

**INITIAL STUDY AND  
NEGATIVE DECLARATION**



**CITY OF GARDEN GROVE**

**CC-1 AND AR ZONES:  
LAND USE CODE AMENDMENT**

**Lead Agency:**

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

Contact: Lee Marino, Senior Planner

March 2015

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**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A  
NEGATIVE DECLARATION FOR  
CC-1 AND AR ZONES: LAND USE CODE AMENDMENT**

**DATE:** March 11, 2015

**TO:** Interested Agencies, Organizations, and Individuals

**Notice is hereby given** that City of Garden Grove has completed an Initial Study to assess the impacts associated with focused amendments to the CC-1 and AR Zones (Land Use Code Amendment) in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementing the California Environmental Quality Act (Government Code Section 15000 et seq.).

**PROJECT LOCATION:** The proposed project would affect all properties with a current zoning designation of *Civic Center Area - East (CC-1) and Adaptive Reuse (AR)*. The CC-1 zone applies to properties within the three blocks east of Civic Center Drive and south of Acacia Parkway. The CC-1 zone allows for institutional and educational uses, together with a mix of residential and commercial uses. The AR zone applies to approximately six blocks located north of Garden Grove Boulevard, south of Lakeside Drive, west of Nelson Street/Century Boulevard, and east of Brookhurst Street. The AR zone allows for a mix of work-live, light industrial, technology, creative industry, office, limited entertainment, and complementary uses near the City's civic core. See Initial Study Figures 1 and 2. The City of Garden Grove is located in central Orange County, bordered by the cities of Anaheim, Stanton, and Cypress to the north; Los Alamitos to the northwest; Seal Beach to the west/southwest; Westminster and Fountain Valley to the south; Santa Ana to the south and southwest; and Orange to the east.

**DESCRIPTION OF THE PROPOSED PROJECT:** The project consists of an amendment to Chapter 18 ("Mixed Use Regulations and Development Standards"), Chapter 4 ("Definitions"), and Chapter 32 ("Procedures and Hearings") of Title 9 ("Land Use") of the Garden Grove Municipal Code. The amendment would add language to allow certain uses in the Civic Center - East (CC-1) and Adaptive Reuse (AR) zones not currently permitted in these zones, with additional performance standards and regulations for such uses. The proposed code amendment does not propose any physical changes or alterations to any particular properties in the CC-1 and AR zones.

**POTENTIAL IMPACTS:** No potentially significant environmental impacts of the project have been identified.

**PUBLIC REVIEW PERIOD: Begins:** March 11, 2015    **Ends:** March 31, 2015

**PUBLIC HEARING:** A public hearing will be held before the Garden Grove Planning Commission on April 2, 2015 in the City Council Chambers of the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

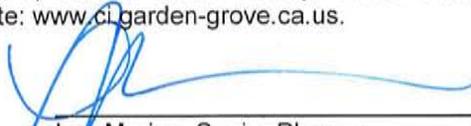
The Initial Study/Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Division before the end of the review period. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, fax, or e-mail to the following address:

Lee Marino, Senior Planner  
City of Garden Grove  
Planning Division  
11222 Acacia Parkway  
Garden Grove, California 92840

Phone: (714)741-5302  
Fax: (714)741-5578  
Email: leem@ci.garden-grove.ca.us

**LOCATION WHERE DOCUMENT CAN BE REVIEWED:** The City of Garden Grove has prepared an Initial Study and a Draft Negative Declaration for the project, pursuant to CEQA. Copies of these documents may be reviewed at the following locations during normal business hours: 1) City of Garden Grove Planning Division, 11222 Acacia Parkway, Garden Grove, California 92840; 2) Garden Grove Library, 11200 Stanford Avenue, Garden Grove, California 92840; and 3) on the City's website: [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us).

3-10-15  
Date: \_\_\_\_\_

  
\_\_\_\_\_  
Lee Marino, Senior Planner  
City of Garden Grove

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## DRAFT NEGATIVE DECLARATION

**PROJECT: CC-1 AND AR ZONES LAND USE CODE AMENDMENT**

**PROJECT LOCATION:** Various areas throughout Garden Grove, located in Orange County, California (as indicated on the attached maps – Figure 1: Regional Location and Figure 2: Project Area)

**LEAD AGENCY AND PROJECT PROPONENT:** City of Garden Grove

**PROJECT DESCRIPTION:** The proposed project is the adoption and implementation of land use code amendments (Chapter 9.18 of the Land Use Code). The proposed code amendments would apply to the CC-1 and AR zones. The amendments would allow additional permitted and conditionally permitted commercial uses in these zones, and would establish greater flexibility for off-site parking. The proposed code amendments are intended to implement and adhere to policies in the General Plan, which was comprehensively updated in 2008. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project would not directly result in any new construction or development.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Negative Declaration may be addressed to:

Lee Marino, Senior Planner  
City of Garden Grove  
Planning Division  
11222 Acacia Parkway  
Garden Grove, California 92840

Phone: (714)741-5302  
Fax: (714)741-5578  
Email: leem@ci.garden-grove.ca.us

**DETERMINATION:** The conclusion of the Initial Study is that the project will not cause a significant impact on the environment. **A NEGATIVE DECLARATION** has been prepared.

**FINDING OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT:** Based on the Initial Study of possible significant effects of the proposed project, it has been determined that the project will not have a significant adverse effect on the environment. Preparation of an Environmental Impact Report is not required.

**DECLARATION OF COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT:** This document has been prepared in accordance with the California Environmental Quality Act.

Date: \_\_\_\_\_

3-10-15

  
\_\_\_\_\_  
Lee Marino  
Senior Planner  
City of Garden Grove

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**INITIAL STUDY**  
**PROJECT: CC-1 AND AR ZONE LAND USE CODE AMENDMENTS**

**General Information**

**1. Project Title:**

City of Garden Grove CC-1 & AR Zone Land Use Code Amendments

**2. Lead Agency Name and Address:**

City of Garden Grove  
 Planning Division  
 11222 Acacia Parkway  
 Garden Grove, California 92840

**3. Contact Person:**

Lee Marino, Senior Planner  
 Phone: (714)741-5302  
 Fax: (714)741-5578  
 Email: leem@ci.garden-grove.ca.us

**4. Project Location:**

The City of Garden Grove is located in central Orange County and is bordered by the cities of Anaheim, Stanton, and Cypress to the north; Los Alamitos to the northwest; Seal Beach to the west/southwest; Westminster and Fountain Valley to the south; Santa Ana to the south and southwest; and Orange to the east (see **Figure 1**).

The proposed project would affect all properties with a current zoning designation of *Civic Center - East (CC-1)* and *Adaptive Reuse (AR)*. The CC-1 zone applies to properties three blocks east of Civic Center Drive and south of Acacia Parkway. The AR zone applies to properties approximately six blocks north of Garden Grove Boulevard, and roughly south of Lakeside Drive, west of Nelson Street/Century Boulevard, and east of Brookhurst Street (see **Figure 2**).

**5. Permit application(s) for the project:**

None. The proposed code amendments have been initiated by the City.

**6. General Plan Designation/Zoning:**

The applicable General Plan land use designations are *Civic Center Mixed Use* and *Industrial/Residential Mixed Use 2*. The implementing zones affected by this project are as follows:

General Plan Designation	Zone
Civic Center Mixed Use <i>42 du/ac for residential, 0.5 FAR for nonresidential</i>	Civic Center - East (CC-1) <i>21 du/ac for residential, 0.5 FAR for nonresidential</i>
Industrial/Residential Mixed Use 2 <i>32 du/ac for residential, 0.5 FAR for nonresidential</i>	Adaptive Reuse (AR) <i>32 du/ac for residential, 0.5 FAR for nonresidential</i>

## 7. **Surrounding Land Uses:**

Development surrounding properties in the CC-1 and AR zones includes residential at varying densities, retail and service commercial, offices, public and civic facilities, industrial, schools, parks, and open space uses.

The CC-1 zone is a Mixed Use zone situated in the Civic Center region of the City. The Civic Center area is considered the “Heart of the City” and serves as a community focal point. Significant uses located in the Civic Center include City Hall, the Community Meeting Center (CMC), the Village Green, the Police Department, the Library, and other civic uses. Existing uses located in areas surrounding the CC-1 zone include Garden Grove High School north of the Community Center Park, north of Stanford Avenue. Directly north across Acacia Parkway from the CC-1 zone are the police department, an adult day care and services center, and multi-family residential uses. To the east, single-family residential neighborhoods border the zone, and to the south are two vacant parcels, single-family residential uses, and an adult educational center.

Residential uses extend to the western edge of the Civic Center area, abutting the AR zone. The AR zone is host to a mix of light industrial, technology, and complementary uses near the City’s civic core. The AR zone includes the district headquarters for the Garden Grove Unified School District and a local branch of the U.S. Postal Service office, along with private residences and small commercial and light industrial properties. The zone is bounded on the northeast by a former rail line route, now referred to as the Orange County Transit Agency (OCTA) right-of-way. Large multifamily residential complexes are located beyond the OCTA right-of-way on Lakeside Drive South and to the southwest along Nutwood Street. A large commercial center (Home Depot) and single-family residential uses are located to the east. A variety of small-scale commercial uses are located south of the AR zone along Garden Grove Boulevard.

## 8. **Project Description**

### **General Plan Guiding Policy**

The Garden Grove General Plan establishes the foundation for land use policy throughout the City. General Plan goals, policies, and implementation measures relevant to this project include the following:

**Goal LU-1 The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community’s vision.**

Policy LU-1.3 Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations.

Policy LU-1.4 Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed use areas.

Policy LU-1.5 Mixed Use should be designed to:

- Create a pleasant walking environment to encourage pedestrian activity.
- Create lively streetscapes, interesting urban spaces, and attractive landscaping
- Provide convenient shopping opportunities for residents close to their residence.
- Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.
- Use architectural elements or themes from the surrounding area, as appropriate.
- Provide appropriate transition between land use designations to minimize neighborhood compatibility conflicts.

LU-IMP-1B Amend the Zoning Code to implement mixed use zoning districts that provide development standards for mixed use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses, building heights; and parking standards.

**Goal LU-4 The City seeks to develop uses that are compatible with one another.**

Policy LU-4.3 Allow for mixed use development at varying intensities in Focus Areas as a means of revitalizing underutilized parcels.

Policy LU-4.4 Avoid density increases or intrusion of non-residential uses that are incompatible with existing neighborhoods.

Policy LU-4.5 Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.

Policy LU-4.6 Where residential/commercial or residential/industrial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.

LU-IMP-4A Monitor existing and review all requests to expand intensive commercial or industrial uses.

**Goal LU-10 Restoration of the Civic Center as the heart of the City.**

Policy LU-10.3 Redevelop, consolidate and rezone properties within the Civic Center area to accommodate the mix of uses allowed in this focus area.

Additional direction is provided in the General Plan through the narrative intent and desired character and uses established for each land use. For this project, the applicable General Plan land use categories are Civic Center Mixed Use and Industrial/Residential Mixed Use 2.

**Civic Center Mixed Use**

**Intent:** The Civic Center Mixed Use (CC) is a new land use designation in the General Plan 2030 for the area that includes City Hall, the neighborhood bounded by 9th Street, Acacia Parkway, and Garden Grove Boulevard, Main Street, the Community Meeting Center, and the Village Green. This area is the center of the community.

**Desired Character and Uses:** The Civic Center Mixed Use (CC) designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. These uses should contribute to the sense that this area is the heart and soul of the community, as well as a public gathering place.

**Industrial/Residential Mixed Use 2**

**Intent:** The Industrial/Residential Mixed Use 2 (IR2) designation is a new land use designation in the General Plan 2030. This designation will apply to the south of the OCTA right-of-way, both north and south of Stanford Avenue extending south to Garden Grove Boulevard.

**Desired Character and Uses:** The intent for the Industrial/Residential Mixed Use 1 (IR1) designation is to allow existing industrial uses to remain and to allow for new uses, such as artist's lofts with a residential component (i.e., live/work units).

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

Policy CON-7.2 Preserve Garden Grove's significant historic resources to promote community identity, stability, and aesthetic character.

CON-IMP-7B Determine appropriate zoning and land development guidelines in order to protect historic resources from incompatible development.

CON-IMP-7F Encourage new commercial development or renovations to existing commercial structures in historic areas to be compatible with existing historic architectural character.

### **The Project**

The City of Garden Grove proposes to amend Chapter 18 (“Mixed Use Regulations and Development Standards”), Chapter 4 (“Definitions”), and Chapter 32 (“Procedures and Hearings”) of Title 9 (“Land Use”) of the Garden Grove Municipal Code. The amendment would add language to allow certain uses in the Civic Center - East (CC-1) and Adaptive Reuse (AR) zones not currently permitted in these zones, and would establish additional performance standards for such uses. The amendment would also allow required parking to be provided at an off-site location farther than 1,500 feet from the use served. No specific development applications are proposed at this time. The project consists only of a Title 9 (also referred to as the Land Use Code) text amendment. Thus, no physical changes or alterations to any particular property are proposed at this time.

### **CC-1 Zone**

At the time that the CC-1 zoning standards were created, the intent was to allow uses and development approaches that maintain the character and form of the established neighborhoods within the Civic Center district. Currently, Title 9, Section 9.18.010 (“Mixed Use Zones – Purpose”) allows for the adaptive reuse of single-family homes in the CC-1 district with certain commercial uses in order to preserve the existing older structures. The proposed amendment would allow for the expanded reuse of such properties with additional commercial uses and would permit specific uses as a matter of right. Other uses with operating characteristics of a more intense nature, such as entertainment uses, would be subject to approval of a Conditional Use Permit (CUP). The amendment is intended to allow a greater range of uses by creating additional standards that address reuse of existing homes, as well as the compatibility of uses consistent with policy direction in the Garden Grove General Plan, as cited above.

The CC-1 zone applies to properties three blocks east of Civic Center Drive and south of Acacia Parkway. The CC-1 zone allows for institutional and educational uses, together with a mix of residential and commercial uses. The intent of the CC-1 zone is to allow uses and development approaches that maintain the character and form of the established neighborhoods within the Civic Center district. Existing residential structures may continue to be used for residential purposes or may be adapted for commercial use, provided that applicable development standards can be met. The zone allows a maximum floor-area ratio (FAR) of 0.50 for non-residential uses and residential densities up to 21 dwelling units per acre (du/ac). The proposed code amendment would not change these standards.

### **AR Zone**

The AR zone applies to properties approximately six blocks north of Garden Grove Boulevard, south of Lakeside Drive, west of Nelson Street, and east of Brookhurst Street. The AR zone allows for a mix of work-live, light industrial, technology, creative industry, office, limited entertainment, and complementary uses near the City’s civic core. The zone allows a maximum FAR of 0.5 for non-residential uses and residential densities up to 32 du/ac. The proposed code amendment would not change these standards or any other development standards affecting the allowable quantity of development. The City approved the mixed use General Plan land use designations and implementing zoning in the AR zone to encourage the revitalization of underutilized parcels. The subject Code Amendment continues to encourage revitalization of underutilized property by allowing additional commercial uses and creating additional compatibility standards to assist in guiding new development and the adaptive reuse of existing properties.

The proposed text amendment includes the following components:

### **Chapter 18 Revisions**

The text amendment would add five new performance standard sections to the CC-1 zone. These include:

- **Conversion of Single-Family Homes to Commercial Structures and Uses:** This section would allow single-family homes to be converted to a commercial structure via a ministerial process, with compliance to all existing requirements of Chapter 18. New development standards associated with the text amendment would include the following:
  - Developers converting an existing home to commercial use and any additions or modifications would be required to maintain the architectural style and house façade, and the use must be buffered from existing residential properties with fencing, landscaping, and low-level lighting to reduce noise and light intrusion.
  - Hours of operation for all commercial uses in the CC-1 zone would be limited to 7:00 A.M. to 10:00 P.M. daily, unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties. Requests for extended hours of operation shall require approval through the Director's Review procedure set forth in Chapter 9.32.
  - Parking for commercial uses would be required to comply with Section 9.18.140 ("Parking"), with the exception that off-site parking would be permitted to be located farther than 1,500 feet from the site it is serving. Any such off-site parking must be located within the CC-1 zone or within adjacent areas to the CC-1 zone that are zoned CC-3 or CC-OS. Off-site parking for commercial uses in the CC-1 would be eligible for ministerial approval.
  - Additional usage limitations relating to entertainment and/or alcohol would require a CUP and be subject to operational conditions and buffering. If entertainment and/or consumption of alcohol is conducted outdoors, buffering must include but not be limited to sound attenuation walls and landscaping to protect adjacent residential uses.
  
- **Shared Outside Eating Areas:** This section pertains to the establishment of outside eating areas between properties and uses. New standards would require that outside eating areas serving alcohol only be permitted to have direct access to and from the establishment serving alcohol and that these areas be sufficiently buffered to "maintain the peaceful enjoyment of adjacent properties."
  
- **Non-vehicular and Vehicular Vending:** This section outlines standards for vending from non-vehicular kiosks and vehicles, which may include converted camper trailers, nostalgic vans, food trucks, etc. The new standards would allow such uses to park temporarily or permanently on site and off site (but not within a required rear or side yard). The size, design, and usage of such vehicles and kiosks are further defined in the proposed ordinance.
  
- **Event Space:** This section pertains to outdoor and indoor event spaces, including banquet facilities. The new standards would require compliance with applicable requirements of Chapter 18 ("Mixed Use Regulations and Development Standards") of Title 9 ("Land Use") of the Municipal Code.
  
- **Additional Compatibility Standards:** This section pertains to additional standards intended to ensure compatibility of uses within the CC-1 zone, outlining a variety of commercial and mixed-use operations. Limitations on vibration, noxious odors, lighting, and hours of operation are detailed.

Additionally, the Permitted Uses table in Section 19.18.020 ("Uses Permitted") would be modified to add new specific permitted and conditional uses for miscellaneous residential and commercial

operations for CC-1 and the AR zones, along with definitions and supplementary regulations and commentary.

All existing development standards of the Land Use Code designating minimum areas, width, densities, lot coverage, and architectural character would remain the same, and all uses would be required to comply with all other applicable Sections of Chapter 18 of the Land Use Code. Rules regarding alcohol on premises or entertainment, which would require a Conditional Use Permit, are also outlined.

The table below identifies the proposed new regulations.

**SECTION 19.18.020: PERMITTED USES (the following uses will be added to CC-1 and AR)**

<b>Table 9.18-1 Mixed Use Zones and Land Use Regulations</b>			
	<b>CC-1</b>	<b>AR</b>	<b>Additional Regulations and Comments</b>
<b>Miscellaneous Residential and Incidental to Residential</b>			
Live-Work	P		
Cottage Food Operations	P		No minimum spacing limit is required for Cottage Food Operations provided that the use complies with all other requirements of Section 9.08.020.02.50B.
<b>Commercial/Office</b>			
Medical, Dental and Related Health Service Support Facilities	P		
<b>Retail Trade</b>			
Art Gallery/Tattoo Shop	C		See Section 9.18.030.041
Event Space Banquet Facility (Indoor)	C		See Section 9.18.090.040I
Event Space (Outdoor)	C		See Section 9.18.090.040I
Department Store	P		
Furniture	P		
Food Hall	C	C	Parking to be provided pursuant to Section 9.18.140.030.
Garden Shop/Small Scale Nursery (Retail Only No Production permitted)	P		
Indoor Multi-Tenant shopping Center	C	C	See Section 9.18.030.230
Non-Vehicular Vending	P		See Section 9.18.070.010. For Non-Vehicular Vending in the CC-1 zone see Section 9.18.090.040H for additional requirements.
Pets & Supplies	P		
Sporting Goods	P		
Variety/Dry Goods	P		
<b>Food/Drink Sales and Service</b>			
Convenience Store	P		See Section 9.18.060
Grocery Store	P		See Section 9.18.060
Food, Carry-out	P		See Section 9.18.060
Liquor Store	C		See Section 9.18.060
Meat Market	P		See Section 9.18.060

<b>Table 9.18-1 Mixed Use Zones and Land Use Regulations</b>	<b>CC-1</b>	<b>AR</b>	<b>Additional Regulations and Comments</b>
Vehicular Vending	P		See Section 9.18.070.020 For Vehicular Vending in the CC-1 zone see Section 9.18.090.040H for additional requirements.
Bar with or without Entertainment (Night Clubs not permitted in CC-1, CC-2, CC-3, CC-OS, & AR zone)	C		See Section 9.18.060 (Alcohol Beverage Sales) See Section 9.18.030.060 (Bar/Nightclub)
Brew Pub	C		See Section 9.18.060
Eating Establishment/Restaurant with Entertainment	C		See Section 9.18.030.140 See Section 9.18.060
Eating Establishment/Restaurant with Limited entertainment	C		See Section 9.18.030.150 See Section 9.18.060
Winery	C		See Section 9.18.060 (Alcohol Beverage Sales)
<b>Other Services</b>			
Incidental Instruction (15 students or Less)	I		
Multi-tenant Retail, Office, Studio Space for short term use.	C	C	Uses to be parked pursuant to Section 9.18.140.030.
Community Garden	P		

**Chapter 4 Revisions**

The proposed Land Use Code amendments includes a text addition to Section 9.04.060 (“Definitions”) to include the definition of “Live-Work” structures. These would refer to structures that combine living space occupancy with incidental work space, and in which the individual live-work units are occupied and used by a single-household. Live-work can either consist of structures specifically designed and built to function in this manner, or existing residential structures that have been structurally modified to accommodate work activity and residential occupancy in compliance with the California Building Code, General Plan, and Municipal Code. The amendment also includes new definitions for “wineries” and “food halls.”

**Chapter 32 Revisions**

Finally, the amendment would add text to Chapter 32, Section 9.32.030D (“Land Use Action Procedures”) for subsection 9.32.030D.3(2)(a)(d). This revision would exempt from the site plan application process any single-family home in the CC-1 zone that converts to commercial structures and uses.

## **9. Framework for Environmental Analysis**

This Initial Study has been prepared to analyze the potential effects resulting from changes to the Land Use Code to allow additional complementary uses to locate in the CC-1 and AR zones, consistent with existing General Plan policy. The action of adopting these regulatory and policy documents would not directly create any environmental impact, as adoption would not result directly in any construction activity. The provisions of the Land Use Code would be applied to land use and development proposals either on a ministerial or discretionary basis, as dictated by the terms of the Code. No direct physical impacts on the environment are related to instituting the new standards within the Land Use Code Amendment. Development proposals by land owners and their authorized agents could introduce the potential for physical impacts. Thus, the CC-1 and AR Zones Land Use Code Amendment could facilitate projects, the construction of which could produce environmental effects. Potential impacts are analyzed in this Initial Study within this framework.

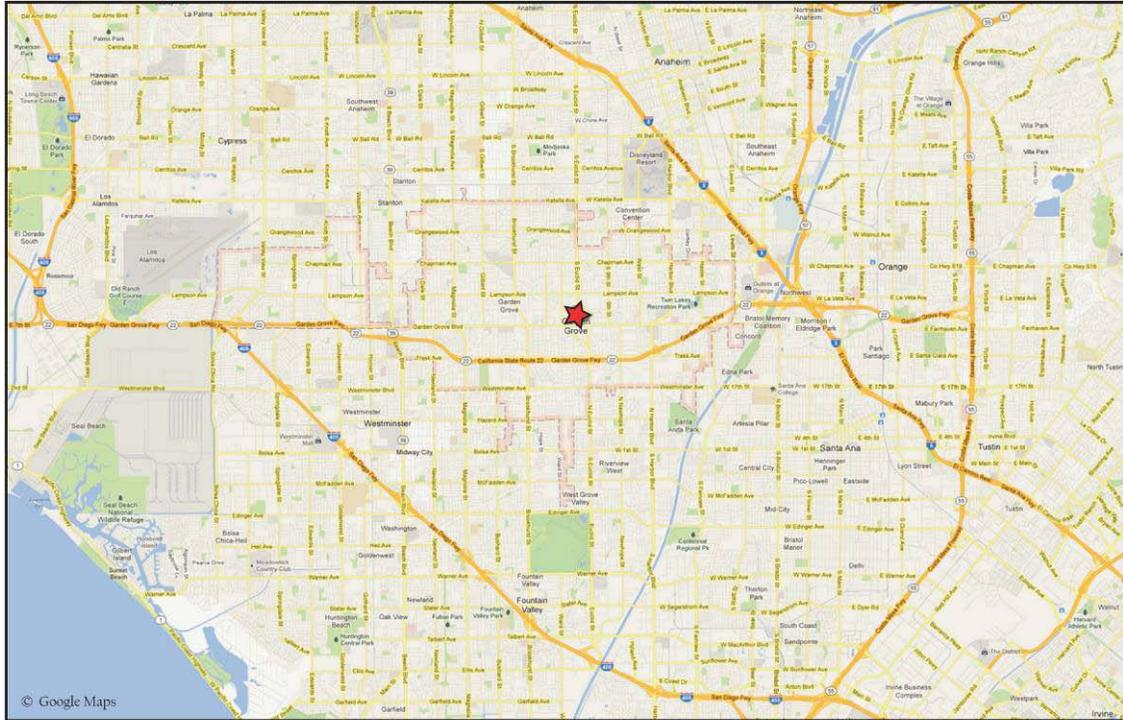
### **Tiering upon the General Plan Program EIR**

Tiering involves the incorporation by reference of generalized discussions from a previous Environmental Impact Report (EIR) into a subsequent environmental document to focus the discussion within the subsequent document on issues specific to the action under review. Section 15152 of the CEQA Guidelines states that agencies are encouraged to tier environmental analyses to avoid repetitive discussion within subsequent environmental documents and focus on issues directly related to the topic of evaluation. Using the tiering process does not allow for avoidance of a discussion related to issues directly affected by an action, but does limit the examination of issues to those that were not addressed in a previous EIR, and should incorporate measures designed to reduce or avoid environmental impacts. Tiering is appropriate in situations where the proposed action is consistent with the General Plan or where changes in zoning will produce conformity with the General Plan.

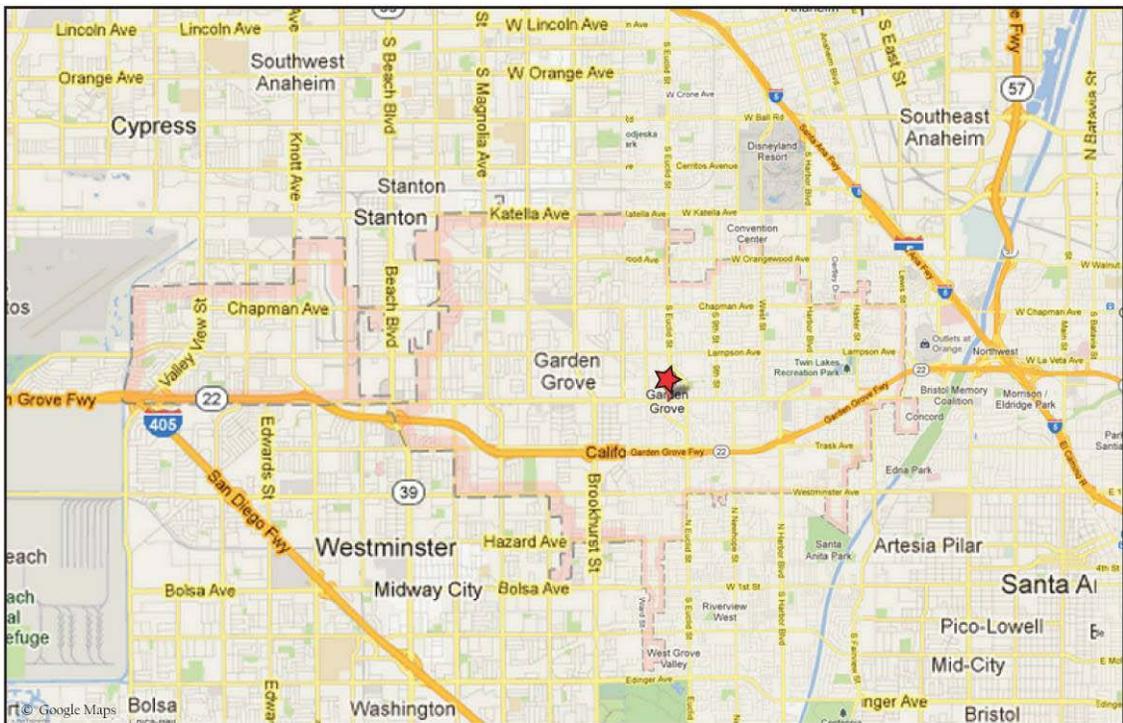
This Initial Study tiers upon the certified Final EIR (FEIR) for the 2008 Garden Grove General Plan Update (State Clearinghouse No. 200841079). The FEIR is available for review at the City of Garden Grove Community Development Department (11222 Acacia Parkway, Garden Grove, CA 92840). The project's minor revisions to the Land Use Code implement General Plan goals, policies, and implementation programs. Thus, the impacts associated with the long-term implementation of the General Plan through the Land Use Code largely have been analyzed in the prior General Plan FEIR. This Initial Study focuses on assessing any changed conditions since 2008 certification of the General Plan FEIR that may result in new environmental effects not previously identified.

## **10. Other Public Agencies Whose Approval Is Required**

No approvals are required from any other public agency.

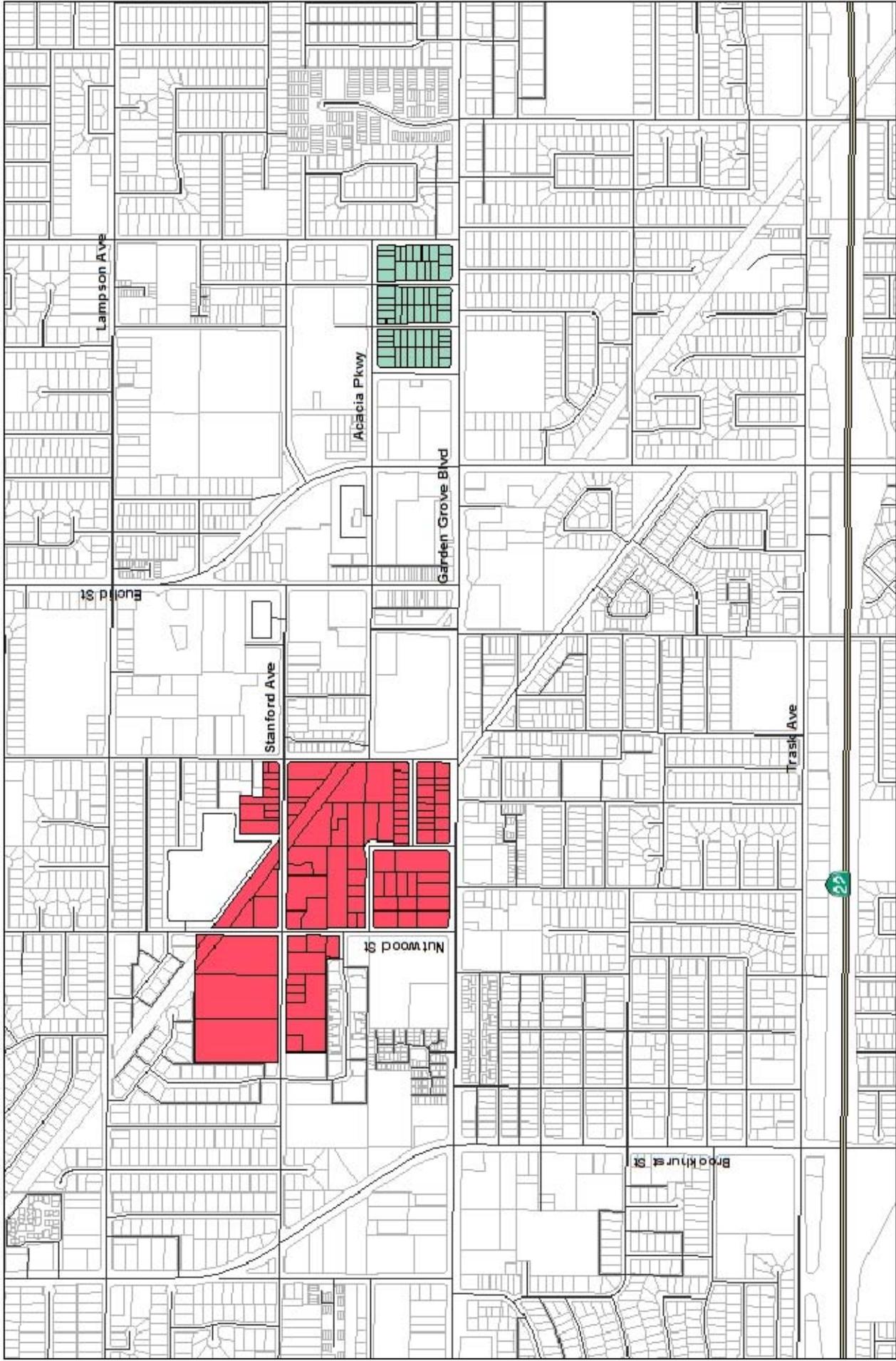


Regional Context Map



Vicinity Map

Figure 1  
Regional Context and Vicinity



Source: City of Garden Grove 2015

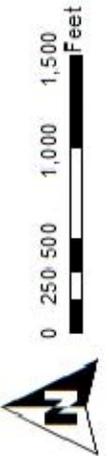


Figure 2  
Project Area

# **INITIAL STUDY CHECKLIST**

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The checklist presented in this Section follows the checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G. Potential environmental effects of the project are classified and described in the checklist under the following general headings:

- “No Impact” applies where the impact simply does not apply to projects like the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as “No Impact.”
- “Less Than Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development which would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.
- “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” Incorporated mitigation measures must be outlined in the checklist, and a discussion must be provided which explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where potentially significant issues have been analyzed and mitigation measures have been recommended.
- “Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigatable environmental impact. If there are one or more items identified as a “Potentially Significant Impact,” an EIR is required.

# ENVIROMENTAL EVALUATION

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

## Substantiation:

- a) **No Impact.** No scenic vistas or other scenic resources have been identified within the project area of the proposed code amendment.<sup>1</sup> The proposed code amendment would expand allowable uses within the urban infill areas of the Civic Center - East (CC-1) and Adaptive Reuse (AR) zones. The amendment does not propose any changes to allowable scale and massing, and is generally intended to regulate uses within existing structures. Therefore, the proposed amendment will have no impact on scenic vistas.
- b) **No Impact.** No scenic vistas or other scenic resources have been identified within the project boundaries of the proposed code amendment.<sup>2</sup> The California Department of Transportation (Caltrans) does not list any highways within the City of Garden Grove as officially designated scenic highways.<sup>3</sup> The project does not involve the removal or alteration of any scenic resources. Adoption and implementation of the amendment would have no impact on scenic resources within view of any State Scenic Highway.
- c) **No Impact.** The proposed code amendment would establish new allowable uses within the CC-1 and AR zones. The allowable uses would comply with development regulations contained in Title 9 ("Land Use") of the City's Municipal Code. The amendment does not propose any changes to allowable scale and massing, and is generally intended to regulate uses within existing structures. As such, the standards and regulations in the code amendment are consistent with maximum density and intensity allowances set forth in the General Plan and analyzed in the General Plan FEIR. The areas in which amendments are proposed are located within or adjacent to focus areas which were qualitatively analyzed for aesthetic impacts in the General Plan FEIR; impacts were found to be less than significant.

<sup>1</sup> Garden Grove General Plan Update EIR, 2008. p. 5.3-3.

<sup>2</sup> Ibid.

<sup>3</sup> California Department of Transportation. California Scenic Highway Mapping System. (<http://www.dot.ca.gov/hq/LandArch/scenic/schwyt.htm>) Consulted 2/6/2015.

Existing code standards that address massing, scale, articulation, and bulk of buildings to ensure harmony with the scale and character of surrounding development are not being modified with the proposed amendments. The proposed amendment includes additional use and performance standards to ensure compatibility between uses. Furthermore, any additions or modifications permitted as per the amendment must maintain the architectural style and house façade of existing structures. The new uses associated with the amendment are similar in function and general aesthetics to previously allowed uses within the zones. Signage associated with existing and new uses is regulated by the provisions of Chapter 9.20 (Sign Standards) of this Title; no changes to that Chapter of the Land Use Code are proposed. Therefore, implementation of the amendments would have no impact on visual quality within the CC-1 and AR zones.

- d) **Less than significant.** The proposed project does not involve any construction project. The proposed code amendment would add language to allow certain uses in the CC-1 and AR zones. The General Plan FEIR found that new development would be concentrated in “Focus Area” neighborhoods, including the CC-1 and AR zones. Future development would have potential to create new shade and shadow impacts.<sup>4</sup> These impacts would be less than significant with the implementation of Policy LU-2.1 and Policy LU-2.4, which protect residential areas from the effects of potentially incompatible uses and ensure consistency and intensity of land use to the immediate neighborhood.<sup>5</sup> The proposed code amendments include restrictions to minimize light from new commercial uses, with buffering measures, such as low-level lighting, utilized to limit light intrusion. Specifically, outdoor lighting associated with commercial use is not allowed to adversely impact surrounding residential uses, but is limited to providing sufficient illumination for access and security purposes. Lighting would not blink, flash, oscillate, or be of unusually bright intensity or brightness. Commercial operations would be restricted to hours of operation (7:00 A.M. to 10:00 P.M.), unless otherwise extended through Director’s Review. (see proposed Section 9.18.090.030.F and J). Impact would therefore be less than significant.

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<sup>4</sup> Garden Grove General Plan Update EIR, 2008. p. 5.3-14.

<sup>5</sup> Garden Grove General Plan Update EIR, 2008. p. 5.3-15.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**II. AGRICULTURE AND FOREST RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.

Would the Project:

- |  |          |
|--|----------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <b>X</b> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <b>X</b> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?   | <b>X</b> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <b>X</b> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?                                   | <b>X</b> |

**Substantiation:**

- a) **No Impact.** The City has no land use designations or zones for agriculture,<sup>6</sup> and no commercial farm operations occur in the CC-1 and AR zones. According to the California Division of Farmland Mapping and Monitoring Program, no lands within these zones are designated as farmland of local or statewide importance, unique farmland, or prime farmland.<sup>7</sup> No impact would result from the proposed code amendments.
- b) **No Impact.** The CC-1 and AR zones are not intended for agricultural production, and no commercial farm operations occur in the City. The California Department of Conservation indicates that no Williamson Act contracts exist in the City of Garden Grove,<sup>8</sup> as such, no impact would result in the CC-1 and AR zones.
- c-d) **No Impact.** Garden Grove is a fully urbanized community, with vegetation limited to street trees and groundcover in local parks and on private properties. The City had no areas designated for forest land or timberland prior to this amendment, nor do the proposed code amendments propose any changes that would affect any such areas. The Land Cover Mapping and Monitoring Program (LCMMP) is a satellite photo survey conducted jointly by the California Department of Forestry and Fire Protection and the United States Department of Agriculture Forest Service Region 5. The LCMMP identifies no areas as forestland within the CC-1 or AR zones.<sup>9</sup> Because no forest or timberland exists within the project area, no impact would result.
- e) **No Impact.** No farmland or forest land exists within the CC-1 and AR zones; thus, no conversion of any land use would affect farmlands or forest land. No impact would occur.

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<sup>6</sup> Garden Grove General Plan 2008, Land Use Element (pp. 2-18 to 2-28).

<sup>7</sup> California Department of Conservation, Farmland Mapping and Monitoring Program. FMMP Survey Area. ([http://www.consv.ca.gov/dlrp/fmmp/overview/survey\\_area\\_map.htm](http://www.consv.ca.gov/dlrp/fmmp/overview/survey_area_map.htm)). Consulted 2/5/2015.

<sup>8</sup> California Department of Conservation. Williamson Act Program. (<http://www.conservacion.ca.gov/dlrp/fmmp/Pages/Orange.aspx>). Consulted 2/18/2015.

<sup>9</sup> California Department of Forestry and Fire Protection and the USDA Forest Service. California Land Cover Mapping and Monitoring Program (LCMMP) ([http://frap.cdf.ca.gov/projects/land\\_cover/index.html](http://frap.cdf.ca.gov/projects/land_cover/index.html)). GIS data mapped 2/20/2015.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			<b>X</b>	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			<b>X</b>	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			<b>X</b>	
d) Expose sensitive receptors to substantial pollutant concentrations?			<b>X</b>	
e) Create objectionable odors affecting a substantial number of people?			<b>X</b>	

**Substantiation:**

a-c) **Less than Significant Impact.** The City of Garden Grove is located within the South Coast Air Basin (SCAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the Basin. The AQMP is a series of plans adopted for the purpose of reaching short- and long-term goals for those pollutants for which the Basin is designated as a “nonattainment” area because it does not meet federal and/or state Ambient Air Quality Standards (AAQS). To determine consistency between the project and the AQMP, the project must comply with all applicable SCAQMD rules and regulations, comply with all proposed or adopted control measures, and be consistent with the growth forecasts utilized in preparation of the Plan.

Both the State of California (State) and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as ‘criteria pollutants’). These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM<sub>10</sub>), fine particulate matter with a diameter of 2.5 microns or less (PM<sub>2.5</sub>), and lead (Pb). The State has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and

implement measures that will bring the region into attainment. Table 1 (South Coast Air Basin Attainment Status-Orange County) summarizes the attainment status in the project area for the criteria pollutants.

**Table 1**  
**South Coast Air Basin Attainment Status – Orange County**

Pollutant	Federal	State
O <sub>3</sub> (1-hr)	N/A	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sub>10</sub>	Nonattainment	Nonattainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment
CO	Attainment	Attainment
NO <sub>2</sub>	Attainment	Nonattainment
SO <sub>2</sub>	Attainment	Attainment
Pb	Nonattainment	Nonattainment

*Sources: CARB 2011, U.S. EPA 2012*

The General Plan FEIR determined that implementation of the current General Plan would result in a significant and unavoidable cumulative air quality impact related to a cumulative increase in criteria pollutants in both the short term and long term,<sup>10</sup> and would therefore affect consistency with the AQMP. The proposed code amendments are consistent with General Plan land use policies, and the amendments would not propose any changes to the levels of development allowed under the current General Plan. There are no proposed changes to maximum allowable densities or intensities, nor are there any subtle changes that could affect development footprints, such as changes to setbacks, lot coverage requirements, or building height. No changes are proposed that would increase development standards to allow additional square footage beyond that permitted by the General Plan. Thus, the proposed land use code amendments do not include any development allowances not accounted and evaluated in the General Plan FEIR.

The proposed code amendments would have no direct affect on air quality because they do not propose construction or development. The existing Land Use Code permits the conversion of single-family homes into commercial uses within the CC-1 zone and allows for a variety of commercial and industrial uses within the AR zone. The amendment would permit additional types of commercial uses to locate in existing or new structures. These uses would implement General Plan goals and policies and existing regulations of the Land Use Code.

The proposed amendments advance the goals and policies of the adopted General Plan. The development regulations and guidelines in the amendments implement several General Plan goals and policies relating directly to air quality and greenhouse gas emissions, including facilitation of land use development patterns (mixed-use) that can reduce vehicle miles traveled. Land uses and development standards included in the amendments are aimed at implementing State legislation to encourage a reduction in the need for vehicle trips and to facilitate improved urban planning practice. Mixed Use zones such as CC-1 and AR allow the City to take advantage of the benefits afforded by a mix of residential and commercial uses to achieve a reduction in the need to travel by car for everyday trips and errands. By locating different land uses in close proximity to one another, vehicle emissions and vehicle miles traveled (VMTs) are minimized and sprawl is reduced.

<sup>10</sup> Garden Grove General Plan Update EIR, 2008. pp. 5.5-20, 5.5-24.

The amendments would guide how future proposed projects are developed, but would not authorize any plan or project for construction. The standards and directives contained within the code amendments would not result in any direct emissions that would contribute to an existing or potential violation of an air quality standard. The amendments do not include any provisions that would supersede or otherwise conflict with rules and procedures governing assessment or control of air pollutant emissions. All future proposed development projects would be required to adhere to all General Plan and Land Use Code goals, policies, and standards. The City would continue to cooperate with SCAQMD and SCAG to implement the goals of the General Plan Air Quality Element and the Air Quality Management Plan. Transportation control measures included in the General Plan focus on reducing the number of trips, improving traffic flow, and utilizing alternative methods of transportation, all of which help reduce total emissions that contribute to ozone and particulate levels in the region.<sup>11</sup> Implementation of the proposed code amendment would not change or otherwise interfere with pollution control strategies and would not change any of the impacts anticipated in the General Plan FEIR because no changes to development standards, in terms of maximum allowable square feet or units, would occur. The proposed code amendments, therefore, would not have considerable effects on the levels of regional ozone or particulates. Potential emissions would not exceed levels anticipated in the General Plan FEIR, and impacts relative to air quality standards would be less than significant. Implementation of the proposed code amendment would not impact air quality and would not conflict with or obstruct implementation of the applicable air quality plan. The impact would be less than significant.

The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and 'significant projects.' Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan Amendment or Specific Plan, and is not considered a "significant project". Furthermore, the project would not involve any new housing or employment uses which would affect population or employment growth. Based on the consistency analysis presented above, impacts would be less than significant.

- d) **Less than Significant Impact.** Sensitive receptors include children, the elderly, pregnant women, and those with existing health problems that are affected by air pollution.<sup>12</sup> The General Plan FEIR concluded that carbon monoxide hotspots would not be experienced at any locations within the City due to the volume of traffic experienced under build-out conditions and the relatively low ambient concentrations.<sup>13</sup> The proposed code amendments promote new land uses and regulations consistent with the Land Use Code and General Plan goals and policies, and are designed to alleviate air quality impacts through a reduction in vehicle miles traveled in personal vehicles and siting of land uses in close proximity to public transportation and essential goods and service establishments. The proposed code amendments would create additional opportunities for trip reduction by expanding land uses in the CC-1 and AR zones. Individual future projects would be required to adhere to the existing and new standards contained in the Land Use Code to ensure that individual development projects are consistent with General Plan goals and policies and established to minimize impacts on air quality within the City and region. Adverse air quality impacts to sensitive receptors would be less than significant.
- e) **Less than Significant.** The proposed code amendments create new permitted and conditionally permitted land uses for the CC-1 and AR zones. These uses generally would consist of residential, commercial, and civic uses, none of which would be expected to create unusual substantial odors, except where inappropriate refuse disposal practices occur. Future uses would be required to comply with City regulations and policies regarding odor control. Businesses operated in the City of Garden Grove must store waste in approved covered receptacles and contract with the prescribed disposal company to routinely remove all waste produced at a site. Furthermore, the proposed code

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<sup>11</sup> Garden Grove General Plan 2008, Circulation Element (pp. 4-31 to 4-40).

<sup>12</sup> California Air Resources Board. Air Quality and Land Use Handbook: A Community Health Perspective, April 2005 (p.1).

<sup>13</sup> Garden Grove General Plan Update EIR, 2008. pp. 5.5-28 to 29.

amendments include standards for mixed use development to reduce odor impacts on residential components of mixed-use development projects. Specifically, the amendment states that no future use, activity, or process shall produce perceptible noxious odors at the property lines of the site. Any future commercial project that proposes outdoor cooking (such as a smoker or a barbeque) for a special event would be required to obtain a special use permit for special events. Adherence to existing and proposed City regulations, such as Section 9.18.150.010 (“On-site Accommodation for Recycle Materials Containers and Collection Areas”) would limit the escape of odors to the open air. Any odor resulting from the proposed code amendments would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES.</b> Would the Project:				
a) Have a substantial adverse affect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, polices, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) though direct removal, filling, hydrological interruption, or other means?				<b>X</b>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?				<b>X</b>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<b>X</b>

**Substantiation:**

- a) **No Impact.** The City of Garden Grove is highly urbanized and built out, with no forest, river, wildlife, or similar resources. Biological resources in the project area are almost nonexistent due to the urban nature of the CC-1 and AR zones and surrounding areas.<sup>14</sup> The General Plan FEIR found that the General Plan would have no impacts on biological resources, including any protected

<sup>14</sup> Garden Grove General Plan 2008, Conservation Element (p. 10-3).

species.<sup>15</sup> The proposed code amendments do not allow development within any areas that were otherwise preserved for open space or biological resource preservation. New uses associated with the proposed code amendments would be located within existing structures. Therefore, the amendments would have no impact on endangered, threatened, or rare species or their habitats, or on locally designated species.

- b) **No Impact.** The City is highly urbanized and built out. What open space does exist is in the form of managed parks and recreational areas. Information included in the General Plan and General Plan FEIR indicates that the CC-1 and AR zones do not contain any natural areas that support riparian or other sensitive natural communities. No impact would occur.
- c) **No Impact.** Because the City of Garden Grove is fully urbanized, there are no remaining natural wetlands.<sup>16</sup> The existence of small areas of artificially created wetland conditions due to urban runoff and storm drainage systems is considered possible, but highly unlikely. Adverse impacts to wetlands would not occur as a result of implementing the proposed project.
- d) **No Impact.** Given its built-out, urban character and the fact that Garden Grove is surrounded by urban communities, no wildlife dispersal or migration corridors or wildlife nursery sites pass through or exist within the CC-1 and AR zones. Thus, the proposed code amendments would have no impacts on the migration of native or wildlife species.
- e-f) **No Impact.** Title 11, Chapter 32 of the Garden Grove Municipal Code governs tree protection in the City. The proposed code amendments would not affect or change any policies pertaining to Title 11, Chapter 32 of the Municipal Code or any other conservation plans, such as the 1996 Natural Community Conservation Plan & Habitat Conservation Plan (HCP), which was adopted by the County of Orange to serve as a conservation plan for the central and coastal subregion. The proposed code amendments would have no impact on the existing preservation or conservation plans, as the HCP does not apply to any areas zoned CC-1 or AR.<sup>17</sup> The regulations of Title 9 (“Land Use Code”) do not supersede any other regulations or requirements adopted or imposed by the City, the State of California, or any Federal agency that has jurisdiction by law over uses and development. Future projects proposed within the CC-1 and AR zones would continue to be reviewed to ensure consistency with all General Plan goals, objectives, and policies, and in compliance with the Land Use Code. Adherence to such requirements would reduce potential impacts associated to a level of no impact.

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<sup>15</sup> Garden Grove General Plan Update EIR, 2008. pp. 8-2.

<sup>16</sup> U.S. Fish & Wildlife Service, National Wetlands Survey. Consulted 2/6/2015.  
<http://www.fws.gov/wetlands/Data/Mapper.html>. Consulted 2/6/2015.

<sup>17</sup> California Department of Fish & Wildlife. NCCP Plan Summary – County of Orange (Central/Coastal) NCCP/HCP.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES.** Would the project:

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|--|--|--|----------|--|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?   |  |  | <b>X</b> |  |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 |  |  | <b>X</b> |  |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?      |  |  | <b>X</b> |  |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                         |  |  | <b>X</b> |  |

**Substantiation:**

a-d) **Less than Significant Impact.** The City of Garden Grove is virtually built out, with only a few vacant parcels remaining. The proposed code amendments do not propose any changes to General Plan land use designations or the zoning for any parcel that was previously identified for preservation or open space. The proposed code amendments do not authorize any particular development project, nor do they involve any changes to development standards that would change allowable development intensities, densities, or building footprints. The proposed code amendments are intended to facilitate adaptive reuse of existing structures.

One prehistoric site has been identified within Garden Grove’s boundaries, and an additional 12 historic archaeological sites dating from the early 1900s have been found. A 1986 historic and architectural inventory identified 132 buildings as locally significant resources. Three structures—the Ware/Stanley House within Heritage Park, the Harry A. Lake House, and the Reyburn House—are candidates for nomination to the *National Register of Historic Places*. None of the three candidates for nomination to the *National Register* are located within the CC-1 or AR zones. Of the 132 locally significant properties inventoried in the 1986 survey, a number are located within the CC-1 (16 addresses) and AR (one address) zones.<sup>18</sup>

These code amendments do not propose any changes to historic designations of any recognized historical sites or structures, and would not change or have any effect upon the City’s existing preservation objectives or policies. The amendment would not authorize any adverse impacts to a historical resource and in fact offers opportunities for preservation by broadening the types of uses permitted to locate within existing structures. The proposed code amendments would not authorize any plans for development/construction or redevelopment that would physically disturb any site; therefore, the project would have no impact on human remains. Procedures to notify the County Coroner and Native American representatives are implemented in accordance with California Health and Safety Code Section 7050.5 for all development projects within the City.

The General Plan Conservation Element contains policies to conserve historic, cultural, archeological, and paleontological resources, and to ensure the protection of known resources. In particular, Conservation Element Implementation Measure 7F states: “Encourage new commercial

<sup>18</sup> Garden Grove General Plan Update EIR, 2008. (Appendix L: Cultural Resources Assessment).

development or renovations to existing commercial structures in historic areas to be compatible with existing historic architectural character.”<sup>19</sup> In addition to General Plan policies and program, the General Plan FEIR includes mitigation measures that would reduce potential impacts to undocumented archaeological resources, cultural resources, and historical structure/resources to less than significant levels.<sup>20</sup> The proposed code amendments would have no impact on these policies or implementation measures. Review of future projects would continue to be carried out to ensure that the projects are consistent with all General Plan goals, objectives, and policies and General Plan mitigation measures. Adherence to such requirements would reduce potential impacts associated with this issue to a less-than-significant level.

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<sup>19</sup> Garden Grove General Plan 2008, Conservation Element (p. 10-9).

<sup>20</sup> Garden Grove General Plan Update EIR, 2008. (p. 5.17-8).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS. Would the Project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:			<b>X</b>	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?				<b>X</b>
b) Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			<b>X</b>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			<b>X</b>	
e) Have soils 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?				<b>X</b>

## Substantiation:

a.i, ii) **Less than Significant Impact.** The proposed code amendments consist of text amendments that would not directly result in any new construction or development. No portions of Garden Grove are located within a State-designated Alquist-Priolo Earthquake Hazard Zone.<sup>21</sup> However, two fault splays associated with the inactive Pelican Hills Fault Zone traverse the central and western portions of the City in a northwest to southeast trending direction, in proximity to the CC-1 and AR zones. The two splay faults associated with the Pelican Hill Faults are inactive; therefore, they do not create a significant risk for ground rupture or seismic ground shaking. Additionally, several potentially active faults cross nearby the City. The Newport-Inglewood, Whittier, and Palos Verdes Faults are the most likely to cause high ground acceleration. The San Andreas Fault has the highest probability of generating a maximum credible earthquake in California. The Norwalk Fault, though closer to the City, is predicted to generate smaller magnitude earthquakes as it is not a designated Alquist-Priolo Earthquake Fault. Based on Garden Grove's location within the seismically active Southern California region, existing and future structures would be susceptible to ground shaking events.

The General Plan 2030 includes policies and implementation measures to reduce the risk associated with seismic activity by ensuring that new structures are safe through proper design and construction in accordance with the most recent version of the State and County codes, and to encourage rehabilitation or elimination of structures susceptible to collapse or failure in an earthquake, with historic buildings being treated with special consideration to ensure their preservation (General Plan Policies SAF-6.2 and 6.3). Any future construction projects will be subject to all applicable City, State, and local building regulations, including the California Building Code (CBC) seismic standards as approved by the Garden Grove Building and Safety Division. The General Plan FEIR concluded that impacts associated with seismic-related ground shaking were less than significant due to mandatory compliance with the building codes and policies contained in the Garden Grove General Plan.<sup>22</sup> No new impacts associated with ground shaking would occur with the adoption of the proposed code amendments. Impacts would be less than significant.

a.iii) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. According to the Seismic Hazard Evaluation of the Anaheim 7.5 minute quadrangle, approximately two-thirds of the City, including the areas zoned CC-1 and AR, is located in Zone of Required Investigation for liquefaction.<sup>23</sup> This indicates that the area has been subject to historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Appropriate measures that reduce the ground shaking and liquefaction effects of earthquakes are identified in the California Building Code, including specific provisions for seismic design and addressed in the City of Garden Grove General Plan goals and policies.

General Plan Implementation Measure SAF-IMP-6C and the CBC require that a soils and geological report be prepared for any new development, with the exception of single-family homes. This report would involve investigation for liquefaction potential. The Seismic Hazards Mapping Act specifies that the lead agency of the project may withhold development permits until geologic or soils investigations are conducted for specific sites and mitigation measures are incorporated into plans to reduce hazards associated with seismicity and unstable soils. If a geologic report

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<sup>21</sup> Garden Grove General Plan Update EIR, 2008. p. 5.7-4.

<sup>22</sup> Ibid. p. 5.7-16-5.17-17.

<sup>23</sup> California State Department of Conservation. California Geological Survey, Seismic Hazard Zones. Anaheim Quadrangle, March 25, 1999.

concludes liquefaction impacts cannot be reduced to less than significant, with mitigation as necessary, development will not be permitted.<sup>24</sup> Therefore, impacts will be less than significant.

- a.iv) The topography in the CC-1 and AR zones is relatively flat, with no canyons or steep topographic incisions. In addition, according to the Seismic Hazard Evaluation of the Anaheim 7.5 minute quadrangles, these areas are not located in an Earthquake-Induced Landslide Zone.<sup>25</sup> Impacts involving landslides or mudflows would not occur.
- b) **Less than Significant Impact.** The proposed code amendments would not directly result in the construction of any development or any physical change in the environment. Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. The City of Garden Grove is highly urbanized, with very few vacant parcels that have the potential to generate significant erosion or topsoil loss. Within the CC-1 and AR zones, all parcels are currently covered by disturbed vegetation or impermeable surfaces, and no visible surface topsoil conditions exist. No areas previously identified for open space or preservation are proposed to allow new development; the proposed amendments would propose new uses only for areas in the CC-1 and AR zones. Impacts would be less than significant.
- c-d) **Less than Significant Impact.** No known ongoing or planned large-scale extractions of groundwater, gas, oil, or geothermal energy that would cause subsidence occur within the CC-1 and AR zones.<sup>26</sup> However, the City is underlain by sediment highly susceptible to liquefaction. General Plan Safety Element Implementation Measure SAFIMP-6C requires that all new development have a site-specific geology report prepared by a registered geologist or soils?; this would ensure that impacts related to expansive soils impacts are evaluated on a project-by-project basis. The General Plan FEIR concluded that compliance with the goals, policies, and implementation measures of the General Plan and the City's Building Code would ensure potential impacts would be reduced to a less than significant level.<sup>27</sup>
- The proposed amendments would not directly result in the construction of buildings. All future development projects pursuant to the Land Use Code would be required to adhere to the development standards contained in the City's Building Code to prevent hazardous soil conditions that could lead to building failure. The project does not involve any changes to these safety regulations. No impact from liquefaction, lateral spreading, subsidence, liquefaction, or collapse would occur as a result of the proposed code amendments.
- e) **No Impact.** All parcels subject to the proposed amendments lie within the service area boundaries of the Garden Grove Sanitary District, which provides sewer service to the City of Garden Grove.<sup>28</sup> Existing buildings that would support adaptive reuse of structures are connected to the public sewer system. Any new projects would be required to connect to the public sewer system. Because of this, no impact would result from the proposed code amendments.

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<sup>24</sup> Garden Grove General Plan Update Program EIR, 2008. P. 5.7-18.

<sup>25</sup> California State Department of Conservation. California Geological Survey, Seismic Hazard Zones. Anaheim Quadrangle, March 25, 1999.

<sup>26</sup> Garden Grove General Plan Update EIR, 2008. p. 5.7-20.

<sup>27</sup> Ibid. p. 5.7-20.

<sup>28</sup> Garden Grove General Plan 2008, Infrastructure Element (p. 6-2).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<b>X</b>	
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			<b>X</b>	

Substantiation:

- a) **Less than Significant Impact.** Atmospheric gases, which allow solar radiation into the atmosphere but prevent heat from escaping, thus warming the Earth's atmosphere, are referred to as greenhouse gases. Greenhouse gases are released into the atmosphere by both natural and anthropogenic (human) activity. The principal greenhouse gases resulting from anthropogenic activity that enter and accumulate in the atmosphere are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated gases such as hydrofluorocarbons. The accumulation of these gases in the atmosphere at levels in excess of natural activity levels increases the Earth's temperature, resulting in changing climatic conditions in different parts of the planet, including California. Potentially adverse long-term climate change effects in California have been predicted by the California Climate Action Team, a consortium of California governmental agencies formed to coordinate efforts to meet the state's greenhouse gas reduction targets. Such climate change effects could include:
- Reduced snow pack and water runoff from snow melt in the Sierra Mountains, adversely affecting California's water supplies
  - Increased temperatures, drier conditions that could increase wildfire hazards
  - Sea-level rise that could increase flood hazards along parts of the California coastline, increase intrusion of salt water into coastal aquifers, and potentially increased storm runoff and high tides could overwhelm sewer systems

The Garden Grove General Plan includes seven goals, 26 policies, and 28 implementation measures in the Air Quality Element that would contribute to better air quality in the City and throughout the region.<sup>29</sup> Specifically, goals and policies in the General Plan call for meeting State and Federal air quality standards, increased community awareness and participation, a diverse and energy-efficient transportation system to reduce vehicular emissions (one of the primary contributors to greenhouse gas emissions), efficient development that promotes alternative transportation, and a balance of land uses.

Land use planning that mixes uses and encourages pedestrian activity and use of public transit is a major component that will help reduce greenhouse gases and curb climate change. Both the CC-1 and AR zones include regulations aimed at stimulating pedestrian activity, providing for urban-scale, fully integrated commercial and residential mixed use developments, and meeting broader State objectives for sustainable development approaches mandated by Assembly Bill 32 (Health and Safety Code Section 38500 et seq.) and Senate Bill 375 (Transportation Planning: travel demand models; sustainable communities strategy; environmental review). These Mixed Use zones facilitate an integrated planning approach designed to connect residential uses and everyday

<sup>29</sup> Garden Grove General Plan 2008, Infrastructure Element (pp. 8-2 to 8-6).

goods and service needs in central locations within integrated neighborhoods, thereby reducing the vehicle trips associated with shopping, entertainment, and dining; reducing air quality impacts and greenhouse gas emissions; promoting healthier lifestyles; and lessening the impact on the surrounding circulation system. In addition, policies in the Circulation Element of the General Plan support transportation demand management, bikeways, and alternative forms of transportation.<sup>30</sup> The proposed code amendments would not change or conflict with any of these policies; the amendments would expand upon these policies allowing additional uses within mixed use zones.

The proposed code amendments do not include any regulations or other policies that would encourage inefficient building practices. The proposed code amendments would result in development levels consistent with those analyzed in the General Plan FEIR, as the proposed code amendments do not propose to amend any building regulations that would raise or otherwise change development levels that could contribute to an increase in greenhouse gas emissions. The proposed code amendments do not authorize any specific development project; thus, adoption would not directly generate any greenhouse gas emissions.

Adoption and implementation of the proposed code amendments would not affect building energy demands nor generate any additional vehicle trips (nor more miles traveled) beyond those associated with the existing General Plan and analyzed in the General Plan FEIR; development capacities associated with the project remain generally consistent with the existing policy. Both commercial and residential uses are already permitted to locate within the areas without the code amendments; the amendments simply allow for additional types of residential and mixed residential/commercial uses. Review of future projects would continue to be carried out to ensure that the projects are consistent with all General Plan goals, objectives, and policies, including those that help the City contribute to air quality and regional greenhouse gas reduction efforts. Adherence to such policies and guidelines, along with Building Code regulations that encourage energy efficiency (the City has adopted the 2013 edition of the California Building Code) would reduce potential impacts to a less-than-significant level.

- b) **Less Than Significant Impact.** Standards and regulations passed by the California legislature either directly or indirectly affect greenhouse gas emissions and climate change. Of those regulations, Assembly Bill 32, the California Climate Solutions Act of 2006 (AB 32), is considered the most important legislation designed to decrease greenhouse gas emissions. AB 32 requires that statewide greenhouse gas emissions be reduced to 2000 levels by the year 2010, 1990 levels by the year 2020, and to 80 percent less than 1990 levels by year 2050. These reductions would be accomplished through an enforceable statewide cap on greenhouse gas emissions that would be phased in starting in 2012. In 2008, Senate Bill 375 (SB 375) was adopted in part to implement AB 32 goals for reduction of transportation-based greenhouse gas emissions through the direct linkage between regional transportation and land use/housing planning.

As discussed in Section VII a) above, the proposed code amendments would implement General Plan policy with respect to mixed uses around the Civic Center area and as live/work opportunities. Due to the mix of uses allowed and encouraged by the CC-1 and AR zones, the amendments would help achieve the goals of reducing vehicular trips and thereby reduce total vehicular-based greenhouse gas emissions. The proposed code amendments do not increase any development capacity that would generate a change in the amount of vehicle miles traveled, and are consistent with the City's General Plan policies to reduce greenhouse gases. The proposed code amendments do not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. Impacts would be less than significant.

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<sup>30</sup> Garden Grove General Plan 2008, Circulation Element (pp. 5-35 to 5-36).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS.</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				<b>X</b>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>X</b>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for the people residing or working in the project area?				<b>X</b>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?				<b>X</b>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<b>X</b>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				<b>X</b>

## Substantiation:

- a) **No Impact.** The proposed code amendments would not directly result in any new construction or physical change to the environment. The proposed code changes implement General Plan policies and programs intended to enhance mixed use areas. The proposed amendments are use-related and do not include any revisions to development standards that would modify the allowable building footprint for any parcel. Adoption and implementation of the new standards would not provide exceptions to existing laws governing the use and disposal of any hazardous materials. As noted in the General Plan FEIR, compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage, and transport of hazardous materials in the City. In addition, goals, policies, and implementation measures in the General Plan address hazardous materials and safety.<sup>31</sup> The project would not conflict with any of these policies, and would not exempt any future development from the City's programs to control and safely dispose of hazardous materials and wastes.

General Plan FEIR Mitigation Measure PHS-2 states: "Establish and adopt development standards which ensure that new mixed use districts that include residential uses near industrial development do not create an unacceptable risk of human exposure to hazardous materials."<sup>32</sup> The existing standards established for the Adaptive Reuse Mixed Use zone implement this mitigation measure. Development standards in this zone allow residential uses only as part of a work/live development or as part of a balanced mixed-use development. Industrial uses are limited; they must be low impact in nature and compatible with any nearby existing or allowed residential uses, and no outdoor activities are permitted. As part of the code amendments, new uses would be conditionally permitted in the AR zone: food halls, indoor multi-tenant shopping centers, and multi-tenant retail, office, studio space for short-term use. These new uses are consistent with the other uses allowed in this zone and pose no additional hazard to the area. With implementation of existing development standards and standard City practices and policies regarding hazardous waste and hazardous materials, no impact from the use, transport, or disposal of hazardous wastes or materials is anticipated.

- b-c) **No Impact.** The proposed code amendments would not directly result in any new construction or physical change to the environment. Proposed new uses to be permitted in the CC-1 and AR zones are generally residential and commercial (retail/entertainment) in nature and not associated with quantities of hazardous materials. The General Plan FEIR concluded that compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the City.<sup>33</sup> Additional General Plan goals, policies, and implementation measures, as well as mitigation measures contained in the General Plan FEIR, further reduce accidental release of hazardous materials impacts to a less-than-significant level. The proposed code amendments do not revise any of these policies. Individual development projects would be required to comply with City, Federal, and State requirements and any other applicable City regulations relating to hazardous materials. No impact would result.
- d) **No Impact.** According to the databases maintained as the Cortese List, no areas located within the CC-1 or AR zones are identified on the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List or the State Water Resources Control Board (SWRCB) list of cleanup sites.<sup>34</sup> There are six cases for Leaking Underground Storage Tanks (LUST) within the AR zone; however, all of these cases have been completed and closed.<sup>35</sup> Because this amendment involves no physical ground-disturbing activities or hazardous activities, no impact on a

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<sup>31</sup> Garden Grove General Plan Update EIR, 2008. p. 5.9-9.

<sup>32</sup> Ibid.

<sup>33</sup> Garden Grove General Plan Update EIR, 2008. p. 5.9-11.

<sup>34</sup> California Environmental Protection Agency. Cortese List Data Resources. [www.calepa.ca.gov/SiteCleanup/CorteseList/](http://www.calepa.ca.gov/SiteCleanup/CorteseList/) [March 2015].

<sup>35</sup> California State Water Resources Control Board Geotracker Database. <https://geotracker.waterboards.ca.gov/> [March 2015].

site listed on the Cortese database would occur. Any future development project that occurs pursuant to Land Use Code regulations would be evaluated on a project-by-project basis to determine if such development is occurring on a site listed on a current regulatory hazardous materials site list. In addition, adherence to General Plan Policy SAF-9.1—which requires the enforcement of regulations related to the use, storage, and transportation of hazardous materials—would result in a less than significant impacts related to contaminated sites.

Policy SAD-9.1: Continue to strictly enforce Federal, State, and local laws and regulations related to the use, storage, and transportation of toxic, explosive, and other hazardous and extremely hazardous materials to prevent unauthorized discharges.

No impact would result from the proposed project.

- e, f) **No Impact.** The Joint Forces Training Base (JFTB) Los Alamitos is located in western Orange County within the City of Los Alamitos. The JFTB is primarily utilized for helicopter training and missions. Garden Grove is not located within the accident potential zone of the JFTB. However, the westernmost portion of Garden Grove is located within the Airport Environs Land Use Plan height restriction zone for JFTB. Additionally, a Horizontal Imaginary Surface height limit applies to nearby areas, whereby no buildings are permitted to rise above the height of the Horizontal Imaginary Surface. The Horizontal Imaginary Surface boundary encompasses all areas within a 10,000 foot radius from any JFTB runway and limits building heights to 150 feet above ground level.<sup>36</sup> No areas in the CC-1 or AR zones are located within 10,000 feet from a JFTB runway. Furthermore, the proposed project would not affect or change height restrictions that were identified in the 2008 General Plan and analyzed in the General Plan FEIR. The amendments would not affect or change any height restrictions that are currently being imposed by the AELUP, nor any General Plan FEIR mitigation measures. No impact would result.
- f) **No Impact.** There are no private airstrips within the vicinity of the City of Garden Grove. No impact would result.<sup>37 38</sup>
- g) **No Impact.** The Garden Grove Emergency Operations Plan, adopted in 2004, outlines emergency response actions in the event of a hazardous materials emergency.<sup>39</sup> The proposed code amendments would expand allowable uses for the CC-1 and AR zones in the Land Use Code and would not directly result in any new construction. The proposed changes implement policies and programs approved in the Garden Grove General Plan Update.

The Environmental Health Division of the County of Orange is designated as the Certified Unified Program Agency, the local administrative agency that coordinates the regulation of hazardous materials and hazardous wastes in Orange County, including Garden Grove, through the following programs: Hazardous Material Disclosure, Business Emergency Plan, California Accidental Release Prevention, Hazardous Waste Inspection Program, Underground Storage Tank Inspection Program, and the Aboveground Petroleum Storage Tank program. As no particular construction project is proposed, no public or private street would be closed and the project would have no effect upon existing opportunities for emergency access/evacuation within and around the CC-1 and AR zones. The project will not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. No impact would occur.

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<sup>36</sup> Email communication with Kari A. Rigoni Executive Officer Airport Land Use Commission for Orange County. 6/15/2011.

<sup>37</sup> Federal Aviation Administration. Airports Facilities Data.

[http://www.faa.gov/airports/airport\\_safety/airportdata\\_5010/menu/index.cfm](http://www.faa.gov/airports/airport_safety/airportdata_5010/menu/index.cfm) Consulted 2/6/2015.

<sup>38</sup> AirNav, LLC. Airport Information. <http://www.airnav.com> Consulted 2/6/2015.

<sup>39</sup> Garden Grove General Plan Update EIR, 2008, p. 5.9-3.

- h) **No Impact.** Garden Grove is not located within a Fire Hazard Severity Zone pursuant to the latest maps prepared by the California Department of Forestry and Fire Protection.<sup>40</sup> Due to the urban character of the CC-1 and AR zones and the surrounding area, there are no wildland conditions that would apply. No impact would occur.

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<sup>40</sup> California Department of Forestry and Fire Protection. Fire Hazard Severity Zones Maps. [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_zones.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones.php) Consulted 2/6/215.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IX. HYDROLOGY AND WATER QUALITY.**

Would the project:

- |   |  |  |          |          |
|---|--|--|----------|----------|
| a) Violate any water quality standards or waste discharge requirements?   |  |  |          | <b>X</b> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the 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)? |  |  | <b>X</b> |          |
| c) Substantially alter the existing drainage pattern of area, including through 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?  |  |  | <b>X</b> |          |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   |  |  | <b>X</b> |          |
| e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?  |  |  | <b>X</b> |          |
| f) Otherwise substantially degrade water quality?   |  |  |          | <b>X</b> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  |  |  | <b>X</b> |          |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   |  |  | <b>X</b> |          |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  |  |  | <b>X</b> |          |
| j) Inundation by seiche, tsunami, or mudflow?   |  |  |          | <b>X</b> |

**Substantiation:**

- a) **No Impact.** The proposed code amendments do not authorize any particular development or construction that would discharge to water bodies. The project permits new residential and commercial uses in the CC-1 and AR zones and does not include any components that would change or conflict with water quality regulations or any waste discharge standards. All new development projects must comply with the City's local procedures to control storm water runoff to prevent violations of regional water quality standards, in accordance with its co-permittee obligations under the countywide municipal storm water permit program, a component of the NPDES program of the federal Clean Water Act. New development and significant reconstruction projects within the City would be required to comply with Title 6 of the City's Municipal Code, which contains regulations to meet federal and State water quality requirements related to storm water runoff, including preparation of a Storm Water Pollution Prevention Plan (SWPPP) that incorporates Best Management Practices (BMP) during construction. Furthermore, the General Plan contains goals, policies, and implementation measures to reduce water quality impacts. General Plan Policy CON-2.4 requires the continued compliance with federal, State, and regional governments and agencies to protect and improve the quality of local and regional groundwater resources available to the City. Impacts would be less than significant.
- b) **Less than Significant Impact.** Garden Grove's Public Works Department, Water Services Division is the primary water service provider of potable water to the residents of the City, serving an area of approximately 17.8 square miles. Garden Grove well water is extracted from 11 local wells located within the Orange County Ground Water Basin. The basin has a surface area of approximately 224,000 acres (350 square miles) and is managed by the Orange County Water District (OCWD). Basin recharge is generally from the Santa Ana River, precipitation, and injection via wells along the Talbert Barrier, a seawater intrusion barrier. The City uses approximately 30,500 acre-feet per year (AFY) of potable water resources to meet all constituent demands. According to the General Plan FEIR, the current water supply, delivery system, and contingency options for the City of Garden Grove are adequate to meet the needs of the community through the proposed General Plan build out.<sup>41</sup>

The proposed code amendments would allow additional permitted and conditionally permitted uses within the urban infill areas of the CC-1 and AR zones. No particular development or construction project would be authorized through the code amendments. Any future new development that would occur would not likely result in an increase of impervious surfaces because the impacted areas are already built out. The proposed code amendments are consistent with General Plan land use policies analyzed in the General Plan FEIR and do not involve any revisions to development standards that would permit more intensity or density than was otherwise analyzed in the General Plan FEIR. Through compliance with Federal and State requirements, Title 6 of the Municipal Code, the 2010 Urban Water Management Plan, and the goals, policies, and implementation measures included in the General Plan, long-term implementation of land use policy would not result in a significant depletion of groundwater resources or supply. Thus, impacts associated with the proposed code amendment would be less than significant.

- c-d) **Less than Significant Impact.** The proposed code amendments would allow additional permitted and conditionally permitted uses within the urban infill areas of the CC-1 and AR zones. No particular development or construction project is authorized. The CC-1 and AR zones are fully developed. Wind and water both cause erosion that could be deposited in local or regional washes and other water bodies. Due to the urbanized nature of the CC-1 and AR zones, new uses and potential new development or modifications to existing structures would not substantially alter the drainage pattern of the area, and would not result in substantial erosion or siltation on- or off-site. Future development projects would be required to construct necessary drainage improvements to accommodate storage volumes and flood protection for existing and future runoff, in compliance

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<sup>41</sup> Ibid, p. 5.10-7.

with General Plan FEIR Mitigation Measure HYD-1.<sup>42</sup> Impacts related to erosion and siltation would be less than significant.

- e) **Less than Significant Impact.** The proposed code amendments consist of text amendments to Title 9 that would allow new residential and commercial uses in the CC-1 and AR 1 zones, without resulting in the direct construction of any new development. Residential and commercial uses generally do not generate significant water pollutants through point discharges but may contribute to water quality impacts due to community-wide and regional urban runoff. Any new development activity would be required to comply with NPDES requirements regarding the quality of storm water runoff, consistent with Title 6 of the Municipal Code. No physical ground disturbance would be authorized with adoption of the Land Use Code amendments. The City has recognized the need to monitor and improve the local storm drain system to ensure it adequately accommodates future development. Policies and implementation measures to ensure that project-related storm water mitigation techniques are employed and monitored are included in the General Plan. Furthermore, General Plan FEIR Mitigation Measure HYD-1 would ensure new development projects are designed to result in less-than-significant impacts related to the drainage system capacity.<sup>43</sup>
- f) **No Impact.** The proposed code amendments would not directly result in any new construction or development. No new sources of runoff, waste discharges, or hazardous material sites would arise from adoption and implementation of the amended Land Use Code. Any future development project pursuant to these regulations would be required to comply with City, County, and State regulations that protect water quality. No other impacts to water quality would occur.
- g, h) **Less than Significant Impact.** Portions of the City of Garden Grove are located within a 100-year flood hazard area, including areas directly adjacent to the CC-1 and AR zones.<sup>44</sup> The Land Use Code includes a Flood Hazard Overlay Zone, which adopts Floodplain Management Regulations for areas of special flood hazards within the City. Zone regulations address methods and provisions to restrict or prohibit uses in certain areas, require uses vulnerable to floods to be protected at time of construction, control the alteration of natural floodplains, stream channels and natural protective barriers that help accommodate or channel flood waters, control filling, grading, dredging and other development which may increase flood damage and prevent or regulate the construction of flood barriers. The proposed code amendments would not revise any of this existing language pertaining to flood hazard protection. Impacts related to flooding would be less than significant.
- i) **No Impact.** Western portions of the City could potentially be subject to inundation if the Prado Dam or Carbon Canyon Dam were to fail. However, the CC-1 and AR zones are located outside of the inundation boundaries indicated in the General Plan FEIR. The proposed code amendments do not authorize any development that would increase the risk of exposure of people or structures to dam inundation hazards. No impact would occur.
- j) **No Impact.** The CC-1 and AR zones are not located near any body of water or water storage facility that would be considered susceptible to seiche.<sup>45</sup> The City of Garden Grove is located inland from the Pacific Ocean and as such, is not subject to tsunami hazards. The CC-1 and AR zones are in relatively flat and fully urbanized areas of the City and therefore not susceptible to mudflows. No impact would occur.

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<sup>42</sup> Ibid. p. 5.8-26.

<sup>43</sup> Ibid. p. 5.8-26.

<sup>44</sup> Ibid. p. 5.8-6.

<sup>45</sup> Ibid. p. 5.8-3.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**X. LAND USE.** Would the project:

- |   |  |  |  |          |
|---|--|--|--|----------|
| a) Physically divide or disrupt an established community?   |  |  |  | <b>X</b> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |  |  |  | <b>X</b> |
| c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?   |  |  |  | <b>X</b> |

**Substantiation:**

- a) **No Impact.** The proposed code amendments allow additional uses to the CC-1 and AR zones but do not authorize any construction or development. There would be no physical divide or disruption of established planning areas in the General Plan or current zone boundaries established via the Land Use Code. The proposed code amendment represents refinements to zoning regulations of the CC-1 and AR zones to implement adopted land use policy. The proposed amendment would encourage compatible uses. Therefore, no impact would result.
- b) **No Impact.** The proposed project would not conflict with any applicable land use plan and supports the Mixed Use strategies encouraged by the General Plan. The proposed code amendments are consistent with the General Plan and Title 9. Therefore, no impact would result.
- c) **No Impact.** The CC-1 and AR zones are highly urbanized and built out, with no forest, river, wildlife, or similar resources.<sup>46</sup> According to the Conservation Plans and Agreements database, there are no Habitat Conservation Plans or Natural Community Conservation Plans located within the City of Garden Grove.<sup>47</sup> No impact could occur.

<sup>46</sup> Garden Grove General Plan 2008, Conservation Element (p. 10-3).

<sup>47</sup> U.S. Fish & Wildlife Service. Conservation Plans and Agreements Database. [http://ecos.fws.gov/conserv\\_plans/public.jsp](http://ecos.fws.gov/conserv_plans/public.jsp)  
Consulted 2/20/2105.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI. MINERAL RESOURCES.** Would the project:

- |   |          |
|---|----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?                             | <b>X</b> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <b>X</b> |

**Substantiation:**

a-b) **No Impact.** The CC-1 and AR zones are located in completely urbanized areas. There are no mineral extractions or process facilities within or near the CC-1 or AR zones. The General Plan FEIR concluded that there would be no impacts associated with mineral resources.<sup>48</sup> The proposed code amendments would not change any land use code language that would otherwise allow mineral resource recovery. Therefore, no impact would result.

<sup>48</sup> Garden Grove General Plan Update EIR, 2008. p. 8-3.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?				X
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

**Substantiation:**

- a) **Less Than Significant Impact.** The proposed code amendments would not result directly in any construction activity and thus would not directly result in the exposure of any persons to short-term construction noise or any long-term excessive noise conditions. The amendments would allow the conversion of single-family homes to commercial structures, with both indoor and outdoor event usage permissible as pursuant to the existing Land Use Code policies. Though these uses would strive to achieve consistency with the General Plan, they could result in the exposure of future developments and residents to noise levels that could exceed the City's Noise and Land Use Criteria Compatibility Criteria (table 5.6-6 in the General Plan Noise Element). The proposed code amendment therefore proposes hours of operation for commercial use to be limited to the hours of 7:00 A.M. and 10:00 P.M. unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties, or as otherwise permitted through Director review (proposed Land Use Code section 9.18.090.040.F3). Loading and unloading of heavy trucks would be prohibited between the hours of 8:00 P.M. and 6:00 A.M. (proposed Land Use Code section 9.18.090.040.J2). The amendments also require residential portions of mixed-use projects to be designed to limit interior noise caused by commercial and parking portions of a project to a maximum of 45 decibels (db) Community Noise Equivalent Level (CNEL) on an annual basis in any

habitable room with windows closed (proposed section 9.18.090.040.J3). In all cases, uses would be required to comply with Chapter 8.47 (Noise Control) of the Garden Grove Municipal Code.

The General Plan FEIR adds that the implementation of specific policies and Mitigation Measures NOI-2, NOI-3, and NOI-4, impacts would reduce the impact to a Less Than Significant level.<sup>49</sup>

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

Future uses in the CC-1 and AR zones would be subject to the policies of the existing General Plan designed to minimize noise impacts to residential properties. The following noise policies of the General Plan would be implemented during the City's standard environmental review process during the entitlement process. Impacts related to noise levels in excess of established standards and permanent increases in ambient noise levels will be less than significant with implementation of the following noise policies of the Garden Grove General Plan:

- Policy N-1.1 Require all new residential construction in areas with an exterior noise level greater than 55 dBA to include sound attenuation measures.
- Policy N-1.2 Incorporate a noise assessment study into the environmental review process, when needed for a specific project for the purposes of identifying potential noise impacts and noise abatement procedures.
- Policy N-1.3 Require noise reduction techniques in site planning, architectural design, and construction, where noise reduction is necessary consistent with the standards in Tables 7-1 and 7-2, Title 24 of the California Code of Regulations, and Section 8.47 of the Municipal Code.
- Policy N-1.4 Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise sensitive areas.
- N-IMP-1B Require that new commercial, industrial, any redevelopment project, or any proposed development near existing residential land use demonstrate compliance with the City's Noise Ordinance prior to approval of the project.
- N-IMP-1C Implement noise mitigation by placing conditions of approval on development projects, and require a clear description of mitigation on subdivision maps, site plans, and building plans for inspection purposes.
- N-IMP-1D Require construction activity to comply with the limits established in the City's Noise Ordinance.
- N-IMP-1E Require buffers or appropriate mitigation of potential noise sources on noise sensitive areas.
- N-IMP-1K Enforce the Noise Ordinance to ensure that stationary noise and noise emanating from construction activities, private development, and/or special events are minimized.
- N-IMP-1L Continue to enforce noise abatement and control measures.
- Policy N-2.5 Ensure the effective enforcement of City, State, and Federal noise levels by all appropriate City Divisions.
- N-IMP-2A Require a noise impact evaluation for projects, if determined necessary through the environmental review process. Should noise abatement be necessary, the

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<sup>49</sup> Garden Grove General Plan Update EIR, 2008. p. 5.6-34.

City shall require the implementation of mitigation measures based on a technical study prepared by a qualified acoustical professional.

- b) **Less Than Significant Impact.** Vibration is the movement of mass over time. It is described in terms of frequency and amplitude and unlike sound; there is no standard way of measuring and reporting amplitude. Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development, such as in the case of construction. The proposed code amendments do not authorize any particular development activity, nor does the project allow for any new noise- or vibration-intensive land uses in CC-1 or AR that would lead to the establishment of a noise/vibration environment different from that already permitted in these respective zones. The amendments also state that “no use, activity or process shall produce continual vibrations” that are perceptible, without instruments, by the average person at the property lines of the site or the interior of on-site residential units. All land use activities would be required to comply with the noise and vibration regulations contained in Section 8.47 of the Municipal Code. Since the proposed project would not substantially change or conflict with land use policies or any noise element policies, the impact would be less than significant.
- c) **Less than Significant Impact.** The project would create a significant noise impact if it causes an increase in on-site ambient noise or for adjacent receptors on an ongoing basis. It is also important to consider the existing noise environment—if the existing noise environment is quiet and the new noise source greatly increases the noise exposure—impacts would occur. Residential and mixed-use development in the CC-1 and AR zones would be compatible with the surrounding uses that consist of residential, commercial, institutional, and industrial uses. The proposed code amendments would not increase residential densities or commercial intensities and therefore would not increase ambient noise from traffic or operational sources beyond those analyzed in the General Plan FEIR. While the proposed project does allow certain new uses to occur in these areas, the areas already permit a variety of commercial, residential, institutional, and industrial uses. Thus, impacts would be less than significant.
- d) **Less than Significant Impact.** The proposed Land Use Code amendments would not directly authorize any new construction or change of use. The proposed amendments implement policies and programs approved in the City of Garden Grove 2008 General Plan and augment permitted and conditionally permitted uses in the CC-1 and AR zones.

Of the new allowed uses, proposed new residential uses would not generate substantial periodic noise. Typical periodic noise associated with housing is solid waste pick-up. With regard to commercial uses, the proposed permitted commercial uses are generally of a retail or entertainment nature. Typical periodic noise includes truck deliveries, music playing at restaurants, and people talking within and around establishments. These noises are common in an urban setting. Temporary increases in local noise levels would be associated with construction activities to develop new projects or modify existing structures. Construction noise would be controlled through the time restrictions set in Section 8.47.060 of the City’s Municipal Code, limiting construction activity to the hours between 7:00 A.M. to 10:00 P.M. Furthermore, future projects would be subject to the City’s standard environmental review procedures to ensure that temporary and periodic noise is assessed and mitigated, if necessary. Continued enforcement of the City’s noise restrictions and environmental review procedures will ensure temporary and periodic noise impacts associated with new projects within the CC-1 and AR would be less than significant.

The General Plan FEIR concluded that compliance and/or adherence to the City’s Noise Ordinance, policies and implementation measures in the General Plan, and adherence to FEIR mitigation measure NOI-1 would reduce short-term construction noise impacts to less than significant levels.<sup>50</sup> The proposed code amendments are consistent with General Plan policy and intent to allow commercial and residential uses within these mixed use areas. The impact would be less than significant.

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<sup>50</sup> Ibid. p. 5.6-24.

- e) **No Impact.** A portion of the City lies within the 65 CNEL and the 60 CNEL noise contours of the Los Alamitos Joint Forces Training Base. However, this area does not include the CC-1 and AR zones.<sup>51</sup> No impact would occur.
- f) **No Impact.** There are no private airports or airstrips within two miles of Garden Grove. There would be no impacts related to excessive noise near a private airstrip.

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<sup>51</sup> Airport Environs Land USE Plan for Joint Forces Training Base Los Alamitos, 2002. Appendix D.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?			X	

**Substantiation:**

- a) **Less than Significant Impact.** The proposed code amendments would allow additional permitted and conditionally permitted uses within the CC-1 and AR zones, which could include the conversion of residential single-family homes to commercial uses. The amendments would not allow for increases in housing density or nonresidential land use intensities beyond those set forth in the General Plan or Municipal Code. No new infrastructure, roadways, or buildings are proposed as part of the amendments. The General Plan accounts for forecasted growth and includes policies to reduce potential growth related impacts.<sup>52</sup> The project would not revise any of these policies. Impact would be less than significant.
- b-c) **Less than Significant Impact.** The proposed code amendments would not directly displace any housing or people because the project does not authorize the demolition or conversion of any housing unit. The existing code currently permits single-family homes located within the CC-1 zone to be converted to commercial use. The proposed code amendments would allow the conversion of existing homes to commercial uses to be approved by ministerial action. Pursuant to State law, tenants living in units for over a year will be required to receive advance written notice when a property owner opens escrow for sale of a property.<sup>53</sup> This will provide adequate time for occupants of existing housing to find new housing. The proposed code amendments would not influence economic factors, such as the relocation of a large employment base to a different region, which could require the construction of new housing.

Conversion of single-family homes to commercial uses could reduce total number of residences; however, conversion of this type (from single family to a commercial use within the existing structure) is limited to the three block area of the CC-1 zone. An estimated 60 residential units are located within this three-block area. As of 2014, citywide in Garden Grove there were an estimated total of 47,723 residential units.<sup>54</sup> Given the relatively limited number of housing units located within

<sup>52</sup> Garden Grove General Plan Update EIR, 2008. p. 5.2-7.

<sup>53</sup> California Department of Consumer Affairs. *California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities*. 2010.

<sup>54</sup> California Department of Finance, 2014. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2014 with 2010 Census Benchmark. <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php> [March 2015]

this area, substantial numbers of existing housing would not be lost, and impacts resulting in housing displacement or displacement of persons would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?			X	
b) Police Protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

**Substantiation:**

The proposed code amendment consists of text change to the Land Use Code, allowing additional uses in the CC-1 and AR zones, without proposing physical changes or alterations to any particular property. The project implements General Plan policies and programs and, in particular, adopted land use policy. The project would not facilitate any new development activity beyond that analyzed in the General Plan FEIR. The General Plan FEIR concluded that measures are in place to meet public services needs through the review of individual projects and the application of standard City requirements.

- a) **Less Than Significant Impact.** The General Plan includes goals, policies, and implementation measures that address fire protection services and identify the need to provide adequate resources to respond to health and fire emergencies within the City, including adequate staffing of fire response personnel and trained medical technicians.<sup>55</sup> The proposed code amendments would not result in any changes to these policies and would not propose an increase in density or intensity that would affect fire protection. Future potential plans for development and redevelopment would be reviewed by City staff to determine any impacts of development on emergency services and are also subject to review by Garden Grove’s Police and Fire Department for compliance with applicable standards and policies. The impact on fire protection services would be less than significant.
- b) **Less Than Significant Impact.** The Garden Grove Police Department (GGPD) plans for increases in population and related police protection service demand. The General Plan FEIR concluded that no service shortfall requiring additional personnel or equipment is anticipated as a result of the General Plan Update.<sup>56</sup> The Code amendment would not increase development allowances beyond that analyzed in the General Plan FEIR. As individual projects are proposed within the City, GGPD service levels and staffing requirements would be evaluated to determine if additional staffing and/or facilities would be required, and to identify whether any unique service needs are required. With continuation of established development review practices and procedures, impact on police protection services would be less than significant.

<sup>55</sup> Garden Grove General Plan Update EIR, 2008. p. 5.12-5.

<sup>56</sup> Ibid. p. 5.13-4.

- c) **Less Than Significant Impact.** The code amendments do not propose physical changes or alterations to any particular property. For future projects, any impact to the provision of school services is mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act.<sup>57</sup> Individual project applicants for new development would be required to pay the statutory fees so that space can be constructed, if necessary, to accommodate the impact of project-generated students, maintaining impacts at a less than-significant level.
- d) **Less Than Significant Impact.** The CC-1 and AR zones are intended for mixed use, which could include additional residential development. The General Plan FEIR concluded that impacts regarding the adequate availability of parkland, recreational facilities, and trails would be significant and unavoidable given the limited amount of vacant land in the City.<sup>58</sup> The provision of parks is guided by the policies of the General Plan Parks and Recreation Element that promote the long-term increase in parkland and recreational facilities utilizing a number of financing strategies. The City requires dedication of land or payment of a fee in-lieu or a combination of both as a condition of approval for residential subdivisions. The purpose of the dedication and/or fee is to provide parks and recreation facilities. Dedication and/or payment of the fee would help to reduce potential impacts of future residential development on parks and recreational facilities. The amendment allows new uses in the CC-1 and AR zones and does not substantially revise cumulative development capacities which could increase demand for parkland. Any new impacts associated with the project on parks and recreation areas would be less than significant.
- e) **Less Than Significant Impact.** See responses a-d.

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<sup>57</sup> City of Garden Grove. General Plan Environmental Impact Report. May 2008.

<sup>58</sup> Garden Grove General Plan Update EIR, 2008. p. 5.15-8.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XV. RECREATION**

- |   |  |  |          |          |
|---|--|--|----------|----------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated? |  |  | <b>X</b> |          |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?              |  |  |          | <b>X</b> |

**Substantiation:**

- a) **Less Than Significant Impact.** The proposed code amendments consist of text changes to the Land Use Code to allow additional uses in the CC-1 and AR zones, the project does not involve any physical changes or alterations to any particular property. The project implements General Plan policies and programs and, in particular, adopted land use policy. The project would not facilitate any new development activity beyond that analyzed in the General Plan FEIR. As indicated in the General Plan FEIR, new development activity facilitated by land use policies would lead to demand for increased park space; however, the City has limited ability to provide additional park facilities. While this impact was identified in the General Plan FEIR as significant and unavoidable,<sup>59</sup> adoption of this code amendments would not result in any substantial new development potential beyond that previously analyzed in that FEIR. The impact on park and recreation facilities would be less than significant.
- b) **No Impact.** The code amendments do not involve the development of any recreational facilities. The code amendments propose changes in use in the CC-1 and AR zones; these uses are generally residential and commercial, not recreational, in nature. No impact would result.

<sup>59</sup> Ibid.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC.** Would the project:

- |   |  |  |          |          |
|---|--|--|----------|----------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratios on roads, or congestion at intersections)? |  |  | <b>X</b> |          |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?  |  |  | <b>X</b> |          |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   |  |  |          | <b>X</b> |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  |  |  |          | <b>X</b> |
| e) Result in inadequate emergency access?   |  |  | <b>X</b> |          |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  |  |  |          | <b>X</b> |

**Substantiation:**

a-b) **Less Than Significant Impact.** The land use code amendments would not directly result in any new construction and as such, would not directly result in the generation of vehicle trips. The amendments would implement General Plan policies and programs and establish more mixed uses, which would encourage and facilitate vehicle trip reduction.

As indicated in the General Plan FEIR, new development activity facilitated by land use policies would, over the long term, lead to a decrease in operating conditions at a number of intersections in the City. However, with the construction of needed circulation improvements identified in the General Plan, or required fair share payments, impacts would be reduced to a less-than-significant level. As new development proposals are analyzed by the City and peak-hour intersection impacts are identified, either construction of needed circulation improvements or fair share payments would be required as mitigation and/or conditions of approval.<sup>60</sup>

Adoption of the code amendments would not result in any new development potential beyond that previously analyzed in the General Plan FEIR. The amendments would encourage and facilitate the

<sup>60</sup> Garden Grove General Plan Update EIR, 2008. p. 5.4-47.

mixed uses pursuant to General Plan goals and policies regarding transportation.<sup>61</sup> The implementation of the proposed code amendment has the potential to reduce overall trips over time by creating complementary uses within walking distance of each other.

The Congestion Management Program (CMP) is administered by the Orange County Transportation Authority (OCTA). The CMP establishes a service goal of level of service (LOS) E or better on all CMP roadway segment. CMP intersections within Garden Grove include State Route 22 (SR-22) westbound ramps at Valley View Street, SR-22 westbound ramps at Harbor Boulevard, and SR-22 westbound at Beach Boulevard. Any future project would be required to prepare a traffic impact analysis (TIA) if it generates 2,400 or more daily trips. For developments that will directly access a CMP Highway System link, a TIA is required if it will result in 1,600 or more daily trips.<sup>62</sup> As future projects are proposed, the City will determine if a traffic impact analysis is required as part of the City's standard environmental review process and determine potential future impacts to CMP facilities.

The proposed project would allow off-site parking in the CC-1 zone to occur farther than would otherwise be permitted. Elsewhere in the City, off-site parking may be permitted within 1,500 feet of the subject use. Pursuant to the code amendment, off-site parking in CC-1 is permitted to be located further than 1,500 feet from the site it is serving, provided that such off-site parking is located in the CC-1 zone or within the CC-3 and CC-OS zones that are located east of Euclid Street, west of 9<sup>th</sup> Street, north of Garden Grove Boulevard, and South of Stanford Avenue. This off-site parking may be approved by ministerial action under the proposed code amendment. While this revised standard extends the area in which parking for uses within the CC-1 zone may occur, it continues to limit off-site parking to the immediately surrounding areas, and is consistent with General Plan policy to achieve a mixed-use district. The off-site parking locations and programs would be reviewed by City staff to ensure that adequate parking is provided to comply with Municipal Code standards.

The impact of the proposed code amendments on the roadway system would be less than significant.

- c) **No Impact.** The General Plan FEIR concluded that the General Plan Update would not result in any impact on air traffic patterns.<sup>63</sup> The proposed code amendments do not authorize construction or development that would otherwise conflict with limits established in the General Plan Land Use Element. The CC-1 and AR zones are not located within a 10,000 foot radius of JFTB runways, where heights are limited to 150 feet.<sup>64</sup> The proposed code amendments are focused on permitted and conditionally permitted uses and does not authorize any construction that would result in the need to redirect or otherwise alter air traffic patterns. Furthermore, the proposed code amendments would not result in substantial population growth that could significantly increase air traffic. There would be no change to regulations that would allow for any structures to affect air traffic patterns of safety beyond that which was analyzed in the General Plan FEIR. No impact would result.
- d) **No Impact.** The project does not involve the construction of any roadway and would have no effect on the City's street and site design standards.
- e) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. New developments would be required to comply with all applicable fire code and ordinance requirements for construction and access to the affected site. Individual projects would be reviewed by the Garden Grove Fire Department to determine the specific fire requirements applicable to the

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<sup>61</sup> Garden Grove General Plan Update EIR, 2008. p. 5.4-49-5.4-51.

<sup>62</sup> Orange County Transportation Authority. *2011 Orange County Congestion Management Program*. 2011.

<sup>63</sup> *Ibid.* p. 8-4.

<sup>64</sup> Email communication with Kari A. Rigoni Executive Officer Airport Land Use Commission for Orange County. 6/15/2011.

specific development and to ensure compliance with these requirements. With continued application of project review procedures, impacts involving emergency access will be less than significant.

- f) **No Impact.** The proposed code amendments have no direct affect on any local or regional policies involving support of alternative transportation. The amendments implement General Plan policies that support Mixed Use development and use of alternative transportation modes. The CC-1 and AR zones have the potential to positively influence alternative transportation use by allowing a mix of uses near local and regional transportation facilities such as existing bus lines and potential future transit provided along the OCTA right-of-way. No negative impacts on alternative transportation policies would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			<b>X</b>	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<b>X</b>	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				<b>X</b>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			<b>X</b>	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			<b>X</b>	
h) Would the project include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and/or odors)?				<b>X</b>

**Substantiation:**

a, b,

e) **Less Than Significant Impact.** The proposed code amendments consist of text changes to the Land Use Code to allow additional uses in the CC-1 and AR zones. The amendment implements General Plan policies and programs and, in particular, adopted land use policy. The project would not facilitate any new development activity beyond that analyzed in the General Plan FEIR, as no development standards pertaining to intensity or density would be revised.

The Garden Grove Sanitary District (GGSD) is the agency responsible for the refuse and sewer utilities in Garden Grove and some areas outside City limits. Once wastewater passes through the City's sewer system, the Orange County Sanitation District (OCSD) is responsible for its treatment. Wastewater treatment requirements for the Orange County Sanitation District treatment facilities are established by the Santa Ana Regional Water Quality Control Board (RWQCB). These treatment requirements establish pollutant limits for effluent discharges to receiving waters. The General Plan FEIR concluded that the City's wastewater systems have adequate capacity to accommodate development associated with implementation of the General Plan.<sup>65</sup> The proposed code amendments are consistent with the levels of development analyzed in the General Plan FEIR.

The City will identify the need for expansion of water and wastewater facilities, such as water and sewer mains, as needed, on a project-by-project basis during its standard environmental review process. Any environmental impacts related to the construction or expansion of water or wastewater facilities will be analyzed and mitigated for at the time of development. Additionally, fees are required to construct new sewer infrastructure and/or incremental expansions to the existing sewerage system to accommodate individual development, which would mitigate the impact of the development on the sewerage system.<sup>66</sup> Furthermore, the proposed code amendment would not change or interfere with Regional Water Quality Control Board wastewater treatment requirements. The impact on any wastewater treatment capabilities would be less than significant.

- c) **No Impact.** The project implements General Plan policies and programs and, in particular, adopted land use policy. The project would not facilitate any new development activity beyond that analyzed in the General Plan FEIR. As such, storm water drainage facilities are anticipated to be sufficient. New development projects are required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate new development.<sup>67</sup> Construction of drainage devices would be subject to standard construction requirements for erosion control and water quality requirements.

The City has recognized the need to monitor and improve the storm drain system to ensure it is adequately accommodating future development. Policies and implementation measures to ensure that project-related storm water mitigation techniques are employed and monitored are included in the General Plan. Additionally, the General Plan FEIR includes a mitigation measure (HYD-1) to ensure that new development is coordinated with the City's Public Works Department to determine if any drainage improvements are required. The proposed project would not change any of these policies, and new projects would be required to conform to these existing policies. No impact on storm water facilities is anticipated.

- d) **No Impact.** The City of Garden Grove receives its potable water through 11 existing local extraction wells and imported water from the Metropolitan Water District of Southern California, via the Municipal Water District of Orange County connections. Additionally, a small portion of the City is served by the Golden State Water Company. The proposed code amendments do not authorize construction or redevelopment of any particular property. The project, by expanding allowable uses within mixed-use zones, implements General Plan policies and programs and, in particular, adopted land use policy. The proposed code amendments would not facilitate any new development activity beyond that analyzed in the General Plan FEIR. The General Plan FEIR concluded that current and planned water supplies are sufficient to meet demand based on General Plan build-out conditions. Review of future projects would continue to be carried out to ensure that the projects are consistent with all General Plan goals, policies, and implementation measures. No impacts on water supplies or water supply infrastructure would occur.

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<sup>65</sup> Garden Grove General Plan Update EIR, 2008. p. 5.11-2.

<sup>66</sup> Ibid. p. 5.11-3.

<sup>67</sup> Ibid. p. 5.8-25.

- f, g) **Less Than Significant Impact.** Garden Grove is served by a number of landfills. Olinda Alpha Landfill is owned and operated by Orange County and is permitted to handle 8,000 tons/day of refuse, with a closure date in 2021. The Frank R. Bowerman landfill, located in Irvine, is also owned and operated by the County of Orange and has a permitted maximum of 8,500 tons/day. The Frank R. Bowerman landfill is currently slated for closure in December 2022. The Prima Deshecha landfill is located in San Juan Capistrano and is owned and operated by Orange County. The facility has a permitted capacity of 4,000 tons/day and has a closure date of December 2067.<sup>68</sup>

As indicated in the General Plan FEIR, compliance with City and County waste reduction programs and policies would reduce the volume of solid waste entering landfills. Individual development projects within the City would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent. However, new development activity facilitated by land use policies of the General Plan would lead to increased solid waste production over the long term.<sup>69</sup> The proposed code amendments implement General Plan policies and programs and in particular, adopted land use policy. The proposed code amendments would not facilitate any new development activity beyond that analyzed in the General Plan FEIR, and thus would not lead to any significant solid waste production beyond that previously indicated. The proposed code amendments do not involve construction or redevelopment of any particular property. Review of future projects would continue to be carried out to ensure that the projects are consistent with all General Plan goals, objectives, and policies. Adherence to such requirements would reduce potential impacts associated with solid waste to a less-than-significant impact level.

- h) **No Impact.** The proposed code amendments do not involve construction or development to storm water treatment facilities. No impact would result.

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<sup>68</sup> City of Garden Grove. General Plan Environmental Impact Report. May 2008.

<sup>69</sup> Ibid. p. 5.16-5.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- 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**
  
- 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 reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) **X**
  
- c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? **X**

**Substantiation:**

a) **Less Than Significant Impact.** The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the proposed code amendments would have no effect upon sensitive biological resources, and would not result in significant impacts to historical, archaeological, or paleontological resources. The CC-1 and AR zones are fully urbanized and do not contain any forest, river, wildlife, or similar resources, which would preclude impacts to unique, rare, endangered, or threatened species. The uses proposed in the code amendments are generally similar to other allowed uses within the same zone, expanding allowable commercial (generally retail and entertainment) and mixed residential/commercial uses. In addition, the proposed code amendments include new standards to encourage the retention of existing structures in the CC-1 zone, reducing project-specific development impacts.

Several existing structures have been identified within the project area as locally significant historic resources. The Land Use Code amendments would not affect regulations protecting historical or cultural resources. The proposed amendments would facilitate conversion of single-family residences for commercial use within the CC-1 zone, which may present additional preservation options to property owners. The proposed code amendments do not authorize any plan for a development or redevelopment on any property. The proposed code amendments are intended to provide a framework for future projects in the CC-1 and AR mixed-use zones to follow to achieve the goals and polices of the General Plan. The proposed code amendments would not result in any effects that would degrade the quality of the environment.

b) **Less Than Significant Impact.** Cumulative effects resulting from implementation of the City’s goals and policies were evaluated in the General Plan FEIR. The proposed code amendment

would not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan FEIR. The proposed project provides consistency with General Plan goals and policies aimed at minimizing negative environmental impacts over the long term. Adoption and implementation of the proposed code amendment would not create any significant impacts beyond those previously identified in the General Plan FEIR.

- c) **Less Than Significant Impact.** The proposed code amendments consist of text changes to Municipal Code Title 9 (“Land Use Code”), allowing additional uses in the CC-1 and AR zones. The amendments implement General Plan policies and programs and, in particular, adopted land use policy. The project would not facilitate any new development activity beyond that analyzed in the General Plan FEIR, as no development standards pertaining to intensity or density would be revised. The proposed code amendments are designed to implement planning approaches that integrate complementary uses and work to reduce travel in personal vehicles and commuting to work. By achieving the associated reduction in vehicle travel, a corresponding reduction in air quality emissions, traffic impacts, urban sprawl, and outdoor water use can be realized. The project would not result in substantial adverse effects on human beings.

# DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<b>X</b>
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.	<input type="checkbox"/>
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the project MAY have a significant effect(s) on the environment, but as least on effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard, and 2) has been addressed by mitigation measures based on an earlier analysis as described on attached sheets. If the effect is potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	<input 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	<input type="checkbox"/>

Date: 3-10-15

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## ACRONYMS

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
AELUP	Airport Environs Land Use Plans
AR-MU	Adaptive Reuse Mixed Use
AQMP	Air Quality Management Plan
CARB	California Air Resources Board
CBC	California Building Code
CC	Civic Center
CC-OS	Civic Center Open Space (zone)
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CUP	Conditional Use Permit
EIR	Environmental Impact Report
FEIR	Garden Grove General Plan 2030 Final Environmental Impact Report
FAR	Floor-Area ratio
DB/DBA	Decibels / A-weighted
FEIR	Final Environmental Impact Report
FMMP	Farmland Mapping and Monitoring Program
GGMU	Garden Grove Boulevard Mixed Use
GGSD	Garden Grove Sanitation District
GGPD	Garden Grove Police Department
GHG	Greenhouse gases
HCP	Habitat Conservation Plan
JFTB	Joint Forces Training Base
LCMMP	Land Cover Mapping and Monitoring Program
LOS	Level of Service
NCCP	Natural Community Conservation Planning
NPDES	National Pollution Discharge Elimination System

OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCWD	Orange County Water District
PM	Particulate matter
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
TIA	Traffic Impact Analysis
VOC	Volatile organic compound
VMT	Vehicle miles traveled