

## NOTICE OF DETERMINATION

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To:  X   
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From:  
City of Garden Grove  
P. O. Box 3070  
11222 Acacia Parkway  
Garden Grove, CA 92842



X   
Orange County Clerk  
Recorder Department  
Hall of Finance and Records  
12 Civic Center Plaza, Room 106  
Santa Ana, CA 92701

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Addendum to Mitigated Negative Declaration and Minor Modification No. 1 to Site Plan No. SP-101-2021

Project Title

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Mary Martinez,	City of Garden Grove	(714)741-5312
<b>State Clearinghouse Number</b> (If submitted to Clearinghouse)	<b>Lead Agency</b> <b>Contact Person</b>	<b>Area Code/ Telephone/ Extension</b>

North side of Westminster Avenue, west of Brookhurst Street at 13861 Brookhurst Street, City of Garden Grove, Orange County.

Project Location (include county)

Name and Address of Developer/Applicant or Project Sponsor:

City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92842  
Phone: (714) 741-5000

Project Description:

Minor Modification No. 1 to modify Site Plan No. SP-101-2021 to reflect changes to the approved site plan and Mitigated Negative Declaration.

In November 2021, the Garden Grove Planning Commission approved Site Plan No. SP-101-2021, which authorized an expansion to an existing 180,449 square foot shopping center improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop. Site Plan No. SP-101-2021 authorized (i) the construction of two (2) new 4,000 square foot drive-thru pad buildings (Building A and Building C), (ii) the construction of one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target (Building D), (iii) replacement of the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building (Building B), and (iv) removal of Target's 13,600 square foot garden center. In conjunction with its approval of Site Plan No. SP-101-2021, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project that concluded a finding of no significant impact or less than significant impact for all issue areas with exception of tribal cultural resources, which was reduced to less than significant with incorporation of mitigation.

Since adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the developer proposed changes to reduce the size of one of the drive-thru pad buildings, Building A, from 4,000 square feet to 950 square feet, for Dutch Bros Coffee (Modified Project). Additional changes to Building A include a new 324 square foot covered outdoor dining area, changes to the drive-thru for a dual lane design, and modifications to the trash enclosure, parking, and drive aisle layout. As concluded in the additional queuing analysis, the revised project is anticipated to provide adequate drive-thru capacity to accommodate peak queues and maintain adequate circulation/site access.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and California Code of California Regulations, Title 14, Sections 15000 et seq., the findings relative to CEQA compliance identified in the adopted Mitigated Negative Declaration and Mitigation Monitoring and Report Program remain applicable, as it is anticipated that the revised project would not result in new or substantially more severe significant environmental impacts as compared with the impacts disclosed in the adopted Mitigated Negative Declaration, nor are there any other circumstances

that require the preparation of a subsequent Initial Study/ Mitigated Negative Declaration or Environmental Impact Report. Thus, an Addendum to the adopted Mitigated Negative Declaration is appropriate. The revised project would remain subject to mitigation measure identified in the adopted Mitigation Monitoring and Reporting Program (mitigation measure TCR-1).

This is to advise that on January 18, 2024, the City of Garden approved the Minor Modification No. 1 to Site Plan No. SP-101-2021 implementing the project changes as analyzed in the Addendum to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program adopted by the City of Garden Grove Planning Commission on November 18, 2021, pursuant to CEQA. The City of Garden Grove has made the following determinations regarding the above-described project:

1. The project    will XX will not have a significant effect on the environment.
2.    An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
XX An Addendum to Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures XX were    were not made a condition of the approval of the project.
4. A statement of Overriding Considerations    was XX was not adopted for this project.
5. Findings XX were    were not made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and record of project approval are available to the General Public at: City of Garden Grove, Community Development, 11222 Acacia Parkway, Garden Grove, CA 92842

	January 18, 2024	Planning Services Manager
Signature (Public Agency)	Date	Title