

Garden Grove Focused General Plan Update and Zoning Amendments Public Review Draft Initial Study

Lead Agency:

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



Consultant to the City:

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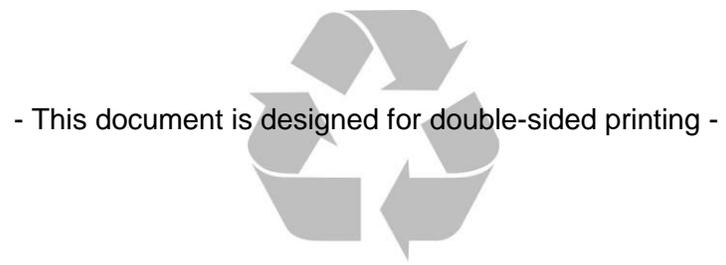


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1 Introduction

Every city and county in California are required to have a general plan that functions as a comprehensive, long-range policy document. For cities, the general plan guides the physical development of the incorporated city (e.g., city limit) and any land outside city boundaries (e.g., unincorporated sphere of influence area) that has a relationship to the city's future growth and development. In the case of the City of Garden Grove there is no unincorporated sphere of influence. The City of Garden Grove's General Plan was last updated in 2008, and the City is proposing to amend three existing General Plan elements (Housing Element, Land Use Element, and Safety Element), and create a new Environmental Justice Element.¹

The Focused General Plan Update ("Focused GPU") and Zoning Code Amendments (collectively, the "Project") will be prepared in compliance with California Government Code Section 65300 et seq. Every city and county in California are required to have a general plan that functions as a comprehensive, long--range policy document. For cities, the general plan guides the physical development of the City. but within the city's.

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. The Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study (IS) is an analysis prepared under the supervision of the City of Garden Grove Community and Economic Development Department, Planning Services Division, acting in its capacity as the CEQA Lead Agency.

The results of the analysis in this Initial Study will be used to inform the preparation of a Program Environmental Impact Report (EIR) for the Project. The Program EIR will be used by the Lead Agency to evaluate the potential environmental impacts of the Project. The Program EIR will also be used for future project-level environmental review of development projects within the City

1.1 – Purpose of CEQA

CEQA was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

- a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
- b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
- c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.

¹ Senate Bill 1000 requires cities to prepare an Environmental Justice Element to identify and address health risks associated with the location of industrial and polluting land uses near residential uses, and to reduce health risks by promoting of physical activities, improved housing conditions, and food access.

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- d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the State takes immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
- e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
- f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
- g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the State to:

- h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
- i) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
- j) Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
- k) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
- l) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
- m) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
- n) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 – Format and Content of this Initial Study

The following briefly describes the sections within the Initial Study (IS):

Section 1.0, Introduction, provides an introduction to the IS, describes the purpose of CEQA, identifies the organizational format of this IS, as well as summarizes the potential environmental effects of the Project and public review of the IS.

Section 2.0, Project Description, describes the proposed Project and provides a description of proposed discretionary actions required for Project implementation.

Section 3.0, Determination, summarizes the environmental impacts identified in the IS and the determination that an EIR should be prepared.

Section 4.0, Evaluation of Environmental Impacts, presents a summary of the results of the environmental evaluation for the proposed Project, and identifies whether the Project has the potential to result in significant environmental impacts that will be analyzed in detail in the Program EIR. In those cases where the response indicates that the Project is expected to have no impact or less than significant impact the checklist question may be screened out for further review in the Draft Program EIR.

Section 5.0, References, provides a list of references and individuals that were consulted in preparation of this document.

1.3 – Potential Environmental Effects

The City of Garden Grove Community and Economic Development Department, Planning Services Division, directed and supervised the preparation of this IS, which reflects the independent judgment of the City of Garden Grove. The evaluation provided in this IS indicates that the Project would have no impact or less than significant impacts in the following environmental issue areas, and, therefore, further analysis in the Draft Program EIR is not required and will not be provided.

- Aesthetics
- Agricultural and Forestry Resources
- Mineral Resources
- Wildfire

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects in the environmental issue areas listed below. Therefore, each of these environmental issue areas will be analyzed in the Draft Program EIR.

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning

Introduction

- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

In many instances the analysis associated with an individual checklist question of an environmental topic found a potential impact to be less than significant.: although that potential impact has been determined to be less than significant, for ease of reference, that determination and analysis will be included in the Draft Program EIR document so that the reader will not have to cross-reference the IS.

1.4 – Public Review of the Initial Study

This Initial Study and Notice of Preparation (NOP) to prepare a Program EIR will be distributed for a 30-day public review period to the following: 1) organizations and individuals who have previously requested such notice in writing to the City of Garden Grove, 2) the State Clearinghouse, Responsible Agencies, Trustee Agencies, and other potentially affected agencies and organizations; and 3) the Orange County Clerk-Recorder.

The NOP identifies the location(s) where the Initial Study and its associated Technical appendices are available for public review. The environmental documentation is available for review at the City's website (<https://ggcity.org/planning/environmental-documents>) and at the following locations:

- City of Garden Grove, Community and Economic Development Department, Planning Services Division, 11222 Acacia Parkway, Garden Grove, California 92840; Phone: (714) 741-5000; Hours: 7:30 AM to 5:30 PM Monday through Thursday and 7:30 AM to 5:30 PM alternating Fridays.
- City of Garden Grove Website: ggcity.org/planning
- Garden Grove Main Library, 11200 Stanford Avenue, Garden Grove, CA 92840; (714) 530-0711; Hours: 11:00 AM to 7:00 PM Tuesday through Thursday and 9:00 AM to 5:00 PM Friday and Saturday.

2 Project Description

2.1 – Project Title

Garden Grove Focused General Plan and Zoning Code Amendments

2.2 – Lead Agency Name and Address

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

2.3 – Project Location

The project location includes the City of Garden Grove corporate boundaries (“Planning Area”). The Planning Area is located in central Orange County, approximately six miles east of the Pacific Ocean and 10 miles west of the Santa Ana Mountains (see Exhibit 1, Regional Context Map). The area within the City’s corporate boundaries total 17.9 square miles (11,464 acres) (See Exhibit 1, Regional Context Map). The city is nine miles west of downtown Long Beach and 25 miles southeast of downtown Los Angeles. Nine cities border the City of Garden Grove: Anaheim, Orange, Santa Ana, Fountain Valley, Westminster, Seal Beach, Los Alamitos, Cypress, and Stanton. Four unincorporated Orange County islands – Southwest Anaheim and three (3) communities within Stanton’s sphere of influence – are located along the city’s northern border. The Planning Area can be seen in Exhibit 3, Planning Area.

2.4 – Project Sponsor’s Name and Address

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

2.5 – General Plan Land Use Designations

The existing General Plan identifies the following land use designations within the Planning Area: Low Density Residential (LDR); Low Medium Density Residential (LMR); Medium Density Residential (MDR); Medium High Density Residential (MHDR); Community Residential (CR); Light Commercial (LC); Heavy Commercial (HC); Office Professional (OP); International West Mixed Use (IW); Civic Center Mixed Use (CC); Residential/Commercial Mixed Use 1 (RC1); Residential/Commercial Mixed Use 2 (RC2); Residential/Commercial Mixed Use 3 (RC3); Industrial/Commercial Mixed Use (IC); Industrial/Residential Mixed Use 1 (IR1); Industrial/Residential Mixed Use 2 (IR2); Industrial (I); Civic/Institution (CI); Parks and Open Space (OS).

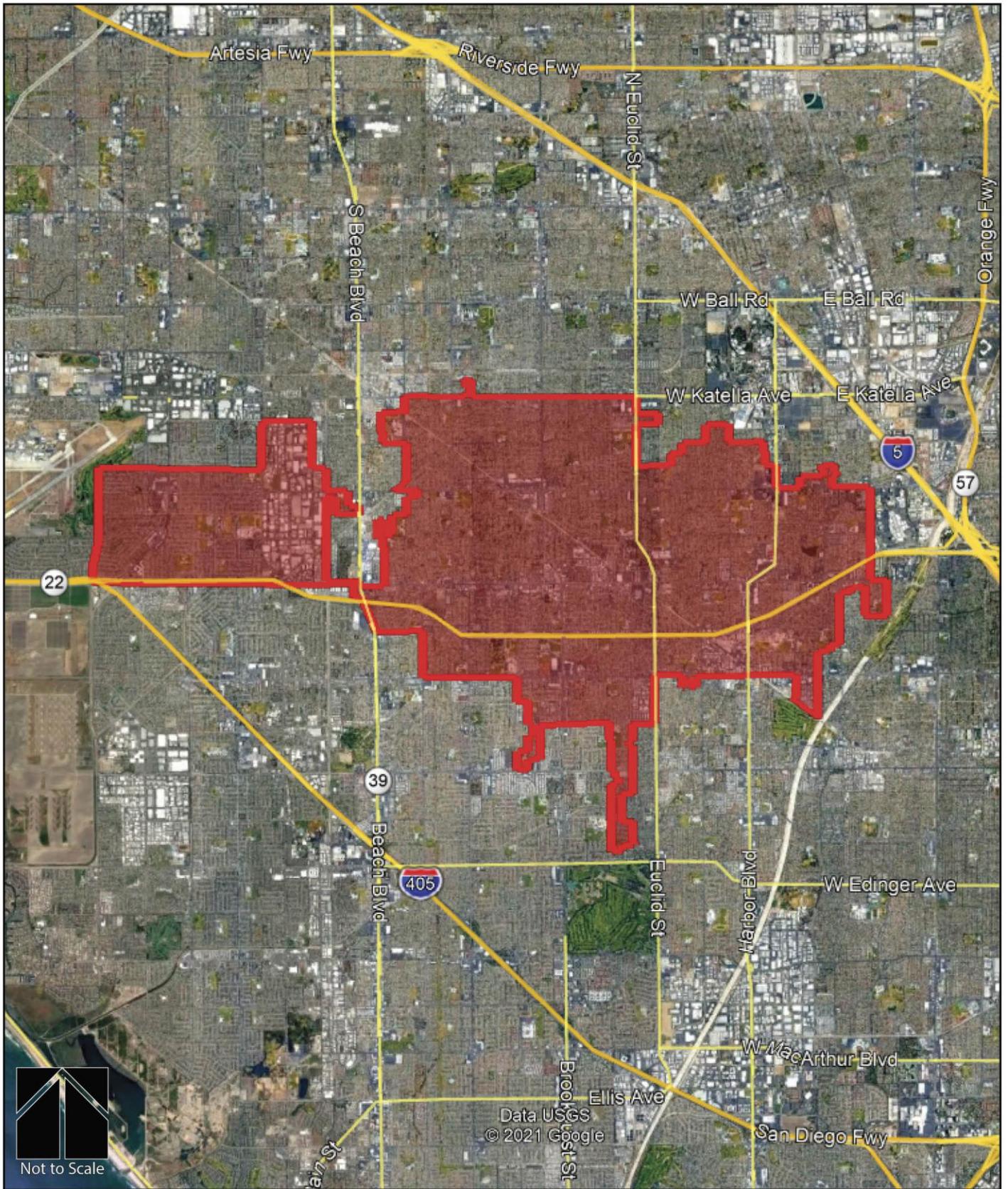
2.6 – Zoning Districts

Zones within the Planning Area include Single-Family Residential (R-1), Limited Multiple Residential (R-2), Multiple-Family Residential (R-3), Neighborhood Commercial (C-1), Community Commercial (C-2), Heavy Commercial (C-3), Office-Professional (O-P), Limited Industrial (M-1),

Project Description

Industrial Park (M-P), and Open Space (O-S), Garden Grove Boulevard Mixed Use 1 (GGMU-1), Garden Grove Boulevard Mixed Use 2 (GGMU-2), Garden Grove Boulevard Mixed Use 3 (GGMU-3), Neighborhood Mixed Use (NMU), Adaptive Reuse (AR), Civic Center East (CC-1), Civic Center Main Street (CC-2), Civic Center Core (CC-3), and Civic Center Open Space (CC-OS). Specific Plans within the Planning Area include the Community Center Specific Plan (CCSP), the Harbor Corridor Specific Plan (HCSP), and the Brookhurst/Chapman Specific Plan (BCSP).

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Source: Google Earth

 - City Boundary

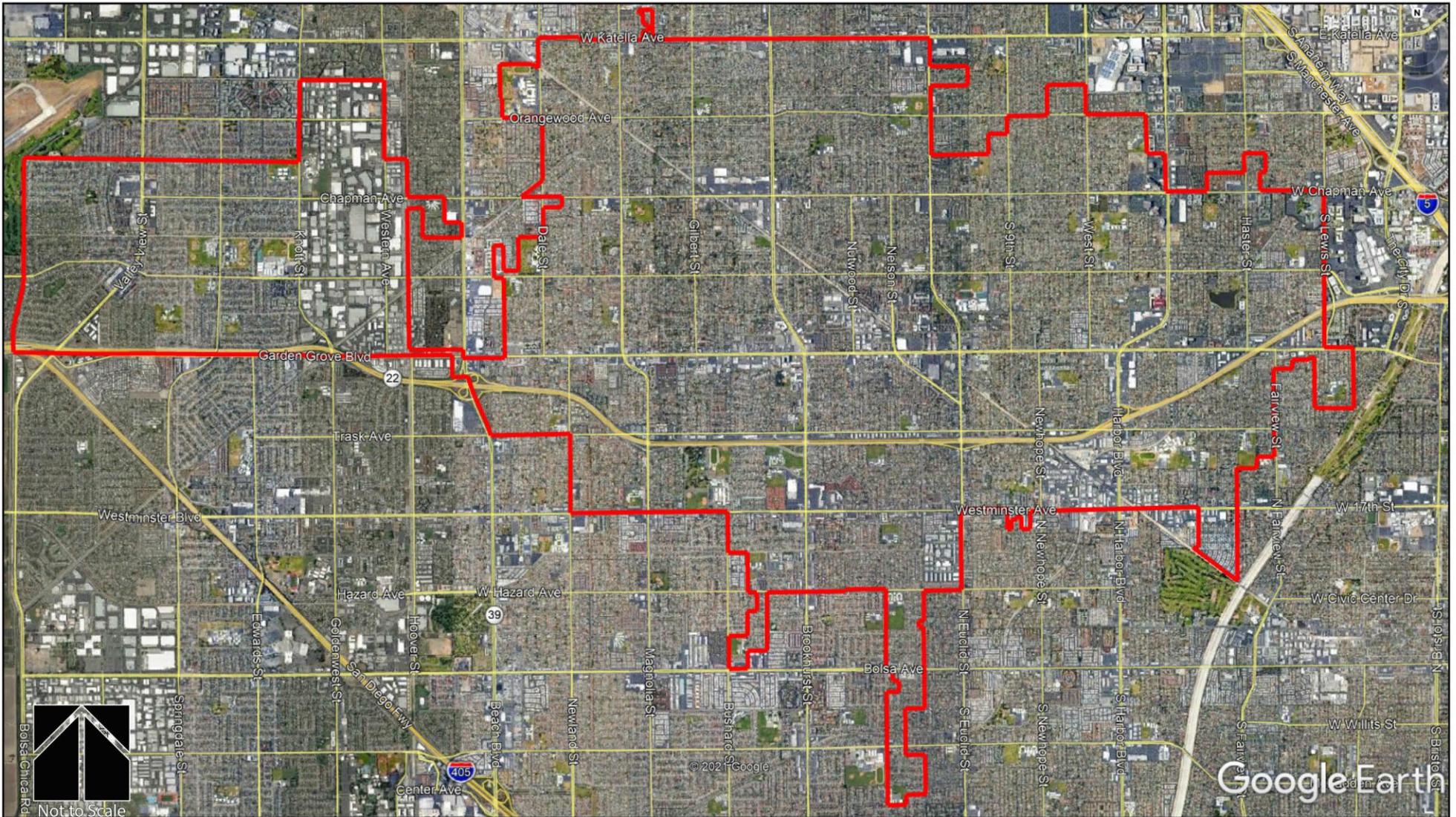
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Exhibit 2 Project Vicinity Map

Focused General Plan Update and Zoning Amendments
Garden Grove, California



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Source: Google Earth

 - Planning Area Boundary

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Exhibit 3 Planning Area

Focused General Plan Update and Zoning Amendments
Garden Grove, California

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2.7 – Environmental Setting

The City of Garden Grove is in the Los Angeles Basin, a coastal alluvial plain nestled between the Santa Monica Mountains, the Pacific Ocean, the Santa Ana Mountains and San Joaquin Hills. Topographically, the city is above sea level, and the elevation gradually increases from west to east. Geologically, the city occupies the Central Block area of the Los Angeles Basin. The Santa Ana River, located east and south of the city, carries waters that originate 70 miles northeast in the San Bernardino Mountains, drains the Santa Ana River Watershed, and recharges the Orange County Coastal Plain Groundwater Basin. Watercourses in the City include the following floodway drainage channels: the Bolsa Chica Channel, the Anaheim City-Barber Channel, the Westminster Channel, and the East Garden Grove-Winterburg Channel.

According to the State Department of Finance, the estimated population of the City in 2020 was 174,801, the fifth largest among Orange County cities. According to the American Community Survey 2014-2018 5-year estimates, the City's housing stock consists of 48,031 total units and place of employment for 84,809 workers.ⁱ Garden Grove's urban development is part of the Census-defined Los Angeles-Long Beach-Anaheim urban area, a densely developed territory with an area of 1,736 square miles and a total population of 12,563,660.ⁱⁱ

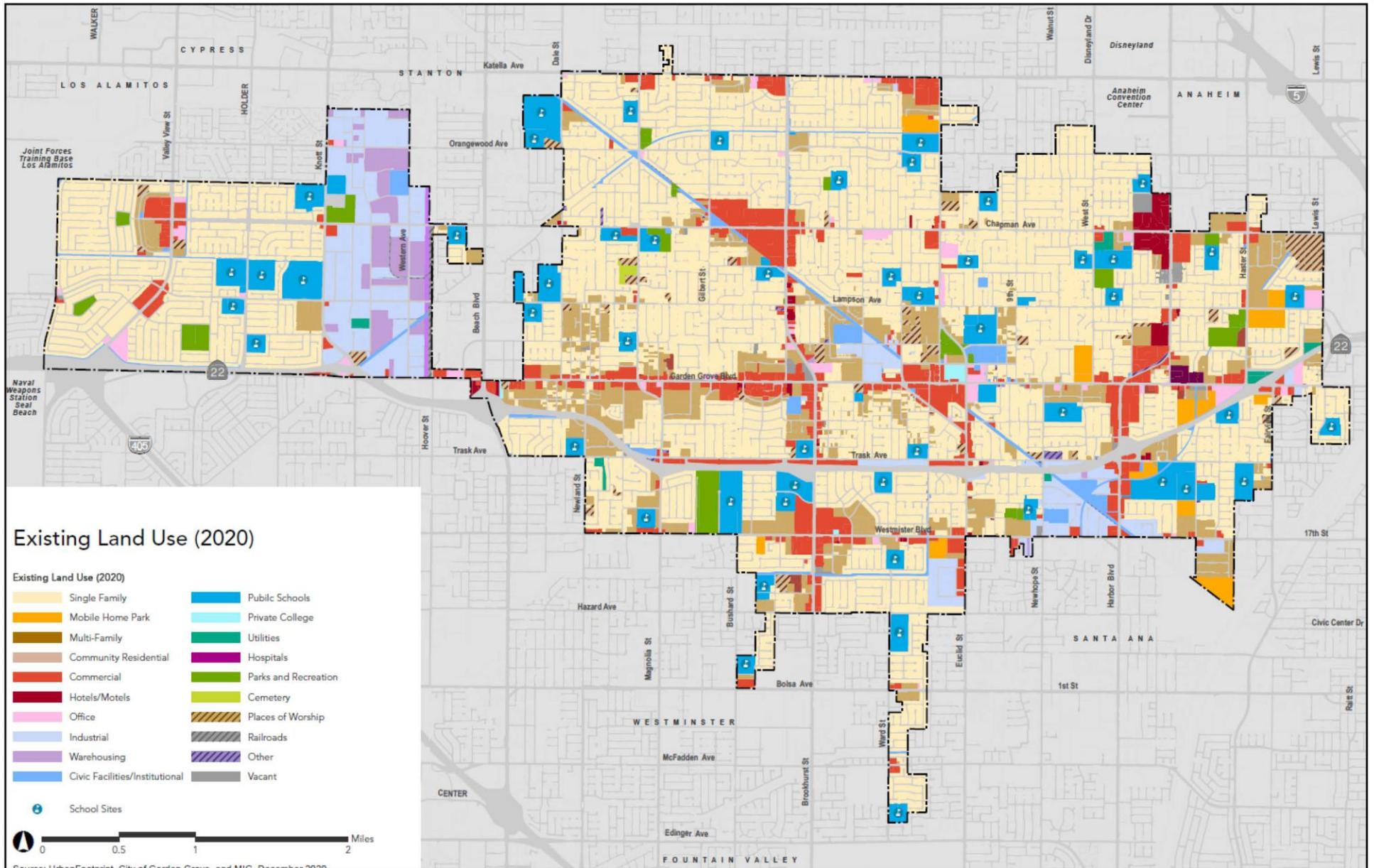
There are several major regional transportation routes within the City borders. The I-405 freeway and the SR-22 freeway converge on the City's western border linking the City to employment centers in Irvine and Long Beach. Arterial roadways of regional importance including Beach Boulevard, Brookhurst Street, Harbor Boulevard, Euclid Street, Valley View Street, and Bolsa Chica Road, provide multiple access points along the routes of the freeways. The Orange County Transportation Authority (OCTA) provides transit service with bus stops at major arterial roadways. The OC Streetcar will introduce passenger railway service between the City and the Santa Ana Regional Transportation Center, with the construction of a station at Harbor Boulevard/Westminster Avenue anticipated to be completed and in operation by 2022.

2.8 – Existing Land Uses

Existing land uses in the Planning Area are divided into six general categories: residential, commercial and industrial, public and institutional, parks and open space, undeveloped (vacant) and other. The Existing Land Use map is shown as Exhibit 4 (Existing Land Use (2020)). Garden Grove's existing land use distribution is described in Table 1 (Existing Land Use 2020). As of 2020, the City's existing land uses (excluding street/freeway right-of-way) are as follows: 65.7 percent residential (approximately 5,845 acres); 18.6 percent commercial and industrial (approximately 1,651 acres); 11.6 percent public facilities and institutions (approximately 1,033 acres); 1.8 percent parks and open space (approximately 163 acres); and 2.3 percent uses designated as other (approximately 204 acres). There are an estimated 48,257 dwelling units within the Planning Area and approximately 30 million square feet of non-residential building area. The Planning Area currently has a population of 174,801 residents.

Table 1
Existing Land Use 2020

Existing Land Use Categories	Acres	Dwelling Units	Non-Residential Building Sq Ft	Population	Employees	Students
Residential						
Single-Family	4,802.9	26,984	--	103,472	--	--
<i>Accessory Dwelling Units</i>	--	681	--	817	--	--
Multi-Family	909.5	18,964	--	64,910	--	--
Mobile Home Park	133.0	1,628	--	5,602	--	--
Subtotal	5,845.4	48,257	--	174,801	--	--
Commercial and Industrial						
Commercial	719.6	--	9,401,900	--	14,754	--
Office	103.4	--	1,992,800	--	5,592	--
Hotel and Accommodations	77.9	--	2,383,500	--	2,071	--
Light Industrial	560.3	--	6,257,400	--	11,828	--
Warehouse and Outdoor Storage	189.8	--	2,533,900	--	2,334	--
Subtotal	1,651.0	--	22,569,500	--	36,579	--
Public Facilities and Institutions						
Civic Facilities	201.8	--	1,071,800	--	1,499	--
Public Schools	767.4	--	5,055,500	--	5,070	31,094
Private College	10.2	--	104,200	--	134	--
Hospital	13.4	--	500,000	--	813	--
Convalescent Home	13.9	--	186,300	--	440	--
Utilities	25.9	--	99,200	--	163	--
Subtotal	1,032.6	--	7,017,000	--	8,119	--
Parks and Open Space						
Parks and Recreation	156.5	--	--	--	--	--
Cemetery	6.6	--	--	--	--	--
Subtotal	163.1	--	--	--	--	--
Other						
Places of Worship	129.9	--	627,900	--	947	--
Railroad Right-of-Way	19.3	--	--	--	--	--
Other	18.7	--	18,100	--	121	--
Vacant	36.4	--	--	--	--	--
Street/Freeway Right-of-Way	2,567.8	--	--	--	--	--
Subtotal	2,772.1	--	646,000	--	1,068	--
Grand Total	11,464.1	48,257	30,232,500	174,801	45,766	31,094
<i>Source: MIG, Inc. 2021</i>						



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Exhibit 4 Existing Land Use (2020)

Focused General Plan Update and Zoning Amendments
Garden Grove, California

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2.9 – Project Characteristics

The Focused General Plan Update (GPU) and Zoning Code Amendments include goals, policies, and programs that will provide City staff and discretionary bodies with a foundation for decisions for long-range planning related to physical development and public services. The Focused GPU and Zoning Amendments are intended to achieve the planning goals set forth in the Housing, Land Use, Safety, and Environmental Justice elements over the long-term. These amendments allow for additional new development for various land uses and serve as a policy guide for determining the appropriate physical development and community services in the City. The Focused GPU and Zoning Amendments include the following objectives for the long-term growth and enhancement of the community:

- *A Safe Community* - Adequately funded, staffed, and equipped police and fire services that provide a timely and effective response to both minor and major public safety concerns. Also, the public safety providers will engage and educate all segments of the community.
- *An Economically Sound Community* - Meet budget challenges by capitalizing on our unique development opportunities and providing enhanced shopping, dining, and entertainment options while improving the aesthetics of the community.
- *A Family-Oriented Community* - Safe, well-kept neighborhoods where all segments of the community feel secure and comfortable, and where residents can feel unburdened from the stresses of the world outside the neighborhood.
- *A Diverse Community* - All segments of the community have a sense of belonging, regardless of race, ethnicity, or age. Also, a community where all feel safe in expressing their uniqueness, while joining and celebrating in their commonality as Americans, Californians, and Garden Grove residents.
- *A Well Maintained Community* - Public infrastructure (i.e., streets, water and sewer systems, storm drains) that is kept in good working order, but results in few inconveniences and disruptions to users during maintenance. Also, future plans that ensure the continued adequacy and availability of these services as the community changes.
- *An informed Community and Well Administered Community* - Good channels of communication shall exist between the general public, community organizations, service providers and the city government. This provides residents and other interested persons both information and opportunities to provide input on proposals being brought before the City's Boards, Commissions, and Council. In addition, the City government shall be adequately staffed and compensated to meet the service needs and goals of the community. City staff shall be encouraged to learn about, and apply, the most efficient and effective methods for providing public services to the community.
- *A High-Quality-of-Life Community* - Public facilities and open spaces that are well maintained and adequate for size and nature of the community, as well as provide recreational opportunities for all segments of the community.

The mandatory cyclical update (6th Cycle) to the Housing Element is required by State law to accommodate the City's Regional Housing Needs Allocation (RHNA) goal of 19,168 dwelling units, which represents a roughly 42% increase from the existing 48,257 of dwelling units. Amendments to the Land Use Element, and Zoning Changes to Title 9 of the Municipal Code, identify the range of development density, as well as the areas and sites, that could accommodate the City's RHNA goal pursuant to State law. The contents of the Safety Element and Environmental Justice Element include mandatory climate change adaptation and resiliency strategies, including greenhouse gas reduction, while the content of the Environmental Justice Element includes provisions for reducing

Project Description

pollution burdens; increasing civic engagement; and identifying community needs regarding public facilities and services, healthy food access, physical activity, and safe and sanitary homes.

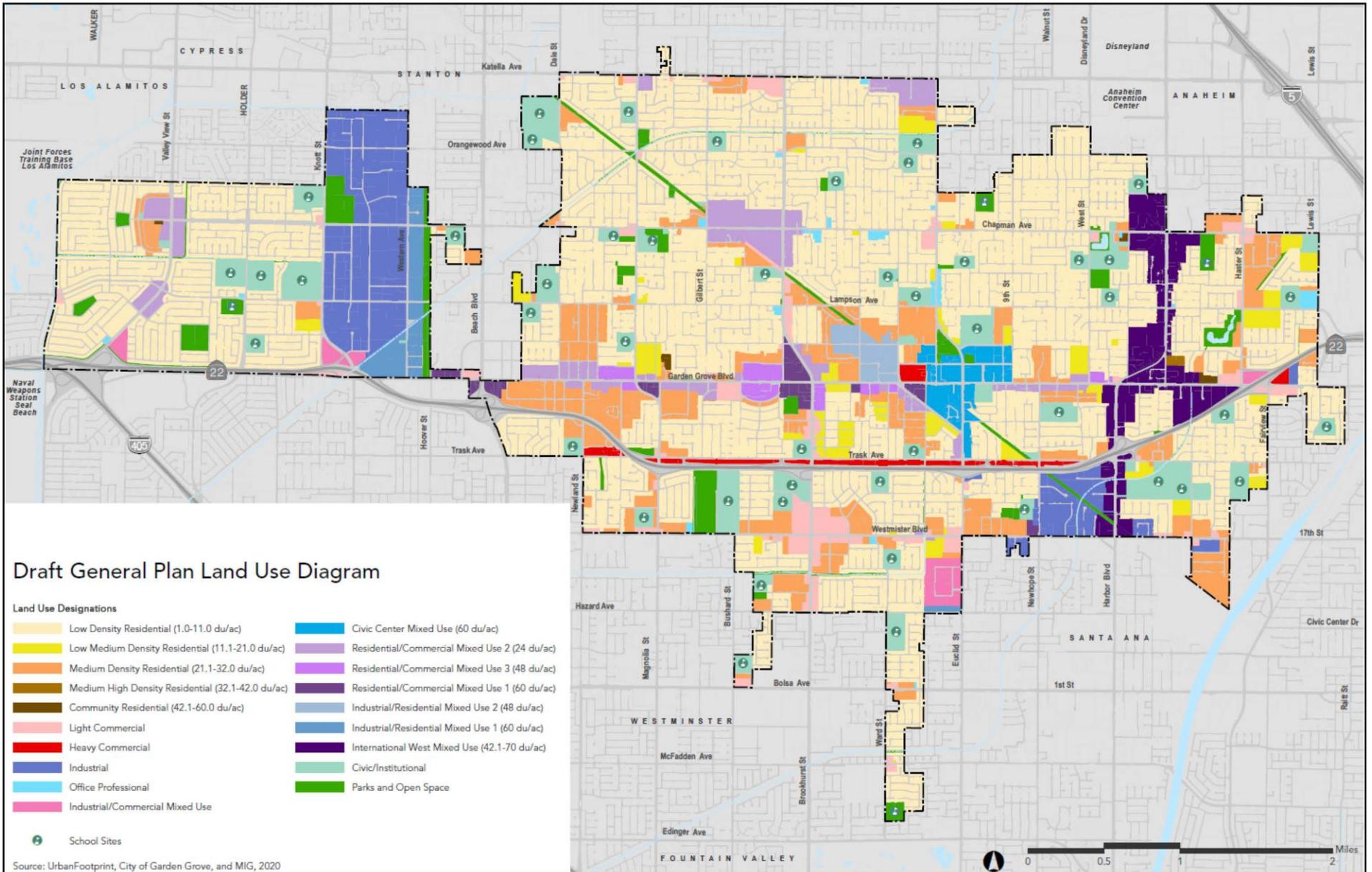
The proposed Focused General Plan Update has a planning horizon year of 2040. Table 2 (Proposed General Plan Buildout (2040)) identifies the estimated General Plan buildout in 2040 to include approximately 68,499 dwelling units, 238,619 residents, 29,718,000 building square feet of non-residential uses, and 49,369 jobs. Exhibit 5 (Proposed Land Use Plan) shows the proposed Land Use Policy Plan under the Focused GPU and Zoning Amendments. Table 3 (Potential GPU Growth) provides a comparison of existing 2020 conditions and potential future 2040 buildout conditions. As shown in Table 3, buildout under the proposed Focused GPU and Zoning Amendments has the potential to result in up to 20,242 additional dwelling units and would support up to 63,818 additional residents within the Planning Area when compared to existing conditions. However, the Focused GPU and Zoning Amendments would potentially result in a reduction of approximately 514,500 square feet of non-residential building space when compared to existing conditions.

**Table 2
Proposed General Plan Buildout 2040**

Existing Land Use Categories	Acres	Dwelling Units	Non-Residential Building Sq Ft	Population	Employees	Students
Residential						
Low Density Residential	4,647.0	25,386	--	90,930	--	--
Accessory Dwelling Units	--	2,828	--	3,394	--	--
Low Medium Density Residential	237.7	3,046	--	10,910	--	--
Medium Density Residential	933.4	18,984	--	67,998	--	--
Medium High Density Residential	4.8	104	--	373	--	--
Community Residential	10.4	331	--	1,186	--	--
Subtotal	5,833.3	50,679	--	174,791	--	--
Commercial and Industrial						
Light Commercial	220.7	--	2,921,500	--	5,527	--
Heavy Commercial	70.8	--	694,900	--	1,094	--
Office Professional	36.8	--	831,100	--	1,731	--
Industrial/Commercial Mixed Use	73.2	--	1,264,400	--	2,253	--
Industrial	575.8	--	6,648,000	--	10,442	--
Subtotal	977.3	--	12,359,900	--	21,047	--
Mixed Use						
Residential/Commercial Mixed Use 1	67.8	3,285	488,700	11,766	1,053	--
Residential/Commercial Mixed Use 2	292.6	3,186	2,249,200	11,412	4,578	--
Residential/Commercial Mixed Use 3	64.1	1,671	495,400	5,985	988	--
Industrial/Residential Mixed Use 1	115.4	2,207	1,056,300	7,905	2,148	--
Industrial/Residential Mixed Use 2	61.8	722	1,114,500	2,586	2,047	--
Civic Center Mixed Use	108.7	1,275	1,256,400	4,567	2,578	--
International West Mixed Use	293.3	5,474	4,902,300	19,067	8,223	--
Subtotal	1,003.7	17,820	11,562,800	63,829	21,615	--

Public Facilities, Parks, and Open Space						
Civic/Institutional	726.5	--	5,795,300	--	6,709	36,080
Parks and Open Space	355.3	--	--	--	--	--
Street/Freeway Right-of-Way	2,567.8	--	--	--	--	--
Subtotal	3,649.7	--	5,795,300	--	6,709	36,080
Proposed GPU Grand Total	11,464.0	68,499	29,718,000	238,619	49,369	36,080
<i>Source: MIG, Inc. 2021</i>						

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Exhibit 5 Proposed Land Use (2040)

Focused General Plan Update and Zoning Amendments
Garden Grove, California

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*Table 3
Potential GPU Growth*

Development Indicators	Existing Conditions (2020)	Future Buildout Conditions (2040)	Buildout Change (Numbers)	Buildout Change (Percentage)
Dwelling Units	48,257	68,499	20,242	41.9%
Population	174,801	238,619	63,818	36.5%
Non-Residential Building SF	30,232,500	29,718,000	(514,500)	-1.7%
<i>Commercial</i>	9,401,900	9,203,300	(198,600)	-2.1%
<i>Office</i>	1,992,800	1,941,500	(51,300)	-2.6%
<i>Accommodations (Hotels/Motels)</i>	2,383,500	3,015,700	632,200	26.5%
	3,600 rooms	4,493 rooms	893 rooms	24.8%
<i>Industrial</i>	8,791,300	8,508,800	(282,500)	-3.2%
<i>Public Facilities/Institutional</i>	7,663,000	7,048,700	(614,300)	-8.0%
Employees	45,766	49,369	3,603	7.9%
Students	31,094	36,080	4,986	16.0%
<i>Source: MIG, Inc. 2021</i>				

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3 Determination

3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

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

3.2 – Determination

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

Name: Chris Chung, Urban Planner

Date

Determination

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4 Evaluation of Environmental Impacts

4.1 – Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The Garden Grove 2030 General Plan does not identify any scenic vistas within the City.³ The Garden Grove (SR-22) Freeway corridor is not considered to be within or to comprise any portion of a scenic vista. The primary scenic view from within the Planning Area is of the Santa Ana Mountains to the east and the San Gabriel Mountains to the north. Views of the Santa Ana and San Gabriel Mountains are already partially or completely obscured by existing development and landscaping within the Planning Area including buildings, trees, utility poles, and an above-grade freeway (SR-22). Development associated with implementation of the Focused GPU and Zoning Amendments would be required to be consistent with the Garden Grove Municipal Code, including height limitations. As the existing General Plan does not identify any scenic vistas within the City, and views of the mountains to the east and north

are currently partially obstructed by existing development, potential impacts to scenic vistas would be considered less than significant, and no further analysis of impacts to scenic resources is required in the Program EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?

Less than Significant Impact. A scenic resource is defined as an isolated source of aesthetic value such as an old oak tree, a unique rock formation, or a historical structure visible from a scenic highway. The Planning Area is urbanized. There are no state scenic highways within or in the vicinity of the Planning Area, and the existing General Plan does not identify any scenic resources within the City.^{4, 5} The Garden Grove 2030 General Plan does not identify any scenic resources within the City. No site within the Planning Area contains any scenic resource that could be impacted by development supported by the Focused GPU and Zoning Amendments. Impacts to scenic resources would be considered less than significant, and no further analysis of impacts to scenic resources is required in the Program EIR.

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 publicly 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. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings. The City is within an urbanized area. The proposed Focused GPU and Zoning Amendments include development standards and design guidelines to guide new development within the Planning Area. Any new development activity would be subject to the design guidelines in the updated General Plan and Zoning Code; these guidelines have been crafted to provide for high-quality development and require a design review process to ensure compliance. Over time, application of these guidelines would result in the improved appearance of existing properties as they are redeveloped. Future site-specific development proposals would be required to comply with applicable zoning and other regulations governing scenic quality. For these reasons, impacts would be less than significant and no further analysis of impacts to visual character is required in the Program EIR.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. New development within the Planning Area would result in new light sources, including the potential for pedestrian lighting, electric illuminated signs, security lighting, parking lot lighting, and streetlights. Developments would be subject to Garden Grove Municipal Code Title 9 (Land Use) to ensure that lighting does not impact adjacent properties and associated day or night views. Title 9 includes lighting standards for zones throughout the City. All exterior lighting is required to be directed away from streets and adjoining properties. This will ensure that developments within the Planning Area are adequately illuminating on-site uses for security purposes without impacting adjacent properties. Impacts to day and night views from lighting would be less than significant with implementation of existing regulations. No further analysis of impacts related to lighting is required in the Program EIR.

Glare is defined as light that enters the eye but is not helpful to sight. Glare is generated during the daytime from reflective surfaces such as glass, polished metals, or snow. Halos (rings of light around a light source) occur at night. In relationship to development, glare can be generated from

projects using reflective building materials. The proposed Focused GPU and Zoning Amendments include development standards and design guidelines that emphasize use of materials that reduce glare. Through the design review process, the City would use these guidelines standards to discourage building approaches that utilize materials that create glare. Thus, with application of the proposed design guidelines, potential light and glare impacts would be considered less than significant and no further analysis of impacts related to light and glare is required in the Program EIR.

4.2 – Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

No Impact. The Planning Area is completely urbanized and does not contain any agricultural uses. There are no areas in the Planning Area designated as Prime Farmland, Unique Farmland, or Farmland or Statewide Importance by the Garden Grove General Plan land use map or by the California Department of Conservation.^{6, 7} The Planning Area is entirely developed and there is no farmland in the City. In addition, the Focused GPU and Zoning Amendments do not include agricultural production as a permitted land use. Therefore, the proposed Focused GPU and Zoning Amendments would not convert any designated farmland to a non-agricultural use. No impacts to these resources could occur and no further analysis of impacts to agricultural or forestry resources is required in the Program EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Planning Area does not contain any agricultural uses, nor does it include zoning for agricultural uses. There are no active Williamson Act contracts within the Planning Area., No impact would occur and no further analysis is required in the Program EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?

No Impact. The Planning Area is a developed urban area with no timberland resources. Neither the General Plan nor the Zoning Code allow for timberland or forest uses, and these resources do not exist within the Planning Area. Therefore, the proposed Focused GPU and Zoning Amendments would not conflict with existing zoning or cause rezoning of forest land. No impact would occur and no further analysis of impacts to forest resources or timberland is required in the Program EIR.

d) Result in loss of forest land or conversion of forest land to non-forest use?

No Impact. Garden Grove is an urban developed city. According to the existing General Plan, no forest lands occur within the City of Garden Grove. The proposed Focused GPU and Zoning Amendments would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur and no further analysis of impacts to forest land is required in the Program EIR.

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?

No Impact. No forest lands, farmland or agricultural uses occur or are allowed within the Planning Area. The proposed Focused GPU and Zoning Amendments would not involve changes in the existing environment which would result in conversion of farmland to non-agricultural use or the conversion of forest lands to non-forest use. No impact would occur and no further analysis is required in the Program EIR.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would allow new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. Pollutant emissions would be generated from stationary sources (buildings and related activities) and mobile sources (vehicles traveling to and from the Planning Area). Depending on the nature of development that occurs, and ability for the proposed Focused GPU and Zoning Amendments to accommodate such growth, conflicts with the assumptions used in the Air Quality Management Plan may occur. New development within the Planning Area would result in construction and operational emissions that could exceed daily thresholds established by the South Coast Air Quality Management District (SCAQMD). Potentially significant impacts related to criteria pollutant emissions and conflicts with the applicable air quality management plan will be evaluated in the Program EIR.

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?

Potentially Significant Impact. The South Coast Air Basin is currently in non-attainment status for ozone and PM_{2.5} criteria pollutants. The proposed Focused GPU and Zoning Amendments would

support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. Pollutant emissions would be generated from stationary sources (buildings and related activities) and mobile sources (vehicles traveling to and from the Planning Area). Depending on the nature of development that occurs, and ability for the proposed Focused GPU and Zoning Amendments to accommodate such growth, implementation of the Focused GPU and Zoning Amendments could result in cumulatively considerable air quality impacts. New development within the Planning Area would result in construction and operational emissions that could exceed daily thresholds established by the South Coast Air Quality Management District (SCAQMD). Potentially significant impacts related to criteria pollutant emissions and cumulatively considerable net increases will be evaluated in the Program EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. While the proposed Focused GPU and Zoning Amendments land use regulations would not permit uses that could result in substantial operational emissions of toxic air contaminants (TACs) (such as warehouses, heavy industrial, or manufacturing facilities), construction activities would occur and could expose sensitive receptors to pollutant concentrations.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections.⁸ CO hotspots have the potential to violate State and federal CO standards at intersections, even if the broader air basin is in attainment for federal and State levels. The proposed Focused GPU and Zoning Amendments would support increased development over the long term that would result in increased traffic volumes that could result in or contribute substantially to CO hotspots at area intersections. Potentially significant impacts related to substantial pollutant concentration will be evaluated in the Program EIR.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

No Impact. According to the California Environmental Protection Agency's Air Quality and Land Use Handbook, land uses associated with odor complaints include livestock operations, wastewater treatment plants, landfills, recycling facilities, waste transfer stations, petroleum refineries, biomass operations, and certain industrial operations (such as coating operations, and fiberglass manufacturing).⁹ The proposed Focused GPU and Zoning Amendments would not support any of these types of uses, and it is not anticipated that new wastewater treatment plants, landfills, or recycling facilities would be required to serve development associated with the Project. Nonetheless, analysis of this topic will be included in the Program EIR.

4.4 – Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The California Natural Diversity Database (CNDDDB) was consulted to determine the potential for occurrence of sensitive species within or in vicinity of the Planning Area, and the results identified seven sensitive species and three sensitive plants that have been known to occur within the Planning Area.¹⁰ Occurrences were primarily reported along channelized creeks and rivers, but have also been recorded in open space areas throughout the Planning Area. Considering the potential presence of sensitive species in the Planning Area, potential impacts could occur and will be evaluated in the Program EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. The Planning Area is urbanized and lacks any native habitat. According to the United States National Wetlands Inventory (NWI), no riparian habitat or other sensitive natural community identified by the California Department of Fish and Wildlife or US Fish and Wildlife Service occurs within the Planning Area. Therefore, no impact would occur to riparian or other sensitive natural communities as a result of the Focused GPU and Zoning Amendments. Nonetheless, analysis of this topic will be included in the Program EIR.

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?

Less than Significant Impact. According to the NWI¹¹, the channelized tributary of the Santa Ana River that runs through the western portion of the Planning Area is classified as R4SBCr, which identifies the water body as a channel with artificial substrate that experiences intermittent water flow and seasonal flooding. In the eastern portion of the Planning Area at Twin Lakes Park, there is a freshwater pond that is classified as PUBHx, which identifies the pond as a nontidal wetland that was man-made with an unconsolidated bottom and is permanently flooded. Finally, there is a Freshwater Pond located southwest of the intersection of Chapman Avenue and West Street that is classified as PUBHx, which identifies the pond as a nontidal wetland that was man-made with an unconsolidated bottom and is permanently flooded. These water features would not be significantly impacted by implementation of the proposed Focused GPU and Zoning Amendments as no future development would occur within any of the locations identified as wetlands. As such, the impact to federally protected wetlands would be considered less than significant. Nonetheless, analysis of this topic will be included in the Draft Program EIR.

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?

Potentially Significant Impact. No riparian habitat occurs within the Planning Area; therefore, the project would not interfere with any fish populations. Furthermore, no native wildlife nurseries occur within the Planning Area. While the Planning Area is completely urbanized, native avian species may still occupy urban sites. For this reason, potentially significant impacts to migratory birds could occur and further analysis will be provided in the Program EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City of Garden Grove Tree Ordinance protects trees within public highways, parks, or public places. Trees within private developments are not subject to the Tree Ordinance. The Tree Ordinance would apply to future development in the Planning Area. With adherence to existing regulations, development associated with implementation of the Focused GPU and Zoning Amendments would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Nonetheless, analysis of this topic will be included in the Program EIR.

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 Planning Area is not located in an area that would be subject to any Habitat Conservation Plans or Natural Community Conservation Plan. Therefore, the proposed Focused GPU and Zoning Amendments would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Nonetheless, analysis of this topic will be included in the Program EIR.

4.5 – Cultural Resources

Would the project:

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

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

Potentially Significant Impact. Generally, structures need to be at least 50 years or older to be considered historical resources. Considering the age of development within the Planning Area, many structures are 50 years or older. The Garden Grove 2030 General Plan EIR indicates that while the City does not have any Federal or State-designated historic resources, there are approximately 132 locally significant buildings within the City. The City’s 2030 General Plan identifies a 1986 historic and architectural inventory (*Comprehensive Historical and Architectural Resources Inventory*), which documented 132 buildings as locally-significant resources. With the exception of the Stanley House within Heritage Park, the Harry A. Lake House, and the Reyburn House, which are candidates for nomination to the National Register of Historic Places, the remaining structures identified in the *Comprehensive Historical and Architectural Resources Inventory* are not candidates for any Federal or State-designated historic resource registries. Potentially significant impacts could occur if a structure meeting the definition of a *historical resource* pursuant to CEQA or the City’s local regulations is damaged or destroyed during development activity. Potential impacts to historical resources will be evaluated in the Program EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

Potentially Significant Impact. The City of Garden Grove is a completely urbanized City with limited open space areas. Garden Grove has been extensively developed and the likelihood of identifying previously unidentified archaeological resources in the Planning Area is considered low. Surficial and near-surface archaeological resources in the Planning Area most likely would have been destroyed or recovered as a result of past development. However, some archaeological resources may have been left in place. Furthermore, the proposed Focused GPU and Zoning Amendments support new development that could include subsurface parking, resulting in the disturbance of soils at depths not previously disturbed by existing or past development. Therefore,

future development could result in significant impacts to archaeological resources not previously identified. Potential impacts to archaeological resources will be evaluated in the Program EIR.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. There are two formal cemeteries within the Planning Area: Magnolia Memorial Park and Christ Cathedral Memorial Gardens. Considering that the Planning Area is urbanized, surficial and near-surface human remains most likely would have been destroyed or recovered as a result of past development activity. Therefore, the potential for uncovering human remains and other significant resources, such as Tribal Cultural Resources, within the Planning Area is considered unlikely. However, some buried human remains and/or Tribal Cultural Resources may have been left in place during past development in the Planning Area or remain undiscovered due to their depth. Furthermore, the proposed Focused GPU and Zoning Amendments support new development that could include subsurface parking, resulting in the disturbance of soils at depths not previously disturbed by existing or past development. Therefore, future development could result in significant impacts to buried human remains and/or Tribal Cultural Resources. Please also see the Tribal Cultural Resources section below. Potential impacts to these resources will be evaluated in the Program EIR.

4.6 – Energy

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. Electricity in the Planning Area is provided by Southern California Edison (SCE), which obtains its energy supplies from power plants and natural gas fields in southern California, as well as from energy purchased outside its service area and delivered through high voltage transmission lines and pipelines. Power is generated from various sources, including fossil fuel, hydroelectric, nuclear, wind, and geothermal plants, and is fed into the electrical grid system serving Southern California. SCE is subject to California’s Renewables Portfolio Standard, which was established in 2002 under Senate Bill 1078, accelerated in 2006 under Senate Bill 107, and expanded in 2011 under Senate Bill 2. This program requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020. According to the CPUC, as of 2017, SCE already provided 32 percent of its retail electricity from renewable energy resources.¹² As such, the electricity source for the Planning Area is expected to be produced and utilized in an efficient manner.

Individual construction projects that would occur with implementation of the proposed Focused GPU and Zoning Amendments would require the use of nonrenewable construction material, such as concrete, metals, and plastics. Nonrenewable resources and energy would also be consumed during the manufacturing, transportation, and construction of potential developments. The scope of construction activities for individual developments, however, is usually minimal and lasts a short time. Large amounts of energy would not be expended during construction of projects developed under implementation of the proposed Focused GPU and Zoning Amendments. All construction vehicles are required to comply with federal and state standards for on- and off-road vehicles (e.g., emission standards set by the California Air Resources Board), meaning wasteful usage of energy would not occur. Construction-related impacts would therefore be less than significant but will be evaluated in the Program EIR.

The proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. Given this fact, it is possible that buildout of the proposed Focused GPU and Zoning Amendments

could result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources at buildout of the proposed Focused GPU and Zoning Amendments will be evaluated in the Program EIR.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The California Title 24 Building Code contains energy efficiency standards for developments of all types. These standards address electricity and natural gas efficiency in lighting, water, heating, and air conditioning, as well as the effects of building envelopes (e.g., windows, doors, walls and roofs, etc.) on energy consumption. All future development projects processed under the proposed Focused GPU and Zoning Amendments would be required to comply with the 2019 Title 24 CALGreen standards.

Future developments within the Planning Area would be required to be constructed pursuant to current electrical codes, including Title 24 of the State Building Code, which would satisfy City of Garden Grove General Plan Conservation Element Policy CON-4.1 (integrate energy efficiency and conservation requirements that exceed State standards into the development review and building permit processes) and Policy CON-IMP-4A (adopt Energy Efficiency Standards for new and remodeled buildings that exceed Title 24 building standards). Future developments would also be subject to site plan and design review by the City of Garden Grove. If any exemptions or expedited reviews are feasible, the City would provide such at the time of future development. Therefore, the City would comply with City of Garden Grove General Plan Conservation Element Policy CON-4.2 (create incentives such as expedited permit processing, technical assistance, and other methods that will encourage energy efficiency technology and practices).

The Southern California Association of Governments (SCAG) 2045 RTP/SCS Connect SoCal is a growth strategy and transportation plan whose primary intent is to demonstrate how the SCAG region would meet its GHG reduction target through the year 2045. Because the proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists, it could conflict with the 2045 RTP/SCS Connect SoCal. Therefore, impacts are potentially significant and will be analyzed in the Program EIR.

4.7 – Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

a.i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The City of Garden Grove is located in a seismically active region of Southern California; however, no Alquist-Priolo Earthquake Fault Zones have been identified in the City.¹³ Two fault traces associated with the inactive Pelican Hills Fault Zone traverse the central and western portions of the Planning Area in a northwest-to-southwest trending direction. The Newport-Inglewood, Whittier, and Palos Verdes Faults are active faults that occur within the Planning Area and are the most likely to cause high ground acceleration. The San Andreas Fault has the highest probability of generating a maximum credible earthquake in California. The Norwalk Fault, though closer to the City, is predicted to generate smaller magnitude earthquakes as it is not a designated Alquist-Priolo Earthquake Fault. All future development projects within the Planning Area will be subject to applicable Federal, State, and local building code regulations, including the California Building Code (CBC) seismic standards as approved by the Garden Grove Building and Safety Division. As there are no Alquist-Priolo Earthquake Fault Zones within or in close proximity to the Planning Area, impacts will be less than significant. Nonetheless, analysis of this topic will be included in the Program EIR.

a.ii) Strong seismic ground shaking?

Less Than Significant Impact. The Planning Area is located in Southern California, an area that is subject to strong seismic ground shaking. All future developments within the Planning Area will be subject to the seismic design criteria of the California Building Code (CBC). The 2019 California Building Code (CBC; Title 14, California Code of Regulations, Part 2) contains seismic safety provisions designed to prevent building collapse during a design earthquake. A design earthquake is one with a two percent chance of exceedance in 50 years, or an average return period of 2,475 years. Although structures may be damaged during earthquakes, adherence to seismic design requirements would minimize damage to property as structures would be designed not to collapse. Adherence to existing regulations would reduce the risk of loss, injury, and death; therefore, impacts due to strong ground shaking would be less than significant. Nonetheless, analysis of this topic will be included in the Program EIR.

a.iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly soils in the medium sand to silt range) are located over a high groundwater table. A high groundwater table is described as one within 50 feet of the surface. According to the City of Garden Grove 2030 General Plan (Exhibit SAF-2), a majority of the Planning Area has been subject to historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacement such that mitigation, as defined in Public Resources Code Section 2693(c),

would be required. Appropriate measures that reduce the ground shaking and liquefaction effects of earthquakes are identified in the California Building Code, including specific provisions for seismic design, and addressed in the City of Garden Grove General Plan goals and policies, including Goal SAF-6, Policy SAF-6.1, and SAF-6.3 of the Safety Element. Development within the City requires investigation for liquefaction potential. The Seismic Hazards Mapping Act specifies that the lead agency of a project may withhold development permits until geologic or soils investigations are conducted for specific sites and mitigation measures are incorporated into plans to reduce hazards associated with seismicity and unstable soils. If a geologic report concludes liquefaction impacts cannot be reduced to less than significant, with mitigation as necessary, development will not be permitted. Given the highly developed nature of the Planning Area, the proposed Focused GPU and Zoning Amendments would not result in direct or indirect seismic-related ground failure, including liquefaction with compliance with existing CBC regulations (Chapter 18), which would limit liquefaction impacts from future developments to less than significant. Nonetheless, analysis of this item will be included in the Program EIR.

a.iv) **Landslides?**

No Impact. Structures built below or on slopes subject to failure or landslides may expose people and structures to harm. The Planning Area is a flat urbanized setting devoid of steep slopes. Further, the Planning Area is not mapped as an area of potential earthquake-induced landslide movement on the State of California Seismic Hazards Zones Map. Therefore, future development within the Planning Area would not expose people or structures to injury or loss due to landslides. Nonetheless, analysis of this item will be included in the Program EIR.

b) **Result in substantial soil erosion or the loss of topsoil?**

Less than Significant Impact. There is a low likelihood of native topsoil occurring in the Planning Area because it has been almost entirely developed and covered with paving and structures. Future development within the Planning Area would have the potential to expose superficial soils to wind and water erosion during construction activities. However, wind erosion would be minimized through soil stabilization measures required by SCAQMD Rule 403 (Fugitive Dust), such as daily watering. Water erosion would be prevented through the City of Garden Grove's standard erosion control practices required pursuant to the CBC and the National Pollution Discharge Elimination System (NPDES), such as the use of silt fencing or sandbags. Following the construction of potential future developments, sites would be covered completely by paving, structures, and landscaping. Therefore, impacts due to erosion of topsoil would be less than significant with implementation of existing regulations. Nonetheless, analysis of this item will be included in the Program EIR.

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?**

Less Than Significant Impact. Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly soils in the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. According to the Seismic Hazard Evaluation of the Anaheim 7.5-minute quadrangle, approximately two-thirds of the Planning Area is located in Zone

of Required Investigation for liquefaction. This indicates that the area has been subject to historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Appropriate measures that reduce the ground shaking and liquefaction effects of earthquakes are identified in the California Building Code, including specific provisions for seismic design, and addressed in the City of Garden Grove General Plan goals and policies, including Goal SAF-6, Policy SAF-6.1, and SAF-6.3 of the Safety Element. Development within the City requires investigation for liquefaction potential. The Seismic Hazards Mapping Act specifies that the lead agency of a project may withhold development permits until geologic or soils investigations are conducted for specific sites and mitigation measures are incorporated into plans to reduce hazards associated with seismicity and unstable soils. If a geologic report concludes liquefaction impacts cannot be reduced to less than significant, with mitigation as necessary, development will not be permitted. Given the highly developed nature of the Planning Area, the requirement that new development prepare a site-specific geology report (Garden Grove General Plan Safety Element Policy SAF-IMP-6C) and adherence to the California Building Code, future development that would occur under the proposed Focused GPU and Zoning Amendments would result in a less-than-significant impact related to unstable soils. Nonetheless, analysis of this topic will be included in the Program EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. The Planning Area is comprised of more than 11,400 acres, and site specific soil conditions throughout the area vary. Because the Planning Area is completely developed, subsurface soils in most cases, would have been excavated and compacted in accordance with standard building code practices, including removal of any expansive or other non-engineered soils. Future development within the Planning Area would be subject to standard building code practices for soils and foundations. In addition, Safety Element SAF-IMP-6C would require a site specific analysis for projects that are subject to expansive soils. With adherence to existing regulations (including Policy SAF-IMP-6C), impacts related to expansive soils would be less than significant. Nonetheless, analysis of this topic will be included in the Program EIR.

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?

No Impact. No development within the Planning Area would require septic systems as a fully functional wastewater system is in place. No septic tank impact could occur. Nonetheless, analysis of this topic will be included in the Program EIR.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Paleontological resources are buried fossil remains. Surficial and near-surface paleontological resources in the Planning Area most likely would have been destroyed or recovered as a result of past development and redevelopment; therefore, it is unlikely that paleontological resources are located within the Planning Area. However, the proposed Focused GPU and Zoning Amendments support development that could include subsurface parking resulting in the disturbance of soils and bedrock at depths not previously disturbed by existing or past development. As such, future development could result in impacts to such paleontological resources. Potential impacts to paleontological resources will be evaluated in the Program EIR.

4.8 – Greenhouse Gas Emissions

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

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would allow for an increase in the intensity and density of development within the Planning Area which would generate greenhouse gas (GHG) emissions from energy demand, mobile, water demand, wastewater generation, and solid waste generation sources. GHG emissions could directly or indirectly have a significant impact on the environment. Potential impacts related to GHG emissions will be evaluated in the Program EIR.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would allow for an increase in the amount of development within the Planning Area and could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. Potential impacts related to GHG emissions and efforts to reduce GHG emissions will be evaluated in the Program EIR.

4.9 – Hazards and Hazardous Materials

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Implementation of the proposed Focused GPU and Zoning Amendments could result in a significant hazard to the public if future development includes the routine transport, use, or disposal of hazardous materials during construction or operation, or places housing near a facility that routinely transports, uses, or disposes of hazardous materials. Future construction under the proposed Focused GPU and Zoning Amendments would involve the use and transport of hazardous materials such as asphalt, paints, and other solvents. Construction activities could also produce hazardous wastes associated with the use of such products. Development under the proposed Focused GPU and Zoning Amendments would require ordinary construction activities and would not require a substantial or uncommon amount of hazardous materials. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction practices include good housekeeping measures to prevent/contain/clean-up spills and contamination from fuels, solvents, concrete wastes, and other waste materials. Therefore, future construction-related impacts would be less than significant. Nonetheless, analysis of this topic will be included in the Program EIR.

The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses, which require such materials for manufacturing operations or produce hazardous wastes as by-products of production. The proposed Focused GPU and Zoning Amendments do not support uses that would result in substantial use, transport, and/or disposal of hazardous materials or wastes typically associated with heavy industrial uses. While the proposed Focused GPU and Zoning Amendments would include light industrial and industrial mixed-use designations, these land use designations would not permit the above-described activities. Operation of future commercial and residential uses within the Planning Area would result in the use of hazardous materials common to these types of land uses, including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW), which also include used batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Future developments within the Planning Area would be required to adhere to existing federal, state and local regulations pertaining to HHW. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Therefore, the Project would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances.

Based on the preceding analysis of future construction and operational activities within the Planning Area, impacts associated with the routine transport, use of hazardous materials or wastes would be less than significant with implementation of existing regulations. Nonetheless, analysis of this topic will be included in the Program EIR.

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?

Potentially Significant Impact. *Asbestos.* Activities associated with the demolition of the existing structures in the Planning Area that were constructed in the 1950s and 1960s may pose a hazard with regard to asbestos-containing materials (ACM). ACM were used on a widespread basis in building construction prior to and into the 1980s. Asbestos generally does not pose a threat when it remains intact. When asbestos is disturbed and becomes airborne, such as during demolition activities, significant impacts to human health could occur. Construction workers completing demolition activities, as well as surrounding uses, have the potential to be exposed to airborne

asbestos emissions due to the potential presence of ACM. SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of ACM.¹⁴ This rule is designed to protect uses and persons adjacent to demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires a certified inspector to survey any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACM. The applicant must also notify SCAQMD of their intent to perform demolition or renovation of any buildings that may contain asbestos prior to demolition and requires that all ACM is removed prior to any demolition. Rule 1403 also establishes notification procedures, removal procedures, handling and clean-up procedures, storage, disposal, landfilling requirements, and warning label requirements, including HEPA filtration, the glovebag method, wetting, and some methods of dry removal that must be implemented when disturbing appreciable amounts of ACM (more than 100 square feet of surface area). Adherence to SCAQMD Rule 1403 would ensure that impacts related to the release of ACM are less than significant. No further analysis related to asbestos is required.

Lead-Based Paints. Exposure of construction workers to lead-based paint during demolition activities is also of concern, similar to exposure to asbestos. Exposure of surrounding land uses to lead from demolition activities is generally not a concern because demolition activities do not result in appreciable emissions of lead.¹⁵ Specific testing is required to determine if paint or other materials used in the construction of buildings within the Planning Area contains significant levels of lead. Improper disposal of lead-based paint can contaminate soil and subsurface groundwater in and under landfills not properly equipped to handle hazardous levels of this material. If lead-based paint exists in structures proposed for future demolition within the Planning Area, 8 CCR Section 1532.1 (California Construction Safety Orders for Lead) would be applicable, requiring exposure assessment and compliance measures to keep worker exposure below actionable levels. Future demolition within the Planning Area would also be subject to Title 22 requirements for the disposal of solid waste contaminated with excessive levels of lead. Testing, monitoring, containment, and disposal of lead-based materials will comply with all Cal/OSHA standards and regulations under California Construction Safety Orders for Lead section 1532. Adherence to existing regulations would ensure that impacts related to the release of lead based paints would be less than significant. No further analysis related to lead-based paints is required.

According to the State Water Resources Control Board, there are ten open cases of leaking underground storage tanks (LUST) within the Planning Area.¹⁶ The potential exists for some contamination to be exposed during redevelopment activities and in the event of reasonably foreseeable upset and accident conditions. Therefore, potentially significant impacts could occur as a result of implementation of the proposed Focused GU and Zoning Amendments. The potential impact related to accidental release of hazardous materials will be evaluated in the Program EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. There are several schools throughout the Planning Area. The proposed Focused GPU and Zoning Amendments do not support uses that would result in substantial use, transport, and/or disposal of hazardous materials or wastes typically associated with industrial uses. Operation of future developments within the Planning Area would result in the use of widely used common hazardous materials, which typically include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW), which also includes used batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Implementation of the Project would not result in significant impacts involving use, storage, transport or disposal of

hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Project impacts would be less than significant. Nonetheless, analysis of this topic will be included in the Draft Program EIR.

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?

Potentially Significant Impact. No property within the Planning Area is identified on the *Cortese List*, which includes hazardous waste and substance sites listed by the Department of Toxic Substances Control (DTSC), hazardous solid waste disposal sites as listed by the SWRCB, Cease and Desist Order (CDO) or Cleanup and Abatement Order (CAO) sites as issued by the SWRCB, or hazardous waste facilities subject to corrective action by the DTSC.^{17 18 19 20} However, there are ten leaking underground storage tank sites, in addition to seven Cleanup Program sites within the Planning Area.²¹ The potential exists for some contamination to be exposed during redevelopment activities. Therefore, potentially significant impacts could result due to implementation of the proposed Focused GU and Zoning Amendments: this topic will be evaluated in the Program EIR.

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?

Potentially Significant Impact. There are no public airports or private airstrips within two miles of the Planning Area. However, the Joint Forces Training Base - Los Alamitos (JFTBLA) is located immediately west of the Planning Area. New development associated with implementation of the proposed Focused GPU and Zoning Amendments could be exposed to safety hazards or excessive noise, and this topic will be analyzed within the Program EIR.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. Implementation of the proposed Focused GPU and Zoning Amendments, and future development within the Planning Area, would not result in permanent road closures or other features that could physically impact rescue and evacuation efforts within or surrounding the Planning Area. Per state Fire and Building Codes, sufficient space will have to be provided around buildings on future development sites for emergency personnel and equipment access and emergency evacuation both during the construction and operational phases of new development. All elements of future development within the Planning Area would be sited with sufficient clearance from existing and proposed structures so as not to interfere with emergency access to and evacuation from the facility. All future developments would be required to comply with the California Fire Code, as enforced by the Orange County Fire Authority, and as adopted by the Garden Grove Municipal Code (Chapter 18.32: Fire Code). The proposed Focused GPU and Zoning Amendments would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. Impacts to emergency response or evaluation plans from the Project will be less than significant. Nonetheless, analysis of this topic will be included in the Program EIR.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. As noted by CALFIRE Fire Hazard Severity Zone Maps, the entire Planning Area is urbanized, not located in a State Responsibility Area, and is not considered an area of high

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wildland fire threat.²² Furthermore, as determined by the City of Garden Grove 2030 General Plan Land Use Element, the City is not located in a fire threat zone. Therefore, implementation of the proposed Focused GPU and Zoning Amendments would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Nonetheless, analysis of this topic will be included in the Program EIR.

4.10 – Hydrology and Water Quality

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on-or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. Future development within the Planning Area would be subject to the provisions of the National Pollution Discharge Elimination System (NPDES) to protect downstream water quality pursuant to the Clean Water Act (CWA). Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ) issued by the State Water Quality Control Board. The General Permit was issued pursuant to the NPDES regulations of the Environmental Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying best management practices (BMPs). The SWPPP BMPs would follow the guidelines set forth by the State Water Resources Control Board (SWRCB).

On November 8, 2010, the California Regional Water Quality Control Board (RWQCB), Santa Ana Region, adopted an updated NPDES Municipal Permit, Order No. R8-2009-0030, as amended by Order No. R8-2010-0062 (Municipal Permit) to regulate discharges to storm water conveyance systems within Orange County. Proponents of future projects within the Planning Area would be required to comply with NPDES permit requirements through the preparation and implementation of a SWPPP and Erosion Control Plan for construction activities. The City implements NPDES requirements through Municipal Code Chapter 6.40 (Stormwater Quality). Impacts to water quality due to construction activities would be less than significant with implementation of existing regulations. Nonetheless, analysis of water quality impacts from construction activities will be included in the Draft Program EIR.

Operationally, Garden Grove Municipal Code Chapter 6.40 requires that future development and uses incorporate post-construction BMPs into their designs as outlined by the City of Garden Grove's Local Standard Urban Stormwater Management Plan (SUSMP). The Municipal Code also identifies the City's minimum BMP requirements as: 1) source control BMPs including storm drain stenciling and signage, properly designated and covered material and trash storage areas, and the use of efficient irrigation systems; 2) low impact development (LID) BMPs providing retention, slow runoff, minimization of impervious footprint, directing runoff into landscaping, and promoting water conservation; 3) provide buffer zones for natural water bodies; 4) implement requirements outlined in the Municipal Code and the City's BMP Manual during grading and construction activities; 5) submittal of proof of ongoing long term maintenance for all structural post-construction BMPs.

Applications for future development would be required to submit: 1) checklist for new development and redevelopment projects; 2) grading plan checklist; 3) post-construction BMP plan (water quality technical report or Stormwater Quality Management Plan); 4) Operation and Maintenance Plan; and 5) hydrology and hydraulics study. Therefore, the potential impacts to water quality resulting from operation of future developments within the Planning Area would be less than significant with implementation of existing regulations. Nonetheless, analysis of water quality impacts will be included in the Program EIR.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support long-term development and redevelopment within the Planning Area at densities and intensities higher than currently exists. This growth could result in a substantial increase in the use

of groundwater resources that could ultimately result in the lowering of the water table, thereby impacting operation of existing wells. The project could have a potentially significant impact related to groundwater supplies, and potential impacts to groundwater supplies and groundwater recharge will be evaluated in the Program EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on-or off-site?

No Impact. The Planning Area is completely urbanized with a fully functional storm drain system. There is a channelized drainage canal that runs through the western portion of the Planning Area and the Santa Ana River is located less than a mile east of the Planning Area. The drainage pattern of properties within the Planning Area has been engineered through past and present development to avoid alteration of these channels and rivers and not result in on- or off-site erosion as all properties convey storm water to the existing storm drain system. Future development within the Planning Area would be subject to entitlement and building permit requirements which require submittal of grading and drainage plans that identify on-site drainage design and the provisions for cross-lot drainage and/or conveyance to off-site facilities (see Municipal Code Chapter 6.40, for design standards and performance requirements). Implementation of existing requirements would ensure that on- and off-site erosion does not occur as a result of implementation of the proposed Focused GPU and Zoning Amendments. Therefore, the Project will not result in substantial erosion or siltation on- or off-site. Nonetheless, analysis of on- and off-site erosion will be included in the Program EIR.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-offsite?

No Impact. The Planning Area is completely urbanized with a fully functional storm drain system. There is a channelized drainage canal that runs through the western portion of the Planning Area and the Santa Ana River is located less than a mile east of the Planning Area. The drainage pattern of properties within the Planning Area have been engineered through past and present development to avoid alteration of these channels and rivers and not result in on- or off-site flooding as all properties convey storm water to the existing storm drain system. Future development within the Planning Area would be subject to entitlement and building permit requirements which require submittal of grading and drainage plans that identify on-site drainage design and the provisions for cross-lot drainage and/or conveyance to off-site facilities (see Municipal Code Chapter 6.40, for design standards and performance requirements). Implementation of existing requirements would ensure that on- and off-site flooding do not occur as a result of implementation of the proposed Focused GPU and Zoning Amendments. Therefore, the Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-offsite. Nonetheless, analysis of impacts related to on- and off-site flooding will be included in the Program EIR.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. The Planning Area is fully urbanized. Remaining pervious surfaces consist of landscaped areas, park space, and roadway medians. Future development within the Planning Area could result in new development patterns that could increase impervious surfaces on specific sites, which could result in additional stormwater runoff to local and regional storm drain

and flood control facilities. However, pursuant to NPDES requirements and current focus on Low Impact Development (LID) standards, no increase in stormwater runoff from any development within the Planning Area would be permitted. Any calculated increase in stormwater runoff, as identified in a future project's WQMP, would be required to be absorbed and/or retained on site. Therefore, implementation of the proposed Focused GPU and Zoning Amendments would be expected to result in a less-than-significant impact related to stormwater drainage systems. Nonetheless, analysis of impacts related to storm drain capacity will be included in the Program EIR.

iv) Impede or redirect flood flows?

Potentially Significant Impact. Portions of the Planning Area are located in a Special Flood Hazard Area, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. As such, the Planning Area is subject to inundation by the 1% annual chance flood.²³ As the Planning Area could experience flooding, this potential impact is considered potentially significant and will be evaluated in the Program EIR.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Potentially Significant Impact. The Planning Area is not located in a tsunami or seiche zone. Portions of the Planning Area are located in a Special Flood Hazard Area, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps; therefore, the Planning Area is subject to inundation by the 1% annual chance flood. Future developments within the Planning Area would be subject to potential flood hazards and risk of impacts related to release of pollutants due to inundation. As the Planning Area could experience flooding, this potential impact is considered potentially significant and impacts related to flood hazards will be evaluated in the Program EIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially significant Impact. The proposed Focused GPU and Zoning Amendments would support long-term development and redevelopment within the Planning Area at densities and intensities higher than what currently exists. This growth could result in a substantial increase in the use of groundwater resources that could ultimately result in the lowering of the water table, thereby impacting operation of existing wells. Therefore, implementation of the proposed Focused GPU and Zoning Amendments could potentially conflict with or obstruct implementation of the applicable groundwater management plan. Impacts to groundwater levels will be evaluated in the EIR.

4.11 – Land Use and Planning

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support long-term development and redevelopment within the Planning Area at densities and intensities higher than what currently exists. Given this fact, it is possible that an established community could be physically divided as a result of implementation of the Project. Impacts related to division of established communities will be analyzed further in the EIR.

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?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support development and redevelopment within the Planning Area at densities and intensities higher than currently exists. The Garden Grove General Plan contains many policies, some of which may compete with each other. It is possible that specific development proposed and in conformance with the Focused GPU and Zoning Amendments may not meet every policy within the General Plan. Given this fact, it is possible that implementation of the Project could cause a significant environmental impact due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. For example, the policies and provisions of the updated Housing Element (6th Cycle) are required by State law to accommodate the City’s Regional Housing Needs Allocation (RHNA) goal of 19,168 dwelling units will likely conflict with SCAG’s 2020 RTP/SCS (Connect SoCal) because the growth projections used for the RTC/SCS does not include the City’s RHNA goal. Impacts related to potential policy conflicts will be analyzed further in the Program EIR.

4.12 – Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, Specific Plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?**

No Impact. No known mineral resources exist within the City of Garden Grove.²⁴ Therefore, the proposed Focused GPU and Zoning Amendments would not result in the loss of availability of important minerals. No further analysis is required in the Program EIR.

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?**

No Impact. According to the City of Garden Grove General Plan 2030 Conservation Element, no known mineral resource recovery site exists within the Planning Area. Therefore, the proposed Focused GPU and Zoning Amendments would not 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 further analysis is required in the Program EIR.

4.13 – Noise

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction activities and ongoing activities associated with new development within the Planning Area would generate temporary, periodic, and potentially permanent sources of noise. Temporary noise increases would be generated by construction activities. Periodic noise would be generated from common urban sources such as delivery loading and unloading, landscape maintenance, and special events. Permanent increases in ambient noise would result from incremental increase in traffic volumes due to more intense development than existing conditions. Potential increases in noise levels could result in the exceedance of General Plan and/or Municipal Code noise standards. Potential impacts will be evaluated further in the Program EIR.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction activities and ongoing operational activities associated with new development within the Planning Area could generate temporary, periodic, and potentially permanent sources of noise and vibration. Temporary vibration impacts would be generated by construction activities. Permanent increase in vibration could result from incremental increase in traffic volumes due to more intense development or other operational sources.

Evaluation of Environmental Impacts

Increases in vibration could result in impacts to current residents and structures. Potential impacts will be evaluated further in the Program EIR.

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?

Potentially Significant Impact. The Joint Forces Training Base - Los Alamitos (JFTBLA) is located immediately adjacent to the western boundary of the Planning Area. A large portion of the Planning Area is located within the land use compatibility plan for the base. As such, impacts related to excessive noise could be potentially significant and will be analyzed in the Program EIR.

4.14 – Population and Housing

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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)?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments are designed specifically to encourage growth in the Planning Area through the development of new mixed-use development and multifamily housing. This could result in previously unanticipated growth in the Planning Area. Potential impacts related to substantial growth will be evaluated in the Program EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments include no physical changes to the Planning Area or provisions that would remove existing housing. The proposed Focused GPU and Zoning Amendments are designed to encourage new development of residential uses, would support housing over the long-term, and continues the use of zoning districts for mixed-use development. Buildout of the proposed Focused GPU and Zoning Amendments has the potential to result in an additional 20,242 dwelling units in the Planning Area, which would allow for the City to meet its State-mandated Regional Housing Needs Allocation (RHNA). However, since the Focused GPU and Zoning Amendments include up zoning and the redesignation of residential land uses, there is the potential for future displacement of existing residents. Potential impacts related to displacement of substantial numbers of existing people or housing will be evaluated in the Program EIR.

4.15 – Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Fire protection?**

Potentially Significant Impact. The Planning Area is served by the Orange County Fire Authority (OCFA).²⁵ Fire services are funded through taxes which would incrementally increase as new development occurs within the Planning Area. Facilities are expanded or renovated incrementally as growth in the Planning Area increases. The future construction of fire protection facilities would be subject to standard environmental review processes to determine if potentially significant impacts would occur and appropriate mitigation measures would be incorporated, as necessary, pursuant to CEQA. However, because the proposed Focused GPU and Zoning Amendments would support increased development and redevelopment within the Planning Area at densities and intensities higher than currently exists, impacts to fire protection facilities could be potentially significant. As such, potential impacts related to impacts to fire protection services will be evaluated in the Program EIR.

b) **Police protection?**

Potentially Significant Impact. The Planning Area is served by the Garden Grove Police Department.²⁶ Police protection facilities would be expanded or renovated incrementally as development and police service demand in the Planning Area increases. The future construction of police facilities would be subject to standard environmental review processes to determine if potentially significant impacts would occur and appropriate mitigation measures would be incorporated, as necessary, pursuant to CEQA. However, because the proposed Focused GPU and Zoning Amendments would support increased development and redevelopment within the Planning Area at densities and intensities higher than currently exists, impacts to police protection facilities could be potentially significant. As such, potential impacts related to impacts to police protection services will be evaluated in the Program EIR.

c) **Schools?**

Less than Significant Impact. The Planning Area is served by the Garden Grove Unified School District.²⁷ Schools are funded through development impact fees pursuant to the Leroy F. Green School Facilities Act and would be paid prior to issuance of building permits. School facilities would be expanded or renovated incrementally as growth in the Planning Area increases. The future construction of school facilities would be subject to standard environmental review processes to determine if potentially significant impacts would occur and appropriate mitigation measures would be incorporated, as necessary, pursuant to CEQA. Impacts would be less than significant with implementation of existing regulations. Nonetheless, analysis of this topic will be included in the Program EIR.

d) **Parks?**

Potentially Significant Impact. Parks within the City are maintained by the Community Services – Parks & Recreation Department. The dedication of parkland or payment of in-lieu fees is regulated pursuant to Municipal Code Chapter 9.44.030 (In-Lieu Park Fees (Quimby)). Parks and recreation facilities would be expanded or renovated incrementally as growth in the Planning Area increases. Construction of parks and recreation facilities would be subject to standard environmental review processes to determine if potentially significant impacts would occur and appropriate mitigation measures would be incorporated, as necessary, pursuant to CEQA. However, because the proposed Focused GPU and Zoning Amendments would support increased development and redevelopment within the Planning Area at densities and intensities higher than currently exists, impacts to park facilities could be potentially significant. As such, potential impacts related to impacts to park facilities will be evaluated in the Program EIR.

e) **Other public facilities?**

Potentially Significant Impact. The Planning Area is served by three public libraries: the Garden Grove Main Library, the Chapman Branch Library, and the Tibor Rubin Library.²⁸ Library services are funded through taxes and funding would incrementally increase as new development occurs within the Planning Area. Library facilities would be expanded or renovated incrementally as demand in the Planning Area increases. The future construction of library facilities would be subject to standard environmental review processes to determine if potentially significant impacts would occur and appropriate mitigation measures would be incorporated, as necessary, pursuant to CEQA. However, because the proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists, impacts to library facilities could be potentially significant. As such, potential impacts related to impacts to library facilities will be evaluated in the Program EIR.

4.16 – Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

Potentially Significant Impact. Development and redevelopment activity within the Planning Area would result in new residential units, resulting in the incremental increase in demand for local and regional park facilities. Garden Grove has a well-developed park and trails system. The proposed Focused GPU and Zoning Amendments include development incentives that are anticipated to result in the provision both public and private recreation spaces within the Planning Area. Also, future residential development within the Planning Area would be subject to Municipal Code Chapter 9.44.030 (In-Lieu Park Fees (Quimby)) requiring the dedication of parkland or the payment of fees for parks and recreational facilities. In addition, the proposed Environmental Justice Element calls for increased access to parks and recreation facilities. The design features of the proposed Focused GPU and Zoning Amendments, coupled with the development impact fee requirements of the Municipal Code, would help to compensate for the incremental increase in demand for parks and recreation facilities associated with new residential development. However, because the proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists, impacts to existing parks and recreation facilities could be potentially significant. As such, potential impacts related to existing parks and recreation facilities will be evaluated in the Program EIR.

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?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments include incentives and standards for the provision of open space within the Planning Area. The construction and operation of these types of facilities generally do not result in substantial impacts to the environment. The development of on-site open space recreation facilities would be accessory to the primary development on individual sites, so recreation facility development impacts would likely include nominal construction activities such as fine grading, pouring of concrete, installation of playground and other activity facilities, minor construction of accessory

buildings such as bathrooms, and installation of landscaping and outdoor lighting. These types of construction activities generally do not result in significant impacts to the environment and are common in urban environments. However, because the proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists, impacts related to the construction of new parks and recreation facilities could be potentially significant. As such, potential impacts related to construction of new parks and recreation facilities will be evaluated in the Program EIR.

4.17 – Transportation and Traffic

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. Development growth within the Planning Area could result in increased trip generation that could potentially impact the performance of the local and regional circulation system and could potentially conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Potential impacts from the proposed Focused GPU and Zoning Amendments will be evaluated in the Program EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. Development growth within the Planning Area could result in substantial increases in vehicle miles traveled (VMT) and, therefore, could potentially conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). A VMT analysis will be prepared and potential impacts from the proposed Focused GPU and Zoning Amendments will be evaluated in the Program EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed Focused GPU and Zoning Amendments do not include any altered street alignments or roadway configurations that could result in hazardous traffic conditions. The proposed Focused GPU and Zoning Amendments do not include any land use designations or zoning districts that support uses that could conflict with normal traffic operations. No impact would occur. Nonetheless, analysis of this topic will be included in the Program EIR.

d) Result in inadequate emergency access?

Less than Significant Impact. Future development projects within the Planning Area would be subject to fire code requirements and Orange County Fire Authority (OCFA) review and approval, thus providing for adequate emergency access. Adequate emergency access is provided in the forms of primary and secondary ingress and egress, adequate driveway width and slope to accommodate emergency vehicles, fire hydrant placement, and/or access requirements for gated facilities. Adequate emergency access would be required during both the construction and operational phases of any new development proposed as part of implementation of the proposed Focused GPU and Zoning Amendments. The proposed Focused GPU and Zoning Amendments do not include any development standards that would interfere with implementation of emergency access requirements. Impacts would be less than significant with adherence to existing regulations. Nonetheless, analysis of this topic will be included in the Program EIR.

4.18 – Tribal Cultural Resources

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 Cultural Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 Resources 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 Cultural Native American tribe, and that is:

a) 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)?

Potentially Significant Impact. Assembly Bill 52 (AB 52) specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significant effect on the environment. Generally, 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, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The tribe must respond, in writing, within 30 days of receipt of the formal notification to request

consultation. AB 52 specifies examples of mitigation measures that may be considered to avoid or minimize impacts on tribal cultural resources.

Senate Bill 18 (SB 18) incorporates the protection of California traditional tribal cultural places into land use planning for cities, counties, and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American tribes as part of the adoption or amendment of any general or specific plan proposed on or after March 1, 2005. SB18 requires public notice to be sent to tribes listed on the Native American Heritage Commission's SB18 Tribal Consultation list within the geographical areas affected by the proposed changes. Tribes must respond to a local government notice within 90 days (unless a shorter time frame has been agreed upon by the tribe), indicating whether or not they want to consult with the local government. Consultations are for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that may be affected by the proposed adoption or amendment to a general or specific plan.

Ground-disturbing activities associated with development carried out under the proposed Focused GPU and Zoning Code Amendments could result in damage to or destruction of Tribal Cultural Resources (TCR) as defined in *Public Resources Code section 5020.1(k)*. Archaeological materials associated with past occupation within the Planning Area are likely to exist and have the potential to provide important cultural and scientific information. The Focused GPU supports development that could include but is not limited to the new construction of residential housing, commercial buildings and warehouses, road improvements, and supporting infrastructure, resulting in the disturbance of soils at depths not previously disturbed by existing or past development. The potential for uncovering significant tribal cultural resources within the Planning Area during earthmoving construction activities is unknown. Nevertheless, ground-disturbing activities associated with proposed development projects within the Planning Area, where excavation depths exceed those previously attained or in un-surveyed parcels, have the potential to impact TCRs. Impacts will be further evaluated in the Program EIR.

b) 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 Resources 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.

Potentially Significant Impact. As stated in response 4.18.a above, the potential for uncovering significant tribal cultural resources within the Planning Area during earthmoving construction activities is unknown. Moreover, ground--disturbing activities associated with proposed development projects within the Planning Area, where excavation depths exceed those previously attained or in un-surveyed parcels, have the potential to impact TCRs. Impacts will be further evaluated in the Program EIR.

4.19 – Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. This could potentially result in an increase in water demand and wastewater discharges. These increases could result in the need for new construction and or

expansion of conveyance facilities and changes in associated permits. Potential impacts to water and wastewater facilities will be evaluated in the Program EIR.

As discussed in Section 4.10.c.iii (Hydrology and Water Quality), the Planning Area is fully urbanized. Remaining pervious surfaces consist of landscaped areas, park space, and roadway medians. Future development within the Planning Area could result in new development patterns that could increase impervious surfaces on specific sites, which could result in additional stormwater runoff to local and regional storm drain and flood control facilities. However, pursuant to the applicable NPDES requirements and current focus on Low Impact Development (LID) standards, no increase in stormwater runoff from any development within the Planning Area would be permitted. Any calculated increase in stormwater runoff, as identified in a future project's WQMP, would be required to be absorbed and/or retained on site. Therefore, no increase in stormwater runoff is anticipated and storm drain capacity would not be impacted as a result of implementation of the proposed Focused GPU and Zoning Amendments. Nonetheless this issue will be addressed in the Program EIR.

As discussed in Section 4.6.a (Energy), given the fact that the proposed Focused GPU and Zoning Amendments would support development and redevelopment within the Planning Area at densities and intensities higher than what currently exists, it is possible that buildout of the proposed Focused GPU and Zoning Amendments could result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. This includes both electricity and natural gas resources which could have the effect of requiring or resulting in the relocation or construction of new or expanded facilities, the construction or relocation of which could cause significant environmental effects. Impacts related to relocation or construction of new or expanded facilities as a result of buildout of the proposed Focused GPU and Zoning Amendments will be evaluated in the Program EIR.

Although not expected to result in significant impacts, potential impacts to telecommunications facilities will also be evaluated in the Program EIR.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. This will result in an increase in water demand within the Planning Area. These increases could challenge current and/or future facilities, resulting in the need for new construction and or expansion of conveyance facilities and changes in associated permits. In addition, future development facilitated by the proposed Focused GPU and Zoning Amendments will result in an increase in water demand that could require the development of new or expanded supplies. Potential impacts related to water supplies will be evaluated in the Program EIR.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. This will result in an increase in wastewater discharges that could challenge current and/or future facilities, resulting in the need for new construction and or expansion of facilities. Potential impacts to wastewater facilities will be evaluated in the Program EIR.

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?

Potentially Significant Impact. There are several landfills that will serve the Planning Area over the long-term depending on daily intake limits and annual capacity limitations. The proposed Focused GPU and Zoning Amendments would support new development and redevelopment within the Planning Area at densities and intensities higher than currently exists. This could result in an increase in the generation of solid waste in excess of the capacity of local landfills. Potential impacts related to the generation of excess solid waste will be evaluated in the Program EIR.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. All uses within the Planning Area would be subject to applicable local and State regulations related to solid waste disposal and recycling, and no portion of the proposed Focused GPU and Zoning Amendments would conflict with implementation of such regulations. Impacts relating to adherence to existing regulations would be considered less than significant. Nonetheless, analysis of this topic will be included in the Program EIR.

4.20 – Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 of that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. As noted in Section 4.9.g (Hazards and Hazardous Materials), CALFIRE Fire Hazard Severity Zone Maps show that the entire Planning Area is urbanized, is not located in a State Responsibility Area, and is not considered an area of high fire threat. Furthermore, as determined by the City of Garden Grove 2030 General Plan Land Use Element, the City is not located in a fire threat zone. Therefore, implementation of the proposed Focused GPU and Zoning Amendments would not substantially impair an adopted emergency response plan or emergency evacuation plan. No further analysis of wildland fires is required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As noted in Section 4.9.g (Hazards and Hazardous Materials), CALFIRE Fire Hazard Severity Zone Maps show that the entire Planning Area is urbanized and not considered an area of

high fire threat. Furthermore, as determined by the City of Garden Grove 2030 General Plan Land Use Element, the City is not located in a fire threat zone. Therefore, implementation of the proposed Focused GPU and Zoning Amendments would not exacerbate wildfire risks and thereby expose persons to pollutant concentrations from wildfire. No further analysis of wildland fires is required in the EIR.

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 of that may result in temporary or ongoing impacts to the environment?

No Impact. As noted in Section 4.9.g (Hazards and Hazardous Materials), CALFIRE Fire Hazard Severity Zone Maps show that the entire Planning Area is urbanized and not considered an area of high fire threat. Furthermore, as determined by the City of Garden Grove 2030 General Plan Land Use Element, the City is not located in a fire threat zone. Therefore, implementation of the proposed Focused GPU and Zoning Amendments would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No further analysis of wildland fires is required in the EIR.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As noted in Section 4.9.g (Hazards and Hazardous Materials), CALFIRE Fire Hazard Severity Zone Maps show that the entire Planning Area is urbanized and not considered an area of high fire threat. Furthermore, as determined by the City of Garden Grove 2030 General Plan Land Use Element, the City is not located in a fire threat zone. Therefore, implementation of the proposed Focused GPU and Zoning Amendments would not expose people or structures to significant risks related to wildfire. No further analysis of wildland fires is required in the EIR.

4.21 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. The proposed Focused GPU and Zoning Amendments could result in significant impacts related to local and regional emissions of criteria pollutants which could degrade the quality of the environment. The proposed Focused GPU and Zoning Amendments could also result in significant impacts related to greenhouse gas emissions which could degrade the quality of the environment. The proposed Focused GPU and Zoning Amendments may also impact biological, historical, cultural, and/or paleontological resources. Based on the preceding analysis of potential impacts described in Sections 4.1 through 4.20 of this IS, this Project could degrade the quality of the environment, substantially impact biological resources, and/or eliminate important examples of the major periods of California history or prehistory. Impacts are potentially significant. Thus, an EIR will be prepared.

b) Does the project have impacts that are individually limited, but cumulatively considerable?

Potentially Significant Impact. Cumulative impacts could result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems,

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public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short term and temporary, usually consisting of overlapping construction impacts, as well as long term due to the permanent land use changes involved in the proposed Focused GPU and Zoning Amendments. Based on the preceding analysis in Sections 4.1 through 4.20, the proposed Focused GPU and Zoning Amendments have the potential to contribute considerably to short- and long-term cumulative impacts at local, regional, and global contexts. Cumulative impacts are potentially significant. Thus, an EIR will be prepared.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The analysis documented in Section 4.1 through 4.20 identifies potential direct and indirect impacts to human beings related to air quality, biological resources, cultural resources, energy, paleontological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation, tribal cultural resources and utilities and services systems. Impacts are potentially significant. Thus, an EIR will be prepared.

5.1 – List of Preparers

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5.2 – Persons and Organizations Consulted

None

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