

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Newhope & Garden Grove Residential

Lead Agency: City of Garden Grove

Contact Name: Priit Kaskla, AICP, Associate Planner

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Phone Number: (714) 741-5303

Project Location: Garden Grove

City

Orange

County

Project Description (Proposed actions, location, and/or consequences).

The Project proposes a small lot single family detached residential development with a density of 17.1 units per acre. . The specific land use entitlement approvals requested include the following: (i) Zoning Map amendment to establish an R-3 (Multiple-Family Residential) base zone; (ii) residential Planned Unit Development to facilitate the development of the proposed small lot subdivision project; (iii) Site Plan approval to construct 15 three-story homes along with associated site improvements; (iv) in accordance with the State Subdivision Tract Map, a Tentative Tract Map to subdivide the subject property into condominiums; and (v) a Variance to deviate from the minimum property size to establish a Planned Unit Development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts associated with the Project and the proposed mitigations that would reduce these impacts to less than significant levels include:

1. Unanticipated Discovery of Archaeological Resources - MM CUL-1 mitigates this potential impact by requiring monitoring, and if found, retention of a qualified archaeologist to monitor and recover as appropriate.
2. Unanticipated Discovery of Paleontological Resources - MM GEO-1 mitigates this potential impact by requiring monitoring, and if found, retention of a qualified paleontologist to monitor and recover as appropriate.
3. Asbestos Material in existing paving - MM HAZ-1 mitigates this potential impact by requiring an asbestos survey and if found removal and disposal by a state certified contractor.
4. Construction Noise - MM NOI mitigates this potential impact by requiring best management practices to reduce construction noise adjacent to neighboring residences.
5. Tribal Cultural Resources - MM TRC-1, TRC-2 and TRC-3 mitigate potential impacts to tribal resources by requiring monitoring and following protocols recommended by the Gabrieleño Band of Mission Indians – Kizh.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The only potential areas of controversy would involve the project's potentially significant impacts, noted above, that would be mitigated to less than significant levels through the measures discussed above.

Provide a list of the responsible or trustee agencies for the project.

NAHC