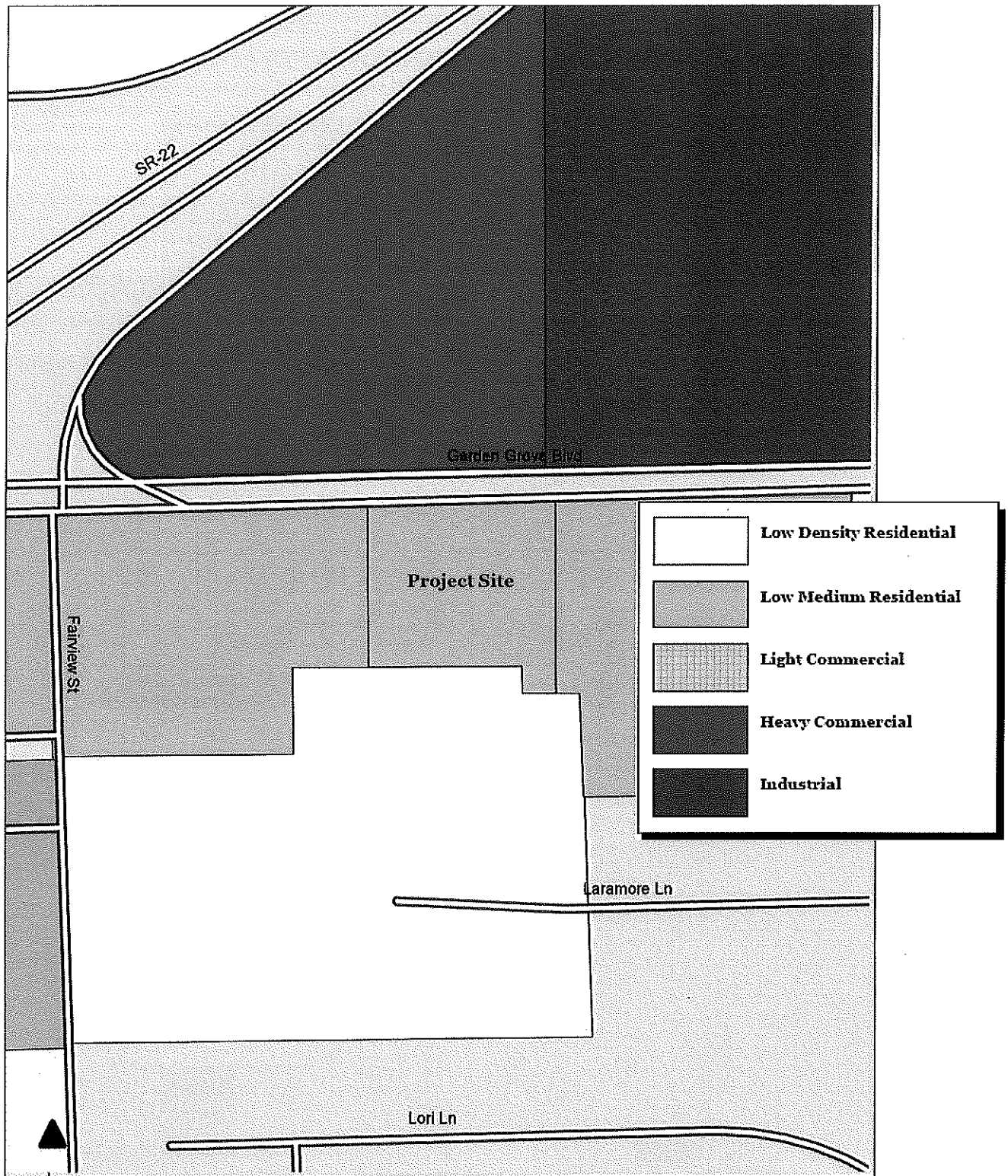


EXHIBIT 3-6
CITY OF GARDEN GROVE GENERAL PLAN MAP
SOURCE: QUANTUM GIS

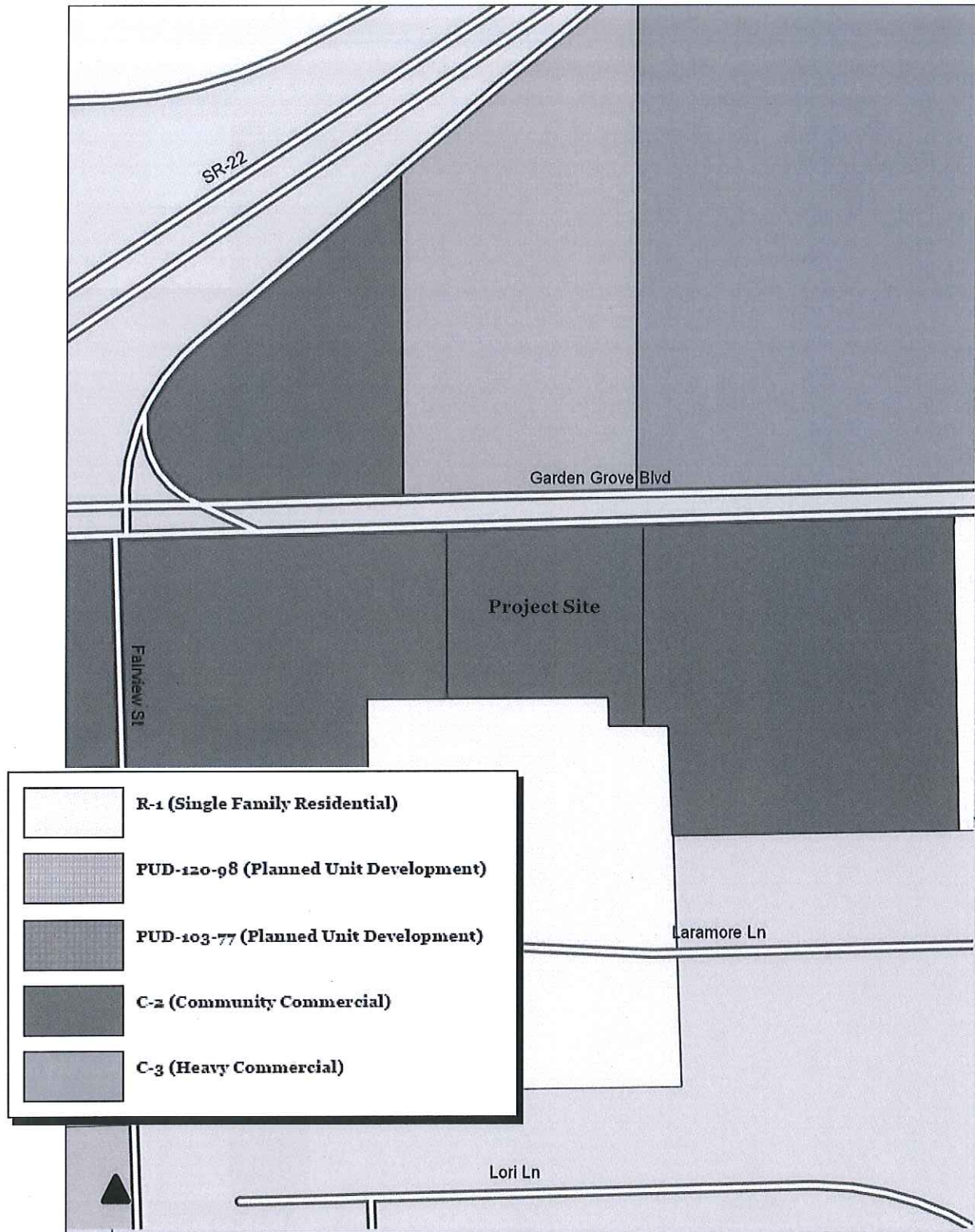


EXHIBIT 3-7
CITY OF GARDEN GROVE ZONING MAP
SOURCE: QUANTUM GIS

The approval of the CUP will reduce potential impacts to levels that are less than significant because the accompanying development will conform to the individual Zoning and General Plan designations.

C. Will the project conflict with any applicable habitat conservation or natural community conservation plan? • No Impact.

The project site is located within an urban area and no natural habitats are found on the project site or within the adjacent properties.⁶⁹ The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or State habitat conservation plans will result from the proposed project's implementation.

3.10.3 MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

⁶⁹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 9, 2016.

3.11 MINERAL RESOURCES IMPACTS

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- 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.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?* • *No Impact.*

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no active or abandoned wells located on-site. The nearest well identified by the California Division of Oil, Gas, and Geothermal Resources is located 0.60 miles to the northeast.⁷⁰ The well was formerly operated by Chevron and was abandoned by 1929.⁷¹ The implementation of the proposed project will not impact this well or any other wells located throughout the City.

B. *Would the project 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?* • *No Impact.*

There is no mineral, oil, or energy extraction and/or generation activities located within the project site. Moreover, the proposed project will not interfere with any well extraction activities. Therefore, no impacts will result from the implementation of the proposed project.

3.11.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

⁷⁰ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder.* <http://maps.conservation.ca.gov/doggr/#close>

⁷¹ California, State of. Department of Conservation. *Report of Property and Well Transfer.* https://secure.conservation.ca.gov/WellRecord/059/05901240/05901240_DATA_09-27-2012.PDF

3.12 NOISE IMPACTS

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of people 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;
- The exposure of people to, or generation of, excessive vibration or ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Located within an area with 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, where the project would expose people to excessive noise levels; or,
- Located within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in exposure of people 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? • Less than Significant Impact.*

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-8. Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as *spreading loss*. Due to spreading loss, noise decreases with distance. The City of Garden Grove's noise control regulations are included in Title 8, Chapter 47 (Noise Control) of the Municipal Code. The State of California has mandated that local governments prepare a noise element as part of their general plans. The Garden Grove Noise Element contains noise guidelines with respect to land use and noise exposure compatibility (refer to Exhibit 3-9). These standards are contained in the Garden Grove General Plan Noise Element (page 7-7; Table 7-1).

Noise Levels – in dBA

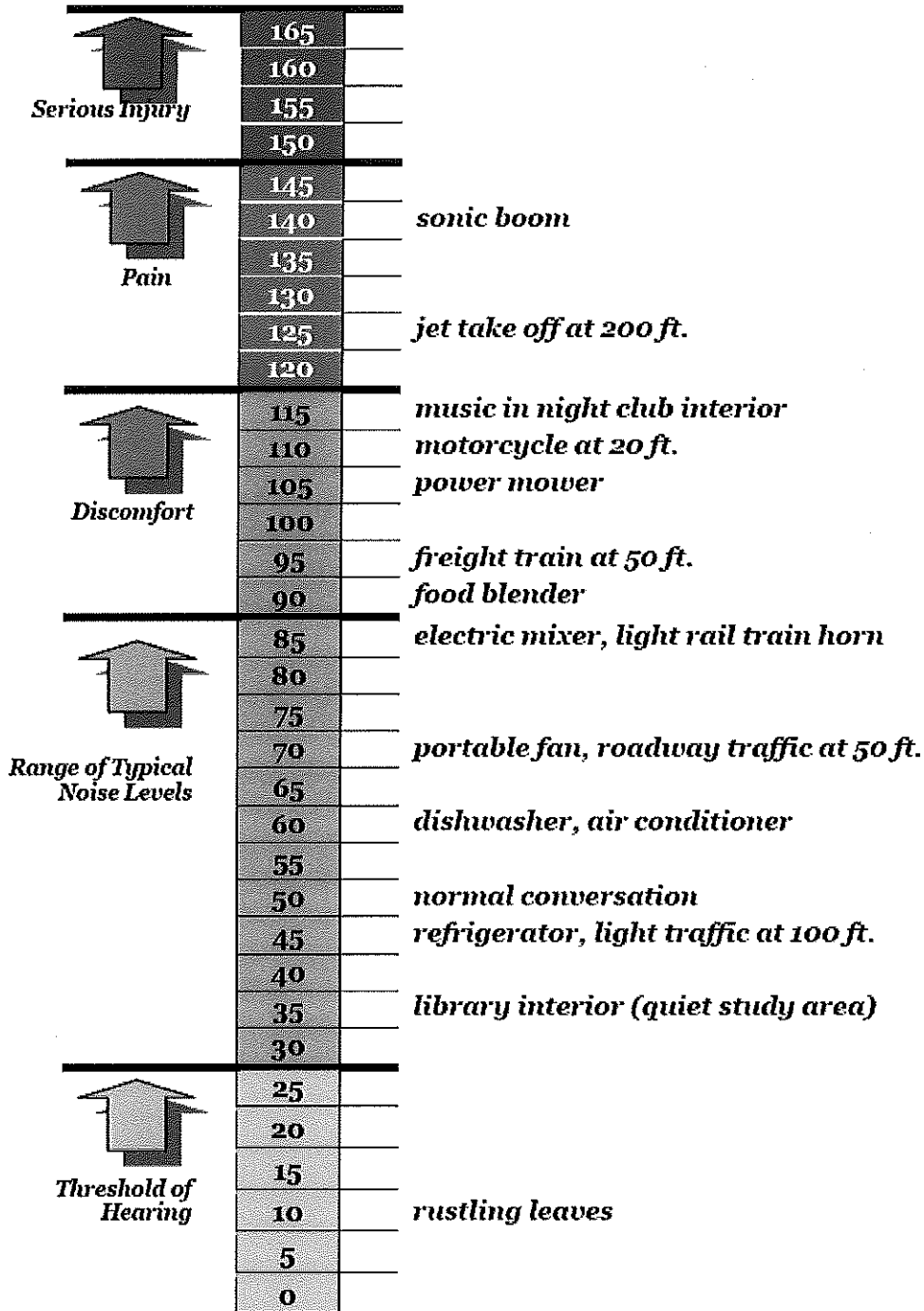


EXHIBIT 3-8
TYPICAL NOISE LEVELS FROM COMMON ACTIVITIES

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

City of Garden Grove Noise and Land Use Compatibility Standards

Land Use Category	Community Noise Exposure (L _{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA
NA: Not Applicable				
Source: Office of Planning and Research, California, <i>General Plan Guidelines</i> , October 2003.				
Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.				
Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.				
Normally Unacceptable – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.				
Clearly Unacceptable – New construction or development should generally not be undertaken.				

City of Garden Grove 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	65 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
	Industrial Uses	70 dBA	Any Time
Source: City of Garden Grove, <i>Municipal Code, Section 8.47, Noise Control</i> , 2005.			

EXHIBIT 3-9
NOISE AND LAND USE COMPATIBILITY, CITY OF GARDEN GROVE
GENERAL PLAN
 SOURCE: CITY OF GARDEN GROVE

The proposed project will be required to conform to all pertinent City noise regulations. In addition, the implementation of the proposed project will not expose future employees to excessive noise because the use that is contemplated for development is not a noise sensitive receptor. The potential construction noise impacts are discussed under Section 3.12.2.D. As a result, the impacts are less than significant.

B. Would the project result in exposure of people to, or generation of, excessive groundborne vibration or groundborne noise levels? • Less than Significant Impact.

The current noise environment within the project area is dominated by traffic noise emanating from Garden Grove Boulevard. The major source of noise from the proposed project itself will be related to vehicle noise (horns, alarms, etc.) from the internal drive-aisle and parking area. Once operational, the project will not result in the exposure of people (employees and nearby residents) to excessive groundborne noise levels because the project will be required to conform to the requirements included in the City's Noise Control Ordinance. Furthermore, the project is not a noise sensitive use. Adherence to the noise control regulations outlined in Title 8, Chapter 47 (Noise Control) of the Municipal Code will reduce potential impacts to levels that are less than significant. The cumulative traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The cumulative traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant. The proposed project will be required to adhere to all pertinent City noise regulations. As a result, the potential impacts will be less than significant.

D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home. The building's total floor area will remain unchanged and no new additional floor area will be provided. The proposed project will retain all of the existing on-site improvements. As indicated previously, the proposed project will use the existing office building and no new additional floor area will be required. However, the project's implementation will require minor interior modifications. Two types of noise impacts could occur during the construction phase: the transport of workers and noise from construction equipment. While there will be a limited duration for the construction activities, all construction activities must adhere to the City's noise control requirements. The demolition of interior walls must adhere to the requirements of the City of Garden Grove Noise

Control Ordinance.⁴⁵ The aforementioned noise control regulations will limit construction noise levels and construction times, and will reduce the potential demolition and construction noise impacts to levels that are less than significant.

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? • No Impact.

The project site is located approximately 8.13 miles to the southeast of the Fullerton Municipal Airport.⁷² The project site is not located within the Fullerton Airport's Runway Protection Zone (RPZ), nor is the site located within the airport's 60 Community Noise Equivalent Level (CNEL) boundary. According to the Airport Environs Land Use Plan (AELUP) for the Fullerton Municipal Airport, the project site is not located in the Federal height restriction zones for the Fullerton Municipal Airport.⁷³ In addition, the proposed project is not located within the RPZ, CNEL boundary, or FAR Part 77 height restrict zone for the Joint Forces Training Base in Los Alamitos.⁷⁴ Other airports in the area include the Los Alamitos Army Airfield which is located approximately 9.2 miles from the project site, and the John Wayne Airport which is located approximately 10.3 miles from the project site. Therefore, the proposed project and its future patrons and employees will not be exposed to excessive noise levels generated by aircraft approaching or taking off from any nearby airports. As a result, no impacts will occur.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of a private airstrip and no private airports are located in the City.⁷⁵ As a result, no noise impacts from a private airstrip will affect the project site.

3.12.3 MITIGATION MEASURES

The analysis of potential noise impacts indicated no significant noise impacts would result from the proposed project's implementation. As a result, no mitigation is required.

⁷² Google Earth. Site accessed February 25, 2016.

⁷³ Airport Land Use Commission/ Airport Environs Land Use Plan for Fullerton Municipal Airport. AELUP Height Restriction Zone for FMA map. Document amended November 18, 2004.

⁷⁴ Ibid.

⁷⁵ United States Geological Survey. TerraServer USA. *The National Map — Garden Grove, California*. July 1, 1979.

3.13 POPULATION & HOUSING IMPACTS

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project)? • No Impact.*

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home and crematorium. The building's total floor area will remain unchanged and no new additional floor area will be provided. The proposed project does not include the construction of any new residential units. Therefore, the proposed project will not directly induce any level of population growth. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. According to the Growth Forecast Appendix prepared by SCAG for the 2012-2035 Regional Transportation Plan (RTP), the City of Garden Grove is projected to lose a total of 1,100 jobs through the year 2035.⁷⁶ A total of five new jobs will be created upon the implementation of the proposed project. The City's current unemployment rate is five percent as of December 2015. This unemployment rate means that approximately 4,300 City residents are currently unemployed.⁷⁷ The implementation of the proposed project will aid the City in reducing its unemployment rate. As a result, no impacts will occur.

B. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.*

As indicated previously, there are no housing units located on-site. No housing units will be displaced as a result of the proposed project's implementation. As a result, no impacts related to housing

⁷⁶ Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2012-2035*. April 2012.

⁷⁷ State of California Employment Development Department. *Labor Force and Unemployment Rate for Cities and Census Designated Places*. [Labormarketinfo.edd.ca.gov](http://labormarketinfo.edd.ca.gov)

displacement will result from the proposed project's implementation.

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • No Impact.

The site is occupied by a vacant office building and there are no housing units located on-site. As a result, no impacts regarding the displacement of residents will occur.

3.13.3 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.14 PUBLIC SERVICES IMPACTS

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *public facilities*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The Garden Grove Fire Department (GGFD) provides fire and emergency services to the project site. The GGFD operates seven fire stations within its service area. The nearest station to the project site is Garden Grove Fire Department Station 3, which is located 1.06 miles to the southwest of the project site along the south side of Trask Avenue.⁷⁸ The proposed project will be subject to review and approval by the GGFD to ensure that fire safety and fire prevention measures are incorporated into the project. The GGFD currently reviews all new development plans, and the project will be required to conform to all fire protection and prevention requirements, including, but not limited to, building

⁷⁸ Google Earth. Site accessed February 25, 2016.

setbacks, emergency access, the availability of fire hydrants, use of interior sprinklers, etc.⁷⁹ GGF conditions of approval will be incorporated into the applicable plans prior to the issuance of building permits. As a result, the impacts will be less than significant.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection services? • Less than Significant Impact.

The Garden Grove Police Department (GGPD) provides law enforcement services to the City. The GGPD operates from a central facility located in the Civic Center complex (11301 Acacia Parkway). The proposed site plan and other required improvements must be reviewed by the GGPD. Any Department's conditions of approval must be incorporated into the applicable plans prior to the issuance of building permits. The implementation of these conditions will reduce the level of impact to levels that are less than significant.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives relative to school services? • No Impact.

The proposed project will not involve any development and/or uses that could potentially affect school enrollments. Nevertheless, the project Applicant will be required to pay development fees to the local school districts. As a result, no impacts on schools will result.

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in other public facilities? • No Impact.

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. As a result, no impacts are anticipated.

3.14.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

⁷⁹ City of Garden Grove. <http://www.ci.garden-grove.ca.us/fire/generalinfo>

3.15 RECREATION IMPACTS

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • No Impact.

The City of Garden Grove Community Services Department operates and maintains 26 public parks and recreational facilities located throughout the City. No parks are located adjacent to the site. The nearest park is Westhaven Park, located approximately 1.33 miles to the northwest.⁸⁰ Due to the nature of the proposed project (crematorium and funeral home), no increase in the usage of City parks and recreational facilities is anticipated to occur. In addition, the proposed project will not result in a development that could potentially physically alter any public park facility or service. As a result, no impacts will result.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

The proposed project would not result in any development that would potentially increase the demand for recreational facilities and services. As a result, no impacts are anticipated.

3.15.3 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

⁸⁰ Google Earth. Site accessed February 25, 2016.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- 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;
- A conflict with an applicable congestions 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;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate parking capacity;
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause 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? • Less than Significant Impact.*

Trip generation rates are developed by the ITE (Institution of Transportation Engineers) in their *Trip Generation Manual*, 9th Edition, 2012. However, trip generation rates for funeral/crematoria are not listed in the ITE's trip generation manual. For this reason, the trip rates for the proposed use were developed and are based on the following assumptions:

- The total employment for the proposed use will be five persons. The fulltime staff person will work during the business day while the four support staff will be involved embalming/site

preparation, maintenance, and other support activities. The five employees are projected to generate 20 trip ends per day (a single trip is equal to two trip ends [one inbound trip and one outbound trip]). In addition, up to 6 trips (trip ends) per day were assumed for the transport of remains (pick up and removal) and visits by vendors.

- The applicant has indicated that no more than two services would be conducted on any business day. In addition, viewings may be done during normal business operations. To calculate the trip generation for the viewings and services, the occupancy loading of viewing rooms 1 through 3 were calculated. The occupancy was determined by dividing the total floor area of each viewing room by 25 square feet. This latter figure is the typical number to calculate occupancy loading for assembly uses (i.e. 25 square feet per person).
- The floor area of the three viewing rooms were calculated as follows: Viewing Room #1 has a floor area of 924 square feet; Viewing Room #2 has a floor area of 741 square feet; and Viewing Room #3 has a floor area of 450 square feet. This translates into a maximum potential occupancy of 40 persons for Viewing Room #1; 30 persons for Viewing Room #2; and 18 persons for Viewing Room #3.
- The patrons of the three viewing rooms would typically travel to and from the facility (two trip ends or a single trip). For purposes of a maximum case trip generation estimate, vehicle occupancy was assumed to be a conservative rate of two persons per vehicle. This translates into the following trip rates for the viewing rooms: 20 trips (40 trip ends) for Viewing Room #1; 15 trips (30 trip ends) for Viewing Room #2; and 9 trips (18 trip ends) for Viewing Room #3. Assuming two viewings and a memorial service on any given business day.

The trip generation rates for this project are shown in Table 3-7. As indicated in Table 3-7, the proposed project will generate 70 trips per day, with 3 vehicle trip ends per hour during the AM peak hour and ten vehicle trip ends per hour during the PM peak hour. Compared to the previous office use, the morning and evening peak hour trips generated by the proposed project will be less.

Table 3-7
Project Traffic Forecast

ITE Land Use Code/ Project Description	Daily Trips	AM Peak Hour	PM Peak Hour
Employees	20 trips	2 trips	2 trips
Pick Up, Vendors, etc.	6 trips	1 trip	1 trip
Viewing Room #1	20 trips	--	
Viewing Room #2	15 trips	--	
Viewing Room #3	9 trips	--	
Total Trips	70 trips	3 trips	3 trips

Source: Blodgett Baylosis Environmental Planning

The traffic volumes fall below the threshold of 50 peak hour trips that have been identified as requiring a project traffic study. The proposed project is an urban infill development that will be effective in reducing overall VMT. Therefore, a full traffic study is not required and the potential impacts will be less than significant.

B. Would the project result in a conflict with an applicable congestions 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? • No Impact.

In June 1990, the passage of the Proposition 111 gas tax increase required California's urbanized areas – areas with populations of 50,000 or more – to adopt a Congestion Management Program (CMP). The following year, Orange County's local governments designated the Orange County Transportation Authority (OCTA) as the Congestion Management Agency (CMA) for the County. As a result, OCTA is responsible for the development, monitoring, and biennial updating of Orange County's CMP. The nearest CMP intersection to the project site is the SR-22 freeway ramp connections with Harbor Boulevard. No other CMP intersections are located in the study area. As stated in the previous subsection, the project will generate 3 AM and PM peak hour trips. The number of peak hour trips generated by the proposed project will not be great enough to affect the aforementioned CMP intersection. As a result, no impacts to CMP intersections will result with the implementation of the proposed project.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The proposed project will not impact any Federal Aviation Administration (FAA) air traffic height restrictions. Finally, the project site is not located within an approach or take-off aircraft safety zone. Thus, no impacts will occur.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • No Impact.

The project will not require the construction of any new driveway connections with Garden Grove Boulevard. The design features of the project will not create any safety hazards since no modifications to any existing public roadways will occur. Furthermore, the project will not result in an incompatible use since the use that is contemplated for the site is consistent with the surrounding development. As a result, no impacts will occur. The project site currently provides a total of 76 parking spaces, including 45 standard parking spaces, 27 compact parking spaces, and 4 accessible parking spaces. Based on the recommended minimum of 70 parking spaces, more than sufficient on-site parking is currently provided at the project site. The following mitigation is required to ensure that adequate parking is provided at all times:

- To prevent overlapping parking demands, viewing periods should be scheduled at least one hour apart and should not occur simultaneously.

- The use of the building should be restricted to funeral home and related activities (e.g., crematory and mortuary) only.
- Subleasing of unused space should not be permitted to ensure the sole use of the establishment as a funeral home only."

E. Would the project result in inadequate emergency access? • No Impact.

The proposed project would not result in inadequate emergency access. The proposed project will be required to comply with conditions of approval established by the GGFD and the GGPD. As indicated previously, the GGFD and GGPD will review the site plan including all buildings, fences, drive gates, or other features that might affect emergency access. This review process, along with the project's compliance with the applicable regulations and standards, would ensure that adequate emergency access would be provided. As a result, no impacts are anticipated.

F.. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

The Orange County Transportation Authority (OCTA) operates several bus routes throughout the City of Garden Grove. The nearest bus route that serves the project site is OCTA Line 56 which extends along Garden Grove Boulevard. No bus stop is located along the project site's Garden Grove Boulevard frontage. The proposed project will not affect any existing bus stops and/or routes. In addition, the proposed project will not affect any nearby bicycle lanes or pedestrian facilities because there are none in the vicinity of the project site. As a result, no impacts will result from the proposed project's implementation.

3.16.3 MITIGATION MEASURES

The following mitigation is required to ensure that adequate parking is provided at all times:

Mitigation Measure No. 2 (Transportation & Circulation Impacts). To prevent overlapping parking demands, viewing periods should be scheduled at least one hour apart and should not occur simultaneously.

Mitigation Measure No. 3 (Transportation & Circulation Impacts). The use of the building should be restricted to funeral home and related activities (e.g., crematory and mortuary) only.

Mitigation Measure No. 4 (Transportation & Circulation Impacts). Subleasing of unused space should not be permitted to ensure the sole use of the establishment as a funeral home only."

3.17 UTILITIES IMPACTS

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Insufficient water supplies to serve the project from existing entitlements and resources, or need new or expanded entitlements;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or,
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.*

The City of Garden Grove's sewer system operates entirely using gravity flow and the effluent is conveyed to one of several of Orange County Sanitation District's (OCSD) sewer trunk lines.⁸¹ The Orange County Sanitation District (OCSD) is responsible for safely collecting, treating and disposing the wastewater generated by 2.5 million people living in a 479-square-mile area of central and northwest Orange County. The OCSD's system includes approximately 580 miles of sewer lines and two treatment plants located in the Cities of Fountain Valley and Huntington Beach. Through these facilities, OCSD collects, conveys, treats, and/or reclaims approximately 230 million gallons of wastewater generated daily in its service area. Wastewater from the City's local conveyance system is then conveyed to the OCSD trunk sewers and treated at the OCSD Plant No. 2 located in Huntington Beach. The OCSD Revenue Area 3 serves the City of Buena Park, La Habra, Garden Grove, Anaheim, Cypress, La Palma, Stanton, Los Alamitos, Westminster, and Fountain Valley. All sewage flow from

⁸¹ City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. <http://www.ci.garden-grove.ca.us/> (website accessed on September 8, 2015).

Revenue Area 3 is collected and treated at Treatment Plant No. 2, which is located at 22212 Brookhurst Street, Huntington Beach.⁸² The estimated average daily effluent received at Plant No. 2 is 127 million gallons (mgd). This facility currently has a total primary treatment capacity of 168 mgd, with an average daily treatment of approximately 127 mgd. Therefore, there is approximately 41 mgd of excess primary treatment capacity at OCS D Plant No. 2. Plant No. 2 also has 90 mgd of secondary treatment capacity. As indicated in Table 3-8, the proposed project is projected to generate 2,210 gallons of effluent on a daily basis, which is well under the capacity of the aforementioned WRPs. In addition, since no new floor area will be added to the building, there will be no difference in the amount of sewage generated on-site.

**Table 3-8
 Wastewater (Effluent) Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project	19,460 square feet of office	0.11 gals/unit	2,210 gals/day

Source: Blodgett Baylosis Environmental Planning 2016.

The proposed project will generate approximately 2,210 gallons per day of effluent. The proposed project will connect to an existing sewer line located along Garden Grove Boulevard. The existing sewer lines have sufficient capacity to accommodate the projected flows and adequate sewage collection and treatment are currently available. As a result, the potential impacts are less than significant.

B. Would the project 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 impacts? • No Impact.

As indicated previously, the proposed project will generate approximately 2,210 gallons of wastewater a day. The proposed project will connect to an existing sewer line located along Garden Grove Boulevard. The estimated average daily effluent received at Plant No. 2 is 127 million gallons (mgd). This facility currently has a total primary treatment capacity of 168 mgd, with an average daily treatment of approximately 127 mgd. Therefore, there is approximately 41 mgd of excess primary treatment capacity at OCS D Plant No. 2. Plant No. 2 also has 90 mgd of secondary treatment capacity. The future wastewater generation will be within the treatment capacity of the OCS D Plant No.2. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts will occur.

⁸² City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. <http://www.ci.garden-grove.ca.us/> (website accessed on September 8, 2015).

C. *Would the project 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? • No Impact.*

The City of Garden Grove is served by the County of Orange, Orange County Flood Control District (OCFCD), which operates and maintains regional and municipal storm drainage facilities. The project will utilize the existing stormwater drainage system. In addition, no new floor area will be added to the building and the current amount of landscaping and on-site pavement will remain the same. Therefore, there will be no change in the amount of storm water runoff since the project will retain the site's existing characteristics and improvements. Once operational, the proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The project proposes new impervious surfaces that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. As a result, there will not be an increase in either peak run-off volumes or peak run-off velocity and no impacts will occur.

D. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact.*

The City receives its water from two main sources: the Lower Santa Ana River Groundwater Basin and imported water from the Metropolitan Water District of Southern California (MWD). This imported water is treated at the Robert B. Diemer Filtration Plant located north of Yorba Linda and the F.E. Weymouth Treatment Plant in the City of La Verne.⁸³ Table 3-9 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 2,763 gallons of water on a daily basis. The proposed project will connect to an existing water line located along Garden Grove Boulevard.

**Table 3-9
 Water Consumption (gals/day)**

Use	Unit	Factor	Generation
Proposed Project	19,460 square feet of office	0.14 gals/unit	2,763 gals/day

Source: Blodgett Baylosis Environmental Planning 2016.

Governor Brown signed an Executive Order in April 2015 in which cities, including Garden Grove, are required to reduce their citywide water consumption by 28 percent. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. When considering the consumption from the previous office use, no net change will occur. As a result, the potential impacts will be less than significant.

⁸³ City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. <http://www.ci.garden-grove.ca.us/> (website accessed on September 8, 2015).

E. *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.*

The potential impacts on this issue are discussed herein in Section 3.17.2.A. No increase on wastewater treatment capacity and/or water supply commitments are required to accommodate the proposed project. As a result, the impacts are less than significant.

F. *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.*

As indicated in Table 3-10, the future daily solid waste generation is projected to be 116 pounds per day. The waste materials that will be transported off-site during the project's operation will be adequately handled by the existing facilities. Furthermore, this generation rate represents a small proportion of the total waste generated citywide. As a result, the impacts are expected to be less than significant.

**Table 3-10
 Solid Waste Generation (lbs/day)**

Use	Unit	Factor	Generation
Proposed Project	19,460 square feet of office	6 lbs/unit	116 lbs/day

Source: Blodgett Baylosis Environmental Planning 2016

F. *Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.*

The proposed project, like all other development in Garden Grove, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.17.3 MITIGATION MEASURES

The analysis of utilities impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity. The potential for cumulative impacts are outlined below:
 - The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. As a result, no cumulative aesthetic impacts are anticipated.
 - The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.
 - The proposed project's long-term operational emissions are not considered to represent a significant impact. As a result, the potential cumulative air quality impacts will be less than significant.
 - The impacts on biological resources are site specific. The proposed project will not involve any loss of protected habitat. The analysis also determined that the proposed project will not result in any impacts on protected plant and animal species. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.
 - The analysis herein determined that the proposed project would not result in any cumulative impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts are anticipated.
 - The analysis herein also determined that the proposed project would not result in any cumulative impacts related to the emissions of greenhouse gases. As a result, no cumulative impacts will result from the proposed project's implementation.
 - The potential cumulative impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed

project would not result in any impacts related to hazards and/or hazardous materials. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

- The potential cumulative impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any impacts. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determined that the proposed project will not result in any impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.
- The potential cumulative impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.
- The analysis indicated the proposed project would not result in any cumulative noise impacts. The stationary noise from the proposed residential development will be comparable to that associated with the existing residential use. The anticipated mobile noise impacts will be consistent with that considered in the Garden Grove General Plan. As a result, no cumulative noise impacts will occur.
- The analysis of potential population and housing impacts indicated that no cumulative impacts would result from the proposed project's implementation. As a result, no cumulative noise impacts related to population and housing will occur.
- The future development contemplated as part of the proposed project's implementation will not result in an incremental increase in the demand for emergency services. As a result, no cumulative impacts are anticipated.
- The analysis determined the proposed project would not result in any potential cumulative impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.
- The future development contemplated as part of the proposed project's implementation will result in an incremental increase in citywide traffic. However, the residential units address an existing need contemplated in the SCAG's RTP. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts related to water line and sewer line capacities are site specific. There is sufficient water and sewer infrastructure serving the project to provide capacity for the project at build-out and cumulatively. As a result, no cumulative impacts are anticipated.

- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- This Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will be* required.



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SECTION 5 REFERENCES

5.1 PREPARERS

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16388 Colima Road, Suite 206J
Hacienda Heights, CA 91745
(626) 336-0033

Marc Blodgett, Project Manager
Bryan Hamilton, Project Planner
Liesl Sullano, Project Planner

5.2 REFERENCES

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- California Administrative Code, *Title 24, Energy Conservation*, 1990.
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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS

MITIGATION MONITORING AND REPORTING PROGRAM

CONDITIONAL USE PERMIT (CUP) No. 073-2016
HEAVEN'S GATE FUNERAL HOME
13272 GARDEN GROVE BOULEVARD
GARDEN GROVE, CALIFORNIA



LEAD AGENCY:

CITY OF GARDEN GROVE
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1600 WEST BEVERLY BOULEVARD
GARDEN GROVE, CA 90640

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 EAST COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745

APRIL 12, 2016

GGRO 007

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1. OVERVIEW OF THE PROJECT

The proposed project will involve the conversion of an existing 19,460 square-foot office building into a funeral home. The project will utilize the existing building. The building's total floor area will remain unchanged and no new additional floor area will be provided. The project will require the demolition of nine office walls so as to create five new rooms and two larger rooms. The five new rooms will include: two new customer lounges, two viewing rooms, and the crematory. Four existing offices will be combined to create two new show rooms. The existing driveway, drive aisles, and parking areas will remain as-is. Access to the project site will continue to be provided by the existing driveway connection located at the northwest corner of the site along the south side of Garden Grove Boulevard. In addition, the existing on-site landscaping will remain. The main component of the project includes the installation of the "hot hearth" or cremation equipment. The project Applicant will use either an A-250-WH hot hearth or an A-200-HT hot hearth. Both models are produced by American Crematory Equipment Company. The project Applicant is Mr. Tuan Nguyen, Principal at Heaven's Gate Funeral Home Inc. with offices at 7845 Westminster Boulevard, Westminster, California 92863.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation monitoring and reporting program *will be* required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency *shall* be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The proposed project's air emissions are not considered to represent a significant adverse impact. However, since the project will require the installation of a cremator, the following mitigation is required:

Mitigation Measure No. 1 (Air Quality Impacts). All emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order.

Mitigation Measure No. 2 (Transportation & Circulation Impacts). To prevent overlapping parking demands, viewing periods should be scheduled at least one hour apart and should not occur simultaneously.

Mitigation Measure No. 3 (Transportation & Circulation Impacts). The use of the building should be restricted to funeral home and related activities (e.g., crematory and mortuary) only.

Mitigation Measure No. 4 (Transportation & Circulation Impacts). Subleasing of unused space should not be permitted to ensure the sole use of the establishment as a funeral home only."

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided below.

Measure	Enforcement Agency	Monitoring Phase	Verification
<i>Mitigation Measure No. 1 (Air Quality Impacts).</i> All emissions controls present on the cremator must be inspected on a weekly basis to ensure that the cremator and its ancillary emissions and operational equipment are in perfect working order.	City of Garden Grove Community Development Department and the SCAQMD	<i>Over the project's operational lifetime.</i> • Mitigation will continue over the project's operational lifetime.	Date: Name & Title:
<i>Mitigation Measure No. 2 (Transportation & Circulation Impacts).</i> To prevent overlapping parking demands, viewing periods should be scheduled at least one hour apart and should not occur simultaneously.	City of Garden Grove Community Development Department	<i>Over the project's operational lifetime.</i> • Mitigation will continue over the project's operational lifetime.	Date: Name & Title:
<i>Mitigation Measure No. 3 (Transportation & Circulation Impacts).</i> The use of the building should be restricted to funeral home and related activities (e.g., crematory and mortuary) only.	City of Garden Grove Community Development Department and Code Enforcement	<i>Over the project's operational lifetime.</i> • Mitigation will continue over the project's operational lifetime.	Date: Name & Title:

**TABLE 1
 MITIGATION-MONITORING PROGRAM**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><i>Mitigation Measure No. 4 (Transportation & Circulation Impacts). Subleasing of unused space should not be permitted to ensure the sole use of the establishment as a funeral home only.</i></p>	<p>City of Garden Grove Community Development Department and Code Enforcement</p>	<p><i>Over the project's operational lifetime.</i></p> <ul style="list-style-type: none"> • Mitigation will continue over the project's operational lifetime. 	<p>Date: Name & Title:</p>

HEAVEN'S GATE

FUNERAL SERVICES • MORTUARY • CEMATORY

MAY 2, 2016

City of Garden Grove Planning Commission
Mr. Chairman John O'neill, Mr. Mayor Bao Nguyen

We at Heaven's Gate Funeral Home, Inc. (also known as Tuan Nguyen – Nha Quan Thien Mon) would like to request your consideration of approval for a permit to operate a funeral home/mortuary/crematory at 13272 Garden Grove Blvd, Garden Grove, CA 92843 with **Conditional Use Permit No. CUP-073-2016**.

We have been serving the local communities such as Westminster, Garden Grove, Anaheim, Fountain Valley, and all nearby counties since 2002, benefiting all the Vietnamese family with their funeral needs at the best service and pricing. Throughout the years we have helped many families 24 hours a day, 7 days a weeks, furthermore we have helped numerous low income families and homeless individual with minimal or no cost funeral service in a way of giving it back to the communities that supported us.

We would like to open this facility under strict laws and regulations from the California Legislation, Bureau of Cemetery and Funeral, South Coast Air Quality District, and City of Garden Grove to insure the safety level of our practice. We understand that there are some concerns of the esthetic look and health risk among the community, after thorough research by an Environmental Engineering Specialist such risks assessed to be "less than significant" comparing to the benefit we would bring to the community. Hence, having this facility open will enable us to help more people in time of needs, make it more convenience for family gathering since the facility is local, providing more help to eligible people, in addition to increase the City of Garden Grove annual revenue. We can also be a place of intervention should there be any disease outbreak in years ahead when burial is not an option or when burial spaces has been deficient at local cemeteries, and yet the cost of burial land has been, currently and will be increasing significantly which make it more difficulty for family to bury their loves one in this economic down time.

We urge all decision making parties to review all documentations and studies that support finding on Heath Risk Assessment, and Environmental Study. We request your support and approval of our **Conditional Use Permit No. CUP-073-2016** so we can have the pleasure to offer our valuable services in the city of Garden Grove. Please find attachment of all the people whom we have helped and would like to have Heaven's Gate continuing services in the community near and far.

Respectful yours,



HEAVEN'S GATE

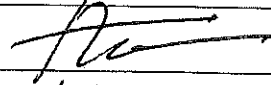
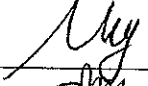
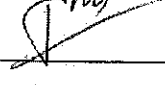
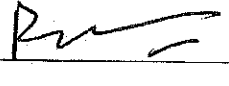
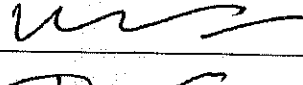
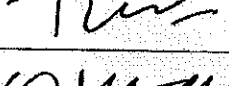
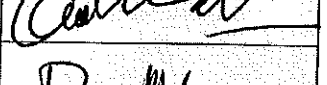
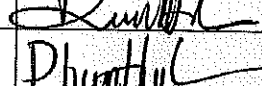
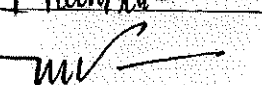
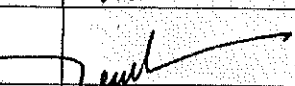

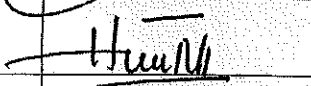

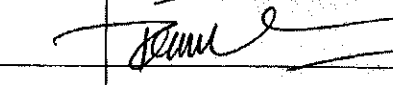
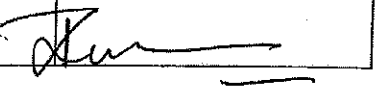

FUNERAL SERVICES • MORTUARY • CEMATORY

We are the supporters of Tuan Nguyen – Heaven's Gate Funeral Home (Nha Quan Thien Mon) to continue with their respected service many years ahead. We agree that their service is a valuable asset to our community regardless of religion or ethnic group.

NAME	ADDRESS	SIGNATURE
1. Bill Dinh	13252 Lucille st	
TUAN NGUYEN	917 RITA ST R15 90277	
3. HUNG PHAM	19904 bellflower blvd, 90241	
4. LARRY VU	1763 N. PATAVIA ORANGE CA 92865	
5. Tuan Phan	13651 YOSEMITE RD. WMT CA 92683	
6. Loc Dinh	10112 WESTMINSTER CA	
7. Dung Thai	10334 Hazard Ave, CA	
8. Phong le	8931 Tracy Ave E.G.	
9. JENNIFER NGUYEN	7095 E. VILLANUEVA DR ORANGE CA 92867	
10. Don Dinh	10044 Premier Ave Westminster CA 92683	
11. PHU D. NGUYEN	10517 GARDEN GROVE GARDEN GROVE CA 92843	
12. Chung le	10050 Gretchen Ln Westminster CA 92683	
13. Hoa Tran	13666 Harbor Blvd 99.	
14. Jennie Dennie	15971 plumwood st	
15. NHAN DINH	9872 HAZEL AVE WESTMINSTER CA 92682	

HEAVEN'S GATE FUNERAL HOME INC. FDR-2083

We are supporters of Tuan Nguyen – Heaven's Gate Funeral Home (Nhà Quản Thiên Môn) to continue with their respected service many years ahead. We agree that their service is a valuable asset to our community regardless of religion or ethnic group.

NAME	ADDRESS	SIGNATURE
Anh Bui	16027 Brookhurst St. #I-407 Fountain Valley, CA 92708	
My Vu	Irvine	
Ton Bui	Garden Grove	
Kiet Bui	Garden Grove	
Nga Huynh	Garden Grove	
Tien Bui	Garden Grove	
Duc Huynh	Garden Grove	
Thuong Nguyen	Westminster	
Phuong Huynh	Santa Ana	
Tuan Nguyen	Westminster	
Tram Huynh	Westminster	
Chuong Huynh	Santa Ana	
Aida Tran	Westminster	
Phong Tran	Santa Ana	
Tom Huynh	Santa Ana	
Tam Tran	Westminster	

HEAVEN'S GATE

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NAME	ADDRESS	SIGNATURE
1. Vitong Pham	8091, 18 th ST, Westminster	Vitong
Xuan Pham	8091, 18 th ST, Westminster	Xuan
3. Hang Pham	8091, 18 th ST, Westminster	Hang
4. Viet Pham	8091, 18 th ST, Westminster	Viet
5. Emmy Truong	146 St Cork St, GG	Emmy
6. Chuyen Nguyen	12772 Lorna, Garden Grove	Chuyen
7. Huan Pham	7850 Slater Ave #33, Huntington Beach	Huan
8. Tien Cao	Westminster	Tien
9. Tien T Cao	Westminster	Tien
10. Viet Cao	Westminster	Viet
11. Loan Tran	Westminster	Loan
12. Ton Bui	Garden Grove	Ton
13. Tren Bui	Garden Grove	Tren
14. Thanh Phuongle	Westminster	Thanh Phuongle
15. Thanh Ma	Westminster	Thanh Ma

HEAVEN'S GATE

FUNERAL SERVICES • MORTUARY • CEMATORY




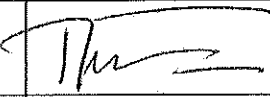
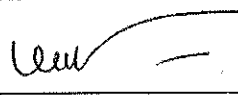
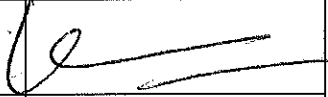
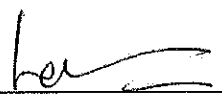
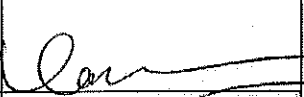
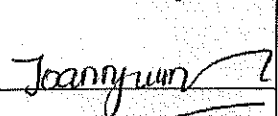
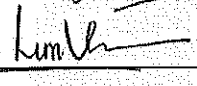
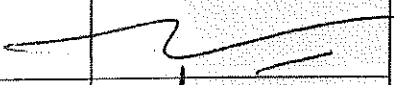
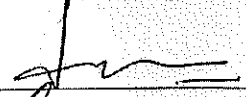



We are the supporters of Tuan Nguyen – Heaven's Gate Funeral Home (Nha Quan Thien Mon) to continue with their respected service many years ahead. We agree that their service is a valuable asset to our community regardless of religion or ethnic group.

NAME	ADDRESS	SIGNATURE
1. Huy Nguyen	Anaheim	Huy
2. Linh Trinh	Flower St, GG	Linh
3. Anna Nguyen	Tustin	Anna
4. Tien Nguyen	Kerry St, GG	Tien
5. Binh Nguyen	Rode Mead	Binh
6. Nhi Go	GG	Nhi
7. An Pham	Fountain Valley	An
8. Binh Pham	Anaheim	Binh
9. Annabel Rivera	Anaheim	Annabel
10. KIM PHAM	GG	Kim Pham
11. Andy Nguyen	San Diego	Andy
12. Quan Dang	Garden Grove	Quan Dang
13. HAO NGUYEN	GARDEN GROVE	Hao Nguyen
14. TAI HIA	Basin St, GG	Tai
15. Tam Dang	Garden Grove	Tam Dang

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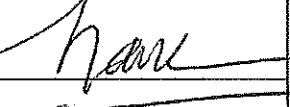
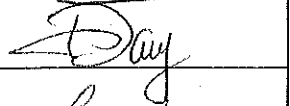
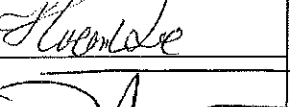
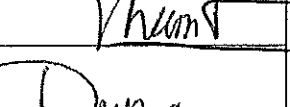
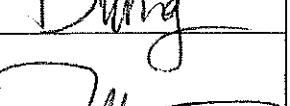
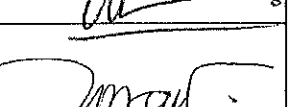
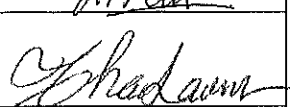

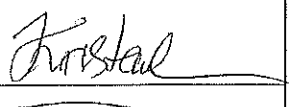
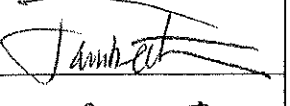
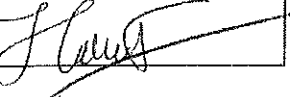

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NAME	ADDRESS	SIGNATURE
1. Lindsay Le	Westminster	
2. Ann Le	Westminster	
3. Stephaine Pham	Garden Grove	
4. Quiney Truong	Anaheim	
5. Willy Tran	Anaheim	
6. Kate Nguyen	Garden Grove	
7. Lori Ho	Garden Grove	
8. Wanda Nguyen	Westminster	
9. Joann Nguyen	Irvine	
10. Linh VO	IRVINE	
11. LAM VO	CERRITOS	
12. Jolie Lam	CERRITOS	
13. Iris Mai	Westminster	
14. Darnille Lam	Laguna Beach	
15. Rose Mai	Laguna Beach	

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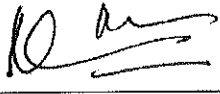
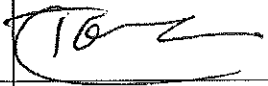

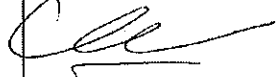
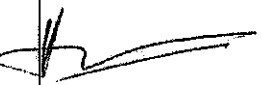

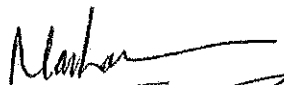

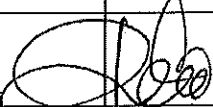

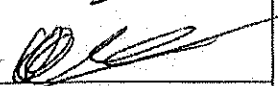
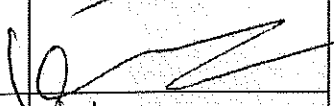

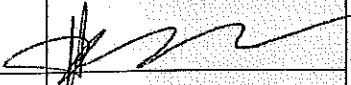
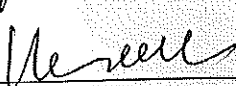
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NAME	ADDRESS	SIGNATURE
1. Minh Trinh	15th St Garden Grove	
2. Jenny Phung	Garden Grove	
3. Joana D. Barros	GG	
4. Hai Nguyen	Cork St, GG	
5. Pang Van	GG	
6. Hien Le	Westminster Blvd, West	
7. Tham Le	Westminster	
8. Dung Nguyen	15th St, GG	
9. Tu Dang	GG Blvd, Garden Grove	
10. Tina Tran	Westminster	
11. Phao Lam	Santa Ana	
12. Catherine Petersen	Garden Grove	
13. Kristie Nguyen	GG	
14. Janet Nguyen	Fountain Valley	
15. Hang Truong	GG	

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NAME	ADDRESS	SIGNATURE
1. Tayla Nguyen	Hung Huntington Beach	
2. Tony Le	Huntington beach	
3. Thanh Tran	Laguna Miguel	
4. Katie Mai	Garden Grove	
5. Hillary Le	Garden Grove	
6. Jam Lam	Westminster	
7. Mailan Nguyen	Garden Grove	
8. Vicki Ho	Laguna Beach	
9. Leyla Nguyen	Westminster	
10. Kelly Pham	Garden Grove	
11. Johnny Lam	Huntington Beach	
12. Steven Chang	Westminster	
13. Anothony Nguyen	IRVINE	
14. Anie Do	IRVINE	
15. Michelle Do	CERISSTOS	

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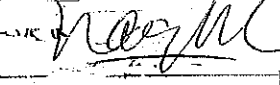

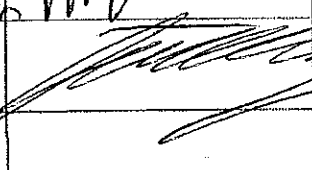
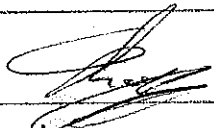
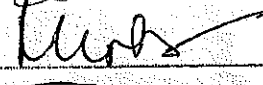



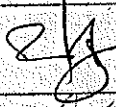
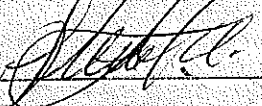

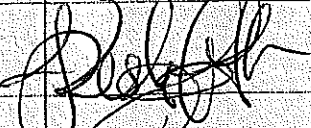

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NAME	ADDRESS	SIGNATURE
MARTHA	3300 Epalm Dr. 92831	<i>[Signature]</i>
GINA		<i>[Signature]</i>
Sam Va	16575 PINEY DR CIR	<i>[Signature]</i>
Hung Nguyen	9054 Wendy Cr, FV, CA 92708	<i>[Signature]</i>
Duc Nguyen	16482 Everest Cir CA 92708	<i>[Signature]</i>
Chanh Dao	11091 Cobblestone Lane G.G.	<i>[Signature]</i>
Chris Le	10900 Westminster #6, G. Grove 92843	<i>[Signature]</i>
Chiem Le	16715 Mt. Darwin, F.V. CA 92708	<i>[Signature]</i>
Thana Doan	8151 18th Westminter CA 92683	<i>[Signature]</i>
Lacy Nguyen	8092 Hazard ave Midway CA 92555	<i>[Signature]</i>
VINH NGUYEN	19151 JOY ZELLE DR GARDEN GROVE 92843	<i>[Signature]</i>
Nguyen TRAN	5329 W 3rd st Santa Ana 92703	<i>[Signature]</i>
Vinnie Ly	13671 CYPRESS ST G.G. 92843	<i>[Signature]</i>
JOHN NINH	13211 GALWAY ST GARDEN GROVE CA 92844	<i>[Signature]</i>
HO	15560 11022 WATERFIELD AVE 92840	<i>[Signature]</i>
Vinh Nguyen	1116 S. Huron DR CA 92704	<i>[Signature]</i>

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NAME	ADDRESS	SIGNATURE
1. LINH TRAN LINH TRAN	3667 ASPEN VILLAGE Way, APT 201 SANTA ANA CA 92704	
2. Truy Hoa	8917 Grandview Westminister CA 92683	
3. ALBERT VINGSTEN	9733 BORA Ave, Westminister CA 92683	
4. BAO DANG	11292 Anabel Ave, Garden Grove CA 92843	
5. SHANE DINH		
6. SHANE DINH	5002 W McFadden St #41 Santa Ana CA 92704	
7. DAVID TRAN	14928 Dillow St Westminister, CA 92683	
8. JOHN DINH	9402 Beverly Ln. Garden Grove CA 92843	
9. HOA LE	10251 Parkview Ave Westminister CA 92683	
10. DUNG LU	8800 Garden Grove CA 92843	
11. Betty Davis	14400 Beach Blvd Westminister CA 92683	
12. STEVE KUEHL	P.O. Box 591 MT. BARRY, CA. 91759	
13. Keith Bennett	P.O. Box 12022 Westminister, CA 92685	
14. KUSHY HAHN	13412 Sunnyvale Gb. Ct 92844	
15. Brittany Nguyen	12242 Ellen St. Garden Grove CA 92840	

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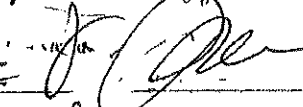
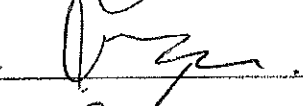
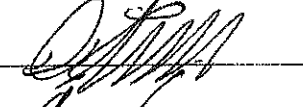
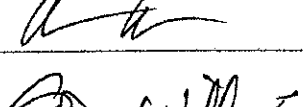
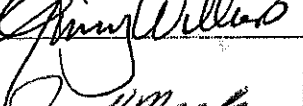
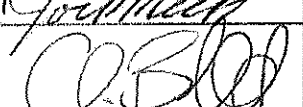
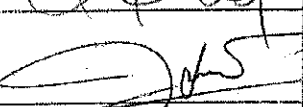
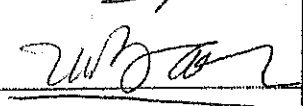
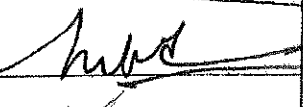

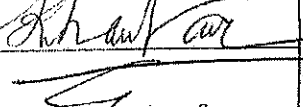
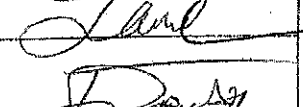


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NAME	ADDRESS	SIGNATURE
1. Peter Nguyen	16562 Lucia Ave HB 92647	Peter Nguyen
Xuam Nguyen	12872 TWIN TREE LANE Garden Grove CA 92840	Xuam Nguyen
3. Barry Nguy	13701 Lorha St Garden Grove 92844	Barry Nguy
4. ALLEN VO	9814 PEACOCK Fountain valley 92708	Allen Vo
5. DENNIS TRAN	14550 ONTARIO DR WESTMINSTER, CA 92683	Dennis Tran
6. TAN VU	16804 MIT Fletcher Cir Fountain Valley, CA 92708	Tan Vu
7. MIKE PHAM	11782 GARDEN GROVE BLVD. GARDEN GROVE, CA 92843	Mike Pham
8. phu Tran	16136 Shasta St Fountain Valley, CA 92708	Phu Tran
9. ANDREW DUONG	13882 Lo West St APT A WESTMINSTER, CA 92683	Andrew Duong
10. Michael Reeshard	15130 Brookhurst westminster CA 92683	Michael Reeshard
11. Patrick Tran	14762 Starboard St Garden Grove, CA 92843	Patrick Tran
12. T Ph	15150 LA 9012	T Ph
13. DAN	240 W MARYKIR AVE ORANGE CA 92667	Dan
14. [Signature]	9353 Balan Ave Westminster CA 92683	[Signature]
15. [Signature]	14742 Purdy of Midway city, CA 92655	[Signature]

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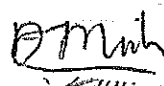




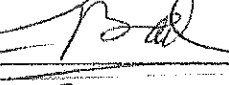
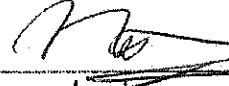

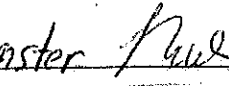
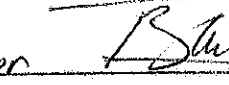

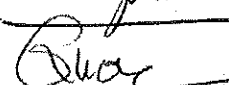



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NAME	ADDRESS	SIGNATURE
1. Prayton Adams	1506 N. HATTINGHAM ANA.	
2. JERONIA PLEASANT	12602 TWIN TREE LN GARDEN GROVE	
3. Monay Limong	575 Anton Blvd, Costa Mesa	
4. Doh's Sam	575 Anton Blvd, Costa Mesa	
5. Adam Cobboe	575 Anton Blvd, Costa Mesa	
6. Ginny Williams	575 Anton Blvd, Ste 500 COSTA MESA	
7. York Meek	575 Anton Blvd, Ste 500 COSTA MESA	
8. Chris Ballard	575 Anton Blvd, Ste 500 COSTA MESA	
9. Phuc Truong	14091 Cork St. GG	
10. Bang Van	14091 Cork St, Garden Grove	
11. Hung Truong	14091 Cork St GG	
12. Hong Le	14091 Cork St, GG	
13. Khanh Van	14091 Cork St GG	
14. Lena Van	14052 Kerry St, GG	
15. Steven Nguyen	14052 Kerry St, GG	

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NAME	ADDRESS	SIGNATURE
1. Minh Ho	9702 Crestwood Ln. Anaheim 92804	
Thank Le	9702 Crestwood Ln. Anaheim CA 92804	
3. Quang Ho	9702 Crestwood Ln Anaheim CA 92804	
4. BRYAN VAN	13191 Brookhurst St Garden Grove, CA 92843	
5. Thanh Nguyen	3321 California Ave El Monte	
6. Ken Van	14091 Cork St, G.G.	
7. Thien Van	14091 Cork St Garden Grove	
8. Quan Tran	13342 Hazelst Garden Grove	
9. Hieu Nguyen	9172 Hazard Ave, Westminster	
10. Binh Nguyen	9172 Hazard Ave, Westminster	
11. Nghia Nguyen	9172 Hazard Ave, Westminster G.G.	
12. Quoc Dao	13742 Newland St, G.G.	
13. Uyen Dao	130742 Newland St, G.G.	
14. Duy Hoang	13341 Hazelst G.G.	
15. Vu Pham	8091, 18Thst, Westminster	

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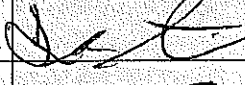





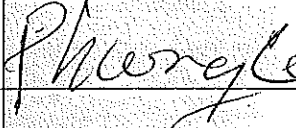


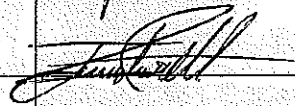
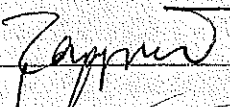
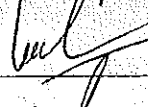

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NAME	ADDRESS	SIGNATURE
1. Dulce	570 Broadway Anaheim	
2. JOSEPH LEE - VU	9682 MOSS GLEN AVE. Fountain Valley	
3. Lam Lee	4321 FIRST ST #41 Santa Ana	
4. Nguyen Tin A	8472 Carnegie Ave Westport	
5. PETER TRAN	10632 BALLAST ST GG 92843	
6. Phuc Tran	12301 JEROMS ST G.B. 92811	
7. Hiep Q Dinh	130 W. Elm Anaheim	
8. PAUL NGUYEN	15741 CANDLERWOOD	
9. Alex Nguyen	9895 Warner Ave	
10. Tin Dai	14671 Rockwell Ln.	
11. Ho Stephanie	12252 Fieldgate St	
12. Ho Binh	12252 Fieldgate ST CA 92841	
13. Lien Tuong Nguyen	8362 Trichette Dr. GG	
14. Deep Nguyen	4512 Bird, Westminster CA 92683	
15. THANH NGUYEN	925 S WEBSTER CA 92804 ANAHEIM	

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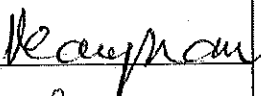

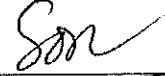

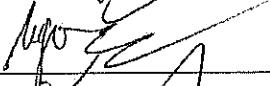
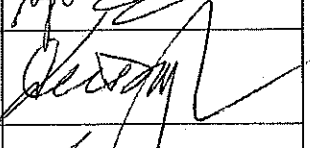
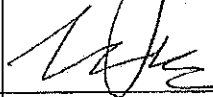

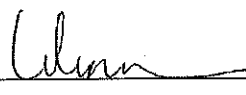
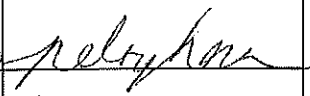
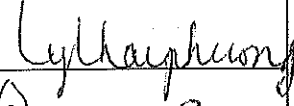

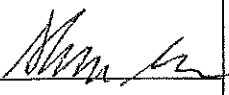
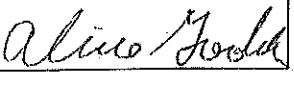
We are the supporters of Tuan Nguyen – Heaven's Gate Funeral Home (Nha Quan Thien Mon) to continue with their respected service many years ahead. We agree that their service is a valuable asset to our community regardless of religion or ethnic group.

NAME	ADDRESS	SIGNATURE
1. Chuong Nguyen	7835 WESTMINSTER BLVD WESTMINSTER CA 92683	
2. Huy Nguyen	13077 Springdale St Westminster, CA 92683	
3. Dan Trino co	5630 Walter ST Riverside CA 92509	
4. My Tran	6054 Venera ST. Riverside CA 92504	
5. Charles Lara	19241 Flagstone LN HB CA 92646	
6. LAM NGUYEN	9784 WESTMINSTER AVE GARDEN GROVE CA. 92849	
7. BACH NGUYEN	15391 PURDY ST WESTMINSTER 92683	
8. CHI BUI	9784 WESTMINSTER AVE GARDEN GROVE CA. 92844	
9. Phuong Le	Santa Ana CA	
10. NGA NGUYEN	14941 Purdy St Midway city CA 92655	
11. NGUYEN TRAN	10171 IMPERIAL AVE 926	
12. Taira Roman Mora	8562 westminster BLVD Apt. 10	
13. Tang Mai	13702 MORBO / Westminster	
14. HILL NGUYEN	9794 WESTMINSTER AVE	
15. Willis Le	//	

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NAME	ADDRESS	SIGNATURE
1. Thanh Nguyen	8111 Bestel Ave, Garden Grove	
2. NGAN PHAN	5121 LEANHARD CA 92844 SANTA ANA 92702	
3. HUONG NGUYEN	4813 Bruce Av, Santa Ana CA 92703	
4. THANH SON LE	4813 Bruce Av, Santa Ana CA 92703	
5. THAN NGUYEN	Westminster	
6. NGOC NGUYEN	GARDEN GROVE	
7. HOANG DUONG	GARDEN GROVE	
8. ANH LE	Garden Grove	
9. TU CAM GIANG	14762 STARBOARD ST. GARDEN GROVE CA 92843	
10. Lilian Phan	GARDEN GROVE CA 92843	
11. Peter Phan	GARDEN GROVE CA 92843	
12. Phuong Ly	Garden Grove CA 92843	
13. DUY NGUYEN	6270 SEABOURNE DR. HUNTINGTON BCH CA 92684	
14. Sharon Goodale	13752 monroe st. Westminster CA 92683	
15. Alice Goodale	650 W. 6th st. #211, San Bernardino CA 92659	

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NAME	ADDRESS	SIGNATURE
1. YOUNG NGUYEN	13281 BROOKHURST HA	
2. Nhan Nguyen	5 condor Ln. ALISO Viejo ca 92656	
3. Diana N	9883 Kolsa AVE I66. Westminster CA 92683	
A Tuan N	Cherry # B Westminster CA 92682	
5. Hong Hoa	4592 CHARNOVIC STR IRVINE, CA, 92604	
6. Kristin Aung	19351 Adelle Garden Grove CA 92841	
7. TAI NGUYEN	Santa Ana	
8. Sm Nelson	Westminster	
9. AN DUY	Westminster	
10. HT DUY	1152 RUGH ST CORVALLIS GROVE, CA 9280	
11. Tinsley william		
12. Alex Mesa	7741 DELWOOD ST DANFORTH CA 92020	
13. APOL LOVA	207 N Spruce Dr. Hingham, CA 92505	
14. Joan Pabloske	609 N Harbor Blvd. Bhu Santa Ana 92703.	
15. ALDO SEGUI	1940 W. CHATEAU AVE. ANAHEIM CA	

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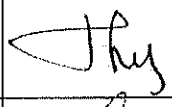
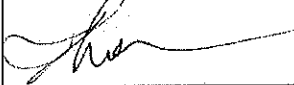
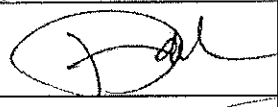
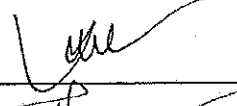
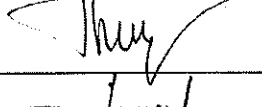
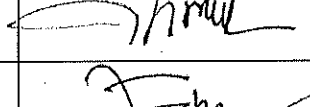
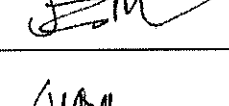
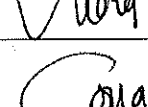
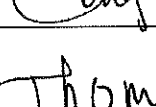
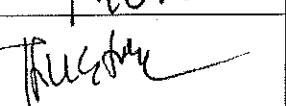


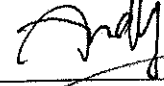
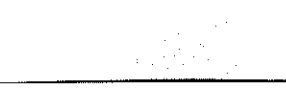
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NAME	ADDRESS	SIGNATURE
1. Kimmy	12600 Brookhurst Blvd	[Signature]
2. John Smeal	11 Conventer Grove	[Signature]
3. Hai My LA	12680 Trask G.G.	[Signature]
4. THAO T TRAN	10632 BALLAST GG	Thao
5. LINDA PL TRAN	10632 BALLAST GG 92683	Linda
6. PHILIP TRAN	10632 BALLAST GG 92683	Phil
7. Sang U TRAN	10632 BALLAST GG 92683	Sang
8. HUE T TRAN	10632 BALLAST GG 92683	Hue
9. Kins Nguyen	4882 Booney St 92683	[Signature]
10. TOM TANG	5235 Rosemead Bl #B. SG. 91776	Tom Tang
11. Wanshan Yu	5235 Rosemead Bl #B S.G. 91776	Wanshan Yu
12. Jonathan Tang	H.B.	Jonathan Tang
13. Kevin Tang	C.H.	Kevin Tang
14. Thanh Nguyen	Rose Mead	[Signature]
15. Phuong Nguyen	Rose Mead	[Signature]

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NAME	ADDRESS	SIGNATURE
1. Tuan Pham	Santa Ana	
2. Thy Pham	Santa Ana	
3. Thanh To	Santa Ana	
4. Dat To	Santa Ana	
5. Van Vu	Santa Ana	
6. Thuy Vu	Santa Ana	
7. Thanh Vu	Santa Ana	
8. Em Ho	Santa Ana	
9. Vuong Pham	Santa Ana	
10. Cong Vu	Santa Ana	
11. Thomas Tran	Santa Ana	
12. Justin Tran	Santa Ana	
13. Kristy Tran	Santa Ana	
14. Lina Tran	Santa Ana	
15. Andy Vu	Santa Ana	

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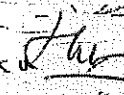
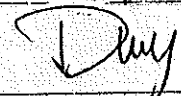

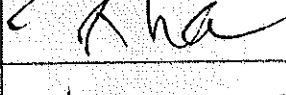
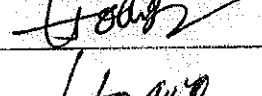
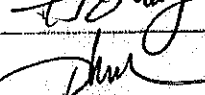
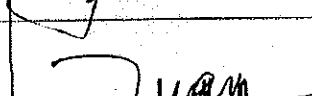
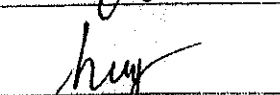
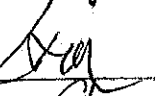

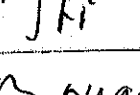
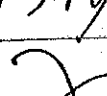
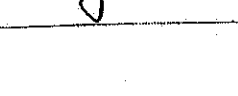
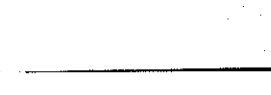
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NAME	ADDRESS	SIGNATURE
THANH TO	11426 Sandstone Ave, Fountain Valley	
Thanh Nguyen	Westminster	
Sang Nguyen	Garden Grove	
Ha Do	Garden Grove	
Nam Nguyen	Garden Grove	
Dep Nguyen	Westminster	
Tri' Nguyen	Garden Grove	
Heu Do	Fountain Valley	
Megan Nguyen	Westminster	
Kala Nguyen	Westminster	
Hoa Nguyen	Garden Grove	
Thanh Ngai	Westminster	
Hang Huynh	Fountain Valley	
Hanh Do	Santa Ana	
Brian Tran	Santa Ana	
NGAN VO	Santa Ana	

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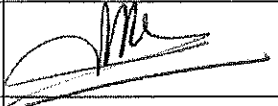





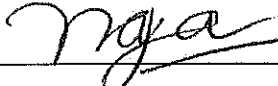
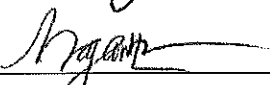

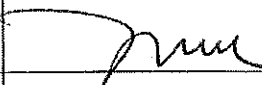
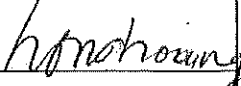

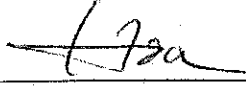
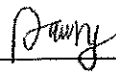

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NAME	ADDRESS	SIGNATURE
1. Thy Vo	2133N Cotter St Santa Ana	
Huy Vo	2133N Cotter St Santa Ana	
3. Duy Nguyen	102 Sprigdale Apart. West	
4. Hong Tram	102 Sprigdale Apart West	
5. Kha Nguyen	102 Sprigdale Apart West	
6. Tuan Nguyen	102 Sprigdale Apart West	
7. Hoang Tram	168 Bungalows GG	
8. Phung Tram	168 Bungalows GG	
9. Tuan Cao	206 Park Plaza GG	
10. Huy Cao	206 Park Plaza GG	
11. Long Cao	206 Park Plaza GG	
12. Nhi Huynh	8626 Bowen GG	
13. Tri Huynh	8626 Bowen GG	
14. Bryan Nguyen	1202 Erin St GG	
15. Joe Nguyen	1202 Erin St GG	

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NAME	ADDRESS	SIGNATURE
1. VO THAI QUYEN TIEN	Fountain Valley	
2. VO THAI QUYEN THAI	Fountain Valley	
3. VO XUAN HUNG	Fountain Valley	
4. THAI THI SEN	Fountain Valley	
5. Nguyễn Thị Thanh	Fountain Valley	
6. Hoàng Thị Báu	Santa Ana	
7. TRẦN KIM NGA	Santa Ana	
8. TRẦN KIM NGÂN	Santa Ana	
9. TRẦN TRUNG HIỆU	Santa Ana	
10. TRẦN KIM NGUYỄN	Westminster	
11. HOÀNG VĂN HỒNG	Westminster	
12. TRẦN VĂN THANG	Westminster	
13. VÕ XUÂN HOA	Huntington beach	
14. VO THI DUNG		
15. VO THI TIN		

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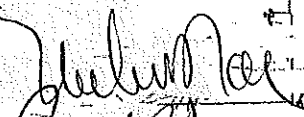




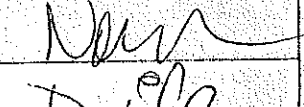
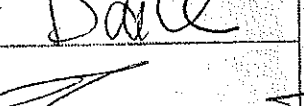
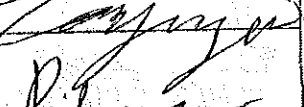
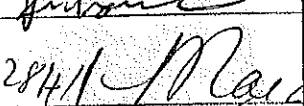
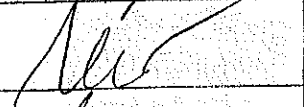
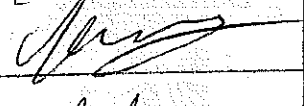
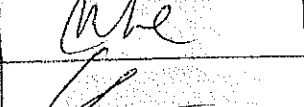



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NAME	ADDRESS	SIGNATURE
1. Be Vo	2133N Cotter St Santa Ana	<i>Be Vo</i>
Huong Truong	2133N Cotter St Santa Ana	<i>Huong Truong</i>
3. Long Nguyen	9001 Joyzell Dr GG	<i>Long Nguyen</i>
4. Hong Nguyen	9001 Joyzell Dr GG	<i>Hong Nguyen</i>
5. Giam Nguyen	9001 Joyzell Dr GG	<i>Giam Nguyen</i>
6. Anh Nguyen	9001 Joyzell Dr GG	<i>Anh Nguyen</i>
7. Trúc Nguyen	9001 Joyzell Dr GG	<i>Truc Nguyen</i>
8. Trang Nguyen	9001 Joyzell GG	<i>Trang Nguyen</i>
9. Hung Chu	252 Villa Apart. GG	<i>Hung Chu</i>
10. Tung Chu	252 Villa Apart. GG	<i>Tung Chu</i>
11. Nhi Nguyen	252 Villa Apart. GG	<i>Nhi Nguyen</i>
12. Cao Chu	252 Villa Apart. GG	<i>Cao Chu</i>
13. Kim Phung	9001 Joyzell Dr GG	<i>Kim Phung</i>
14. Tuan Phung	1203 Lampson GG	<i>Tuan Phung</i>
15. Hong Chau	1203 Lampson GG	<i>Hong Chau</i>

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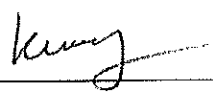

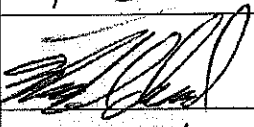



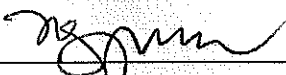
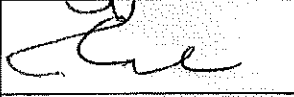


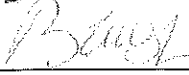



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NAME	ADDRESS	SIGNATURE
1. Theodore Mai	2157 S. Spinnaker St. Anaheim, CA 92802	
2. JAMES NGUYEN	15491 OXFORD CR. WESTMINSTER, CA 92683	
3. Tony VO.	10272 Melrose Ave Westminister CA 92683	
4. UYEN VO	9702 Bolsa ave, Sp #04 Westminister CA 92683	
5. Anh Lien Nguyen	13351 Deanna P Garden Grove CA 92843	
6. NAM PHAM	7062 EVENING SONG HB, CA 92648	
7. Dai Q Le	523 N Lincoln Ave Monterey Park, CA 91755	
8. TANDY NGUYEN	16542 LANDAU LNE HB, CA 92647	
9. RICHARD NGUYEN	1523 S. PAINT ST. #4 SANTA ANA CA 92704	
10. Marcelo	12632 Jerome Lane Garden Grove, CA 92841	
11. Michael Tran	8279 Weber Ave Westminister CA 92683	
12. Kien Hoang	722 Figueeroa St Santa Ana CA 92703	
13. Andrew Le	14511 Brookhurst St D Westminister CA 92683	
14. Kevin Dinh	13252 Wilco St. Garden Grove CA 92844	
15. Lance Nguyen	Anaheim	

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NAME	ADDRESS	SIGNATURE
1. Kenny Nguyen	4410 Morningside Ave CA 92703 Santa Ana	
2. Hue Tran	4410 Morningside Ave Santa Ana CA 92703	
3. Mark Schaefer	588 N Redding Way Upland CA 91786	
4. Cesar Nunez	6615 Melrose St 92804	
5. Ambar Gonzalez	14512 S. LIME AVE Wompton, CA 90021	
6. Minh Tran	12510 Jastre Loop Cerritos, CA 92880	
7. Thuy Nguyen	" "	
8. Lanh Nguyen	CA	
9. Minh Nguyen	CA	
10. _____	_____	_____
11. Tuan Nguyen	Anaheim	
12. Bill Truong	14091 Cork St, CA	
13. Tu Vo	Westminster	
14. Jenna Nguyen	Bowen St, Garden Grove	
15. Thanh Nguyen	Garden Grove	

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NAME	ADDRESS	SIGNATURE
1. CARR LAI	Garden Grove, CA	
2. Kim Nguyen	7852 22ND ST Westminster	
3. Brandon Nguyen	12242 Ellen St Garden Grove	Brandon Nguyen
4. Breanna Nguyen	12242 Ellen St Garden Grove	
5. Tina Nguyen	9222 Judy Ln Garden Grove	
6. Quy Nguyen	9222 Judy Ln Garden Grove	
7. Annie Tran	825 W. Adams BL. #304 LACA CA CA 90607	
8. Long Tran	44 ST James Park #117	
Kim Hoa Cao	825 W. Adams Lk BL. #304 CA 90607	
10. Daniel Nguyen	16356 Mt. Ackerman cir Fountain Valley CA 92708	
11. Hung	14937 Hope St Westminster, CA 92683	
12. Chi Do	12251 Emrys Ave Garden Grove CA, 92840	
13. Tien Nguyen	Reading St, Garden Grove	
14. Duc Nguyen	Reading St, G.G.	
15. Hung Truong	Garden Grove	

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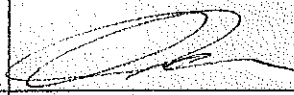




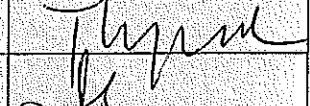





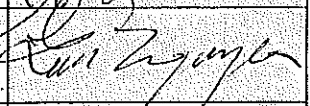

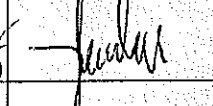
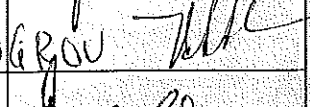

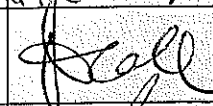
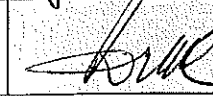
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NAME	ADDRESS	SIGNATURE
Angelica Cuiva	Anaheim, CA	
1. Mike Chen	Anaheim, CA	
2. Jazmin Lopez	Anaheim, CA	
3. Hiro Osa	Santa Ana, CA	
4. Jason Mn	Covina, CA	
5. Raul Castro	Anaheim, CA	
6. Garret Jones	Garden Grove, CA	
7. Jay	Anaheim	
8. back Ho	Garden Grove	
9. Chuong, nguyen	Fountain Valley	
10. Ken Van	Alhambra	
11. Pamela Nguyen	Westminster	
12. Tom Nguyen	Westminster	
13. Johnny Nguyen	Fountain Valley	
14. Laurie Barton	Costa Mesa	
15. Marian Terma	Fountain Valley	

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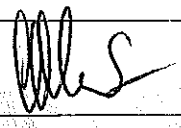
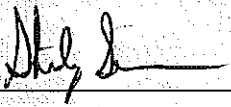
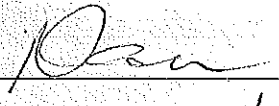

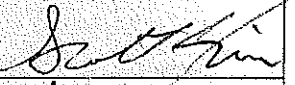
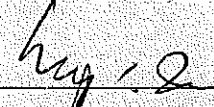
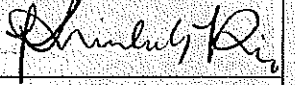

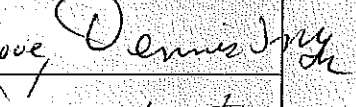
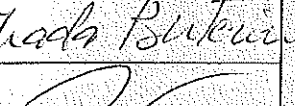

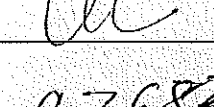
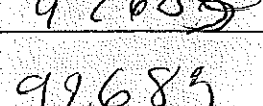
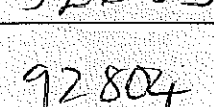

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NAME	ADDRESS	SIGNATURE
1. Kevin Nguyen	300 E. Orange Grove Ave. Pleasanton, CA 94870	
2. Phuong Phuong	10022 Barbary Ave Westminster, CA 92683	
3. An Vo	10782 Ricca St Midway City, CA 92655	
4. MICHELLE TRVING	14152 Swan St WESTMINSTER CA 92683	
5. Nghia Nguyen	9672 SARE AVE. G.G. CA 92844	
6. Thomas Nguyen	16416 Shasta St Fountain Vall	
7. 	21 Torchwood Tr CA 92804	
8. DINH MAI	16860 Harbor Fd 92708	
9. DANG NGUYEN	4612 W. 3RD ST	
10. 	1109 C. LEMON ST	
11. Duane Parrish	2102 W. Crestwood Lane 92804	
12. TRUONG PHAN	9240 GARDEN GROVE	
13. DAI NGUYEN	9321 FLORENCEN GARDEN GROVE	
14. 	8200 WESTMINSTER	
15.	8442 TORCHWOOD	

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NAME	ADDRESS	SIGNATURE
1. ALLEN SERNA	10582 ACACIA AVE GARDEN GROVE, CA 92840	
2. SHIRLEY SERNA	10582 ACACIA AVE. GARDEN GROVE, CA 92840	
3. Nam Nguyen	11851 Roxbury Rd 92840	
4. KIM HUYNH	9353 Bolsa Ave LG Westminster CA 92683	
5. Scott Fredrickson	203 Cliffwood Ave Anaheim CA 92802	
6. WELLEY IMADA	22144 S. CURRY WAY ANAHEIM, CA	
7. Kim Ruiz	9530 Alondra Blvd. Bellflower, CA 96706	
8. SHU TADAROKI	2627 E. DUTCH DR ANAHEIM CA 92801	
9. DENNIS MYERS	9912 BEVERLY LN GARDEN GROVE, CA	
10. Nada Buteriu	9912 Beverly Lane G.G., CA	
11. Tam Nguyen	11721 Puryear Lane. GG CA 92840	
12. CHAU HOA	13752 YOAK ST, GG, CA 92844	
13. Dung Nguyen	7091 Trask Wester CA 92683	
14. DUC TRAN	9794 Westminster CA 92683	
15. That Nguyen	205 S Hampton St Anaheim CA 92804	

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NAME	ADDRESS	SIGNATURE
1. Michelle Vo	Santa Ana	Mel
Kealyri Nguyen	Garden Grove	Karly
3. Jenny Nguyen	Fountain Valley	Jenny
4. Quynh Pham	Garden Grove	Quynh
5. Quynh Tran	Garden Grove	Quynh
6. Jessy Pham	Costa Mesa	Jessy
7. Emmy Nguyen	Westminster	Emmy
8. Sala Tran	Irvine	Sala
9. Hanie Do	Irvine	Hannie
10. Hoa T. DO	Irvine	Hoa Do
11. Lan Pham	Laguna Niguel	Lan Pham
12. Yen Tran Le	Los Angeles	Yen
13. Duc Pham	Los Angeles	Duc
14. Verian Le	Santa Ana	Verian
15. Scott Le	Santa Ana	Scott

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NAME	ADDRESS	SIGNATURE
1. Jacob Nguyen	Tustin	Jacob Nguyen
2. Jayden Do	Tustin	Jayden Do
3. Debbie's Huynh	Santa Ana	Debbie Huynh
4. Linda Huynh	Anaheim	Linda Huynh
5. Sam Tran	Westminster	Sam Tran
6. Kimberly Tran	Westminster	Kimberly Tran
7. TRACY LE	Anaheim	Tracy Le
8. DANNY TRAN	Anaheim	Danny Tran
9. Lily Nguyen	Costa Mesa	Lily Nguyen
10. Giao Nguyen	Costa Mesa	Giao Nguyen
11. Michelle Nguyen	Laguna Beach	Michelle Nguyen
12. Kelly Nguyen	Laguna Beach	Kelly Nguyen
13. Henry Pham	Cerritos	Henry Pham
14. Tom Tran	Cerritos	Tom Tran
15. Rhonda Huynh	Los Angeles	Rhonda Huynh

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NAME	ADDRESS	SIGNATURE
1. Chris Marsh	Huntington Beach	Chris
2. So Nguyen	Santa Ana	So Nguyen
3. Danh Nguyen	Santa Ana	Danh
4. Trung Do	Golden West, West	Trung
5. My Luong	17th st, Santa Ana	My Luong
6. Nhan Pham	Garden Grove	Nhan Pham
7. Tham Le	GGrove	Tham
8. Quoc Truong	Westminster	Quoc
9. Thao Lam	Santa Ana	Thao Lam
10. Gayoung Park	Huntington Beach	Gayoung Park
11. Miyuki Matsura	Costa Mesa	Miyuki
12. Geiko Watsura	Costa Mesa	Geiko
13. Ngan Huynh	Westminster	Ngan
14. Vi Nguyen	Garden Grove	Vi Nguyen
15. Ly Tran	GG	Ly