

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange County Clerk Recorder
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Garden Grove
Address: 11222 Acacia Parkway
Garden Grove, CA 92840
Contact: Monica Rodriguez, Senior Planner
Phone: 714-741-5312

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Santa Barbara Towns

Project Applicant: Brandywine Homes (2355 Main Street, Suite 220, Irvine, CA 92614)

Project Location (include county): 5802 Santa Catalina Avenue, Garden Grove, Orange County, CA

Project Description:

The Project proposes to develop 26 two-story townhomes and their associated improvements, including a total of 80 parking spaces (28 surface parking spaces and 52 spaces within attached garages), landscaping, and amenities (a central community open space with a free-standing coal barbeque, trash receptacle, and table seating, a yoga area with raised garden planters and bench seating for small gatherings, and a community dog bag station). The townhomes feature two-bedroom to four-bedroom units and three different plan types that will range in size from 1,223 square feet to 1,745 square feet. The Project is seeking the following entitlements: 1) an amendment to the existing Church's CUP-119-60, which allows the existing church to operate on an R-1 zone, 2) approval of Tentative Parcel Map No. 2024-124 to subdivide the existing parcel to allow for the development of the Project, 3) approval of Tentative Tract Map No. 19336 to allow for the development of 26-unit townhomes on a single lot, 4) approval of Zone Change to change the Project site parcel to R-3, Multiple-Family Residential, and 4) approval of General Plan Amendment to change the Project site parcel land use designation to Low Medium Density Residential.

This is to advise that the City of Garden Grove City Council has approved the above (Lead Agency or Responsible Agency)

described project on and has made the following determinations regarding the above described project.

- 1. The project 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. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Garden Grove Planning Division 11222 Acacia Parkway, Garden Grove, CA 92840

Signature (Public Agency): Title: Senior Planner

Date: 4/8/2025 Date Received for filing at OPR: