ATTACHMENT 6

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

SIX-UNIT APARTMENT COMPLEX
9312 CHAPMAN AVENUE
GARDEN GROVE, CALIFORNIA

LEAD AGENCY:

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

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CA 91745

OCTOBER 16, 2020

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MITIGATED NEGATIVE DECLARATION

Title of Project: Six-Unit Apartment (9312 Chapman Avenue).

Brief Description of Project: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue. The discretionary approvals that are being requested by the project Applicant include a General Plan Amendment (GPA), Zone Change (ZC), Site Plan, and the adoption of a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP).

Project Location (see also attached map): The project site is located in the north portion of the City of Garden Grove. The proposed project site is located on the south side of Chapman Avenue. The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

Name of the Project Proponent: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

Cortese List: The project ☐ does ■ does not involve a site located on the Cortese List, also known as the California Department of Toxic Substances Control's Hazardous Waste and Substances Site 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.

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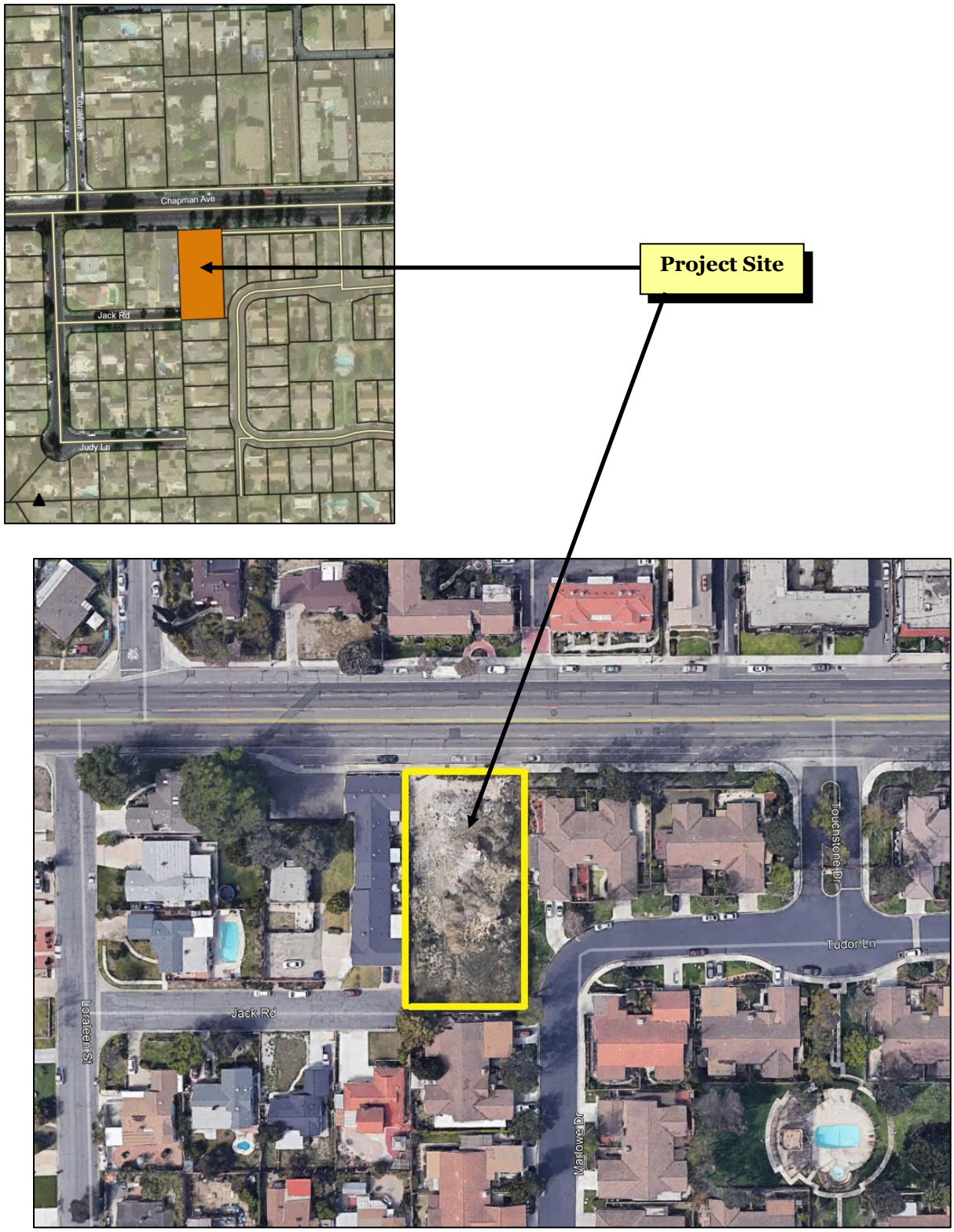

PROJECT LOCATION MAP

SOURCE: QUANTUM GIS AND GOOGLE MAPS

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ENVIRONMENTAL CHECKLIST FORM

1. PROJECT TITLE: Six-Unit Subdivision (9312 Chapman Avenue).

2. LEAD AGENCY:

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

3. CONTACT PERSON:

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

4. PROJECT LOCATION:

The project site is located in the north portion of the City of Garden Grove. The project site is a 0.47-acre vacant lot that is rectangular in shape and relatively flat. The project site had been formerly occupied by a 1,100 square foot single family dwelling unit from 1950 to 2016. The single-family dwelling unit was razed in late 2016 and the site has been vacant and undeveloped ever since. The project site is located on the south side of Chapman Avenue. The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

5. PROJECT SPONSOR:

The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

6. ENVIRONMENTAL SETTING:

The project site is located along the south side of Chapman Avenue, which is a major arterial roadway. Access to the project site is provided by two driveways located along the south side of Chapman Avenue. The project site is bound on the west, south, and east by residential uses. In addition, residential units occupy frontage along the north side of Chapman Avenue.

7. GENERAL PLAN DESIGNATION:

The project site is designated as LDR (Low Density Residential) and will require a General Plan Amendment (GPA) to change the site's land use designation to MDR (Medium Density Residential).

8. ZONING:

The project site is zoned R-1 (*Single-Family Residential*) and will require a Zone Change to change the site's zoning to R-3 (*Multiple-Family Residential*).

9. DESCRIPTION OF PROJECT:

The proposed project is a request by the Applicant to improve a 0.47-acre (20,500 square feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces, one of which will be compliant with the Americans with Disabilities Act (ADA), will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue.

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

The project would require various ministerial approvals such as building permits, grading permits, occupancy permits, and an encroachment permit to connect to the City's water and sewer lines within the public right-of-way along Chapman Avenue. The project would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below could 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.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Public Services
☐	Agriculture & Forestry Resources	☐	Hazards & Hazardous Materials	☐	Recreation
☐	Air Quality	☐	Hydrology & Water Quality	☐	Transportation
☐	Biological Resources	☐	Land Use & Planning	✓	Tribal Cultural Resources
✓	Cultural Resources	☐	Mineral Resources	☐	Utilities & Service Systems
☐	Energy	✓	Noise	☐	Wildfire
☐	Geology & Soils	☐	Population & Housing	☐	Mandatory Findings of Significance

DETERMINATION

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

_____ _____

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 has 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 [CEQA Guidelines 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 whichever 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

The proposed project is a request by the Applicant to improve a 0.47-acre (20,500 square feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces, one of which will be ADA accessible, will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue. 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).[1] 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.[2] The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

As part of the proposed project's environmental review, the City of Garden Grove authorized the preparation of this Initial Study.[3] 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;
- 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

[1] 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).

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

[3] Ibid. (CEQA Guidelines) § 15050.

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. In compliance with California Public Resources Code section 21091, 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.[4]

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.

[4] 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

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*				
3.1.A. *Have a substantial adverse effect on a scenic vista?*				**X**
3.1.B. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*				**X**
3.1.C. *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*			**X**	
3.1.D. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*			**X**	
SECTION 3.2 AGRICULTURE AND FORESTRY RESOURCES *Would the project:*				
3.2.A. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use*?				**X**
3.2.B. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract*?				**X**
3.2.C. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))*?				**X**
3.2.D. *Result in the loss of forest land or conversion of forest land to a non-forest use*?				**X**
3.2.E. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use*?				**X**
SECTION 3.3 AIR QUALITY *Would the project:*				
3.3.A. *Conflict with or obstruct implementation of the applicable air quality plan*?			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.3.B. *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*?			**X**	
3.3.C. *Expose sensitive receptors to substantial pollutant concentrations*?			**X**	
3.3.D. *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people*			**X**	
SECTION 3.4 BIOLOGICAL RESOURCES *Would the project:*				
3.4.A. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service*?				**X**
3.4.B. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service*?				**X**
3.4.C. *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*?				**X**
3.4.D. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites*?				**X**
3.4.E. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance*?			**X**	
3.4.F. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan*?				**X**
SECTION 3.5 CULTURAL RESOURCES *Would the project:*				
3.5.A. *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5*?				**X**
3.5.B. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5*?		**X**		

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.5.C. *Disturb any human remains, including those interred outside of dedicated cemeteries?*			**X**	
SECTION 3.6 ENERGY *Would the project:*				
3.6.A. *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*			**X**	
3.6.B. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*			**X**	
SECTION 3.7 GEOLOGY AND SOILS *Would the project:*				
3.7.A. *Directly or indirectly cause 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? Refer to Division of Mines and Geology Special Publication 42. Strong seismic ground–shaking? Seismic-related ground failure, including liquefaction? Landslides?*			**X**	
3.7.B. *Result in substantial soil erosion or the loss of topsoil?*			**X**	
3.7.C *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*			**X**	
3.7.D. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*			**X**	
3.7.E. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*				**X**
3.7.F. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*			**X**	
SECTION 3.8 GREENHOUSE GAS EMISSIONS *Would the project:*				
3.8.A. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*			**X**	
3.8.B. *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?*			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.9 HAZARDS AND HAZARDOUS MATERIALS *Would the project:*				
3.9.A. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials*?			**X**	
3.9.B. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment*?			**X**	
3.9.C. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school*?			**X**	
3.9.D. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment*?				**X**
3.9.E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area*?				**X**
3.9.F. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan*?				**X**
3.9.G. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire*?				**X**
SECTION 3.10 HYDROLOGY AND WATER QUALITY *Would the project:*				
3.10.A. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality*?			**X**	
3.10.B. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin*?			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.10.C. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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; or, impede or redirect flood flows*?			**X**	
3.10.D. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*			**X**	
3.10.E. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan*?				**X**
SECTION 3.11 LAND USE AND PLANNING *Would the project:*				
3.11.A. *Physically divide an established community*?				**X**
3.11.B. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect*?			**X**	
SECTION 3.12 MINERAL RESOURCES *Would the project:*				
3.12.A. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State*?				**X**
3.12.B. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan*?				**X**
SECTION 3.13 NOISE *Would the project:*				
3.13.A. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies*?		**X**		
3.13.B. *Generation of excessive ground-borne vibration or ground-borne noise levels ?*			**X**	
3.13.C. *For a project located within the vicinity of a private airstrip or- 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**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.14 POPULATION AND HOUSING *Would the project:*				
3.14.A. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*			**X**	
3.14.B. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*				**X**
SECTION 3.15 PUBLIC SERVICES. *Would the project:*				
3.15.A. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:* Fire protection services; Police protection; Schools; Parks; other Governmental facilities*?*			**X**	
SECTION 3.16 RECREATION. *Would the project:*				
3.16.A. *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**	
3.16.B. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment*?			**X**	
SECTION 3.17 TRANSPORTATION *Would the project:*				
3.17.A. *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities*?			**X**	
3.17.B. *Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)*?			**X**	
3.17.C. *Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment))*?			**X**	
3.17.D. *Result in inadequate emergency access*?				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.18 TRIBAL CULTURAL RESOURCES. *Would the project:*				
3.18.A. *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe*5020.1(k)?			**X**	
SECTION 3.19 UTILITIES AND SERVICE SYSTEMS *Would the project:*				
3.19.A. *Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts*?			**X**	
3.19.B. *Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years*?			**X**	
3.19.C. *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**	
3.19.D. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals*?			**X**	
3.19.E. *Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste*?				**X**
SECTION 3.20 WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
3.20.A. *Substantially impair an adopted emergency response plan or emergency evacuation plan*?				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.20.B. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*			**X**	
3.20.C. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment*?			**X**	
3.20.D. *Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes*?				**X**
SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE				
3.21.A. *Does the project have the potential to substantially 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, substantially 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**	
3.21.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**	
3.21.C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*		**X**		

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed project is a request by the Applicant to improve a 0.47-acre (20,500 square feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces, one of which will be ADA accessible, will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue.[5] The project is described in greater detail herein in Section 2.4.

2.2 PROJECT LOCATION

The project site is located within the corporate boundaries of the City of Garden Grove. The City 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 northernmost portion of the City. Chapman Avenue extends along the project site's northern boundary. The project site's legal address is 9312 Chapman Avenue and the corresponding Assessor's Parcel Number is 133-082-27. Major roadways in the vicinity of the project site include: Chapman Avenue, located adjacent to the project site; Lampson Avenue, located 0.45 miles to the south of the project site; Gilbert Street, located 750 feet to the east of the project site; and Magnolia Street, located 0.28 miles to the west of the project site. Regional access to the project site is provided by SR-22, located 1.46 miles to the southwest of the site.[7] A vicinity map is provided in Exhibit 2-3.

2.3 ENVIRONMENTAL SETTING

Various uses occupy frontage along Chapman Avenue. An aerial photograph is provided in Exhibit 2-4. A photograph of the project site is provided in Exhibit 2-5. The following land uses and development are located near the project site:[8]

- *North of the project site*. Chapman Avenue extends along the project site's northern boundary. Apartments occupy frontage along the north side of Chapman Avenue, opposite the project site.

[5] Liem Nguyen. *Site Plan*. Plan dated April 19, 2018.

[6] Quantum GIS. Shapefile provided by the United States Bureau of the Census.

[7] Google Earth. Website accessed February 21, 2019.

[8] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 20, 2019.

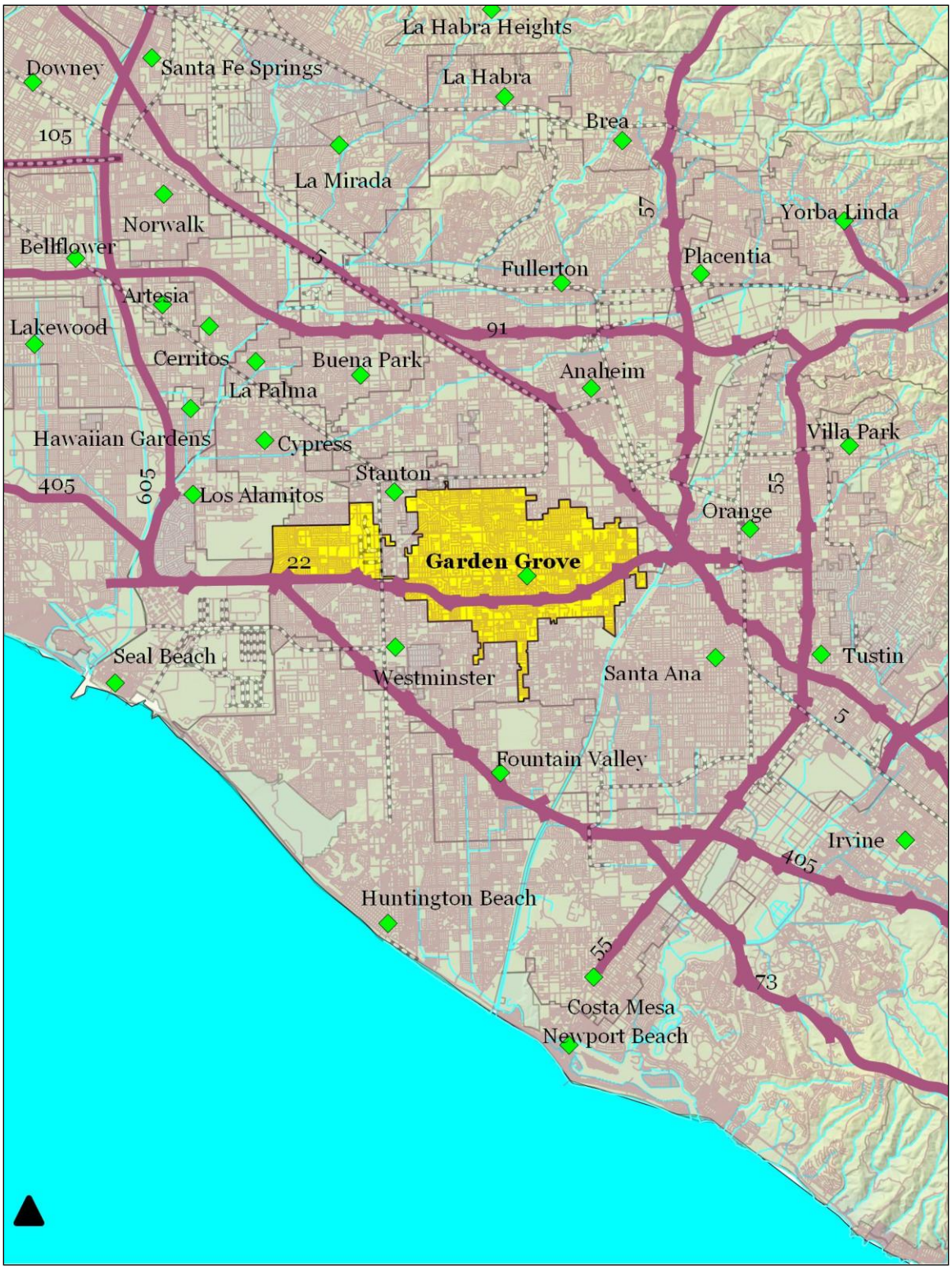

EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

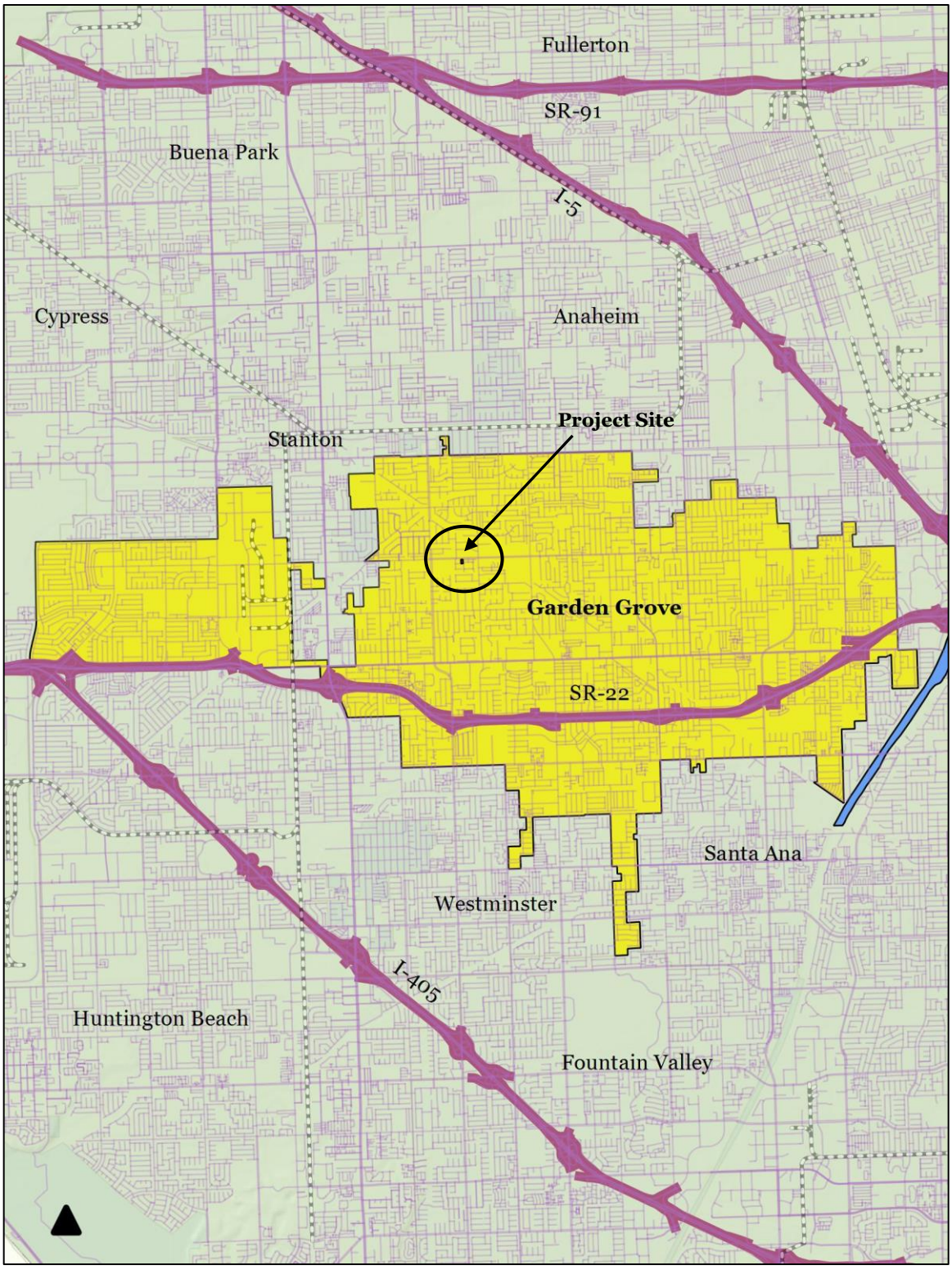

EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

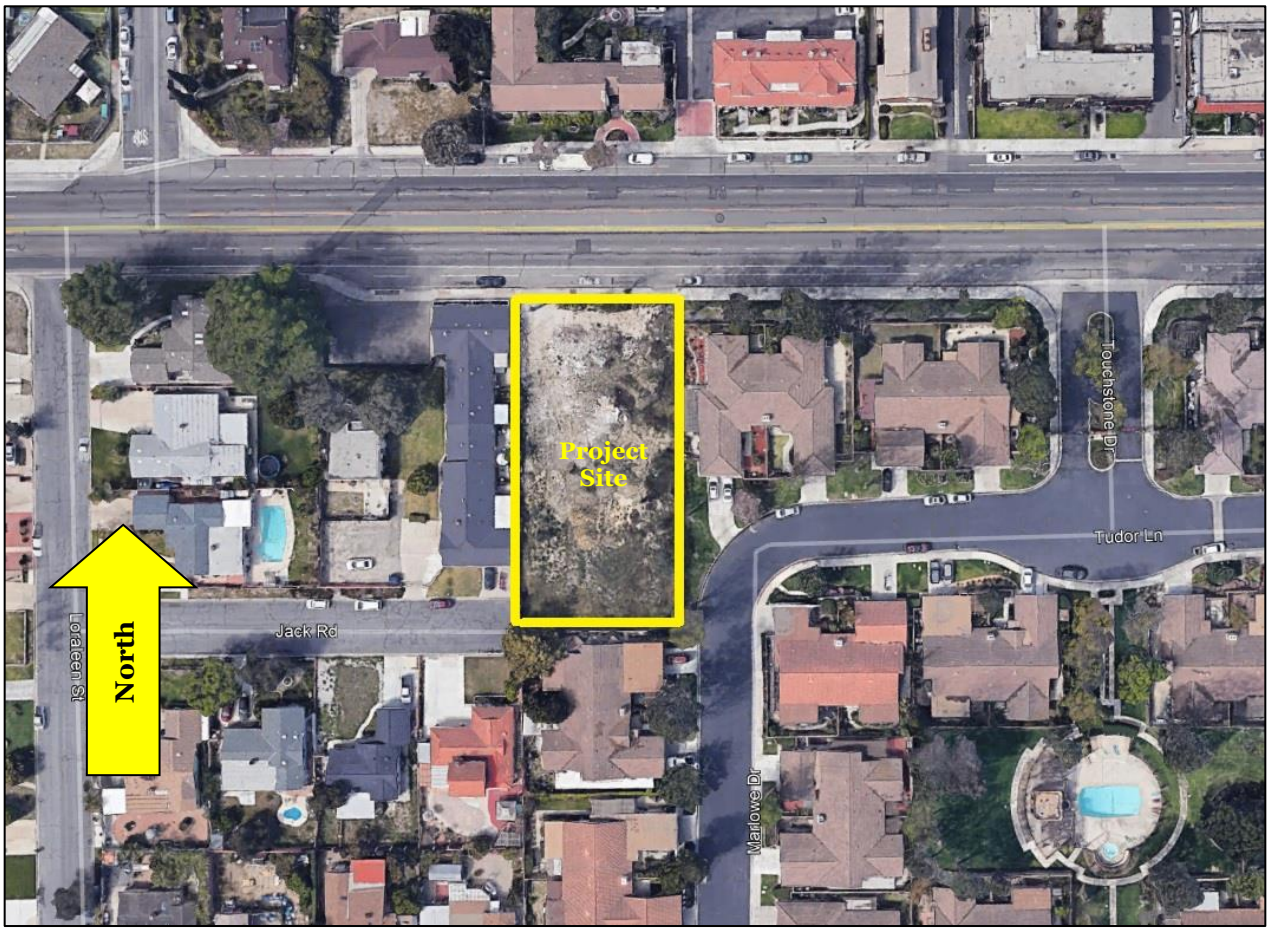

EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH

EXHIBIT 2-5
PHOTOGRAPH OF THE SITE
SOURCE: GOOGLE EARTH

- *South of the project site*. A multiple-family development abuts the project site to the south.

- *East of the project site*. A multiple-family development abuts the project site to the east.

- *West of the project site*. Multiple-family units are located west of the project site.

The 0.47-acre project site is currently vacant and undeveloped. The site is fenced off and is covered over in unmaintained ruderal vegetation.[9]

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS

The project elements are described below: [10]

- *Project Site*. The project site consists of a single parcel: 210-190-030. This parcel encompasses 20,500 square feet (0.47-acre) and has a lot depth of 205 feet and a lot width of 100 feet. Once complete, the proposed project will have a lot coverage of 41%.

- *Project Overview*. The project will include the construction of six dwelling units with a total building area of 12,767 square feet and a total living area of 10,119 square feet. These six units will feature four bedrooms and three to four bathrooms. Lastly, these units will range in size from 1,534 square feet to 1,869 square feet.

- *Unit 1*. Unit 1 will include 1,869 square feet of living area spread over two floors. The first floor will consist of 838 square feet of floor area while the second floor will consist of 1,031 square feet of floor area. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 10 square-foot porch; a 211 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 2*. Unit 2 will include 1,828 square feet of living area spread over two floors. The first floor will consist of 824 square feet of floor area while the second floor will consist of 1,004 square feet of floor area. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 10 square-foot porch; a 211 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 3*. Unit 3 will include 1,534 square feet of living area distributed over three floors. The first floor will consist of 514 square feet of floor area while the second floor will consist of 654 square feet of floor area. The remaining 366 square feet will be allocated to the third floor. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 209 square-foot open balcony; 217 square feet of private recreation space; and 300 square feet of storage space.

[9] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 21, 2019.

[10] Liem Nguyen. *Site Plan*. Plan dated April 19, 2018.

- *Unit 4*. Unit 4 will include 1,534 square feet of living area distributed over three floors. The first floor will consist of 514 square feet of floor area while the second floor will consist of 654 square feet of floor area. Meanwhile, the third floor will consist of 366 square feet. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 209 square-foot open balcony; 217 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 5*. Unit 5 will include 1,542 square feet of living area spread over three floors. The first floor will consist of 516 square feet of floor area while the second floor will consist of 660 square feet of floor area. The third floor will have a total of 366 square feet. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 211 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 6*. Unit 6 will include 1,812 square feet of living area distributed over two floors. The first floor will consist of 812 square feet of floor area while the second floor will consist of 1,000 square feet of floor area. This unit will contain four bedrooms and four bathrooms. Other features include a 425 square-foot garage; a 103 square-foot porch; a 210 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Parking and Access*. Each unit will be equipped with a two-car garage for a total of 12 garage parking spaces. An additional nine surface parking spaces including one space compliant with the Americans with Disabilities Act (ADA) will be stripped in the southern portion of the site. Access to the project site will be provided by a new 30-foot wide driveway apron that will be constructed along the south side of Chapman Avenue.

- *Open Space*. Approximately 2,315 square feet of recreational area will be provided of which 1,258 square feet will consist of private recreational space. The remaining 1,057 square feet will consist of common recreational space.

The proposed project is summarized in Table 2-1, which is below and on the following pages. The proposed site plan is provided in Exhibit 2-6 and the building elevations are provided in Exhibit 2-7.

Table 2-1
Project Summary Table

Project Element	Description
Site Area	20,500 sq. ft. (0.47 acres)
Total Number of Units	6 units
Density	12.76 du/acre
Total Building Area	12,767 sq. ft.
Total Living Area	10,119 sq. ft.
Total Open Space	2,315 sq. ft.
Total Parking	21 spaces
Unit 1 Total Floor Area	1,869 sq. ft.

Table 2-1
Project Summary Table

Project Element	Description
Garage Space	403 sq. ft.
Porch Space	10 sq. ft.
Open Balcony	211 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	206 sq. ft
Unit 2 Total Floor Area	1,828 sq. ft.
Garage Space	403 sq. ft.
Porch Space	10 sq. ft.
Open Balcony	211 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	206 sq. ft.
Unit 3 Total Floor Area	1,534 sq. ft.
Garage Space	403 sq. ft.
Open Balcony	209 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	217 sq. ft.
Unit 4 Total Floor Area	1,534 sq. ft.
Garage Space	403 sq. ft.
Open Balcony	209 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	217 sq. ft.
Unit 5 Total Floor Area	1,542 sq. ft.
Garage Space	403 sq. ft.
Open Balcony	211 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	206 sq. ft.
Unit 6 Total Floor Area	1,812 sq. ft.

Table 2-1
Project Summary Table

Project Element	Description
Garage Space	425 sq. ft.
Porch Space	103 sq. ft.
Open Balcony	211 sq. ft
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	4 rooms
Private Recreation Area	206 sq. ft.

Source: Liem Nguyen. *Site Plan*. Plan dated April 19, 2018.

2.4.2 OPERATIONAL CHARACTERISTICS

The six new units will be apartment rental units. The project's implementation could result in a population increase of 22 new residents based on a ratio of 3.63 persons per household identified by the United States Census Bureau. Conversely, these new units are estimated to add up to 30 new residents based on the number of units and bedrooms that will be provided (five residents per unit).

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the proposed project would take approximately 11 months to complete. The key construction phases are outlined below:

- *Site Preparation.* The project site will be prepared for the construction of the proposed project. This phase will take approximately one month to complete and will involve the removal of the pavement and existing ruderal vegetation. The project site will be graded and trenched during this phase. This phase will take approximately one month to complete.

- *Construction.* The proposed units will be constructed during this phase. This phase will take approximately seven months to complete.

- *Paving*. This phase will involve the paving of the site. This phase will take approximately one month to complete.

- *Landscaping and Finishing*. This phase will involve the planting of landscaping and the completion of the on-site improvements. This phase will take approximately two months to complete.

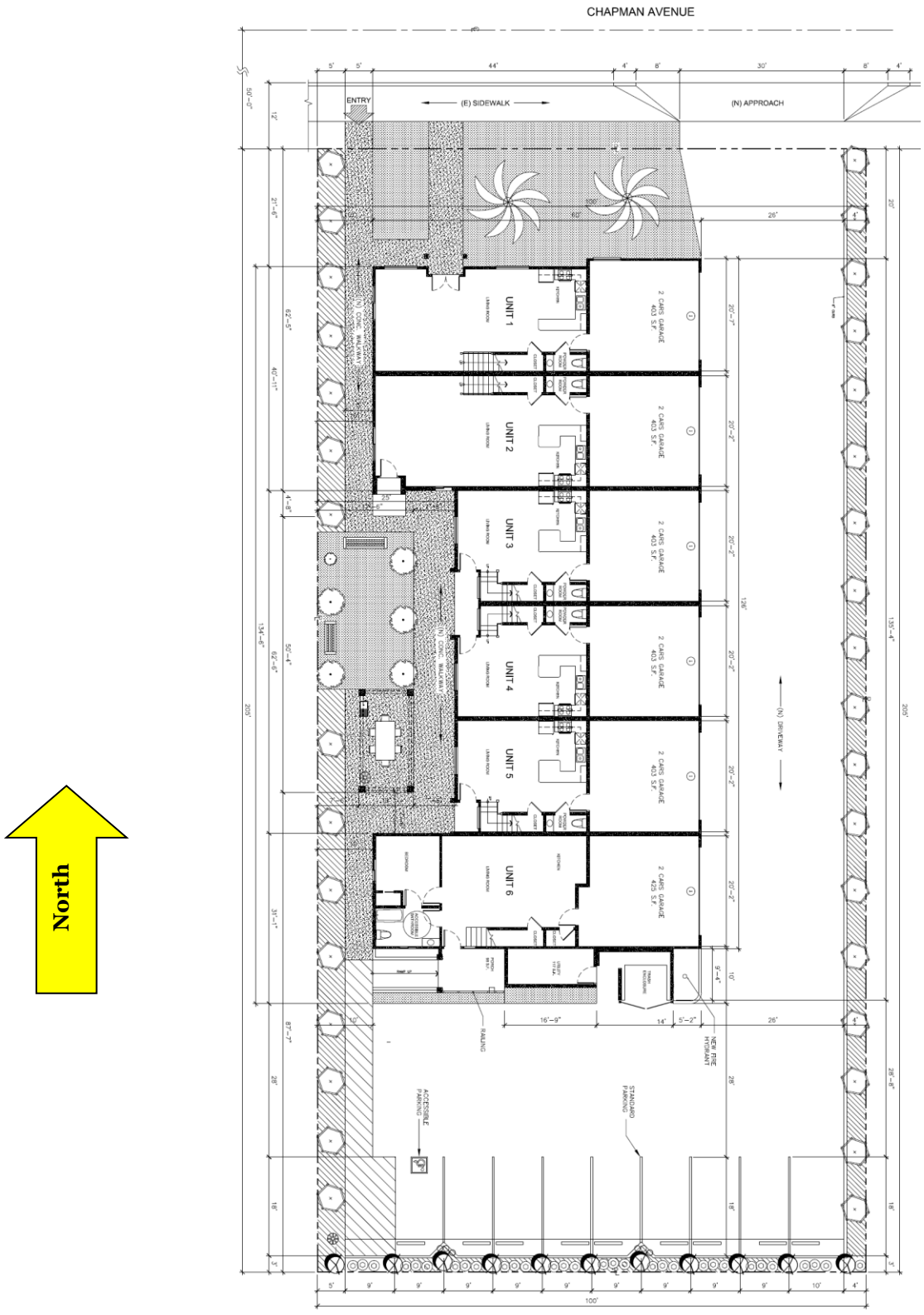

EXHIBIT 2-6
SITE PLAN
SOURCE: LIEM NGUYEN

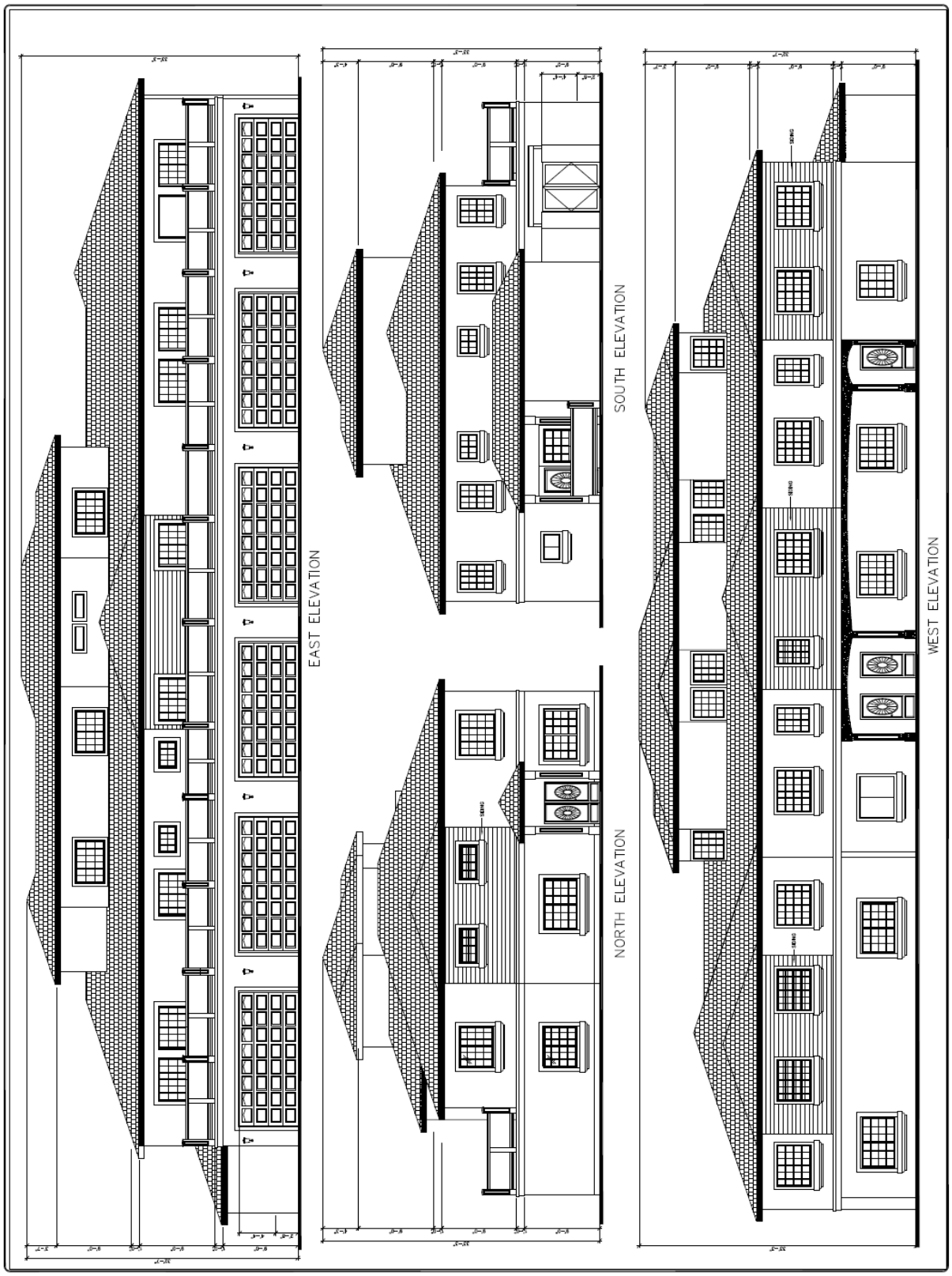

EXHIBIT 2-7
CONCEPTUAL ELEVATIONS
SOURCE: LIEM NGUYEN

2.5 DISCRETIONARY ACTIONS

A Discretionary Decision (or 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. The discretionary approvals required for this project includes the following:

- A *Zone Change* (ZC) from R-1 (*Single-Family Residential*) to R-3 (*Multiple-Family Residential*);
- A *General Plan Amendment* (GPA) from LDR (Low *Density Residential*) to MDR (*Medium Density Residential*) to allow the construction of a new three-story building comprised of six residential apartment units;
- A *Site Plan Approval* (SPA) to construct a new three-story building comprised of six residential apartment units;
- The approval and adoption of the *Mitigated Negative Declaration* that is required pursuant to CEQA; and,
- The approval and adoption of the associated *Mitigation Monitoring and Reporting Program* that is required pursuant to CEQA.

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);
- Agriculture and Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Energy (Section 3.6);
- Geology and Soils (Section 3.7);
- Greenhouse Gas Emissions (Section 3.8);
- Hazards and Hazardous Materials (Section 3.9);
- Hydrology and Water Quality (Section 3.10);
- Land Use and Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13);
- Population and Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Cultural Resources (Section 3.18);
- Utilities and Service Systems (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings of Significance (Section 3.21).

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 AESTHETICS

3.1.1 ANALYSIS OF ENVIRONMENTAL IMPACTS.

A. Would the project, except as provided in Public Resources Code Section 21099, have a substantial adverse effect on a scenic vista? ● No Impact.

A scenic view is the view of an area that is visually or aesthetically pleasing from a certain vantage point. A scenic vista can be impacted by a development project that directly diminishes the scenic quality of the scenic vista or that blocks the view corridors of the scenic resource. Here, views of the San Gabriel Mountains and Santa Ana Mountains are obstructed by the existing development located in the area. The surrounding land uses include single story residential development as well as two- and three-story multiple family complexes. These residential uses occupy frontage along the north side of Chapman Avenue and are located within the project site's line-of-sight with the aforementioned mountains. Therefore, no scenic views will be impacted with the implementation of the proposed project. A field survey conducted around the project site indicated that there are no scenic view sheds located in the vicinity of the project site. As a result, no impacts will result.

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.

According to the California Department of Transportation (Caltrans), Chapman Avenue is not a designated scenic highway.[11] In addition, the vegetation present on-site consists of unmaintained ruderal species and the project site does not contain any scenic rock outcroppings.[12] Lastly, the project site is unoccupied and does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts would occur.

C. Would the project's location, in a non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ● Less than Significant Impact.

As indicated previously, the project site is currently vacant and undeveloped. The site is covered over in unmaintained ruderal vegetation and contains debris, rubbish, and remnant concrete. Furthermore, graffiti is present on the wall that extends along the site's western property line. Once complete, the project will improve the appearance of the site by introducing new development featuring modern architecture, façade treatments, and a neutral color scheme. In addition, the project Applicant will plant new drought tolerant landscaping that meets the City's Water Efficiency Ordinance for water efficient landscaping and automatic irrigation. The units will have a maximum height of 33 feet or three stories, which is consistent with the height of the surrounding uses. Since the project's implementation will

[11] California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

[12] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 21, 2019.

result in an improvement of the site's appearance, the potential impacts will be less than significant.

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ● Less than Significant Impact.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The site is surrounded on the west, south, and east by residential uses, which are sensitive receptors. In addition, sensitive receptors occupy frontage along the north side of Chapman Avenue, opposite the project site.[13] The predominant source of light impacts would be related to the exterior lighting and building lighting as well as lights from vehicles travelling to and from the project site. The project will be required to comply with the City's lighting requirements to ensure on-site lighting is directed and shielded away from nearby properties to avoid light and glare issues. 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. The proposed project's lighting will not affect nearby sensitive receptors because all parking lot and exterior building lighting will be shielded and aimed downward toward the ground surface pursuant to Section 9.16.040.200.B.4.c of the Garden Grove Municipal Code. The project's construction may include portable lighting. Nevertheless, any light used during the daytime hours for construction will be directed towards the project site. There will be no night time construction activities. Standard Conditions of Approval will restrict construction hours as follows: Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).

Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or driver's vision. The exterior façade would consist of non-reflective materials, such as stucco. As a result, no daytime glare-related impacts are anticipated and the project's potential impacts would be less than significant.

3.1.2 MITIGATION MEASURES

The preceding analysis concluded that the project would not require any mitigation.

[13] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 21, 2019.

3.2 AGRICULTURE & FORESTRY RESOURCES

3.2.1 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 project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[14] Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, 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 R-1 (*Single-Family Residential*) (refer to Section 3.10*)*. According to the City's zoning code, agricultural growing and produces stands are permitted within the R-1 zone district.[15] The proposed project will require the approval of a Zone Change from R-1 to R-3. The change of zone that is required to accommodate the project will not result in new agricultural land since the site is undeveloped and does not contain any agricultural operations. In addition, the project site is not subject to a Williamson Act Contract.[16] Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract.

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 in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ● No Impact.

The project site is located in the midst of an urbanized area and no forest lands are located within the site or this portion of the City. Therefore, 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 conversion of forest land to a non-forest use? ● No Impact.

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation.

[14] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *Los Angeles County Important Farmland.* ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf

[15] City of Garden Grove Municipal Code. *Title 9 – Land Use, Chapter 9.18 Mixed Use Regulations and Development Standards.* Website accessed August 24, 2016.

[16] California Department of Conservation. *State of California Williamson Act Contract Land.* ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

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

The project site is located in the midst of an urbanized area; therefore, it would not involve the disruption or damage to the existing environment resulting from a loss of farmland to non-agricultural use or conversion of forest land to non-forest. The project site is not located in close proximity to forest land or farmland areas. As a result, no impacts will result from the implementation of the proposed project.

3.2.2 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.

3.3 AIR QUALITY

3.3.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with or obstruct implementation of the applicable air quality plan? ● Less than Significant Impact.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).

- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and 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. Health effects include acute respiratory symptoms and difficulty in breathing for children.

- *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 cause irritation.

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 PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

A 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 PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

The project area is located within the South Coast Air Basin, which covers a 6,600 square-mile area within Los Angeles, the non-desert portions of Los Angeles County, Orange County, and San Bernardino County.[17] Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).[18] The most recent AQMP was adopted in 2017 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).[19] The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour $PM_{2.5}$ Federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include $PM_{2.5}$ and ozone.

Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP: *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation and *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.[20]

[17] South Coast Air Quality Management District, *Final 2016 Air Quality Plan*. Adopted March 2017.

[18] Ibid.

[19] Ibid.

[20] South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

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 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). In addition, the project's operational emissions will be well within the emissions projections identified in the most recent AQMP. As shown in Table 3-5 of the Final 2016 AQMP, the future 2031 daily operational emissions *with* the estimated population, employment, and VMT growth projections are estimated to be: 345 tons per day of VOCs; 214 tons per day of NOx; 1,188 tons per day of CO; 18 tons per day of SOx; and 65 tons per day of $PM_{2.5}$.

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 Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Garden Grove is projected to add a total of 5,300 new residents through the year 2040.[21] The project's implementation could result in a population increase of 22 new residents based on a ratio of 3.63 persons per household identified by the United States Census Bureau. Conversely, these new units are estimated to add up to 30 new residents based on the number of units and bedrooms that will be provided (five residents per unit). The projected number of new residents is well within SCAG's population projections for the City of Garden Grove and the proposed project will not violate Consistency Criteria 2. Since the proposed project will not be in violation of either Consistency Criteria, the project's potential impacts are considered to be less than significant.

B. 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? ● Less than Significant Impact.

The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2) developed for the SCAQMD. The entire project construction period is expected to take approximately 11 months (refer to Section 2.3.2) and would include site preparation, the erection of the new units, and the finishing of the project (paving, painting, and the planting of landscaping). Major sources of emissions during grading, building, construction, and site work include exhaust emissions from construction vehicles and equipment, fugitive dust generated by vehicles and equipment traveling over exposed surfaces, and sand disturbances from compacting and cement paving. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant.

[21] Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation (on-site)	1.75	21.53	11.91	0.02	1.09	0.81
Site Preparation (off-site)	0.03	0.02	0.35	--	0.09	0.02
Total Site Preparation	**1.78**	**21.55**	**12.26**	**0.02**	**1.18**	**0.83**
Grading (on-site)	2.02	22.74	10.15	0.02	7.23	4.31
Grading (off-site)	0.04	0.03	0.44	--	0.11	0.03
Total Grading	**2.06**	**22.77**	**10.59**	**0.02**	**7.34**	**4.34**
Building Construction (on-site)	2.55	18.91	15.25	0.02	1.09	1.04
Building Construction (off-site)	0.02	0.12	0.20	--	0.05	0.01
Total Building Construction	**2.57**	**19.03**	**15.45**	**0.02**	**1.14**	**1.05**
Paving (on-site)	1.25	12.56	11.85	0.01	0.73	0.67
Paving (off-site)	0.07	0.05	0.67	--	0.16	0.04
Total Paving	**1.32**	**12.61**	**12.52**	**0.01**	**0.89**	**0.71**
Architectural Coatings (on-site)	1.83	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	--	--	0.04	--	0.01	--
Total Architectural Coatings	**1.83**	**1.68**	**1.87**	**--**	**0.12**	**0.11**
Maximum Daily Emissions	**2.58**	**22.77**	**15.46**	**0.02**	**7.34**	**4.34**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**

Source: California Air Resources Board CalEEMod [computer program].

The project's construction would be required to adhere to all SCAQMD regulations related to fugitive dust generation and other construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. Operational emissions include those associated with electricity consumption and natural gas usage. Operational emissions also include mobile-source emissions from vehicle trips and from the project site. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic and off-site stationary emissions associated with the generation of energy. The analysis of long-term operational impacts also used the CalEEMod computer model. As indicated in Table 3-2, the projected long-term emissions will also be below thresholds considered to be a significant impact.

Table 3-2
Estimated Operational Emissions in lbs/day - Unmitigated

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	1.82	0.13	3.54	--	0.46	0.46
Energy (lbs/day)	--	0.03	0.01	--	--	--
Mobile (lbs/day)	0.11	0.56	1.49	--	0.43	0.11
Total (lbs/day)	**1.93**	**0.73**	**5.06**	**0.013**	**0.90**	**0.58**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: California Air Resources Board CalEEMod [computer program].

As indicated in Table 3-2, the project's operation will result in emissions that are below the thresholds of significance established by the SCAQMD. As a result, the potential impacts are considered to be less than significant.

C. Would the project expose sensitive receptors to substantial pollutant concentrations? ● Less than Significant Impact.

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 facilities where children or the elderly may congregate.[22] These population groups are generally more sensitive to poor air quality. Sensitive receptors (residential uses) abut the project site to the west, south, and east.[23]

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area. Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The project's implementation will not result in a degradation of any intersections Level of Service. Therefore, no impacts regarding the creation of carbon hot-spots will result.

[22] South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

[23] Ibid.

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 apply to short-term (construction) emissions at a fixed location and do not include off-site or regional 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 NO_2; carbon monoxide (CO) emissions from construction; PM_{10} emissions from construction; and $PM_{2.5}$ emissions from construction. The use of the "look-up tables" is typically used for projects proposed on less than five acres of land area. The project's LST emissions are presented in Table 3-3.

Table 3-3
Local Significance Thresholds Exceedance SRA 17 for 1-Acre of Disturbance

Emissions	Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO_x	22.77	Construction	**81**	83	98	123	192
CO	15.46	Construction	**485**	753	1,128	2,109	6,841
PM_{10}	3.58*	Construction	**4**	12	28	60	158
$PM_{2.5}$	2.31*	Construction	**3**	4	9	22	85

Source: CalEEMod Version 2016.3.2.
*= Note: These figures take into account the water of the site up to three times per day, which is a standard condition required by the SCAQMD.

As indicated in Table 3-3, the emissions generated by the construction of the proposed project will not exceed the LSTs identified above. Further analysis of the CalEEMod worksheets indicated that the primary source of construction PM emissions is fugitive dust. Adherence to additional mandatory Rule 403 regulations will reduce fugitive dust emissions to levels that are less than significant. Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls. As a result, the potential impacts are considered to be less than significant.

D. Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ● Less than Significant Impact.

The SCAQMD has identified 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.[24] The project is a proposal to construct six dwelling units. As designed, the proposed project will not be involved in any of the aforementioned odor-generating activities. Given the nature of the intended use (six residential units), no operational impacts related to odors are anticipated with the proposed project.

[24] South Coast Air Quality Management District. *CEQA Air Quality Handbook,* As amended 2017.

Some objectionable odors may emanate from the operation of diesel-powered construction vehicles during construction of the proposed project; however, potential truck drivers visiting the site (construction and deliveries) must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's construction contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant and no mitigation is required.

3.3.3 MITIGATION MEASURES

The analysis of air quality impacts indicated no mitigation will be required.

3.4 BIOLOGICAL RESOURCES

3.4.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Anaheim Quadrangle (the portion of the City of Garden Grove that contains the project site is located within the Anaheim Quadrangle) indicated that out of a total of 23 native plant and animal species, seven are either threatened or endangered. These species include the western yellow-billed cuckoo; the coastal California gnatcatcher; quino checkerspot butterfly; and the swainson's hawk.[25] The project site's lack of suitable riparian, chaparral, or wetland habitat precludes the presence of the aforementioned species. In addition, the underlying soils have been disturbed to accommodate the previous development in a highly urbanized area. These conditions also preclude the presence of burrowing owls or any nesting birds. As a result, no impacts on any candidate, sensitive, or special status species would result.

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

The field survey that was conducted for this project indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.[26] In addition, there are

[25] California Department of Fish and Wildlife. *Bios Viewer*. https://map.dfg.ca.gov/bios/?tool=cnddbQuick.

[26] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html

no designated "blue line streams" located within the project site. 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 state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ● No Impact.*

As indicated in the previous subsection, the project site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.[27] The project site does not contain any natural hydrologic features or federally protected wetlands as defined by Section 404 of the Clean Water Act. As a result, the proposed project would not impact any protected wetland area or designated blue-line stream and no impacts would occur.

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

The project site lacks suitable wildlife habitat because it is a vacant lot with only ruderal vegetation.[28] Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from Chapman Avenue limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides 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? ● Less than Significant Impact.*

Title 11 (Public Property) Chapter 11.32 (Trees) of the City of Garden Grove Municipal Code serves as the City's "Tree Ordinance." The Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). There is one tree located along the portion of Chapman Avenue that extends along the site's northern boundary. This tree will be removed to accommodate the project. Therefore, the Applicant must adhere to the standards identified in that Chapter. Specifically, the project would have to adhere to regulations such as Section 11.32.080, which states:

> *The City Manager or his or her designee shall certify all City permits for construction, installation, altering, moving, or razing of all buildings, utilities, sidewalks, sewers, or other operations where trees or shrubs, or parts thereof are involved.*

No mitigation is required since the Applicant must obtain approval from the City Manager to remove the street tree located adjacent to the site's northern boundary. As a result, the potential impacts are considered to be less than significant.

[27] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html

[28] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted February 21, 2019.

F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ● No Impact.

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.

3.4.2 MITIGATION MEASURES

The analysis indicated that the proposed project will not require any mitigation.

3.5 CULTURAL RESOURCES

3.5.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ● No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.[29] To be considered eligible for the National Register, a property's 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.[30]

State historic preservation regulations include the statutes and guidelines contained in the California Environmental Quality Act (CEQA) and the Public Resources Code (PRC). A historical resource includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, that is historically or archaeologically significant. The State regulations that govern historic resources and structures include Public Resources Code (PRC) Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). The project site is vacant and undeveloped and there no structures located on-site. Furthermore, the project site is not identified as a historic resource by the City's Historical Society.[31] Therefore, because there are no local, State, or federal historic resources on or adjacent to the

[29] U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. http://nrhp.focus.nps.gov. 2010.

[30] Ibid.

[31] City of Garden Grove. *City of Garden Grove Historical Society*. http://www.ci.garden-grove.ca.us/ ?q=/HistoricalSociety.

project site, no impacts are anticipated with the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ● Less than Significant Impact with Mitigation.

The City of Garden Grove was previously inhabited by the Gabrieleño-Kizh people, named after the San Gabriel Mission.[32] The Gabrieleño-Kizh tribe has lived in this region for around 7,000 years.[33] Before European contact, approximately 5,000 Gabrieleño-Kizh people lived in villages throughout the Los Angeles Basin.[34] Archaeological sites are often located along creek areas, ridgelines, and vistas.[35] Formal Native American consultation was provided in accordance with SB-18 and AB-52 (See Section 3.18(a) for a more detailed analysis of the requirements of SB-18 and AB-52). SB-18 and 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.

Only one of the aforementioned tribes responded. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- In compliance with the requirements of SB-18 and AB-52, the project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

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

[33] Ibid.

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

[35] McCawley. The First Angelinos, The Gabrieleño Indians of Los Angeles County. 1996.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Garden Grove Police Department will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries? ● Less than Significant Impact.*

There are no dedicated cemeteries located within the vicinity of the project site.[36] Magnolia Memorial Park is located 0.36 miles to the southwest of the project site and is the closest cemetery to the project site.[37] The proposed project would be restricted to the project site and would not affect any dedicated cemeteries. Notwithstanding the foregoing, in the unlikely event that human remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Garden Grove Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b), which states:

> "In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission."

In addition, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA would apply in terms of the identification of significant archaeological resources and their salvage. Therefore, the potential impacts are considered to be less than significant.

[36] Google Earth. Website accessed February 21, 2019.

[37] Ibid.

3.5.2 MITIGATION MEASURES

The preceding analysis concluded that the project would require the following mitigation:

Mitigation Measure No. 1 (Cultural Resources). In compliance with the requirements of SB-18 and AB-52, the project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

3.6 ENERGY

3.6.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ● Less than Significant Impact.*

Title 24 of the California Code of Regulations establishes energy conservation standards for new construction. These standards relate to insulation requirements, glazing, lighting, shading, and water and space heating systems. The Garden Grove Municipal Code (GGMC) incorporates these state requirements. Construction-related energy consumption will consist largely of temporary power consumption related to the use of power tools, more specialized equipment (welding equipment, elevators, cranes, etc.), and lighting. A second major source of energy consumption will be related to temporary lighting used for both work and security. Work-related and security lighting will be required for the site during the course of the construction period. For purposes of this analysis, the entire construction period was assumed to be 11 months. The construction-related electrical consumption rate will be minimal in comparison to the operational consumption once the building is occupied. In addition, construction-related activities do not require the use of natural gas.

Table 3-4 below provides an estimate of electrical and natural gas consumption for the proposed project. As indicated in the table, the project is estimated to consume approximately 39,108 kilowatt (kWh) per year (or 3,259 kWh per month) of electricity and 1,938 therms of natural gas.

Table 3-4
Estimated Annual Energy Consumption

Project	Consumption Rate	Total Project Consumption
Electrical Consumption	6,518 kWh/unit/year	39,108 kWh/year total
Natural Gas Consumption	323 therms/unit/year	1,938 therms/year total

Source: Southern California Edison and Southern California Gas Company.

It is important to note that the project will include energy efficient fixtures such as energy efficient lighting, appliances, windows, roofing materials, air conditioning, and insulation. In addition, the energy consumption rates do not reflect the more stringent 2016 California Building and Green Building Code requirements. Title 24, Part 6 contains energy requirements for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. These energy requirements include the use of energy efficient appliances and fixtures such as air conditioning units and lighting. The purpose of the California Green Building Code (Title 24, Part 11) is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Title 24, Part 6 requirements have been incorporated into the California Green Building Code. These California Green Building Code requirements include the use of energy and water efficient appliances and fixtures such as double paned windows, insulation, low flow faucets, and stormwater treatment appurtenances. Furthermore, depending on when the construction plans are submitted to the City for plan check, the project may be subject to the 2019 California Building Standards Code and the 2019 Building Energy Efficiency Standards (if submitted on, or after January 1, 2020). As a result, less than significant impacts will occur.

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ● Less than Significant Impact.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code), which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project will be subject to the 2016 Building Code Standards, though the 2019 Standards that may be applicable if the project (construction plans for plan check) is submitted to the City on or after January 1, 2020. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. As indicated previously, the proposed project will be in accordance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. As a result, the potential impacts are considered to be less than significant.

3.6.2 MITIGATION MEASURES

The preceding analysis concluded that the proposed project will not result in any significant impacts that would warrant mitigation.

3.7 GEOLOGY & SOILS

3.7.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project, directly or indirectly, cause 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 (refer to Division of Mines and Geology Special Publication 42), strong seismic ground–shaking, seismic-related ground failure, liquefaction, or landslides? ● Less than Significant Impact.

The City of Garden Grove is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California 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. 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.[38] A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Garden Grove is not on the list.[39]

The potential impacts from fault rupture are considered no greater for the project site than for the surrounding areas. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed improvements will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from fault rupture. Therefore, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed improvements will be constructed in compliance with the applicable 2019 Building Code, which contains standards for building design to minimize the impacts from ground shaking.

Other potential seismic issues include ground failure, liquefaction, and lateral spreading. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is located within an area that has a potential for liquefaction.[40] 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. The potential impacts with regards to liquefaction are considered to be less than significant since all soils that are not capable of supporting the proposed development will be removed and re-compacted. In addition, the project Applicant will be required to adhere to the foundation recommendations identified by the project's civil engineer. Lastly, the project site is not subject to the risk of landslides because the project site is relatively

[38] California Department of Conservation. *What is the Alquist-Priolo Ac?* http://www.conservation.ca.gov

[39] 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

[40] California Department of Conservation. *Geologic and Seismic Hazards Shapefile*.

flat and there are no substantial hillsides or slopes immediately adjacent to the site boundary.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed development since all soils that are not capable of supporting the proposed development will be removed and re-compacted. In addition, the project Applicant will be required to adhere to the foundation recommendations identified by the project's civil engineer. Therefore, lateral spreading caused by liquefaction would not affect the project. The underlying soils are not prone to shrinking and swelling (refer to Section 3.7.2.D). Thus, the lateral spreading triggered due to an influx of moisture retained and released by the underlying soils is not likely to occur. As a result, the potential impacts in regards to liquefaction and landslides are less than significant.

B. Would the project result in substantial soil erosion or the loss of topsoil? ● Less than Significant Impact.

The UC Davis SoilWeb soil survey was consulted to determine the nature of the soils that underlie the project site. According to the SoilWeb, the site is underlain by Metz loamy sand.[41] Metz soils have a slight erosion hazard; however, construction activities and the placement of "permanent vegetative cover" will reduce the soil's erosion risk.[42] Once operational, the project site would be paved over and landscaped, which would minimize soil erosion. In addition, the Applicant will be required to adhere to the construction Best Management Practices (BMPs) outlined in the Construction Runoff Guidance Manual Stormwater Runoff Program which includes the City of Garden Grove. This program includes the County of Orange, the cities of Orange County, and the Orange County Flood Control District. The construction BMPs identified in the Construction Runoff Guidance Manual are applicable for all projects located within Orange County.[43] These construction BMPs are grouped into the following categories:

- *Erosion control*, which focuses on preventing soil from being eroded by stormwater and potentially discharged from the construction site;
- *Sediment control*, which focuses on preventing eroded soil from being discharged from the construction site;
- *Wind erosion control*, which protects the soil surface and prevents the soil particles from being detached by wind;
- *Tracking control*, which prevents or reduces the amount of sediment that is tracked to paved areas from unpaved areas by vehicles or construction equipment;
- *Non-stormwater management*, which limits or reduces potential pollutants at their source

[41] UC Davis. *SoilWeb*. https://casoilresource.lawr.ucdavis.edu/gmap/

[42] United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California*. September 1978. *And* UC Davis. *SoilWeb*. https://casoilresource.lawr.ucdavis.edu/gmap/

[43] Orange County Public Works. *Construction Runoff Guidance Manual*. Report dated December 2012

before they are exposed to stormwater; and,

- *Waste management and materials pollution control*, which practices that limit or reduce or prevent the contamination of stormwater by construction wastes and materials.

In addition, as a permitted subject to the MS4 permit, the City is responsible for ensuring that all new development and redevelopment comply with all pertinent requirements of the National Pollutant Discharge Elimination System (NPDES), which is a key element of the LID measures. In order to connect to the City's MS4 (municipal stormwater system), the project Applicant must obtain a Statewide General Construction Activity Stormwater Permit (GCASP). Construction activities include, but are not limited to, soil disturbance, clearing, grading, stock piling of soils, or excavation. In order to obtain a General Construction Activity Stormwater Permit (GCASP), the Applicant would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will contain construction Best Management Practices (BMPs) that will prevent the erosion of top soil, the contamination of stormwater runoff, and the discharge of runoff and soil off-site. The Applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the State permit prior to issuance of a grading permit.[44] The NPDES, SUSMP, and SWPPP are all elements of the MS4. As a result, the potential impacts regarding soil erosion are considered to be less than significant and no mitigation is required.

C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ● Less than Significant Impact.*

Once complete, the project will not destabilize the new soils since the project will include new paved surfaces, new landscaping, and raised foundations, which would minimize soil erosion. Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed project because the project will be constructed in accordance with the 2016 Building Code, or the 2019 Building Code depending on when the project Application is filed. In addition, all soils that is not capable of supporting the proposed project will be removed and may be re-compacted or replaced.

The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics expand according to the moisture content present at the time. Since the underlying soils are not prone to shrinking and swelling, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. In addition, the project will not result in the direct extraction of groundwater since the project will be connected to the City's water distribution system.

The soils that underlie the project site are also not prone to subsidence. 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. No groundwater would be drained to accommodate the construction of the

[44] City of Garden Grove. *The Garden Grove Plan, Program Environmental Impact Report*. February 2012.

proposed project. In addition, the project would not result in the direct extraction of groundwater located below ground surface (BGS). Therefore, the likelihood of on-site subsidence is considered to be remote. As a result, the potential impacts are anticipated to 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 (1994), creating substantial direct or indirect risks to life or property? ● Less than Significant Impact.

According to the UC Davis SoilWeb, the site is underlain with Metz loamy sand soils.[45] Metz soils have a slight erosion hazard and possess a low potential for shrinking and swelling.[46] The shrinking and swelling of soils (expansion) is influenced by the amount of clay present in the underlying soils.[47] As a result, the potential impacts are considered to be less than significant.

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ● No Impact.

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

F. Would the project, directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature? ● Less than Significant Impact.

No paleontological resources or geologic features are anticipated to be encountered during the project's construction phase due to the recent age (Holocene) of the soil. The soils that underlie the project area are alluvial soils. The alluvial deposits are typically quaternary-aged (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.[48] As a result, no impacts to paleontological resources will occur and no mitigation is required.

3.7.2 MITIGATION MEASURES

The analysis determined that the proposed project would not require any mitigation.

[45] UC Davis. *SoilWeb*. https://casoilresource.lawr.ucdavis.edu/gmap/

[46] United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California*. September 1978.

[47] Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

[48] United States Geological Survey. *What is the Quaternary?* http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html. Site accessed on April 19, 2018

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 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.

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. 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 (CO_2), methane (CH_4), and nitrous oxide (N_2O). The SCAQMD has established multiple draft thresholds of significance. These thresholds include 1,400 metric tons of CO_2E ($MTCO_2E$) per year for commercial projects, 3,500 $MTCO_2E$ per year for residential projects, 3,000 $MTCO_2E$ per year for mixed-use projects, and 7,000 $MTCO_2E$ per year for industrial projects.[49]

As indicated in Table 3-5, the project's operational CO_2E emissions (area, energy, mobile, waste, and water) are estimated to be 109 $MTCO_2E$ per year, which is below the aforementioned thresholds. The project's construction CO_2E emissions (site prep, grading, building, construction, paving, and architectural coating) would result in a generation of 159.45 $MTCO_2E$ per year. When amortized over a 30-year period, these emissions decrease to 5.30 $MTCO_2E$ per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's total GHG emissions. As shown in the table, the project's total operational emissions would be 114.28 $MTCO_2E$ per year, which is still below the threshold of 3,500 $MTCO_2E$ per year for residential projects.

Table 3-5
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Tons/Year)			
	CO_2	**CH_4**	**N_2O**	**CO_2E**
Long-Term – Area Emissions	0.10	--	--	0.10
Long-Term - Energy Emissions	23.99	--	--	24.09
Long-Term - Mobile Emissions	78.57	--	--	78.67
Long-Term - Waste Emissions	1.41	0.08	--	3.50
Long-Term – Water Emissions	2.26	0.01	--	2.60
Long-Term - Total Emissions	**106.35**	**0.09**	**--**	**108.98 $MTCO_2E$**
Total Construction Emissions	**158.49**	**0.03**	**--**	**159.45 $MTCO_2E$**
Construction Emissions Amortized Over 30 Years				**5.30 $MTCO_2E$**
Total Emissions with Amortized Construction Emissions				**114.28 $MTCO_2E$**
Significance Threshold				**3,500 $MTCO_2E$**
Significant Impact?				**No**

[49] South Coast Air Quality Management District. *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #14.* http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf

The GHG emissions estimates reflect what a six-unit development of the same location and description would generate once fully operational. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type.

It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[50] Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

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

AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% reduction in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40% reduction in greenhouse gas emissions below 1990 levels by 2030.[51] The City of Garden Grove does not currently have a Climate Action Plan to reduce GHG emissions within its jurisdictional boundaries. Nevertheless, the proposed project will be in compliance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The 2016 version addresses additional items such as clean air vehicles, increased requirements for electric vehicles charging infrastructure, organic waste, and water efficiency and conservation. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law

[50] California Strategic Growth Council. http://www.sgc.ca.gov/Initiatives/infill-development.html. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Website accessed on April 20, 2018.

[51] 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

provides methods for local enhancements. Since the project will be in conformance with Part 6 and Part 11 of Title 24 of the California Code of Regulations, the potential impacts are considered to be less than significant.

In addition, it is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[52] Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

3.8.2 MITIGATION MEASURES

The analysis of potential impacts related to GHG emissions indicated that the proposed project would not result in any adverse impacts. As a result, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

3.9.1 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 project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants.

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).[53] In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).[54] A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site

[52] California Strategic Growth Council. http://www.sgc.ca.gov/Initiatives/infill-development.html. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Site accessed on April 20, 2018.

[53] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).* *http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm*

[54] California State Water Resources Control Board. *GeoTracker.* *https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=gardengrove,ca*

was not included on any Federal or State clean up or Superfund lists.[55] The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the aforementioned lists.[56] Since the project site is not listed on any of the aforementioned databases, the likelihood of encountering contamination or other environmental concerns (leaking storage tanks, transformers, etc.) during the project's construction phase is slim.

Due to the nature of the proposed project (a six-unit residential development), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

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

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. As stated previously, the project site is not identified on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List); the Leaking Underground Storage Tank database (LUST); the California Department of Toxic Substances Control's Envirostor database; or the United States EPA Envirofacts database.[57,58,59,60] Since the project site is not listed on any of the aforementioned databases, the likelihood of encountering contamination or other environmental concerns (leaking storage tanks, transformers, etc.) during the project's construction phase is slim.

Once occupied, the project is not likely to create a hazard involving the accidental release of hazardous materials into the environment due to the nature of the proposed project (a six-unit residential development). No hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts

[55] CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=gardengrove

[56] United States Environmental Protection Agency. *Multisystem Search*. Site accessed February 22, 2019.

[57] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. *http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm*

[58] California State Water Resources Control Board. *GeoTracker*. *https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=gardengrove,ca*

[59] CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=santafesprings

[60] United States Environmental Protection Agency. *Multisystem Search*. Website accessed February 22, 2019.

are considered to be less than significant and no mitigation is required.

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.

Hare High School is located 450 feet to the west of the project site, which is within one-quarter mile of the proposed project site. Due to the nature of the proposed project (a six-unit residential development), however, no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

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

The *Cortese List*, also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on an annual basis. The list is maintained as part of the California Department of Toxic Substances Control's Brownfields and Environmental Restoration Program referred to as EnviroStor. A search was conducted through the DTSC's Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.[61] Therefore, no impacts would occur.

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

The project site is not located within two miles of a public use airport. The closest airport is the Joint Forces Training Base, located four miles to the west in the City of Los Alamitos. The proposed project is not located within the Runway Protection Zone (RPZ) for the Joint Forces Training Base, and the residential development will not penetrate the airport's 100:1 slope.[62] Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing the aforementioned airport. As a result, the proposed project would not present a safety or noise hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area and no impacts would occur.

[61] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

[62] Orange County Airport Land Use Commission. *Airport Environs Land Use Plan for Joint Forces Training Base, Los Alamitos*. Amended 2015. http://www.ocair.com/commissions/aluc/archive/2015/2015-07-16/item1.pdf.

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

Operation of the proposed project would not physically interfere with an adopted emergency plan because the proposed project would be developed in accordance with the City's emergency access standards. The proposed project would also be required to comply with all applicable codes and ordinances for emergency vehicle access, which would ensure adequate access to, from, and on site for emergency vehicles. Moreover, the proposed project would provide adequate emergency access via a 30 foot paved driveway along Chapman Avenue. At no time would Chapman Avenue be completely closed to traffic during the proposed project's construction. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire? ● No Impact.

As indicated previously, the project site and the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project area. In fact, the proposed project site and surrounding areas do not include brush and grass covered areas typically found in areas susceptible to wildfires. Furthermore, the project site is located outside of any area where there is natural vegetation that may represent a significant wildfire risk. As a result, no risk from wildfire is anticipated with the approval and subsequent implementation of the proposed project and no impacts will occur.

3.9.2 MITIGATION MEASURES

The environmental analysis determined that the proposed project will not require any mitigation.

3.10 HYDROLOGY & WATER QUALITY

3.10.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ● Less than Significant Impact.

The project's construction and subsequent occupation will not violate any water quality standards, waste discharge requirements, or otherwise degrade surface or groundwater quality. Construction activities such as site preparation and grading may have the potential to result in the discharge of sediment, oils, residual diesel fuel, rubbish, or other contaminants of concern into the local streets and/or stormwater infrastructure. The discharge of contaminated runoff from construction will be minimized since the Applicant will be required to adhere to the construction Best Management Practices (BMPs) outlined in the Construction Runoff Guidance Manual. The construction BMPs identified in the Construction

Runoff Guidance Manual are applicable for all projects located within Orange County.[63] These construction BMPs are grouped into the following categories:

- *Erosion control*, which focuses on preventing soil from being eroded by stormwater and potentially discharged from the construction site;
- *Sediment control*, which focuses on preventing eroded soil from being discharged from the construction site;
- *Wind erosion control*, which protects the soil surface and prevents the soil particles from being detached by wind;
- *Tracking control*, which prevents or reduces the amount of sediment that is tracked to paved areas from unpaved areas by vehicles or construction equipment;
- *Non-stormwater management*, which limits or reduces potential pollutants at their source before they are exposed to stormwater; and,
- *Waste management and materials pollution control*, which practices that limit or reduce or prevent the contamination of stormwater by construction wastes and materials.[64]

The project Applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would connect to the City's MS4. The SWPPP would contain additional construction BMPs that would be the responsibility of the project Applicant to implement. Furthermore, the applicant would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. The Applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the State permit prior to issuance of a grading permit.[65] The NPDES, SUSMP, and SWPPP are all elements of the MS4. Adherence to the aforementioned requirements will reduce the potential construction impacts to levels that are less than significant.

The project site is presently covered over in pervious surfaces. The major source of potential water pollution is related to sheet runoff, capturing surface pollutants from driveways, and other impervious areas that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins, and pipes. This storm water infrastructure will collect the water runoff which will be conveyed to the local storm drain system. In the absence of certain design measures, trash, animal waste, chemicals, and other pollutants would be transported untreated through the storm water system where it is ultimately conveyed to the regional storm drain system.

The City of Garden Grove requires the preparation of a Water Quality Management Plan (WQMP) for projects that meet a certain criteria. The proposed project is considered a redevelopment project. In

[63] Orange County Public Works. *Construction Runoff Guidance Manual*. Report dated December 2012.

[64] DMS Consultants, Inc. *Preliminary Water Quality Management Plan (WQMP)*. Report dated May 29, 2018.

[65] City of Garden Grove. *The Garden Grove Plan, Program Environmental Impact Report*. February 2012.

addition, the project site is currently vacant, unoccupied, and is covered over in pervious surfaces and ruderal vegetation. Therefore, the project Applicant will be required to prepare a WQMP since the project is consistent with Category 8 on Table 7.11-2, which states:

> "All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety."

The project Applicant will be required to implement the post-construction Best Management Practices (BMPs) recommended in the mandatory WQMP. These BMPs will filter polluted runoff and will remove contaminants of concern prior to the discharge or percolation of runoff. From there, filtered water will either percolate into the ground, or may be discharged off-site via the local stormwater infrastructure. Thus, the project's implementation will not increase the rate or amount of surface runoff; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; or provide additional sources of polluted runoff. As a result, the potential impacts are considered to be less than significant.

B. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ● Less than Significant Impact.*

The grading and trenching that would be undertaken to accommodate the building footings, utility lines, and other underground infrastructure such as stormwater appurtenances and double check detector assemblies would not extend to depths required to encounter groundwater. Therefore no direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur. The proposed project will be connected to the City's water lines and would not result in a direct decrease in underlying groundwater supplies. As part of this project, the applicant/property owner would be required to remove the septic tank and lateral tie in to the sewer/water system. Furthermore, the project's contractors would be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs would restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant.

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 or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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; or, impede or redirect flood flows? ● Less than Significant Impact.*

Once implemented, the proposed project would change the site's drainage characteristics. A majority of the project site is currently covered over in pervious surfaces. Currently, stormwater runoff is

discharged off-site into the street or percolates into the ground. Following construction, runoff will either percolate into the ground or will be discharged off-site into the local stormwater infrastructure. Furthermore, the portion of Chapman Avenue that extends along the site's northern property line is paved and any runoff discharged off-site would not result in erosion or siltation. Additionally, the project's construction would be restricted to the designated project site and the project would not alter the course of any stream or river that would lead to on- or off-site siltation or erosion.

As indicated previously, the project Applicant will be required prepare a WQMP and implement all of the recommended Best Management Practices (BMPs) included in the report. These post-construction BMPs would filter out contaminants of concern, allow runoff to percolate into the ground, and would also result in the controlled discharge of excess runoff off-site. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Thus, the project's implementation will not substantially increase the rate or amount of surface runoff; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; or provide additional sources of polluted runoff. As a result, the potential impacts are considered to be less than significant.

D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ● Less than Significant Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Garden Grove, the proposed project site is located in Zone X, which is a flood zone that has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain.[66] Thus, properties located in Zone X are not located within a 100-year flood plain.[67] The proposed project site is not located in an area that is subject to inundation by tsunami or seiche. The project site is located inland approximately eight miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.[68] Furthermore, a seiche in the Barber City Channel is not likely to happen due to the current level of channelization and volume of water present.

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, located approximately 20 miles to the northeast in the City of Corona. 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.[69] The risk of dam inundation is no greater for the project site than the rest of the City since a majority of the City is located within the inundation path of the Prado Dam. As a result, the potential impacts with regards to flooding, tsunamis, seiches, or dam inundation are considered to be less than significant.

[66] Federal Emergency Management Agency (FEMA). *FEMA Flood Map*. https://msc.fema.gov/portal/search?AddressQuery=Garden Grove#searchresultsanchor

[67] FEMA. *Flood Zones, Definition/Description*. http://www.fema.gov/floodplain-management/flood-zones

[68] Google Earth. Website accessed February 25, 2019.

[69] 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.

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ● No Impact.

The project Applicant will be required to prepare a SWPPP and implement the construction BMPS identified in the SWPPP. The Applicant will also be required to install the post-construction structural BMPS identified in the mandatory WQMP. In addition, the project's construction and operation would not interfere with any groundwater management or recharge plan. As a result, no impacts are anticipated.

3.10.2 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any hydrological, stormwater runoff, or water quality impacts. As a result, no mitigation is required.

3.11 LAND USE & PLANNING

3.11.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Various uses occupy frontage along Chapman Avenue. The following land uses and development are located near the project site:[70]

- *North of the project site.* Chapman Avenue extends along the project site's northern boundary. Apartments occupy frontage along the north side of Chapman Avenue, opposite the project site.
- *South of the project site.* A multiple-family development abuts the project site to the south.
- *East of the project site.* A multiple-family development abuts the project site to the east.
- *West of the project site.* Multiple-family units are located west of the project site. Hare High School is also located 450 feet west of the project site.

The issue is specifically concerned with the expansion of an inconsistent land use into an established neighborhood assuming that an "established community" refers to a residential neighborhood. The proposed residential use would continue to be confined within the project site's boundaries. The project's implementation would not affect the adjacent residential development. As a result, the project would not lead to any division of an existing established neighborhood and no impacts would occur.

[70] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 20, 2019.

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ● Less than Significant Impact.

A Discretionary Decision (or 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. The discretionary approvals required for this project includes the following: a *Zone Change* (ZC) from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential); a *General Plan Amendment* (GPA) from LDR (Low Density Residential) to MDR (Medium Density Residential) to allow the construction of a new three-story building comprised of six residential apartment units; and, a *Site Plan Approval* (SPA) to construct a new three-story building comprised of six residential apartment units. No other discretionary actions are required to accommodate the project. Table 3-6 depicts the proposed project's conformity with the City's R-3 zoning standards (the project will require the approval of a Zone Change since this type of development is not permitted within the R-1 zone district). As shown in the table, the project conforms to the City's development standards established for the R-3 Zone.

Table 3-6
The Project Conformity with the City's Zoning Standards

Description	City Requirements	Project Element	Conforms?
Maximum Density	8 du for 19,800 to 21,599 sq. ft.	6 du	Yes
Front Setback	20 ft.	20 ft.	Yes
Building Separation to West Property Line	8'-9" for Units 1, 2, and 617'-6" for 1st & 2nd Floors of Units 3, 4 and 5 22'-6" for 3rd Floor of Units 3, 4, and 5	10'-0" 25'-0" 25'-0"	Yes
Building Separation to East Property Line	8'-9"	30'-0"	Yes
Interior Side Setback	5 ft. for 1st floor, 10 ft. for 2nd floor	10 ft.	Yes
Rear Setback	5 ft. for 1st floor, 10 ft. for 2nd floor	49 ft.	Yes
Building Height	35 ft.	33 ft.	Yes
Lot Coverage	50%	31%	Yes

Source: City of Garden Grove Municipal Code Section 9.12.040

The site's General Plan land use is Low Density Residential. The project will require the approval of a General Plan Amendment to change the site's land use designation from Low Density Residential to Medium Density Residential. The City's General Plan Land Use Element states that the Medium Density Residential (MDR) designation is intended to create, maintain, and enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and single-family small-lot subdivisions at a density of 18.1 to 32 dwelling units per acre (du/acre). The project as proposed will have a maximum density of 2.82 dwelling units per acre, which is below the maximum permitted density of 18.1 to 32 du/acre established for the MDR designation in the City's General Plan.

Since the project is consistent with the site's underlying zoning, Specific Plan, and General Plan land use designation, the potential impacts are considered to be less than significant.

3.11.2 MITIGATION MEASURES

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

3.12 MINERAL RESOURCES

3.12.1 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.

A review of California Division of Oil, Gas, and Geothermal Resources (DOGGR) well finder indicates that there are no wells located within the project site.[71] In addition, according to the Generalized Mineral Land Classification of Orange County, the project site is located in Mineral Resource Zone (MRZ) boundary number three (MRZ-3). Areas located in MRZ-3 are classified as areas where the significance of mineral deposits cannot be determined from the available data.[72] Although the project site is located in MRZ-3, the implementation of the proposed project will not interfere with any active mineral resource extractions. There are a total of five active mineral resource areas in Orange County. These areas include the Santa Ana River Resource Area, the Lower Santiago Creek Resource Area, the Upper Santiago Creek Resource Area, the Arroyo Trabuco Resource Area, and the San Juan Creek Resource Area.[73] None of these resource areas are located near the project site, and no active mining operations exist in the City. As a result, no impacts to mineral resources will occur.

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.

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

[71] California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.95784/33.78484/14

[72] California, State of. Department of Conservation. *Generalized Mineral Land Classification of Orange County, California*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Plate_1.pdf

[73] California, State of. Department of Conservation. *Update of Mineral Land Classification of Portland Cement Concrete Aggregate in Ventura, Los Angeles, and Orange Counties, California, Part III: Orange County.* Report dated 1994. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Text.pdf

3.12.2 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.

3.13 NOISE

3.13.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in a generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● Less than Significant Impact with Mitigation.

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. Noise levels may also be expressed as dBA where an "A" weighting has been incorporated into the measurement metric to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived nose levels at lower frequencies. 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. 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. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[74]

Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.[75] In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. In addition, the construction noise levels typically will decline as one moves away from the noise source in phenomenon known as *spreading loss*. Stationary noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Noise emanating from travelling vehicles subject to spreading loss experiences a 3.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance.

The nearest sensitive receptor to the project site includes the residential development that abuts the site to the east, west, and south. Hare High School is also a sensitive receptor and is located within 450 feet of the proposed project site. The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and

[74] Bugliarello, et. al., *The Impact of Noise Pollution,* Chapter 127, 1975.

[75] USEPA, Protective Noise Levels. 1971.

number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. As indicated by the model, the project's construction will result in ambient noise levels of up to 96.4 dBA at the nearest sensitive receptor. Construction noise is regulated under Section 8.47.060(D)-Special Noise Sources, which states:

> "It shall be unlawful for any person within a residential area, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in Section 8.47.050(B), is caused discomfort or annoyance unless such operations are of an emergency nature."

The project Applicant will be required to adhere to the City's Noise Ordinance. Construction will take place between the hours of 7:00 AM and 10:00 PM pursuant to Section 8.47.060(D) of the City's code. In order to ensure that noise levels are further reduced, the following mitigation is required:

- The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase.

The aforementioned mitigation calls for the use of sound suppressing equipment. For example, a typical excavator will produce noise levels of around 80.5 dBA at a distance of 50 feet. In the quietest configuration, with improved exhaust and intake muffling, fan disengaged, and three sound panels around the engine, the overall level was reduced to 71.5 dBA at a distance of 50 feet.[76] Furthermore, regular maintenance of construction equipment will ensure noise levels do not increase over time.

The project site is located within an urbanized setting and the ambient noise characteristics reflect the surrounding urban environment. The predominant source of noise in the area is related to traffic on Chapman Avenue. An *Extech* Digital Sound Meter was used to conduct the noise measurements. The meter was performed using a slow response setting, with an "A" weighting. The meter's height above the ground surface was five feet. A series of 100 discrete noise measurements were recorded along the south side of Chapman Avenue. The duration of each measurement period was 15 minutes. The results of the survey are summarized in Table 3-7.

The measurements were taken on a Wednesday afternoon at 2:51. The median ambient exterior noise level (L_{50}) was 72.8 dBA at the measurement location. The L_{50} represents the noise level that is exceeded 50% of the time (half the time the noise level exceeds this level and half the time the noise level is less than this level). As shown in Table 3-7, the average ambient noise level was 70.9 dBA.

[76] Laborers' Health and Safety Fund of North America. *Controlling Noise on Construction Sites*. https://www.lhsfna.org/LHSFNA/assets/File/bpguide%202014.pdf

Table 3-7
Noise Measurement Results

Noise Metric	Noise Level (dBA)
L_{max} (Maximum Noise Level)	84.7 dBA
L_{99} (Noise levels <99% of time)	83.6 dBA
L_{90} (Noise levels <90% of time)	75.8 dBA
L_{75} (Noise levels <75% of time)	74.7 dBA
L_{50} (Noise levels <50% of time)	72.8 dBA
L_{min} (Minimum Noise Level)	55.4 dBA
Average Noise Level	70.9 dBA

Source: Blodgett Baylosis Environmental Planning.

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. These standards are contained in the Garden Grove General Plan Noise Element (page 7-7; Table 7-1). According to the General Plan, the proposed project will be constructed in an area with a conditionally acceptable to normally unacceptable ambient noise environment. However, this noise would be reduced by complying with the California Green Building code, which requires the use energy efficient windows and insulation which will further reduce interior noise levels. Insulation will be placed between the joists and studs and will serve as an additional buffer which when combined with stucco and drywall, will reduce interior noise levels by a minimum of 10.0 dBA.[77]

Noise reductions of up to 20 dBA are possible with closed windows.[78] As indicated previously, roadway noise experiences a 3.0 dBA reduction for every doubling of the distance beginning with the first 50 feet. Unit 1 will be located 33 feet from Chapman Avenue. Thus, a decrease of 1.5 dBA is anticipated due to spreading loss. Overall, interior noise levels would average 58 to 59 dBA for Unit 1. The inclusion of central air conditioning will further reduce interior noise. Adherence to the construction mitigation proposed throughout this subsection will reduce potential impacts to levels that are less than significant.

B. Would the project result in a generation of excessive ground-borne vibration or ground-borne noise levels? ● Less than Significant Impact.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 3-8 summarizes the levels of vibration and the usual effect on people and buildings.

[77] California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol – Table 7-1*

[78] Ibid.

Table 3-8
Common Effects of Construction Vibration

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to older buildings.
1.0 to 2.0	Vibrations considered unpleasant by most people.	U.S. Bureau of Mines data indicates that blasting vibration in this range will not harm most buildings.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

The project's implementation would not require deep foundations since the underlying fill soils would be removed and the proposed improvements would have a maximum height of 33 feet. The proposed improvements would be constructed over a shallow foundation that would extend no more than three to four feet bgs. The use of shallow foundations precludes the use of pile drivers or any auger type equipment. As shown in the construction noise model, the project's construction would not require the use of impact producing equipment.

Once occupied, the overall increase in ambient noise level would not be readily apparent to an individual with normal hearing. In addition, the project will not result in the exposure of nearby residents to the generation of excessive ground-borne noise due to the nature of the proposed use (no heavy machinery or equipment is anticipated to be in operation once the project is complete). The proposed project's future residents will be required to adhere to all pertinent City noise regulations. Furthermore, the 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 with the aforementioned mitigation.

C. For a project located within the vicinity of a private airstrip or- 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 not located within two miles of a private airstrip.[79] The closest airport is the Joint Forces Training Base, which is located four miles to the west in the City of Los Alamitos. The proposed project is not located within the Runway Protection Zone (RPZ) for the Joint Forces Training Base. Furthermore, the project site is located outside of the 65 CNEL noise contour boundaries for the aforementioned airport.[80] As a result, no impacts will occur.

3.13.2 MITIGATION MEASURES

The proposed project will require the following mitigation measures:

Mitigation Measure No. 2 (Noise). The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase. The equipment must be present and in working order for the construction activities to commence.

3.14 POPULATION & HOUSING

3.14.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ● Less than Significant Impact.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is undeveloped, though the site occupies frontage along a major arterial roadway.
- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways, driveways, and sidewalks.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development.

[79] Google Earth. Website accessed February 25, 2019.

[80] Orange County Airport Land Use Commission. *Airport Environs Land Use Plan for Joint Forces Training Base, Los Alamitos.* Amended 2015. http://www.ocair.com/commissions/aluc/archive/2015/2015-07-16/item1.pdf.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* There are no housing units located on-site.
- *Additional population growth leading to increased demand for goods and services.* The population increase facilitated by the approval of the project has been accounted for by SCAG in the most recent Growth Forecast Appendix.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Garden Grove is projected to add a total of 5,300 new residents through the year 2040.[81] The project's implementation could result in a population increase of 22 new residents based on a ratio of 3.63 persons per household identified by the United States Census Bureau. Conversely, these new units are estimated to add up to 30 new residents based on the number of units and bedrooms that will be provided (five residents per unit). The number of residents that will be added to the City is within the population projections prepared by the SCAG. As a result, the potential impacts are considered to be less than significant.

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

No housing units will be displaced as a result of the proposed project's implementation because the site is currently undeveloped. Therefore, no impacts would result.

3.14.2 MITIGATION MEASURES

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

[81] Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

3.15 PUBLIC SERVICES

3.15.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for: Fire protection services; Police protection; Schools; Parks; other Governmental facilities? ● *Less than Significant Impact.*

The proposed use will be subject to review and approval by the Orange County Fire Authority (OCFA) to ensure that fire safety and fire prevention measures are incorporated into the project. According to the OCFA, the transition from municipal fire services to County fire services will increase response times and will provide additional employees including paramedics and professional firefighters.[82] In addition, county-wide response times range between five to seven minutes.[83]

Compliance with fire code requirements, installation of sprinkler systems, and approval of the site plan by the Orange County Fire Authority (OCFA) are expected to reduce potential impacts to levels that are less than significant. The Applicant will be required to submit the latest/final architectural plans to OCFA for their preliminary review/clearance. The nearest station to the project site is Garden Grove Fire Department Station 2, which is located one quarter of a mile to the northwest of the project site along the west side of Gilbert Street.[84] The proposed project will be constructed in compliance with the most recent Building Code further reducing the project's fire risk. The proposed project would only place an incremental demand on fire services since the proposed project will be constructed with strict adherence to all pertinent building and fire codes. Finally, the proposed project's implementation will not affect response times or department capacity. According to the OCFA, 50% of the emergency calls are answered within 5 minutes while 90% of the calls are answered within 8 ½ minutes. As a result, the potential impacts to fire protection services are considered to be less than significant.

Law enforcement services are provided by the Garden Grove Police Department. The Garden Grove Police Department's station is located approximately two miles southeast of the project site.[85] The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure open space. The Police Department will review the site plan for the proposed project to ensure that the development adheres to the Department requirements. Specifically, all security gates, monitoring systems, alarms, and walls will be under department review. Adherence to the abovementioned requirements will reduce potential impacts on police protection to levels that are less than significant.

[82] OCFA – Orange County Fire Authority. *Garden Grove Transition*. https://www.ocfa.org/NewsAndEvents/NewsAndEvents.aspx

[83] OCFA – Orange County Fire Authority. *About Us*. https://www.ocfa.org/AboutUs/FAQs.aspx

[84] Google Earth. Website accessed February 26, 2019.

[85] Ibid.

The Garden Grove Unified School district serves a majority of the City as well as the surrounding cities of Anaheim, Fountain Valley, Cypress, Santa Ana, Stanton, and Westminster. The district currently has approximately 48,000 students enrolled in 66 schools located throughout the district. The closest schools to the project site include Louis G. Zeyen Elementary School, located 0.30 miles west of the site, Alamitos Intermediate School, located 0.83 miles southwest of the project site, and Hare High School, located 450 feet to the west of the project site. According to the 2010 Census, a total of 26% of the City's population is school aged (5 years of age to 18 years of age). As indicated in the previous section, the development's projected population is up to 30. Using the Citywide Census data, there is a potential for eight students. The project developer would be required to pay any pertinent development fees to the local school districts. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be off-set by the school fees that will be paid by the developer and as a result, the impacts will be less than significant. Furthermore, the increase in demand for local parks and recreation facilities are anticipated to be less than significant since the project will include 2,315 square feet of open space. In addition, the project Applicant will be required to pay in-lieu park fees required by the City. As a result, less than significant impacts to parks and recreational services will occur. In conclusion, no new governmental services will be needed to implement the proposed project since the proposed project will not introduce any new development. As a result, the potential impacts are considered to be less than significant.

3.15.3 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.

3.16 RECREATION

3.16.1 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? ● Less than Significant Impact.*

The City of Garden Grove Community Services Department operates and maintains 26 public parks and recreational facilities located throughout the City. The closest Park is Hare School Park, located 450 feet to the west of the project site. The increase in demand for local parks and recreation facilities are anticipated to be less than significant since the project will include 2,315 square feet of open space. In addition, the project Applicant will be required to pay in-lieu park fees required by the City. The payment of this fee will allow the City to conduct regular maintenance or construct/expand new or existing facilities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ● Less than Significant Impact.

The project will include recreational facilities consisting of 2,315 square feet of open space. These amenities will be restricted for residents and their guests. In addition, these project features will be restricted to the designated project site and no outside areas will be disturbed to accommodate the installation of the aforementioned amenities. Furthermore, the subsequent increase in usage of City parks and recreational services will not be enough to result in a deterioration of park and recreational services since the developer will be required to pay park development fees. The payment of the in-lieu park fee will allow the City to construct/expand new or existing facilities. Therefore, less than significant impacts will result and no mitigation is required.

3.16.2 MITIGATION MEASURES

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

3.17 TRANSPORTATION

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ● Less than Significant Impact.

The proposed project is a proposal to construct six multiple-family units. The construction of the proposed project would take approximately 11 months to complete. The project site will first be graded and trenched during this initial phase that will take approximately one month to complete. During this initial phase there would be between 3 and 4 daily trips related to the equipment transport and between 8 and 10 worker trips per day. The individual units will then be constructed which will take approximately seven months to complete. During this construction phase there would be 8 daily trips related to the equipment transport and deliveries and 15 worker trips per day. The third phase will involve the paving of the drive aisles which will take approximately one month to complete. During this phase there would be 6 daily trips related to the equipment transport and 4 worker trips per day. The last phase will involve the planting of landscaping and the completion of the on-site improvements and will take approximately two months to complete. During this concluding phase, there would be 1 daily trip related to the equipment transport and 1 worker trip per day.

The project's trip generation was estimated using trip generation rates derived from the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Handbook. The project's daily trips are presented in Table 3-9. As shown in Table 3-9, the project is anticipated to generate approximately 33 trips per day, with two of those trips occurring during the morning peak hour and three of those trips occurring during the evening peak hour.

Table 3-9
Project Trip Generation

Description/Variable	Average Daily Trips	AM Peak Hour	PM Peak Hour
ITE Trip Rates for the Proposed Project (Multi-Family Residential –ITE Code 220)			
Trip Rates for Multi-Family Residential	5.44	0.36	0.44
Traffic Generation	33	2	3

The number of trips that will be added will not impact any street's or intersection's level of service (LOS). As a result, the potential impacts are considered to be less than significant. The project's construction and occupation will not result in a loss of pedestrian facilities since all sidewalks that would be affected by the project's construction would be replaced. In addition, the project will not preclude the use of the bicycle path that extends along the south side of Chapman Avenue since all of the proposed improvements will be located within the project site. As a result, the potential impacts are considered to be less than significant.

B. *Would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)? ● Less than Significant Impact.*

According to CEQA Guidelines *§15064.3 subdivision (b)(1),* vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The project's implementation will have less than significant impacts since the project will recycle existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

C. *Would the project substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ● Less than Significant Impact.*

Adequate sight distance is available from the driveways on Chapman Avenue. In addition, sufficient gap time is available for vehicles executing a left turn from the site onto westbound Chapman Avenue. The proposed project will not expose future residents to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, the potential impacts are considered to be less than significant.

D. Would the project result in inadequate emergency access? ● No Impact.

The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

3.17.2 MITIGATION MEASURES

The traffic impact analysis that was prepared for the project indicated that the project's implementation would not require any mitigation.

3.18 TRIBAL CULTURAL RESOURCES

3.18.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? ● Less than Significant Impact.

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The project site is located within the cultural area that was formerly occupied by the Soboba Band of Luiseno Indians as well as the Gabrieleño-Kizh. The project Applicant will be required to adhere to the mitigation presented in Section 3.5.2.B. As a result, the project's potential impacts are considered to be at a less than significant level.

3.18.2 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result so long as the Applicant adheres to the mitigation measure presented in Section 3.5.2B.

3.19 UTILITIES & SERVICE SYSTEMS

3.19.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts? ● Less than Significant Impact.

The project site is presently undeveloped. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Because no such plants are located on the project site, the project's implementation will not require the relocation of any of the aforementioned facilities. In addition, the increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required (refer to the following subsections). As a result, the potential impacts are considered to be less than significant.

B. Would the project have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years? ● Less than Significant Impact.

According to the City's 2015 Urban Water Management Plan, the City will have an adequate of water to serve both the project and the City through the year 2040 under normal, dry, and multiple dry year scenarios.[86] Table 3-10 depicts the project's future water consumption. Once occupied, the increase in

[86] Arcadis. *2015 Urban Water Management Plan*. Report dated June 2016.

water consumption will be 2,862 gallons per day.

Table 3-10
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Proposed Project (6 units)	6 du	477 gals/du	2,862 gals/day

Source: City of Los Angeles CEQA Thresholds Guide

The project will connect to an existing water line located along Chapman Avenue. The existing water supply facilities and infrastructure will be able accommodate this additional demand. In addition, the proposed project will be constructed in compliance with the 2016 California Green Building Code (Part 11 of Title 24 of the California Code of Regulations). More specifically, the project must comply with Division 5.3, Water Efficiency, and Conservation, which mandates the inclusion of water efficient fixtures such as faucets, toilets, showers, and water efficient landscaping. As a result, the impacts are considered to be less than significant and no mitigation is required.

C. *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 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.[87] 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 Revenue Area 3 is collected and treated at Treatment Plant No. 2, which is located at 22212 Brookhurst Street, Huntington Beach.[88] 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 OCSD Plant No. 2. Plant No. 2 also has 90 mgd of secondary treatment capacity. As indicated in Table 3-11, the proposed project is projected to generate 2,286 gallons of effluent on a daily basis, which is well under the capacity of the aforementioned WRPs.

[87] City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. http://www.ci. garden-grove.ca.us/. Website accessed on February 26, 2019.

[88] Ibid.

Table 3-11
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Proposed Project (6 units)	6 du	381 gals/du	2,286 gals/du

Source: Sewage generation is expected to be 80% of water consumption.

The proposed project will connect to an existing sewer line located along Chapman Avenue. 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.

D. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ● Less than Significant Impact.*

The City's waste management is under the jurisdiction of the Garden Grove Sanitary District (GGSD), who contracts collection and disposal services with Republic Services. Waste collected in Orange County is disposed of either at the Frank R. Bowerman Landfill near Irvine, the Olinda Alpha Landfill near Brea, or the Prima Deshecha Landfill in San Juan Capistrano. As indicated in Table 3-12, the future daily solid waste generation is projected to be 72 pounds per day.

Table 3-12
Solid Waste Generation (lbs/day)

Use	Unit	Factor	Generation
Proposed Project (6 units)	6 du	12 lbs/day/dwelling unit	72 lbs/day

Source: City of Los Angeles CEQA Thresholds Guide

The waste materials that will be transported off-site during the project's operation will be adequately handled by the existing facilities. The estimated 72 pounds of solid waste per day represents a small proportion of the remaining landfill capacity of the three area landfills that serve the City. 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.

E. *Comply with Federal, State, and local management and reduction 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.

3.19.3 MITIGATION MEASURES

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

3.20 WILDFIRE

3.20.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? ● No Impact.*

The proposed project site is located within an urbanized area and no areas containing natural vegetation is located near the project site. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

B. *Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ● Less than Significant Impact.*

The project site and the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project area. The proposed project may be exposed to criteria pollutant emissions generated by wildland fires due to the project site's proximity to fire hazard severity zones (the site is located ten miles west of the Santa Ana Mountains). However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, the potential impacts are considered to be less than significant.

C. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ● Less than Significant Impact.*

The project will include the installation of new utility lines such as gas lines, water lines, etc. These utilities lines will be located below ground surface. As a result, the potential impacts are considered to be less than significant.

D. *Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. The project site and surrounding areas are developed and are covered over in pavement and concrete. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no will occur.

3.20.2 MITIGATION MEASURES

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

3.21 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:

- *Does the project have the potential to substantially 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, substantially 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? ● Less than Significant Impact.*

The proposed project will not have the potential to degrade the quality of the environment since the project's air quality emissions will be below the thresholds of significance outlined by the SCAQMD. No impacts to protected species or habitat would result with the implementation of the proposed project. Furthermore, the best management practices identified in the WQMP will filter out contaminants of concern present in stormwater runoff. The addition of project trips will not negatively impact any local intersection. Lastly, the project will include energy and water efficient appliances and fixtures.

- *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)? ● Less than Significant Impact.*

The cumulative air quality emissions will be below the thresholds of significance established by the SCAQMD.

- *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ● Less than Significant Impact with Mitigation.*

Daytime and nighttime light and glare from both the proposed project would not contribute any significant impacts since the project must comply with the City's municipal code. The project's operational air quality impacts would be less than significant based on the proposed project's short-term (construction emissions) and long-term operational emissions (refer herein to Section 3.3). In addition, future truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant.

Adherence to the mitigation measure included in the analysis of cultural/tribal resources would mitigate any potential impacts in the event archaeological resources are encountered during grading and excavation activities. This mitigation measure is identified herein in Section 3.5.2. Adherence to the construction noise mitigation provided in the preceding analysis would prevent the exposure of sensitive receptors to excess noise. Lastly, the addition of the project's traffic would not result in a deterioration of any intersection's level of service or the creation of a CO hot-spot. As a result, the potential impacts are considered to be less than significant with adherence to the required mitigation measures.

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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.

4.2 MITIGATION MONITORING & REPORTING PROGRAM

4.2.1. OVERVIEW OF THE PROJECT

The proposed project is a request to subdivide a 0.47-acre (20,500 square feet) site to accommodate six new dwelling units. These six new dwelling units will have a total building area of 14,206 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue.

4.2.2. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,

- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4.2.3. MITIGATION MEASURES

Mitigation Measure No. 1 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure No. 2 (Noise). The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase.

4.2.4. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 4.1 provided on the following pages.

TABLE 4.1
MITIGATION-MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	Planning Department ● *(Applicant is responsible for implementation)*	*Prior to the issuance of a grading permit.* ● Mitigation ends when construction is completed.	Date: Name & Title:

TABLE 4.1
MITIGATION-MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 2 (Noise). The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase.	Planning Department and Code Enforcement Officer ● *(Applicant is responsible for implementation)*	*Prior to the issuance of a grading permit.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (Tribal Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources. **(NOTE: This mitigation measure is the same as Mitigation Measure No. 1)**	Planning Department ● (Applicant is responsible for implementation)	*Prior to the issuance of a grading permit.* ● *Mitigation ends when construction is completed.*	Date: Name & Title:

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SECTION 5 REFERENCES

5.1 PREPARERS

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Marc Blodgett, Project Manager
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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS

APPENDIX B – NOISE WORKSHEETS

APPENDIX C – NATIVE AMERICAN (AB-52 CONSULTATION)

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9312 Chapman Avenue Subdivision

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	6.00	Dwelling Unit	1.95	10,800.00	17
Parking Lot	9.00	Space	0.08	3,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	43.00
tblConstructionPhase	NumDays	220.00	87.00
tblConstructionPhase	NumDays	6.00	23.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	3.00	20.00
tblConstructionPhase	PhaseEndDate	6/11/2020	2/29/2020
tblConstructionPhase	PhaseEndDate	5/14/2020	11/30/2019
tblConstructionPhase	PhaseEndDate	7/11/2019	7/31/2019
tblConstructionPhase	PhaseEndDate	5/28/2020	12/31/2019
tblConstructionPhase	PhaseEndDate	7/3/2019	6/30/2019
tblConstructionPhase	PhaseStartDate	5/29/2020	1/1/2020
tblConstructionPhase	PhaseStartDate	7/12/2019	8/1/2019
tblConstructionPhase	PhaseStartDate	7/4/2019	7/1/2019
tblConstructionPhase	PhaseStartDate	5/15/2020	12/1/2019
tblConstructionPhase	PhaseStartDate	6/29/2019	6/1/2019
tblGrading	AcresOfGrading	11.50	3.00
tblGrading	AcresOfGrading	30.00	4.50

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5815	22.7785	15.4619	0.0257	6.2722	1.0913	7.3460	3.3548	1.0460	4.3427	0.0000	2,521.0199	2,521.0199	0.7707	0.0000	2,540.2871
2020	1.8416	1.6869	1.8723	3.0800e-003	0.0112	0.1110	0.1222	2.9600e-003	0.1110	0.1140	0.0000	292.8922	292.8922	0.0221	0.0000	293.4452
Maximum	**2.5815**	**22.7785**	**15.4619**	**0.0257**	**6.2722**	**1.0913**	**7.3460**	**3.3548**	**1.0460**	**4.3427**	**0.0000**	**2,521.0199**	**2,521.0199**	**0.7707**	**0.0000**	**2,540.2871**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5815	22.7785	15.4619	0.0257	2.5143	1.0913	3.5882	1.3265	1.0460	2.3144	0.0000	2,521.0199	2,521.0199	0.7707	0.0000	2,540.2870
2020	1.8416	1.6869	1.8723	3.0800e-003	0.0112	0.1110	0.1222	2.9600e-003	0.1110	0.1140	0.0000	292.8922	292.8922	0.0221	0.0000	293.4452
Maximum	**2.5815**	**22.7785**	**15.4619**	**0.0257**	**2.5143**	**1.0913**	**3.5882**	**1.3265**	**1.0460**	**2.3144**	**0.0000**	**2,521.0199**	**2,521.0199**	**0.7707**	**0.0000**	**2,540.2870**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	59.81	0.00	50.32	60.41	0.00	45.51	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8212	0.1302	3.5483	7.8100e-003		0.4611	0.4611		0.4611	0.4611	56.2015	108.8933	165.0948	0.1685	3.8100e-003	170.4434
Energy	4.5700e-003	0.0391	0.0166	2.5000e-004		3.1600e-003	3.1600e-003		3.1600e-003	3.1600e-003		49.9047	49.9047	9.6000e-004	9.1000e-004	50.2013
Mobile	0.1112	0.5614	1.4958	5.4100e-003	0.4320	4.2100e-003	0.4362	0.1156	3.9300e-003	0.1195		550.3696	550.3696	0.0262		551.0242
Total	**1.9370**	**0.7307**	**5.0608**	**0.0135**	**0.4320**	**0.4684**	**0.9005**	**0.1156**	**0.4682**	**0.5838**	**56.2015**	**709.1676**	**765.3691**	**0.1956**	**4.7200e-003**	**771.6688**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2490	5.7300e-003	0.4970	3.0000e-005		2.7400e-003	2.7400e-003		2.7400e-003	2.7400e-003	0.0000	0.8933	0.8933	8.7000e-004	0.0000	0.9150
Energy	4.5700e-003	0.0391	0.0166	2.5000e-004		3.1600e-003	3.1600e-003		3.1600e-003	3.1600e-003		49.9047	49.9047	9.6000e-004	9.1000e-004	50.2013
Mobile	0.1084	0.5423	1.4200	5.1100e-003	0.4064	3.9800e-003	0.4104	0.1087	3.7200e-003	0.1125		519.6272	519.6272	0.0249		520.2501
Total	**0.3620**	**0.5872**	**1.9337**	**5.3900e-003**	**0.4064**	**9.8800e-003**	**0.4163**	**0.1087**	**9.6200e-003**	**0.1184**	**0.0000**	**570.4252**	**570.4252**	**0.0267**	**9.1000e-004**	**571.3664**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	81.31	19.65	61.79	59.99	5.93	97.89	53.77	5.93	97.95	79.73	100.00	19.56	25.47	86.33	80.72	25.96

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2019	6/30/2019	5	20	
2	Grading	Grading	7/1/2019	7/31/2019	5	23	
3	Building Construction	Building Construction	8/1/2019	11/30/2019	5	87	
4	Paving	Paving	12/1/2019	12/31/2019	5	22	
5	Architectural Coating	Architectural Coating	1/1/2020	2/29/2020	5	43	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0.08

Residential Indoor: 21,870; Residential Outdoor: 7,290; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 216 (Architectural Coating – sqft)

OffRoad Equipment

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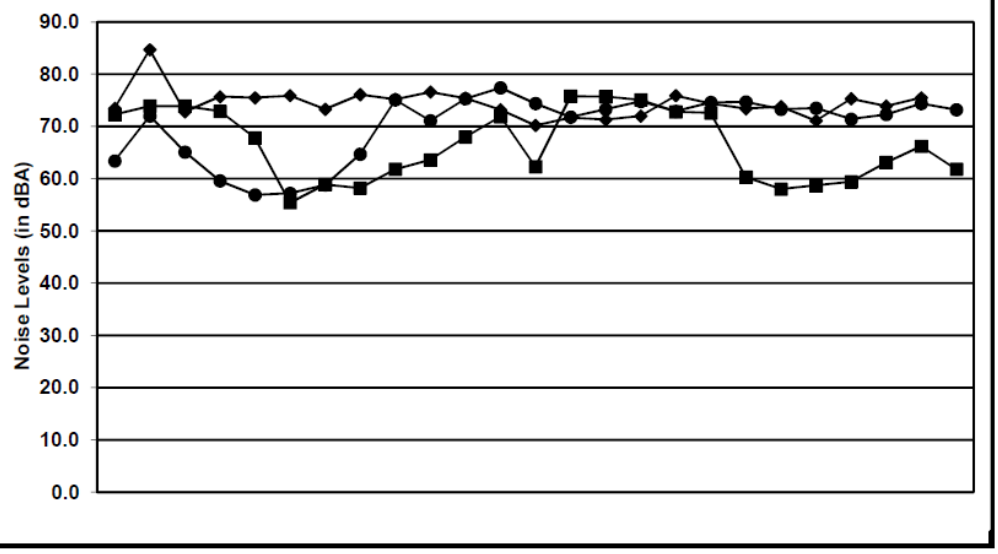
Actual Noise Levels During Measurement				Noise Measurement Results in Leq%				
1-25	26-50	51-75	76-100	L%	1-25	26-50	51-75	76-100
75.8	73.5	72.3	63.4	L_{99}	83.6	84.7	75.8	77.4
72.4	84.7	73.9	72.0		76.7	76.6	75.7	75.3
72.7	72.8	73.9	65.1	L_{90}	75.8	76.1	75.1	75.1
69.9	75.7	72.9	59.6		75.8	75.9	73.9	74.8
70.2	75.5	67.8	56.9		75.7	75.9	73.9	74.7
73.7	75.9	55.4	57.2		75.7	75.7	72.9	74.6
73.9	73.3	58.9	58.8		74.8	75.5	72.8	74.4
71.0	76.1	58.2	64.7		74.2	75.5	72.6	74.4
74.8	75.2	61.8	75.1		73.9	75.4	72.3	73.5
72.7	76.6	63.6	71.1		73.8	75.3	71.9	73.3
73.2	75.4	68.0	75.3		73.7	75.2	68.0	73.3
75.7	73.2	71.9	77.4	L_{50}	73.2	74.4	67.8	73.2
75.8	70.2	62.3	74.4		72.7	73.9	66.2	72.9
68.3	71.7	75.8	71.8		72.7	73.8	63.6	72.3
70.9	71.3	75.7	73.3		72.4	73.5	63.1	72.0
74.2	72.0	75.1	74.8		71.7	73.4	62.3	71.8
75.7	75.9	72.8	72.9		71.0	73.3	61.8	71.4
69.9	74.4	72.6	74.6		70.9	73.2	61.8	71.1
73.8	73.4	60.3	74.7		70.2	72.8	60.3	65.1
69.6	73.8	58.0	73.3	L_{25}	69.9	72.3	59.4	64.7
83.6	71.1	58.7	73.5		69.9	72.0	58.9	63.4
71.7	75.3	59.4	71.4		69.6	71.7	58.7	59.6
76.7	73.9	63.1	72.3	L_{10}	68.3	71.3	58.2	58.8
68.1	75.5	66.2	74.4		68.1	71.1	58.0	57.2
67.8	72.3	61.8	73.2		67.8	70.2	55.4	56.9



Noise Measurements along the south side of Chapman Ave

Source: Blodgett Baylosis Environmental Planning

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TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Linda Candelaria, Co-Chairperson
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

CITY/COUNTY: City of Garden Grove, Orange County.

APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

PROJECT: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of

21 parking spaces will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue. The discretionary approvals that are being requested by the project Applicant include a General Plan Amendment (GPA), Zone Change (ZC), Site Plan, and the adoption of a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP).

LOCATION: The project site is located within the corporate boundaries of the City of Garden Grove. The City 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. 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. A citywide map is provided in Exhibit 1. The project site is located in the northernmost portion of the City. Chapman Avenue extends along the project site's northern boundary. The project site's legal address is 9312 Chapman Avenue and the corresponding Assessor's Parcel Number is 133-082-27. Major roadways in the vicinity of the project site include: Chapman Avenue, located adjacent to the project site; Lampson Avenue, located 0.45 miles to the south of the project site; Gilbert Street, located 750 feet to the east of the project site; and Magnolia Street, located 0.28 miles to the west of the project site. Regional access to the project site is provided by SR-22, located 1.46 miles to the southwest of the site. A vicinity map is provided in Exhibit 2.

SETTING: Various uses occupy frontage along Chapman Avenue. An aerial photograph is provided in Exhibit 3. The following land uses and development are located near the project site:

- *North of the project site.* Chapman Avenue extends along the project site's northern boundary. Apartments occupy frontage along the north side of Chapman Avenue, opposite the project site.

- *South of the project site.* A multiple-family development abuts the project site to the south.

- *East of the project site.* A multiple-family development abuts the project site to the east.

- *West of the project site.* Multiple-family units are located west of the project site.

The 0.47-acre project site is currently vacant and undeveloped. The site is fenced off and is covered over in unmaintained ruderal vegetation.

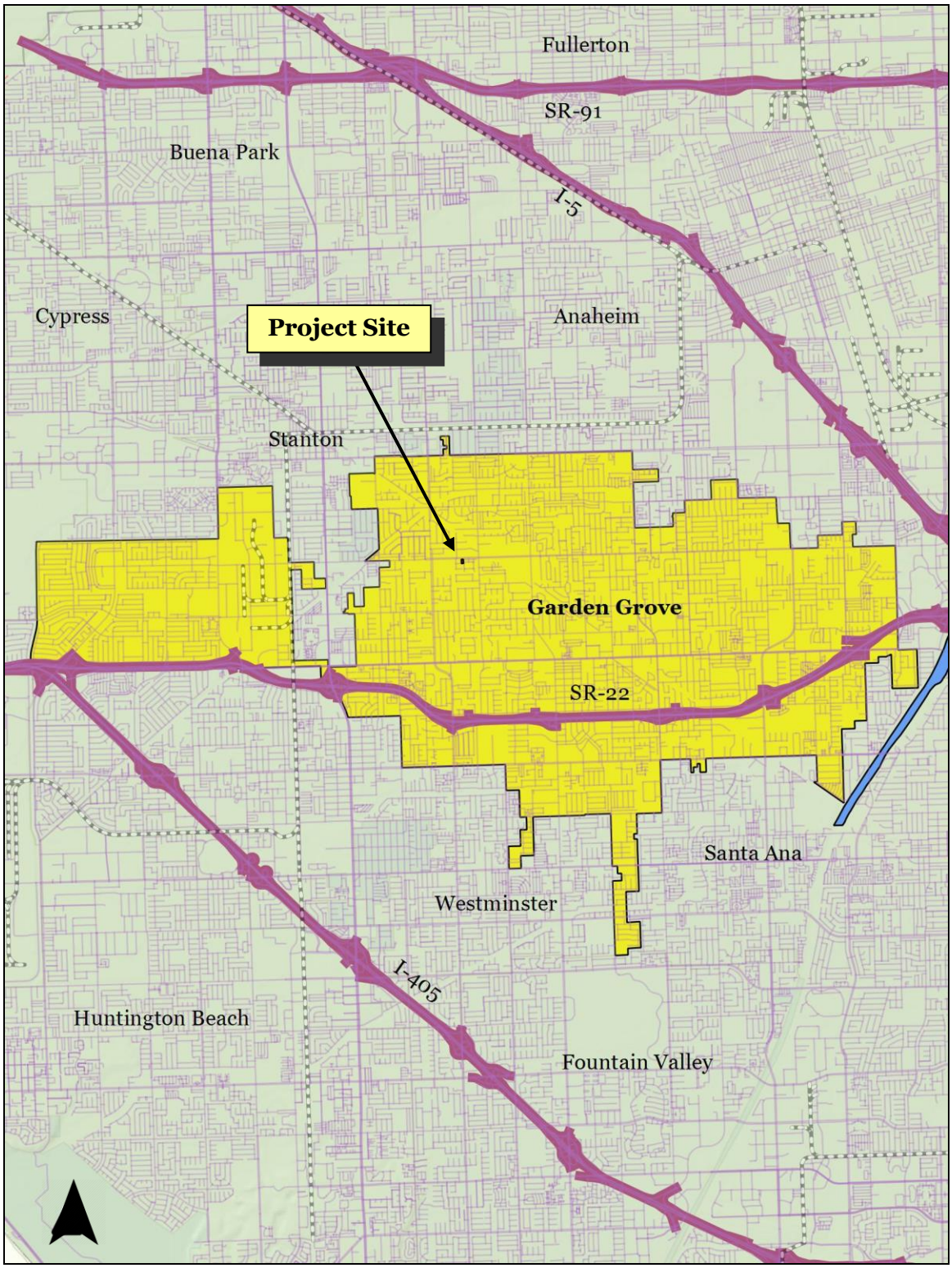

EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

Source: Quantum GIS

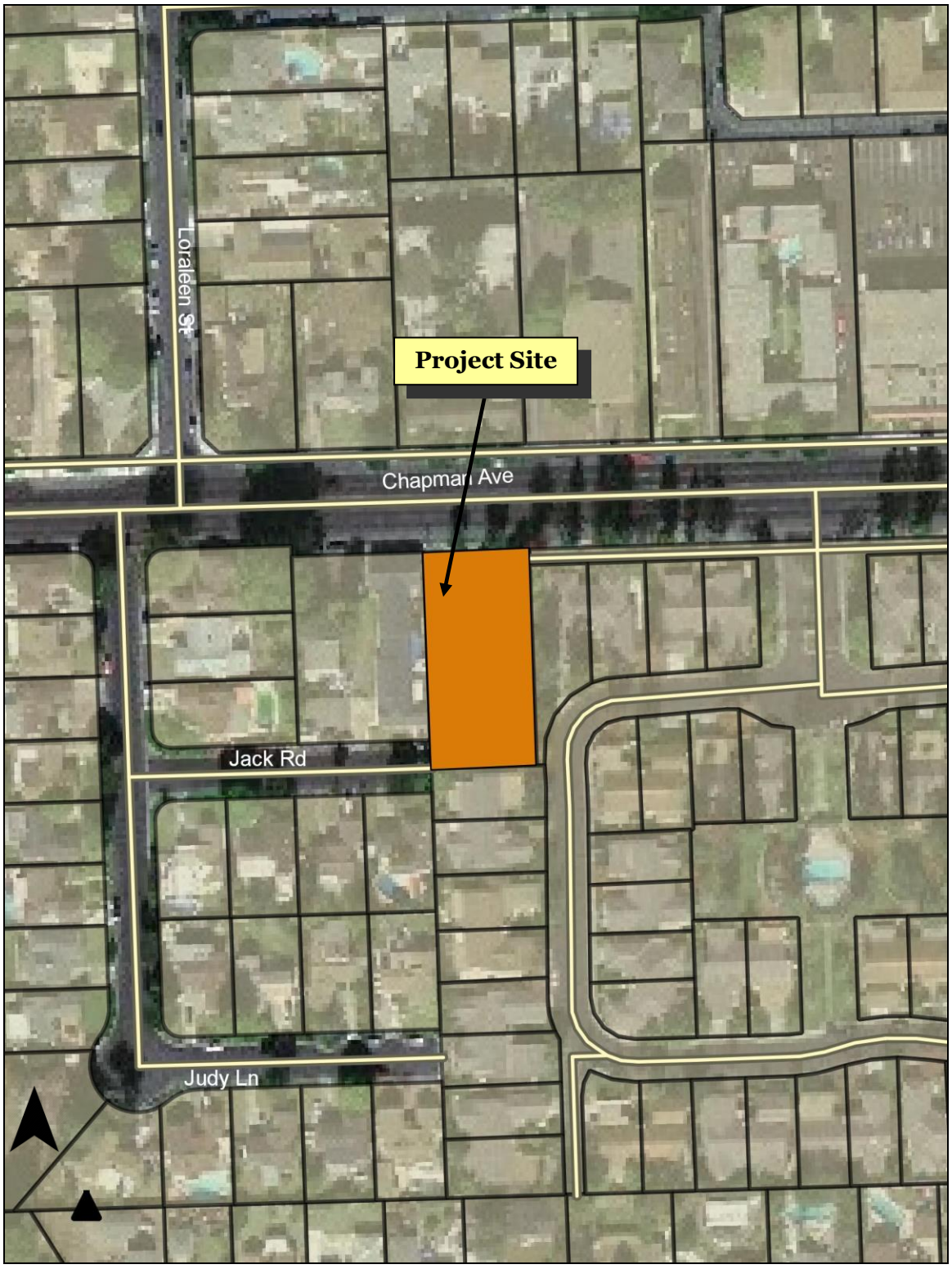

EXHIBIT 2
LOCAL MAP

Source: Quantum GIS

EXHIBIT 3
AERIAL PHOTOGRAPH

Source: Quantum GIS

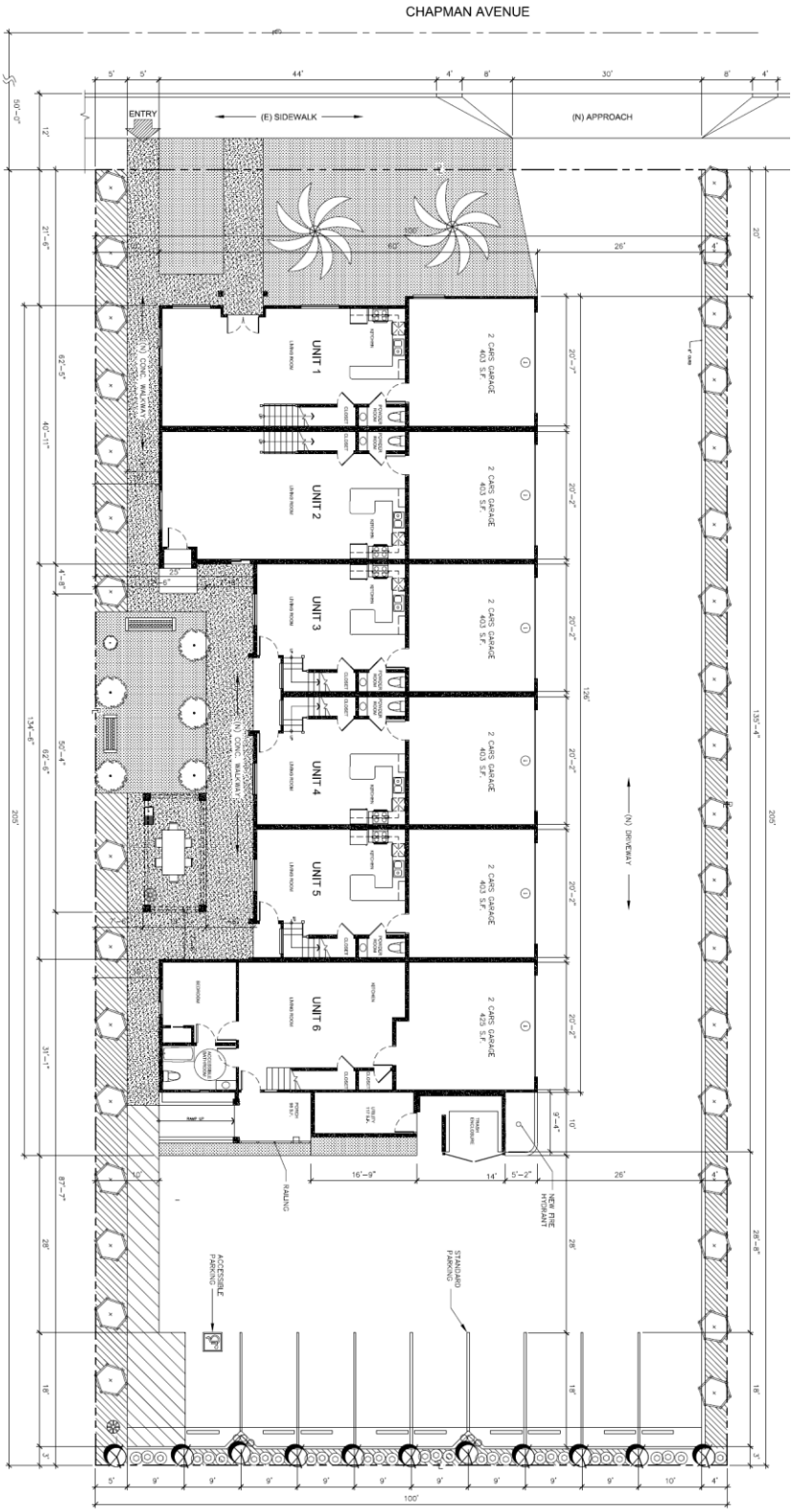

EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Anthony Morales, Chairperson
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

CITY/COUNTY: City of Garden Grove, Orange County.

APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

PROJECT: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces will be included. Access to the project site will be provided by a

new 30-foot wide driveway located along the south side of Chapman Avenue. The discretionary approvals that are being requested by the project Applicant include a General Plan Amendment (GPA), Zone Change (ZC), Site Plan, and the adoption of a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP).

LOCATION: The project site is located within the corporate boundaries of the City of Garden Grove. The City 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. 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. A citywide map is provided in Exhibit 1. The project site is located in the northernmost portion of the City. Chapman Avenue extends along the project site's northern boundary. The project site's legal address is 9312 Chapman Avenue and the corresponding Assessor's Parcel Number is 133-082-27. Major roadways in the vicinity of the project site include: Chapman Avenue, located adjacent to the project site; Lampson Avenue, located 0.45 miles to the south of the project site; Gilbert Street, located 750 feet to the east of the project site; and Magnolia Street, located 0.28 miles to the west of the project site. Regional access to the project site is provided by SR-22, located 1.46 miles to the southwest of the site. A vicinity map is provided in Exhibit 2.

SETTING: Various uses occupy frontage along Chapman Avenue. An aerial photograph is provided in Exhibit 3. The following land uses and development are located near the project site:

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The 0.47-acre project site is currently vacant and undeveloped. The site is fenced off and is covered over in unmaintained ruderal vegetation.

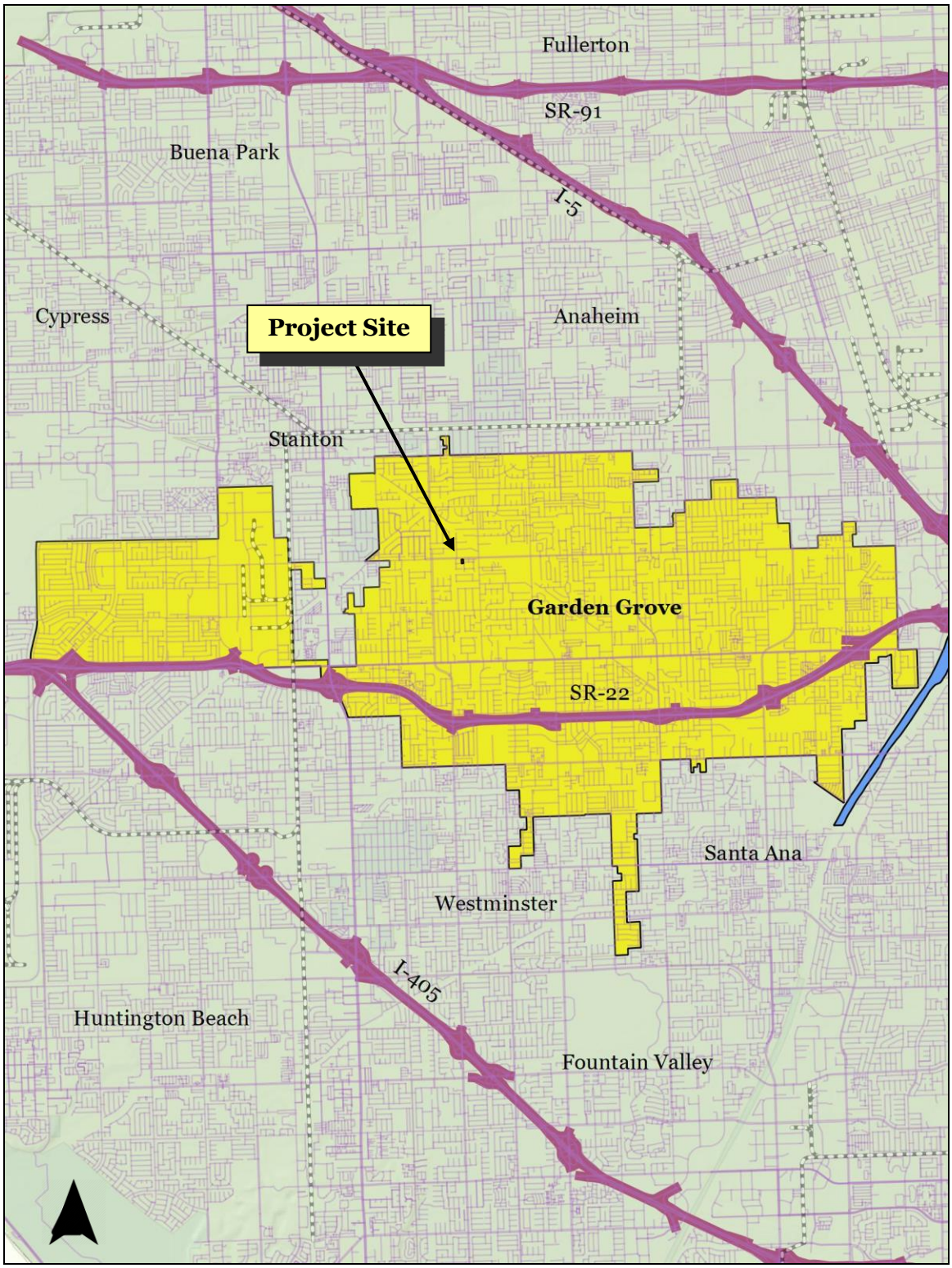

EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

Source: Quantum GIS

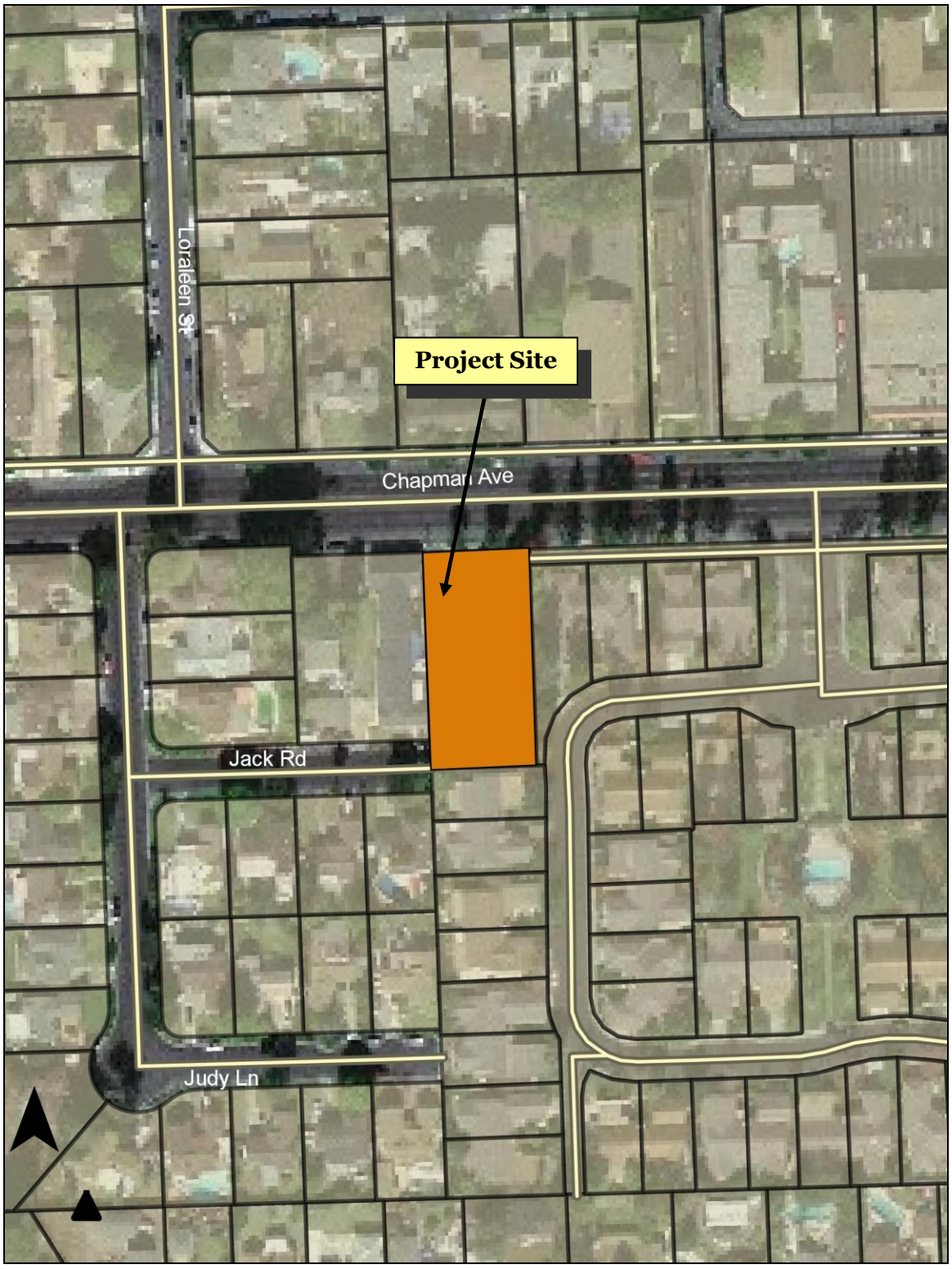

EXHIBIT 2
LOCAL MAP

Source: Quantum GIS

EXHIBIT 3
AERIAL PHOTOGRAPH

Source: Quantum GIS

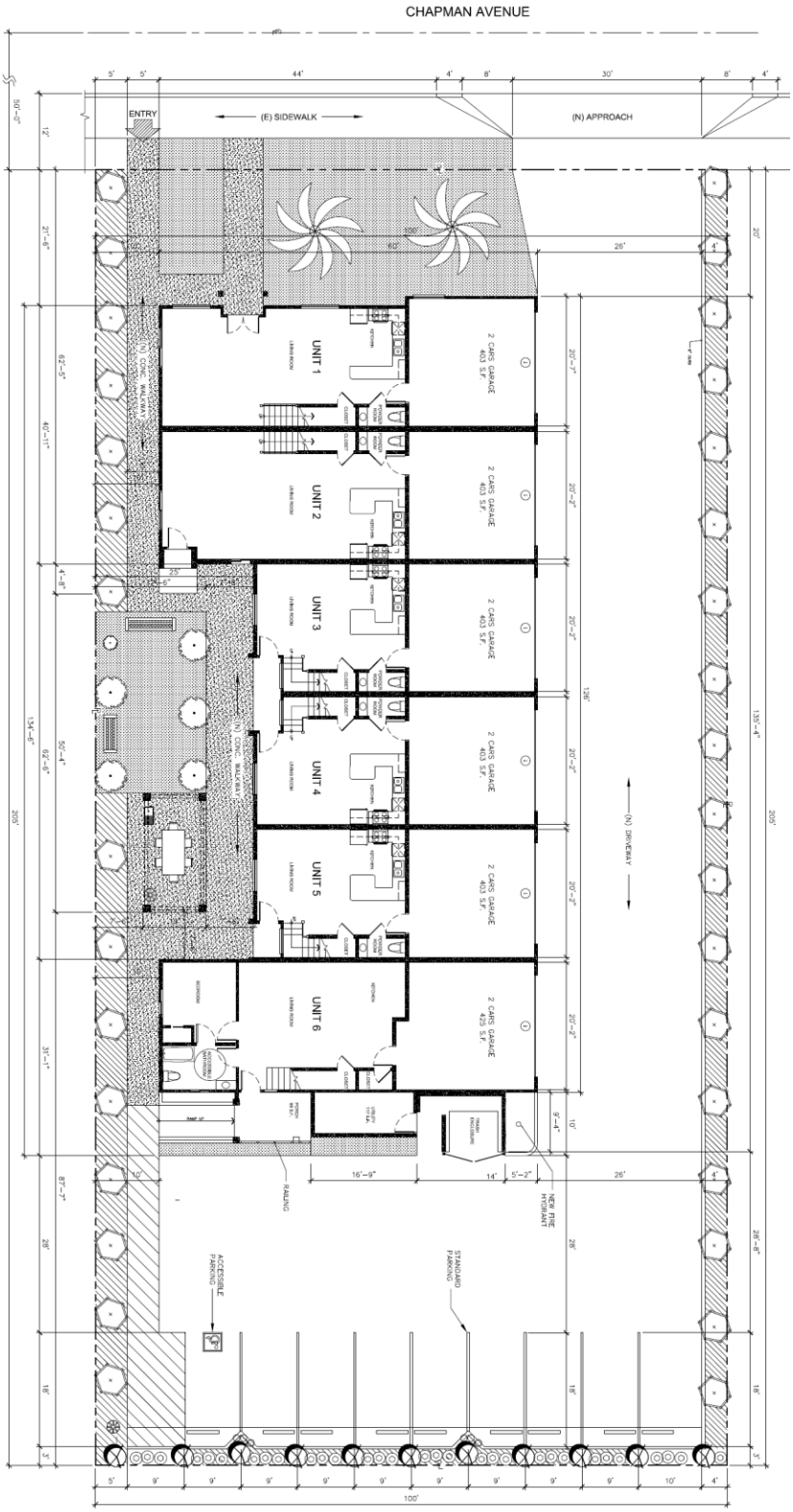

EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians-Kizh Nation
P.O. Box 393
Covina, California 91723

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

CITY/COUNTY: City of Garden Grove, Orange County.

APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

PROJECT: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of

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LOCATION: The project site is located within the corporate boundaries of the City of Garden Grove. The City 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. 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. A citywide map is provided in Exhibit 1. The project site is located in the northernmost portion of the City. Chapman Avenue extends along the project site's northern boundary. The project site's legal address is 9312 Chapman Avenue and the corresponding Assessor's Parcel Number is 133-082-27. Major roadways in the vicinity of the project site include: Chapman Avenue, located adjacent to the project site; Lampson Avenue, located 0.45 miles to the south of the project site; Gilbert Street, located 750 feet to the east of the project site; and Magnolia Street, located 0.28 miles to the west of the project site. Regional access to the project site is provided by SR-22, located 1.46 miles to the southwest of the site. A vicinity map is provided in Exhibit 2.

SETTING: Various uses occupy frontage along Chapman Avenue. An aerial photograph is provided in Exhibit 3. The following land uses and development are located near the project site:

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- *West of the project site.* Multiple-family units are located west of the project site.

The 0.47-acre project site is currently vacant and undeveloped. The site is fenced off and is covered over in unmaintained ruderal vegetation.

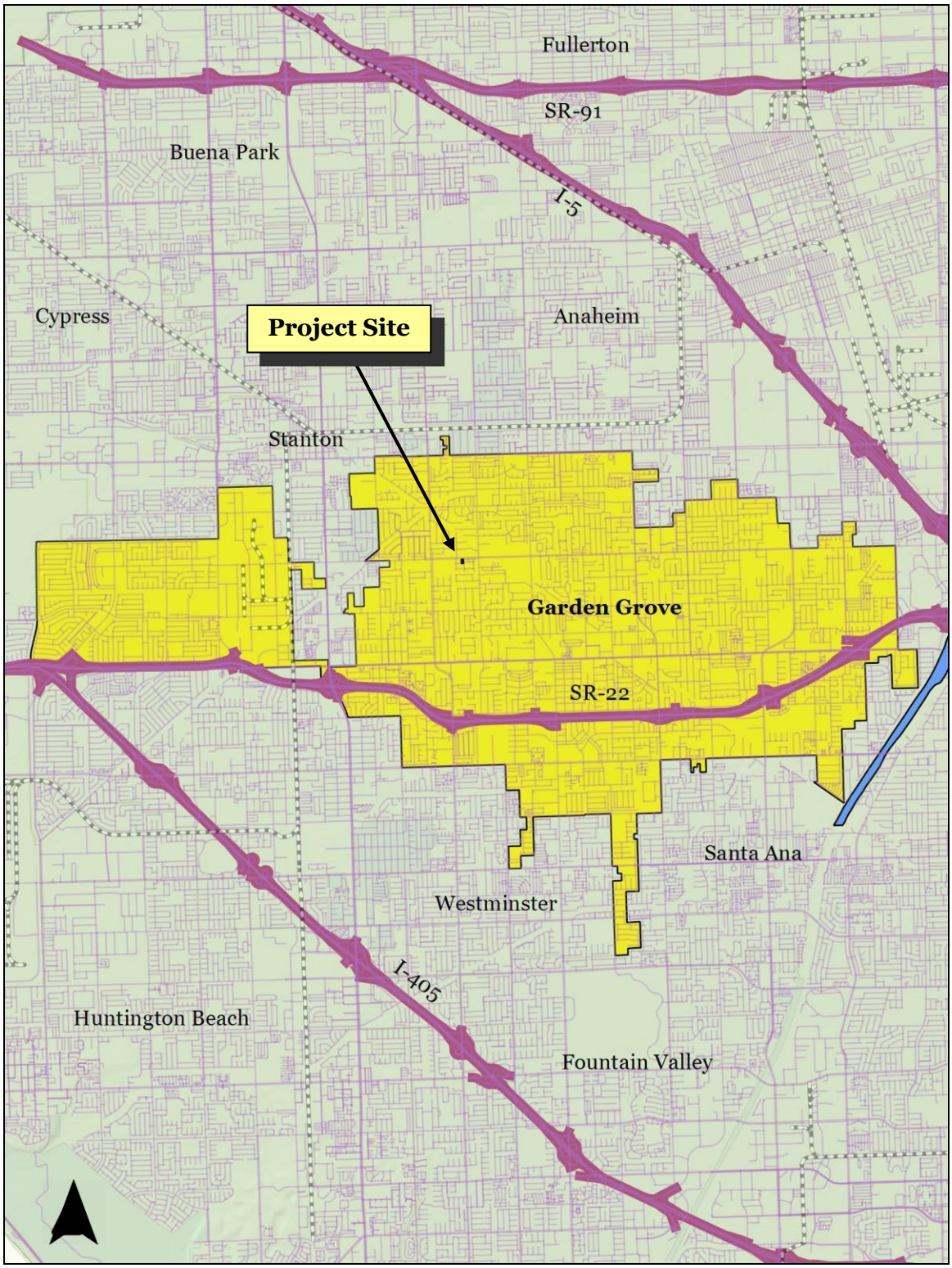

EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

Source: Quantum GIS

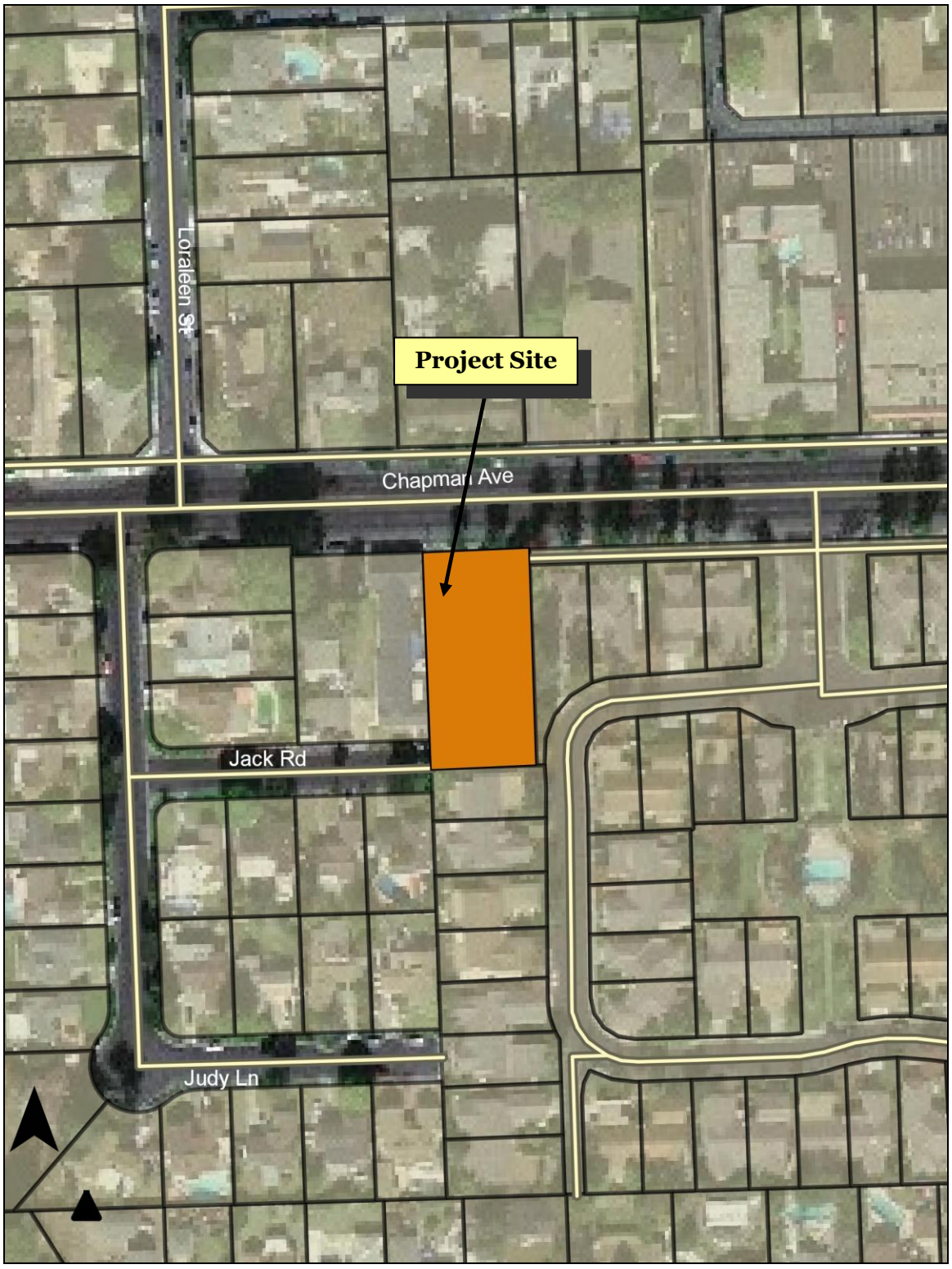

EXHIBIT 2
LOCAL MAP

Source: Quantum GIS

EXHIBIT 3
AERIAL PHOTOGRAPH

Source: Quantum GIS

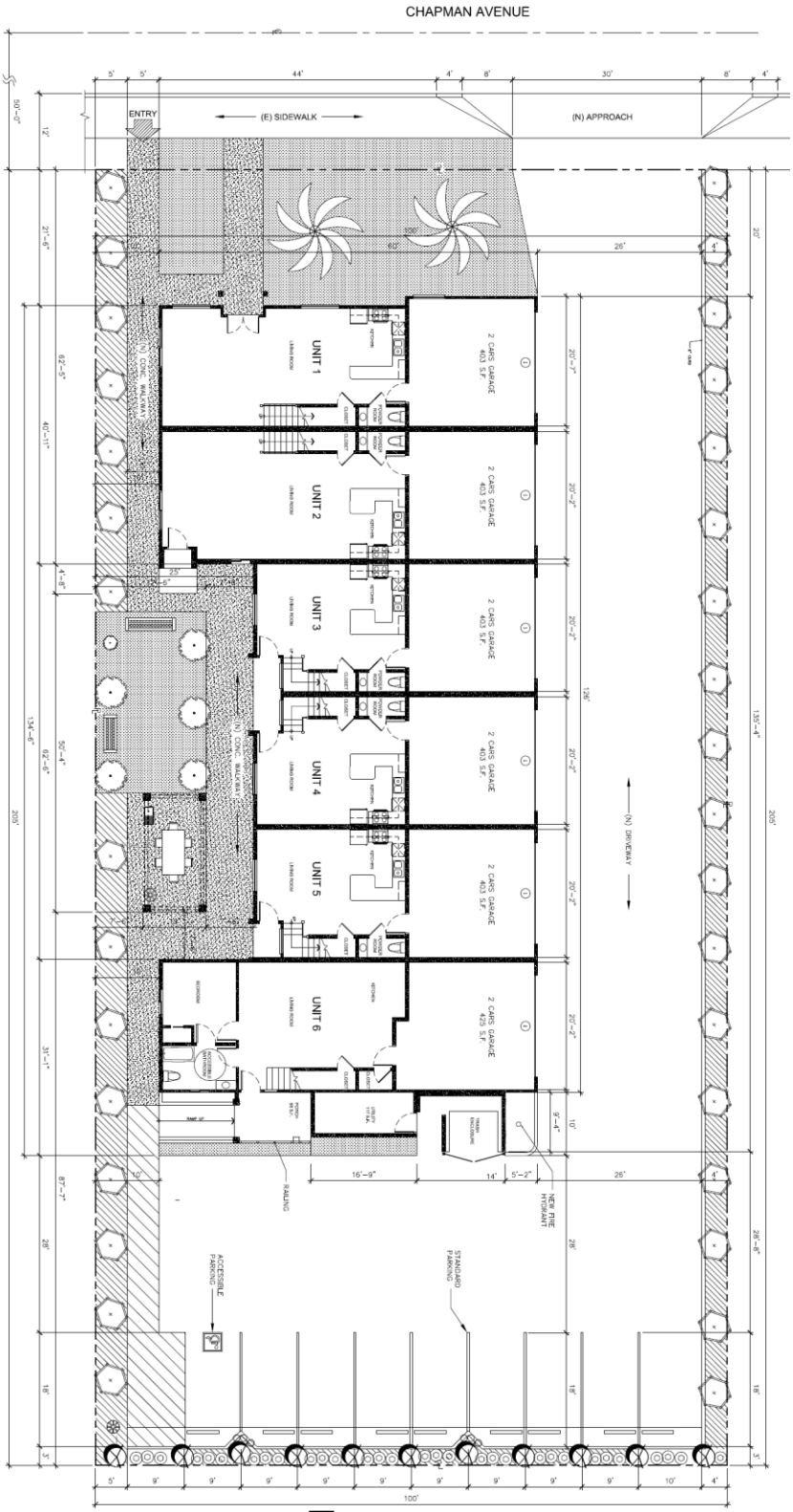

EXHIBIT 4
PROJECT SITE PLAN
SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Joseph Ontiveros, Cultural Resource Director
Soboba Band of Luiseno Indians
23904 Soboba Road
San Jacinto, CA 92583

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

CITY/COUNTY: City of Garden Grove, Orange County.

APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

PROJECT: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue. The

discretionary approvals that are being requested by the project Applicant include a General Plan Amendment (GPA), Zone Change (ZC), Site Plan, and the adoption of a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP).

LOCATION: The project site is located within the corporate boundaries of the City of Garden Grove. The City 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. 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. A citywide map is provided in Exhibit 1. The project site is located in the northernmost portion of the City. Chapman Avenue extends along the project site's northern boundary. The project site's legal address is 9312 Chapman Avenue and the corresponding Assessor's Parcel Number is 133-082-27. Major roadways in the vicinity of the project site include: Chapman Avenue, located adjacent to the project site; Lampson Avenue, located 0.45 miles to the south of the project site; Gilbert Street, located 750 feet to the east of the project site; and Magnolia Street, located 0.28 miles to the west of the project site. Regional access to the project site is provided by SR-22, located 1.46 miles to the southwest of the site. A vicinity map is provided in Exhibit 2.

SETTING: Various uses occupy frontage along Chapman Avenue. An aerial photograph is provided in Exhibit 3. The following land uses and development are located near the project site:

- *North of the project site*. Chapman Avenue extends along the project site's northern boundary. Apartments occupy frontage along the north side of Chapman Avenue, opposite the project site.

- *South of the project site*. A multiple-family development abuts the project site to the south.

- *East of the project site*. A multiple-family development abuts the project site to the east.

- *West of the project site*. Multiple-family units are located west of the project site.

The 0.47-acre project site is currently vacant and undeveloped. The site is fenced off and is covered over in unmaintained ruderal vegetation.

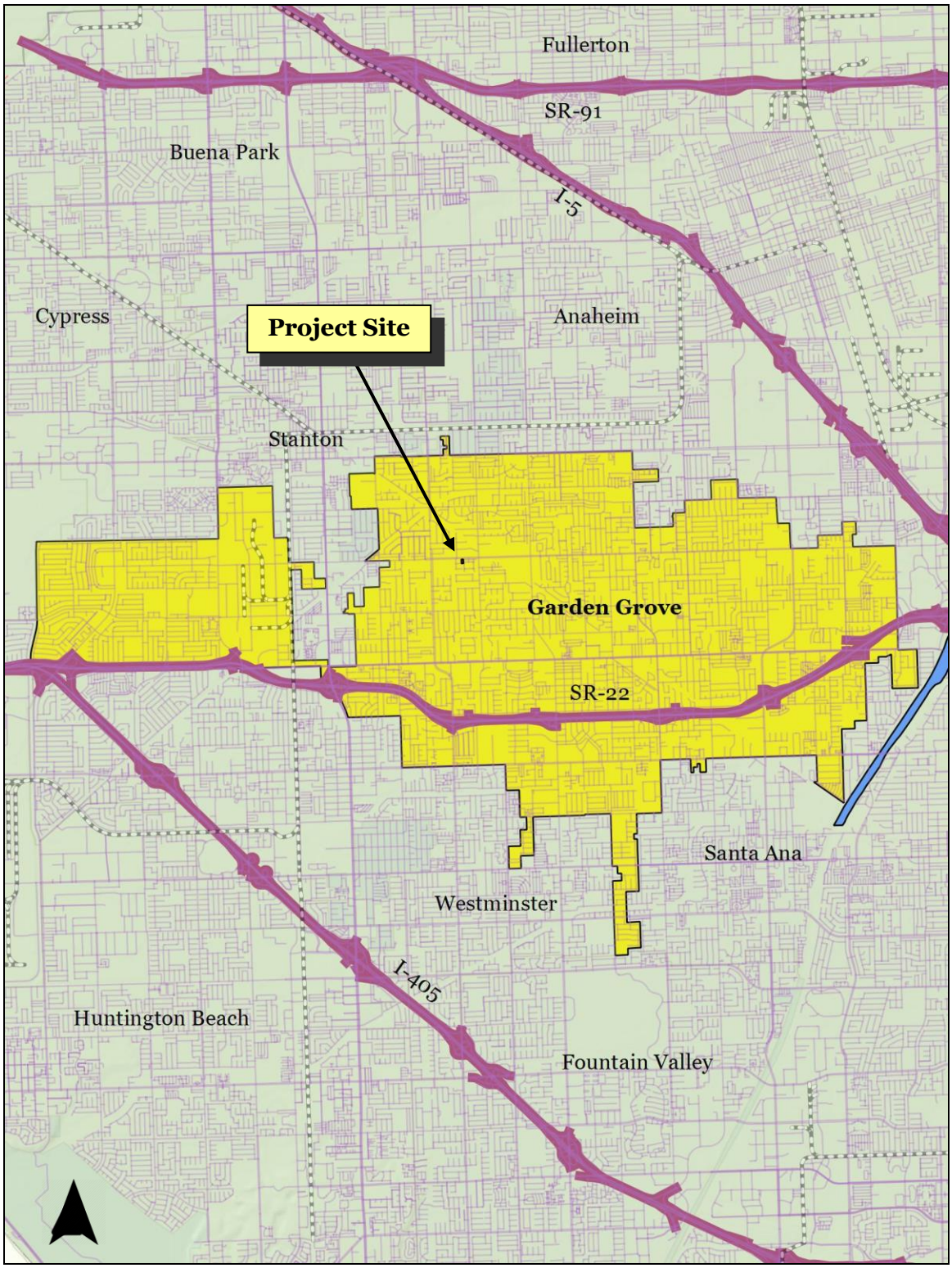

EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

Source: Quantum GIS

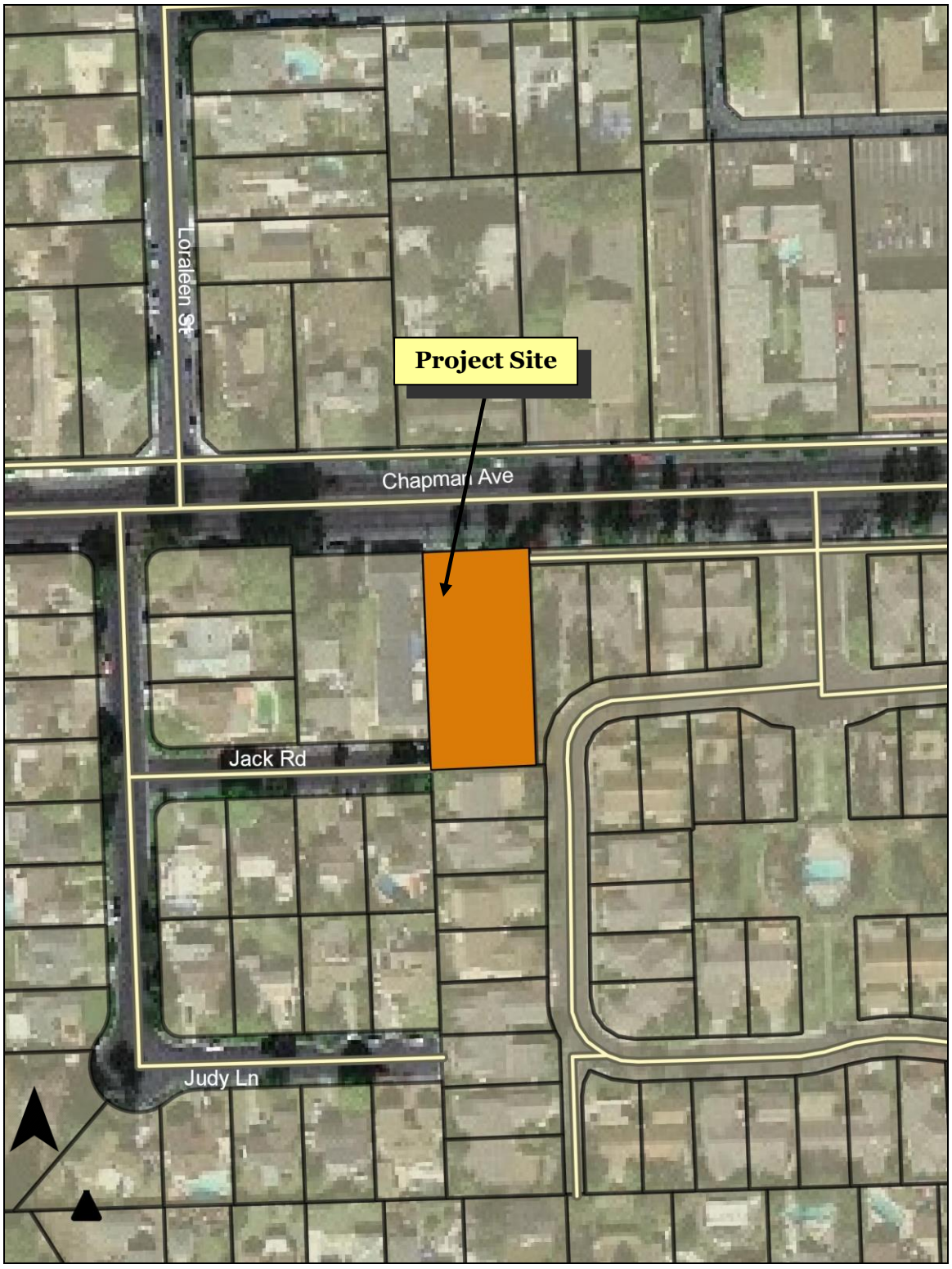

EXHIBIT 2
LOCAL MAP

Source: Quantum GIS

EXHIBIT 3
AERIAL PHOTOGRAPH

Source: Quantum GIS

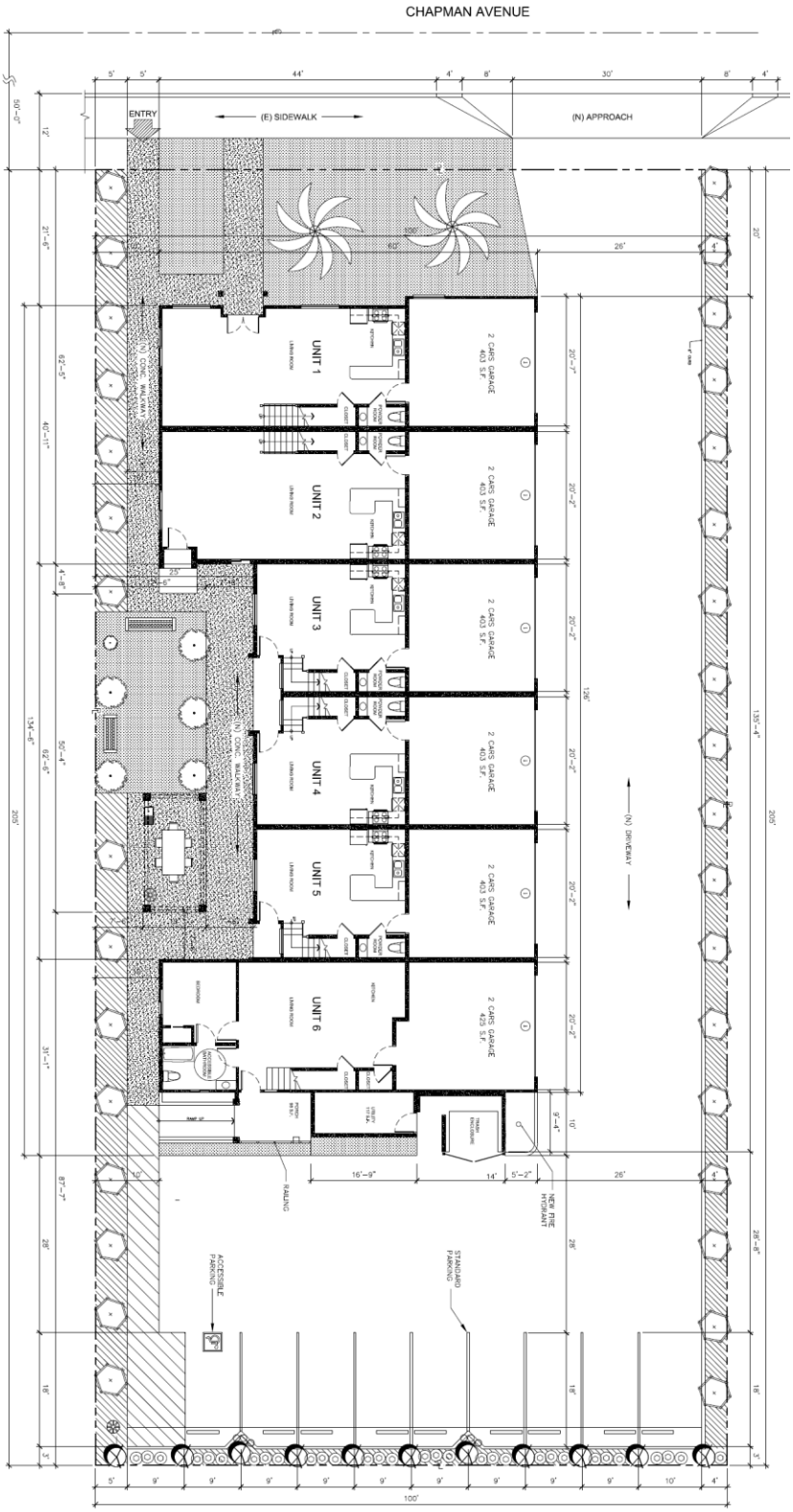

EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

February 21, 2019

Robert F. Dorame, Tribal Chair/Cultural Resources
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

CITY/COUNTY: City of Garden Grove, Orange County.

APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

PROJECT: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of

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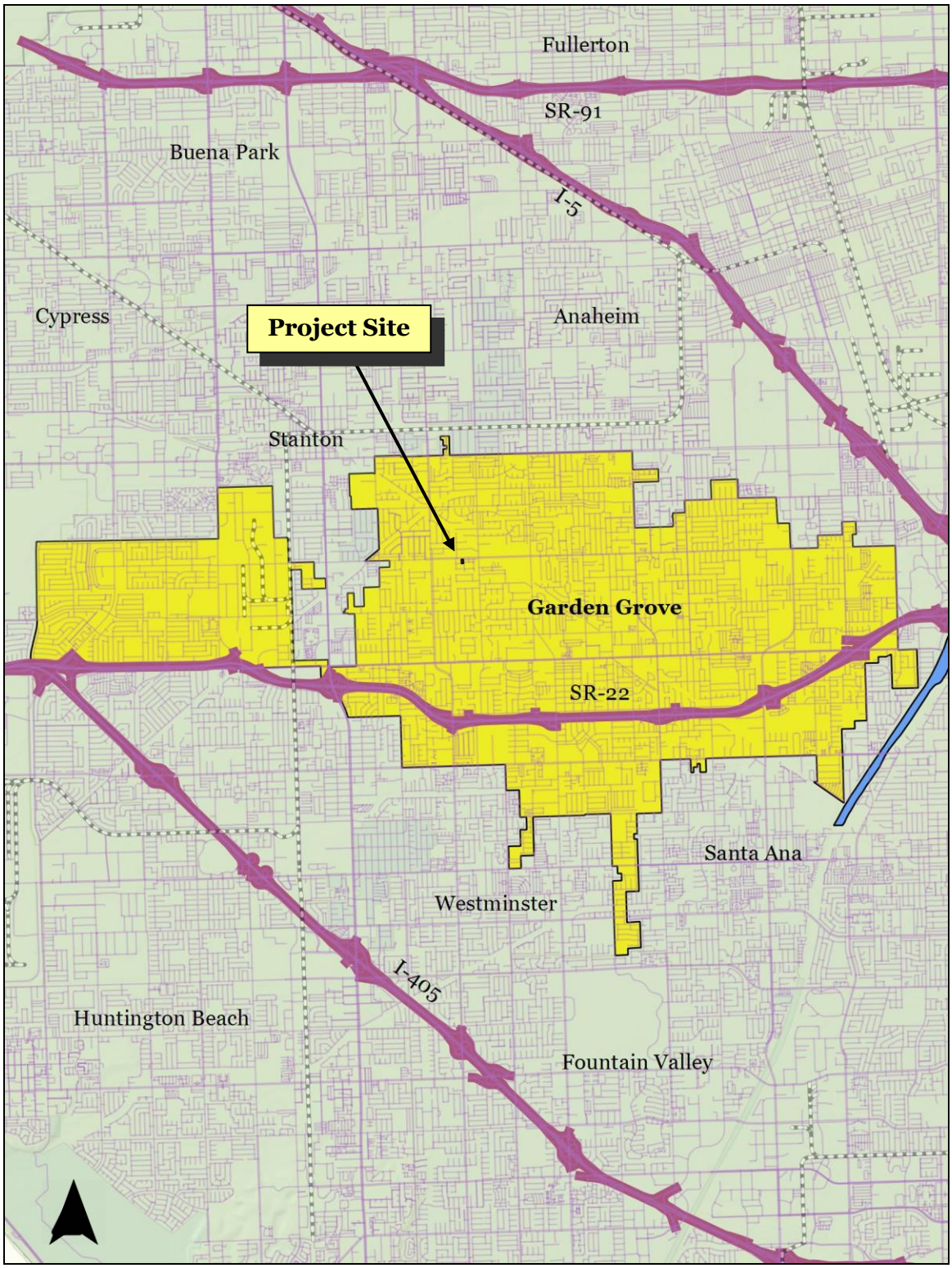

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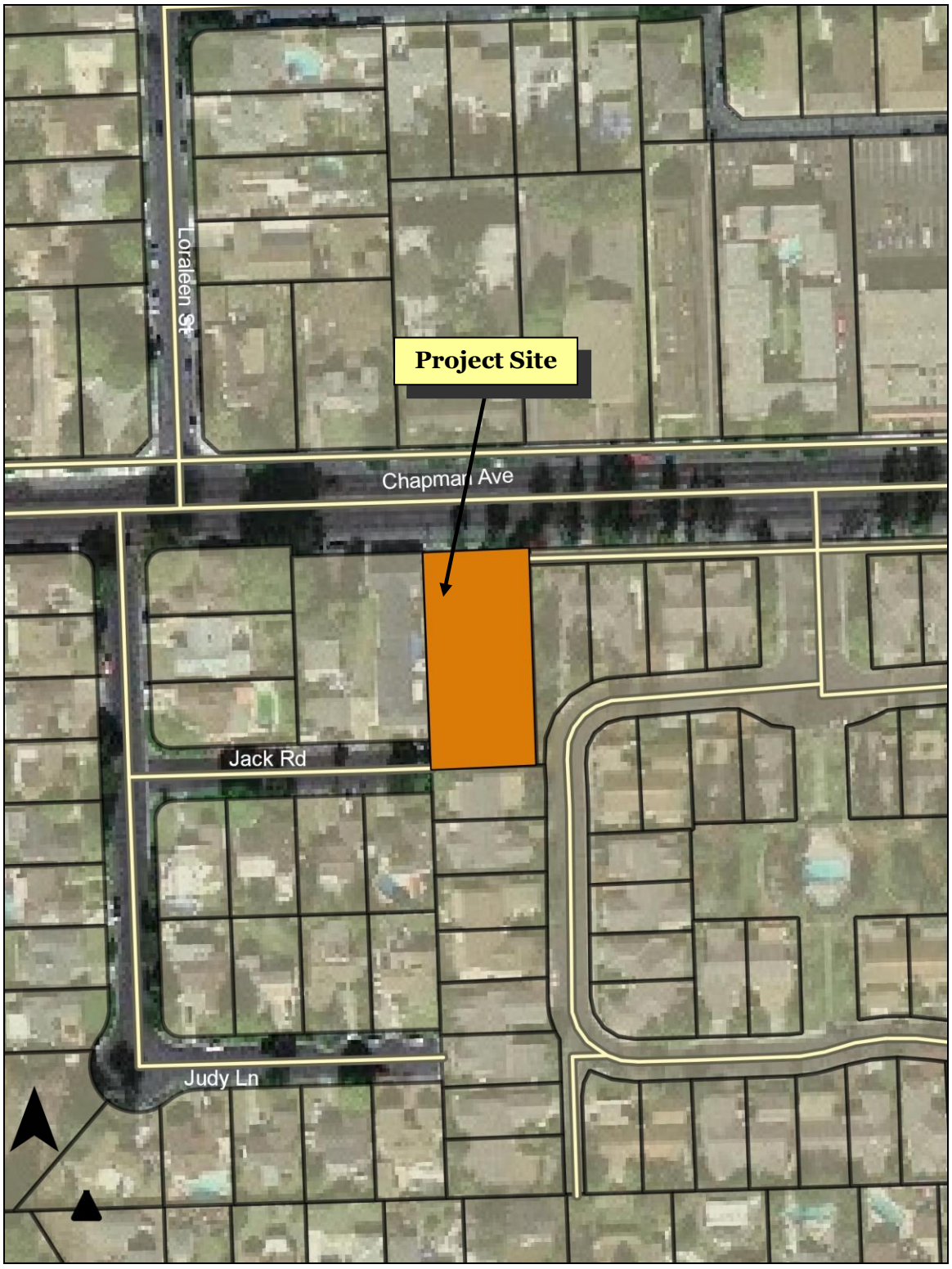

EXHIBIT 2
LOCAL MAP

Source: Quantum GIS

EXHIBIT 3
AERIAL PHOTOGRAPH

Source: Quantum GIS

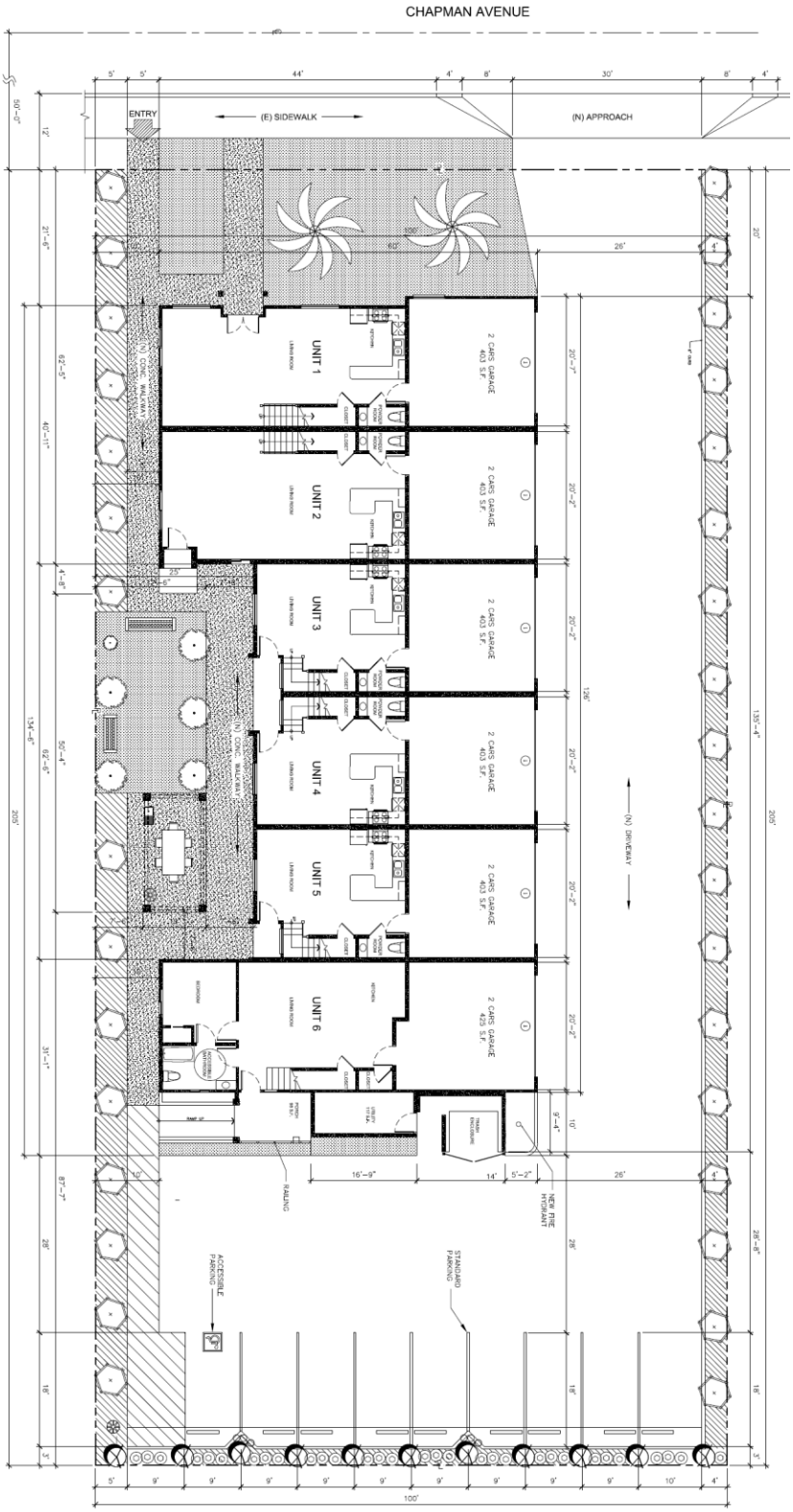

EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN