



# GARDEN GROVE

## NOTICE OF DETERMINATION

**TO:**  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
<https://ceqanet.opr.ca.gov/>

**FROM:** City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840  
Contact: Huong Ly  
Phone: 714-741-5302

Orange County Clerk-Recorder  
Attn: Recorder Operations  
601 N. Ross Street  
Santa Ana, CA 92701

**Subject:** Filing of Notice of Determination in compliance with Section 21152 or the Public Resources Code

**Project Title:** Brookhurst and Central Townhome Project  
**Project Applicant:** Melia Homes  
**Project Location:** 13252 Brookhurst Street and 10052 Central Avenue  
**City:** Garden Grove      **County:** Orange

### PROJECT DESCRIPTION:

The proposed Project involves developing a 1.22-acre site with 30 residential townhomes within 3-story buildings with a maximum height of 35 feet. The proposed townhomes would be for-sale townhomes, with 10 percent of the units being restricted to moderate income buyers. The Project includes a total of 64 parking spaces in the form of a two-car garage for each townhome and four open parking spaces, a 4,322 square foot central active open space area, and 9,578 square feet open space landscape area.

This is to advise that the City of Garden Grove, as lead agency, has approved the above-described project on February 13, 2024 and has made the following determinations regarding the above-described project.

1.	<input type="checkbox"/> The Project will have a significant effect on the environment.
	<input checked="" type="checkbox"/> The Project will NOT have a significant effect on the environment
2.	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA.
	<input type="checkbox"/> A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
	<input checked="" type="checkbox"/> A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.

3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the Project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input checked="" type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

**This is to certify that the IS/MND and the record of Project approval, are available to the general public at:** City of Garden Grove Planning Division, 11222 Acacia Parkway, Garden Grove, CA 92840:

  
Signature

02/16/2024

Date:

Associate Planner

Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.