

**INITIAL STUDY
AND
MITIGATED NEGATIVE DECLARATION**

CONDITIONAL USE PERMIT (CUP) No. 073-2016

**HEAVEN'S GATE FUNERAL HOME
13272 GARDEN GROVE BOULEVARD
GARDEN GROVE, CALIFORNIA**



LEAD AGENCY:

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

REPORT PREPARED BY:

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MARCH 29, 2016

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GARDEN GROVE

MITIGATED NEGATIVE DECLARATION

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

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

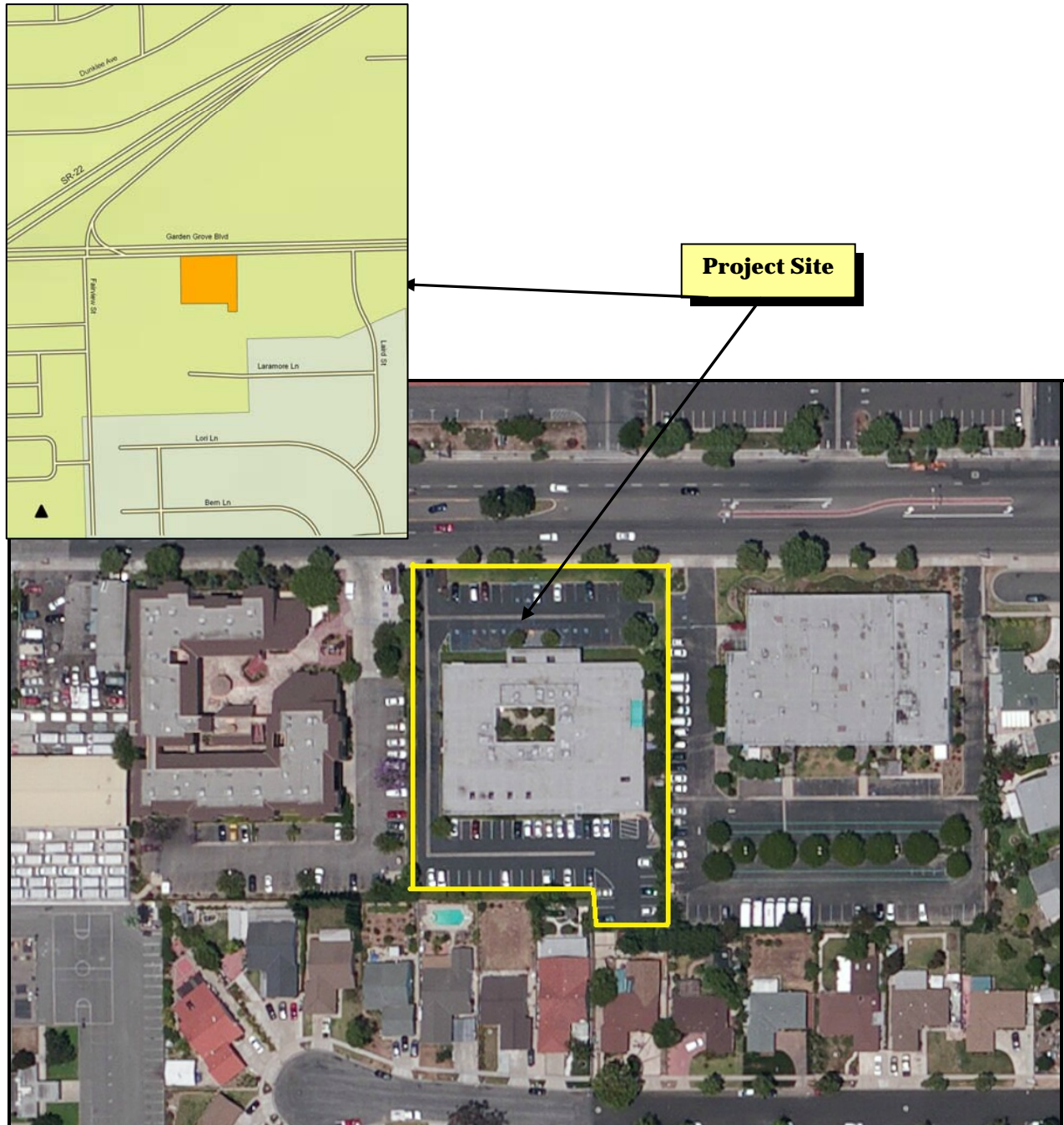
Project Location (see also attached map): The project site is located within the eastern portion of the City of Garden Grove. The proposed project site is located on the south side of Garden Grove Boulevard. The project site's legal address is 13272 Garden Grove Boulevard. The corresponding Assessors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

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

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

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

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



PROJECT LOCATION MAP
SOURCE: QUANTUM GIS AND GOOGLE MAPS

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ENVIRONMENTAL CHECKLIST FORM

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

2. LEAD AGENCY:

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

3. CONTACT PERSON:

Chris Chung, Associate Planner

Planning Services Division
City of Garden Grove
(714) 741-5312

4. PROJECT LOCATION:

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

5. PROJECT SPONSOR:

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

6. ENVIRONMENTAL SETTING:

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

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

7. GENERAL PLAN DESIGNATION:

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

8. ZONING:

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

9. DESCRIPTION OF PROJECT:

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Date: _____

Printed Name _____

For: City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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



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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

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

The proposed use is considered to be a project under the California Environmental Quality Act (CEQA).² The City of Garden Grove is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.³ The project Applicant is Mr. Tuan Nguyen, Principal at Heaven's Gate Funeral Home Inc., with offices at 7845 Westminster Boulevard, Westminster, California 92683. As part of the proposed project's environmental review, the City of Garden Grove authorized the preparation of this Initial Study.⁴ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

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

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

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

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

⁴ Ibid. (CEQA Guidelines) § 15050.

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

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

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

1.2 INITIAL STUDY'S ORGANIZATION

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

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

1.3 INITIAL STUDY CHECKLIST

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

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

Table 1-1
Initial Study Checklist

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts					
3.1.A	Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
3.1.D	Would the project create a new source of substantial light or glare which would adversely affect day- or –night-time views in the area?			X	
Section 3.2 Agricultural & Forestry Resources Impacts					
3.2.A	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
3.2.B	Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.C	Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				X
3.2.D	Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E	Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
Section 3.3 Air Quality Impacts					
3.3.A	Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.3.B	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

Table 1-1
Initial Study Checklist

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

Table 1-1
Initial Study Checklist

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

Table 1-1
Initial Study Checklist

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

Table 1-1
Initial Study Checklist

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

Table 1-1
Initial Study Checklist

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

Table 1-1
Initial Study Checklist

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.14.B	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?				X
3.14.C	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
3.14.D	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for <i>parks</i> ?				X
3.14.E	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other public facilities</i> ?				X
Section 3.15 Recreation Impacts					
3.15.A	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
3.15.B	Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Section 3.16 Transportation & Circulation Impacts					
3.16.A	Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X

Table 1-1
Initial Study Checklist

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.16.B	Would the project conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by a County Congestion Management Agency for designated roads or highways?				X
3.16.C	Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
3.16.D	Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
3.16.E	Would the project result in inadequate parking capacity?				X
3.16.F	Would the project result in inadequate emergency access?				X
3.16.G	Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Section 3.17 Utilities Impacts					
3.17.A	Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
3.17.B	Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?			X	
3.17.C	Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3.17.D	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
3.17.E	Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

Table 1-1
Initial Study Checklist

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.17.F	Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
3.17.G	Would the project comply with Federal, State, and local statutes and regulations related to solid waste?				X
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>					
3.18.A	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
3.18.B	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
3.18.C	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X



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SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

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

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

2.2 ENVIRONMENTAL SETTING

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

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

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

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

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

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

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

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

2.3 PROJECT DESCRIPTION

2.3.1 PHYSICAL CHARACTERISTICS

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

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

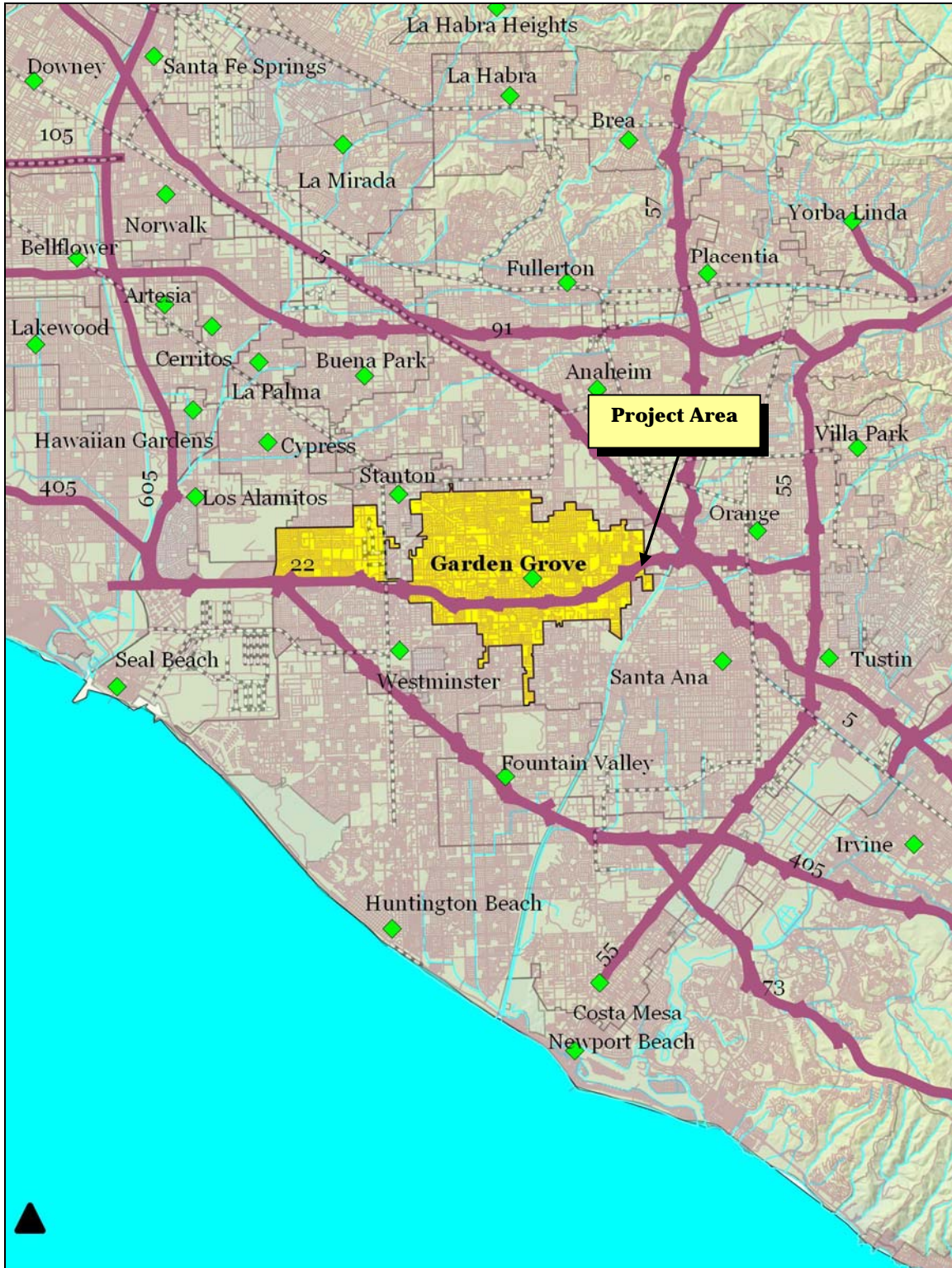
¹² CalOptima. *What is PACE?* <https://www.caloptima.org/en/Members/PACE.aspx>

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

¹⁴ Google Earth. Site accessed February 17, 2016.

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

¹⁶ Ibid.



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

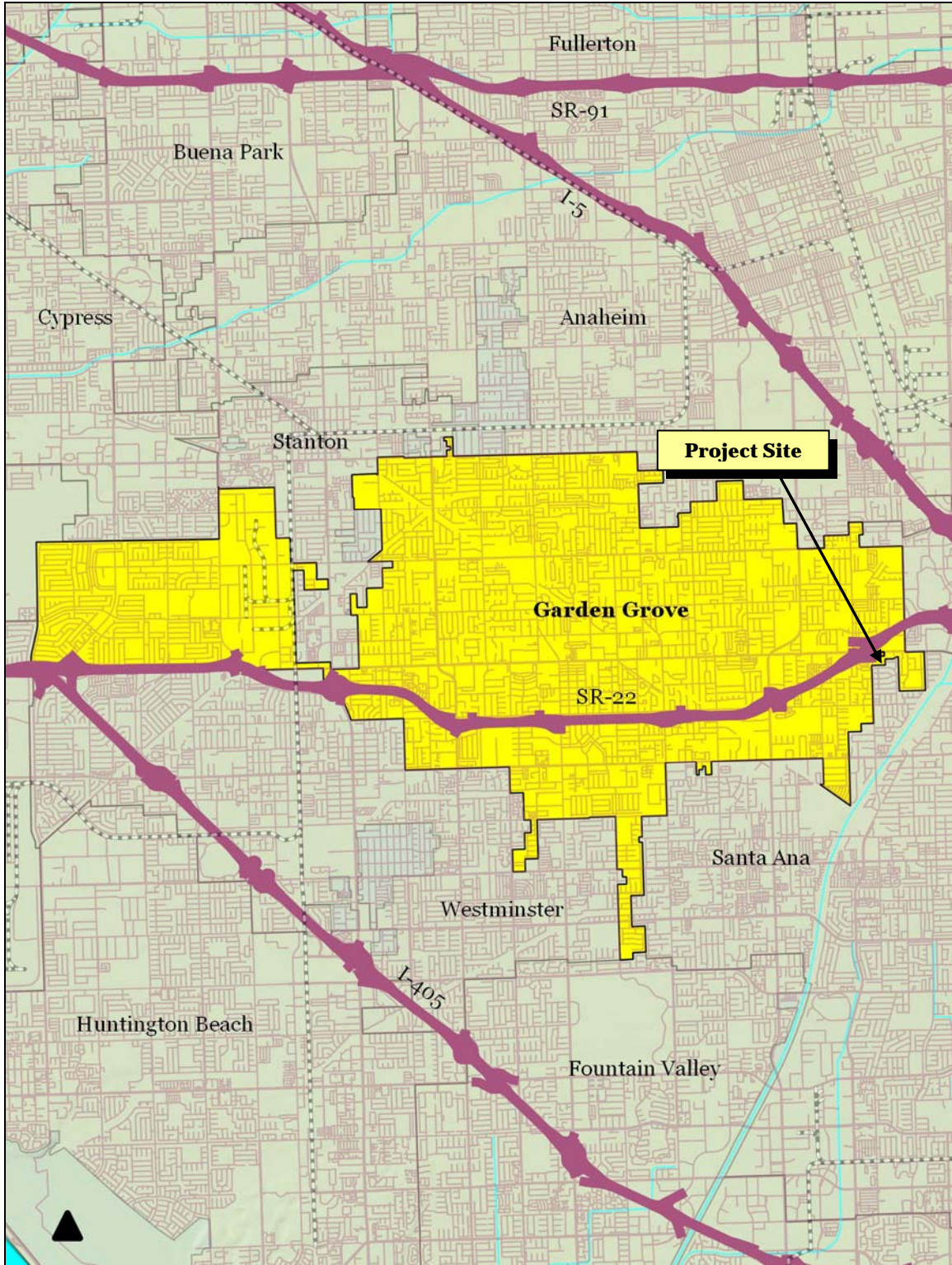


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS 2016

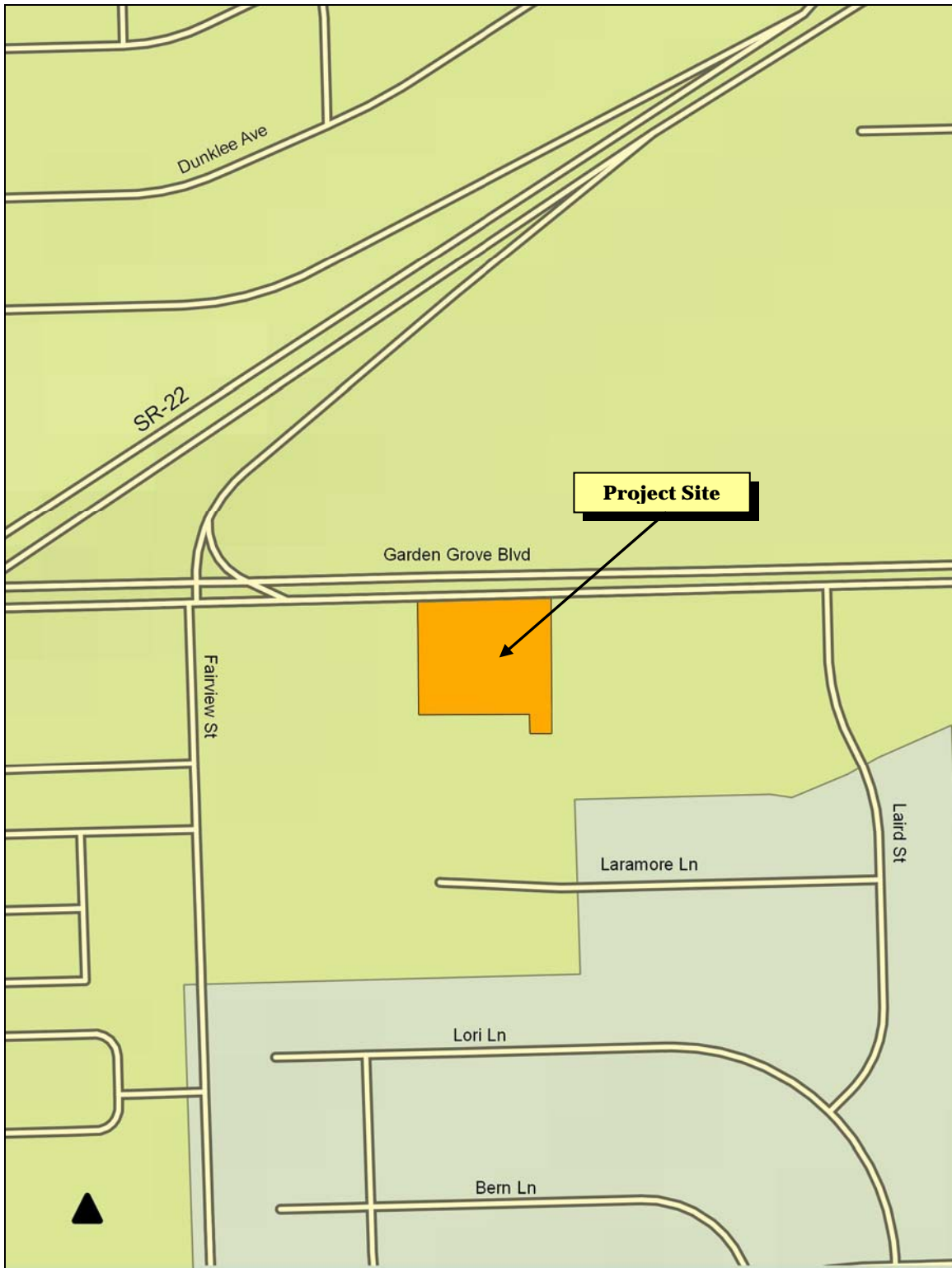


EXHIBIT 2-3
VICINITY MAP
QUANTUM GIS 2016

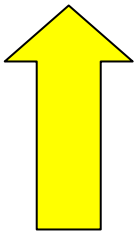
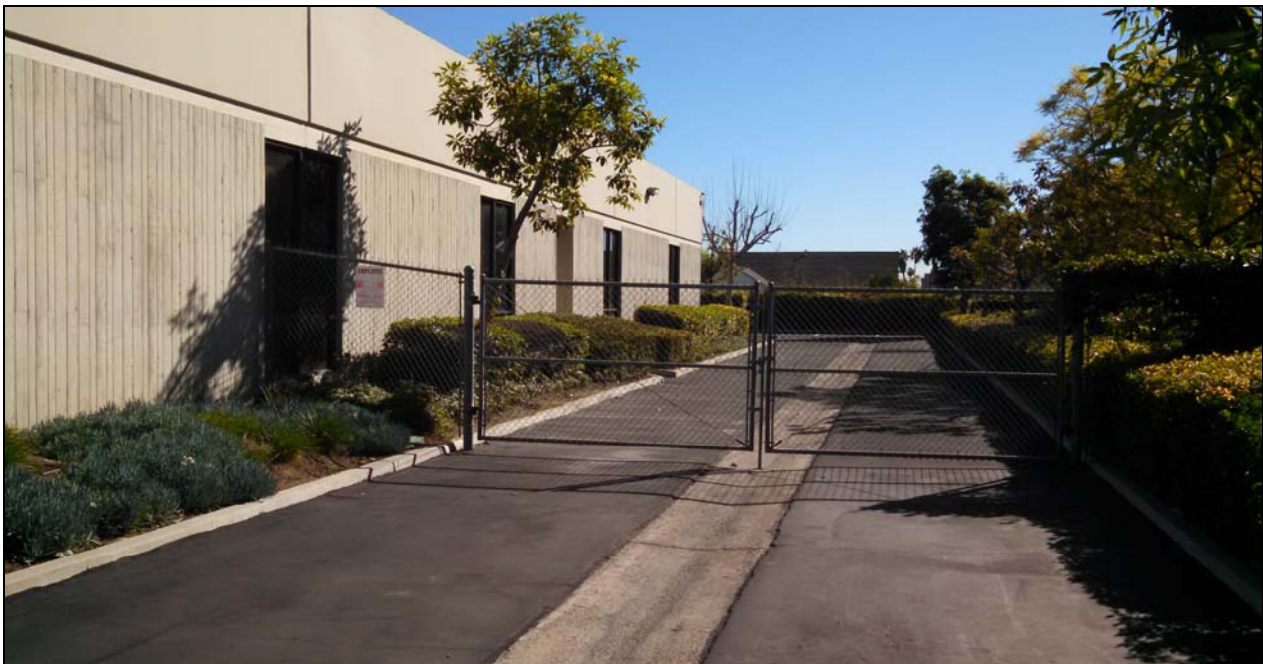


EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



View of the existing building.



View of the existing building.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the north parking lot.



View of the existing patio.

EXHIBIT 2-6
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



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



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

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



View of the CalOptima located to the east facing east.



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

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

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

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

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

Table 2-1
Summary of Proposed Project

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

Source: Tran Design.

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

¹⁸ Ibid.

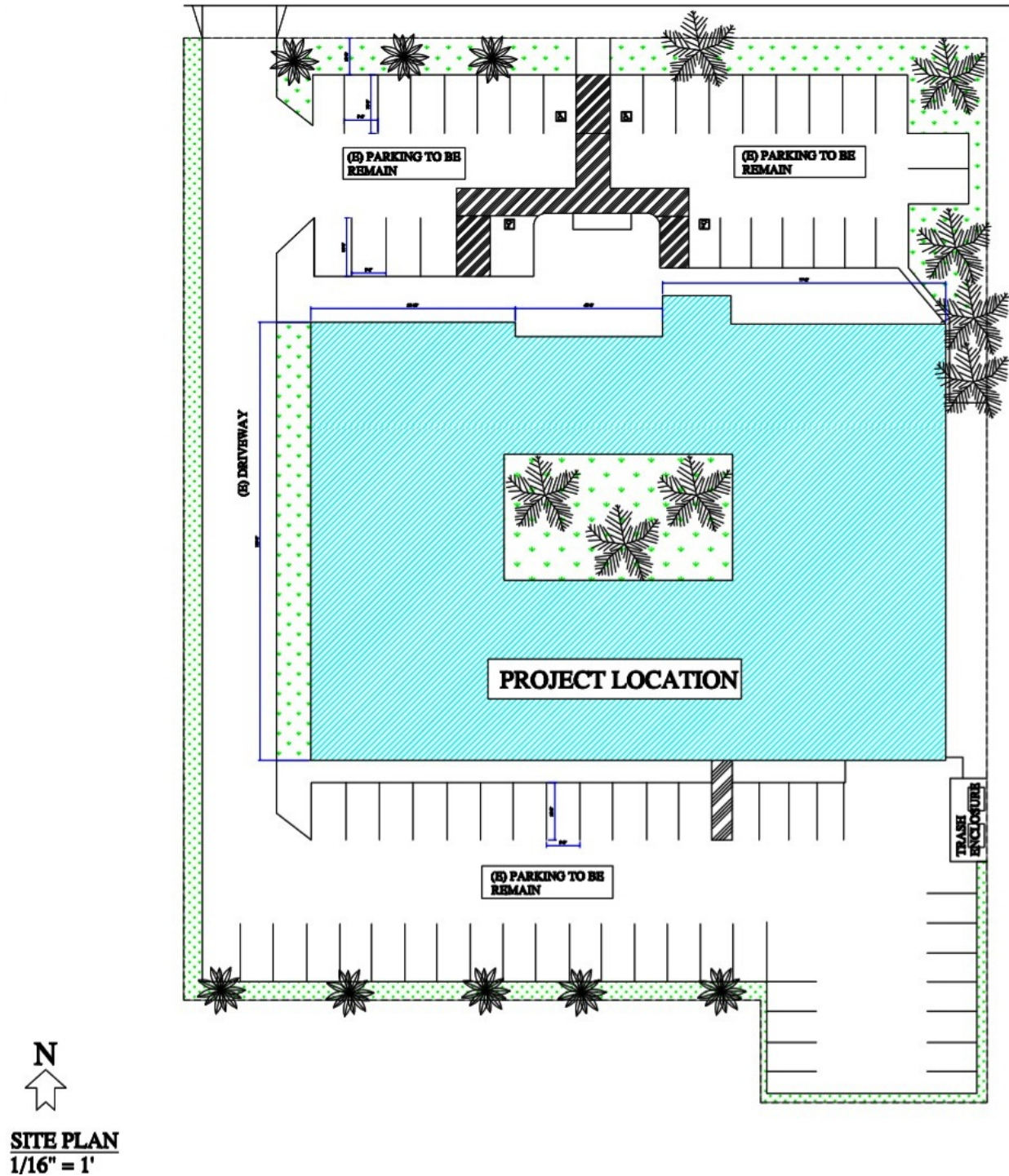


EXHIBIT 2-8
SITE PLAN
SOURCE: TRAN DESIGN

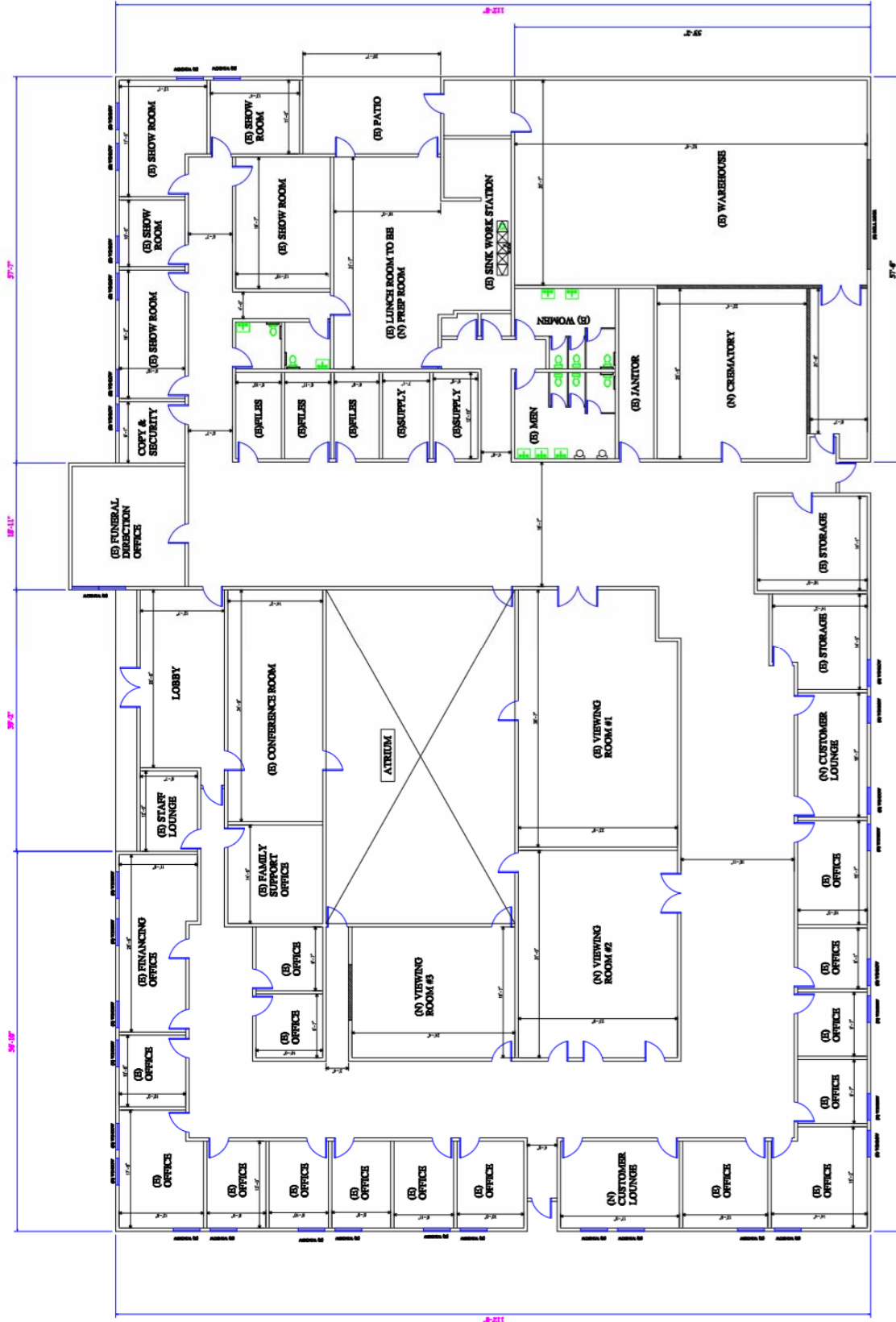


EXHIBIT 2-9
FLOOR PLAN
SOURCE: TRAN DESIGN

2.3.2 OPERATIONAL CHARACTERISTICS

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

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

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

2.4 PROJECT CONSTRUCTION CHARACTERISTICS

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

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

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

2.5 OBJECTIVES OF THE PROJECT

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

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

The objectives of the project Applicant include the following:

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

2.6 DISCRETIONARY ACTIONS

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

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

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



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SECTION 3 ENVIRONMENTAL ANALYSIS

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

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

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

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

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

¹⁹ Google Earth. Site accessed February 18, 2016.

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

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

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

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

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

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

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

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

3.1.3 MITIGATION MEASURES

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

3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS

3.2.1 THRESHOLDS OF SIGNIFICANCE

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

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in *Public Resources Code section §12220(g)*), timberland (as defined by *Public Resources Code section §4526*), or timberland zoned Timberland Production (as defined by *Government Code section §51104(g)*);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* • *No Impact.*

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

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

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

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

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

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

- C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?* • No impact.

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

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

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

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

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

3.2.3 MITIGATION MEASURES

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

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

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

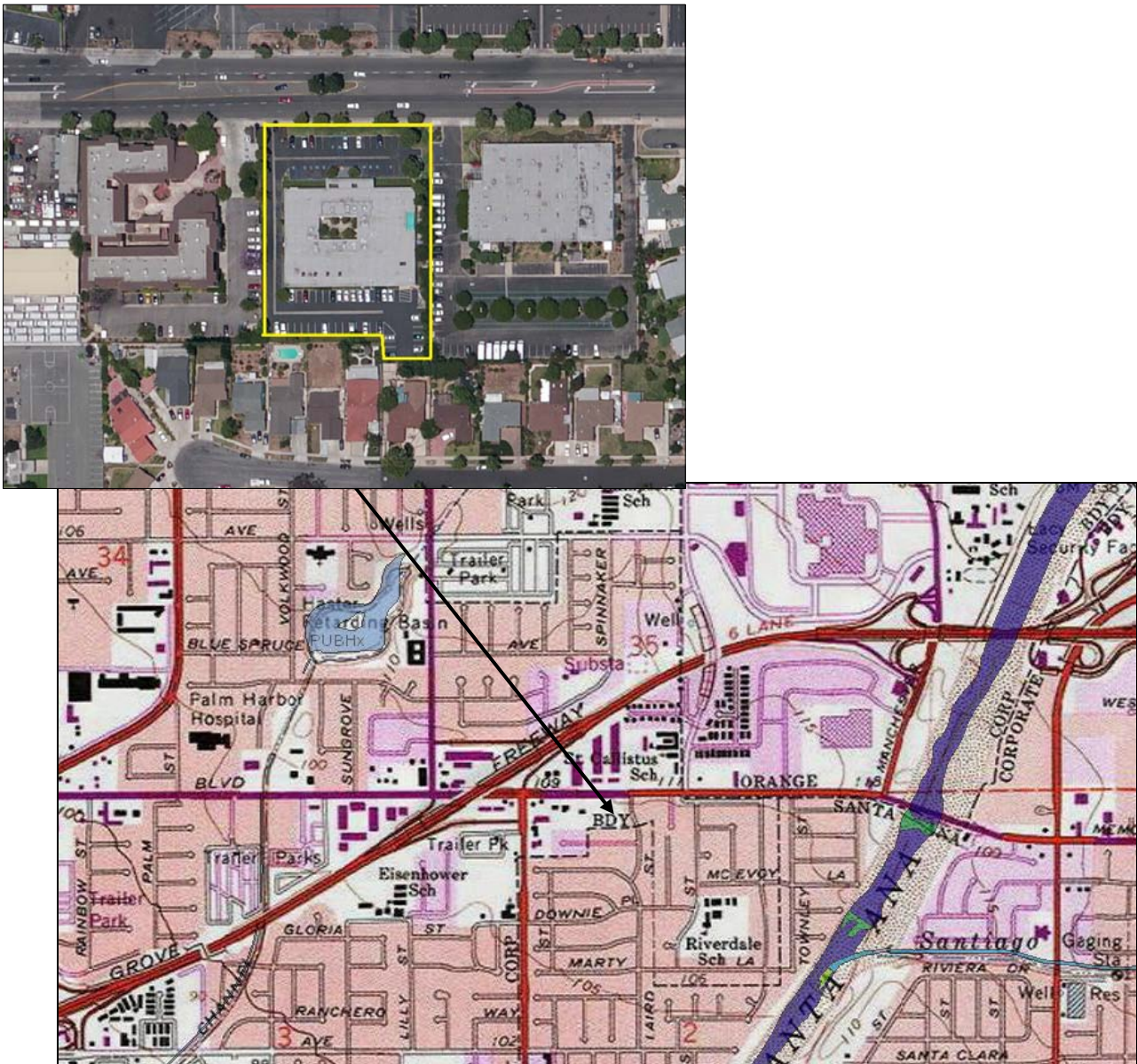


EXHIBIT 3-1
EXISTING LAND COVER
SOURCE: USGS TOPOGRAPHIC MAP AND GOOGLE EARTH

3.3 AIR QUALITY IMPACTS

3.3.1 THRESHOLDS OF SIGNIFICANCE

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

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

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

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O_3 is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels.
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

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

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

Table 3-1
National and California Ambient Air Quality Standards

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

Source: South Coast Air Quality Management District. 2010.

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

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

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

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

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct the implementation of the applicable air quality plan?*

- *No Impact.*

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

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

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

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

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

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

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

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

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

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

**Table 3-2
Estimated Operational Emissions**

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

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

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

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

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

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

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

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

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

Table 3-3
Local Significance Thresholds Exceedance SRA 17

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

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

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

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

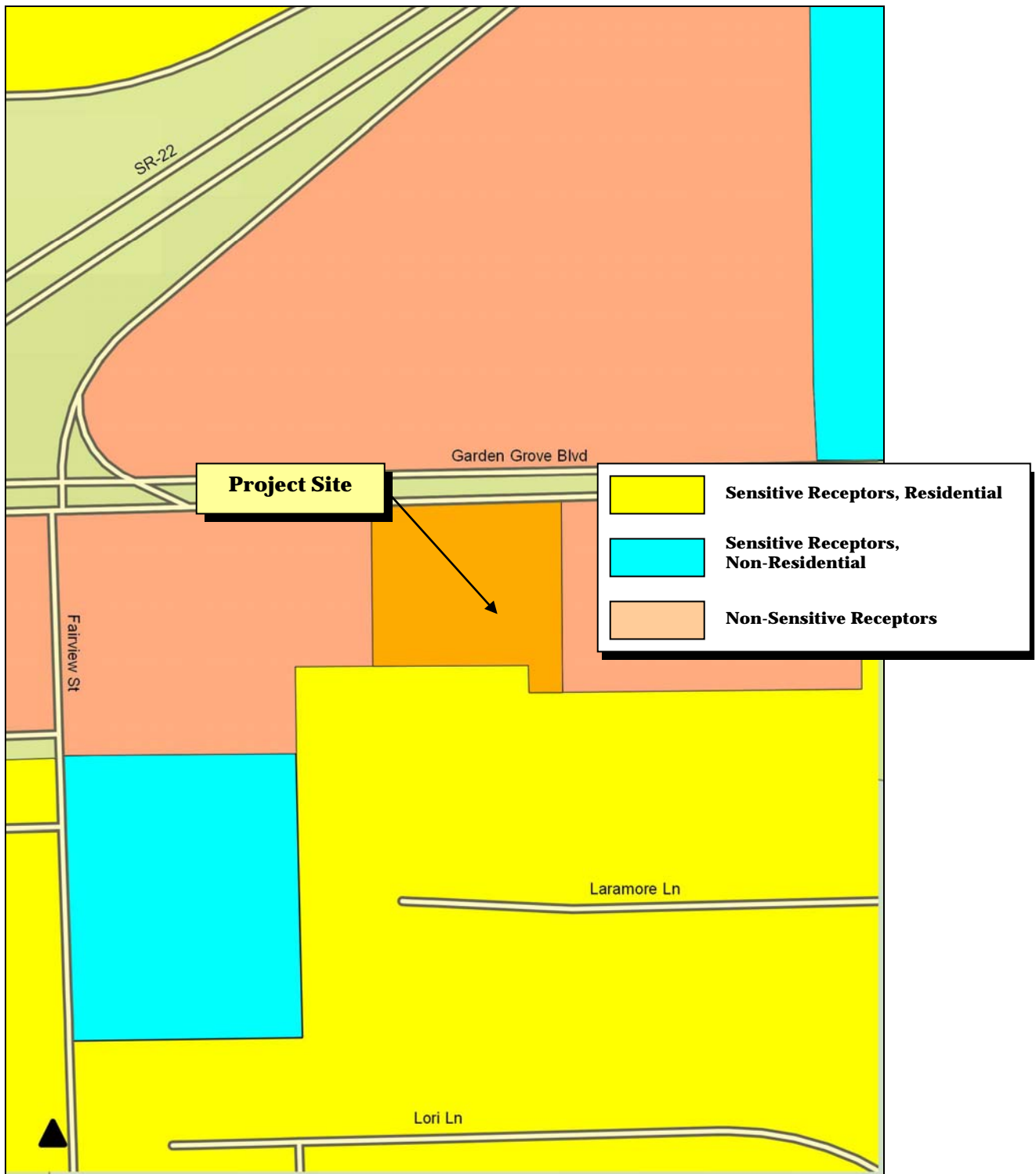


EXHIBIT 3-2
AIR QUALITY SENSITIVE RECEPTORS
SOURCE: QUANTUM GIS

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

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

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

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

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

3.3.3 MITIGATION MEASURES

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

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

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

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

3.4 BIOLOGICAL RESOURCES IMPACTS

3.4.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

- C. *Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.*

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

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

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

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

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

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

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

3.4.3 MITIGATION MEASURES

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

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

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

³⁸ Ibid.

3.5 CULTURAL RESOURCES IMPACTS

3.5.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

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

⁴² Ibid.

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

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

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

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

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

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

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

3.5.3 MITIGATION MEASURES

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

⁴⁵ Google Earth. Site accessed February 19, 2016.

3.6 GEOLOGY & SOILS IMPACTS

3.6.1 THRESHOLDS OF SIGNIFICANCE

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

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

⁴⁷ Ibid.

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

Table 3-4
Active Earthquake Faults Near the Site

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

MCR - Maximum Credible Richter Magnitude.

Source: United States Geological Survey.

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

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

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

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

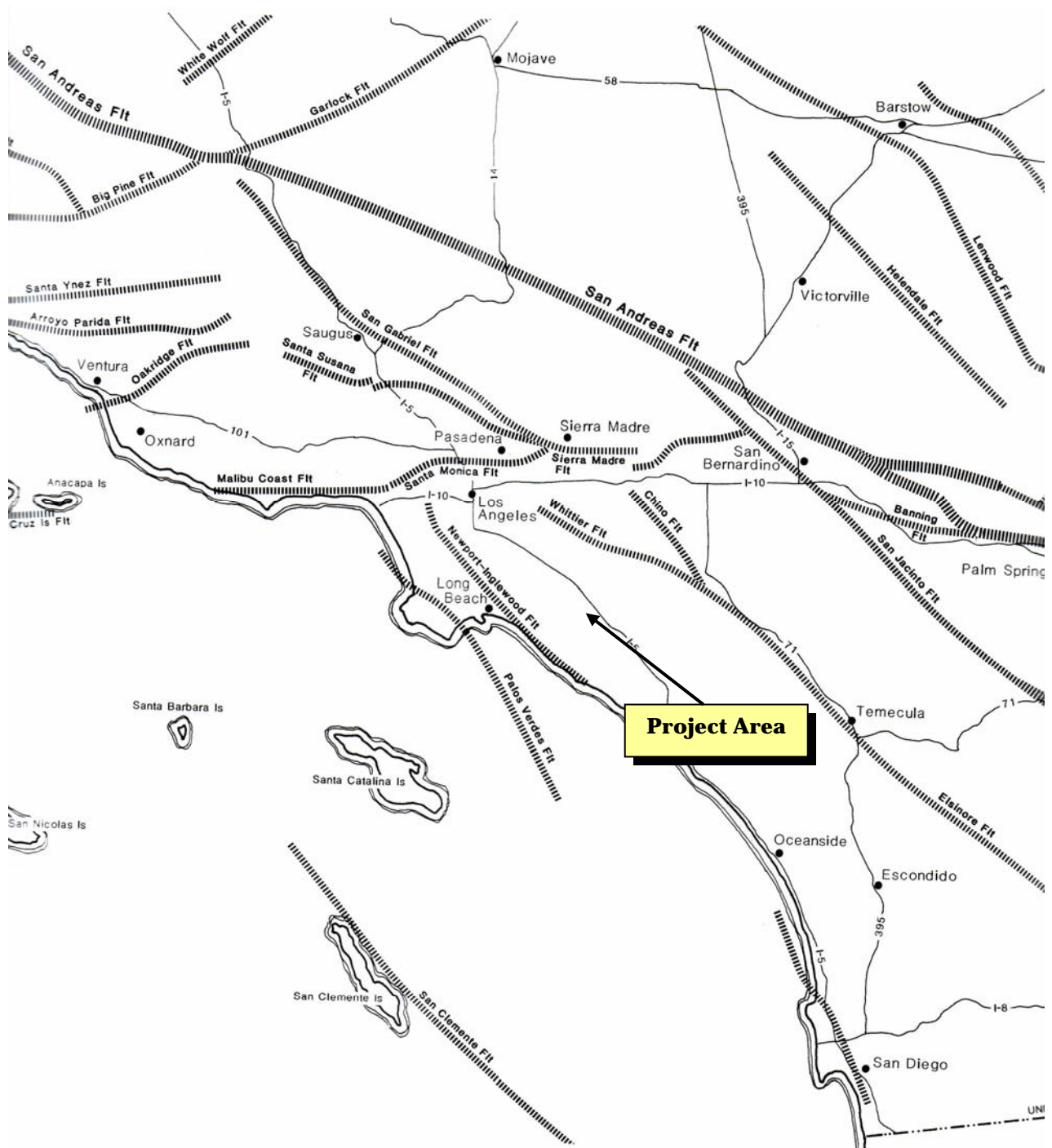


EXHIBIT 3-3
GENERAL LOCATION OF MAJOR SOUTHERN CALIFORNIA FAULTS
SOURCE: UNITED STATES GEOLOGICAL SURVEY

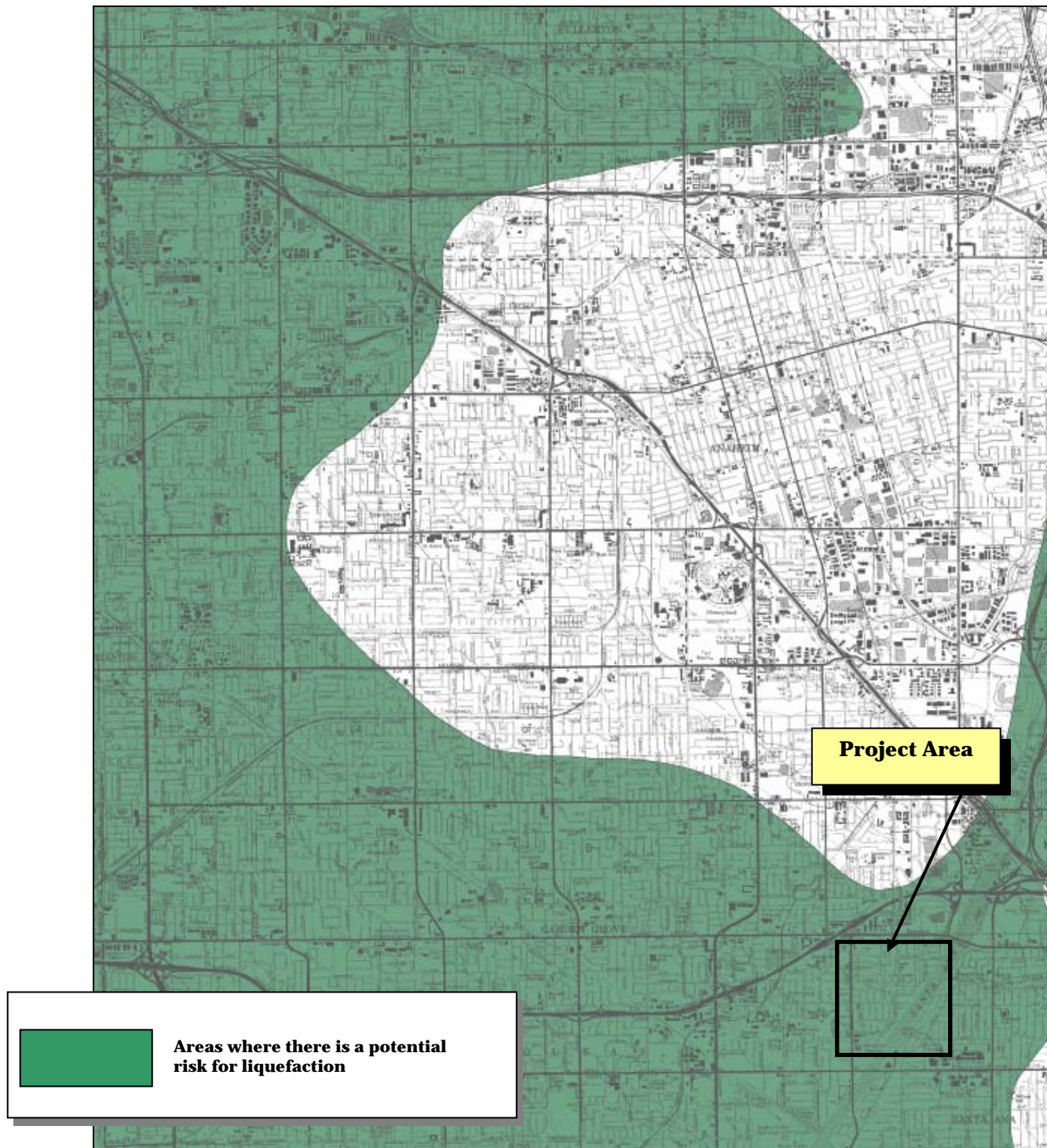


EXHIBIT 3-4
LIQUEFACTION RISKS
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

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

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

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

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

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

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

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

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

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

3.6.3 MITIGATION MEASURES

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

3.7 GREENHOUSE GAS EMISSIONS IMPACTS

3.7.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.7.2 ENVIRONMENTAL ANALYSIS

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

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

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

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

Table 3-5
Greenhouse Gas Emissions Inventory

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

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

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

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

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

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

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

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

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

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

3.7.3 MITIGATION MEASURES

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

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

3.8.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

⁵⁷ Ibid.

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

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

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

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

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

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

⁵⁸ Google Earth. Site accessed February 26, 2016.

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

⁶⁰ Google Earth. Site accessed February 4, 2016.

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

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

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

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

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

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

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

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

3.8.3 MITIGATION MEASURES

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

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

⁶³ Ibid.

3.9 HYDROLOGY & WATER QUALITY IMPACTS

3.9.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • No Impact.

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

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

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

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

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

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

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

⁶⁴ Google Earth. Site accessed February 25, 2016.

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

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

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

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

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

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

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

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

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

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

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

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

⁶⁷ Ibid.

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

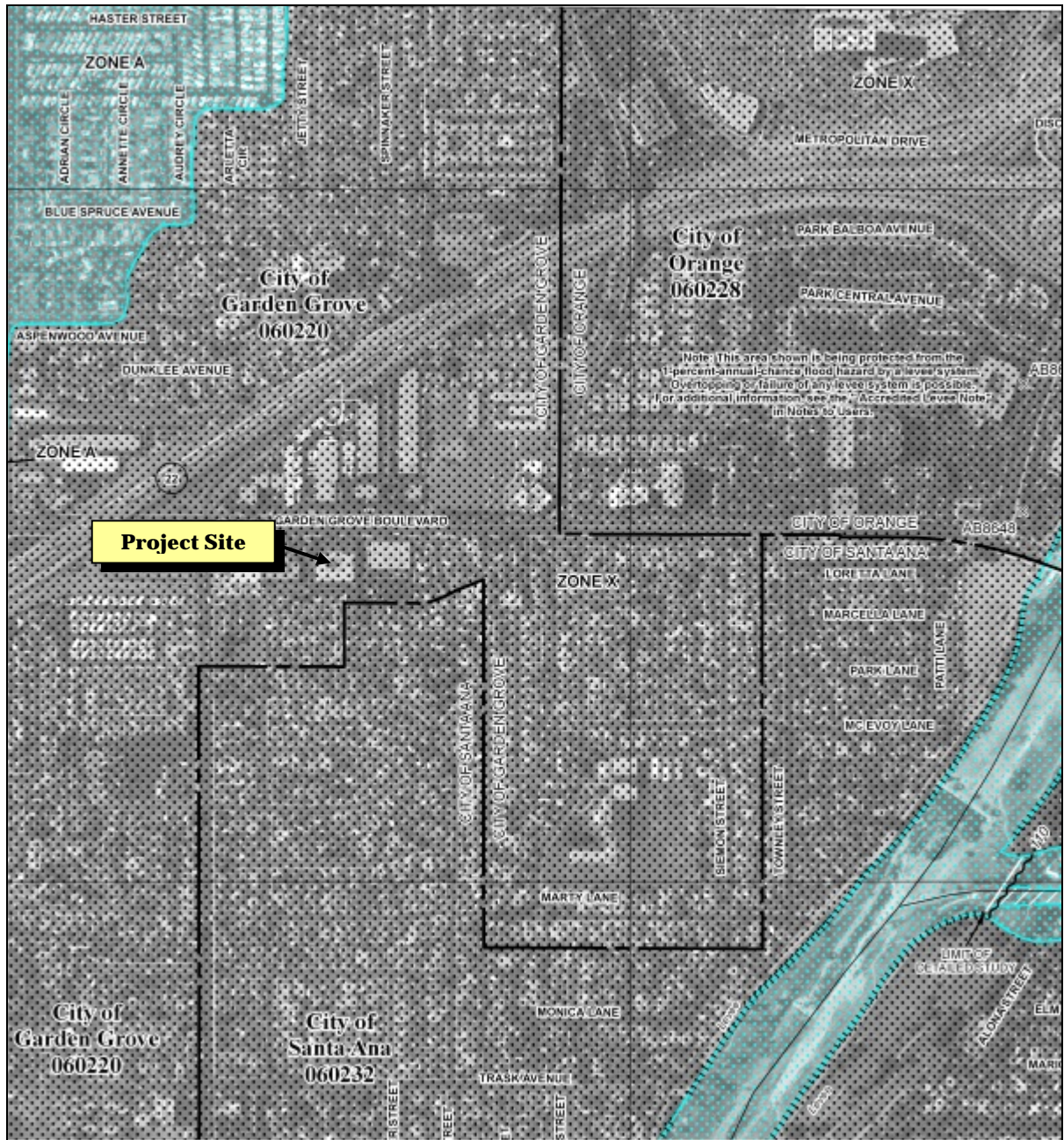


EXHIBIT 3-5
FEMA FLOOD MAP
SOURCE: FEMA

3.9.3 MITIGATION MEASURES

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

3.10 LAND USE & PLANNING IMPACTS

3.10.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

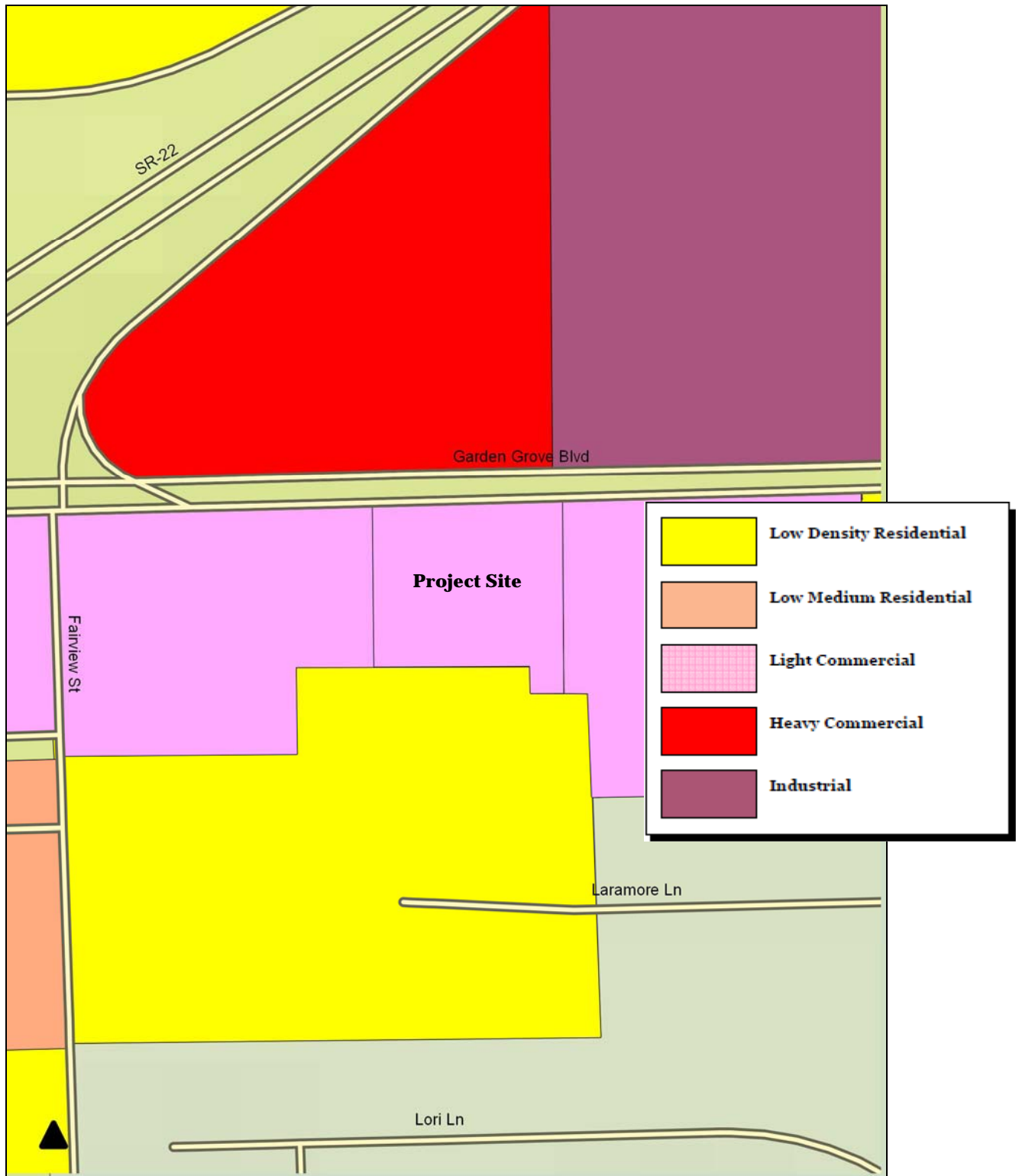


EXHIBIT 3-6
CITY OF GARDEN GROVE GENERAL PLAN MAP
SOURCE: QUANTUM GIS

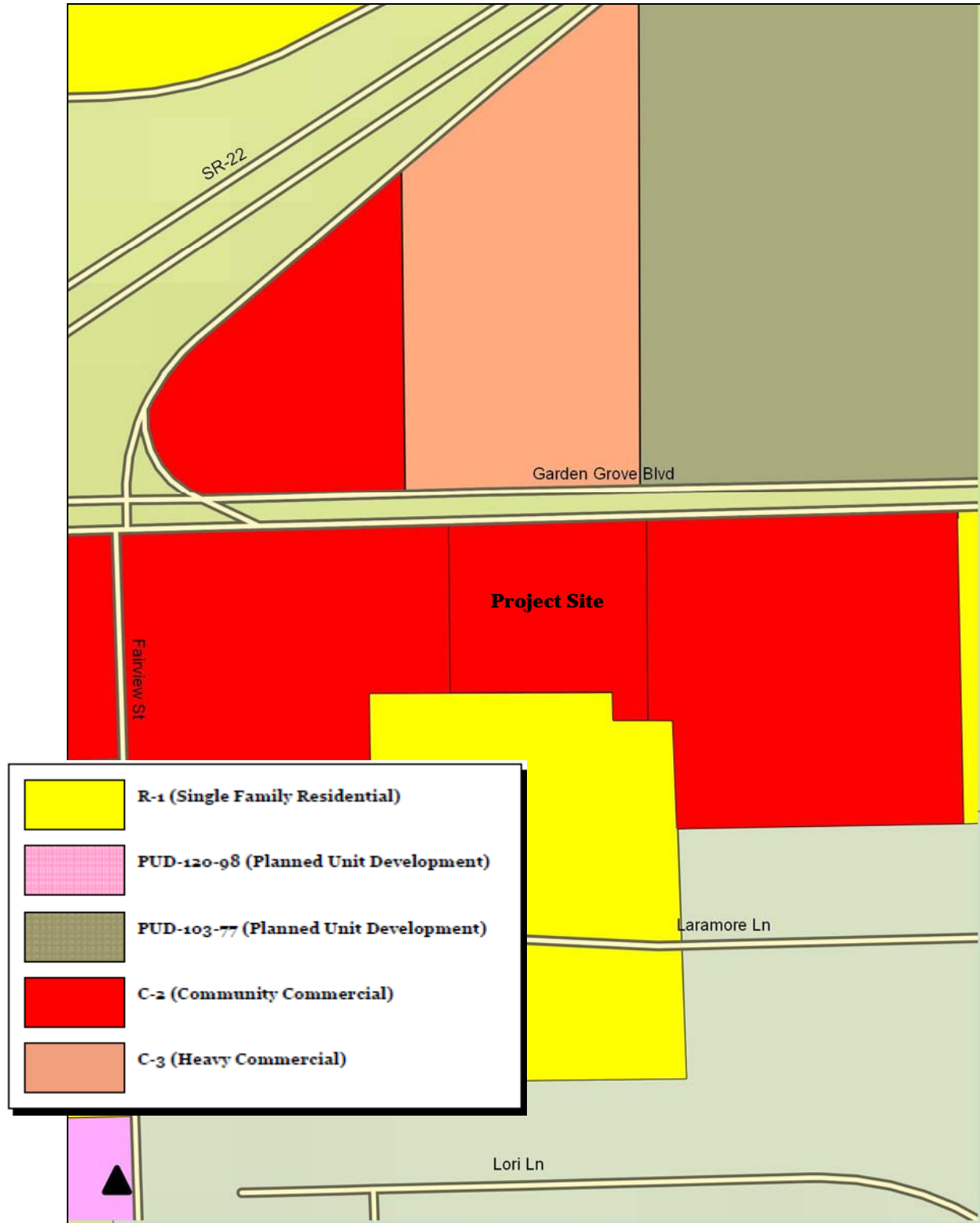


EXHIBIT 3-7
CITY OF GARDEN GROVE ZONING MAP
SOURCE: QUANTUM GIS

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

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

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

3.10.3 MITIGATION MEASURES

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

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

3.11 MINERAL RESOURCES IMPACTS

3.11.1 THRESHOLDS OF SIGNIFICANCE

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

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? • No Impact.

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

3.11.3 MITIGATION MEASURES

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

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

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

3.12 NOISE IMPACTS

3.12.1 THRESHOLDS OF SIGNIFICANCE

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

- The exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive vibration or ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Located within an area with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, where the project would expose people to excessive noise levels; or,
- Located within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact.*

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

Noise Levels – in dBA

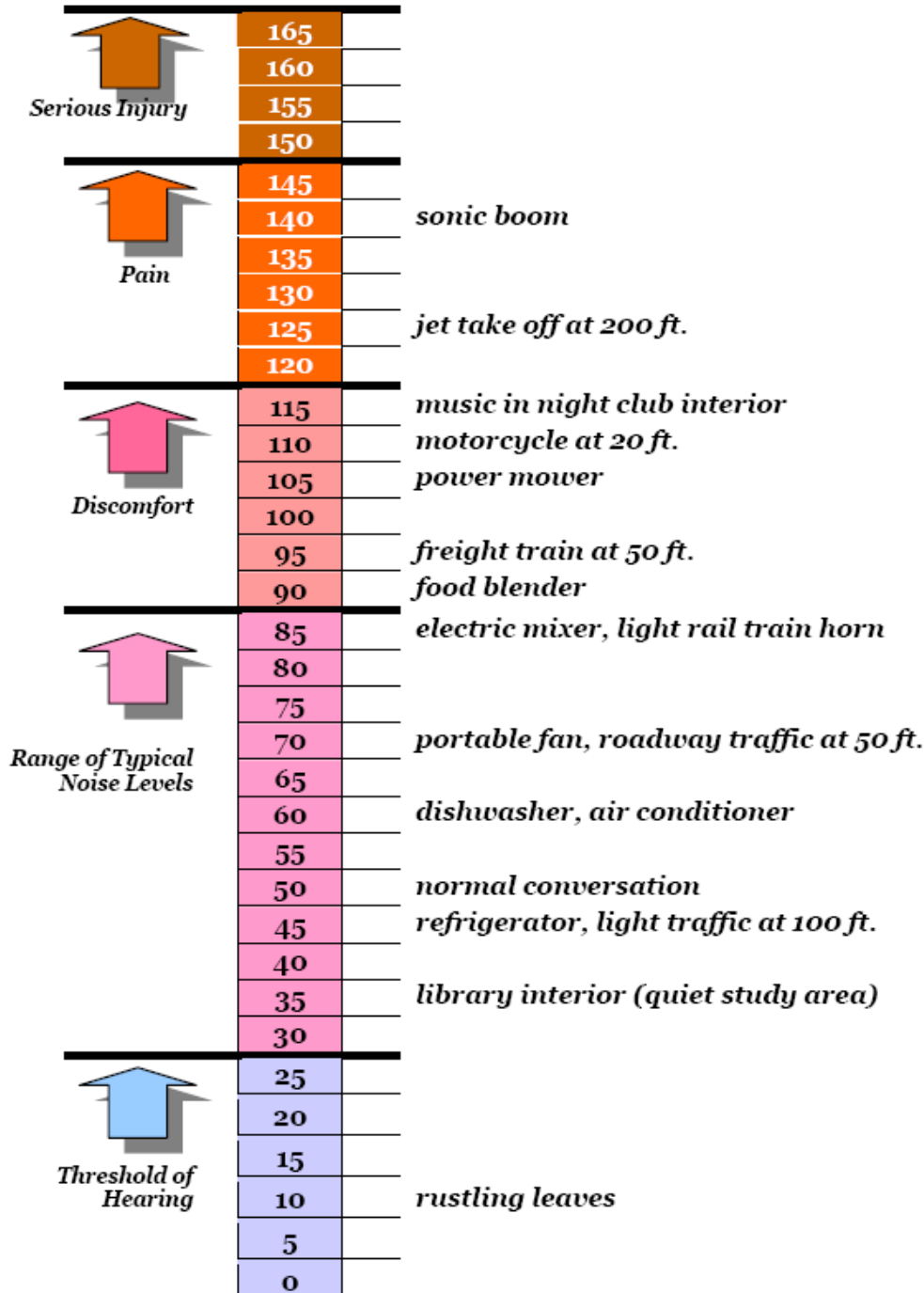


EXHIBIT 3-8

TYPICAL NOISE LEVELS FROM COMMON ACTIVITIES

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

City of Garden Grove Noise and Land Use Compatibility Standards

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

City of Garden Grove Noise Ordinance Standards

Land Use Designation		Ambient Base Noise Level	Time Of Day
Sensitive Uses	Residential Use	55 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
Conditionally Sensitive Uses	Institutional Use	65 dBA	Any Time
	Office-Professional Use	65 dBA	Any Time
	Hotels and Motels	65 dBA	Any Time
Non-Sensitive Uses	Commercial Uses	70 dBA	Any Time
	Commercial/Industrial Uses within 150 feet of Residential Uses	65 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
	Industrial Uses	70 dBA	Any Time
Source: City of Garden Grove, <i>Municipal Code, Section 8.47, Noise Control</i> , 2005.			

EXHIBIT 3-9

NOISE AND LAND USE COMPATIBILITY, CITY OF GARDEN GROVE

GENERAL PLAN

SOURCE: CITY OF GARDEN GROVE

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

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

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

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

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

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

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

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

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

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

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

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

3.12.3 MITIGATION MEASURES

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

⁷² Google Earth. Site accessed February 25, 2016.

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

⁷⁴ Ibid.

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

3.13 POPULATION & HOUSING IMPACTS

3.13.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

⁷⁷ State of California Employment Development Department. *Labor Force and Unemployment Rate for Cities and Census Designated Places*. labormarketinfo.edd.ca.gov

displacement will result from the proposed project's implementation.

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

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

3.13.3 MITIGATION MEASURES

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

3.14 PUBLIC SERVICES IMPACTS

3.14.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

⁷⁸ Google Earth. Site accessed February 25, 2016.

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

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

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

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

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

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

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

3.14.3 MITIGATION MEASURES

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

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

3.15 RECREATION IMPACTS

3.15.1 THRESHOLDS OF SIGNIFICANCE

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

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

3.15.3 MITIGATION MEASURES

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

⁸⁰ Google Earth. Site accessed February 25, 2016.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 THRESHOLDS OF SIGNIFICANCE

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

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate parking capacity;
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • Less than Significant Impact.*

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

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

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

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

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

Table 3-7
Project Traffic Forecast

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

Source: Blodgett Baylosis Environmental Planning

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

B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.

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

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

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

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

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

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

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

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

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

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

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

3.16.3 MITIGATION MEASURES

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

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

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

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

3.17 UTILITIES IMPACTS

3.17.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

Use	Unit	Factor	Generation
Proposed Project	19,460 square feet of office	0.11 gals/unit	2,210 gals/day

Source: Blodgett Baylosis Environmental Planning 2016.

The proposed project will generate approximately 2,210 gallons per day of effluent. The proposed project will connect to an existing sewer line located along Garden Grove Boulevard. The existing sewer lines have sufficient capacity to accommodate the projected flows and adequate sewage collection and treatment are currently available. As a result, the potential impacts are less than significant.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No Impact.

As indicated previously, the proposed project will generate approximately 2,210 gallons of wastewater a day. The proposed project will connect to an existing sewer line located along Garden Grove Boulevard. The estimated average daily effluent received at Plant No. 2 is 127 million gallons (mgd). This facility currently has a total primary treatment capacity of 168 mgd, with an average daily treatment of approximately 127 mgd. Therefore, there is approximately 41 mgd of excess primary treatment capacity at OCS D Plant No. 2. Plant No. 2 also has 90 mgd of secondary treatment capacity. The future wastewater generation will be within the treatment capacity of the OCS D Plant No.2. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts will occur.

⁸² City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. [http:// www.ci. garden-grove.ca.us/](http://www.ci.garden-grove.ca.us/) (website accessed on September 8, 2015).

- C. *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?* • *No Impact.*

The City of Garden Grove is served by the County of Orange, Orange County Flood Control District (OCFCD), which operates and maintains regional and municipal storm drainage facilities. The project will utilize the existing stormwater drainage system. In addition, no new floor area will be added to the building and the current amount of landscaping and on-site pavement will remain the same. Therefore, there will be no change in the amount of storm water runoff since the project will retain the site's existing characteristics and improvements. Once operational, the proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The project proposes new impervious surfaces that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. As a result, there will not be an increase in either peak run-off volumes or peak run-off velocity and no impacts will occur.

- D. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?* • *Less than Significant Impact.*

The City receives its water from two main sources: the Lower Santa Ana River Groundwater Basin and imported water from the Metropolitan Water District of Southern California (MWD). This imported water is treated at the Robert B. Diemer Filtration Plant located north of Yorba Linda and the F.E. Weymouth Treatment Plant in the City of La Verne.⁸³ Table 3-9 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 2,763 gallons of water on a daily basis. The proposed project will connect to an existing water line located along Garden Grove Boulevard.

Table 3-9
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Proposed Project	19,460 square feet of office	0.14 gals/unit	2,763 gals/day

Source: Blodgett Baylosis Environmental Planning 2016.

Governor Brown signed an Executive Order in April 2015 in which cities, including Garden Grove, are required to reduce their citywide water consumption by 28 percent. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. When considering the consumption from the previous office use, no net change will occur. As a result, the potential impacts will be less than significant.

⁸³ City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. [http:// www.ci. garden-grove.ca.us/](http://www.ci.garden-grove.ca.us/) (website accessed on September 8, 2015).

E. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.

The potential impacts on this issue are discussed herein in Section 3.17.2.A. No increase on wastewater treatment capacity and/or water supply commitments are required to accommodate the proposed project. As a result, the impacts are less than significant.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.

As indicated in Table 3-10, the future daily solid waste generation is projected to be 116 pounds per day. The waste materials that will be transported off-site during the project's operation will be adequately handled by the existing facilities. Furthermore, this generation rate represents a small proportion of the total waste generated citywide. As a result, the impacts are expected to be less than significant.

**Table 3-10
Solid Waste Generation (lbs/day)**

Use	Unit	Factor	Generation
Proposed Project	19,460 square feet of office	6 lbs/unit	116 lbs/day

Source: Blodgett Baylosis Environmental Planning 2016

F. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.

The proposed project, like all other development in Garden Grove, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.17.3 MITIGATION MEASURES

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

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity. The potential for cumulative impacts are outlined below:
 - The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. As a result, no cumulative aesthetic impacts are anticipated.
 - The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.
 - The proposed project's long-term operational emissions are not considered to represent a significant impact. As a result, the potential cumulative air quality impacts will be less than significant.
 - The impacts on biological resources are site specific. The proposed project will not involve any loss of protected habitat. The analysis also determined that the proposed project will not result in any impacts on protected plant and animal species. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.
 - The analysis herein determined that the proposed project would not result in any cumulative impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts are anticipated.
 - The analysis herein also determined that the proposed project would not result in any cumulative impacts related to the emissions of greenhouse gases. As a result, no cumulative impacts will result from the proposed project's implementation.
 - The potential cumulative impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed

project would not result in any impacts related to hazards and/or hazardous materials. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

- The potential cumulative impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any impacts. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determined that the proposed project will not result in any impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.
- The potential cumulative impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.
- The analysis indicated the proposed project would not result in any cumulative noise impacts. The stationary noise from the proposed residential development will be comparable to that associated with the existing residential use. The anticipated mobile noise impacts will be consistent with that considered in the Garden Grove General Plan. As a result, no cumulative noise impacts will occur.
- The analysis of potential population and housing impacts indicated that no cumulative impacts would result from the proposed project's implementation. As a result, no cumulative noise impacts related to population and housing will occur.
- The future development contemplated as part of the proposed project's implementation will not result in an incremental increase in the demand for emergency services. As a result, no cumulative impacts are anticipated.
- The analysis determined the proposed project would not result in any potential cumulative impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.
- The future development contemplated as part of the proposed project's implementation will result in an incremental increase in citywide traffic. However, the residential units address an existing need contemplated in the SCAG's RTP. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts related to water line and sewer line capacities are site specific. There is sufficient water and sewer infrastructure serving the project to provide capacity for the project at build-out and cumulatively. As a result, no cumulative impacts are anticipated.

- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- This Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will be* required.



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SECTION 5 REFERENCES

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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS