



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 5, 2016

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR O'NEILL, VICE CHAIR KANZLER
COMMISSIONERS BARKER, MARGOLIN, NGUYEN, PAREDES,
ZAMORA

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: April 21, 2016
- C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. MITIGATED NEGATIVE DECLARATION
SITE PLAN NO. SP-022-2016
CONDITIONAL USE PERMIT NO. CUP-065-2016
LOT LINE ADJUSTMENT NO. LLA-011-2016
DEVELOPMENT AGREEMENT NO. DA-002-2016

APPLICANT: TONY LAM

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET. PEARL STREET PROPERTY IS CONTIGUOUS TO NORTH SIDE OF GARDEN GROVE PROPERTIES AND FRONTS SOUTH SIDE OF PEARL STREET, WEST OF NELSON STREET AT 10641 GARDEN GROVE BOULEVARD, 10661 GARDEN GROVE BOULEVARD, AND 10662 PEARL STREET.

REQUEST: Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties, in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included.

STAFF RECOMMENDATION: Recommend adoption of the Mitigated Negative Declaration and approval of Development Agreement No. DA-002-2016 to City Council, and approve Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, subject to the recommended conditions of approval and City Council approval of Development Agreement No. DA-002-2016.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

E.1. REVIEW OF BROWN ACT – Conflict of Interest Laws

F. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Council Chamber, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, April 21, 2016

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Barker
Commissioner Margolin
Commissioner Paredes
Commissioner Zamora

Absent: Zamora

Commissioner Zamora joined the meeting at 7:29 p.m.

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

Staff introduced the City's new Community and Economic Development Director, Lisa Kim.

ORAL COMMUNICATIONS – PUBLIC – Mr. Charlie Zabinski asked for the status of the bike path between Nelson Street and Stanford Avenue. Vice Chair Kanzler stated that a consultant had been hired to develop a Bicycle Master Plan for the City.

March 17, 2016 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Barker

Ayes: (5) Barker, Kanzler, Margolin, O'Neill, Paredes

Noes: (0) None

Absent: (1) Zamora

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-066-2016. FOR PROPERTY LOCATED AT 12755 BROOKHURST STREET, SOUTH OF STANFORD AVENUE, WEST OF BROOKHURST STREET AND STANFORD AVENUE.

Applicant: Karie Barker
Date: April 21, 2016

Request: Conditional Use Permit approval to operate a new 1,850 square foot after-school tutoring center for 46 students and six (6) instructors. The site is in the GGMU1 (Garden Grove Mixed Use 1) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: It was moved to continue the item to a date uncertain per the applicant's request.

Motion: O'Neill Second: Kanzler

Ayes: (5) Barker, Kanzler, Margolin, O'Neill, Paredes

Noes: (0) None

Absent: (1) Zamora

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, SITE PLAN NO. SP-022-2016, CONDITIONAL USE PERMIT NO. CUP-065-2016, LOT LINE ADMUSTMENT NO. LLA-011-2016, AND DEVELOPMENT AGREEMENT NO. DA-002-2016 FOR PROPERTY LOCATED AT 10641 GARDEN GROVE BOULEVARD, 10661 GARDEN GROVE BOULEVARD, AND 10662 PEARL STREET, NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET. PEARL STREET PROPERTY IS CONTIGUOUS TO NORTH SIDE OF GARDEN GROVE BOULEVARD PROPERTIES AND FRONTS ON SOUTH SIDE OF PEARL STREET, WEST OF NELSON STREET.

Applicant: Tony Lam

Date: April 21, 2016

Request: Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties, in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included.

Motion No. 1:

Action: Public Hearing held. Public Hearing closed then re-opened. Speaker(s): Joe Dovich, Tony Lam, George Behnam

Action: Motion to leave the Public Hearing open and continue the item to the May 19th Planning Commission meeting in order for staff to review updated architectural plans was approved.

Motion: Kanzler Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

Motion No. 2:

Action: Due to the number of items on the May 19th agenda, a motion to leave the Public Hearing open and to reconsider continuing the item to the May 5th Planning Commission meeting was approved.

Motion: Kanzler Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

Motion No. 3:

Action: Motion to leave the Public Hearing open and continue the item to the May 5th Planning Commission meeting in order for staff to review updated architectural plans was approved.

Motion: Margolin Second: Kanzler

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN:

Action: Received and filed. Discussion included clarification on the number of housing units per levels of income, as well as homelessness, including how to obtain resources and the methodology of the Police Department's resource team to reach out to the homeless.

Motion: Kanzler Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

MATTERS FROM COMMISSIONERS: Commissioner Margolin asked staff for updates on the Promenade Shopping Center, the Inge sign, and the Galleria. Staff responded that Chipotle, Wing Stop, Yogurtland, and Panda Express were in plan check; no

update on the Inge sign; as money becomes available, the businesses that want to comply with the new sign program would be first up; and in regard to the Galleria, the two parties were in court, with the issue to be back at City Council on the second meeting in May.

Vice Chair Kanzler asked if the City had a 'mansionization' ordinance. Staff replied that the City presented a report years ago, however, the topic did not move forward.

Commissioner Zamora asked for an update on the mini-park at the corner of Brookhurst Street and Lampson Avenue; about the roadwork on Brookhurst Street between Chapman Avenue and Lampson Avenue; about a list of City projects posted online; and about Costco traffic. Staff responded that the park was being renovated to be drought tolerant using City funds; the roadwork would be looked into; a list of City projects was being worked on to be posted online; and that Dai Vu would be contacted regarding the Costco traffic.

Commissioner Barker asked if Commissioners could give recommendations for the District Maps. The advice was to attend City Council to express suggestions, along with a reminder that the topic was not under the Planning Commission's jurisdiction.

Commissioner Paredes asked if the May 5th Planning Commission meeting could include a public forum to discuss opportunities for vacant businesses.

Lisa Kim, responded that City Council had tasked the Community and Economic Development Department to bring forward an economic development strategy over the next six months, by way of community outreach, and a report with elements of the strategy could be brought back to Planning Commission.

Commissioner Margolin asked if a property owner could sit on their vacant property for years. Staff replied yes, as long as the property was maintained and that the City would become involved if the property became a public nuisance. Staff then added that in regard to a public forum for suggestions to fill vacant businesses, it was better for Commissioners to remain non-prejudiced and neutral in regard to future development.

Chair O'Neill mentioned the Graduates Reception, which would occur prior to the City Council meeting on April 26th.

MATTERS FROM STAFF: Staff reiterated that the May 5th meeting would include the continued item and a review of the Brown Act, and that the memo on Historic Preservation would go to City Council in June.

ADJOURNMENT: At 8:50 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, May 5, 2016, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Zamora Second: Barker

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	SITE LOCATION: Two properties are located on the north side of Garden Grove Boulevard, west of Nelson Street. The third property is contiguous to the north side of the Garden Grove properties and fronts on the south side of Pearl Street, west of Nelson Street. North side of Garden Grove Boulevard, west of Nelson Street. The property addresses are 10641 and 10661 Garden Grove Boulevard and 10662 Pearl Street.
HEARING DATE: May 5, 2016	GENERAL PLAN: Industrial/Commercial Mixed Use
CASE NOS.: Site Plan No. SP-022-2016 CUP-065-2016, Lot Line Adjustment No. LLA-011-2016, and Development Agreement No. DA-002-2016	EXISTING ZONE: AR (Adaptive Reuse)
APPLICANT: Tony Lam	APN: 089-092-06, 089-092-26, and 089-092-25
PROPERTY OWNER: Tony Lam and Jennie Do	CEQA DETERMINATION: Mitigated Negative Declaration

REQUEST:

A request for approval of a Site Plan and Conditional Use Permit approval to construct a four-story, 10-unit, work-live, mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate the three properties into one. A Development Agreement is also included.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code
Total Lot Size	.69 acres	15,000 S.F.	Yes
Work/Live Density By Total Site Area	10 units per acre	32 units per acre	Yes
Work/Live Units	10 units	22 units	Yes
Total Parking			
Work/Live	32*	30	Yes
Recreation Area Total	4,376.85 S.F.	3,000 S.F.	Yes**
Common Area	3,500 S.F.		
Private Balcony	876.85 S.F.		
Building Setbacks			Yes
Front	15'-0"	15'-0"	
Rear	28'-9"	0'-0"	
sides	0'-0"	0'-0"	

*Table on plans says there are 31 spaces, but plans actually show 32 spaces.

**Private balconies range in size from 32.9 square feet to 132 square feet and are not a Code requirement.

BACKGROUND/DISCUSSION:

On April 21, 2016, the subject applications were presented to the Planning Commission for consideration. During the meeting, concerns were raised regarding accessible bathrooms in the commercial portions of the units, as well as access to the units from the shared garages. Since the plans that were submitted did not show accessible bathrooms nor separated garaged spaces, the Planning Commission continued the item in order for the applicant to provide plans that addressed their concerns.

The applicant has revised the plans and provided accessible bathrooms in each of the commercial areas of the units. The dividing wall within the garages have been shown on the plans for three of the garages, however, due to structural reasons, dividing walls within the two garages located at either end of the building could not be included without substantially impacting the layout of the units and reconfiguring the stairwells located on the east and west sides of the structure. Therefore, the applicant has proposed to leave the two garages as originally proposed with the change that the garages would not have direct access to the downstairs units. All other aspects of the project remain as originally proposed. The original staff report has been attached for reference.

Based on the new set of plans, a new Resolution of Approval has been provided with Conditions of Approval that include new conditions that require the provision for accessible bathrooms in the commercial areas of each unit, that the garages shall include a dividing wall between each garage space with the exception of the two end garages located along the easterly and westerly property lines, and that access to the units from the two end garages be prohibited.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5857-16 recommending that the City Council approve Development Agreement No. DA-002-2016; and
2. Adopt Resolution No. 5858-16 approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, subject to the recommended Conditions of Approval, and subject to City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project and City Council approval of Development Agreement No. DA-002-2016.


Karl Hill
Planning Services Manager


By: Lee Marino
Senior Planner

RESOLUTION NO. 5857-16

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF DEVELOPMENT AGREEMENT NO. DA-002-2016 FOR A MIXED-USE DEVELOPMENT ON THREE CONTIGUOUS PROPERTIES LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET AND THE SOUTH SIDE OF PEARL STREET, WEST OF NELSON STREET, AT 10641 AND 10661 GARDEN GROVE BOULEVARD AND 10662 PEARL STREET.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session, assembled on April 21, 2016 and May 5, 2016, does hereby recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of Development Agreement No. DA-002-2016, for a four-story, 10-unit, work-live, mixed-use development (the "Project") on land consisting of three properties, two located on the north side of Garden Grove Boulevard west of Nelson Street and one located contiguous to the north side of the Garden Grove Boulevard properties that fronts on the south side of Pearl Street, west of Nelson Street, at 10641 and 10661 Garden Grove Boulevard and 10662 Pearl Street, Assessor's Parcel Nos. 089-092-06, 089-092-25, and 089-092-26 (collectively, the "Property").

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, together with comments received during the public review process, and finds that (1) the record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California; (2) that the custodian of record of proceedings is the Director of Community Development; (3) that the Mitigated Negative Declaration reflects the City's independent judgment and analysis; and (4) that on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the Project will have a significant effect on the environment; therefore, the Planning Commission hereby recommends the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

BE IT FURTHER RESOLVED in the matter of Development Agreement No. DA-002-2016, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Tony Lam (the "Applicant").
2. The Applicant has requested Planning Commission approval of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 to construct a four-story, 10-unit, work-live, mixed-use development on three separate properties proposed to be consolidated into a single parcel, and is requesting the Planning Commission

recommend approval to City Council of Development Agreement No. DA-002-2016 between the City of Garden Grove and Tony Lam and Jennie Do for the Project on the Property.

3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Mitigated Negative Declaration because the proposed project with the proposed mitigation measure cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
4. The Property has a General Plan Land Use designation of Industrial/Commercial Mixed Use and is currently zoned AR (Adaptive Reuse). The .69-acre site is currently developed with a vacant commercial building, a bicycle shop on the Garden Grove Boulevard properties and a non-conforming single-family home on the Pearl Street property.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 21, 2016 and May 5, 2016, and all interested persons were given an opportunity to be heard.
8. Concurrently with adoption of this Resolution, on May 5, 2016, the Planning Commission adopted Resolution No. 5858-16 approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, subject to specified Conditions of Approval, and subject to the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of Development Agreement No. DA-002-2016 by the Garden Grove City Council. The facts and findings set forth in Planning Commission Resolution No. 5858-16 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meetings on April 21, 2016 and May 5, 2016 and considered all oral and written testimony presented regarding the project.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The Property is .69-acres in area, and is currently developed with a vacant commercial building and a bicycle shop on the Garden Grove Boulevard properties and a non-conforming single-family home on the Pearl Street property.

The Property has a General Plan Land Use designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential).

The Applicant desires to construct a 10-unit, work-live, mixed-use development on the Property pursuant to Site Plan No. SP-022-2016, CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016. The maximum building height will be four (4) stories with an overall height not to exceed 46'-9" and the building area will be comprised of 10 work/live units ranging in size from 2,330 square feet to 3,168 square feet. Pursuant to the proposed Development Agreement with the City, the applicant will be guaranteed four years to construct the Project in accordance with Site Plan No. SP-022-2016, CUP-062-2016, and Lot Line Adjustment No. LLA-011-2016, and the City will receive a development agreement payment in an amount not to exceed \$19,160 to reimburse the City for the cost of certain City services required by the Project that are not otherwise being reimbursed to the City.

FINDINGS AND REASONS:

1. The Development Agreement is consistent with the General Plan.

The proposed 10-unit, work-live, mixed-use development Project authorized to be constructed under the Development Agreement is consistent with the Property's General Plan Land Use Designation of Industrial/Commercial Mixed Use, which is intended to provide for a mix of uses. The Project is also consistent with Policy LU-1.6 of the General Plan's Land Use Element, which provides for the City to encourage workplace development in close proximity to residences in areas designated as Mixed Use.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report and in Resolution No. 5858-16.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Development Agreement possesses characteristics that would indicate justification of the request in accordance with Government Code Section 65864 et. seq, provisions for Development Agreements.

RESOLUTION NO. 5858-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-022-2016, CONDITIONAL USE PERMIT NO. CUP-065-2016, AND LOT LINE ADJUSTMENT NO. LLA-011-2016 FOR THREE CONTIGUOUS PROPERTIES THAT ARE LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET AND THE SOUTH SIDE OF PEARL STREET, WEST OF NELSON STREET, AT 10641 AND 10661 GARDEN GROVE BOULEVARD AND 10662 PEARL STREET, ASSESSOR PARCEL NOS. 089-092-06, 089-092-25, AND 089-092-26.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session, assembled on April 21, 2016 and May 5, 2016, and approved Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, subject to the Conditions of Approval attached hereto as "Exhibit A", and subject to the approval of Development Agreement No. DA-002-2016 by the Garden Grove City Council.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Tony Lam (the "Applicant").
2. The Applicant is requesting approval of a Site Plan and Conditional Use Permit to construct a four-story, 10-unit, work-live, mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate the three properties into one. A Development Agreement incorporating these proposed land use entitlements is also proposed.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Mitigated Negative Declaration because the proposed project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
4. The properties have a General Plan Land Use designation of Industrial/Commercial Mixed Use, and are currently zoned AR (Adaptive Reuse). The subject properties are currently improved with a vacant commercial building, a bicycle shop, and a non-conforming single-family home.

5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 21, 2016 and May 5, 2016, and all interested persons were given an opportunity to be heard.
8. Concurrently with adoption of this Resolution, on May 5, 2016, the Planning Commission adopted Resolution No. 5857-16, recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Development Agreement No. DA-002-2016 for the Project. The facts and findings set forth in Planning Commission Resolution No. 5857-16 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meetings of April 21, 2016 and May 5, 2016.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

FACTS:

The subject property is approximately .69 acres and consists of three properties, two located on the north side of Garden Grove Boulevard west of Nelson Street and one located contiguous to the north side of the Garden Grove Boulevard properties that fronts on the south side of Pearl Street, west of Nelson Street. The subject properties have a General Plan Designation of Industrial/Commercial Mixed Use and are zoned AR (Adaptive Reuse). The properties to the north, east, and west are zoned AR and are developed with non-conforming, single-family homes and commercial uses. The properties to the south, across Garden Grove Boulevard are zoned GGMU-3 (Garden Grove Mixed Use 3) and are developed commercially.

In 2008 the City Council adopted the current General Plan, which changed the Land Use Designation of the area generally located north of Garden Grove Boulevard, west of Nelson Street, east of Flower Street to the north of Stanford Avenue and Nutwood Street to the south Stanford Avenue, as well as the area that is south of the portion of the OCTA right-of-way that is north of Stanford Avenue, from Office Professional, Mixed Use, and Industrial to Industrial/Commercial Mixed Use. This area maintains a variety of uses that include eating establishments, auto repair, light industrial uses, offices, and non-conforming residential uses.

In 2012, the City Council approved a Code Amendment that established the AR Mixed Use Zone within this area along with associated development standards in

order to provide the consistency between the new General Plan Land Use Designation and the Zoning classification that is required by State Law.

The subject properties are developed with a vacant commercial building and a bicycle shop on the Garden Grove Boulevard properties and a non-conforming single-family home on the Pearl Street property. The applicant is proposing to combine the three subject properties and demolish the existing improvements in order to develop a four-story, ten-unit, work-live mixed-use development.

The new four-story building will be constructed to face Garden Grove Boulevard and will maintain a 15'-0" setback from the front property line and will be constructed over the main driveway. The building will maintain zero setbacks along the east and west property lines and 28'-0" from the rear property line. Main access to the property will be via a 25'-0" wide drive way from Garden Grove Boulevard with a secondary access to Pearl Street from the north side of the project. While Code requires a minimum of 30 parking spaces to accommodate the development, a total of 32 parking spaces have been provided (10 garaged, 11 covered, and 11 open). The Site design, including parking and, circulation, have been designed to comply with requirements of Title 18, Mixed Use Regulations and Development Standards, of the City's Municipal Code.

The project has been designed to comply with the City Code zoning requirements for landscaping, and active and private recreation areas for the work live units. City Code requires 3,000 square feet of recreational area for the ten proposed units. A total of 4,376.85 square feet of both common useable and private open space has been provided, that includes a 3,500 square common useable recreation area on the third floor of the building that is suspended over the main driveway and private patios that range in size from 32.9 square feet to 132 square feet. The common useable recreation area includes landscaping, umbrellas, lounge chairs, tables, and barbeques.

Landscaping along Garden Grove Boulevard will include both columnar and canopy trees with shrubs and ground cover on-site and canopy trees and ground covers within the parkway adjacent to the street. Landscaping within the site and along Pearl Street will include canopy trees, shrubs, vines, and ground covers. Landscaping within the third floor common useable open space area will include decorative paving, artificial turf, potted trees, shrubs, and flowering plants.

The project consists of 10 work-live units with private balconies. The units range in size from 2,330 square feet to 3,168 square feet. Each unit includes work space and a small residential space that maintains access from the work space area of the unit to the living space via an interior stair case. The residential portions of the units also have a secondary entrance to the third floor. The residential portions of the units range in size from 750 square feet to 915 square feet. Eight of the units maintain two bedrooms and two bathrooms, and the remaining two units maintain one bedroom and one and a half bathrooms. The commercial areas of the five lower units maintain direct access to Garden Grove Boulevard and have two floors of

commercial space. The commercial areas of the top 5 units maintain access from the walkway located on the fourth floor with the majority of the residential area (with the exception of a bedroom) of the unit below the commercial area of the unit on the third floor. Each unit will also include kitchen, living room, dining area and laundry facilities.

City Code does not allow the commercial portion of the units to be leased out separately from the residential portion or for the units to be converted entirely to residential use. The intent of the work-live unit is to provide an alternative space where people can have a space that allows them to live in the same unit as they work.

The design of the four-story building is contemporary exhibiting a two-toned kaki and red brown (burnt sienna) stucco exterior with teal metal railing on the balconies and upper story walkways, and aluminum store front glazing. The articulated façade, varying roof heights, and color pattern of the building provide visual interest to the building.

FINDINGS AND REASONS:

SITE PLAN:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions and requirements of the Municipal Code and other applicable ordinances.

The subject site has a General Plan land use designation of Industrial/Commercial Mixed Use (IC) and is zoned AR (Adaptive Reuse). The proposed project consists of a 4-story, mixed-use development consisting of ten (10) work-live units in a single building, along with 32 parking spaces consisting of garage spaces, covered spaces, and an open parking lot. The proposed mixed use development is consistent with the General Plan land use designation, which is intended to provide for a mix of uses, as well as with Policy LU-1.6 of the General Plan's Land Use Element, which provides for the City to encourage workplace development in close proximity to residences in areas designated as Mixed Use. The Site Plan also complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances. The zoning of the property permits work-live units subject to the approval of a Conditional Use Permit. The placements of the structures, the site design, the parking lot layout, the number of on-site parking spaces, and the landscape areas are all consistent with the development standards applicable to the AR zone.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The proposed development has been designed to meet the Code's requirements for access, on and off-site circulation and off-street parking. The plans have been reviewed by the City's Traffic Engineering Division as well as a traffic consultant and it has been determined that the project will have no adverse impacts to surrounding streets. The site provides sufficient parking to accommodate the proposed work-live mixed use development. The project has been designed to provide a drive aisle and parking layout that enables customers to maneuver effectively through the site.

Furthermore, the City's Fire Department has also reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets should there be an emergency.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area will be adequate to accommodate the proposed development once the developer provides the necessary improvements for the project. The proposed work-live mixed-use project will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels. Utilities and drainage channels in the area are adequate to accommodate the development.

The proposed development will also provide landscaping and proper grading of the site in order to maintain proper drainage in the area. The Public Works Engineering and Water Services Division have reviewed the plans.

4. The project will not adversely impact the City's ability to perform its required public works functions.

The project has been reviewed by the Public Works Department. There were no issues raised by the project. Therefore, the project will not adversely impact the City's ability to perform its required public works functions.

5. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project is located in an area with a mix of industrial, commercial and non-conforming, single-family homes. The proposed project is consistent with the surrounding area and compatible with the existing uses along Garden Grove Boulevard and within the AR (Adaptive Reuse) zone. The building has been designed to be oriented toward Garden Grove Boulevard to ensure a reasonable degree of compatibility with adjacent developments.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed for building appearance, building placement, landscaping, and other amenities to attain an attractive environment. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

CONDITIONAL USE PERMIT:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The proposed work-live mixed-use development will be consistent with the General Plan Land Use Designation of the property, which is Industrial/Commercial Mixed Use, provided that the project complies with all conditions of approval. The proposed work-live development is consistent with the Industrial/Commercial Mixed Use land use designation, which is intended to provide for a mix of uses, as well as with Policy LU-1.6 of the General Plan's Land Use Element, which provides for the City to encourage workplace development in close proximity to residences in areas designated as Mixed Use.

2. That the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area.

The proposed work-live development will not adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area. The property is zoned for commercial and light industrial uses and work-live units like those proposed are expressly permitted pursuant to a conditional use permit. Pursuant to the conditions of approval, only uses permitted or conditionally permitted in the AR zone may be maintained in the live-work units; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants will be prohibited; no uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted; and all work associated with a non-residential use in any of the work-live units shall be done indoors. The project design and conditions of approval will minimize potential impacts to the adjoining area. In addition, Chapter 9.18 of the Garden Grove Municipal Code contains express restrictions on the use and operation of work-live mixed-use projects such as the one proposed that must be adhered to for the life of the project.

Provided the conditions of approval for the project are adhered to for the life of the project, the use will be harmonious with persons who work and live in the area.

3. The proposed use will not interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site.

The proposed work-live mixed-use project will not unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located within the vicinity of the site, provided that the conditions of approval are adhered to for the life of the project. The property and adjacent properties are zoned for commercial and light industrial uses and work-live units like those proposed are expressly permitted pursuant to a conditional use permit. Pursuant to the conditions of approval, only uses permitted or conditionally permitted in the AR zone may be maintained in the live-work units; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants will be prohibited; no uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted; and all work associated with a non-residential use in any of the work-live units shall be done indoors. In addition, Chapter 9.18 of the Garden Grove Municipal Code contains express restrictions on the use and operation of work-live mixed use projects such as the one proposed that must be adhered to for the life of the project.

4. The proposed use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

Pursuant to the conditions of approval, only uses permitted or conditionally permitted in the AR zone may be maintained in the live-work units; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants will be prohibited; no uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted; and all work associated with a non-residential use in any of the work-live units shall be done indoors. In addition, Chapter 9.18 of the Garden Grove Municipal Code contains express restrictions on the use and operation of work-live mixed use projects such as the one proposed that must be adhered to for the life of the project. Provided that proposed work-live mixed-use development adheres to the conditions of approval for the life of the project, the proposed project will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

5. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other

development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The proposed project has been designed to comply with the development standards and requirements of the AR (Adaptive Reuse) zone. The site is adequate in size and shape to accommodate the new structure and associated site improvements, which include parking facilities, landscaping, and development walls.

6. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic to be generated, and by other public or private service facilities as required.

The site is adequately served by Garden Grove Boulevard and Pearl Street and the development of the project will include accessible driveways providing both ingress and egress. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

LOT LINE ADJUSTMENT:

1. The parcel, as a result of the Lot Line Adjustment, will conform to the zoning and building codes.

The subject parcels have a General Plan Land Use designation of Industrial/Commercial Mixed Use and are zoned AR (Adaptive Reuse). The property is comprised of three (3) lots each with a combine lot area of .69 acres. The Lot Line Adjustment will consolidate the three (3) parcels into one lot to allow the construction of a 10-unit, work-live project that is approved via Site Plan No. SP-022-2016 and Conditional Use Permit No. CUP-065-2016. The Lot Line Adjustment and all subsequent site improvements will be in conformance with the applicable zoning and building code regulations as well as be consistent with the City's Subdivision Ordinance and the State Subdivision Map Act.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Conditional Use Permit, and Lot Line Adjustment possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 and 9.40.190.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the attached Conditions of

Approval (Exhibit "A") shall apply to Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.

3. Approval of this Site Plan, Conditional Use Permit, and Lot Line Adjustment shall be contingent upon the approval of Development Agreement No. DA-002-2016 and adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project by the Garden Grove City Council.

EXHIBIT "A"

Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016 and Lot Line Adjustment No. LLA-011-2016

10641 and 10661 Garden Grove Boulevard and
10662 Pearl Street

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. The applicant shall provide the City with a copy of the recorded Notice within ten (10) days of its recordation.
2. All Conditions of Approval, approved under Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 contained in Resolution No. 5858-16, shall remain in full force and effect, except as modified herein. All Conditions of Approval set forth herein, or contained in Resolution No. 5858-2016, shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Tony Lam, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications approved by the Community Development Director pursuant to Condition No. 4, below, any changes to the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-022-2016 and Conditional Use Permit No. CUP-065-2016. The Conditions of Approval applying to Lot Line Adjustment No. LLA-011-2016 shall only be those that so expressly state and/or those necessary to conform to the General Plan, any applicable specific plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.
3. Approval of this Site Plan, Conditional Use Permit, and Lot Line Adjustment shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan, Conditional Use Permit, Lot Line Adjustment and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved by the

Community Development Director, in his or her discretion. Proposed modifications to the project, approved site plan, floor plan, and/or these Conditions of Approval determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where otherwise expressly specified in the individual condition.
6. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
7. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.
 - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks, within the common areas along Garden Grove Boulevard and Pearl Street, or any parking areas and shall be screened to the satisfaction of the Community Development Department.
 - c. No roof-mounted mechanical equipment, including but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground, roof, or wall-mounted mechanical equipment shall be screened from public view from adjacent properties and the public right-of-way and shall also be screened, to the extent feasible, from on-site areas.

- e. The mitigation measure that is part of the Mitigated Negative Declaration that is adopted for Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 (the "Mitigated Negative Declaration") is incorporated herein by this reference and shall be implemented as conditions of approval for this project

Public Works Engineering Division

8. The applicant shall be subject to Traffic Mitigation Fees in accordance with Chapter 9.44 of the Garden Grove Municipal Code; In-Lieu Park Fees in accordance with the City's current Fee Resolution; and all other applicable fees duly adopted by the City.
9. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
10. A separate street permit is required for work performed within the public right-of-way.
11. Separate grading and street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications. All fees collected at the time of permit issuance shall be based on the fee schedule in effect at that time.
12. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a *Final* Water Quality Management Plan that:
 - Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious

- areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
13. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the City Engineer, including:
- Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
 - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - Demonstrate that the applicant has agreed to and recorded an agreement or another legal instrument approved by the City Attorney that shall require the property owner, successors, tenants (if applicable), and assigns to fund, operate and maintain in perpetuity the post-construction BMPs described in the Project WQMP and O&M Plan.
14. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
15. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the grading plan.
16. Provide a separate coordinated utility plan showing the location of all utilities serving the site. Any easements required providing locations and access for the utilities and their appurtenances shall be provided by separate instrument.

17. The applicant shall construct the driveway entrance to the development per City of Garden Grove Standard Plan B-120 with conforming ADA landing and pathways where public and private sidewalks intersect. All designs must conform to latest ADA standards.
18. The grading plan shall provide an accessibility route for the ADA pathway in conformance with the requirements of the department of justice standards, latest edition.
19. All trash container areas shall meet the following requirement:
 - Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
 - Provide solid roof or awning to prevent direct precipitation into the enclosure per City of Garden Grove Standard Plan B-502;
 - Provide a drain to a sanitary waste line. Connection of trash area drains to the municipal storm drain system is prohibited;
 - Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
 - See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures per City of Garden Grove Standard Plan B-502.
20. Prior to the issuance of the street improvements and grading permit, the applicant shall provide completion bonds for all work constructed under the street improvements and grading permit in a manner satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
21. No parallel curb parking shall be permitted anywhere on the site and Garden Grove Boulevard.
22. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall shall have wheel stops.
23. Any new or required block walls and/or retaining walls shall be shown on the grading plans with a minimum height of 6-feet from the highest finished grade. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer
24. The applicant shall remove the existing landscaping within sidewalk areas along Garden Grove Boulevard and Pearl Street and construct street frontage

improvements as identified below. All landscaping installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer. A separate street improvement plan shall be prepared for Garden Grove Boulevard and Pearl Street and submitted to the engineering department for improvements within the existing and proposed right of way.

Garden Grove Boulevard

- Remove the existing easterly and westerly substandard driveway approaches and existing landscaping on Garden Grove Boulevard and construct new curb, gutter and sidewalk.
- The new driveway approach to the site shall be constructed in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a maximum width of 30-feet for commercial and multi residential projects, with any deviation from the standard to be approved by the City Engineer and detailed on the plan showing all modifications.
- Construct 8" curb and gutter along the property frontage at 42' from centerline in accordance with City Standard Plan B-113 (Type C-8).
- Construct a 8-foot sidewalk and landscape adjacent to the street curb in accordance with City Standard Plan B-106 and planning department direction.
- Remove and replace the street pavement from the edge of the median to the edge of the gutter per City Standard B-102 and as directed by the City Engineer.

Pearl Street

- Construct 6" rolled curb and gutter along the property frontage at 20' from centerline in accordance with City Standard Plan B-116.
- Remove and replace the pavement of the street from the edge of the northerly gutter to the edge of new southerly gutter along the property frontage per City Standard Plan B-104 and the direction of the City Engineer.
- Construct new driveway approach to the site in accordance with City of Garden Grove Standard Plan B-121.
- Construct a new 4-foot parkway adjacent to the new 6-inch curb and 4-foot sidewalk per City Standard Plan B-105.

25. Conditions of Approval for LLA-011-2016:

- The applicant shall submit an updated title report along with copies of the recorded instruments listed in the title report.
- The applicant shall submit copies of the reference maps used to prepare the legal description and the plat.
- The Lot Line Adjustment shall comply with all provisions of the City of Garden Grove Public Work's Engineering Service Division and shall be reflected in a deed or record of survey that shall be recorded, with copies filed with the City, prior to issuance of a building permit for the structure.

Public Works Water Services Division

Water Conditions

26. New water services 2" and smaller can be installed by the Water Services Division upon payment of applicable fees, or by the applicant's contractor and inspected by Water Engineering Inspector. Applicant's contractor shall have a Class A or C-34 License. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards and inspected by the Water Engineering Inspector.
27. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. The property owner(s) shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner(s) must open a water account upon installation of RPPD device.
28. It shall be the responsibility of the applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
29. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
30. The City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
31. Fire service connection shall have above ground double check detector assembly (DCDA) per City Standard B-773. Device shall be tested

immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Water Quality, Water Services Division. Device shall be on private property and is the responsibility of the property owner(s). The above ground assembly shall be screened from public view as required by the Planning Division.

32. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.

Sewer Conditions

33. The applicant shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
34. In order for the project to be constructed as proposed by the applicant, the existing off-site and on-site sewer main going from west to east of the property will need to be removed and new sewer improvements constructed on the property and the immediately adjacent properties. Accordingly, the applicant shall remove and remediate the existing sewer main located within the proposed project boundary and construct the new sewer line within the project boundary to tie into the main in Grove Boulevard. The applicant shall also work with the adjacent property owners to ensure that (a) the remaining downstream portion of the sewer main in the adjacent property to the east is capped and plugged and a new sewer cleanout installed at the east property line to allow access to the remaining sewer, and (b) a new reroute for a lateral to the south to tie into the main on Garden Grove Boulevard is installed on the adjacent property to the west. Prior to commencement of any field investigation and design work, the applicant SHALL provide evidence satisfactory to the City Engineer that the applicant has entered into a binding agreement or agreements with the adjacent property owners providing applicant with the right to construct the above-described improvements on the neighboring properties. The sewer improvements described in this Condition shall be designed, constructed and installed at the applicant's expense and shall be fully completed and approved by the City prior to issuance of a certificate of occupancy.
35. Commercial food uses of any type shall require the installation of an approved Grease Control Device (GCD) prior to obtaining a business license.
36. A properly sized Grease Control Device (GCD) shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the GCD. All other waste lines shall be drained through the grease trap. The GCD may be located inside of the building per County Health Department requirements. Prior to City permit issuance, trap location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive GCD maintenance records and shall make them available to the City of Garden Grove upon demand.

37. Food grinders (garbage disposal devices) are prohibited within the commercial part of the unit per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

Building Services Division

38. The buildings shall be designed to comply with all provisions of the California Building Codes and City adopted amendments.
39. All units shall be adaptable and on an accessible route. Office spaces shall meet all disability access requirements, including constructing a handicap accessible bathroom in each unit.

Planning Services Division

40. This approval is for the construction of a four-story, ten-unit, work-live, mixed-use development. The living area of each unit shall be incidental to the work area of the unit and shall not be leased out separately from the work area of the unit. Interior access between the work and live areas of each unit shall be maintained. The portion of each work-live unit used for residential purposes shall at no time exceed 40 percent of the total area of the work-live unit, and no work-live unit may be converted entirely to residential use. Each occupant of a work-live unit shall at all times comply with the restrictions on uses and activities within a vertically integrated residential/commercial mixed use development set forth in Garden Grove Municipal Code section 9.18.020.070 and the use limitations, design standards, and operating requirements for work-live units set forth in Garden Grove Municipal Code section 9.18.030.360. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times. In addition, prior to the issuance of a certificate of occupancy the then current owner(s) of the property shall enter into and record a Covenant Agreement (or other appropriate document acceptable to the City) with the City in a form approved by the City Attorney and City Manager, restricting use and occupancy of property in accordance with Conditions of Approval 40, 41, 42, and 43 and sections 9.18.020.070 and 9.18.030.360 of the Garden Grove Municipal Code. The Covenant Agreement shall run with the land and be binding upon all current and future owners and tenants of the property and their respective heirs, successors, and assignees; provide that the Covenant Agreement may not be substantively amended or terminated without City approval; and provide that the City may, but shall not be obligated to, enforce the provisions of the Covenant Agreement. The City Manager shall be authorized to execute the Covenant Agreement on behalf of the City. The Covenant Agreement shall be recorded prior to the issuance of any certificates of occupancy. Evidence of the recordation of the agreement shall be provided to the City prior to the issuance of a certificate of occupancy. The applicant shall provide City with a current title report and/or other evidence satisfactory to the City evidencing title ownership of the property at the time of recordation of the Covenant Agreement.

41. Only uses listed as permitted or conditionally permitted within the Land Use Chart, Table 9.18-1 of Section 9.18.020.030 of Title 9 of the City's Municipal Code shall be maintained in the live-work units. Auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants shall be prohibited. No uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted. All work associated with a non-residential use in any of the work-live units shall be done indoors. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times. The applicant and/or property owner(s) or managers shall provide written notice to all occupants and users of the work-live units that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in strictly residential areas.
42. Parking spaces in the garages shall maintain the ability to park either one car in a one-car garage and two cars in a two-car garage at all times. The garages shall not be used for storage. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times. Each unit shall be designated a garage space. With the exception of the garages located behind units 1 and 5, all other garage spaces shall be separated with a dividing wall between the units. No access into units 1 and 5 from the respective adjoining garages shall be permitted.
43. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces in the garages for their unit. The open parking shall be made available for patrons of the on-site business during all hours of operation. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times.
44. No outside storage shall be permitted on-site. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times.
45. Best Management Practices shall be incorporated in the management of the site to detour and/or abate any graffiti vandalism throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary.
46. All landscaping shall be consistent with the landscape requirements set forth and/or incorporated in the Garden Grove Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the

City's Landscape Ordinance, associated Water Efficiency Guidelines and all recent applicable revisions from the State of California on water conservation measures shall be to the landscape plans. The landscape plan is also subject to the following:

- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be low flow/precipitation sprinkler heads for water conservation.
- b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon. The remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
- c. Trees planted within 10-feet of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance.
- d. Landscaping along Garden Grove Boulevard shall match the landscape requirements of the Garden Grove Mixed Use Zones. Off-site landscaping shall include 4'-0" x 8'-0" planters with canopy trees spaced 30'-0" apart on center with an under planting of shrubs and flowering ground cover. Plant materials within the public right-of-way shall be determined by the City's Public Work's Department. On-site landscaping shall include both columnar and canopy trees. Columnar trees (minimum height at maturity of 45'-0") shall be planted within 10'-0 of the public right-of-way and shall be placed at regular intervals and no more than 40'-0" on center. On-site canopy trees shall be planted at a ratio of at least one tree for every 50'-0" of the Garden Grove Boulevard street frontage. The on-site front yard landscape area shall also include shrubs and flowering ground covers. All on and off-site canopy trees shall be a minimum size of 24-inch box. Columnar trees shall be a minimum of 25'-0" tall. Should palm trees be proposed, the brown trunk height of the palm trees shall be 25'-0".
- e. All landscape areas, including the areas located within the public right-of-way along Garden Grove Boulevard and Pearl Street that abuts the subject property, are the responsibility of the applicant/property owner(s).
- f. Landscaping within the third floor open space area shall include decorative paving, artificial turf, and planters with canopy trees, shrubs, and flowering plants.

- g. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is also to be inclusive of any applicable Water Quality Management Plan (WQMP), the Orange County Drainage Area Management Plan (DAMP), and/or other water conservation measures applicable to this type of development.
47. Enhanced concrete treatment shall be provided within the 20-foot. deep driveway throats along Garden Grove Boulevard and Pearl Street, subject to the Community Development Department's approval. Such enhanced concrete treatment includes decorative stamped concrete or interlocking pavers, or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern, material, and final design and configuration shall be approved by the Community Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
48. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays - may work same hours, but subject to noise restrictions as established in section 8.47.010 of the Municipal Code.
49. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water heaters, the use of low-sodium parking lot lights, and to ensure compliance with Title 24.
50. Pursuant to the Mitigation Measure stated within the Mitigated Negative Declaration and Initial Study for the subject project, the applicant shall be required to obtain the services of a qualified archaeologist during the grading and excavation phases of the construction. The monitor(s) shall be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for archaeological resource(s) encountered during grading and excavation activities. Pertinent provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2(a) through (k) shall apply. The on-site monitoring shall end when the project site grading and excavation activities are complete.

51. The approval and effectiveness of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 shall be expressly contingent upon the adoption and effectiveness of a binding Development Agreement between the applicant and the City of Garden Grove.
52. Any new or required block walls and/or retaining wall(s) shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
 - a. Decorative masonry walls are required along the northerly property lines of the Garden Grove Boulevard properties and along all the easterly, and westerly property lines. The masonry wall shall be constructed to a maximum height of 8-feet, as measured from highest point of finished grade on the project's side. A higher wall may be constructed if needed for additional sound attenuation. These walls shall use slumpstone or split-face block with decorative caps, subject to Community Development Department's approval.
 - b. The applicant shall work with the existing property owner(s) along the northerly, southerly, and westerly property lines in designing and constructing the required block wall. This requirement is to avoid having double walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the Developer shall work with City Staff to address this situation.
53. The common recreation area improvements shall be reviewed and approved by the Community Development Department, Planning Division, prior to issuance of building permits. The common recreation area shall include, at a minimum, landscaping, decorative paving, barbecues, benches and table with umbrellas.
54. Building colors and materials samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. The buildings shall include multi-toned stucco exteriors with a minimum of 1-inch reveal lines, windows recessed a minimum of 2-inches, aluminum store front glazing, metal railings on the balconies and upper story walkways, varying roof height, and decorative garage doors that are in keeping with the modern design of the building.

55. All signage shall comply with Chapter 20 of Title 9 of the City's Municipal Code. A sign program shall be established for the development prior to Certificate of Occupancy.
56. A copy of the resolution approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, including these Conditions of Approval, shall be kept on the premises at all times.
57. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, and his/her agreement with all conditions of the approval.
58. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, Lot Line Adjustment No. LLA-011-2016, and/or the associated Development Agreement (collectively, the "Project entitlements"). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the City rescind the Project entitlements and mutually terminate the Development Agreement, in which case the applicant would have no obligation to defend or indemnify the City; however, applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the Project entitlements.

Garden Grove Fire Department

59. The applicant, developer or contractor shall submit fire sprinkler plans, as defined by NFPA 13, 2013 Edition, to the City for review and approval prior to issuance of Building permits.

60. The applicant, developer, or contractor shall submit a Fire Alarm plan, as defined by NFPA 72, 2013 Edition, to the City for review and approval prior to issuance of a Building permit.
61. Fire hydrants shall meet the specification as outline by the Fire Chief and the City's Water Department.
62. Fire hydrants shall be spaced in accordance to the California Fire Code and at the directions from the City of Garden Grove's Fire Department.
63. Fire flow requirements and/or peculiar street configurations may dictate the necessity for additional fire hydrants per California Fire Code, Appendix III-A.
64. All water mains and fire hydrants shall be installed, accessible and operable prior to any on-site use or storage of combustible materials per California Fire Code Section 8704.3.
65. Applicant, developer, or contractor shall provide Fire Apparatus access on the sire prior to any flammable material is placed on-site.

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO:)

City Clerk's Office)
City of Garden Grove)
11222 Acacia Parkway)
Garden Grove, CA 92840)
)
)

(Space above for Recorder.)

This document is exempt from payment of a recording fee pursuant to Government Code Section 6103.

Dated: _____

DEVELOPMENT AGREEMENT NO. DA-002-2016

SP-022-2016, CUP-065-2016, and LLA-011-2016

(Tony Lam and Jennie Do)

THIS DEVELOPMENT AGREEMENT ("Agreement" or "Development Agreement") is made this _____ day of _____, 2016 ("Effective Date"), by the CITY OF GARDEN GROVE, a municipal corporation ("CITY") on the one hand, and Tony Lam, an individual, and Jennie Do, Trustee of Jennie Do Revocable Trust (collectively, "DEVELOPER"), on the other hand, pursuant to the authority set forth in Article 2.5 of Chapter 4 of Division I of Title 7, Sections 65864 through 65869.5 of the California Government Code.

RECITALS

The following recitals are a substantive part of this Agreement:

- A. The CITY and DEVELOPER desire to enter into this Development Agreement for the construction of a 4-story, 10-unit, work/live mixed use development on a .69-acre lot with related site improvements (the "PROJECT") on that certain real property described on Exhibit "A" attached hereto and incorporated herein by reference (the "PROPERTY").

- B. In order to implement the PROJECT, DEVELOPER has submitted, and CITY has approved, Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-022-2016, and associated conditions of approval, for the PROJECT.
- C. The CITY and DEVELOPER desire to enter into this Development Agreement for the construction of the PROJECT pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 of Title 7 of the California Government Code (the "Development Agreement Statute").
- D. The PROJECT is a development requiring certain discretionary approvals by the CITY before it may be constructed.
- E. The Development Agreement Statute provides the authority for CITY to enter into binding development agreements with a person having a legal or equitable interest in real property.
- F. DEVELOPER represents that it owns the PROPERTY in fee.
- G. As consideration for the benefits gained by DEVELOPER from the vested rights acquired pursuant to the Development Agreement Statute, CITY is requiring that DEVELOPER construct and install as part of development of the PROJECT certain public improvements and provide other public benefits.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. DURATION. This Agreement and Land Use Entitlements described in Section 2 shall expire four (4) years from the Effective Date, unless any duty specified remains executory, in which case this Agreement may be renewed for a successive one year term at discretion of CITY, pursuant to law, until all duties are performed. The effective date of this Agreement shall begin on the date first identified above.
2. Permitted Uses/Land Use Entitlements. The following uses are permitted on the PROPERTY: A 4-story, 10-unit work-live development. The units range in size from 2,330 square feet to 3,168 square feet. The PROJECT has been granted the following land use entitlements: Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 (subject to associated conditions of approval). The PROJECT is subject to the development standards of the AR (Adaptive Reuse) zoning requirements of Chapter 18, of Title 9 of the City's Municipal Code and the Conditions of Approval to Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.

3. Density/Intensity. The density or intensity of the PROJECT is as follows: 4-story, work/live development consisting of 10 units with related improvements on a .69 acre site.
4. Maximum Height and Building Size. The maximum height and building sizes are as follows: The maximum building height shall be four (4) stories with an overall height not to exceed 46'-9" and the building area is comprised of 10 work/live units ranging in size from 2,330 square feet to 3,168 square feet, as indicated on the site plan and elevations.
5. Reservation or Dedication. The reservation of easements or dedication of property to the CITY to allow the construction of the proposed residential development shall be as shown on and/or conditioned in the approved Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.
6. Improvements. The improvements described in Planning Commission Resolution No. 5858-16 shall be constructed prior to the occupancy of the proposed development or the issuance of any certificate of occupancy for any unit of the development, all in accordance with the terms and conditions of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.
7. Scope of PROJECT. The PROJECT shall consist of a work-live project consisting of 10-units that range in size from 2,330 square feet to 3,168 square feet, for a total of 10 units with related improvements.
8. Resolution/Material Terms. All Conditions of Approval of SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, as per Planning Commission Resolution No. 5858-16, attached hereto and incorporated herein as "Exhibit B," are material terms of this Agreement. Breach of any condition of approval shall be deemed to be a breach of this Development Agreement.
9. Development Agreement Payment. DEVELOPER shall pay a development agreement payment to the CITY as follows:
 - 9.1 Amount. \$750 per unit and shall be paid prior to issuance of any building permits.
 - 9.2 Amount. The DEVELOPER shall make a contribution of \$1,166 per unit toward construction of a Fire Station, including, but not limited to, related equipment, furnishings, and fixtures, etc., as part of this Development Agreement and shall be paid prior to issuance of any building permits.

- 9.3 Not to Exceed. Payment under this Agreement shall not exceed \$19,160.00.
10. City Agreement. CITY agrees that the sums to be paid to the CITY, pursuant to Paragraph 9, will reimburse CITY for the cost of certain CITY services required by the PROJECT that are not otherwise being reimbursed to CITY.
11. Payment Due Date. The payment amount of \$19,160.00 shall be due and payable prior to the issuance of building permits for the PROJECT.
12. Termination Provisions. This Agreement may be terminated upon the happening of any of the following events:
- A. Failure of DEVELOPER to perform any of the provisions of this Agreement, or
 - B. Mutual agreement of the parties.
13. Periodic Review. CITY's Director of Community Development shall review DEVELOPER'S performance every twelve (12) months at the anniversary of the adoption of this Agreement. DEVELOPER shall demonstrate good faith compliance with the terms of this Agreement. If as a result of the review, CITY's Community Development Director determines that DEVELOPER has not demonstrated good faith compliance with this Agreement, CITY shall hold a public hearing before CITY's City Council. If, following such public hearing, CITY's City Council finds and determines, based upon substantial evidence, that DEVELOPER has not complied in good faith with terms or conditions of this Agreement, CITY may terminate the Agreement.
14. City Discretion. So long as the Agreement remains in effect, DEVELOPER shall have the full vested right to construct and complete development of the PROJECT and the use of the PROPERTY consistent with the land use entitlements identified in Paragraph 2. Otherwise, CITY retains its right and discretion, under all applicable Codes, to approve or disapprove any item related to this PROJECT that it has not specifically agreed to via this Agreement. DEVELOPER acknowledges that it shall comply with all CITY requirements for applications and permits of any nature that apply to the PROJECT and the PROPERTY and that this Agreement does not relieve DEVELOPER of the necessity of filing applications for and obtaining any such permits.
15. Improvement Schedule. The following improvements shall be constructed by the stated dates:

All repairs and improvements to the public right-of-way required pursuant to Planning Commission Resolution No. 5858-16 shall be completed prior to the issuance of any certificates of occupancy or release of any public utilities.

16. Developer Breach. Failure of DEVELOPER to construct improvements as specified, or to pay amounts specified in a timely fashion, shall result in the withholding of building permits, any other permit or certificate of occupancy until the breach is remedied.
17. Non-Liability of Officials and Employees of the City. No official or employee of CITY shall be personally liable to DEVELOPER in the event of any default or breach by CITY, or for any amount that will become due to DEVELOPER, or any obligation under the terms of this Agreement.
18. Notices. All notices shall be personally delivered or mailed to the below listed address, or to such other address as may be designated by written notice. These addresses shall be used for delivery of service of process.
 - A. Address of DEVELOPER is as follows:
Tony Lam
9741 Bolsa Avenue, #201
Westminster, CA 92683
 - B. Address of CITY is as follows:
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
19. DEVELOPER'S Proposal. The PROJECT shall include DEVELOPER's proposal, as modified by Planning Commission and City Council, including all Conditions of Approval contained in Planning Commission Resolution No. 5858-16, which shall be incorporated herein by this reference. In the event of any inconsistency between terms of the proposal and this Agreement, the terms of this Agreement shall govern.
20. Licenses, Permits, Fees, and Assessments. At its sole expense, DEVELOPER shall obtain all licenses, permits, and approvals as may be required by this Agreement, or by the nature of the PROJECT.
21. Time of Essence. Time is of the essence in the performance of this Agreement.
22. Successor's In Interest. The provisions of this Agreement shall be binding upon and inure to successors in interest of the parties and shall be specifically binding upon and for the benefit of any future lessees or other owners of an interest in PROPERTY.

23. Authority to Execute. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
24. Indemnification. DEVELOPER agrees to protect, defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by DEVELOPER, DEVELOPER'S agents, officers or employees, or contractors or subcontractors hired by DEVELOPER.
25. Modification. This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written, regarding the subject matter set forth herein. This Agreement may be modified only by subsequent mutual written agreement executed by CITY and the DEVELOPER and approved by CITY in accordance with the Development Agreement Statute.
26. Recordation. The City Clerk shall cause this Agreement to be recorded against the PROPERTY within ten (10) days of its Effective Date.
27. Remedies. The breach or default of any term or provision of this Agreement by either party shall give the nondefaulting party the right to proceed with any and all remedies set forth in this Agreement, including an action for damages, an action or proceeding at law or in equity to require the defaulting party to perform its obligations and covenants under this Agreement or to enjoin acts or things which may be unlawful or in violation of the provisions of this Agreement, and the right to terminate this Agreement.
28. Force Majeure. Subject to the party's compliance with the notice requirements as set forth below, performance by either party hereunder shall be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where delays or default are due to causes beyond the control and without the fault of the party claiming an extension of time to perform, which may include, without limitation, the following: war, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, assaults, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, acts or omissions of the other party, or acts or failures to act of any public or governmental entity (except that the City's acts or failure to act shall not excuse performance of the City hereunder). An extension of the time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice

by the party claiming such extension is sent to the other party within thirty (30) days of the commencement of the cause.

29. Attorney's Fees. In addition to any other remedies provided hereunder or available pursuant to law, if either party brings an action or proceeding to enforce, protect or establish any right or remedy hereunder, the prevailing party shall be entitled to recover from the other party its costs of suit and reasonable attorney's fees.
30. Remedies Cumulative. No right, power, or remedy given by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each other and every such right, power, remedy shall be cumulative and in addition to every other right, power, or remedy given by the terms of any such instrument, or by any statute or otherwise.
31. Waiver of Terms and Conditions. The CITY may, in its sole discretion, waive in writing any of the terms and conditions of this Agreement. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.
32. Non-Liability of City Officials and Employees. No member, official, employee or agent of the CITY shall be personally liable to the DEVELOPER, or any successor in interest, in the event of any default or breach by the CITY or for any amount that may become due to the DEVELOPER or its successors, or on any obligations under the terms of this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, these parties have executed this Agreement on the day and year shown below.

Date: _____

"CITY"

**CITY OF GARDEN GROVE, a
municipal corporation**

By: _____

Its: _____

ATTEST:

CITY CLERK

DATE: _____

"DEVELOPER"

TONY LAM, an individual

By: _____

Date: _____

(Signature must be notarized.)

**JENNIE DO, as Trustee of Jennie Do
Revocable Trust**

By: _____

Date: _____

(Signature must be notarized.)

APPROVED AS TO FORM:

Garden Grove City Attorney

Date: _____

If DEVELOPER is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

LOT 17 OF TRACT NO. 412 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2

LOTS 7 AND 8 OF TRACT NO. 412 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3

LOTS 9 AND 10 OF TRACT NO. 412 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "B"

CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2	SITE LOCATION: Two properties are located on the north side of Garden Grove Boulevard, west of Nelson Street. The third property is contiguous to the north side of the Garden Grove properties and fronts on the south side of Pearl Street, west of Nelson Street. North side of Garden Grove Boulevard, west of Nelson Street. The property addresses are 10641 and 10661 Garden Grove Boulevard and 10662 Pearl Street.
HEARING DATE: April 21, 2016	GENERAL PLAN: Industrial/Commercial Mixed Use
CASE NOS.: Site Plan No. SP-022-2016 CUP-065-2016, Lot Line Adjustment No. LLA-011-2016, and Development Agreement No. DA-002-2016	EXISTING ZONE: AR (Adaptive Reuse)
APPLICANT: Tony Lam	APN: 089-092-06, 089-092-26, and 089-092-25
PROPERTY OWNER: Tony Lam and Jennie Do	CEQA DETERMINATION: Mitigated Negative Declaration

REQUEST:

A request for approval of a Site Plan and Conditional Use Permit approval to construct a four-story, 10-unit, work-live, mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate the three properties into one. A Development Agreement is also included.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code
Total Lot Size	.69 acres	15,000 S.F.	Yes
Work/Live Density By Total Site Area	10 units per acre	32 units per acre	Yes
Work/Live Units	10 units	22 units	Yes
Total Parking			
Work/Live	32*	30	Yes
Recreation Area Total	4,376.85 S.F.	3,000 S.F.	Yes**
Common Area	3,500 S.F.		
Private Balcony	876.85 S.F.		
Building Setbacks			Yes
Front	15'-0"	15'-0"	
Rear	28'-9"	0'-0"	
sides	0'-0"	0'-0"	

*Table on plans says there are 31 spaces, but plans actually show 32 spaces.

**Private balconies range in size from 32.9 square feet to 132 square feet and are not a Code requirement.

BACKGROUND:

The subject site is approximately .69 acres and consists of three contiguous properties, two fronting on the north side of Garden Grove Boulevard, west of Nelson Street, and one located on the north side of the Garden Grove Boulevard properties, fronting on Pearl Street. The General Plan designation of the properties is Industrial/Commercial Mixed Use with a zoning designation of AR (Adaptive Reuse). The properties are developed with a vacant commercial building and a bicycle shop on the Garden Grove Boulevard properties and a non-conforming single-family home on the Pearl Street property. The properties to the north, east, and west are zoned AR and are developed with non-conforming single-family homes and commercial uses. The properties to the south, across Garden Grove Boulevard are zoned GGMU-3 (Garden Grove Mixed Use 3) and are developed commercially.

In 2008 the City Council adopted the current General Plan, which changed the Land Use Designation of the area generally located north of Garden Grove Boulevard, west of Nelson Street, east of Flower Street to the north of Stanford Avenue and Nutwood Street to the south Stanford Avenue, as well as the area that is south of the portion of the OCTA right-of-way that is north of Stanford Avenue, from Office Professional, Mixed Use, and Industrial to Industrial/Commercial Mixed Use. This area maintains a variety of uses that include eating establishments, auto repair, light industrial uses, offices, and non-conforming residential uses.

In 2012, the City Council approved a Code Amendment that established the AR Mixed Use Zone within this area along with associated development standards in order to provide the consistency between the new General Plan Land Use Designation and the Zoning classification that is required by State Law.

The applicant is proposing to combine the three subject properties and demolish the existing improvements in order to develop a four-story, ten-unit, work-live mixed-use development. The proposal also includes a Development Agreement.

DISCUSSION:

The proposal for the development of a four-story, 10-unit, work-live project is required by City Code to be approved via the Site Plan and Conditional Use Permit processes. In addition, since the design of the project is designed to be built over property lines, the applicant is also required to consolidate the three subject properties into one parcel.

SITE PLAN:**Site Design, Parking, and Circulation**

The new four-story building will be constructed to face Garden Grove Boulevard and will maintain a 15'-0" setback from the front property line and will be constructed over the main driveway. The building will maintain zero setbacks along the east and west property lines and 28'-0" from the rear property line. Main access to the property will be via a 25'-0" wide driveway from Garden Grove Boulevard with a secondary

access to Pearl Street from the north side of the project. While Code requires a minimum of 30 parking spaces to accommodate the development, a total of 32 parking spaces have been provided (10 garaged, 11 covered, and 11 open). The Site design, including parking and circulation, has been designed to comply with requirements of Title 18, Mixed Use Regulations and Development Standards, of the City's Municipal Code.

Recreation Area and Landscaping:

The project has been designed to comply with the City Code zoning requirements for landscaping, and active and private recreation areas for the work-live units. City Code requires 3,000 square feet of recreational area for the ten proposed units. A total of 4,376.85 square feet of both common useable and private open space has been provided, that includes a 3,500 square common useable recreation area on the third floor of the building that is suspended over the main driveway and private patios that range in size from 32.9 square feet to 132 square feet. The common useable recreation area includes landscaping, umbrellas, lounge chairs, tables, and barbeques.

Landscaping along Garden Grove Boulevard will include both columnar and canopy trees with shrubs and ground cover on-site and canopy trees and ground covers within the parkway adjacent to the street. Landscaping within the site and along Pearl Street will include canopy trees, shrubs, vines, and ground covers. Landscaping within the third floor common useable open space area will include decorative paving, artificial turf, potted trees, shrubs, and flowering plans.

Unit Design

The project consists of 10 work-live units with private balconies. The units range in size from 2,330 square feet to 3,168 square feet. Each unit includes work space and a small residential space that maintains access from the work space area of the unit to the living space via an interior staircase. The residential portions of the units also have a secondary entrance to the third floor. The residential portions of the units range in size from 750 square feet to 915 square feet. Eight of the units maintain two-bedrooms and two-bathrooms, and the remaining two-units maintain one-bedroom and one and half-bathrooms. The commercial areas of the five lower units maintain direct access to Garden Grove Boulevard and have two floors of commercial space. The commercial areas of the top five units maintain access from the walkway located on the fourth floor with the majority of the residential area (with the exception of a bedroom) of the unit below the commercial area of the unit on the third floor. Each unit will also include kitchen, living room, dining area and laundry facilities.

City Code does not allow the commercial portion of the units to be leased out separately from the residential portion. The intent of the work-live unit is to provide an alternative space where people can have a space that allows them to live in the same unit as they work.

Building Architecture

The design of the four story building is contemporary exhibiting a two-toned kaki and red brown (burnt sienna) stucco exterior with teal metal railing on the balconies and upper story walkways, and aluminum store front glazing. The articulated façade, varying roof heights, and color pattern of the building provide visual interest to the building.

CONDITIONAL USE PERMIT:

The requested Conditional Use Permit (CUP-065-201), along with the subject Site Plan (SP-022-2016), will allow the applicant to develop the properties with work-live units. Additionally, the Conditional Use Permit will include conditions of approval regulating the development in order to minimize impacts to the site and surrounding areas.

The AR zone is intended for a mix of office, restaurants, limited commercial uses, and light industrial uses. The only residential uses that are permitted are small scale residential units that are part of a commercial/industrial unit in a work-live environment. The Code only allows the residential use as incidental to the non-residential use. The residential portions of the units cannot be leased out separately from the commercial/industrial portion of the tenant space, and the work-live units cannot be converted entirely to residential use. Additionally, all future non-residential uses shall comply with Chapter 18, Mixed Use Regulations and Development Standards, of the City's Municipal Code. Pursuant to the proposed Conditions of Approval, the applicant will be required to enter into and record a Covenant Agreement with the City preventing future owners and tenants of the property from using, leasing or converting the property in an unpermitted manner.

LOT LINE ADJUSTMENT:

In order to facilitate the development of the subject project, the three existing parcels are required to be consolidated into one parcel. This will allow the building to be constructed as proposed since the Building Code does not allow buildings to be constructed over property lines. Additionally, the consolidation of the lots will connect the open parking lot that faces Pearl Street to the rest of the project. When complete, the combined lot area will be .69 acres. The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning Ordinance, the City's Subdivision Ordinance, and the State Subdivision Map Act.

DEVELOPMENT AGREEMENT:

The applicant will enter into a Development Agreement with the City. The applicant will be guaranteed four years to construct the project, and the City will receive development agreement payments from the developer in an amount not to exceed \$19,160. Development Agreement payments are designed to reduce the economic costs of new projects to the public and mitigate development-related impacts on

the community. The Planning Commission recommendation on the Development Agreement will be forwarded to the City Council for final action.

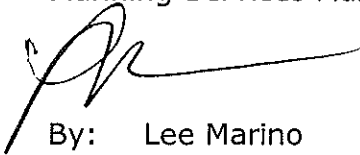
RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

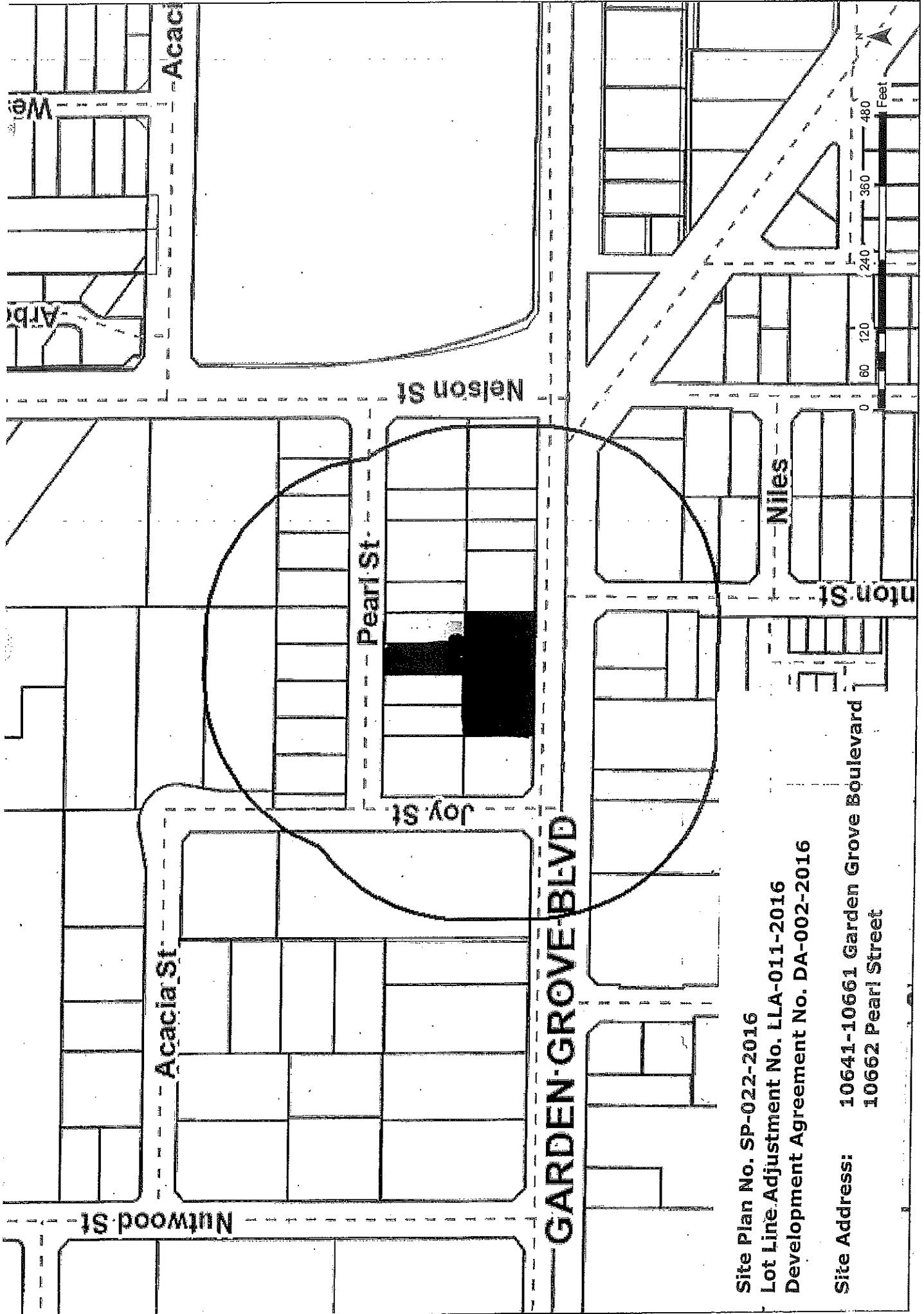
1. Adopt Resolution No. 5857-16 recommending that the City Council approve Development Agreement No. DA-002-2016; and
2. Adopt Resolution No. 5858-16 approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-201, and Lot Line Adjustment No. LLA-011-2016, subject to the recommended Conditions of Approval, and subject to City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project and City Council approval of Development Agreement No. DA-002-2016.



Karl Hill
Planning Services Manager



By: Lee Marino
Senior Planner



Site Plan No. SP-022-2016
 Lot Line Adjustment No. LLA-011-2016
 Development Agreement No. DA-002-2016

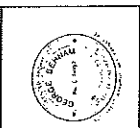
 Site Address: 10641-10661 Garden Grove Boulevard
 10662 Pearl Street

REVISIONS	DATE

OWNER:
MR. LAM & MS. JENNIE DO

PROJECT:
MIXED USE DEVELOPMENT
10661 & 10641 OAKGROVE BLVD
GARDEN GROVE, CA 92643

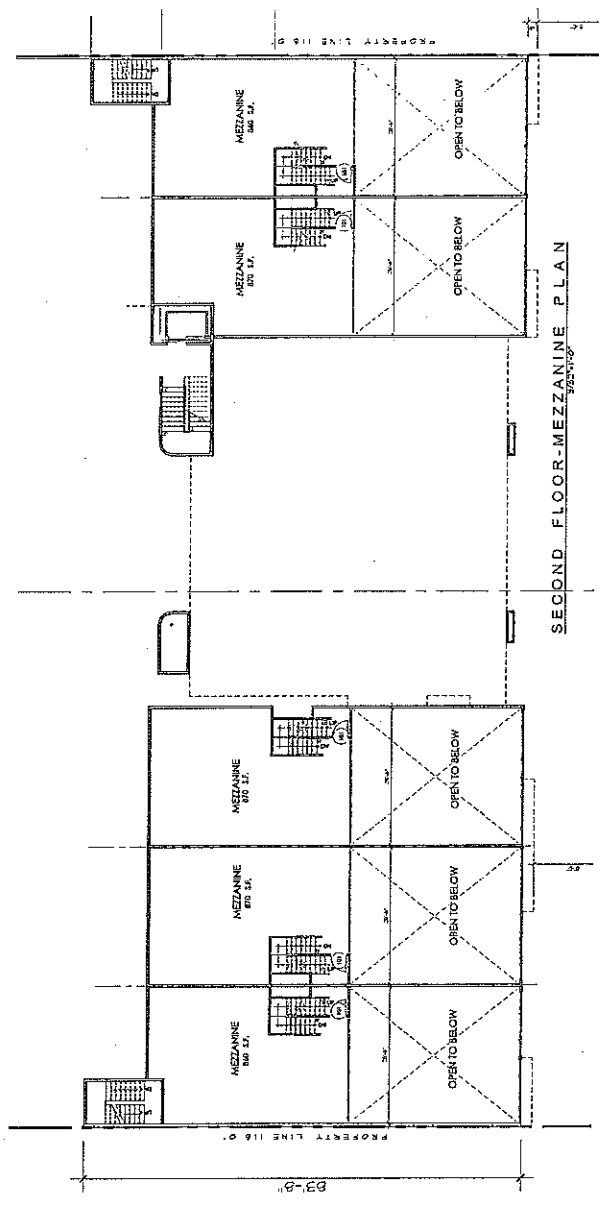
ARCHITECT:
GEORGE BEHNAM
ARCHITECT
1150 E OAKGROVE # 109
GARDEN GROVE, CA 92643
TEL: 714/272-2331
FAX: 714/272-2333



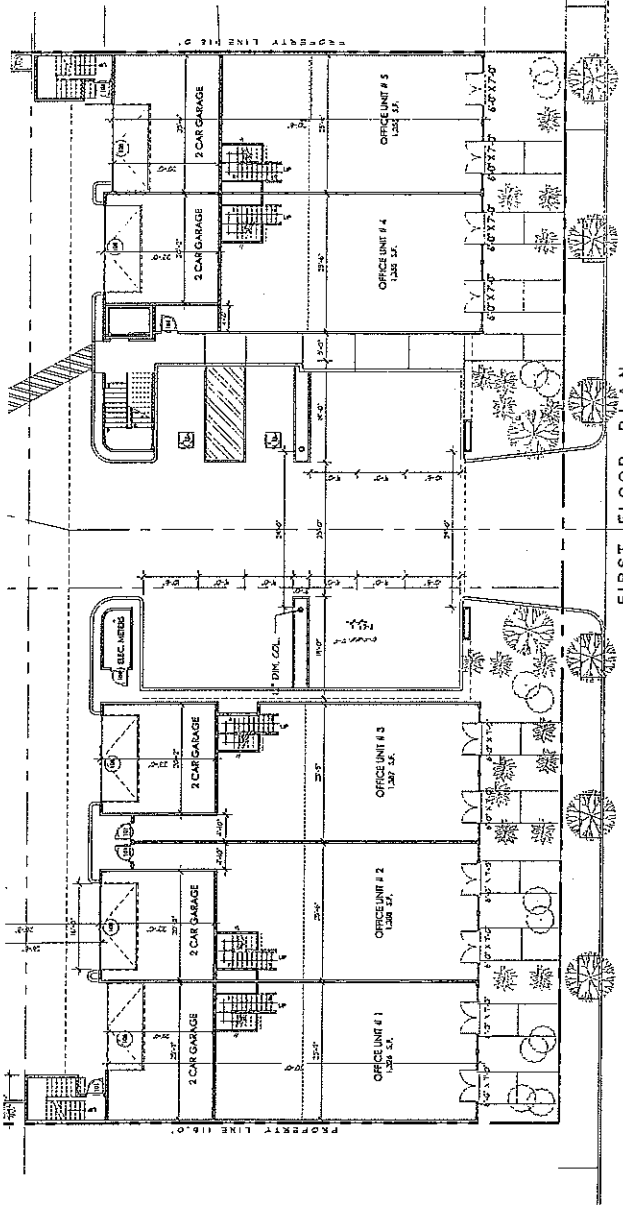
PROJECT NO: 10000
DRAWING FILE: 10000
DRAWN BY: JAA
CHECKED BY: GAB
SCALE: NOTED
DATE: 12-09-10

SHEET TITLE:
FLOOR PLANS

SHEET
A-2
2 OF 4



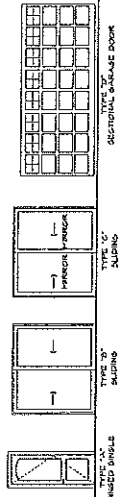
SECOND FLOOR-MEZZANINE PLAN



FIRST FLOOR PLAN

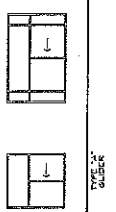
DOOR SCHEDULE:

MARK	TYPE	DOOR				FRAME		NOTED
		SIZE	FIN	MTL	GLASS	MTL	GLASS	
101	A	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---
102	A	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---
103	A	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---
104	B	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---
105	C	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---
106	C	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---
107	D	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---
108	D	3'-0" x 7'-0"	1/2"	STEEL	GLASS	STEEL	GLASS	---



WINDOW SCHEDULE:

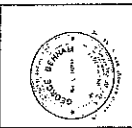
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		SIZE	FIN	MTL	GLASS	
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102	A	3'-0" x 7'-0"	1/2"	STEEL	GLASS	---
103	A	3'-0" x 7'-0"	1/2"	STEEL	GLASS	---



REVISIONS	DATE

OWNER: MR. LAM & MS. JENNIE DO
 9741 BOLSA AVE. SUITE 201
 WESMINSTER, CA 92683

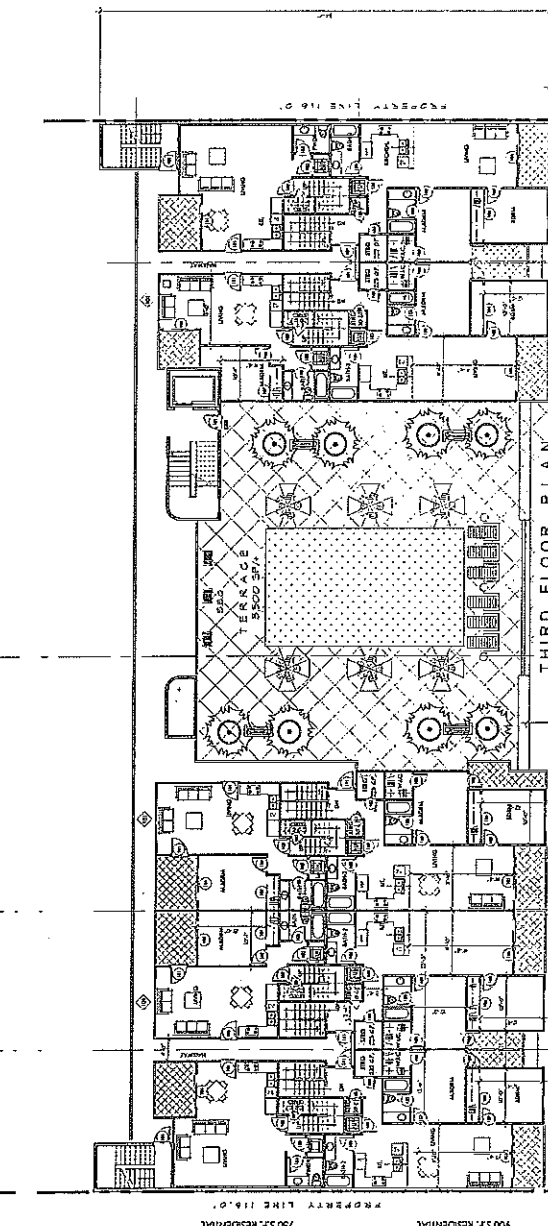
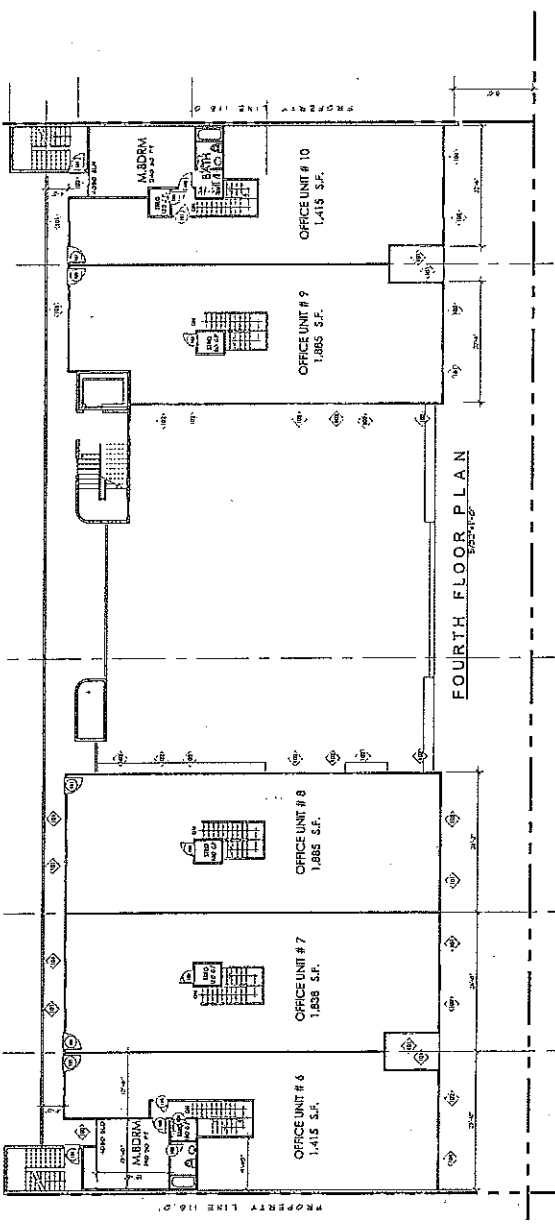
PROJECT: MIXED USE DEVELOPMENT
 10691 & 10641 GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92643



GEORGE BEHNAM ARCHITECT
 1508 ORANGEHOPE # 100
 PLACENTIA, CA 92669
 (714) 972-2224 FAX (714) 972-2205

PROJECT NO.: 140624
 GOOD FILE: 140624-01
 DRAWN BY: JTB
 CHECKED BY: GSB
 SCALE: 1/8" = 1'-0"
 DATE: 12-09-09
 SHEET TITLE: FLOOR PLANS

FLOOR PLANS
 SHEET A-3
 3 OF 4



DOOR SCHEDULE:

MARK	TYPE	DOOR		FRAME		SLASING	MATERIAL	NOTES
		SIZE	FINISH	FINISH	FINISH			
001	A	3'-0"	8'-0"	1201	1201	ND	ND	
002	A	3'-0"	8'-0"	1201	1201	ND	ND	
003	B	3'-0"	8'-0"	1201	1201	ND	ND	
004	B	3'-0"	8'-0"	1201	1201	ND	ND	
005	C	3'-0"	8'-0"	1201	1201	ND	ND	
006	D	3'-0"	8'-0"	1201	1201	ND	ND	
007	E	3'-0"	8'-0"	1201	1201	ND	ND	
008	F	3'-0"	8'-0"	1201	1201	ND	ND	
009	G	3'-0"	8'-0"	1201	1201	ND	ND	
010	H	3'-0"	8'-0"	1201	1201	ND	ND	

MEZZ #1
MEZZ #2

SECTIONAL GARAGE DOOR

WINDOW SCHEDULE:

MARK	TYPE	WINDOW		SLASING	MATERIAL	NOTES
		SIZE	FINISH			
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002	A	3'-0"	8'-0"	1201	1201	

SECTIONAL GARAGE DOOR

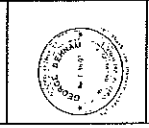


750 S.F. RESIDENTIAL
 750 S.F. RESIDENTIAL
 750 S.F. RESIDENTIAL

REVISIONS	DATE	DESCRIPTION

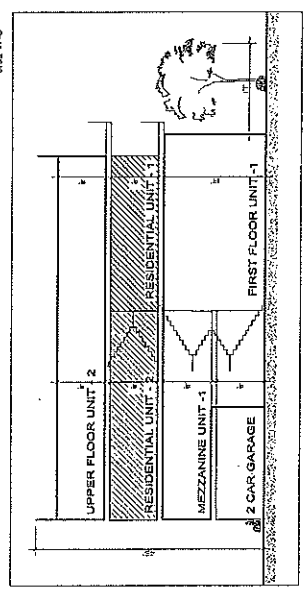
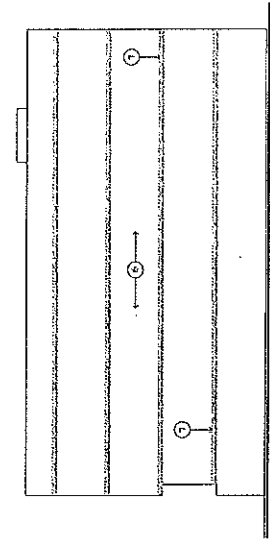
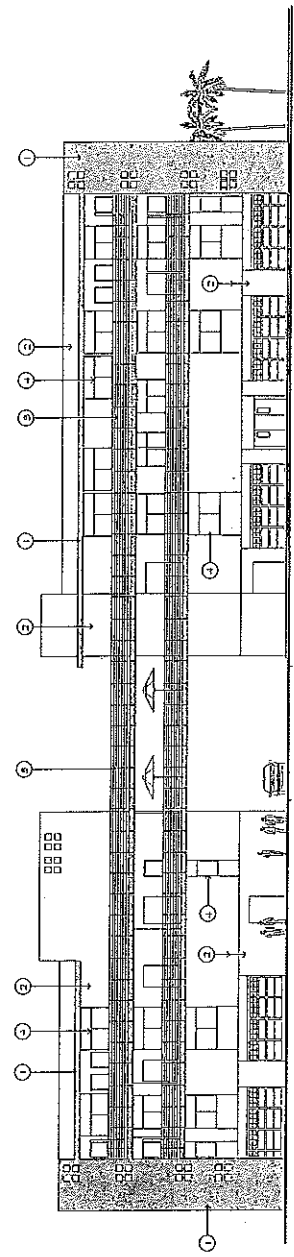
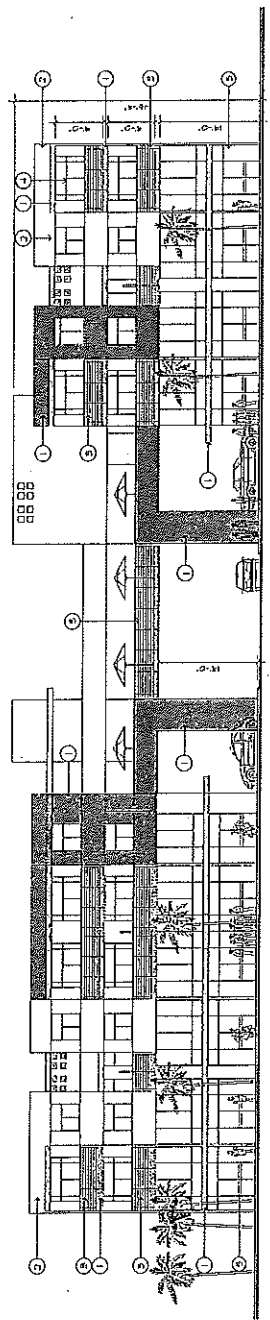
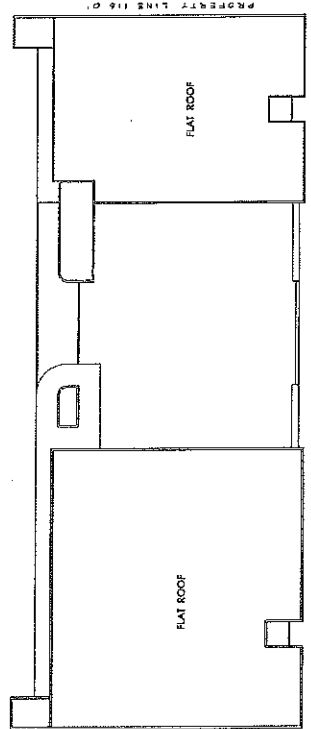
OWNER: MR. LAM & MS. JENNIE DO
 8241 BOLSA AVE., SUITE 201
 WESTMINSTER, CA 92683

PROJECT: MIXED USE DEVELOPMENT
 10851 & 10841 GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92643




















GEORGE BEHNAM ARCHITECT
 11502 E. CHANDLER BLVD. # 108
 PLACENTIA, CA 92679
 (714) 772-2288 FAX: (714) 972-2385

PROJECT NO.: MURC
 CAD/DRAWN BY: G.H.
 CHECKED BY: G.P.
 SCALE: NOTED
 DATE: 12/20/09
 SHEET TITLE: ELEVATIONS SECTIONS
 SHEET: A-4
 4 OF 4



PLANT PALETTE

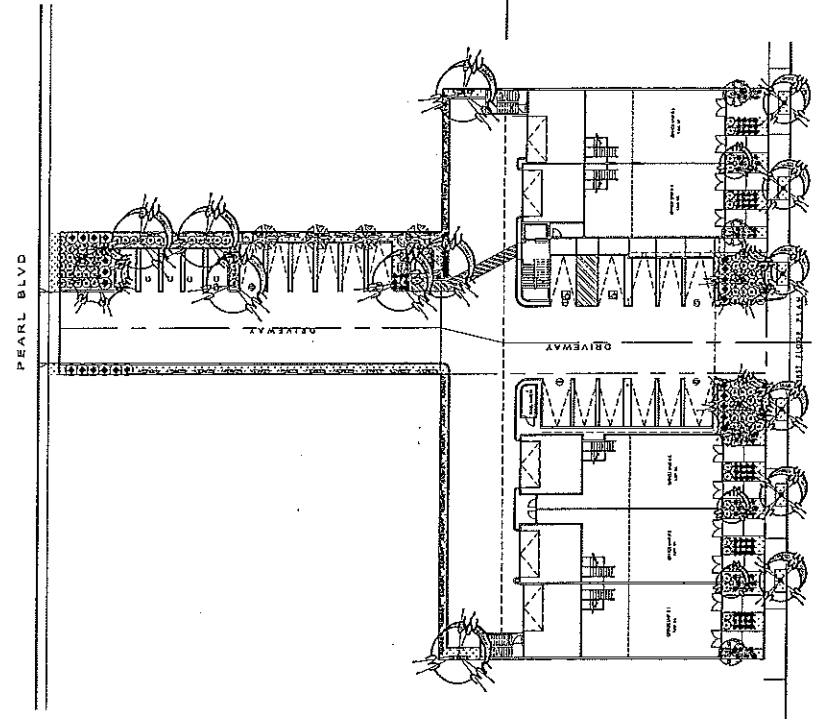
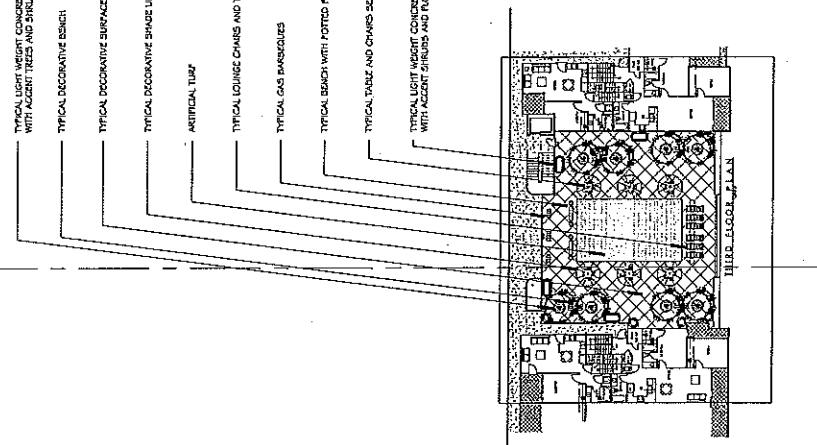
BOTANICAL NAME COMMON NAME SIZE

	CECIDIUM DESERT MUSEUM	PALO VERDE	36" BOX
	WASHINGTON SOLISTIA	MEXICAN PAN PALM	8" BT
	SPUR LAUREL	AFRICAN SAMAC	24" BOX
	LOFTSTATION CONCEPTS	BRISBANE BOX	24" BOX
	STREET TREE	POK CITY	15 GAL
	MACRODIA GRAND LITTLE GOLF	DWARF MAGNOLIA	24" BOX
	DOUGANVILLE COLODOL JACKPOT	VAL BOUGANVILLEA	5 GAL
	PHORNIAN TENNY BRONZE DART	DWARF FLAX	1 GAL
	AGAVE ATTENUATA	AGAVE	5 GAL
	ANGOSANTOS BUSH GOLD	LANGRHOE PAN	1 GAL
	LEGUSTRUM J. TEXAS PRIVET	TEXAS PRIVET	5 GAL
	MUSSELLA TENNESIANA	MEXICAN FEATHER GRASS	1 GAL
	CALLISTEMON CITRINUS COMPACT	BOTTLEBRUSH SHRUB	5 GAL
	PHOTINA FRASER	PHOTINA	5 GAL
	DOUGANVILLE SPECTABILIS	ROYAL PURPLE BOUGANVILLEA	5 GAL
	GAZANIA MITSUBAWA	TRAILING GAZANIA	SCOTED 9" P.O.C.
	MIBS CEDARS		

DIRT
TREES
SHRUBS
VINES
GROUND COVER



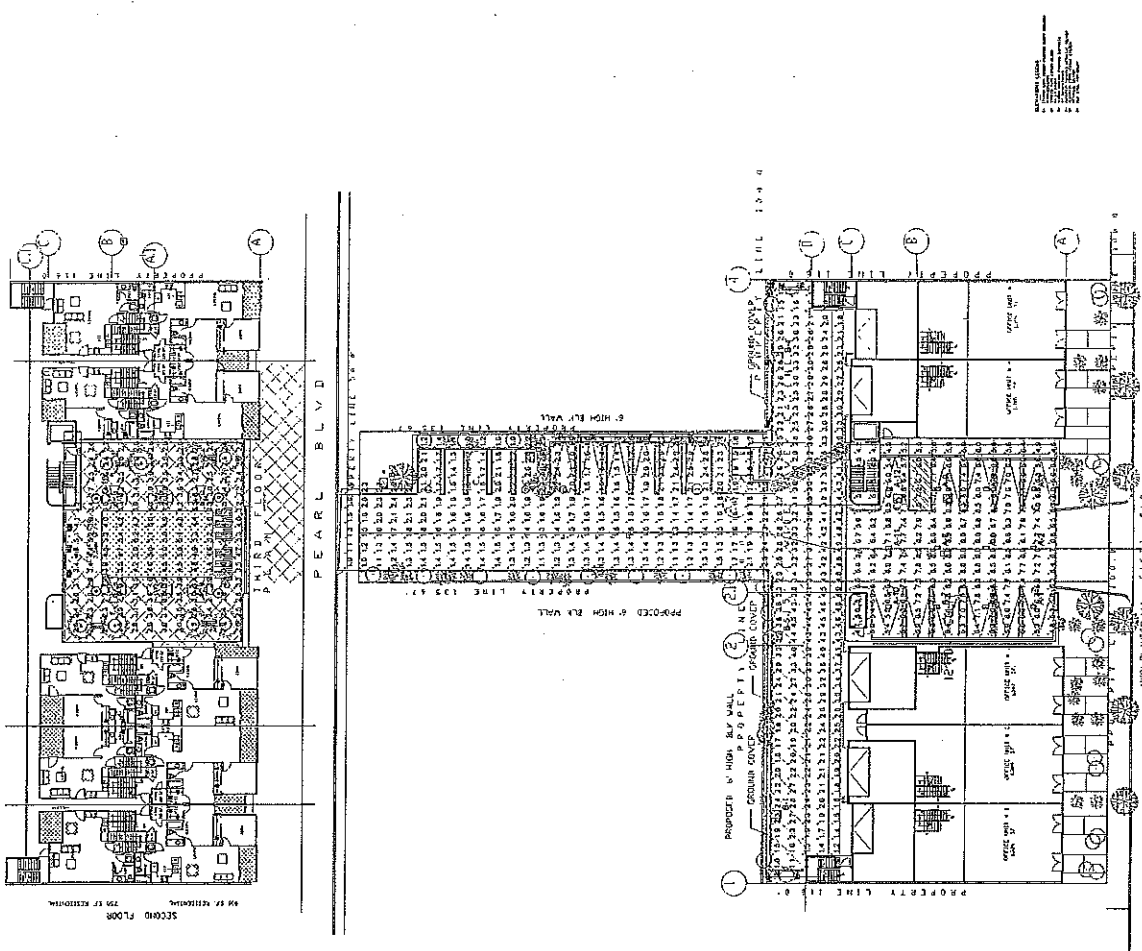
- TYPICAL LIGHT WEIGHT CONCRETE PLANTER WITH ACCENT TREES AND SHRUBS
- TYPICAL DECORATIVE BENCH
- TYPICAL DECORATIVE SURFACE TREATMENT
- TYPICAL DECORATIVE SHADE UMBRELLA
- ARTIFICIAL TURF
- TYPICAL LOUNGE CHAIRS AND TABLES
- TYPICAL GAS BARBECUES
- TYPICAL BENCH WITH POTTED FLOWERS
- TYPICAL TABLE AND CHAIRS SEATING AREA
- TYPICAL LIGHT WEIGHT CONCRETE PLANTER WITH ACCENT SHRUBS AND FLOWERS



PRELIMINARY LANDSCAPE PLAN

MIXED USE PROJECT - GARDEN GROVE, CA.

Project: MR. LAM & MS. JENNIE DO
 OWNER: MR. LAM & MS. JENNIE DO
 PROJECT: MIXED USE DEVELOPMENT
 1051 & 1064 H GARDEN GROVE BLVD
 GARDEN GROVE, CA 92843
 9741 BOLSA AVE, SUITE 201
 WESTMINSTER, CA 92883



Symbol	Room No.	Room Name	Area (sq ft)	Volume (cu ft)	Notes
<input checked="" type="checkbox"/>	A	RETAIL	1,234	3,702	
<input checked="" type="checkbox"/>	B	OFFICE	567	1,701	
<input type="checkbox"/>	C	STORAGE	123	369	

Room	Area (sq ft)	Volume (cu ft)	Notes
RETAIL	1,234	3,702	
OFFICE	567	1,701	
STORAGE	123	369	
TOTAL	1,924	5,772	

SECOND FLOOR
 98 5A RESIDENTIAL
 728 57 RESIDENTIAL

MIX USE DEVELOPMENT For 10661 & 10641 GARDEN GROVE BLVD.

GENERAL NOTES:

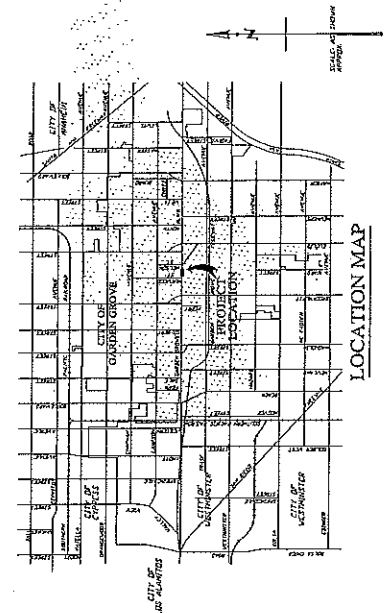
1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), CITY OF LOS ANGELES, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS AND DEVELOPMENT MANAGEMENT DEPARTMENT (ROAD) DESIGN MANUALS, AND THESE PROJECT PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
2. PRIOR TO STARTING WORK AT (714) 741-5380.
3. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES TWO WORKING DAYS IN ADVANCE PRIOR TO WORKING IN THE VICINITY OF THEIR FACILITIES.
4. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (1-800-422-4133) TWO WORKING DAYS PRIOR TO THE STARTING DATE OF THE PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UTILITIES AND VERY DEEP UTILITIES AND ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
6. THE CONTRACTOR SHALL NOT OPERATE ANY MAIN LINE WATER VALVES.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES DURING CONSTRUCTION ADEQUATE MEANS AND METHODS WHICH PROMPTLY REMOVE AND PROPERLY DISPOSE OF ALL MATERIALS AND DEBRIS FROM ANY SOURCE ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK.
8. ALL EXISTING IMPROVEMENTS, INCLUDING STRIPING, REMOVED OR DAMAGED SHALL BE REPLACED IN KIND, OR AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
9. THE EDGES OF ALL A.C. PATCHES SHALL BE SEALED WITH ASPHALT EMULSION.
10. THE CONTRACTOR SHALL CONFORM TO THE TRAFFIC ENGINEERING POLICY (TE-32), THE STANDARD SPECIFICATIONS, THE LATEST EDITION MANUAL ON UNIFORMS OF TRAFFIC CONTROL DEVICES (MUTCD), THE LATEST EDITION OF WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL) AND WITH CONVENTIONAL HIGHWAYS, NOTES 2 AND 3 ON THE CALIFORNIA STANDARD PLAN (P-1) REGULATIONS ILLUSTRATED ADVANCED WARNING SIGNS AND CONES SHALL NOT APPLY.
11. CONTRACTOR SHALL HAVE SUFFICIENT MATERIALS ON HAND AT ALL TIMES TO EXPEDITE ANY EMERGENCY REPAIR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRAFFIC CONTROL DEVICES.
13. TRAFFIC LEGENDS AND MARKINGS SHALL BE THERMOPLASTIC. TRAFFIC STRIPING SHALL BE PAINT. CITY STENCILS, ALL STRIPES & LEGENDS, PAVEMENT LEGENDS & MARKINGS SHALL MATCH CONVENTIONAL HIGHWAYS.
14. THE CONTRACTOR SHALL REMOVE ANY CONFLICTING STRIPES, MARKINGS AND RAISED PAVEMENT STRIPING FOR ROADWAYS WITHIN THE PROJECT AREA PRIOR TO THE START OF CONSTRUCTION WORK.
15. IF CULTURAL MATERIALS OR RESOURCES ARE DISCOVERED DURING THE PROJECT CONSTRUCTION ALL WORK IN THE VICINITY OF THE DISCOVERY SHALL IMMEDIATELY CEASE. APPROPRIATE AGENCIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONVERTING ROADWAYS, ROADWAYS TO SUITE, BARRIERS, AS NECESSARY.

GENERAL SIGNING AND STRIPING NOTES

1. TRAFFIC STRIPES, PAVEMENT LEGENDS, AND RAISED PAVEMENT MARKINGS SHALL BE PER THE 2010 AUTOC STANDARD SPECIFICATIONS DATED MAY 2009.
2. THE CONTRACTOR SHALL REMOVE ANY CONFLICTING STRIPES, MARKINGS AND RAISED PAVEMENT MARKINGS BY NET SAND BLASTING, PRESSURE WASHING, OR OTHER MEANS. BLACK-OUT PAINT WILL BE ALLOWED NO LONGER THAN 12 INCHES FROM THE EXISTING STRIPING.
3. RETAIL BLUE PAINTS AT FIRE HYDRANT LOCATIONS PER AUTOC 2010 CALIFORNIA SUPPLEMENT, AND AS SHOWN ON PLAN.
4. TRAFFIC LEGENDS AND MARKINGS SHALL BE THERMOPLASTIC. TRAFFIC STRIPING SHALL BE PAINT.
5. ALL STRIPING SHALL BE APPROVED BY THE TRAFFIC ENGINEER AND FIELD INSPECTORS PRIOR TO CONSTRUCTION.
6. TRAFFIC SIGNAL DETECTOR LOOP LOCATIONS SHALL BE PAINTED FOR APPROVAL PRIOR TO SAW CUTTING. EXISTING LOOP LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE ADJUSTED AS NECESSARY TO MEET INDUCTION LOOP CONDITIONS.
7. INDUCTIVE LOOPS SHALL BE SPACED 10' CLEAR IN DIRECTION OF TRAVEL AND DIRECTLY BEHIND THE LOOP LINE.

National Pollution Discharge Elimination System (NPDES) Notes

1. Construction activities shall be conducted in accordance with the National Pollution Discharge Elimination System (NPDES) permit conditions, standards, and requirements. All construction activities shall be designed to prevent erosion, sediment, and other pollutants from entering any water bodies. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
2. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
3. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
4. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
5. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
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11. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
12. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
13. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
14. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
15. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
16. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
17. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.
18. The contractor shall be responsible for obtaining and implementing a permit for the construction activities.



COMPANY/AGENCIES	UTILITY CONTACT	TELEPHONE
GARDEN GROVE WATER & SEWER	DAVID ENTSINGER	(714) 741-5349
GARDEN GROVE TRAFFIC DIVISION	DAVID CADELARNA	(714) 741-5185
LOS ANGELES DISTRICT	HENRY ALMOND SMITH	(714) 592-7880
SO. CALIFORNIA EDISON CO.	DOM J. AMADOR	(714) 834-5936
AT&T	YVETTE MARTINEZ-CARAFANO	(714) 866-5682
THE WARNER	JOHN LO	(714) 903-8213



REVISED UNDER THE SUPERVISION OF:	DATE
DAVID ENTSINGER	

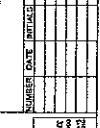
REVISIONS	DATE	DESCRIPTION

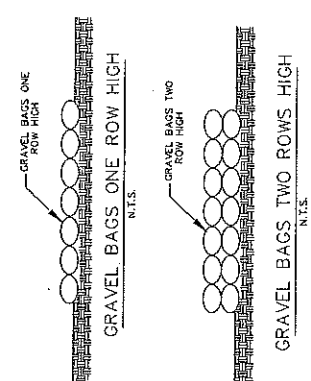
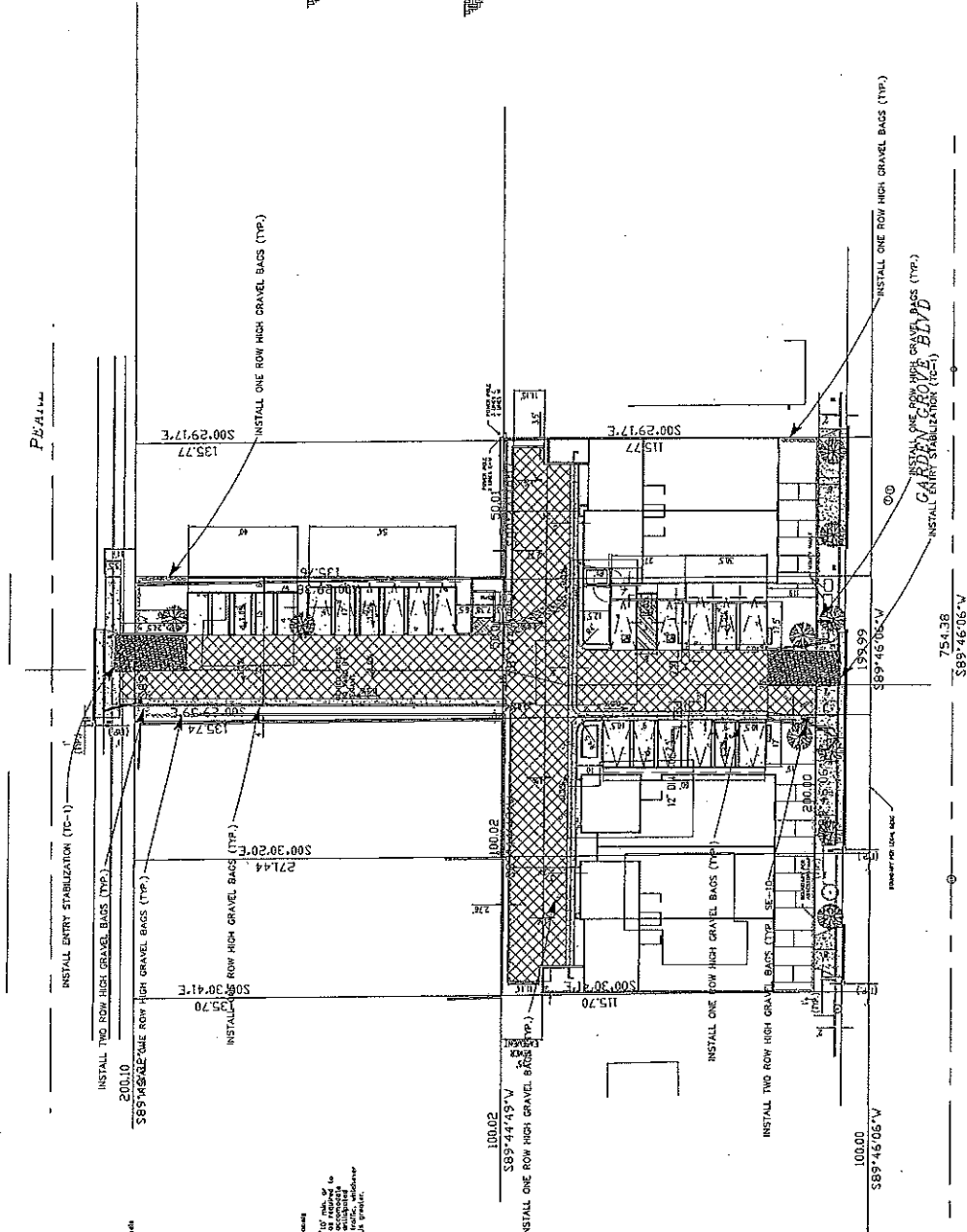
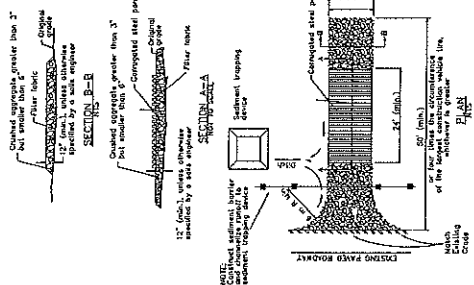
REFERENCES
BURNS & MCDONNELL ENGINEERING INC.
CALIFORNIA STANDARD SPECIFICATIONS
CITY OF LOS ANGELES STANDARD SPECIFICATIONS
UTILITY COMPANIES

PREPARED UNDER THE SUPERVISION OF:	DATE
DAVID ENTSINGER	

PROJECT INFORMATION
10661 & 10641 GARDEN GROVE BLVD.
MIXED USE DEVELOPMENT
STA 0+00 TO STA 1+82.41
STA 0+00 TO STA 1+82.41
PUBLIC WORKS AGENCY

TITLE SHEET
TITLE SHEET
PRECISE GRADING PLAN
TRAFFIC CONTROL PLAN
UTILITY PLAN
NOTES & DETAILS PLAN





EROSION CONTROL PLAN

10661 & 10641 GAARDEN GROVE BLVD.
 STA 0+00 TO STA 1+62.41
 MIXED USE DEVELOPMENT
 STA 0+00 TO STA 1+62.41
 PUBLIC WORKS AGENCY

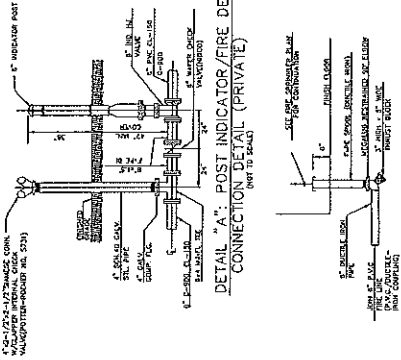


PREPARED UNDER THE SUPERVISION OF
 DESIGN BY: SEE
 DRAWN BY: SEE
 CHECKED BY: SEE
 APPROVED: SEE

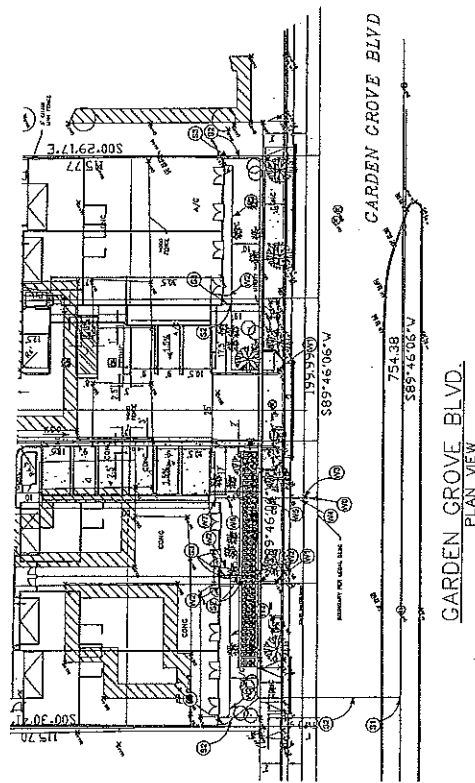
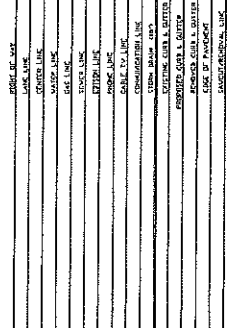
REVISIONS	DATE	DESCRIPTION

NUMBER	DATE	DESCRIPTION

PREPARED UNDER THE SUPERVISION OF
 DESIGN BY: SEE
 DRAWN BY: SEE
 CHECKED BY: SEE
 APPROVED: SEE

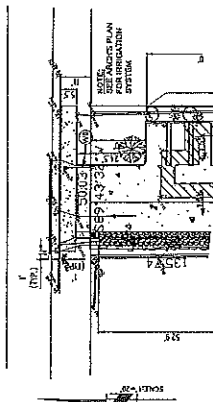


DETAIL 'B': BUILDING RISER CONNECTION (PRIVATE) (NOT TO SCALE)



GARDEN GROVE BLVD. PLAN VIEW

PEARL BLVD. PLAN VIEW



- QUANTITIES:**
- 1 EA
 - 319 LF
 - 5 EA
 - 1 EA
 - 175 LF
 - 1 EA
 - 1 EA
 - 35 LF
 - 1 EA
 - 1 EA
 - 1 EA
 - 1 EA
- SEWER SYSTEM CONSTRUCTION NOTES:**
- 1. CONNECT TO EXISTING MAIN
 - 2. INSTALL 4\"/>
 - 3. INSTALL CLEAN OUT
- WATER SYSTEM CONSTRUCTION NOTES:**
- 4. CONNECT TO EXIST. WATER METER
 - 5. INSTALL 1\"/>
 - 6. HOT TAP INSTALL 6\"/>
 - 7. INSTALL 6\"/>
 - 8. INSTALL 6\"/>
 - 9. INSTALL 6\"/>
 - 10. INSTALL POST INDICATOR & FIRE DEPT. CONNECTION PER DETAIL 'A' (HIBSON (PRIVATE))
 - 11. INSTALL BUILDING RISER CONNECTION PER DETAIL 'B' (HIBSON (PRIVATE))
 - 12. CONSTRUCT CONCRETE THURSON BLOCK
 - 13. INSTALL 6\"/>

- BLOCK NAME BLOCK DESCRIPTION BLOCK**
- 1 HANDICAP RAMP
 - 2 CURB CUT
 - 3 MANHOLE
 - 4 VALVE
 - 5 WATER METER
 - 6 STREET LIGHT
 - 7 TREE
 - 8 FLOOD LIGHTING
 - 9 TELEPHONE POLE
 - 10 SIGN
 - 11 BEACH MARK/SURVEY MONUMENT



NO.	DATE	REVISIONS	DESCRIPTION

PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____

DESIGNED BY: _____ CHECKED BY: _____

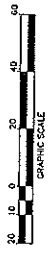
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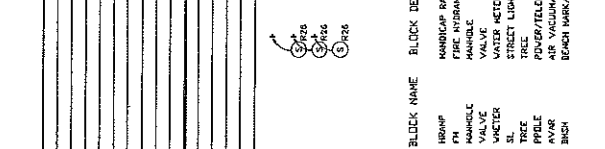
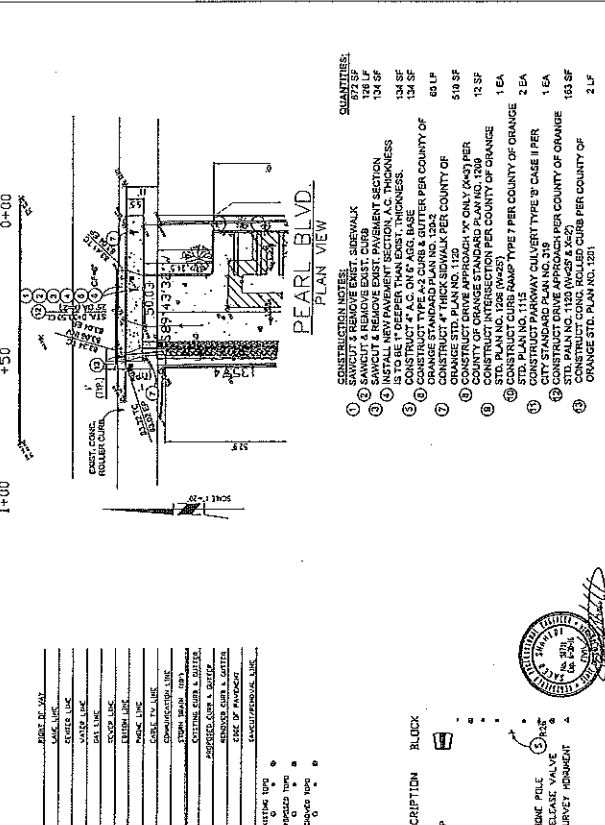
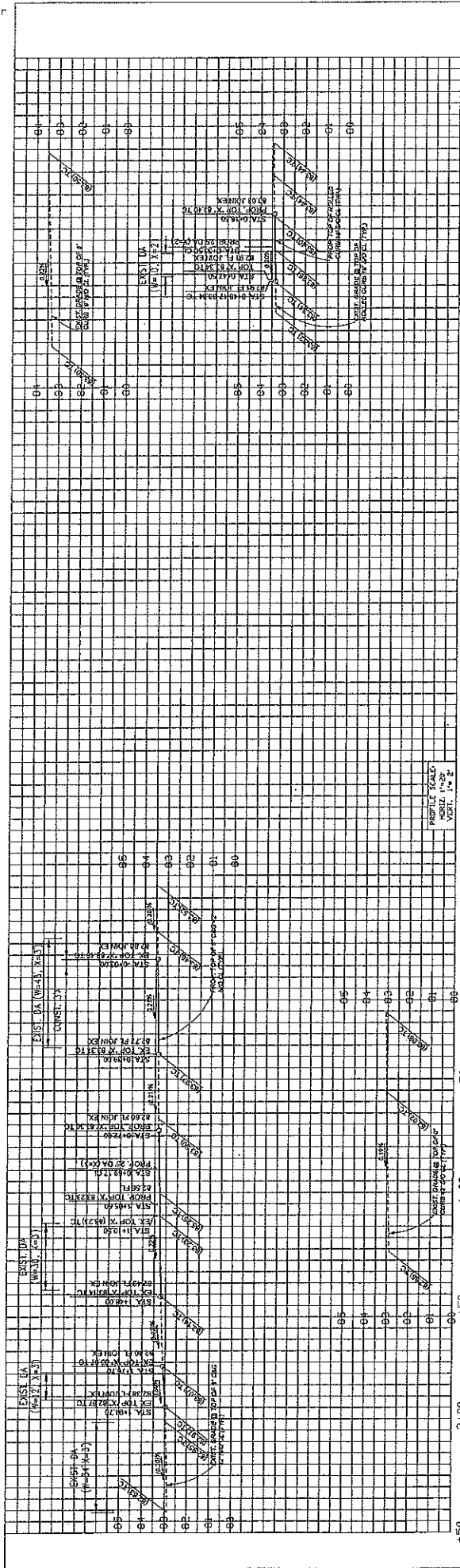
PROJECT: GARDEN GROVE BLVD. STA 1480 TO STA 1484.1 PEARL BLVD. STA 1480 TO STA 1482.41

UTILITY PLAN

PUBLIC WORKS AGENCY

SHEET 5 OF 6





SYMBOL	DESCRIPTION
①	MANHOLE
②	WATER METER
③	VALVE
④	STREET LIGHT
⑤	POLE
⑥	AVAR
⑦	BENCH
⑧	IRAMP
⑨	FM
⑩	MANHOLE
⑪	VALVE
⑫	WATER METER
⑬	STREET LIGHT
⑭	POLE
⑮	AVAR
⑯	BENCH

SYMBOL	DESCRIPTION
①	EXISTING 10" Ø
②	PROPOSED 10" Ø
③	EXISTING 8" Ø
④	PROPOSED 8" Ø
⑤	EXISTING 6" Ø
⑥	PROPOSED 6" Ø
⑦	EXISTING 4" Ø
⑧	PROPOSED 4" Ø

SYMBOL	DESCRIPTION
①	MANHOLE
②	WATER METER
③	VALVE
④	STREET LIGHT
⑤	POLE
⑥	AVAR
⑦	BENCH
⑧	IRAMP
⑨	FM
⑩	MANHOLE
⑪	VALVE
⑫	WATER METER
⑬	STREET LIGHT
⑭	POLE
⑮	AVAR
⑯	BENCH

SYMBOL	DESCRIPTION
①	EXISTING 10" Ø
②	PROPOSED 10" Ø
③	EXISTING 8" Ø
④	PROPOSED 8" Ø
⑤	EXISTING 6" Ø
⑥	PROPOSED 6" Ø
⑦	EXISTING 4" Ø
⑧	PROPOSED 4" Ø

SYMBOL	DESCRIPTION
①	EXISTING 10" Ø
②	PROPOSED 10" Ø
③	EXISTING 8" Ø
④	PROPOSED 8" Ø
⑤	EXISTING 6" Ø
⑥	PROPOSED 6" Ø
⑦	EXISTING 4" Ø
⑧	PROPOSED 4" Ø

QUANTITIES:
 872 SF
 134 SF
 134 SF
 134 SF
 134 SF
 68 LF
 68 LF
 12 SF
 12 SF
 1 EA
 2 EA
 1 EA
 1 EA
 183 SF
 2 LF

CONSTRUCTION NOTES:
 ① SAWCUT & REMOVE EXIST. SIDEWALK
 ② SAWCUT & REMOVE EXIST. PAVEMENT SECTION
 ③ INSTALL NEW PAVEMENT SECTION, A.C. THICKNESS SPECIFIED ON EXIST. THICKNESS.
 ④ CONSTRUCT TYPE A2 CURB & GUTTER PER COUNTY OF ORANGE STANDARD PLAN NO. 1533
 ⑤ CONSTRUCT TYPE A2 CURB & GUTTER PER COUNTY OF ORANGE STD. PLAN NO. 1120
 ⑥ CONSTRUCT DRIVE APPROACH "C" ONLY (2x3) PER STD. PLAN NO. 1208 (W-25)
 ⑦ CONSTRUCT INTERSECTION PER COUNTY OF ORANGE STD. PLAN NO. 1120
 ⑧ CONSTRUCT DRIVE APPROACH "C" ONLY (2x3) PER STD. PLAN NO. 1208 (W-25)
 ⑨ CONSTRUCT PARALLEL CULVERT TYPE "B" CASE II PER CITY STANDARD PLAN NO. 319
 ⑩ CONSTRUCT PARALLEL CULVERT TYPE "B" CASE II PER STD. PLAN NO. 1133 (W-25 & 2x2)
 ⑪ CONSTRUCT CONG. ROLLED CURB PER COUNTY OF ORANGE STD. PLAN NO. 1201

STREET PLAN
GARDEN GROVE BLVD.
 STA 0+00 TO STA 1+82.41
PEARL BLVD.
 STA 0+00 TO STA 1+82.41
 PUBLIC WORKS AGENCY

REFERENCES

NUMBER	DATE	INITIALS	DESCRIPTION

REVISIONS

NO.	DATE	BY	DESCRIPTION

PREPARED UNDER THE SUPERVISION OF: DATE: _____
 BLOCK NO. 17711
 DRAWN BY: JSD
 CHECKED BY: JS
 APPROVED: _____

DATE: _____

SCALE: 1" = 20'

GRAPHIC SCALE: 0 10 20 30 40 50

DWG. NO.: _____
DATE: _____
BY: _____
CHECKED BY: _____
APPROVED BY: _____

SHEET 1 OF 5

RESOLUTION NO. 5857-16

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF DEVELOPMENT AGREEMENT NO. DA-002-2016 FOR A MIXED-USE DEVELOPMENT ON THREE CONTIGUOUS PROPERTIES LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET AND THE SOUTH SIDE OF PERAL STREET, WEST OF NELSON STREET, AT 10641 AND 10661 GARDEN GROVE BOULEVARD AND 10662 PEARL STREET.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on April 21, 2016, does hereby recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of Development Agreement No. DA-002-2016, for a four-story, 10-unit, work-live, mixed-use development (the "Project") on land consisting of three properties, two located on the north side of Garden Grove Boulevard west of Nelson Street and one located contiguous to the north side of the Garden Grove Boulevard properties that fronts on the south side of Pearl Street, west of Nelson Street, at 10641 and 10661 Garden Grove Boulevard and 10662 Pearl Street, Assessor's Parcel Nos. 089-092-06, 089-092-25, and 089-092-26 (collectively, the "Property").

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, together with comments received during the public review process, and finds that (1) the record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California; (2) that the custodian of record of proceedings is the Director of Community Development; (3) that the Mitigated Negative Declaration reflects the City's independent judgment and analysis; and (4) that on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the Project will have a significant effect on the environment; therefore, the Planning Commission hereby recommends the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

BE IT FURTHER RESOLVED in the matter of Development Agreement No. DA-187-12, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Tony Lam (the "Applicant").
2. The Applicant has requested Planning Commission approval of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 to construct a four-story, 10-unit, work-live, mixed-use development on three separate properties proposed to be consolidated into a single parcel, and is requesting the Planning Commission

recommend approval to City Council of Development Agreement No. DA-002-2016 between the City of Garden Grove and Tony Lam and Jennie Do for the Project on the Property.

3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Mitigated Negative Declaration because the proposed project with the proposed mitigation measure cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
4. The Property has a General Plan Land Use designation of Industrial/Commercial Mixed Use and is currently zoned AR (Adaptive Reuse). The .69 acre site is currently developed with a vacant commercial building, a bicycle shop on the Garden Grove Boulevard properties and a non-forming single-family home on the Pearl Street property.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 21, 2016, and all interested persons were given an opportunity to be heard.
8. Concurrently with adoption of this Resolution, on April 21, 2016, the Planning Commission adopted Resolution No. 5858-16 approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, subject to specified Conditions of Approval, and subject to the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of Development Agreement No. DA-002-2016 by the Garden Grove City Council. The facts and findings set forth in Planning Commission Resolution No. 5858-16 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meeting on April 21, 2016 and considered all oral and written testimony presented regarding the project.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The Property is .69 acres in area, and is currently developed with a vacant commercial building and a bicycle shop on the Garden Grove Boulevard properties and a non-conforming single-family home on the Pearl Street property.

The Property has a General Plan Land Use designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential).

The Applicant desires to construct a 10-unit, work-live, mixed-use development on the Property pursuant to Site Plan No. SP-022-2016, CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016. The maximum building height will be four (4) stories with an overall height not to exceed 46'-9" and the building area will be comprised of 10 work/live units ranging in size from 2,330 square feet to 3,168 square feet. Pursuant to the proposed Development Agreement with the City, the applicant will be guaranteed four years to construct the Project in accordance with Site Plan No. SP-022-2016, CUP-062-2016, and Lot Line Adjustment No. LLA-011-2016, and the City will receive a development agreement payment in an amount not to exceed \$19,160 to reimburse the City for the cost of certain City services required by the Project that are not otherwise being reimbursed to the City.

FINDINGS AND REASONS:

1. The Development Agreement is consistent with the General Plan.

The proposed 10-unit, work-live, mixed-use development Project authorized to be constructed under the Development Agreement is consistent with the Property's General Plan Land Use Designation of Industrial/Commercial Mixed Use, which is intended to provide for a mix of uses. The Project is also consistent with Policy LU-1.6 of the General Plan's Land Use Element, which provides for the City to encourage workplace development in close proximity to residences in areas designated as Mixed Use.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report and in Resolution No. 5858-16.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Development Agreement possesses characteristics that would indicate justification of the request in accordance with Government Code Section 65864 et. seq, provisions for Development Agreements.

RESOLUTION NO. 5858-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-022-2016, CONDITIONAL USE PERMIT NO. CUP-065-2016, AND LOT LINE ADJUSTMENT NO. LLA-011-2016 FOR THREE CONTIGUOUS PROPERTIES THAT ARE LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET AND THE SOUTH SIDE OF PERAL STREET, WEST OF NELSON STREET, AT 10641 AND 10661 GARDEN GROVE BOULEVARD AND 10662 PEARL STREET, ASSESSOR PARCEL NOS. 089-092-06, 089-092-25, AND 089-092-26.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on April 21, 2016, and approved Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, subject to the Conditions of Approval attached hereto as "Exhibit A", and subject to the approval of Development Agreement No. DA-002-2016 by the Garden Grove City Council.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Tony Lam (the "Applicant").
2. The Applicant is requesting approval of a Site Plan and Conditional Use Permit to construct a four-story, 10-unit, work-live, mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate the three properties into one. A Development Agreement incorporating these proposed land use entitlements is also proposed.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Mitigated Negative Declaration because the proposed project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
4. The properties have a General Plan Land Use designation of Industrial/Commercial Mixed Use, and are currently zoned AR (Adaptive Reuse). The subject properties are currently improved with a vacant commercial building, a bicycle shop, and a non-conforming single-family home.

5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 21, 2016, and all interested persons were given an opportunity to be heard.
8. Concurrently with adoption of this Resolution, on April 21, 2016, the Planning Commission adopted Resolution No. 5857-16, recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Development Agreement No. DA-002-2016 for the Project. The facts and findings set forth in Planning Commission Resolution No. 5857-16 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of April 21, 2016.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

FACTS:

The subject property is approximately .69 acres and consists of three properties, two located on the north side of Garden Grove Boulevard west of Nelson Street and one located contiguous to the north side of the Garden Grove Boulevard properties that fronts on the south side of Pearl Street, west of Nelson Street. The subject properties have a General Plan Designation of Industrial/Commercial Mixed Use and are zoned AR (Adaptive Reuse). The properties to the north, east, and west are zoned AR and are developed with non-conforming single-family homes and commercial uses. The properties to the south, across Garden Grove Boulevard are zoned GGMU-3 (Garden Grove Mixed Use 3) and are developed commercially.

In 2008 the City Council adopted the current General Plan, which changed the Land Use Designation of the area generally located north of Garden Grove Boulevard, west of Nelson Street, east of Flower Street to the north of Stanford Avenue and Nutwood Street to the south Stanford Avenue, as well as the area that is south of the portion of the OCTA right-of-way that is north of Stanford Avenue, from Office Professional, Mixed Use, and Industrial to Industrial/Commercial Mixed Use. This area maintains a variety of uses that include eating establishments, auto repair, light industrial uses, offices, and non-conforming residential uses.

In 2012, the City Council approved a Code Amendment that established the AR Mixed Use Zone within this area along with associated development standards in order to provide the consistency between the new General Plan Land Use Designation and the Zoning classification that is required by State Law.

The subject properties are developed with a vacant commercial building and a bicycle shop on the Garden Grove Boulevard properties and a non-conforming single-family home on the Pearl Street property. The applicant is proposing to combine the three subject properties and demolish the existing improvements in order to develop a four-story, ten-unit, work-live mixed-use development.

The new four-story building will be constructed to face Garden Grove Boulevard and will maintain a 15' 0" setback from the front property line and will be constructed over the main driveway. The building will maintain zero setbacks along the east and west property lines and 28' 0" from the rear property line. Main access to the property will be via a 25' 0" wide drive way from Garden Grove Boulevard with a secondary access to Pearl Street from the north side of the project. While Code requires a minimum of 30 parking spaces to accommodate the development, a total of 32 parking spaces have been provided (10 garaged, 11 covered, and 11 open). The Site design, including parking and, circulation, have been designed to comply with requirements of Title 18, Mixed Use Regulations and Development Standards, of the City's Municipal Code.

The project has been designed to comply with the City Code zoning requirements for landscaping, and active and private recreation areas for the work live units. City Code requires 3,000 square feet of recreational area for the ten proposed units. A total of 4,376.85 square feet of both common useable and private open space has been provided, that includes a 3,500 square common useable recreation area on the third floor of the building that is suspended over the main driveway and private patios that range in size from 32.9 square feet to 132 square feet. The common useable recreation area includes landscaping, umbrellas, lounge chairs, tables, and barbeques.

Landscaping along Garden Grove Boulevard will include both columnar and canopy trees with shrubs and ground cover on site and canopy trees and ground covers within the parkway adjacent to the street. Landscaping within the site and along Pearl Street will include canopy trees, shrubs, vines, and ground covers. Landscaping within the third floor common useable open space area will include decorative paving, artificial turf, potted trees, shrubs, and flowering plants.

The project consists of 10 work-live units with private balconies. The units range in size from 2,330 square feet to 3,168 square feet. Each unit includes work space and a small residential space that maintains access from the work space area of the unit to the living space via an interior stair case. The residential portions of the units also have a secondary entrance to the third floor. The residential portions of the units range in size from 750 square feet to 915 square feet. Eight of the units maintain two bedrooms and two bathrooms, and the remaining two units maintain one bedroom and one and half bathrooms. The commercial areas of the five lower units maintain direct access to Garden Grove Boulevard and have two floors of commercial space. The commercial areas of the top 5 units maintain access from the walkway located on the fourth floor with the majority of the residential area

(with the exception of a bedroom) of the unit below the commercial area of the unit on the third floor. Each unit will also include kitchen, living room, dining area and laundry facilities.

City Code does not allow the commercial portion of the units to be leased out separately from the residential portion or for the units to be converted entirely to residential use. The intent of the work-live unit is to provide an alternative space where people can have a space that allows them to live in the same unit as they work.

The design of the four story building is contemporary exhibiting a two toned kaki and red brown (burnt sienna) stucco exterior with teal metal railing on the balconies and upper story walkways, and aluminum store front glazing. The articulated façade, varying roof heights, and color pattern of the building provide visual interest to the building.

FINDINGS AND REASONS:

SITE PLAN:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions and requirements of the Municipal Code and other applicable ordinances.

The subject site has a General Plan land use designation of Industrial/Commercial Mixed Use (IC) and is zoned AR (Adaptive Reuse). The proposed project consists of a 4-story, mixed-use development consisting of ten (10) work-live units in a single building, along with 32 parking spaces consisting of garage spaces, covered spaces, and an open parking lot. The proposed mixed use development is consistent with the IC land use designation, which is intended to provide for a mix of uses, as well as with Policy LU-1.6 of the General Plan's Land Use Element, which provides for the City to encourage workplace development in close proximity to residences in areas designated as Mixed Use. The Site Plan also complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances. The zoning of the property permits work-live units subject to the approval of a Conditional Use Permit. The placements of the structures, the site design, the parking lot layout, the number of on-site parking spaces, and the landscape areas are all consistent with the development standards applicable to the AR zone.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The proposed development has been designed to meet the Code's requirements for access, on and off-site circulation and off-street parking

The plans have been reviewed by the City's Traffic Engineering Division as well as a traffic consultant and it has been determined that the project will have no adverse impacts to surrounding streets. The site provides sufficient parking to accommodate the proposed work-live mixed use development. The project has been designed to provide a drive aisle and parking layout that enables customers to maneuver effectively through the site.

Furthermore, the City's Fire Department has also reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets should there be an emergency.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area will be adequate to accommodate the proposed development once the developer provides the necessary improvements for the project. The proposed work-live mixed use project will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels. Utilities and drainage channels in the area are adequate to accommodate the development.

The proposed development will also provide landscaping and proper grading of the site in order to maintain proper drainage in the area. The Public Works Engineering and Water Services Division have reviewed the plans.

4. The project will not adversely impact the City's ability to perform its required public works functions.

The project has been reviewed by the Public Works Department. There were no issues raised by the project. Therefore, the project will not adversely impact the City's ability to perform its required public works functions.

5. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project is located in an area with a mix of industrial, commercial and non-conforming single-family homes. The proposed project is consistent with the surrounding area and compatible with the existing uses along Garden Grove Boulevard and within the AR (Adaptive Reuse) zone. The building has been designed to be oriented toward Garden Grove Boulevard to ensure a reasonable degree of compatibility with adjacent developments.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed for building appearance, building placement, landscaping, and other amenities to attain an attractive environment. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

CONDITIONAL USE PERMIT:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The proposed work-live mixed use development will be consistent with the General Plan Land Use Designation of the property, which is Industrial/Commercial Mixed Use, provided that the project complies with all conditions of approval. The proposed work-live development is consistent with the Industrial/Commercial Mixed Use land use designation, which is intended to provide for a mix of uses, as well as with Policy LU-1.6 of the General Plan's Land Use Element, which provides for the City to encourage workplace development in close proximity to residences in areas designated as Mixed Use.

2. That the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area.

The proposed work-live development will not adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area. The property is zoned for commercial and light industrial uses and work-live units like those proposed are expressly permitted pursuant to a conditional use permit. Pursuant to the conditions of approval, only uses permitted or conditionally permitted in the AR zone may be maintained in the live-work units; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants will be prohibited; no uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted; and all work associated with a non-residential use in any of the work-live units shall be done indoors. The project design and conditions of approval will minimize potential impacts to the adjoining area. In addition, Chapter 9.18 of the Garden Grove Municipal Code contains express restrictions on the use and operation of work-live mixed use projects such as the one proposed that must be adhered to for the life of the project. Provided the conditions of approval for the project are adhered to for the life of the project, the use will be harmonious with persons who work and live in the area.

3. The proposed use will not interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site.

The proposed work-live mixed use project will not unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located within the vicinity of the site, provided that the conditions of approval are adhered to for the life of the project. The property and adjacent properties are zoned for commercial and light industrial uses and work-live units like those proposed are expressly permitted pursuant to a conditional use permit. Pursuant to the conditions of approval, only uses permitted or conditionally permitted in the AR zone may be maintained in the live-work units; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants will be prohibited; no uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted; and all work associated with a non-residential use in any of the work-live units shall be done indoors. In addition, Chapter 9.18 of the Garden Grove Municipal Code contains express restrictions on the use and operation of work-live mixed use projects such as the one proposed that must be adhered to for the life of the project.

4. The proposed use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

Pursuant to the conditions of approval, only uses permitted or conditionally permitted in the AR zone may be maintained in the live-work units; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants will be prohibited; no uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted; and all work associated with a non-residential use in any of the work-live units shall be done indoors. In addition, Chapter 9.18 of the Garden Grove Municipal Code contains express restrictions on the use and operation of work-live mixed use projects such as the one proposed that must be adhered to for the life of the project. Provided that proposed work-live mixed use development adheres to the conditions of approval for the life of the project, the proposed project will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

5. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The proposed project has been designed to comply with the development standards and requirements of the AR (Adaptive Reuse) zone. The site is adequate in size and shape to accommodate the new structure and associated site improvements, which include parking facilities, landscaping, and development walls.

6. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic to be generated, and by other public or private service facilities as required.

The site is adequately served by Garden Grove Boulevard and Pearl Street and the development of the project will include accessible driveways providing both ingress and egress. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

LOT LINE ADJUSTMENT:

1. The parcel, as a result of the Lot Line Adjustment, will conform to the zoning and building codes.

The subject parcels have a General Plan Land Use designation of Industrial/Commercial Mixed Use and are zoned AR (Adaptive Reuse). The property is comprised of three (3) lots each with a combine lot area of .69 acres. The Lot Line Adjustment will consolidate the three (3) parcels into one lot to allow the construction of a 10-unit, work-live project that is approved via Site Plan No. SP-022-2016 and Conditional Use Permit No. CUP-065-2016. The Lot Line Adjustment and all subsequent site improvements will be in conformance with the applicable zoning and building code regulations as well as be consistent with the City's Subdivision Ordinance and the State Subdivision Map Act.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Conditional Use Permit, and Lot Line Adjustment possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 and 9.40.190.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.

3. Approval of this Site Plan, Conditional Use Permit, and Lot Line Adjustment shall be contingent upon the approval of Development Agreement No. DA-002-2016 and adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project by the Garden Grove City Council.

EXHIBIT "A"

Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016 and Lot Line Adjustment No. LLA-011-2016

10641 and 10661 Garden Grove Boulevard and
10662 Pearl Street

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. The applicant shall provide the City with a copy of the recorded Notice within ten (10) days of its recordation.
2. All Conditions of Approval, approved under Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 contained in Resolution No. 5858-16, shall remain in full force and effect, except as modified herein. All Conditions of Approval set forth herein, or contained in Resolution No. 5858-2016, shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Tony Lam, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications approved by the Community Development Director pursuant to Condition No. 4, below, any changes to the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-022-2016 and Conditional Use Permit No. CUP-065-2016. The Conditions of Approval applying to Lot Line Adjustment No. LLA-011-2016 shall only be those that so expressly state and/or those necessary to conform to the General Plan, any applicable specific plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.
3. Approval of this Site Plan, Conditional Use Permit, and Lot Line Adjustment shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan, Conditional Use Permit, Lot Line Adjustment and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved by the Community Development Director, in his or her discretion. Proposed

modifications to the project, approved site plan, floor plan, and/or these Conditions of Approval determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where otherwise expressly specified in the individual condition.
6. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
7. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.
 - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks, within the common areas along Garden Grove Boulevard and Pearl Street, or any parking areas and shall be screened to the satisfaction of the Community Development Department.
 - c. No roof-mounted mechanical equipment, including but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground, roof, or wall-mounted mechanical equipment shall be screened from public view from adjacent properties and the public right-of-way and shall also be screened, to the extent feasible, from on-site areas.
 - e. The mitigation measure that is part of the Mitigated Negative Declaration that is adopted for Site Plan No. SP-022-2016, Conditional Use Permit

No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 (the "Mitigated Negative Declaration") is incorporated herein by this reference and shall be implemented as conditions of approval for this project

Public Works Engineering Division

8. The applicant shall be subject to Traffic Mitigation Fees in accordance with Chapter 9.44 of the Garden Grove Municipal Code; In-Lieu Park Fees in accordance with the City's current Fee Resolution; and all other applicable fees duly adopted by the City.
9. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
10. A separate street permit is required for work performed within the public right-of-way.
11. Separate grading and street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications. All fees collected at the time of permit issuance shall be based on the fee schedule in effect at that time.
12. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a *Final* Water Quality Management Plan that:
 - Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.

- Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
13. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the City Engineer, including:
- Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
 - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - Demonstrate that the applicant has agreed to and recorded an agreement or another legal instrument approved by the City Attorney that shall require the property owner, successors, tenants (if applicable), and assigns to fund, operate and maintain in perpetuity the post-construction BMPs described in the Project WQMP and O&M Plan.
14. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
15. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the grading plan.
16. Provide a separate coordinated utility plan showing the location of all utilities serving the site. Any easements required providing locations and access for the utilities and their appurtenances shall be provided by separate instrument.

17. The applicant shall construct the driveway entrance to the development per City of Garden Grove Standard Plan B-120 with conforming ADA landing and pathways where public and private sidewalks intersect. All designs must conform to latest ADA standards.
18. The grading plan shall provide an accessibility route for the ADA pathway in conformance with the requirements of the department of justice standards, latest edition.
19. All trash container areas shall meet the following requirement:
 - Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
 - Provide solid roof or awning to prevent direct precipitation into the enclosure per City of Garden Grove Standard Plan B-502;
 - Provide a drain to a sanitary waste line. Connection of trash area drains to the municipal storm drain system is prohibited;
 - Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
 - See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures per City of Garden Grove Standard Plan B-502.
20. Prior to the issuance of the street improvements and grading permit, the applicant shall provide completion bonds for all work constructed under the street improvements and grading permit in a manner satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
21. No parallel curb parking shall be permitted anywhere on the site and Garden Grove Boulevard.
22. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall shall have wheel stops.
23. Any new or required block walls and/or retaining walls shall be shown on the grading plans with a minimum height of 6-feet from the highest finished grade. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer
24. The applicant shall remove the existing landscaping within sidewalk areas along Garden Grove Boulevard and Pearl Street and construct street frontage

improvements as identified below. All landscaping installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer. A separate street improvement plan shall be prepared for Garden Grove Boulevard and Pearl Street and submitted to the engineering department for improvements within the existing and proposed right of way.

Garden Grove Boulevard

- Remove the existing easterly and westerly substandard driveway approaches and existing landscaping on Garden Grove Boulevard and construct new curb, gutter and sidewalk.
- The new driveway approach to the site shall be constructed in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a maximum width of 30-feet for commercial and multi residential projects, with any deviation from the standard to be approved by the City Engineer and detailed on the plan showing all modifications.
- Construct 8" curb and gutter along the property frontage at 42' from centerline in accordance with City Standard Plan B-113 (Type C-8).
- Construct a 8-foot sidewalk and landscape adjacent to the street curb in accordance with City Standard Plan B-106 and planning department direction.
- Remove and replace the street pavement from the edge of the median to the edge of the gutter per City Standard B-102 and as directed by the City Engineer.

Pearl Street

- Construct 6" rolled curb and gutter along the property frontage at 20' from centerline in accordance with City Standard Plan B-116.
- Remove and replace the pavement of the street from the edge of the northerly gutter to the edge of new southerly gutter along the property frontage per City Standard Plan B-104 and the direction of the City Engineer.
- Construct new driveway approach to the site in accordance with City of Garden Grove Standard Plan B-121.
- Construct a new 4-foot parkway adjacent to the new 6-inch curb and 4-foot sidewalk per City Standard Plan B-105.

25. Conditions of Approval for LLA-011-2016:

- The applicant shall submit an updated title report along with copies of the recorded instruments listed in the title report.
- The applicant shall submit copies of the reference maps used to prepare the legal description and the plat.
- The Lot Line Adjustment shall comply with all provisions of the City of Garden Grove Public Works Engineering Service Division and shall be reflected in a deed or record of survey that shall be recorded, with copies filed with the City, prior to issuance of a building permit for the structure.

Public Works Water Services Division

Water Conditions

26. New water services 2" and smaller can be installed by the Water Services Division upon payment of applicable fees, or by the applicant's contractor and inspected by Water Engineering Inspector. Applicant's contractor shall have a Class A or C-34 License. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards and inspected by the Water Engineering Inspector.
27. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. The property owner(s) shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner(s) must open a water account upon installation of RPPD device.
28. It shall be the responsibility of the applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
29. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
30. The City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
31. Fire service connection shall have above ground double check detector assembly (DCDA) per City Standard B-773. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Water Quality,

Water Services Division. Device shall be on private property and is the responsibility of the property owner(s). The above ground assembly shall be screened from public view as required by the Planning Division.

32. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.

Sewer Conditions

33. The applicant shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
34. In order for the project to be constructed as proposed by the applicant, the existing off-site and on-site sewer main going from west to east of the property will need to be removed and new sewer improvements constructed on the property and the immediately adjacent properties. Accordingly, the applicant shall remove and remediate the existing sewer main located within the proposed project boundary and construct the new sewer line within the project boundary to tie into the main in Grove Boulevard. The applicant shall also work with the adjacent property owners to ensure that (a) the remaining downstream portion of the sewer main in the adjacent property to the east is capped and plugged and a new sewer cleanout installed at the east property line to allow access to the remaining sewer, and (b) a new reroute for a lateral to the south to tie into the main on Garden Grove Boulevard is installed on the adjacent property to the west. Prior to commencement of any field investigation and design work, the applicant SHALL provide evidence satisfactory to the City Engineer that the applicant has entered into a binding agreement or agreements with the adjacent property owners providing applicant with the right to construct the above-described improvements on the neighboring properties. The sewer improvements described in this Condition shall be designed, constructed and installed at the applicant's expense and shall be fully completed and approved by the City prior to issuance of a certificate of occupancy.
35. Commercial food uses of any type shall require the installation of an approved Grease Control Device (GCD) prior to obtaining a business license.
36. A properly sized Grease Control Device (GCD) shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the GCD. All other waste lines shall be drained through the grease trap. The GCD may be located inside of the building per County Health Department requirements. Prior to City permit issuance, trap location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive GCD maintenance records and shall make them available to the City of Garden Grove upon demand.

37. Food grinders (garbage disposal devices) are prohibited within the commercial part of the unit per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

Building Services Division

38. The buildings shall be designed to comply with all provisions of the California Building Codes and City adopted amendments.
39. All units shall be adaptable and on an accessible route. Office spaces shall meet all disability access requirements.

Planning Services Division

40. This approval is for the construction of a four-story, ten-unit, work-live, mixed use development. The living area of each unit shall be incidental to the work area of the unit and shall not be leased out separately from the work area of the unit. Interior access between the work and live areas of each unit shall be maintained. The portion of each work-live unit used for residential purposes shall at no time exceed 40 percent of the total area of the work-live unit, and no work-live unit may be converted entirely to residential use. Each occupant of a work-live unit shall at all times comply with the restrictions on uses and activities within a vertically integrated residential/commercial mixed use development set forth in Garden Grove Municipal Code section 9.18.020.070 and the use limitations, design standards, and operating requirements for work-live units set forth in Garden Grove Municipal Code section 9.18.030.360. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times. In addition, prior to the issuance of a certificate of occupancy the then current owner(s) of the property shall enter into and record a Covenant Agreement (or other appropriate document acceptable to the City) with the City in a form approved by the City Attorney and City Manager, restricting use and occupancy of property in accordance with Conditions of Approval 40, 41, 42, and 43 and sections 9.18.020.070 and 9.18.030.360 of the Garden Grove Municipal Code. The Covenant Agreement shall run with the land and be binding upon all current and future owners and tenants of the property and their respective heirs, successors, and assignees; provide that the Covenant Agreement may not be substantively amended or terminated without City approval; and provide that the City may, but shall not be obligated to, enforce the provisions of the Covenant Agreement. The City Manager shall be authorized to execute the Covenant Agreement on behalf of the City. The Covenant Agreement shall be recorded prior to the issuance of any certificates of occupancy. Evidence of the recordation of the agreement shall be provided to the City prior to the issuance of a certificate of occupancy. The applicant shall provide City with a current title report and/or other evidence satisfactory to the City evidencing title ownership of the property at the time of recordation of the Covenant Agreement.

41. Only uses listed as permitted or conditionally permitted within the Land Use Chart, Table 9.18-1 of Section 9.18.020.030 of Title 9 of the City's Municipal Code shall be maintained in the live-work units. Auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants shall be prohibited. No uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted. All work associated with a non-residential use in any of the work-live units shall be done indoors. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times. The applicant and/or property owner(s) or managers shall provide written notice to all occupants and users of the work-live units that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in strictly residential areas.
42. Parking spaces in the garages shall maintain the ability to park two cars at all times. The garages shall not be used for storage. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times.
43. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces in the garages for their unit. The open parking shall be made available for patrons of the on-site business during all hours of operation. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times.
44. No outside storage shall be permitted on-site. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited. The owner(s) of the property shall be responsible for ensuring that tenants comply with these requirements at all times.
45. Best Management Practices shall be incorporated in the management of the site to detour and/or abate any graffiti vandalism throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary.
46. All landscaping shall be consistent with the landscape requirements set forth and/or incorporated in the Garden Grove Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance, associated Water Efficiency Guidelines and all recent applicable revisions from the State of California on water conservation measures shall be to the landscape plans. The landscape plan is also subject to the following:

- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be low flow/precipitation sprinkler heads for water conservation.
- b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon. The remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
- c. Trees planted within 10-feet of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance.
- d. Landscaping along Garden Grove Boulevard shall match the landscape requirements of the Garden Grove Mixed Use Zones. Off-site landscaping shall include 4'-0" x 8'-0" planters with canopy trees spaced 30'-0" apart on center with an under planting of shrubs and flowering ground cover. Plant materials within the public right-of-way shall be determined by the City's Public Work's Department. On-site landscaping shall include both columnar and canopy trees. Columnar trees (minimum height at maturity of 45'-0") shall be planted within 10'-0 of the public right-of-way and shall be placed at regular intervals and no more than 40'-0" on center. On-site canopy trees shall be planted at a ratio of at least one tree for every 50'-0" of the Garden Grove Boulevard street frontage. The on-site front yard landscape area shall also include shrubs and flowering ground covers. All on and off-site canopy trees shall be a minimum size of 24-inch box. Columnar trees shall be a minimum of 25'-0" tall. Should palm trees be proposed, the brown trunk height of the palm trees shall be 25'-0".
- e. All landscape areas, including the areas located within the public right-of-way along Garden Grove Boulevard and Pearl Street that abuts the subject property, are the responsibility of the applicant/property owner(s).
- f. Landscaping within the third floor open space area shall include decorative paving, artificial turf, and planters with canopy trees, shrubs, and flowering plants.
- g. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is also to be inclusive of any applicable Water Quality Management Plan (WQMP), the Orange County Drainage Area Management Plan

(DAMP), and/or other water conservation measures applicable to this type of development.

47. Enhanced concrete treatment shall be provided within the 20-foot. deep driveway throats along Garden Grove Boulevard and Pearl Street, subject to the Community Development Department's approval. Such enhanced concrete treatment includes decorative stamped concrete or interlocking pavers, or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern, material, and final design and configuration shall be approved by the Community Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
48. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
 - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays - may work same hours, but subject to noise restrictions as established in section 8.47.010 of the Municipal Code.
49. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water heaters, the use of low-sodium parking lot lights, and to ensure compliance with Title 24.
50. Pursuant to the Mitigation Measure stated within the Mitigated Negative Declaration and Initial Study for the subject project, the applicant shall be required to obtain the services of a qualified archaeologist during the grading and excavation phases of the construction. The monitor(s) shall be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for archaeological resource(s) encountered during grading and excavation activities. Pertinent provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2(a) through (k) shall apply. The on-site monitoring shall end when the project site grading and excavation activities are complete.
51. The approval and effectiveness of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 shall be expressly contingent upon the adoption and effectiveness of a

SP-022-2016, CUP-065-2016, and LLA-011-2016
Conditions of Approval

- binding Development Agreement between the applicant and the City of Garden Grove.
52. Any new or required block walls and/or retaining wall(s) shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following
- a. Decorative masonry walls are required along the northerly property lines of the Garden Grove Boulevard properties and along all the easterly, and westerly property lines. The masonry wall shall be constructed to a maximum height of 8-feet, as measured from highest point of finished grade on the project's side. A higher wall may be constructed if needed for additional sound attenuation. These walls shall use slumpstone or split-face block with decorative caps, subject to Community Development Department's approval.
 - b. The applicant shall work with the existing property owner(s) along the northerly, southerly, and westerly property lines in designing and constructing the required block wall. This requirement is to avoid having double walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the Developer shall work with City Staff to address this situation.
53. The common recreation area improvements shall be reviewed and approved by the Community Development Department, Planning Division, prior to issuance of building permits. The common recreation area shall include, at a minimum, landscaping, decorative paving, barbecues, benches and table with umbrellas.
54. Building colors and materials samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. The buildings shall include multi-toned stucco exteriors with a minimum of 1-inch reveal lines, windows recessed a minimum of 2-inches, aluminum store front glazing, metal railings on the balconies and upper story walkways, varying roof height, and decorative garage doors that are in keeping with the modern design of the building.
55. All signage shall comply with Chapter 20 of Title 9 of the City's Municipal Code. A sign program shall be established for the development prior to Certificate of Occupancy.

56. A copy of the resolution approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, including these Conditions of Approval, shall be kept on the premises at all times.
57. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, and his/her agreement with all conditions of the approval.
58. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, Lot Line Adjustment No. LLA-011-2016, and/or the associated Development Agreement (collectively, the "Project entitlements"). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the City rescind the Project entitlements and mutually terminate the Development Agreement, in which case the applicant would have no obligation to defend or indemnify the City; however, applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the Project entitlements.

Garden Grove Fire Department

59. The applicant, developer or contractor shall submit fire sprinkler plans, as defined by NFPA 13, 2013 Edition, to the City for review and approval prior to issuance of Building permits.
60. The applicant, developer, or contractor shall submit a Fire Alarm plan, as defined by NFPA 72, 2013 Edition, to the City for review and approval prior to issuance of a Building permit.
61. Fire hydrants shall meet the specification as outline by the Fire Chief and the City's Water Department.

62. Fire hydrants shall be spaced in accordance to the California Fire Code and at the directions from the City of Garden Grove's Fire Department.
63. Fire flow requirements and/or peculiar street configurations may dictate the necessity for additional fire hydrants per California Fire Code, Appendix III-A.
64. All water mains and fire hydrants shall be installed, accessible and operable prior to any on-site use or storage of combustible materials per California Fire Code Section 8704.3.
65. Applicant, developer, or contractor shall provide Fire Apparatus access on the site prior to any flammable material is placed on-site.

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO:)

City Clerk's Office)
City of Garden Grove)
11222 Acacia Parkway)
Garden Grove, CA 92840)
)
)

(Space above for Recorder.)

This document is exempt from payment of a recording fee pursuant to Government Code Section 6103.

Dated: _____

DEVELOPMENT AGREEMENT NO. DA-002-2016

SP-022-2016, CUP-065-2016, and LLA-011-2016

(Tony Lam and Jennie Do)

THIS DEVELOPMENT AGREEMENT ("Agreement" or "Development Agreement") is made this _____ day of _____, 2016 ("Effective Date"), by the CITY OF GARDEN GROVE, a municipal corporation ("CITY") on the one hand, and Tony Lam, an individual, and Jennie Do, Trustee of Jennie Do Revocable Trust (collectively, "DEVELOPER"), on the other hand, pursuant to the authority set forth in Article 2.5 of Chapter 4 of Division I of Title 7, Sections 65864 through 65869.5 of the California Government Code.

RECITALS

The following recitals are a substantive part of this Agreement:

- A. The CITY and DEVELOPER desire to enter into this Development Agreement for the construction of a 4-story, 10-unit, work/live mixed use development on a .69 acre lot with related site improvements (the "PROJECT") on that certain real property described on Exhibit "A" attached hereto and incorporated herein by reference (the "PROPERTY")..

- B. In order to implement the PROJECT, DEVELOPER has submitted, and CITY has approved, Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-022-2016, and associated conditions of approval, for the PROJECT.
- C. The CITY and DEVELOPER desire to enter into this Development Agreement for the construction of the PROJECT pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 of Title 7 of the California Government Code (the "Development Agreement Statute").
- D. The PROJECT is a development requiring certain discretionary approvals by the CITY before it may be constructed.
- E. The Development Agreement Statute provides the authority for CITY to enter into binding development agreements with a person having a legal or equitable interest in real property.
- F. DEVELOPER represents that it owns the PROPERTY in fee.
- G. As consideration for the benefits gained by DEVELOPER from the vested rights acquired pursuant to the Development Agreement Statute, CITY is requiring that DEVELOPER construct and install as part of development of the PROJECT certain public improvements and provide other public benefits.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. DURATION. This Agreement and Land Use Entitlements described in Section 2 shall expire four (4) years from the Effective Date, unless any duty specified remains executory, in which case this Agreement may be renewed for a successive one year term at discretion of CITY, pursuant to law, until all duties are performed. The effective date of this Agreement shall begin on the date first identified above.
2. Permitted Uses/Land Use Entitlements. The following uses are permitted on the PROPERTY: A 4-story, 10-unit work-live development. The units range in size from 2,330 square feet to 3,168 square feet. The PROJECT has been granted the following land use entitlements: Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016 (subject to associated conditions of approval). The PROJECT is subject to the development standards of the AR (Adaptive Reuse) zoning requirements of Chapter 18, of Title 9 of the City's Municipal Code and the Conditions of Approval to Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.

3. Density/Intensity. The density or intensity of the PROJECT is as follows: 4-story, work/live development consisting of 10 units with related improvements on a .69 acre site.
4. Maximum Height and Building Size. The maximum height and building sizes are as follows: The maximum building height shall be four (4) stories with an overall height not to exceed 46'-9" and the building area is comprised of 10 work/live units ranging in size from 2,330 square feet to 3,168 square feet, as indicated on the site plan and elevations.
5. Reservation or Dedication. The reservation of easements or dedication of property to the CITY to allow the construction of the proposed residential development shall be as shown on and/or conditioned in the approved Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.
6. Improvements. The improvements described in Planning Commission Resolution No. 5858-16 shall be constructed prior to the occupancy of the proposed development or the issuance of any certificate of occupancy for any unit of the development, all in accordance with the terms and conditions of Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016.
7. Scope of PROJECT. The PROJECT shall consist of a work-live project consisting of 10-units that range in size from 2,330 square feet to 3,168 square feet, for a total of 10-units with related improvements.
8. Resolution/Material Terms. All Conditions of Approval of SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, as per Planning Commission Resolution No. 5858-16, attached hereto and incorporated herein as "Exhibit B," are material terms of this Agreement. Breach of any condition of approval shall be deemed to be a breach of this Development Agreement.
9. Development Agreement Payment. DEVELOPER shall pay a development agreement payment to the CITY as follows:
 - 9.1 Amount. \$750 per unit and shall be paid prior to issuance of any building permits.
 - 9.2 Amount. The DEVELOPER shall make a contribution of \$1,166 per unit toward construction of a Fire Station, including, but not limited to, related equipment, furnishings, and fixtures, etc., as part of this Development Agreement and shall be paid prior to issuance of any building permits.

- 9.3 Not to Exceed. Payment under this Agreement shall not exceed \$19,160.00.
10. City Agreement. CITY agrees that the sums to be paid to the CITY, pursuant to Paragraph 9, will reimburse CITY for the cost of certain CITY services required by the PROJECT that are not otherwise being reimbursed to CITY.
11. Payment Due Date. The payment amount of \$19,160.00 shall be due and payable prior to the issuance of building permits for the PROJECT.
12. Termination Provisions. This Agreement may be terminated upon the happening of any of the following events:
- A. Failure of DEVELOPER to perform any of the provisions of this Agreement, or
 - B. Mutual agreement of the parties.
13. Periodic Review. CITY's Director of Community Development shall review DEVELOPER'S performance every twelve (12) months at the anniversary of the adoption of this Agreement. DEVELOPER shall demonstrate good faith compliance with the terms of this Agreement. If as a result of the review, CITY's Community Development Director determines that DEVELOPER has not demonstrated good faith compliance with this Agreement, CITY shall hold a public hearing before CITY's City Council. If, following such public hearing, CITY's City Council finds and determines, based upon substantial evidence, that DEVELOPER has not complied in good faith with terms or conditions of this Agreement, CITY may terminate the Agreement.
14. City Discretion. So long as the Agreement remains in effect, DEVELOPER shall have the full vested right to construct and complete development of the PROJECT and the use of the PROPERTY consistent with the land use entitlements identified in Paragraph 2. Otherwise, CITY retains its right and discretion, under all applicable Codes, to approve or disapprove any item related to this PROJECT that it has not specifically agreed to via this Agreement. DEVELOPER acknowledges that it shall comply with all CITY requirements for applications and permits of any nature that apply to the PROJECT and the PROPERTY and that this Agreement does not relieve DEVELOPER of the necessity of filing applications for and obtaining any such permits.
15. Improvement Schedule. The following improvements shall be constructed by the stated dates:

All repairs and improvements to the public right-of-way required pursuant to Planning Commission Resolution No. 5858-16 shall be completed prior to the issuance of any certificates of occupancy or release of any public utilities.

16. Developer Breach. Failure of DEVELOPER to construct improvements as specified, or to pay amounts specified in a timely fashion, shall result in the withholding of building permits, any other permit or certificate of occupancy until the breach is remedied.
17. Non-Liability of Officials and Employees of the City. No official or employee of CITY shall be personally liable to DEVELOPER in the event of any default or breach by CITY, or for any amount that will become due to DEVELOPER, or any obligation under the terms of this Agreement.
18. Notices. All notices shall be personally delivered or mailed to the below listed address, or to such other address as may be designated by written notice. These addresses shall be used for delivery of service of process.
 - A. Address of DEVELOPER is as follows:
Tony Lam
9741 Bolsa Avenue, #201
Westminster, CA 92683
 - B. Address of CITY is as follows:
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
19. DEVELOPER'S Proposal. The PROJECT shall include DEVELOPER's proposal, as modified by Planning Commission and City Council, including all Conditions of Approval contained in Planning Commission Resolution No. 5858-16, which shall be incorporated herein by this reference. In the event of any inconsistency between terms of the proposal and this Agreement, the terms of this Agreement shall govern.
20. Licenses, Permits, Fees, and Assessments. At its sole expense, DEVELOPER shall obtain all licenses, permits, and approvals as may be required by this Agreement, or by the nature of the PROJECT.
21. Time of Essence. Time is of the essence in the performance of this Agreement.
22. Successor's In Interest. The provisions of this Agreement shall be binding upon and inure to successors in interest of the parties and shall be specifically binding upon and for the benefit of any future lessees or other owners of an interest in PROPERTY.

23. Authority to Execute. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
24. Indemnification. DEVELOPER agrees to protect, defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by DEVELOPER, DEVELOPER'S agents, officers or employees, or contractors or subcontractors hired by DEVELOPER.
25. Modification. This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written, regarding the subject matter set forth herein. This Agreement may be modified only by subsequent mutual written agreement executed by CITY and the DEVELOPER and approved by CITY in accordance with the Development Agreement Statute.
26. Recordation. The City Clerk shall cause this Agreement to be recorded against the PROPERTY within ten (10) days of its Effective Date.
27. Remedies. The breach or default of any term or provision of this Agreement by either party shall give the nondefaulting party the right to proceed with any and all remedies set forth in this Agreement, including an action for damages, an action or proceeding at law or in equity to require the defaulting party to perform its obligations and covenants under this Agreement or to enjoin acts or things which may be unlawful or in violation of the provisions of this Agreement, and the right to terminate this Agreement.
28. Force Majeure. Subject to the party's compliance with the notice requirements as set forth below, performance by either party hereunder shall be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where delays or default are due to causes beyond the control and without the fault of the party claiming an extension of time to perform, which may include, without limitation, the following: war, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, assaults, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, acts or omissions of the other party, or acts or failures to act of any public or governmental entity (except that the City's acts or failure to act shall not excuse performance of the City hereunder). An extension of the time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice

by the party claiming such extension is sent to the other party within thirty (30) days of the commencement of the cause.

29. Attorney's Fees. In addition to any other remedies provided hereunder or available pursuant to law, if either party brings an action or proceeding to enforce, protect or establish any right or remedy hereunder, the prevailing party shall be entitled to recover from the other party its costs of suit and reasonable attorney's fees.
30. Remedies Cumulative. No right, power, or remedy given by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each other and every such right, power, remedy shall be cumulative and in addition to every other right, power, or remedy given by the terms of any such instrument, or by any statute or otherwise.
31. Waiver of Terms and Conditions. The CITY may, in its sole discretion, waive in writing any of the terms and conditions of this Agreement. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.
32. Non-Liability of City Officials and Employees. No member, official, employee or agent of the CITY shall be personally liable to the DEVELOPER, or any successor in interest, in the event of any default or breach by the CITY or for any amount that may become due to the DEVELOPER or its successors, or on any obligations under the terms of this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, these parties have executed this Agreement on the day and year shown below.

Date: _____

"CITY"

CITY OF GARDEN GROVE, a municipal corporation

By: _____

Its: _____

ATTEST:

CITY CLERK

DATE: _____

"DEVELOPER"

TONY LAM, an individual

By: _____

Date: _____

(Signature must be notarized.)

JENNIE DO, as Trustee of Jennie Do Revocable Trust

By: _____

Date: _____

(Signature must be notarized.)

APPROVED AS TO FORM:

Garden Grove City Attorney

Date: _____

If DEVELOPER is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

LOT 17 OF TRACT NO. 412 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2

LOTS 7 AND 8 OF TRACT NO. 412 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3

LOTS 9 AND 10 OF TRACT NO. 412 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "B"

CONDITIONS OF APPROVAL

MITIGATION MONITORING AND REPORTING PROGRAM

**MIXED-USE DEVELOPMENT
10641 & 10661 GARDEN GROVE BLVD. &
10642 PEARL ST.
GARDEN GROVE, CALIFORNIA**



GARDEN GROVE

LEAD AGENCY:

**CITY OF GARDEN GROVE
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1600 WEST BEVERLY BOULEVARD
GARDEN GROVE, CA 90640**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 EAST COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

APRIL 12, 2016

GGRO 006

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1. OVERVIEW OF THE PROJECT

The proposed project is a request to construct ten work-live units within a 0.69-acre site. The project's implementation will necessitate the removal of an existing single-family unit fronting on Pearl Street and two existing commercial structures that have frontage along Garden Grove Boulevard. The new building that will be constructed will contain the ten work-live rental units. The new building will consist of four levels with a maximum height of approximately 47 feet. The total gross floor area of the proposed project will be 28,424 square feet. A total of 32 parking spaces, including two ADA stalls, will be provided. Access to the project will be possible with a driveway connection along the north side of Garden Grove Boulevard and a second driveway connection along the south side of Pearl Street. The project Applicant is Mr. Lam and Ms. Do with offices at 9741 Bolsa Avenue, Suite 201, Westminster, California, 92843.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation monitoring and reporting program *will be* required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency *shall* be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The environmental analysis determined that the proposed project is located in an area that has a high sensitivity for cultural resources. As a result, the following mitigation is required:

Mitigation Measure No. 1 (Cultural Resources Impacts). The project building contractors will be required to obtain the services of a qualified Native American Monitor during construction-related ground

disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided below.

TABLE 1 MITIGATION-MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 1 (Cultural Resources Impacts). The project building contractors will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.</p>	<p>City of Garden Grove Community Development Department and the Gabrielino Band of Mission Indians, Kizh Nation</p>	<p><i>Prior to the start of any construction related activities</i></p> <p>•</p> <p>Mitigation ends when ground disturbance is completed or otherwise noted by the tribal representative.</p>	<p>Date:</p> <p>Name & Title:</p>

**MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY**

**MIXED-USE DEVELOPMENT
10641 & 10661 GARDEN GROVE BLVD. &
10642 PEARL ST.
GARDEN GROVE, CALIFORNIA**



LEAD AGENCY:

**CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
11222 ACACIA PARKWAY
GARDEN GROVE, CA 92840**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

MARCH 15, 2016

GGRO006

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GARDEN GROVE

MITIGATED NEGATIVE DECLARATION

Title of Project: Mixed Use Development (10641 & 10661 Garden Grove Blvd. and 10642 Pearl St.).

Brief Description of Project: The proposed project is a request to construct ten work-live units within a 0.69-acre site. The project's implementation will necessitate the removal of an existing single-family unit fronting on Pearl Street and two existing commercial structures that have frontage along Garden Grove Boulevard. The new building that will be constructed will contain the ten work-live units. The ten new work-live units will be rental units. The new building will consist of four levels with a maximum height of approximately 47 feet. The total gross floor area of the proposed project will be 28,424 square feet. A total of 32 parking spaces, including two ADA stalls, will be provided. Access to the project will be possible with a driveway connection along the north side of Garden Grove Boulevard and a second driveway connection along the south side of Pearl Street. Landscaping, totaling 4,410 square feet or 14.7% of the site area, will be provided along the project site's Garden Grove Boulevard frontage and around the rear surface parking area. The discretionary approvals that are being requested by the project Applicant include a lot line adjustment, the approval of a Conditional Use Permit, a site plan approval to construct ten work-live units, and the approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Project Location (see also attached map): The 0.69-acre project site is located within the central portion of the City of Garden Grove. The proposed project site is located on the north side of Garden Grove Boulevard and on the south side of Pearl Street. The project site currently consists of three separate parcels. The legal addresses of the three parcels include 10641 Garden Grove Boulevard, 10661 Garden Grove Boulevard, and 10642 Pearl Street. The corresponding Assessor's Parcel Numbers include 089-092-026, 089-092-025, and 089-092-006.

Name of the Project Proponent: The project Applicant is Mr. Lam and Ms. Do with offices at 9741 Bolsa Avenue, Suite 201, Westminster, California, 92843.

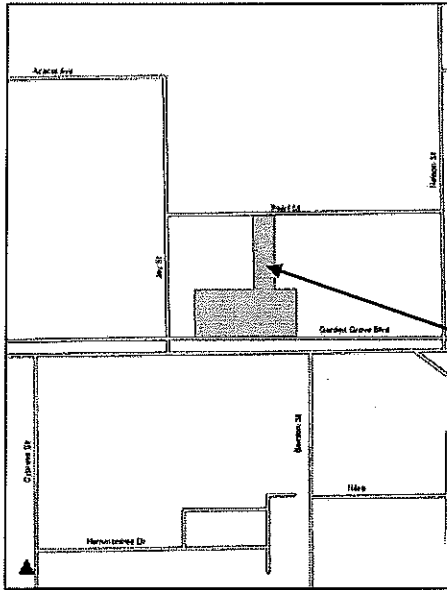
Cortese List: The project does does not involve a site located on the Cortese list.

Project Impacts: The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures.

Mitigation Measures: The mitigation measures required for the project are outlined below:

Mitigation Measure No. 1 (Cultural Resources Impacts). The project building contractors will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the

project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.



Project Site



PROJECT LOCATION MAP
SOURCE: QUANTUM GIS AND GOOGLE MAPS

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ENVIRONMENTAL CHECKLIST FORM

1. PROJECT TITLE: Mixed-Use Development (10641 & 10661 Garden Grove Blvd. and 10642 Pearl St.).

2. LEAD AGENCY:

City of Garden Grove
11222 Acacia Parkway
P.O. Box 3070
Garden Grove, California 92840

3. CONTACT PERSON:

Lee Marino, Senior Planner
Planning Services Division
City of Garden Grove
(714) 741-5312

4. PROJECT LOCATION:

The proposed project site is located between Garden Grove Boulevard (on the south) and Pearl Street (on the north). The project site currently consists of three separate parcels. The legal addresses of the three parcels include 10641 Garden Grove Boulevard, 10661 Garden Grove Boulevard, and 10642 Pearl Street. The corresponding Assessor's Parcel Numbers include 089-092-026, 089-092-025; and 089-092-006. The 0.69-acre project site is located in the central portion of the City of Garden Grove.

5. PROJECT SPONSOR:

Mr. Lam and Ms. Do
9741 Bolsa Avenue, Suite 201,
Westminster, California, 92843.

6. ENVIRONMENTAL SETTING:

The project site is located in the midst of an urbanized area that includes commercial buildings and surface parking along the site's Garden Grove Boulevard frontage and a single-family unit along the Pearl Street frontage. These existing uses and the related improvements will be demolished to accommodate the proposed project. Commercial uses abut that portion of the project located along the Garden Grove Boulevard frontage while residential uses abut the northern portion of the project site along the Pearl Street frontage.

7. GENERAL PLAN DESIGNATION:

The project site is designated as *Industrial/Residential Mixed Use 2* in the City of Garden Grove General Plan. The properties located on either side of the project site and along the north side of Pearl Street are also designated as *Industrial/Residential Mixed Use 2*. Finally, the properties located to the south and opposite the project site, on the south side of Garden Grove Boulevard, are designated as *Light Commercial*. No General Plan Amendment is required to accommodate the proposed project.

8. ZONING:

The project site is zoned *AR (Adaptive Reuse)*. The properties located to the north, east, and west are also zoned *AR*. The parcels located to the south of the project site, along the south side of Garden Grove Boulevard, are zoned *GGMU3 (Garden Grove Mixed Use 3)*. No Zone Change is required to accommodate the proposed use.

9. DESCRIPTION OF PROJECT:

The proposed project is a request to construct ten work-live units within a 0.69-acre site. The ten work-live units will be rental units. The project's implementation will necessitate the removal of an existing single-family unit located along Pearl Street and the existing commercial structures located on the Garden Grove Boulevard frontage. The new building will include four levels and the building's maximum height will be approximately 47 feet. The total gross floor area of the proposed new building will be 28,424 square feet. A total of 32 parking spaces will be provided including two ADA stalls. Access to the project will be provided by a driveway connection on the north side of Garden Grove Boulevard and a second driveway connection on the south side of Pearl Street. Landscaping, totaling 4,410 square feet or 14.7% of the total site area, will be provided along the project site's Garden Grove Boulevard frontage and along the perimeter of the rear parking area. The discretionary approvals that are being requested by the project Applicant include a lot line adjustment, the approval of a Conditional Use Permit, a site plan approval to construct ten work-live units, approval of a Development Agreement for the mitigation fees, and the approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

10. OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:

City of Garden Grove Planning Commission
 City of Garden Grove City Council

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" or "Potentially Significant Unless Mitigated," as indicated by the checklist provided herein in Section 1.3 of the attached Initial Study.

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

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 checked="" 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 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.

 Signature:

 Date:

 Printed Name

For:
City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such efforts were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigating measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is elected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and,
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

The potential impacts are summarized in Table 1-1 (Initial Study Checklist) and Section 3 of the attached Initial Study.



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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the construction and subsequent occupancy of ten work-live units within a 0.69-acre site. The project's implementation will necessitate the removal of an existing single-family unit fronting on Pearl Street and two existing commercial structures located along the Garden Grove Boulevard frontage. The new building will consist of four levels and will have a maximum height of approximately 47 feet. The total gross floor area of the new building will be 28,424 square feet. A total of 32 parking spaces, including two ADA stalls, will be provided. Access to the project will be provided by a driveway connection on the north side of Garden Grove Boulevard and a second driveway connection on the south side of Pearl Street. Landscaping, totaling 4,410 square feet or 14.7% of the site area, will be provided along the project site's Garden Grove Boulevard frontage and around the rear parking area.¹ The proposed project is described further in Section 2.

The proposed development is considered to be a project under the California Environmental Quality Act (CEQA).² The City of Garden Grove is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.³ The project Applicants are Mr. Lam and Ms. Jennie Do, with offices located at 9741 Bolsa Avenue, Suite 201, Westminster, California 92883.

As part of the proposed project's environmental review, the City of Garden Grove authorized the preparation of this Initial Study.⁴ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Garden Grove with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the proposed project.

¹ George Behnam, Architect. Design Package [*Mixed Use Development*], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

² California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines)*. § 15060 (b).

³ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions*. § 21067.

⁴ *Ibid.* (CEQA Guidelines) § 15050.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Garden Grove, in its capacity as the Lead Agency. The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA.

This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. This section also includes a checklist that summarizes the findings of this Initial Study.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's construction and the subsequent occupancy.
- *Section 4 Findings*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any unmitigable, significant impacts on the environment. For this reason, the City of Garden Grove determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1 provided on the following pages.

⁵ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions. Chapter 2.6, Section 2109(b).* 2000.

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts					
3.1.A	Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
3.1.D	Would the project create a new source of substantial light or glare which would adversely affect day- or -night-time views in the area?			X	
Section 3.2 Agricultural & Forestry Resources Impacts					
3.2.A	Would the project 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?				X
3.2.B	Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.C	Would the project 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))?				X
3.2.D	Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E	Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
Section 3.3 Air Quality Impacts					
3.3.A	Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.3.B	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.3.C	Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
3.3.D	Would the project expose sensitive receptors to substantial pollutant concentrations?				X
3.3.E	Would the project create objectionable odors affecting a substantial number of people?				X
Section 3.4 Biological Resources Impacts					
3.4.A	Would the project, either directly or through habitat modifications, have a substantial adverse effect 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 Wildlife or U. S. Fish and Wildlife Service?				X
3.4.B	Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
3.4.C	Would the project have a substantial adverse effect on Federally protected wetlands as defined by §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?				X
3.4.D	Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
3.4.E	Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
3.4.F	Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plans?				X
Section 3.5 Cultural Resources Impacts					
3.5.A	Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.5.B	Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		X		
3.5.C	Would the project, directly or indirectly, destroy a unique paleontological resource, site, or unique geologic feature?				X
3.5.D	Would the project disturb any human remains, including those interred outside of formal cemeteries?				X
Section 3.6 Geology & Soils Impacts					
3.6.A	Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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), ground-shaking, liquefaction, or landslides?			X	
3.6.B	Would the project result in substantial soil erosion or the loss of topsoil?				X
3.6.C	Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
3.6.D	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial risks to life or property?			X	
3.6.E	Would the project be located on soils that are 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?				X
Section 3.7 Greenhouse Gas Emissions Impacts					
3.7.A	Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
3.7.B	Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
Section 3.8 Hazards & Hazardous Materials Impacts					
3.8.A	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.8.B	Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3.8.C	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X
3.8.D	Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
3.8.E	Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
3.8.F	Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
3.8.G	Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
3.8.H	Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
Section 3.9 Hydrology & Water Quality Impacts					
3.9.A	Would the project violate any water quality standards or waste discharge requirements?			X	
3.9.B	Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3.9.C	Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.9.D	Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?				X
3.9.E	Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
3.9.F	Would the project otherwise substantially degrade water quality?				X
3.9.G	Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?			X	
3.9.H	Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
3.9.I	Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam?			X	
3.9.J	Would the project result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use & Planning Impacts					
3.10.A	Would the project physically divide an established community?				X
3.10.B	Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3.10.C	Would the project conflict with any applicable habitat conservation or natural community conservation plan?				X
Section 3.11 Mineral Resources Impacts					
3.11.A	Would the project 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?				X
3.11.B	Would the project 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?				X

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.12 Noise Impacts					
3.12.A	Would the project result in exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
3.12.B	Would the project result in exposure of people to, or generation of, excessive ground-borne vibration or ground borne noise levels?			X	
3.12.C	Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
3.12.D	Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
3.12.E	For a project located with 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?				X
3.12.F	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Section 3.13 Population & Housing Impacts					
3.13.A	Would the project induce substantial population growth in an area, either directly or indirectly?			X	
3.13.B	Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3.13.C	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services Impacts					
3.14.A	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.14.B	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?			X	
3.14.C	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?			X	
3.14.D	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for <i>parks</i> ?			X	
3.14.E	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other public facilities</i> ?			X	
Section 3.15 Recreation Impacts					
3.15.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?			X	
3.15.B	Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Section 3.16 Transportation & Circulation Impacts					
3.16.A	Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.16.B	Would the project conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by a County Congestion Management Agency for designated roads or highways?				X
3.16.C	Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
3.16.D	Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
3.16.E	Would the project result in inadequate parking capacity?				X
3.16.F	Would the project result in inadequate emergency access?				X
3.16.G	Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Section 3.17 Utilities Impacts					
3.17.A	Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
3.17.B	Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?			X	
3.17.C	Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3.17.D	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
3.17.E	Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
3.17.F	Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	

**Table 1-1
 Initial Study Checklist**

Section	Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
3.17.G	Would the project comply with Federal, State, and local statutes and regulations related to solid waste?				X
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>					
3.18.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?				X
3.18.B	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
3.18.C	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X



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SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project site is located within the corporate boundaries of the City of Garden Grove which is located in the western portion of Orange County. Surrounding cities include Stanton on the west, Anaheim on the north, Orange and Santa Ana on the east, and Westminster and Santa Ana on the south.⁶ Regional access to the City is provided by the Garden Grove Freeway (State Route [SR] 22) that extends through the City in an east-west orientation. The location of Garden Grove in a regional context is shown in Exhibit 2-1. A Citywide map is provided in Exhibit 2-2.

The 0.69-acre project site is located in the central portion of the City. The proposed project site is located between Garden Grove Boulevard (on the south) and Pearl Street (on the north). The project site currently consists of three separate parcels. The legal addresses of the three parcels include 10641 Garden Grove Boulevard, 10661 Garden Grove Boulevard, and 10642 Pearl Street. The corresponding Assessor's Parcel Numbers include 089-092-026, 089-092-025; and 089-092-006.⁷ The project site is located approximately 2.63 miles east of Beach Boulevard, 0.52 miles west of Euclid Street, and 0.55 miles north of the Garden Grove Freeway (SR-22). The SR-22 Freeway provides the most direct regional freeway access to the site.⁸ A vicinity map is provided in Exhibit 2-3. A local map is provided in Exhibit 2-4.

2.2 ENVIRONMENTAL SETTING

The project site is located in the midst of an urbanized area that includes commercial development on the site's Garden Grove Boulevard frontage and a single-family unit on the Pearl Street frontage. These existing uses and the related improvements will be demolished to accommodate the proposed project. Commercial uses abut that portion of the project site located along the Garden Grove Boulevard frontage while residential uses abut the northern portion of the project site along the Pearl Street frontage. The dominant land uses located further north of the project site are manufacturing uses.⁹ Photographs of the project site are provided in Exhibits 2-5 through 2-7.

The project site is designated as *Industrial/Residential Mixed Use 2* in the City of Garden Grove General Plan. The properties located on either side of the project site and to the north are also designated as *Industrial/Residential Mixed Use*. Finally, the properties located to the south and opposite the project site, on the south side of Garden Grove Boulevard, are designated as *Light Commercial*. The project site is zoned *AR (Adaptive Reuse)*. The properties that surround the project site continuing north are also zoned *AR*.¹⁰ The parcels located to the south of the project site, along the south side of Garden Grove Boulevard, are zoned *GGMU3 (Garden Grove Mixed Use 3)*.

⁶ United States Geological Survey and Microsoft Research Maps. *The National Map, Garden Grove, California*.

⁷ George Behnam, Architect. Design Package [*Mixed Use Development*], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

⁸ Ibid.

⁹ Blodgett Baylosis Environmental Planning. *Site Survey* (Survey were completed on August 24 and 27, 2015.)

¹⁰ George Behnam, Architect. Design Package [*Mixed Use Development*], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

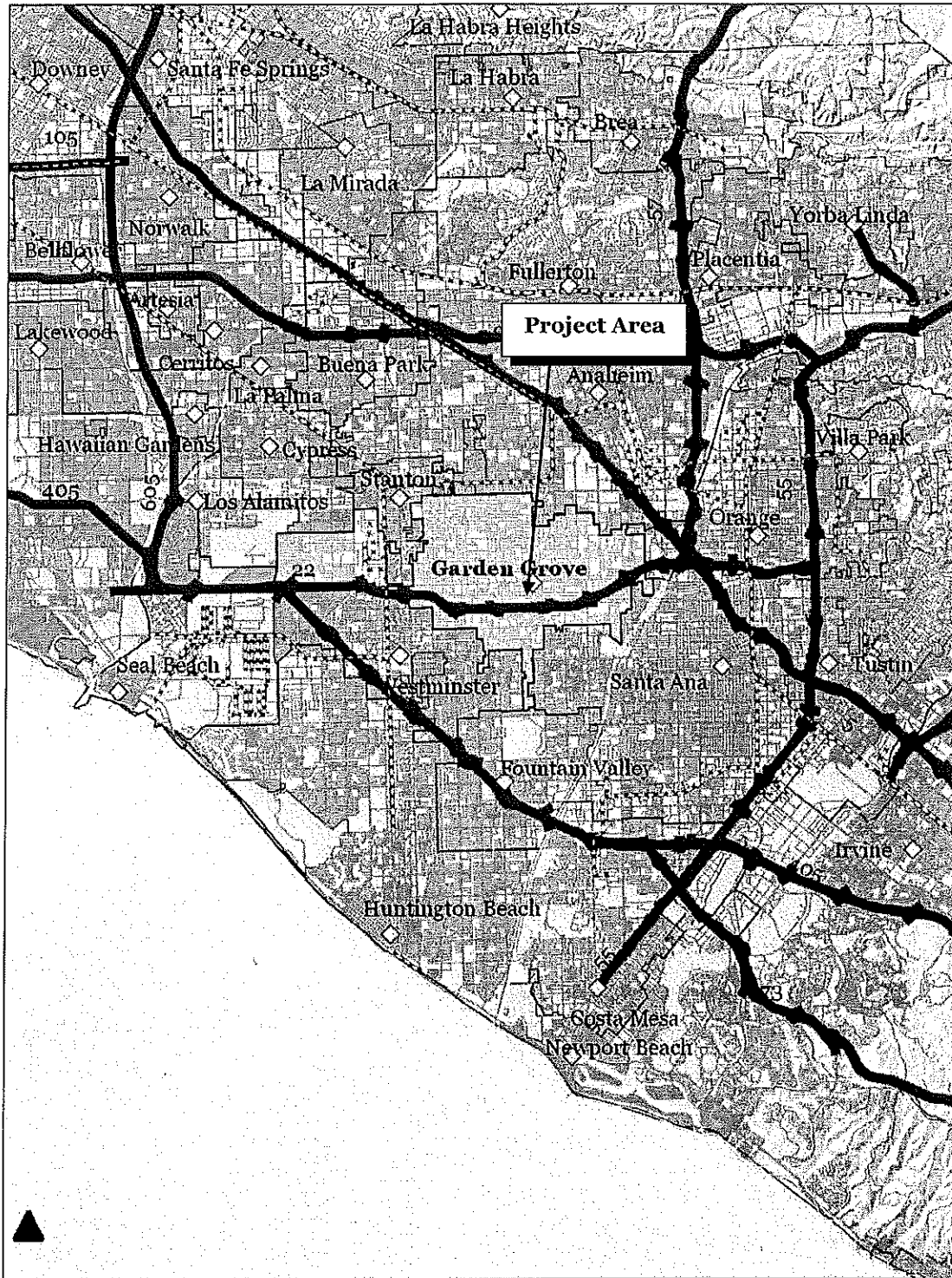


EXHIBIT 2-1
REGIONAL LOCATION MAP

SOURCE: QUANTUM GIS, 2015

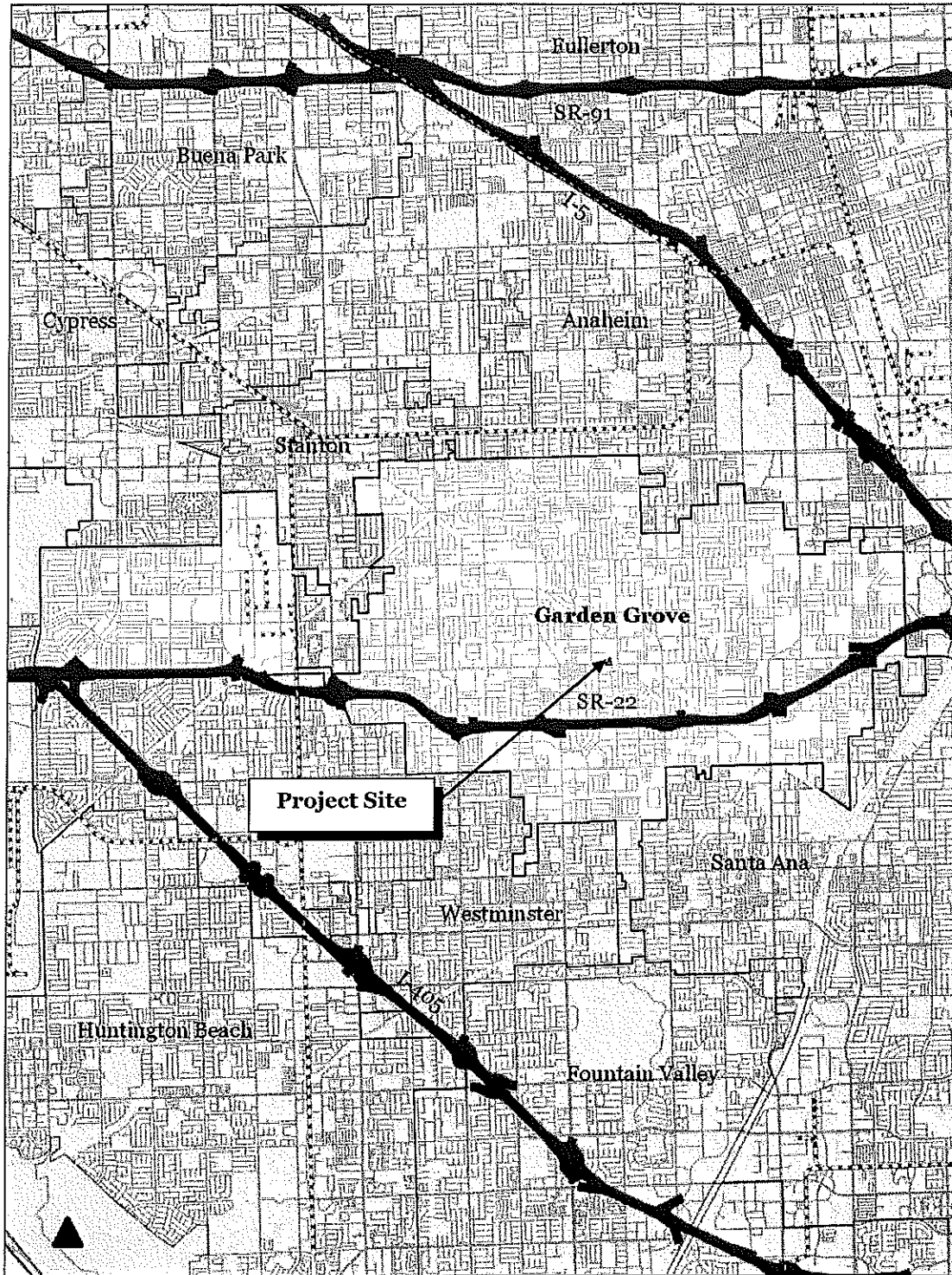


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS, 2015

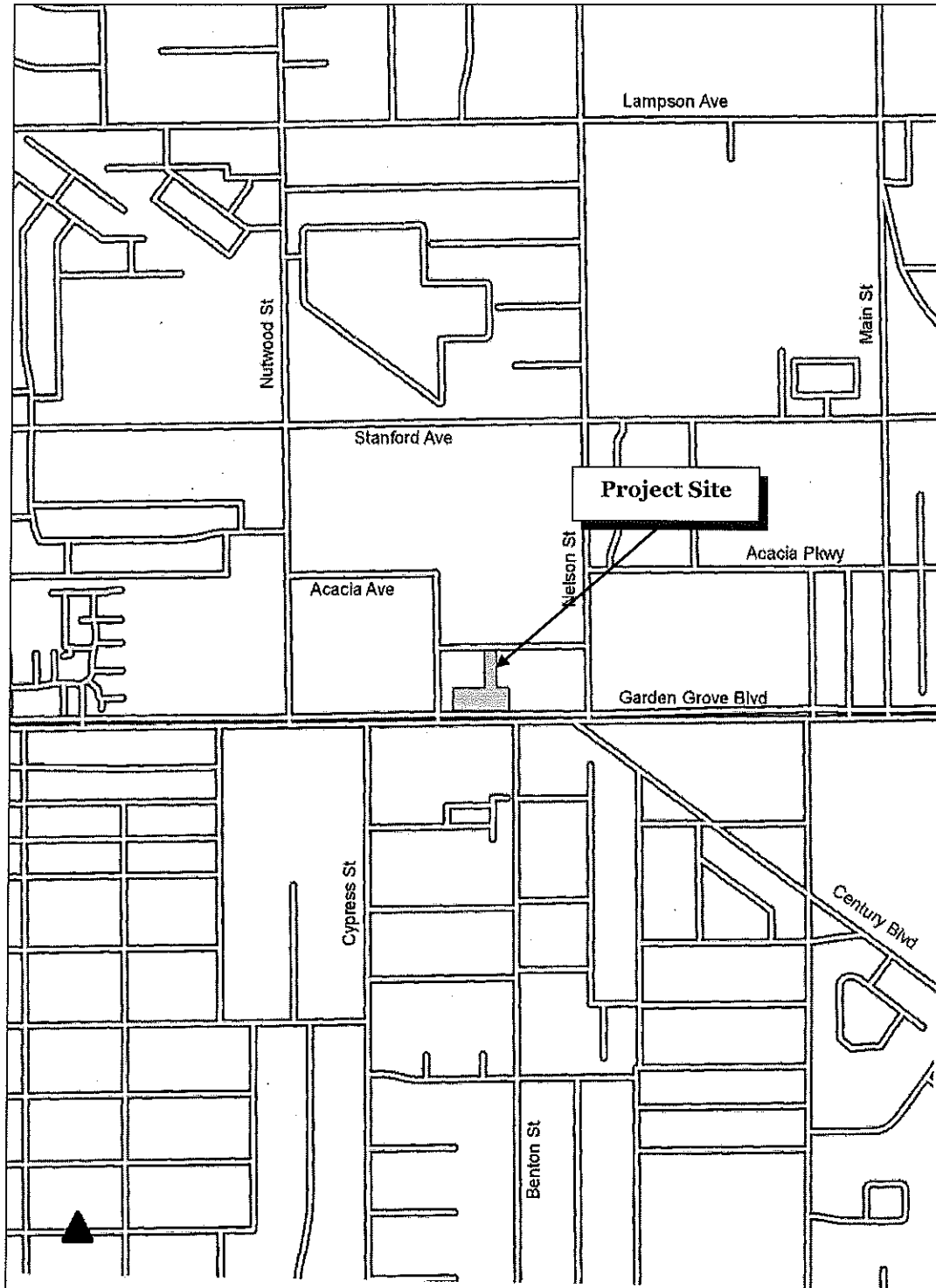


EXHIBIT 2-3
VICINITY MAP
QUANTUM GIS, 2015

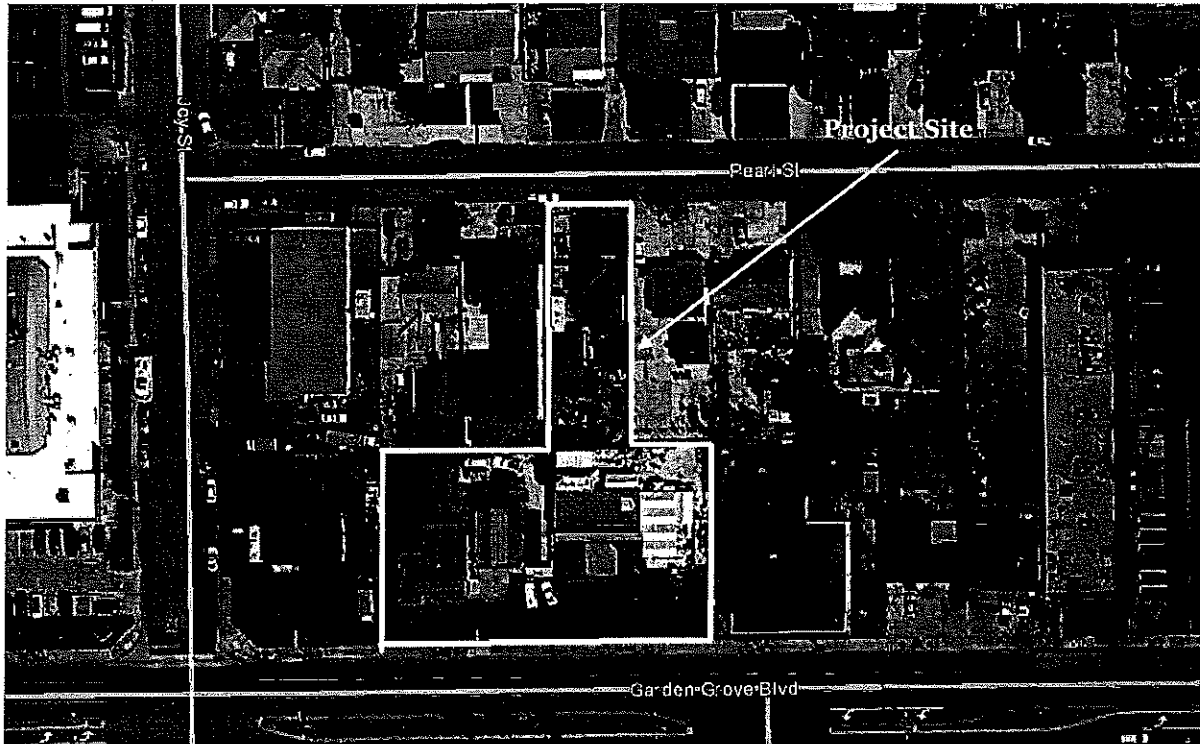
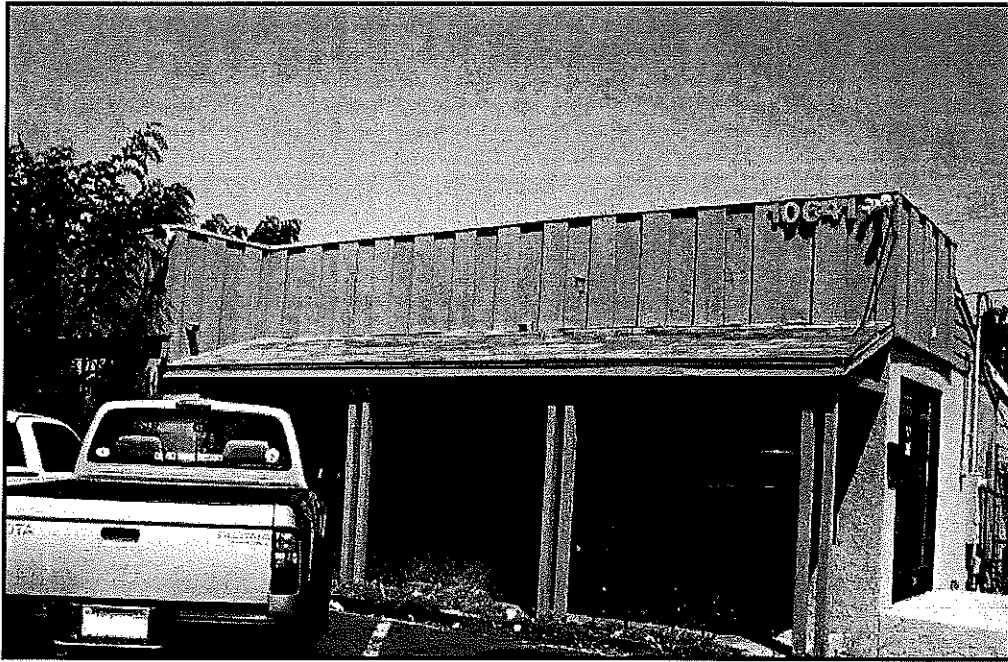
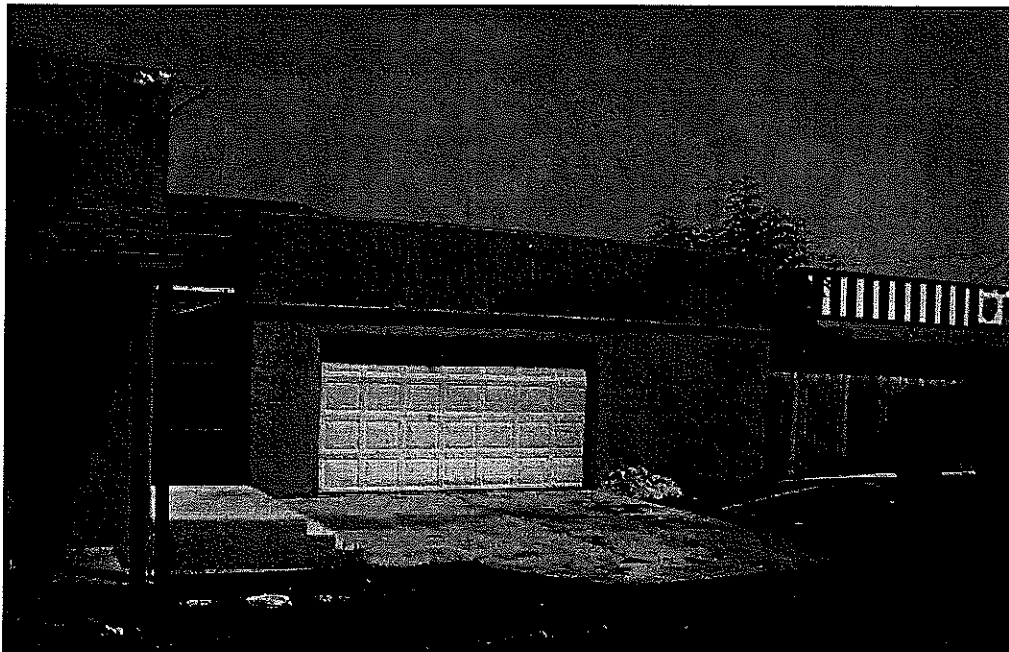


EXHIBIT 2-4
AERIAL PHOTOGRAPH OF THE SITE AND THE
SURROUNDING AREA
SOURCE: GOOGLE



View of vacant business along the Garden Grove Blvd. frontage (10641 Garden Grove Blvd.). This building will be demolished to accommodate the project.



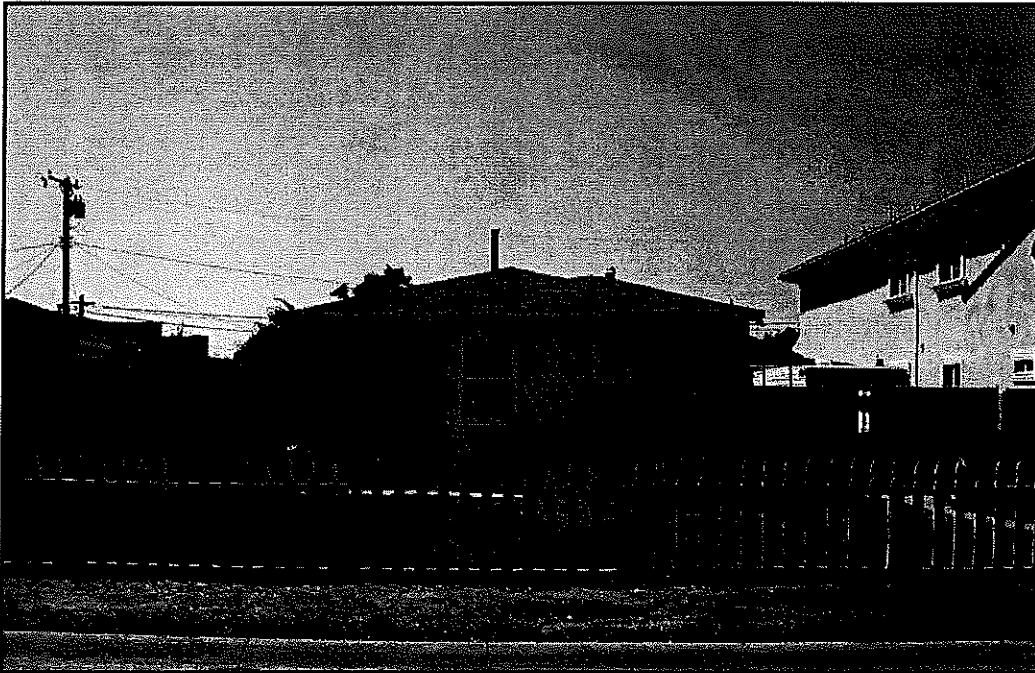
View of the garage located next to the vacant business in the preceding photograph. This building will be demolished to accommodate the proposed project

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2015



View of existing business along the Garden Grove Blvd. frontage (10661 Garden Grove Blvd.). This building will be demolished to accommodate the project.



View of existing residence located on Pearl St. (10642 Pearl St.). This residence will be demolished to accommodate the project.

EXHIBIT 2-6 PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2015



View along Garden Grove Blvd., looking east.



View along Pearl St., looking east.

EXHIBIT 2-7
PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2015

2.3 PROJECT DESCRIPTION

The proposed project is a request to construct ten owner-occupied, work-live units within a 0.69-acre site. The new structure that will contain the ten work-live units will consist of four levels with a maximum height of approximately 47 feet. The total gross floor area of the new building will be 28,424 square feet. A total of 32 parking spaces, including two ADA stalls, will be provided. Access to the project will be provided by a driveway connection on the north side of Garden Grove Boulevard and a second driveway connection on the south side of Pearl Street. Landscaping, totaling 4,410 square feet or 14.7% of the site area, will be provided along the project site's Garden Grove Boulevard frontage and around the rear parking area.¹¹ The proposed ten mixed-use units (referred to as Unit #1 to Unit #10) are described below.

- *Unit #1* will have a total floor area of 3,096 square feet. The total commercial floor area will be 2,196 square feet. The commercial floor area will be located on the first and second levels. The floor area of the residential unit will be 900 square feet. This unit will contain two bedrooms and two baths.
- *Unit #2* will have a total floor area of 3,168 square feet. The total commercial floor area will be 2,268 square feet. The commercial floor area will be located on the first and second levels. The floor area of the residential unit will be 900 square feet. This unit will contain two bedrooms and two baths.
- *Unit #3* will have a total floor area of 3,157 square feet. The total commercial floor area will be 2,257 square feet. The commercial floor area will be located on the first and second levels. The floor area of the residential unit will be 900 square feet. This unit will contain two bedrooms and two baths.
- *Unit #4* will have a total floor area of 3,093 square feet. The total commercial floor area will be 2,193 square feet. The commercial floor area will be located on the first and second levels. The floor area of the residential unit will be 900 square feet. This unit will contain two bedrooms and two baths.
- *Unit #5* will have a total floor area of 3,105 square feet. The total commercial floor area will be 2,205 square feet. The commercial floor area will be located on the first and second levels. The floor area of the residential unit will be 900 square feet. This unit will contain two bedrooms and two baths.
- *Unit #6* will have a total floor area of 2,330 square feet. The total commercial floor area will be 1,415 square feet. The commercial floor area will be located on the fourth level. The floor area of the residential unit will be 915 square feet. This unit will contain one bedroom and one and one-half baths.
- *Unit #7* will have a total floor area of 2,588 square feet. The total commercial floor area will be 1,838 square feet. The commercial floor area will be located on the fourth level. The floor area of the residential unit will be 750 square feet. This unit will contain one bedroom and one bath.

¹¹ George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

- *Unit #8* will have a total floor area of 2,635 square feet. The total commercial floor area will be 1,885 square feet. The commercial floor area will be located on the fourth level. The floor area of the residential unit will be 750 square feet. This unit will contain one bedroom and one bath.
- *Unit #9* will have a total floor area of 2,635 square feet. The total commercial floor area will be 1,885 square feet. The commercial floor area will be located on the fourth level. The floor area of the residential unit will be 750 square feet. This unit will contain one bedrooms and one bath.
- *Unit #10* will have a total floor area of 2,330 square feet. The total commercial floor area will be 1,415 square feet. The commercial floor area will be located on the fourth level. The floor area of the residential unit will be 915 square feet. This unit will contain one bedroom and one and one half baths.

Other project elements are described below.¹²

- The total gross floor area of the proposed new four level building will be 28,424 square feet. The maximum height of the building will be approximately 47 feet.
- A total of 32 parking spaces, including two ADA stalls, will be provided. Access to the project will be provided by a driveway connection on the north side of Garden Grove Boulevard and a second driveway connection on the south side of Pearl Street.
- Landscaping, totaling 4,410 square feet or 14.7% of the site area, will be provided along the project site's Garden Grove Boulevard frontage and around the rear parking area. A total floor area of 3,500 square feet consisting of outside terrace area will be centrally located on the third level.

A conceptual site plan for the proposed project is provided in Exhibit 2-8. Floor plans are illustrated in Exhibit 2-9 and 2-10. Building elevations are provided in Exhibit 2-11. The proposed project is summarized below in Table 2-1.

Table 2-1
Summary of Proposed Project

Project Element	Description
Land Area of Project Site	0.69 acre (30,056 sq. ft.)
Building Floor Area (Total)	28,424 sq. ft.
Land Use	10 live work units (residential)
Residential	10 work-live rental units.
Parking	32 parking stalls

Source: George Behnam, Architect. Design Package [*Mixed Use Development*], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St.

¹² George Behnam, Architect. Design Package [*Mixed Use Development*], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

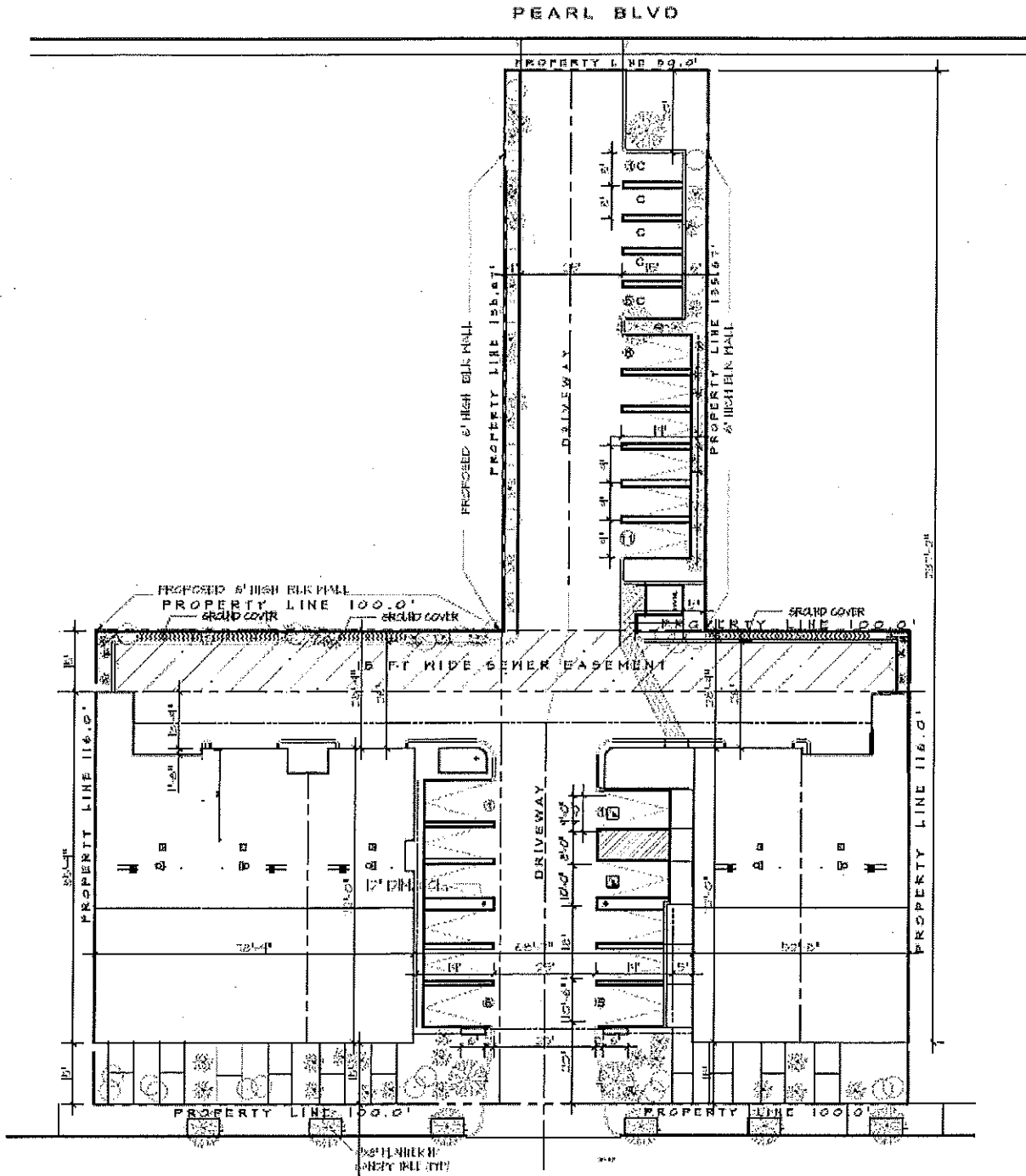


EXHIBIT 2-8 SITE PLAN

SOURCE: GEORGE BEHNAM, ARCHITECTS

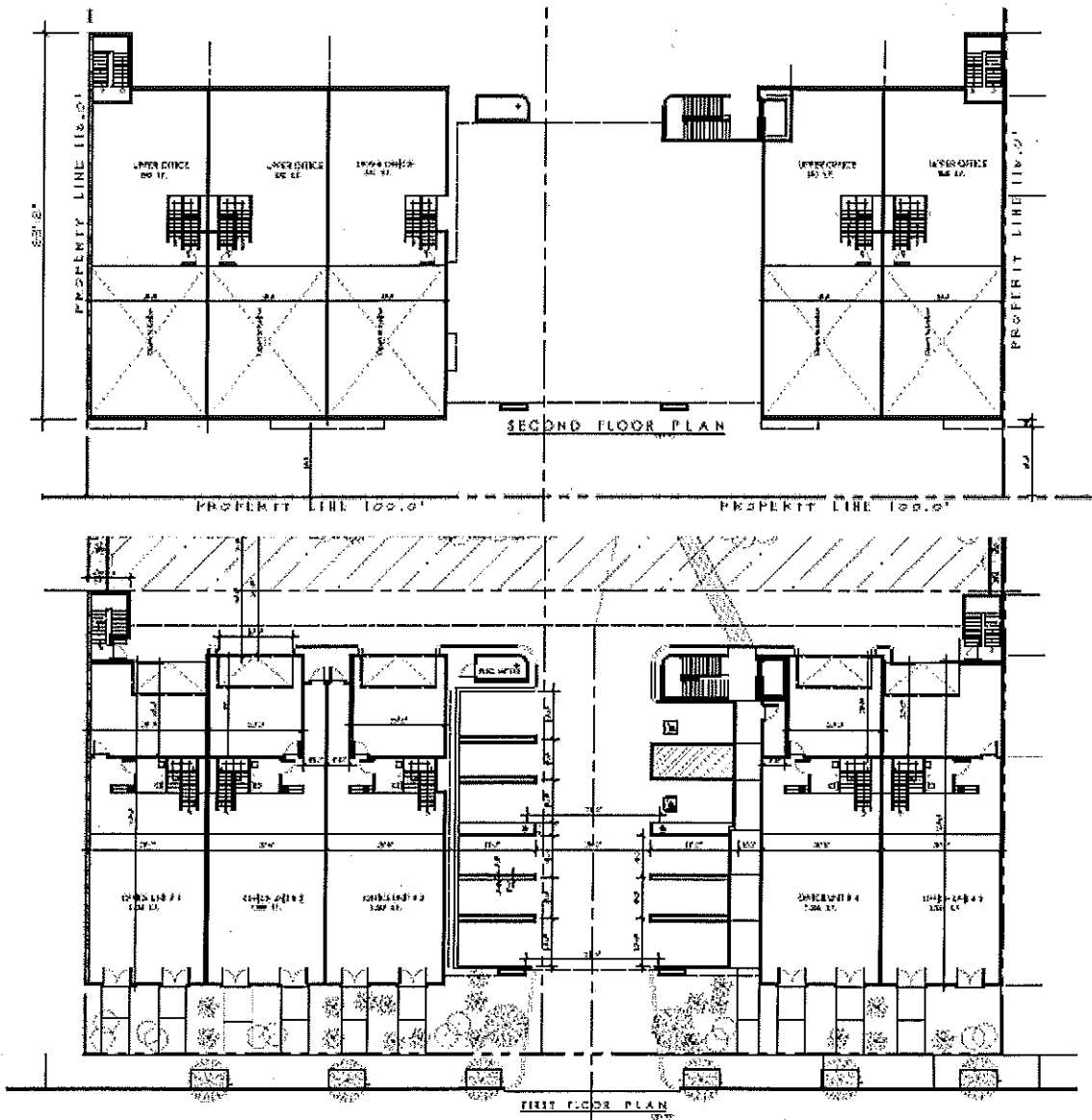


EXHIBIT 2-9
FLOOR PLAN – FIRST AND SECOND FLOORS
SOURCE: GEORGE BEHNAME, ARCHITECTS

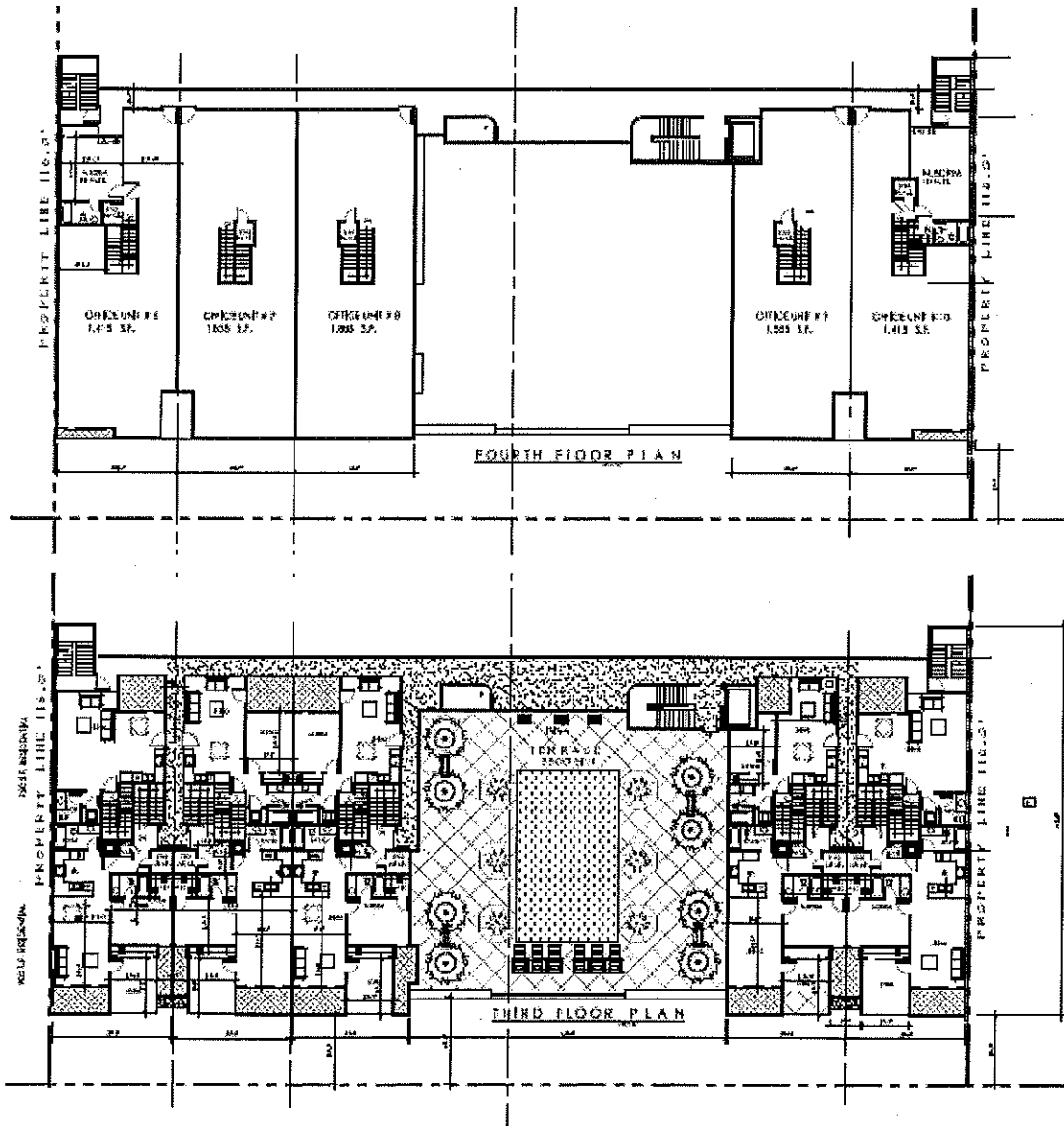
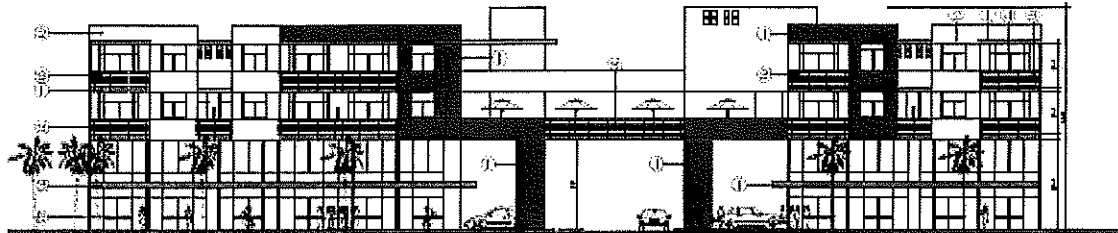
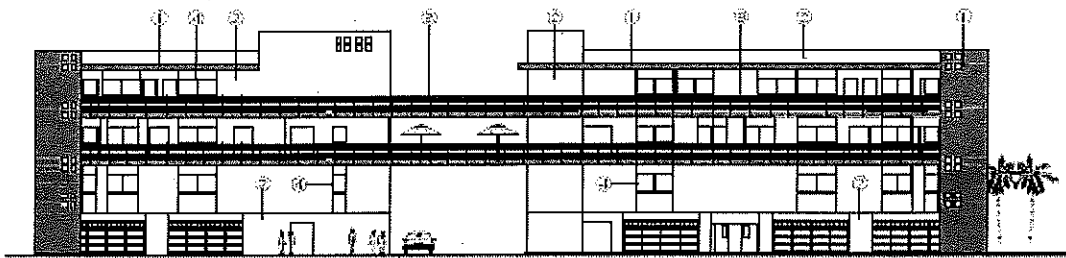


EXHIBIT 2-10
FLOOR PLANS – THIRD AND FOURTH FLOORS

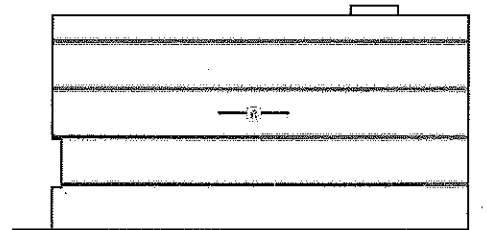
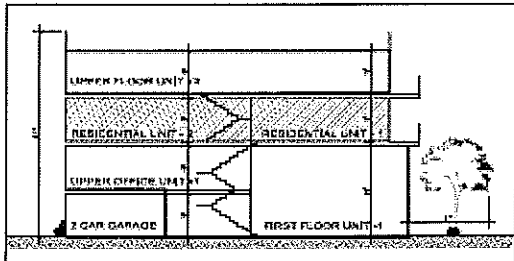
SOURCE: GEORGE BEHNAME, ARCHITECTS



GARDEN GROVE BLVD ELEVATION



REAR ELEVATION



SIDE ELEVATION(S)

EXHIBIT 2-11
BUILDING ELEVATIONS
SOURCE: GEORGE BEHNAM, ARCHITECTS

2.4 PROJECT CONSTRUCTION CHARACTERISTICS

According to the project architect, the proposed project is anticipated to take approximately nine months to complete. The proposed project's construction will consist of the following phases:

- *Demolition.* The foundations, staircases, and other on-site improvements from the existing buildings (the commercial buildings and the residential unit) will need to be demolished in order to accommodate the proposed project. This phase will take approximately one month to complete.
- *Grading.* During this phase, the entire project site will be graded and leveled. This phase will take approximately one month to complete.
- *Site Preparation.* The project site will be prepared for the construction of the new four-level structure. This phase will take approximately one month to complete.
- *Construction.* The new four-level, 28,424 square-foot building will be constructed during this phase. This phase will take approximately four months to complete.
- *Paving, Landscaping, and Finishing.* This phase will involve paving, the installation of the landscaping, and the completion of the on-site improvements. This phase will last approximately two months.

2.5 OBJECTIVES OF THE PROJECT

The objectives that the City of Garden Grove seek to accomplish as part of the proposed project's implementation include the following:

- To further facilitate new residential infill development as a means to provide new housing opportunities for various income groups;
- To ensure that the proposed project conforms to all pertinent City of Garden Grove land use and development regulations; and,
- To ensure that the proposed project's environmental impacts are mitigated.

The objectives of the project Applicant include the following:

- To facilitate the development of a blighted, underutilized property;
- To facilitate the development of new rental, work-live housing; and,
- To realize a fair return on investment.

2.6 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Garden Grove) that calls for an exercise of judgment in deciding whether to approve a project. As part of the proposed project's implementation, the City will consider the following approvals:

- The approval of a lot line adjustment;

- The approval of a Conditional Use Permit (CUP);
- A site plan approval to construct ten work-live units;
- The approval of the Development Agreement (for the mitigation fees); and,
- The adoption of the Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits required for the project will include, but may not be limited to, the issuance of encroachment permits for the new driveways and sidewalks, demolition permits, grading permits, building permits, and permits for the new utility connections.



SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agricultural & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Geology & Soils (Section 3.6);
- Greenhouse Gas Emissions (Section 3.7);
- Hazards & Hazardous Materials (Section 3.8);
- Hydrology & Water Quality (Section 3.9);
- Land Use & Planning (Section 3.10);
- Mineral Resources (Section 3.11);
- Noise (Section 3.12);
- Population & Housing (Section 3.13);
- Public Services (Section 3.14);
- Recreation (Section 3.15);
- Transportation (Section 3.16);
- Utilities (Section 3.17); and,
- Mandatory Findings (Section 3.18).

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Garden Grove or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- A substantial adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantial degrading of the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact.

The proposed project is a request to construct ten work-live rental units within a 0.69-acre site. The project's implementation will necessitate the removal of an existing single family-unit fronting on Pearl Street and two existing commercial structures that have frontage along Garden Grove Boulevard. The new structure that will contain the ten work-live units will consist of four levels with a maximum height of approximately 47 feet. The total gross floor area of the new building will be 28,424 square feet.¹³ The site plan calls for the aforementioned four-level structure to be constructed along the Garden Grove Boulevard frontage. The rear (northerly) portion of the property will be used for surface parking. As a result, the main building will be located away from the residential properties located along Pearl Street.

The new building will be located to the south of an existing sewer line easement approximately 29 feet from the property line of the existing homes located to the north. The parcels located to the east and west of the new building are commercial properties. The project site and the surrounding area is relatively level with no obvious scenic vistas that are visible.¹⁴ The proposed use's development density will be 15 units per acre and the maximum building height will be approximately 47 feet. Both the density and height are consistent with newer residential development that is occurring along the Garden Grove Boulevard corridor. The building's cross-section from two perspectives is illustrated in Exhibit 2-11. Given the new building's orientation within the project site and the nature and extent of the existing uses, no impacts on scenic vistas will result from the proposed project's implementation.

¹³ George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

¹⁴ Blodgett Baylosis Environmental Planning. Site Survey (Survey were completed on August 24 and 27, 2015.)

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

As indicated previously, the 0.69-acre project site is occupied by an existing single-family unit fronting on Pearl Street and two existing commercial structures that have frontage along Garden Grove Boulevard.¹⁵ No designated State or County designated scenic highways are located in the vicinity of the project site. In addition, there are no historically significant buildings that would be affected by the proposed project.¹⁶ As a result, no impacts on scenic resources will result from the proposed project's implementation.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? • No impact.

The proposed project is a request to construct ten renter-occupied, work-live units within a 0.69-acre site. The project's implementation will necessitate the removal of an existing single-family unit fronting on Pearl Street and two existing commercial structures that have frontage along Garden Grove Boulevard. The new structure that will contain the ten work-live units will consist of four levels with a maximum height of approximately 47 feet. The total gross floor area of the new building will be 28,424 square feet.¹⁷ The proposed use (mixed-use), development density (15 units per acre), and the maximum building height (approximately 47 feet) are consistent with newer development that is occurring along the Garden Grove Boulevard corridor. As a result, no impacts to the existing visual character or quality of the site and its surroundings will occur.

D. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? • Less than Significant Impact.

The proposed project is considered to be a light sensitive receptor. The northern portion of the project site extends to Pearl Street. Residential uses extend along both sides of the aforementioned street. Potential sources of light and glare that may result from the proposed project's implementation include decorative lighting, parking area lighting, interior lighting, exterior safety lighting, and vehicle headlights. The project will be required to comply with the City's lighting requirements. The City of Garden Grove Zoning Ordinance (Section 9.08.020.050.A.7) states that "All lights provided to illuminate any parking area or building on such site shall be so arranged as to direct the light away from any adjoining premise." The developer may utilize a number of design measures to accomplish this including the use of light shielding, directing light downward, and employing lower intensity lighting. Conformance with the standard conditions required under the City's Zoning requirements will reduce the potential light and glare impacts to levels that are less than significant.

¹⁵ George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

¹⁶ The historical significance of the site and the potential impacts are evaluated herein in Section 3.5.

¹⁷ George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

3.1.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any aesthetic impacts. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A 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)*);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project 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.*

No agricultural activities are located within the project site or within the adjacent parcels (refer to Exhibit 3-1). The project site and the surrounding area are underlain by the Hueneme-Bolsa Soils Association.¹⁸ In the urbanized areas of Orange County, this soil is not considered to be a *prime farmland soil, unique farmland soil, or a soil of statewide importance*. As a result, no impacts will occur as part of the project site's development.

- B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract?* • *No Impact.*

No agricultural activities are located within the project site or in the surrounding area. In addition, the project site is not zoned for an agricultural use.¹⁹ Finally, the project site is not subject to a Williamson Act Contract.²⁰ As a result, no impacts on existing Williamson Act Contracts will result.

¹⁸ United States Department of Agriculture. *Soil Survey of Orange County and Western Park of Riverside County*. 1969.

¹⁹ City of Garden Grove. City of Garden Grove Zoning Map. <http://www.ci.garden-grove.ca.us/commdev/maproom>. Site accessed August 24, 2015.

²⁰ State of California. *The California Land Conservation (Williamson) Act, 2010 Status Report*. November 2010.

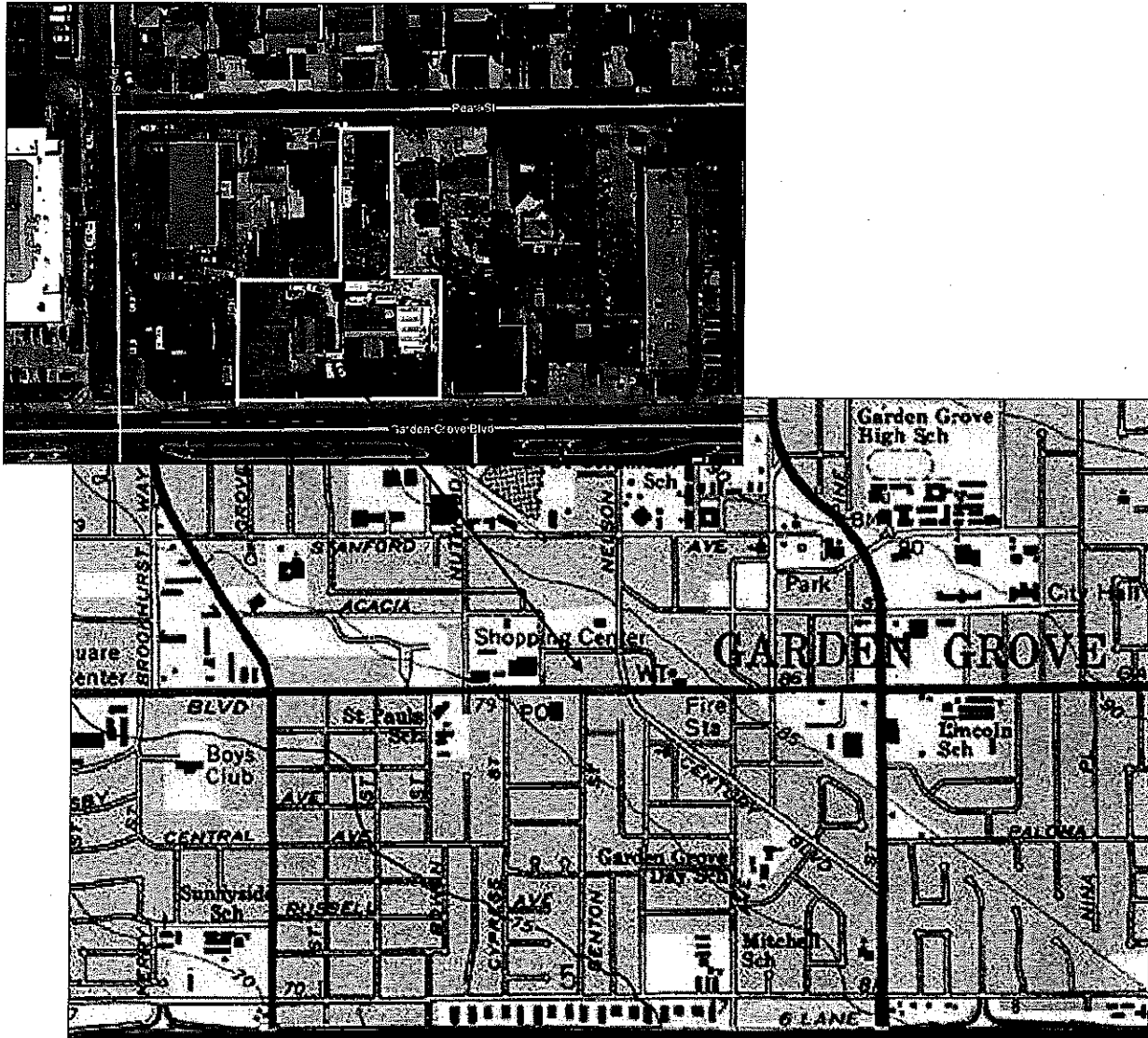


EXHIBIT 3-1 EXISTING LAND COVER

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2015

C. Would the project 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 City of Garden Grove and the project site are located in the midst of a larger urban area and no forest lands are located within the City or within this portion of Orange County (refer to Exhibit 3-1). In addition, the project site is not zoned for a forestland use.²¹ As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? • No Impact.

As indicated in the previous section, no forest lands will be affected by the proposed project. As a result, there will not be any loss or conversion of existing forest lands and no impacts will result from the project's implementation.

E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of Farmland to non-agricultural use or the conversion of forest land to a non-forest use? • No Impact.

No agricultural activities or farmland uses are located on the project site or in the surrounding area.²² The proposed project will not involve the conversion of any existing farmland area to urban uses and, as a result, no impacts are anticipated.

3.2.3 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

²¹ City of Garden Grove. City of Garden Grove Zoning Map. <http://www.ci.garden-grove.ca.us/commdev/maproom>. Site accessed August 24, 2015.

²² Blodgett Baylosis Environmental Planning. *Site Survey*. (Survey were completed on August 24 and 27, 2015).

3.3 AIR QUALITY IMPACTS

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for criteria pollutants that include the following:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O_3 is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels.
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

The California Air Resources Board (CARB) has also established ambient air quality standards for six of the pollutants regulated by the EPA (CARB has not established standards for $PM_{2.5}$).²³ Table 3-1 lists the current National and State ambient air quality standards for each criteria pollutant.

²³ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

**Table 3-1
 National and California Ambient Air Quality Standards**

Pollutants	National Standards	State Standards
Lead (Pb)	1.5 µg/m ³ (calendar quarter)	1.5 µg/m ³ (30-day average)
Sulfur Dioxide (So ₂)	0.14 ppm (24-hour)	0.25 ppm (1-hour); 0.04 ppm (24-hour)
Carbon Monoxide (CO)	9.0 ppm(8-hour); 35 ppm(1-hour)	9.0 ppm (8-hour); 20 ppm (1-hour)
Nitrogen Dioxide (NO ₂)	0.053 ppm; (annual average)	0.25 ppm; (1-hour)
Ozone (O ₃)	0.12 ppm; (1-hour)	0.09 ppm; (1-hour)
Particulates (PM ₁₀)	150 µg/m ³ (24-hour)	50 µg/m ³ (24-hour)
Sulfate	None	25 µg/m ³ (24-hour)

Source: South Coast Air Quality Management District. 2010.

In addition to the Federal and State ambient air quality standards (AAQS) thresholds, there are daily and quarterly emissions thresholds for construction emissions, mobile emissions, and stationary emissions established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

The proposed project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct the implementation of the applicable air quality plan?*

- *No Impact.*

The SCAB is subject to the Final 2012 AQMP, which was jointly prepared with the CARB and the Southern California Association of Governments (SCAG).²⁴ Two consistency criteria that should be referred to in determining a project's conformity with the AQMP are identified in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The two consistency criteria and the proposed project's conformity with each are summarized below.

- *Consistency Criteria 1* refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. The proposed project's construction and operational emissions are below the SCAQMD's thresholds (refer to Tables 3-2 and 3-3).
- *Consistency Criteria 2* refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.²⁵ According to the City's regional population growth projections developed for the City by the SCAG, the City's 2020 population will be 179,400 persons.²⁶ This 2020 projection translates into a population increase of 4,626 persons over the Current 2015 population estimate of 174,774 persons. Assuming an average household size of 3.76 persons per unit derived from the 2015 California Department of Finance (DOF), the ten new units would result in a potential population of 36 persons. As a result, the proposed project's implementation will not result in the SCAG projections being exceeded.

The proposed project is also an infill development which further promotes the region's sustainable growth objectives. Based on the above findings, the proposed project will not result in an obstruction of the AQMP and no impacts are anticipated.

B. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?* • *Less than Significant Impact.*

The proposed project's implementation will result in short-term (construction-related) emissions associated with demolition, site preparation, grading, and construction activities. The emissions were estimated using the computer model (CalEEModV.2013. 2.2) developed for the SCAQMD. Estimated Mass Daily Construction Emissions are estimated emissions that will potentially occur on peak construction days. The analysis assumed that the proposed project would be constructed over a nine-month period. As shown in Table 3-2, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant.

²⁴ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

²⁵ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

²⁶ These SCAG projections are used in the preparation of the Regional Transportation Plan.

**Table 3-2
 Estimated Daily Construction Emissions**

Construction Phase	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition (on-site)	1.31	11.23	8.70	0.01	0.91	0.78
Demolition (off-site)	0.05	0.19	0.75	--	0.12	0.03
Total Demolition Phase	1.36	11.42	9.45	0.01	1.03	0.81
Site Preparation (on-site)	1.35	13.63	7.34	--	0.85	0.76
Site Preparation (off-site)	0.02	0.02	0.32	--	0.05	0.01
Total Site Preparation	1.37	13.65	7.66	--	0.90	0.77
Grading (on-site)	1.31	11.23	8.70	0.01	1.55	1.18
Grading (off-site)	0.04	0.05	0.65	--	0.11	0.03
Total Grading	1.35	11.28	9.65	0.01	1.66	1.21
Building Construction (on-site)	1.38	13.70	8.21	0.01	0.93	0.86
Building Construction (off-site)	0.07	0.32	1.14	--	0.16	0.04
Total Building Construction	1.45	14.02	9.35	0.01	1.09	0.90
Paving (on-site)	1.15	10.62	7.29	0.01	0.66	0.61
Paving (off-site)	0.07	0.09	1.17	--	0.20	0.05
Total Paving	1.22	10.71	8.46	0.01	0.86	0.66
Architectural Coatings (on-site)	4.16	2.37	1.88	--	0.19	0.19
Architectural Coatings (off-site)	0.01	0.01	0.19	--	0.03	--
Total Architectural Coatings	4.17	2.38	2.07	--	0.22	0.19
Maximum Daily Emissions	4.17	14.03	9.45	0.01	1.66	1.21
Daily Thresholds	75	100	550	150	150	55

Source: CalEEMod V.2013.2.2.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include the following: mobile emissions associated with vehicular traffic and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEModV.2013.2.2 computer model.

**Table 3-3
 Estimated Operational Emissions**

Emissions Type	Criteria Pollutants (lbs/day)					
	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide	3.12	0.07	5.86	--	0.76	0.76
Energy	--	0.04	0.01	--	--	--
Mobile	0.25	0.74	3.00	--	0.52	0.14
Total (lbs/day)	3.38	0.85	0.88	0.01	1.30	0.92
Daily Thresholds	55	55	550	150	150	55

Source: California Air Resources Board, CalEEMod [CalEEMod V. 2013. 2.2]

As indicated in Table 3-3, the projected long-term emissions are below those thresholds considered to be a significant impact. As a result, the long-term air quality impacts will be less than significant.

C. Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less than Significant Impact.

The SCAB is a designated non-attainment area for ozone and particulates. The proposed project's implementation will result in construction-related emissions due to the use of construction equipment as well as particulate emissions generated during demolition and grading (refer to the discussion provided in the previous section). Operational emissions will be limited to vehicles traveling to and from the proposed project and off-site area-wide stationary emissions related to power generation.

As indicated in Table 3-3, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. In addition, the project is an infill development, which is beneficial because it reduces urban sprawl and the overall vehicle miles traveled (VMT). Finally, the proposed project will not exceed these adopted projections used in the preparation of the Regional Transportation Plan (refer to the discussion included in Subsection 3.3.2.A). As a result, the potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? • No Impact.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of

NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations.²⁷

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate.²⁸ Sensitive receptors, including homes located in the vicinity of the proposed project site, are identified in Exhibit 3-2. The nearest sensitive receptors to the project site are the single-family homes located along Pearl Street on either side of the project site. Furthermore, the proposed project, once occupied, will be a sensitive receptor.

The use of the “look-up tables” (LSTs) is permitted since each of the construction phases will involve the disturbance of less than one acre of land area. As indicated in Table 3-4, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 25 meters. As indicated in the table, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables.

**Table 3-4
 Local Significance Thresholds Exceedance SRA 17**

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	14.03	Construction	81	83	98	123	192
NO ₂	0.85	Operations	81	83	98	123	192
CO	9.45	Construction	485	753	1,128	2,109	6,841
CO	0.88	Operations	485	753	1,128	2,109	6,841
PM ₁₀	1.30	Operations	1	3	7	15	38
PM ₁₀	1.66	Construction	4	12	28	60	158
PM _{2.5}	0.92	Operations	1	1	2	6	21
PM _{2.5}	1.21	Construction	3	4	9	22	85

Source: South Coast Air Quality Management District. Final Localized Significance Threshold Methodology. June 2003.

²⁷ South Coast Air Quality Management District. Final Localized Significance Threshold Methodology. June 2003.

²⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

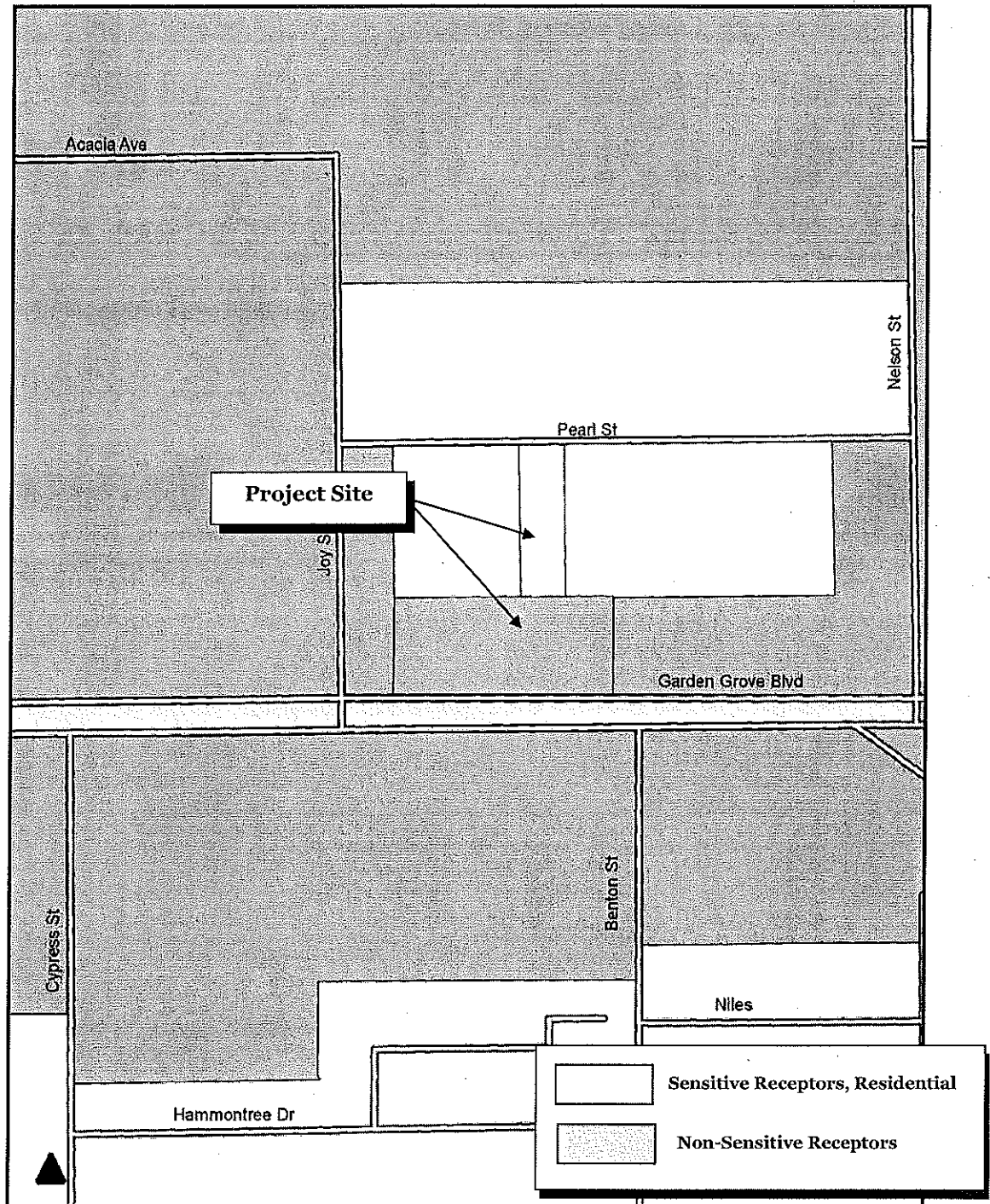


EXHIBIT 3-2
AIR QUALITY SENSITIVE RECEPTORS
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2015

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. Two variables influence the creation of a hot-spot and these variables include traffic volumes and traffic congestion. Typically, a hot-spot may occur near an intersection that is experiencing severe congestion.²⁹

The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better.³⁰ Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The proposed project will generate approximately eight AM peak hour trips and ten PM peak hour trips. This additional peak hour traffic will not affect any local intersection's level of service (LOS E or F). The nearest major intersection is Euclid Street to the east and Brookhurst Street, to the west. For the Euclid Street and Garden Grove Boulevard intersection, the morning (AM) peak hour LOS is LOS D and the evening (PM) peak hour LOS is LOS E. For the Brookhurst Street and Garden Grove Boulevard intersection, the morning (AM) peak hour LOS is LOS B and the evening (PM) peak hour LOS is LOS B. The additional project-generated traffic at these intersections will be no more than five trips during the peak hours and, as a result, this additional traffic will not result in the creation of a carbon monoxide hot-spot. As a result, no impacts are anticipated to occur.

E. Would the project create objectionable odors affecting a substantial number of people? No Impact.

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³¹ The proposed project will be a mixed-use, work-live development and no generation of odors is anticipated. The placement and design of the trash receptacles must also be approved by the City. As a result, no odor-related impacts from the proposed residential development are anticipated.

3.3.3 MITIGATION MEASURES

The proposed project's air emissions are not considered to represent a significant adverse impact. The construction activities will also be required to comply with SCAQMD rules and regulations. As a result, no mitigation is required.

²⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

³⁰ Ibid.

³¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

3.4 BIOLOGICAL RESOURCES IMPACTS

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- 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 Wildlife or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on Federally protected wetlands as defined by Section §404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish, or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project either directly or through habitat modifications, have a substantial adverse effect 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 Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

The project's implementation will necessitate the removal of an existing single-family unit fronting on Pearl Street and two existing commercial structures that have frontage along Garden Grove Boulevard.³² A review of the California Natural Diversity Database indicates that no sensitive habitats or protected plant and animal species are located on the project site or within the adjacent parcels.³³ As a result, no impacts will result from proposed project's implementation.

³² George Behnam, Architect. Design Package [*Mixed Use Development*], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

³³ California Department of Fish and Game, *Natural Diversity Database*, 1998.

B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

No natural plant communities or habitats remain on the project site or the surrounding properties. The project site is located in the midst of an urbanized area that does not include any riparian areas.³⁴ As a result, no impacts on natural or riparian habitats or sensitive habitats will occur.

C. *Would the project 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? • No Impact.*

The project site and the adjacent developed properties do not contain any natural wetland and/or riparian habitat. The project site is located in an urbanized setting.³⁵ As a result, the proposed project will not impact any protected wetland areas, Waters of the U.S., or a designated "blue-line" stream.

D. *Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.*

No natural open space areas are located on-site or in the adjacent properties that would potentially serve as an animal migration corridor (refer to Exhibit 3-3). The project site is surrounded by urban development and all of the adjacent properties are presently developed. As a result, no impacts are anticipated.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact.*

The affected parcels contain limited shrubbery and several smaller trees. No mature trees or *heritage trees* are located within the three parcels that comprise the project site.³⁶ This existing landscaping will be removed to accommodate the project site's development. The proposed project is not in conflict with any local policies or ordinances protecting biological resources and no impacts are anticipated.

³⁴ U.S. Fish and Wildlife, Wetlands Mapper. <http://www.fws.gov/wetlands/Data/Mapper.html>. Site accessed August 29, 2015.

³⁵ Ibid.

³⁶ Blodgett Baylosis Environmental Planning. *Site Survey* (Survey were completed on August 24 and 27, 2015.)

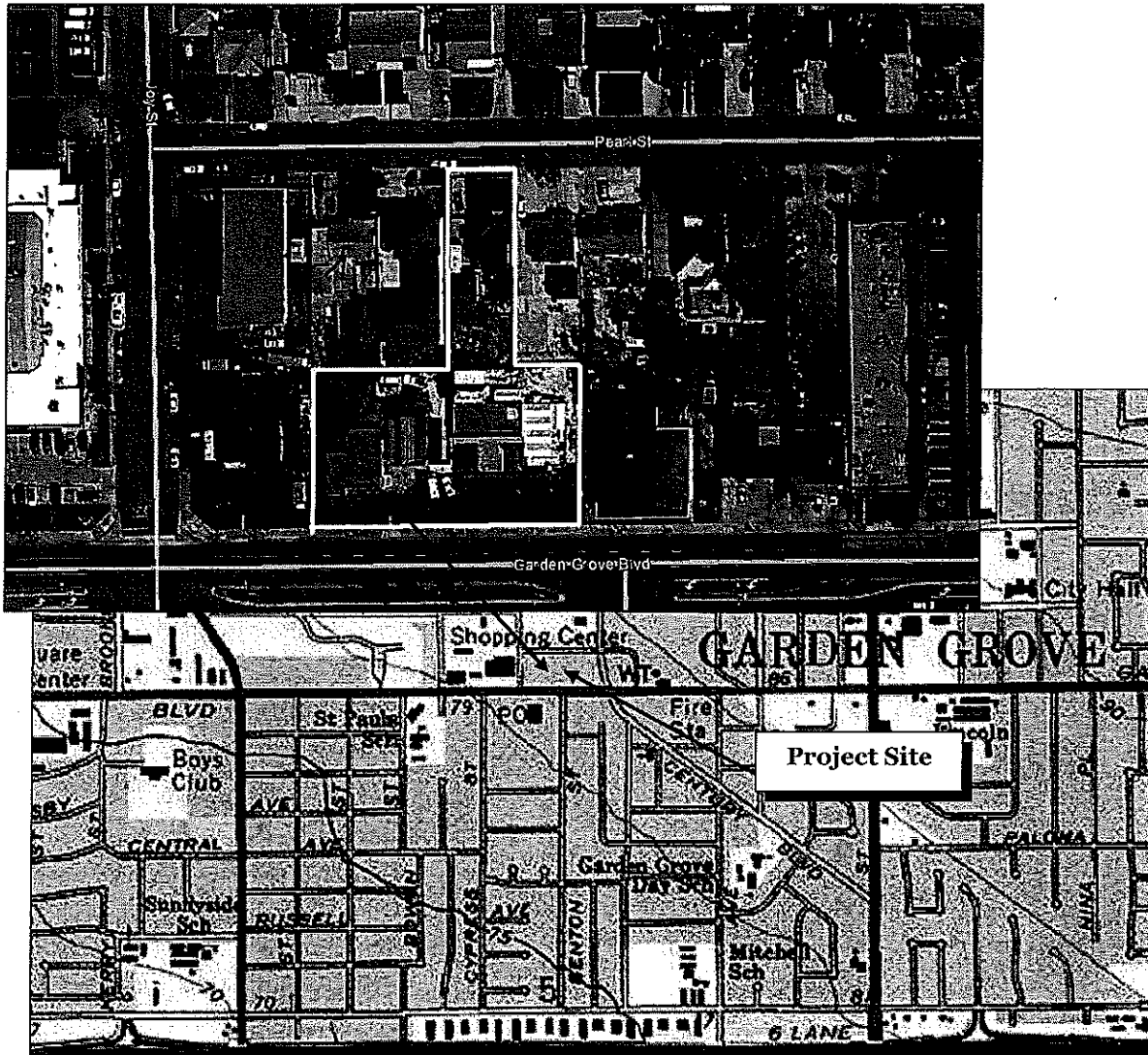


EXHIBIT 3-3
LAND USES AND GROUND COVER
SOURCE: UNITED STATES GEOLOGICAL SURVEY

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans? • No Impact.*

The project site is located within an urban area and no natural habitats are found on the project site or within the adjacent properties.³⁷ The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or State habitat conservation plans will result from the proposed project's implementation.

3.4.3 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any impacts on biological resources. As a result, no mitigation measures are required.

³⁷ United States Geological Survey. *Garden Grove 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

3.5 CULTURAL RESOURCES IMPACTS

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?* • *No Impact.*

Historic structures and sites are generally defined by local, State, and Federal criteria. A site or structure may be historically significant if it is protected through a local general plan or historic preservation ordinance. The U.S. Department of the Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be identified as having historic significance through a determination of eligibility for listing on the National Register of Historic Places. Significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.³⁸ Buildings and properties will qualify for a listing on the National Register if they are integral parts of districts that meet certain criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event;

³⁸ U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.³⁹

The project site is occupied by commercial structures located along the Garden Grove Boulevard frontage and a single-family residence along Pearl Street. These structures will be demolished to accommodate the proposed project. The existing structures do not meet any of the aforementioned significance criteria. Furthermore, the project site is not identified as a historic resource by the City's Historical Society.⁴⁰ In addition, the proposed project will not adversely impact any designated landmark. As a result, no impacts are anticipated with the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? • Less than Significant Impact with Mitigation.

Prior to European contact, the local Gabrieleño Indians lived in more than 50 villages located throughout the Los Angeles Basin and Orange County coastal plain. Archaeological sites are often located along creek areas, ridgelines, and vistas.⁴¹ The project site has been extensively disturbed due to the previous development activities. No unknown archaeological sites or resources are likely to be discovered during excavation activities due to the previous soil disturbance. Native American consultation was undertaken pursuant to AB-52 on September 28th, 2015. Formal AB-52 consultation letters were mailed to a total of six tribes, including the different Gabrieleño subsets and the Soboba tribe. The specific tribal contacts included the following:

- Linda Candelaria, Co-Chairperson, Gabrielino-Tongva Tribe;
- Anthony Morales, Chairperson, Gabrieleno/Tongva – San Gabriel Band of Mission Indians;
- Robert F. Dorame, Tribal Chair/Cultural Resources, Gabrielino Tongva Indians of California Tribal Council;
- Joseph Ontiveros, Cultural Resource Director, Soboba Band of Luiseno Indians;

³⁹ U.S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

⁴⁰ City of Garden Grove. City of Garden Grove Historical Society. <http://www.ci.garden-grove.ca.us/?q=/HistoricalSociety>. Website accessed on August 29, 2015.

⁴¹ McCawley. The First Angelinos, The Gabrieleño Indians of Los Angeles County. 1996.

- Andrew Salas, Chairman, Gabrieleno Band of Mission Indians – Kizh Nation; and,
- Sam Dunlap, Cultural Resources Director, Gabrielino/Tongva Nation.

The State of California Native American Heritage Commission indicated that the project site was located within the ancestral homeland of the Gabrieleño-Kizh. As a result, this latter tribe was contacted as part of the early consultation requirements. Representatives from the Gabrieleño-Kizh indicated that development sites that would require grading and/or excavation will need to be monitored during these activities. The tribal representatives indicated that this monitoring was necessary due to the area's high sensitivity for cultural resources.

Tribal representatives were concerned that construction workers not familiar with archeological resources might unknowing damage and/or destroy significant resources. For this reason, the following mitigation will be required:

- *Mitigation Measure 10 (Cultural Resources Impacts)*. The project building contractors will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

C. Would the project, directly or indirectly, destroy a unique paleontological resource, site, or unique geologic feature? • No Impact.

The City is generally underlain by Pleistocene shallow marine, lagoonal, floodplain, and terrace deposits approximately 40,000 years to 1.8 million years old.⁴² The potential for paleontological resources in the area is also considered low due to the character of subsurface soils (recent alluvium)

⁴² Blodgett Baylosis Environmental Planning, *Site Survey* (Survey were completed on August 24 and 27, 2015.)

and the amount of disturbance associated with the previous development that has occurred. The construction activities will be limited to the removal of the existing buildings, concrete foundations, the excavation required for new utility connections, and limited excavation for the new building footings. No excavation will be below the layer of recent alluvium and due to the limited excavation depths, no impacts on paleontological resources are anticipated.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries? • No Impact.

The historic map collection at California State University, Chico was also reviewed and no cemeteries were identified on a historic USGS map of the area dated 1901.⁴³ However, any unanticipated discovery of human remains must be handled pursuant to Health and Safety Code §70505 which provides that in the event that human remains are discovered during construction, construction activity shall cease and the coroner shall be notified. As a result, no impacts are anticipated.

3.5.3 MITIGATION MEASURES

Tribal representatives were concerned that construction workers not familiar with archeological resources might unknowing damage and/or destroy significant resources. For this reason, the following mitigation will be required to address potential cultural resources impacts:

Mitigation Measure No. 1 (Cultural Resources). The project building contractors will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

⁴³ California State University, Chico. Meriam Library Special Collections. California Historic Map Collection.

3.6 GEOLOGY & SOILS IMPACTS

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a 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;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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), ground-shaking, liquefaction, or landslides? • Less than Significant Impact.*

A number of active faults traverse the Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the surrounding region could affect the project site. The project site is not located in an area that is at risk for fault rupture according to the latest Alquist-Priolo Earthquake Fault Zone list. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁴⁴

⁴⁴ California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>

Major active faults in the region are identified in Table 3-5, along with their distance from the City and their Maximum Credible Richter (MCR) magnitude. A map indicating the location and extent of major faults in the Southern California region is provided in Exhibit 3-4. The project site is not located within an Alquist-Priolo Special Studies Zone, and no fault rupture from a known fault is anticipated.

Table 3-5
Active Earthquake Faults Near the Site

Fault Name	Miles from Site	MCR
San Andreas Fault	43 miles N	8.0
Palos Verdes Fault	22 miles SW	6.7
Elsinore Fault	37 miles SE	7.1
Newport-Inglewood Fault	6 miles SW	7.6
Whittier Fault	6 miles NE	7.0
Sierra Madre Fault	20 miles N	8.0

MCR - Maximum Credible Richter Magnitude.

Source: United States Geological Survey.

The California Geological Survey (CGS) is authorized to implement the Seismic Hazards Mapping Act of 1990.⁴⁵ According to the Seismic Zones Hazard Map (refer to Exhibit 3-5) prepared for the Garden Grove 7½ Minute Quadrangle, the project site is in a potential risk area for liquefaction. As is apparent from the review of the map, major portions of the City are also included within an area where there is an elevated risk for liquefaction. The map also indicates the site is not located in an area that is subject to potential landslides. The topography of the project site and the surrounding area is generally level. The design of the residential units will be required to conform to the current Building Code seismic requirement. The most recent California Building Code requirements call for stronger masonry construction on-site through shear-testing, wall anchors, and embedded wall bolts. As a result, the impacts will be less than significant.

B. Would the project result in substantial soil erosion or the loss of topsoil? • No Impact.

The project site will continue to be covered over in impervious surfaces (paved parking areas, roadways, and buildings) following development. Limited excavation will be required for building footings and utility connections. Given the developed character of the project area, no impacts related to soil erosion or the loss of topsoil are anticipated.

⁴⁵ United States Geological Survey. <http://earthquake.usgs.gov/regional/nca/bayarea/apfaults.php>. Site accessed on September 2, 2015.

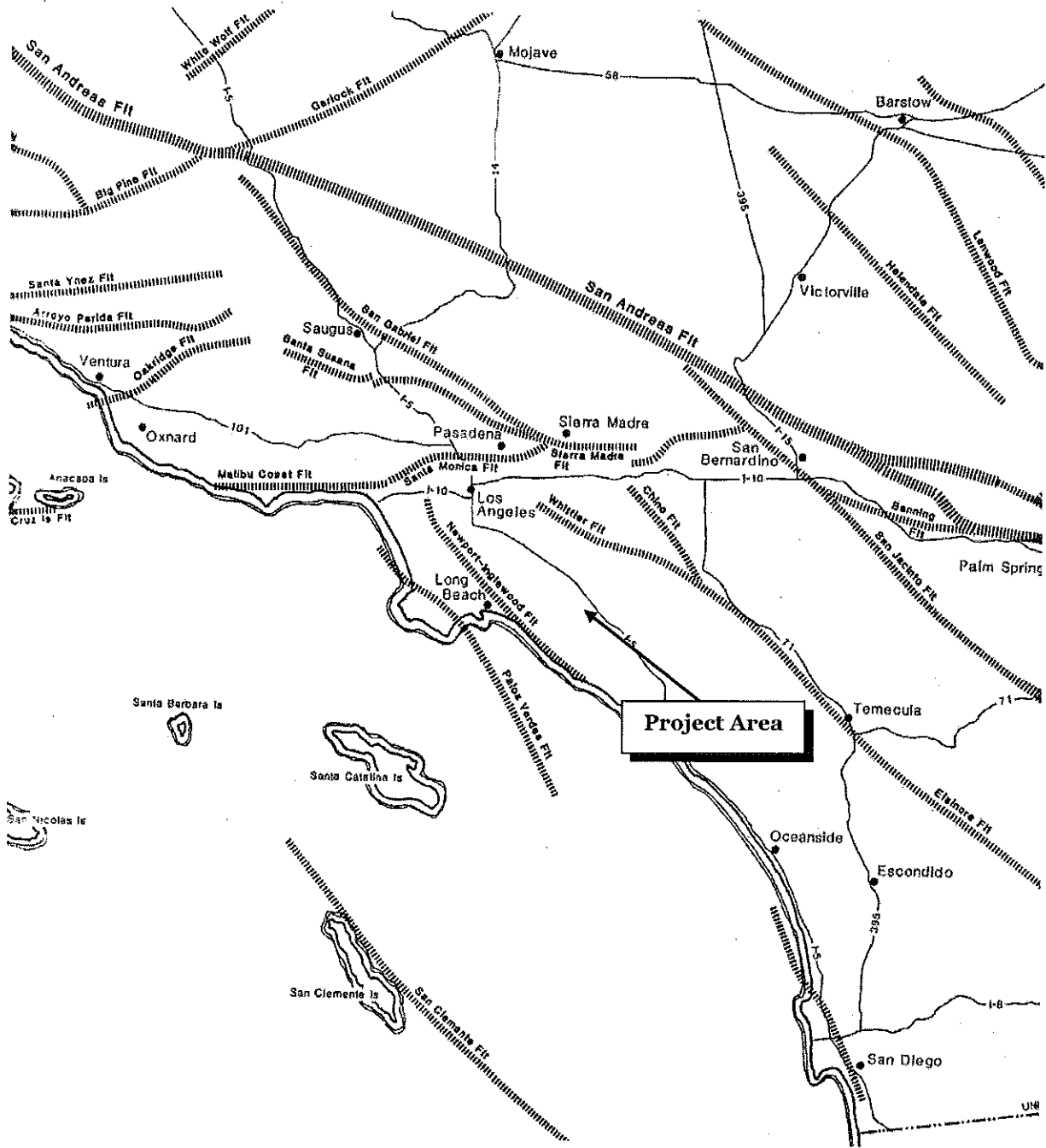


EXHIBIT 3-4
GENERAL LOCATION OF MAJOR SOUTHERN CALIFORNIA FAULTS
SOURCE: UNITED STATES GEOLOGICAL SURVEY

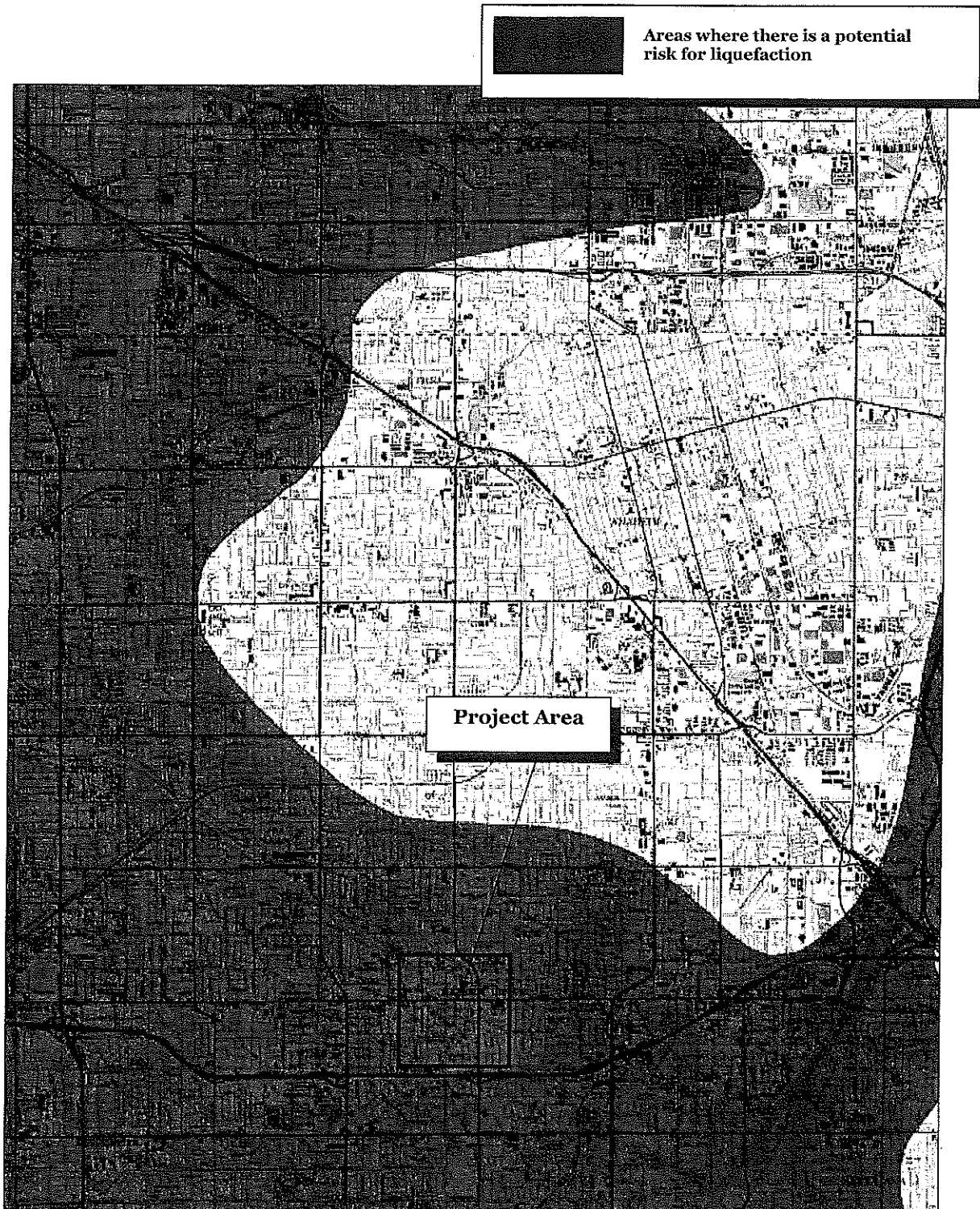


EXHIBIT 3-5
LIQUEFACTION RISKS
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

- C. *Would the project 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-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?* • *Less than Significant Impact.*

Recent studies completed by the CGS Seismic Hazard Zones Mapping Program indicate the project site is not located within an area that is subject to potential slope failure. As indicated previously, the project site is located within an area that may be subject to potential liquefaction risk. The soils that underlie the project site are suitable for future development. The design of the project improvements will be required to conform to the current Building Code seismic requirement. As indicated previously, the most recent Building Code requirements call for stronger masonry construction, the use of wall anchors, and embedded wall bolts. As a result, the impacts will be less than significant.

- D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial risks to life or property?* • *Less than Significant Impact.*

The Hueneme-Bolsa Soils Association exhibits severe shrink-swell characteristics according to the United States Department of Agriculture (USDA).⁴⁶ The shrink swell potential refers to the extent to which the soil shrinks as it dries out or swells when the soils get wet. The extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. Shrinking and swelling of soils may cause damage to building foundations, roads, and other structures. Special geotechnical and structural considerations can mitigate the effects of soils that have a high shrink-swell potential. The proposed project will be designed to ameliorate the effects of the underlying expansive soils. As a result, the potential impacts will be less than significant.

- E. *Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* • *No Impact.*

No septic tanks will be used as part of proposed project. The proposed project will be required to connect with the sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

3.6.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any impacts related to earth and geology. As a result, no mitigation measures are required.

⁴⁶ United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California.*

3.7 GREENHOUSE GAS EMISSIONS IMPACTS

3.7.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.7.2 ENVIRONMENTAL ANALYSIS

- A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.⁴⁷ However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. For example, some observed changes to include shrinking glaciers, thawing permafrost, later freezing and earlier break-up of ice on rivers and lakes, a lengthened growing season, shifts in plant and animal ranges, and earlier flowering of trees. Other, longer term environmental impacts of global warming may include a rise in sea level, changing weather patterns with increases in the severity of storms and droughts, changes to local and regional ecosystems including the potential loss of species, and a significant reduction in winter snow pack.

Table 3-6 summarizes annual greenhouse gas (CO₂E) emissions from build-out of the proposed project. Carbon Dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. The SCAQMD has recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons per year of CO₂E for commercial projects, 3,500 tons per year for residential projects, 3,000 tons per year for mixed-use projects, and 7,000 tons per year for industrial projects.

⁴⁷ California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

**Table 3-6
 Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase – Demolition	1,093.61	0.23	--	1,093.62
Construction Phase – Site Preparation	973.08	0.29	--	979.24
Construction Phase – Grading	1,093.61	0.23	--	1,198.62
Construction Phase - Construction	1,178.55	0.35	--	1,186.02
Construction Phase - Paving	1,083.58	0.29	--	1,089.81
Construction Phase - Coatings	281.44	0.03	--	282.14
Long-Term Area Emissions	275.16	0.28	--	283.03
Long-Term Energy Emissions	58.00	--	--	51.31
Long-Term Mobile Emissions	660.70	0.02	--	661.22
Total Long-Term Emissions	986.87	0.30	--	995.57

Source: California Air Resources Board, CalEEMod [CalEEMod V. 2013 2.2.

As indicated in Table 3-6, the CO₂E total for the project is 995.57 pounds per day (0.45 tons of MTCO₂E per day). This equates to approximately 164.25 tons per year. This amount is well under the thresholds of significance for mixed-use, which is 3,000 tons per year. Therefore, the project's GHG impacts are less than significant.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.

The proposed project will be consistent with the California Environmental Protection Agency Climate Action Team's proposed early action measures to mitigate climate change. These early action measures are designed to ensure that projects meet the Governor's climate reduction targets, and are documented in the *Climate Action Team Report to Governor Schwarzenegger at the Legislature*, March 2006. The early action measures are also included in the CARB Scoping Plan and are mandated under AB 32. A complete list of CARB Scoping Plan Measures/Recommended Actions needed to obtain AB 32 goals, as well as the Governor's Executive Order, are referenced in Table 3-7. Table 3-7 also identifies which CARB *Recommended Actions* apply to the proposed project, and of those, whether the proposed project is consistent.

**Table 3-7
 Recommended Actions for Climate Change**

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
T-1	Transportation	Pavley I and II – Light-Duty Vehicle GHG Standards	No	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	No	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	No	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No
T-6	Transportation	Goods-movement Efficiency Measures	No	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure	No	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	No	No
T-9	Transportation	High Speed Rail	No	No
E-1	Electricity and Natural Gas	Increased Utility Energy Efficiency Programs More Stringent Building and Appliance Standards	Yes	No
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	No	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	Yes	No
CR-2	Electricity and Natural Gas	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	No	No
W-1	Water	Water Use Efficiency	Yes	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	Yes	No
W-4	Water	Reuse Urban Runoff	No	No
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action)	No	No

**Table 3-7
 Recommended Actions for Climate Change (continued)**

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
RW-2	Recycling and Waste Management	Additional Reductions in Landfill Methane -- Capture Improvements	No	No
RW-3	Recycling and Waste Management	High Recycling/Zero Waste	Yes	No
F-1	Forestry	Sustainable Forest Target	No	No
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	High Global Warming Potential Gases	SF6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)	No	No
H-3	High Global Warming Potential Gases	Reduction in Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action)	No	No
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008)	No	No
H-5	High Global Warming Potential Gases	High GWP Reductions from Mobile Sources	No	No
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources	No	No
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

Of the 39 measures identified, those that would be considered to be applicable to the proposed project include actions related to electricity and natural gas use and water conservation. The proposed project would not conflict with adopted initiatives that are designed to control GHG emissions in the coming years. The project will involve the reuse of an existing urban property and *infill development* is seen as an important strategy in reducing regional GHG emissions. The proposed project's implementation of Title 24 measures, the installation and use of Energy Star® appliances, and water conservation measures will be effective in indirectly reducing GHG emissions. Therefore, the proposed project will not be in conflict with the State's recommended actions for addressing climate change. As a result, the impacts will be less than significant.

3.7.3 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that the potential GHG impacts associated with the project's implementation would be less than significant. As a result, no mitigation measures are required.

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of 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;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport that would result in a safety hazard for people residing or working in the project area;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild land fire.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • No Impact.

The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area. The site is not included on this list. All demolition debris that may contain lead or asbestos containing materials will be handled and disposed of in accordance with existing regulations. These regulations include equipment and the training of personnel engaged in the handling and removal of hazardous materials, and the means of transport and disposal. Finally, the proposed ten work-live units will not involve the storage and use of any hazardous products other than those commonly used in a household setting. As a result, no impacts are anticipated.

B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • No Impact.*

Future development arising as part of the proposed project's implementation will include ten work-live units. The use of hazardous materials for the development will consist of those commonly used in a household setting for routine maintenance and cleaning. As a result, no impacts are anticipated.

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No impact.*

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed use, no hazardous or acutely hazardous materials will be emitted. During the demolition phases, asbestos containing materials and/or lead paint may be encountered. As indicated in subsection 3.8.2.A, any such materials would be handled and disposed of in accordance with the existing regulations. As a result, no impacts concerning a release of hazardous materials are anticipated.

D. *Would the project be located on a site, which is included on a list of hazardous material 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? • No Impact.*

The project site is not included on a hazardous sites list compiled pursuant to California Government Code Section §65962.5.⁴⁸ As a result, no impacts are anticipated.

E. *Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.*

The nearest general aviation airport is the Fullerton Municipal Airport (FMA) located at 4011 West Commonwealth Avenue, 6.92 miles to the northwest of the project site. The FMA is within the oversight of the Orange County Airport Land Use Commission (ALUC). The ALUC is required to prepare and adopt an airport land use plan for each of the airports within its jurisdiction. The ALUC prepared the *Airport Environs Land Use Plan for Fullerton Municipal Airport* (AELUP) as a means to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. A *Runway Protection Zone* (RPZ) is a trapezoidal area located off of each end of a runway that is used to enhance the protection of people and property on the ground. The proposed project site is located over 6.92 miles to the southeast of the nearest RPZ.

⁴⁸ California, State of, Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List), 2009.

The nearest military airport is the Los Alamitos Joint Forces Training Base (JFTB), located approximately 5.78 miles to the northwest of the project site. As a result, the proposed project will not affect or be affected by aircraft operations and no impacts will result.

F. Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? • No Impact.

The project site is not located within two miles of a private airstrip.⁴⁹ As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip and no impacts are anticipated.

G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will the adjacent public streets, Garden Grove Boulevard or Pearl Street, be completely closed to traffic during the construction phases. The construction plans will be reviewed by the City to identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued access. As a result, no impacts are associated with the proposed project's implementation.

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

The project area is developed as are the surrounding properties. There are no areas of native vegetation found within the project site or in the surrounding properties that could provide a fuel source for a wildfire.⁵⁰ As a result, there are no impacts associated with potential wildfires from off-site locations.

3.8.3 MITIGATION MEASURES

The analysis determined that no significant impacts related to hazardous materials or human health would be associated with the proposed project's implementation. As a result, no mitigation is required.

⁴⁹ United States Geological Survey. *Garden Grove 7 1/2 Minute Quadrangle*. 1994.

⁵⁰ *Ibid.*

3.9 HYDROLOGY & WATER QUALITY IMPACTS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on-site or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • Less than Significant Impact.*

The proposed project will consist of ten work-live units within the 0.69-acre site. The major source of potential water pollution is related to sheet runoff capturing surface pollutants from driveways and other impervious areas that are then conveyed into the local storm water system that is composed of

gutters, drains, catch basins, and pipes. This storm water infrastructure will collect the water run-off which will be conveyed to the local storm drain system. In the absence of certain design measures, trash, animal waste, chemicals, and other pollutants would be transported untreated through the storm water system where it is ultimately conveyed to the regional storm drain system.

As part of the development, certain improvements will be installed that will affect the amount of potential storm water runoff.⁵¹ For example, the majority of the project site will continue to be paved or otherwise covered in impervious surfaces. The existing landscaping includes the front and rear yard areas of the single-family home and very limited landscaping for the commercial properties. The estimated existing pervious area is 3,358 square feet. According to the proposed project's site plan, the total landscaped area will be 4,410 square feet.⁵² As a result, the proposed project's pervious area will be greater than the existing amount. In addition, the site's topography will not significantly change. As a result, there will not be an increase in either peak run-off volumes or peak run-off velocity.

The proposed project will be required to comply with all pertinent requirements of the National Pollutant Discharge Elimination System (NPDES). The first NPDES requirement involves the preparation, submittal, and implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP) that includes design features and Best Management Practices (BMPs). These BMPs may include, but not be limited to, the use of sandbag berms, stabilized construction entrance/exit, sediment traps, and storm drain inlet projections. The purpose of the SUSMP is to reduce the potential for post-construction pollutants entering into the storm water system. The City is required to approve the SUSMP prior to the issuance of any grading or building permit.

The second requirement involves the preparation of a Storm Water Pollution Prevention Plan (SWPPP) for development that disturbs areas of between two to five acres. The Applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the State permit prior to issuance of a grading permit.⁵³ Adherence to the aforementioned requirements will reduce the potential impacts to levels that are less than significant.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • Less than Significant Impact.

The proposed development is projected to consume approximately 2,500 gallons per day assuming 250 gallons per day per unit. However, the proposed project will utilize low-flush toilets and other water conservation devices as a means to reduce water consumption. In addition, the development will be required to employ the water conserving irrigation equipment as a means to further reduce consumption. When considering the consumption from the three existing units, the net change will be

⁵¹ The first 3/4 inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales.

⁵² George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

⁵³ City of Garden Grove. *The Garden Grove Plan, Program Environmental Impact Report*. February 2012.

negligible. Because of the minimal change in overall water consumption, the projected water consumption will not result in an overdraft of the existing available groundwater supply. In addition, the landscaping will consist of drought tolerant species that will conserve water. As a result, the potential impacts are anticipated to be less than significant.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? • No Impact.

No natural drainage or riparian areas remain within the project site or the surrounding area due to the past development. During construction, the contractors must adhere to all regulations that govern erosion control during construction (refer to Section 3.9.2.A). Since there are no natural streams or riparian areas, no impacts are anticipated.

D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? • No Impact.

The project site and the adjacent properties are developed in residential and commercial uses. There are no natural lakes or streams within or adjacent to the project site.⁵⁴ The project site is located in the midst of an existing urban area and no natural drainage features are found within the project site or on the adjacent parcels.⁵⁵ As a result, no impacts are anticipated.

E. Would the project 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? • No Impact.

The stormwater runoff will continue to be conveyed to local storm drains via the curb and gutters. The nature and extent of stormwater runoff ultimately discharged into the existing storm drain system will not significantly change from the existing levels. The areas where the new construction will occur are presently covered over in impervious surfaces. In addition, BMPs will be employed to capture storm water runoff during construction. These potential BMPs are summarized under Section 3.9.2.A. As a result, no impacts are anticipated.

F. Would the project otherwise substantially degrade water quality? • No Impact.

The standard regulations concerning stormwater runoff will mitigate any potential impacts from the proposed project. The existing landscaping includes the front and rear yard areas of the single-family home and very limited landscaping for the commercial properties. The estimated existing pervious area is 3,358 square feet. According to the proposed project's site plan, the total landscaped area will be 4,410 square feet.⁵⁶ As a result, the proposed project's pervious area will be greater than the

⁵⁴ Blodgett Baylosis Environmental Planning. *Site Survey* (Survey were completed on August 24 and 27, 2015.)

⁵⁵ United States Geological Survey. *Garden Grove 7 1/2 Minute Quadrangle*. 1994.

⁵⁶ George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

existing amount, and no additional impacts beyond those previously identified are anticipated.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map? • Less than Significant Impact.

The project site is not located within a designated 100-year flood hazard area as defined by FEMA (the flood zones are well east of the site, east of Euclid Street). However, the project site is located within the Regular Flood Hazard Zone "X" as determined by FEMA Flood Insurance Rate Map No.06059C0138J (Community No. 060229, Panel 0138J), issued on December 3, 2009. Flood Zone "X", which is not subject to the Flood Hazard Overlay Zone, includes areas of a potential 500-year flood; with average flood water depths of less than one foot, or with an average drainage area less of less than one square mile, and areas protected by levees from 100-year floods.⁵⁷ As a result, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows. Therefore, less than significant flood-related impacts are anticipated.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁵⁸ The proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows. Therefore, no impacts are anticipated with the proposed project's implementation.

I. Would the project expose people or structures to a significant risk of loss, injury, or death, involving flooding as a result of the failure of levee or dam? • Less than Significant Impact.

The project site and the majority of the City are located within an area that could be subject to flows due to failure or overflow at the Prado Dam. Inundation from dam failure will potentially affect the entire City. The primary impact associated with potential dam failure will be related to property damage since flood water will be relatively shallow and the flood water releases would be gradual.⁵⁹ In addition, this risk generally applies to the entire City. As a result, the potential impact is considered to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The project site is located approximately ten miles inland from the Pacific Ocean and, as a result, would not be exposed to the effects of a tsunami. In addition, there are no surface water bodies in the immediate area of the project site that would result in a potential seiche hazard. As a result, no impacts related to seiche, tsunami, or mudflows will result from the implementation of the proposed project.

⁵⁷ Blodgett Baylosis Environmental Planning. *Site Survey* (Survey were completed on August 24 and 27, 2015.)

⁵⁸ City of Garden Grove. The Garden Grove Plan, Program Environmental Impact Report. Exhibit 5.8-2.

⁵⁹ United States Army Corps of Engineers, Los Angeles District. Dam Safety Program. <http://www.spl.usace.army.mil/Media/FactSheets/tabid/1321/Article/477349/dam-safety-program.aspx>.

3.9.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant hydrology or water quality impacts. As a result, no mitigation is required.

3.10 LAND USE & PLANNING IMPACTS

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The physical division and disruption of an established community;
- A conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or,
- A conflict with any applicable habitat conservation or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community?* • *No Impact.*

The project site is located in the midst of an urbanized area that includes commercial development along the site's Garden Grove Boulevard frontage and a single-family unit along the Pearl Street frontage. These existing uses and the related improvements will be demolished to accommodate the proposed project. Commercial uses abut that portion of the project located along the Garden Grove Boulevard frontage while residential uses abut the northern portion of the project site along the Pearl Street frontage. The dominant land uses located further north of the project site are manufacturing uses.⁶⁰ The existing land uses in the vicinity of the project site are noted in Exhibit 3-6. The proposed mixed-use project will not result in the division of an established residential neighborhood. As a result, no impacts are anticipated.

B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* • *No Impact.*

The project site is designated as *Industrial/Residential Mixed Use 2* in the City of Garden Grove General Plan. The properties located on either side of the project site and to the north are also designated as *Industrial/Residential Mixed Use 2*. Finally, the properties located to the south and opposite the project site, on the south side of Garden Grove Boulevard, are designated as *Light Commercial*. The project site is zoned *AR (Adaptive Reuse)*. The properties located to the north, east, and west are also zoned *AR*.⁶¹

⁶⁰ Blodgett Baylosis Environmental Planning. *Site Survey* (Survey were completed on August 24 and 27, 2015.)

⁶¹ George Behnam, Architect. Design Package [*Mixed Use Development*], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

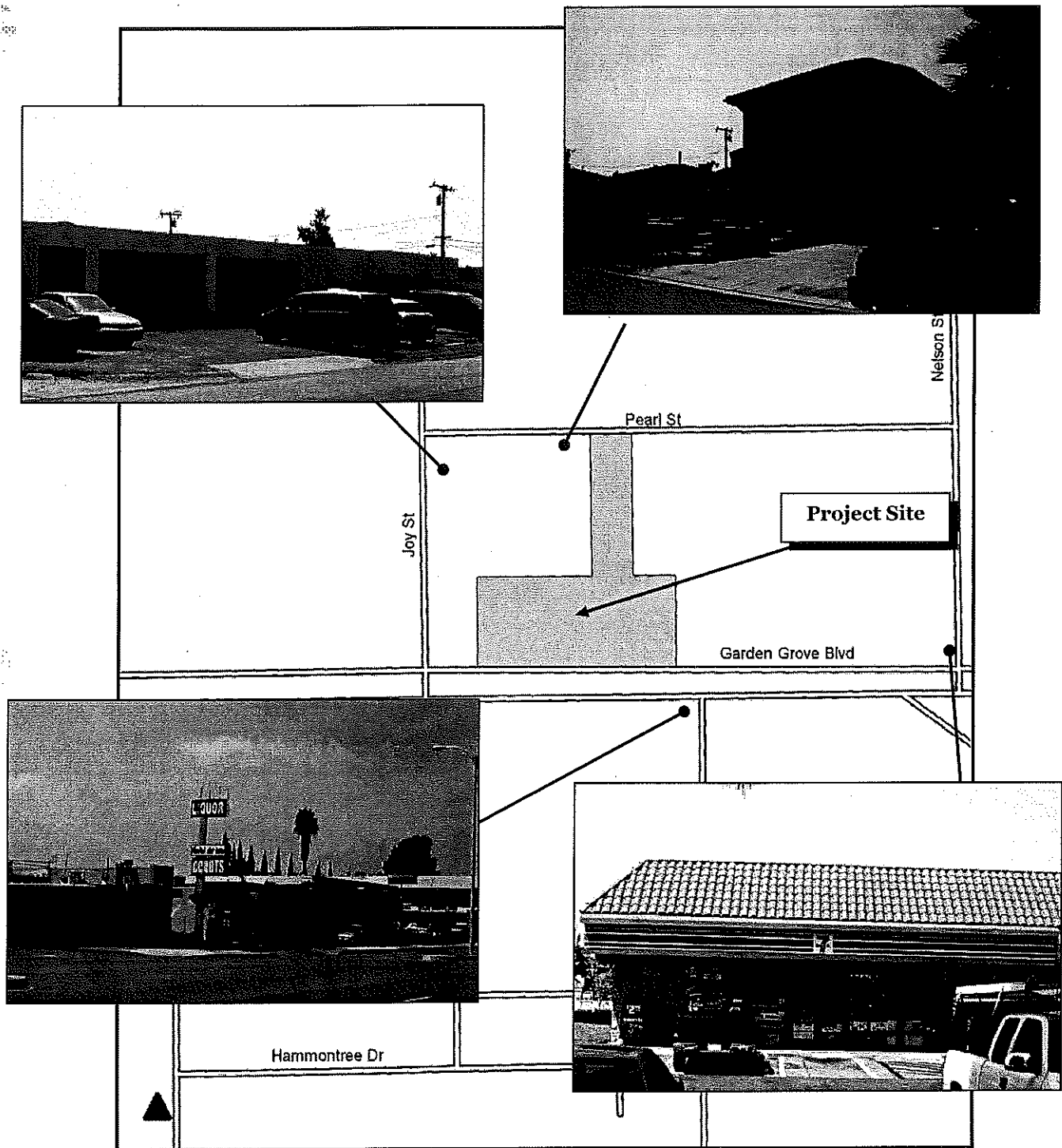


EXHIBIT 3-6
EXISTING LAND USES AND DEVELOPMENT
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

parcels located to the south of the project site, along the south side of Garden Grove Boulevard, are zoned *GGMU3 (Garden Grove Mixed Use 3)*. The General Plan and Zoning Map are shown in Exhibit 3-7 and 3-8, respectively. As indicated previously, the project site and the properties located to the west, east, and north of the project site are zoned *AR (Adaptive Reuse)*. The AR zone allows for a mix of work-live units, light industrial uses including activities engaged in research and technology, office, limited entertainment, and complementary uses. Residential uses within the AR zone are permitted only as work-live, either in new developments or as adaptive reuse of existing structures. The AR zone implements the Industrial/Residential Mixed-Use 2 land use designation which is applicable to the project site. The applicable zoning regulations for the AR zone are summarized below and on the following pages.⁶²

- *Permitted Uses.* Residential uses within the AR zone are permitted only as work-live, either in new developments or as adaptive reuse of existing structures. The non-residential component of a work-live development shall be a use allowed within the applicable zone by Section 9.18.020 (Uses Permitted) and Table 9.18-1 (Use Regulations for the Mixed-Use Zones). All floor area other than that reserved for living space shall be reserved and regularly used for working space. The proposed ten work-live units conform to these land use requirements.
- *Prohibited Uses.* Prohibited uses include auto repair uses, including paint, body work, or auto maintenance; storage of flammable liquids or hazardous materials (beyond that normally associated with a residential use); and any other activity or use, as determined by the responsible review authority to not be compatible with residential activities.⁶³ The proposed ten work-live units will include the residential units and office space which is permitted.
- *Conversion of Work-live Units.* After approval, a work-live unit may not be converted to entirely residential use. The covenants, conditions, and restrictions of any work-live project or unit in any Mixed-Use zone shall include the requirement that the work-live use shall not be converted to exclusive residential use. The proposed project will be required to comply with this requirement.
- *Floor Area Requirement.* A work-live unit shall have a minimum floor area of at least 750 square feet. The maximum size of the residential portion of the work-live unit shall be no more than 40 percent of the unit to ensure that the residential portion remains accessory to the primary commercial use. The proposed project will comply with this requirement.

⁶² City of Garden Grove. Garden Grove Mixed Use Zones Zoning Ordinance Amendment. <http://www.ci.garden-grove.ca.us/pdf/citymanager/mixed-use-regulations.pdf>.

⁶³ Uses that have the possibility of affecting the health or safety of work-live unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

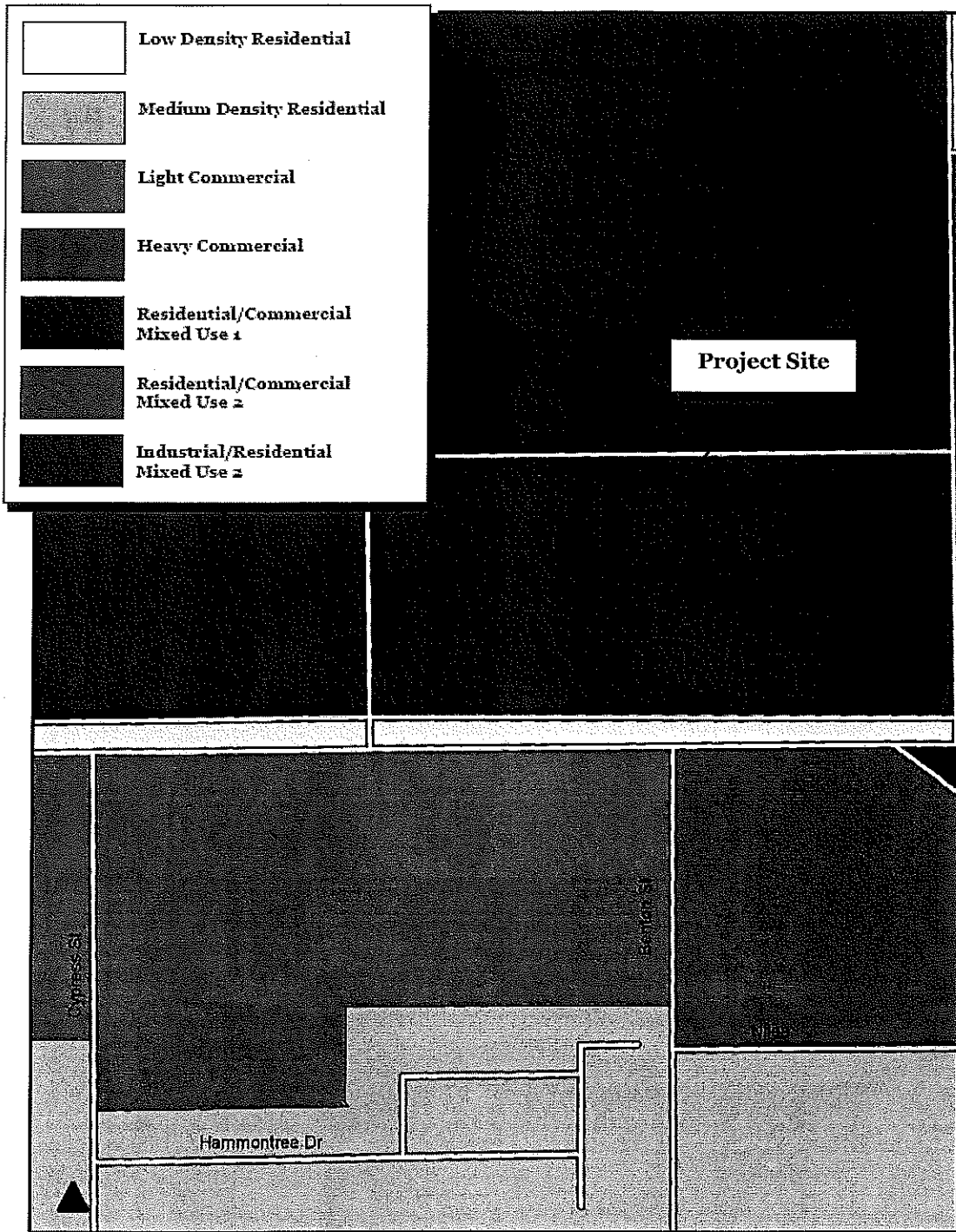


EXHIBIT 3-7
EXISTING GENERAL PLAN LAND USE DESIGNATIONS
SOURCE: CITY OF GARDEN GROVE

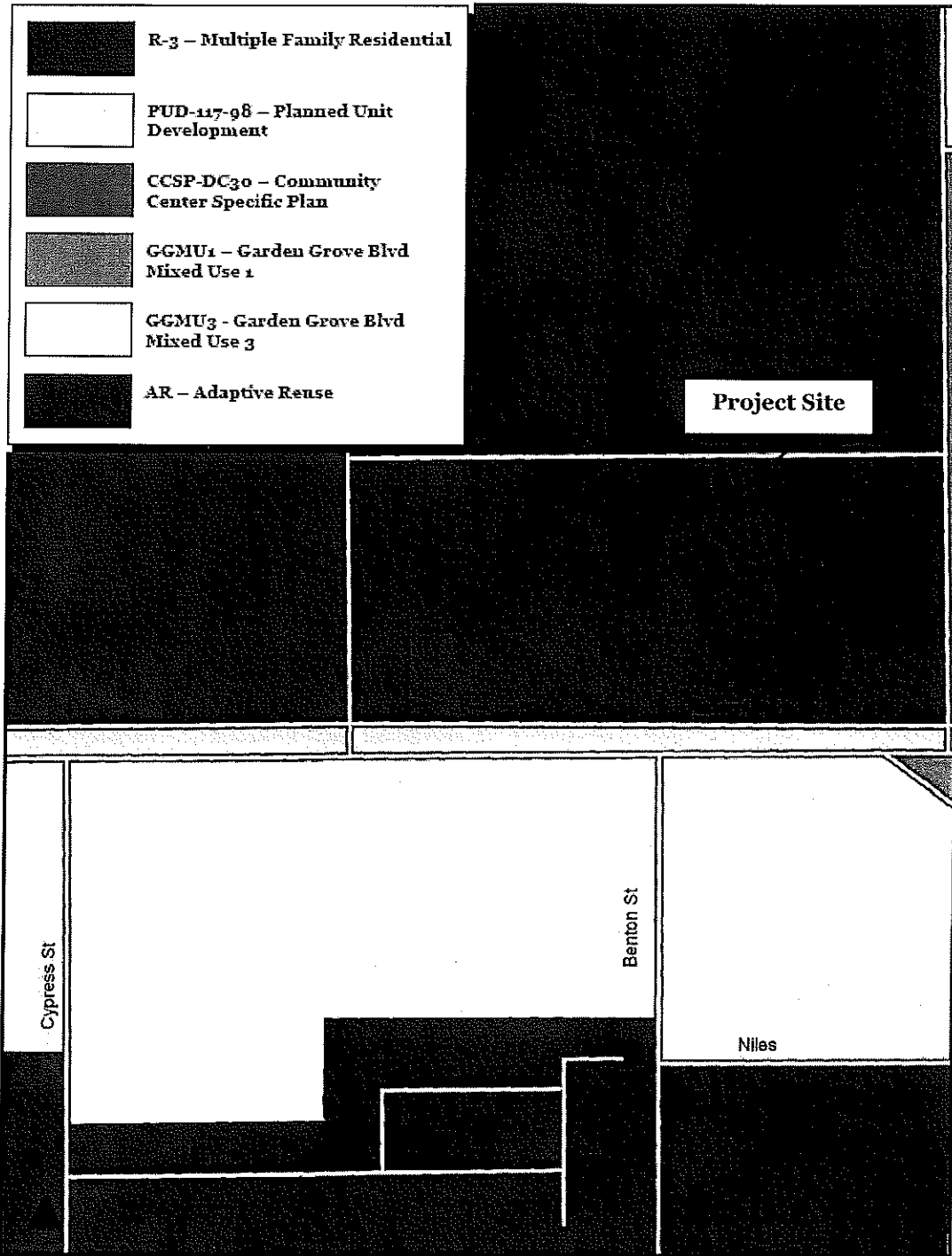


EXHIBIT 3-8 EXISTING ZONING LAND USE DESIGNATIONS

SOURCE: CITY OF GARDEN GROVE

- *Separation and Access of Individual Units.* Each work-live unit shall be separated from other units and other uses in the building. Access to each unit shall be provided via storefronts or from common access areas, corridors, or halls. The access to each unit shall be clearly separated from other work-live units or other uses within the building. Living space shall be located in the rear ground level or second floor and above to maintain activity and commercial access along the frontage.
- *Facilities to Accommodate Commercial or Industrial Activities.* A work-live unit shall be designed to accommodate non-residential uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively nonresidential facilities used for the same work activity. The proposed project will comply with this requirement.
- *Integration of Living and Working Space.* Areas within a work-live unit that are designated as living space shall be an integral part of the work-live unit and not separated (or occupied and/or rented separately) from the work space, except that mezzanines and lofts may be used as living space. The proposed project will comply with this requirement.
- *Parking Requirements.* Each work-live unit shall meet off-street parking requirements as provided in Section 9.18.140 (parking). The proposed project will provide 32 parking spaces while 30 spaces are required.
- *Operating/Occupancy Requirements.* A work-live unit shall be occupied and used only by the operator of the business within the unit or a household of which at least one member shall be the business operator. At least one of the residents of a work-live unit shall be required to have a business license with the City of Garden Grove. The proposed project will comply with this requirement.
- *Sale or Rental of Portions of Unit.* No portion of a work-live unit may be separately rented or sold as a commercial space for any person not living in the premises or as a residential space for any person not working in the same unit. The proposed project will comply with this requirement.
- *Non-Resident Employees.* Up to two persons who do not reside in the work-live unit may work in the unit unless this employment is prohibited or limited by the conditional use permit. The employment of three or more persons who do not reside in the work-live unit may be permitted subject to conditional use permit approval. The proposed project will comply with this requirement.
- *Client and Customer Visits.* Client and customer visits to work-live units are permitted subject to any applicable conditions of the conditional use permit, to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially zoned areas or uses. The proposed project will comply with this requirement.

The proposed project will conform to all pertinent development regulations. As a result, no impacts are anticipated.

C. Will the project conflict with any applicable habitat conservation or natural community conservation plan? • No Impact.

The project site is located in the midst of an existing urbanized commercial and residential area. No natural or native habitats are found within the site or on the adjacent parcels. In addition, there are no areas within the vicinity of the project site that are subject to habitat conservation plans. As a result, no impacts are anticipated.

3.10.3 MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.11 MINERAL RESOURCES IMPACTS

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- 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.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project 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.*

According to the State of California Department of Conservation Regional Wildcat Map, the project site is not located over any oil wells. In addition, the project area is not located within a *Significant Mineral Aggregate Resource Area (SMARA)*, nor is it located in an area with active mineral extraction activities.⁶⁴ As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

B. *Would the project 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.*

There are no mineral, oil, or energy extraction activities located within the project area. Review of maps provided by the State Department of Conservation indicated that there are no oil wells located within the project site.⁶⁵ The resources and materials used in the construction of the proposed ten work-live units will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any impacts on mineral resources in the region.

3.11.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

⁶⁴ California Department of Conservation, Mineral Land Classification of the Greater Los Angeles Area, 1987.

⁶⁵ State of California Department of Conservation. *Regional Wildcat Map*. September 2015.

3.12 NOISE IMPACTS

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive vibration or ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Located within an area with 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, where the project would expose people to excessive noise levels; or,
- Located within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in exposure of people to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact.*

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-9. Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as *spreading loss*. Due to spreading loss, noise decreases with distance. The City of Garden Grove's noise control regulations are included in Title 8, Chapter 47 (Noise Control) of the Municipal Code. The State of California has mandated that local governments prepare a noise element as part of their general plans. The Garden Grove Noise Element contains noise guidelines with respect to land use and noise exposure compatibility (refer to Exhibit 3-10). These standards are contained in the Garden Grove General Plan Noise Element (page 7-7; Table 7-1).

Noise Levels – in dBA

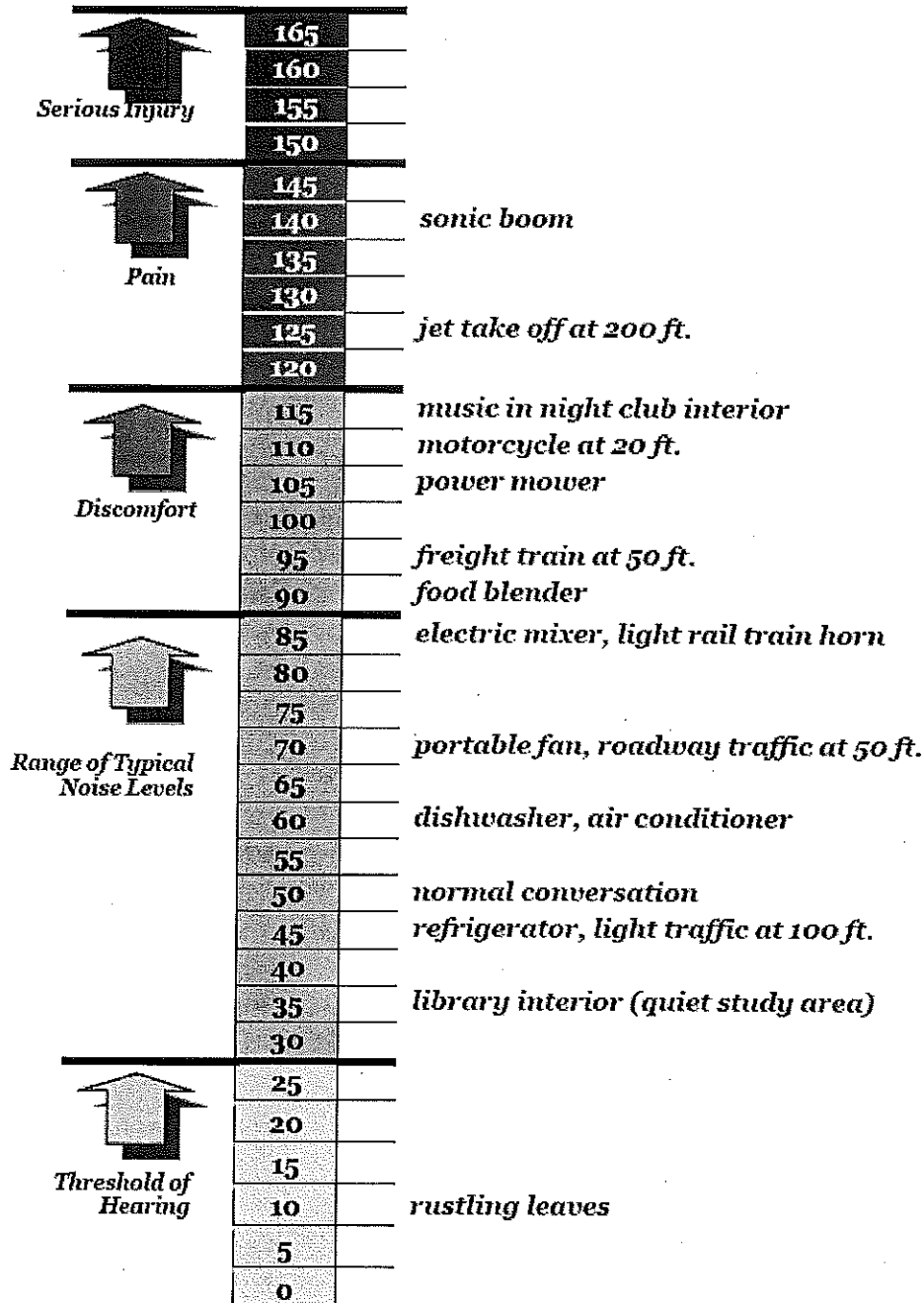


EXHIBIT 3-9
TYPICAL NOISE LEVELS FROM COMMON ACTIVITIES

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

City of Garden Grove Noise and Land Use Compatibility Standards

Land Use Category	Community Noise Exposure (L _{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA

NA: Not Applicable
 Source: Office of Planning and Research, California, *General Plan Guidelines*, October 2003.

Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.
Normally Unacceptable – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
Clearly Unacceptable – New construction or development should generally not be undertaken.

City of Garden Grove Noise Ordinance Standards

Land Use Designation		Ambient Base Noise Level	Time Of Day
Sensitive Uses	Residential Use	55 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
Conditionally Sensitive Uses	Institutional Use	65 dBA	Any Time
	Office-Professional Use	65 dBA	Any Time
	Hotels and Motels	65 dBA	Any Time
Non-Sensitive Uses	Commercial Uses	70 dBA	Any Time
	Commercial/Industrial Uses within 150 feet of Residential Uses	65 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
	Industrial Uses	70 dBA	Any Time

Source: City of Garden Grove, *Municipal Code, Section 8.47, Noise Control*, 2005.

EXHIBIT 3-10
NOISE AND LAND USE COMPATIBILITY, CITY OF GARDEN GROVE
GENERAL PLAN
 SOURCE: CITY OF GARDEN GROVE

A series of noise measurements were taken to characterize the existing noise environment. The noise measurements indicated that the average noise levels within the property ranged from 64 dBA to 71 dBA. The ambient noise environment was dominated by traffic on Garden Grove Boulevard. Overall, the ambient noise levels were well below the 70 dBA level. According to the aforementioned land use and noise exposure compatibility guidelines, residential development is compatible in those areas where the ambient noise levels are 70 dBA, CNEL, or less. The proposed ten work-live units will be required to conform to the City's noise control requirements in the same manner as other residential development in the City. The potential construction noise impacts are discussed under Section 3.12.2.D. As a result, the impacts are less than significant.

B. Would the project result in exposure of people to, or generation of, excessive ground borne vibration or ground borne noise levels? • Less than Significant Impact.

The current noise environment within the project area is dominated by traffic noise emanating from Garden Grove Boulevard. The major source of noise from the proposed project itself will be related to typical residential activities and vehicle noise (horns, alarms, etc.) from the internal drive-aisle and parking area. As indicated previously, the City of Garden Grove's noise control regulations are included in Title 8, Chapter 47 (Noise Control) of the Municipal Code. The proposed ten work-live units will be required to conform to the requirements included in the City's Noise Control Ordinance. The aforementioned regulations will reduce the potential impacts to levels that are less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • No Impact.

The proposed project is considered to be a noise sensitive receptor. As indicated previously, the proposed use will also be required to conform to the City of Garden Grove's noise control regulations included in the Municipal Code. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise on either Pearl Street or Garden Grove Boulevard. It typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater which is considered to be the threshold for persons with normal hearing to discern a change in the ambient noise levels. As a result, the proposed project's implementation will not result in any permanent noise impacts.

D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

Noise levels associated with various types of construction equipment are illustrated in Exhibit 3-11. The noise levels that are indicated in the exhibit illustrate the typical noise at a distance of 50 feet from the noise source. The construction noise would subside once construction of a particular project is completed. Two types of noise impacts could occur during the construction phase: the transport of workers and noise from construction equipment. Composite construction noise is best characterized by Bolt, Beranek, and Newman.⁶⁶

⁶⁶ USEPA, Protective Noise Levels. 1971.

			Noise Levels in dBA, 50 feet from noise source			
			70	80	90	100
<i>Equipment Powered by Internal Combustion Engines</i>	<i>Earth Moving Equipment</i>	Compactors (Rollers)		■		
		Front Loaders		■	■	
		Backhoes		■	■	■
		Tractors			■	■
		Scrapers, Graders			■	
		Pavers			■	
		Trucks			■	■
	<i>Materials Handling Equipment</i>	Concrete Mixers		■	■	
		Concrete Pumps			■	
		Cranes (Movable)		■	■	
		Cranes (Derrick)		■	■	
	<i>Stationary Equipment</i>	Pumps				
		Generators		■		
Compressors				■		
<i>Impact Equipment</i>	Pneumatic Wrenches			■		
	Jack Hammers			■	■	
	Pile Drivers			■	■	
<i>Other Equipment</i>	Vibrators		■			
	Saws		■			

EXHIBIT 3-11
TYPICAL CONSTRUCTION NOISE LEVELS
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

In this study, the noisiest phases of construction for residential development is presented at 89 dBA as measured at a distance of 50 feet from the construction activity. These values take into account both the number of construction equipment and the timing of heavy equipment use during construction. In later phases during building erection, noise levels are typically reduced from these values because the physical structures recently constructed further break up line-of-sight noise. However, as a worst-case scenario the 89 dBA value is used as an average noise level for the construction effort.

In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. When taking into account the spreading loss, the construction equipment will generate noise levels in excess of 80 dBA during the noisiest construction phases at the nearest sensitive receptor. While there will be a limited duration for the construction activities, all construction activities must adhere to the City's noise control requirements. The demolition activities along with the proposed project's construction operations must adhere to the requirements of the City of Garden Grove Noise Control Ordinance.⁴⁵ The aforementioned noise control regulations will limit construction noise levels and construction times, and will reduce the potential demolition and construction noise impacts to levels that are less than significant.

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 expose people residing or working in the project area to excessive noise levels? • No Impact.

The nearest airport is the Los Alamitos Joint Forces Training Base (JFTB), located approximately 5.78 miles to the northwest of the project site. The Los Alamitos JFTB is located in the City of Los Alamitos. A second airport, the Fullerton Municipal Airport, is a general aviation airport that is located approximately 7.29 miles to the north of the project site. As a result, no impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of a private airstrip.⁶⁷ No private airports are located in the City. As a result, no noise impacts from a private airstrip will affect the project site.

3.12.3 MITIGATION MEASURES

The analysis of potential noise impacts indicated no significant noise impacts would result from the proposed project's implementation. As a result, no mitigation is required.

⁶⁷ United States Geological Survey. TerraServer USA. *The National Map* — Garden Grove, California. July 1, 1979.

3.13 POPULATION & HOUSING IMPACTS

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project)? • Less than Significant Impact.*

The existing uses within the project site include commercial and residential. A single-family home is located in the northern portion of the project site. The proposed project involves the construction of ten work-live units. Assuming an average household size of 3.64 persons per unit, which was derived from the 2010 Census, a potential of 36 residents would occupy the proposed units.

According to the City's regional population growth projections developed for the City by the Southern California Association of Governments (SCAG), the City's 2020 population will be 179,400 persons.⁶⁸ This 2020 projection translates into a population increase of 4,626 persons over the current 2015 population estimate of 174,774 persons. Assuming an average household size of 3.76 persons per unit derived from the 2015 California Department of Finance (DOF), the ten new units would result in a potential population of 36 persons. As a result, the proposed project's implementation will not result in the SCAG projections being exceeded.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The variables that typically contribute to growth-inducing impacts, and the project's contribution to potential growth-inducing impacts, are identified in Table 3-8. The utility connections and other infrastructure will continue to serve the project site. The increase in on-site population will not lead to substantial growth. As a result, the impacts are less than significant.

⁶⁸ These SCAG projections are used in the preparation of the Regional Transportation Plan.

**Table 3-8
 Potential Growth-Inducing Impacts**

Factor Contributing to Growth Inducement	Project's Potential Contribution	Basis for Determination
New development in an area presently undeveloped and economic factors which may influence development.	The proposed project will promote development of an underutilized parcel.	The new development will promote new infill residential development.
Extension of roadways and other transportation facilities.	The proposed project will not involve the extension or modification of any off-site existing roadways.	The only off-site improvements include those required to facilitate access.
Extension of infrastructure and other improvements.	No off-site water, sewer, and other critical infrastructure improvements are anticipated.	The only infrastructure improvements will be designed to serve the proposed project.
Major off-site public projects (treatment plants, etc.).	No major facilities are proposed at this time.	No off-site facilities will be required to accommodate the projected demand for wastewater treatment or water.
Removal of housing requiring replacement housing elsewhere.	The project does not involve the removal or the replacement of existing <i>affordable</i> or subsidized housing units.	No affordable housing will be affected by the proposed project.
Additional population growth leading to increased demand for goods and services.	The proposed project will provide additional employment opportunities in the 10 work-live units.	Limited potential long-term employment will be provided by the proposed mixed-use development.
Short-term growth inducing impacts related to the project's construction.	The proposed project may result in the creation of new construction employment.	Short-term increases in construction employment are considered a beneficial impact.

Source: Blodgett Baylosis Environmental Planning, 2015.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.

The proposed project involves the construction of ten work-live units within a site that is currently occupied by a single-family units and commercial uses.⁶⁹ The existing housing unit will be demolished to accommodate the proposed new mixed-use development. However, the existing unit is a market rate unit which will be replaced by the proposed ten-unit development. As a result, no impacts related to housing displacement will result from the proposed project's implementation.

⁶⁹ Blodgett Baylosis Environmental Planning. *Site Survey* (Survey were completed on August 24 and 27, 2015.)

C. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • No Impact.*

The existing housing unit will be demolished to accommodate the proposed new mixed-use development. As indicated previously, the existing unit is market rate units which will be replaced by the proposed ten-unit development. As a result, no impacts will result.

3.13.3 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.14 PUBLIC SERVICES IMPACTS

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*;
- A 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 would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for *parks*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *public facilities*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The Garden Grove Fire Department (GGFD) provides fire and emergency services to the project site. The GGFD operates seven fire stations within its service area. The nearest station to the project site is located at 11301 Acacia Parkway within the Civic Center. The proposed project will be subject to review and approval by the GGFD to ensure that fire safety and fire prevention measures are incorporated into the project. The GGFD currently reviews all new development plans, and the project will be required to

conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, the availability of fire hydrants, use of interior sprinklers, etc.⁷⁰ GGFD conditions of approval will be incorporated into the applicable plans prior to the issuance of building permits. As a result, the impacts will be less than significant.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection services? • Less than Significant Impact.

The Garden Grove Police Department (GGPD) provides law enforcement services to the City. The GGPD operates from a central facility located in the Civic Center complex (11301 Acacia Parkway). The proposed site plan, lighting plan, and other recommended improvements must be reviewed by the GGPD. Any Department's conditions of approval must be incorporated into the applicable plans prior to the issuance of building permits. The implementation of these conditions will reduce the level of impact to levels that are less than significant.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives relative to school services? • Less than Significant Impact.

A majority of the students residing within the City of Garden Grove and the project site are served by the Garden Grove Unified School District (GGUSD). The GGUSD provides educational services for students in kindergarten through the 12th grade. Student generation factors were used to calculate the proposed project's potential enrollments (refer to Table 3-9). As indicated in Table 3-9, there is a potential for seven students.

**Table 3-9
 Projected School Enrollments**

Grade Levels	Student Generation Factor	Projected Enrollment
Elementary/Middle School	0.5 students/unit	5 students
High School	0.205 students/unit	2 students
Total		7 students

Source: Garden Grove Unified School District.

School districts assess development fees against residential development to mitigate impacts resulting from the increase in demand for school-related services. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be off-set by the school fees that will be paid by the developer. As a result, the impacts will be less than significant.

⁷⁰ City of Garden Grove. <http://www.ci.garden-grove.ca.us/fire/generalinfo>

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, need for new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for parks? • Less than Significant Impact.

The City of Garden Grove Community Services Department maintains public parks located throughout the City. The proposed project's ten work-live units will potentially result in a projected resident population of up to 36 persons. The potential resident population will lead to a slight incremental increase in the demand on existing recreation services. However, no physical change to an existing park or recreation facility will occur as part of the proposed project's implementation. The project site is privately owned and secured from public use. As a result, the impacts will be less than significant.

E. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in other public facilities? • Less than Significant Impact.

The addition of ten new work-live units will translate into an incremental increase in the demand for other governmental services. However, the proposed project is consistent with the growth projections developed for the City by the Southern California Association of Governments (SCAG). In addition, any impact may be partially offset by the increase in the taxes and in the assessed valuation of the property. As a result, the potential impacts associated with the proposed project's adoption and subsequent implementation, are considered to be less than significant.

3.14.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

3.15 RECREATION IMPACTS

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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? • Less than Significant Impact.

The City of Garden Grove Community Services Department maintains public parks located throughout the City. The nearest park facility to the project site is the Village Green Park located at 12732 Main Street. This 6.3-acre park includes a play area, game courts, and a community center. The park is located approximately 0.39 miles to the northwest of the project site. No physical change to an existing park or recreation facility will occur as part of the proposed project's implementation. As a result, the impact will be less than significant.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

The proposed project's ten work-live units will potentially result in a resident population of up to 36 persons. This additional population will lead to a slight incremental increase in the demand on existing recreation services. However, no physical change to an existing park or recreation facility will occur as part of the proposed project's implementation. The project site is privately owned and secured from public use. As a result, no impacts related to the need for replacing park facilities will result.

3.15.3 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate parking capacity;
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • Less than Significant Impact.*

Trip generation rates are developed by the ITE (Institution of Transportation Engineers) in their *Trip Generation Manual*, 9th Edition, 2012. The trip generation rates for this project are shown in Table 3-10. As indicated in Table 3-10, the proposed project will generate 95 trip ends per day, with eight vehicle trip ends per hour during the AM peak hour and ten vehicle trip ends per hour during the PM peak hour. Compared to the existing land uses (the commercial businesses and the single-family residence), the proposed project's potential net increased trip generation is negligible.

Table 3-10
Project Traffic Forecast

ITE Land Use Code/ Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Future Rates (Trips/Unit)	9.52	0.19	0.56	--	0.63	0.37	--
Future Trips (10 live units)	95	2	6	8	6	4	10

Source: Blodgett Baylosis Environmental Planning

The traffic volumes fall below the threshold of 50 peak hour trips that have been identified as requiring a project traffic study. The proposed project is an urban infill development that will be effective in reducing overall VMT. Therefore, a full traffic study is not required and the potential impacts will be less than significant.

B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.

The proposed project will generate 95 trip ends per day, with eight vehicle trip ends per hour during the AM peak hour and ten vehicle trip ends per hour during the PM peak hour. These figures do not take into account the existing land uses (the commercial businesses and the single-family residence) that occupy the project site. When factoring the existing trips generated by the appliance business and the single-family residence, the proposed project's potential net increased trip generation will be negligible. The only CMP "intersection" located in Garden Grove is the SR-22 freeway ramp connections with Harbor Boulevard. No other CMP intersections are located in the study area. As a result, no CMP impacts are anticipated.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The nearest airport is the Los Alamitos Joint Forces Training Base (JFTB), located approximately 5.78 miles to the northwest of the project site. The Los Alamitos JFTB is located in the City of Los Alamitos. The nearest general aviation airport is the Fullerton Municipal Airport (FMA) located at 4011 West Commonwealth Avenue approximately 6.92 miles to the northwest of the project site. The proposed ten work-live units will not result in a change in air traffic patterns or otherwise impact aircraft operations. As a result, no impacts are anticipated.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • No Impact.

The design features of the project will not create any safety hazards since no modifications to any existing public roadways will occur. As a result, no impacts are anticipated.

E. Would the project result in inadequate parking capacity? • No Impact.

A total of 32 parking spaces within the enclosed garages of each unit and in the surface parking area located in the northern portion of the project site. According to the City's off-street parking requirements, a total of 30 parking spaces are required.⁷¹ The proposed project will exceed these requirements and, as a result, no parking impacts are anticipated.

F. Would the project result in inadequate emergency access? • No Impact.

The proposed project would not result in inadequate emergency access. The proposed project will be required to comply with conditions of approval established by the GGFD and the GGPD. As indicated previously, the GGFD and GGPD will review the site plan including all buildings, fences, drive gates, or other features that might affect emergency access. This review process, along with the project's compliance with the applicable regulations and standards, would ensure that adequate emergency access would be provided. As a result, no impacts are anticipated.

G. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

The Orange County Transportation Authority (OCTA) operates several bus routes throughout the City of Garden Grove. The nearest bus route that serves the project site is OCTA Line 56 which extends along Garden Grove Boulevard. No bus stop is located along the project site's Garden Grove Boulevard frontage. The proposed project will not affect any existing bus stops and/or routes. As a result, no impacts will result from the proposed project's implementation.

3.16.3 MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that no traffic impacts would result. As a result, no mitigation is required.

⁷¹ George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015.

3.17 UTILITIES IMPACTS

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Garden Grove, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Insufficient water supplies to serve the project from existing entitlements and resources, or need new or expanded entitlements;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or,
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.*

The City of Garden Grove's sewer system operates entirely using gravity flow and the effluent is conveyed to one of several of Orange County Sanitation District's (OCSD) sewer trunk lines.⁷² The future residential development contemplated under the proposed project (ten work-live units) is anticipated to generate approximately 1,800 gallons of effluent daily.⁷³ This effluent generation assumes a rate of 180 gallons per day, per unit. The OCSD has indicated that there is sufficient capacity to treat the additional effluent. No new off-site treatment facilities will be required to meet the projected demand. As a result, the potential impacts are less than significant.

⁷² City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. <http://www.ci.garden-grove.ca.us/> (website accessed on September 8, 2015).

⁷³ Orange County Sanitation District rates. 2015

B. *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • Less than Significant Impact.*

The City receives its water from two main sources: the Lower Santa Ana River Groundwater Basin and imported water from the Metropolitan Water District of Southern California (MWD). This imported water is treated at the Robert B. Diemer Filtration Plant located north of Yorba Linda and the F.E. Weymouth Treatment Plant in the City of La Verne.⁷⁴ The proposed ten work-live units are projected to consume 2,500 gallons of water on a daily basis. This consumption assumes 250 gallons of water per day per unit.⁷⁵

The OCSD collects, treats, and disposes of and/or reclaims the wastewater generated by 2.5 million people living and working in central and northwestern Orange County. OCSD's service area encompasses approximately 479 square miles, and its system includes approximately 580 miles of sewer lines and two treatment plants located in the Cities of Fountain Valley and Huntington Beach. Through these facilities, OCSD collects, conveys, treats, and/or reclaims approximately 230 million gallons of wastewater generated daily in its service area. Wastewater from the City's local conveyance system is then conveyed to the OCSD trunk sewers and treated at the OCSD Plant No. 2 located in Huntington Beach. The OCSD Revenue Area 3 serves the City of Buena Park, La Habra, Garden Grove, Anaheim, Cypress, La Palma, Stanton, Los Alamitos, Westminster, and Fountain Valley. All sewage flow from Revenue Area 3 is collected and treated at Treatment Plant No. 2, which is located at 22212 Brookhurst Street, Huntington Beach.⁷⁶

The estimated average daily effluent received at Plant No. 2 is 127 million gallons (mgd). This facility currently has a total primary treatment capacity of 168 mgd, with an average daily treatment of approximately 127 mgd. Therefore, there is approximately 41 mgd of excess primary treatment capacity at OCSD Plant No. 2. Plant No. 2 also has 90 mgd of secondary treatment capacity. The future mixed-use development contemplated under the proposed project (ten work-live units) is anticipated to generate approximately 1,800 gallons of effluent daily. This effluent generation assumes a rate of 180 gallons per day, per unit.⁷⁷ This effluent generation represents a small proportion of the remaining total treatment capacity of Treatment Plant No. 2. As a result, the potential impacts will be less than significant.

⁷⁴ City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. <http://www.ci.gardengrove.ca.us/> (website accessed on September 8, 2015).

⁷⁵ Derived from Orange County Sanitation District rates (150% of effluent generation).

⁷⁶ City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. <http://www.ci.gardengrove.ca.us/> (website accessed on September 8, 2015).

⁷⁷ Orange County Sanitation District rates. 2015.

- C. *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.*

The City of Garden Grove is served by the County of Orange, Orange County Flood Control District (OCFCD), which operates and maintains regional and municipal storm drainage facilities. As part of the development, certain improvements will be installed that will affect the amount of potential storm water runoff.⁷⁸ For example, the majority of the project site will continue to be paved or otherwise covered in impervious surfaces. The existing landscaping includes the front and rear yard areas of the single-family home and very limited landscaping for the commercial properties. The estimated existing pervious area is 3,358 square feet. According to the proposed project's site plan, the total landscaped area will be 4,410 square feet.⁷⁹ Therefore, the proposed project's pervious area will be greater than the existing amount. In addition, the site's topography will not significantly change. As a result, there will not be an increase in either peak run-off volumes or peak run-off velocity.

- D. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact.*

The proposed ten work-live units are projected to consume approximately 2,500 gallons of water per day assuming 250 gallons per day per unit.⁸⁰ The proposed project will utilize low-flush toilets and other water conservation devices as a means to reduce water consumption. In addition, the development will be required to employ the water conserving irrigation equipment as a means to further reduce consumption. When considering the consumption from the existing uses, the net change will be minimal. As a result, the potential impacts are anticipated to be less than significant. As a result, the potential impacts will be less than significant.

- E. *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.*

The potential impacts on this issue are discussed herein in Section 3.17.2.B. No increase on wastewater treatment capacity and/or water supply commitments are required to accommodate the proposed project. As a result, the impacts are less than significant.

⁷⁸ The first 3/4 inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales.

⁷⁹ George Behnam, Architect. Design Package [Mixed Use Development], 10641 & 10661 Garden Grove Blvd. & 10642 Pearl St. April 21, 2015..

⁸⁰ Derived from Orange County Sanitation District rates (150% of effluent generation).

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.

The proposed project is projected to generate 40 pounds of solid waste on a daily basis. This waste generation rate assumes that each unit will generate four pounds of solid waste per average day. This generation rate represents a small proportion of the total waste generated citywide. As a result, the potential impacts are less than significant.

G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.

The proposed project, like all other development in Garden Grove, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.17.3 MITIGATION MEASURES

The analysis of utilities impacts indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity. The potential for cumulative impacts are outlined below:
 - The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. As a result, no cumulative aesthetic impacts are anticipated.
 - The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.
 - The proposed project's long-term operational emissions are not considered to represent a significant impact. As a result, the potential cumulative air quality impacts will be less than significant.
 - The impacts on biological resources are site specific. The proposed project will not involve any loss of protected habitat. The analysis also determined that the proposed project will not result in any impacts on protected plant and animal species. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.
 - The potential cumulative impacts related to cultural resources are site specific. Consultation with the Gabrieleño-Kizh Band of Mission Indians indicated that there was a potential for impacts as part of any construction activity involving ground disturbance. As a result, any cumulative project where a discretionary action is involved that would require ground disturbance to implement would likely have the same mitigation identified herein (refer to Section 3.5.3).
 - The analysis herein determined that the proposed project would not result in any cumulative impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts are anticipated.

- The analysis herein also determined that the proposed project would not result in any cumulative impacts related to the emissions of greenhouse gases. As a result, no cumulative impacts will result from the proposed project's implementation.
- The potential cumulative impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any impacts related to hazards and/or hazardous materials. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.
- The potential cumulative impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any impacts. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determined that the proposed project will not result in any impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.
- The potential cumulative impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.
- The analysis indicated the proposed project would not result in any cumulative noise impacts. The stationary noise from the proposed residential development will be comparable to that associated with the existing residential use. The anticipated mobile noise impacts will be consistent with that considered in the Garden Grove General Plan. As a result, no cumulative noise impacts will occur.
- The analysis of potential population and housing impacts indicated that no cumulative impacts would result from the proposed project's implementation. As a result, no cumulative noise impacts related to population and housing will occur.
- The future development contemplated as part of the proposed project's implementation will not result in an incremental increase in the demand for emergency services. As a result, no cumulative impacts are anticipated.
- The analysis determined the proposed project would not result in any potential cumulative impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

- The future development contemplated as part of the proposed project's implementation will result in an incremental increase in citywide traffic. However, the residential units address an existing need contemplated in the SCAG's RTP. As a result, no cumulative impacts are anticipated.
- The potential cumulative impacts related to water line and sewer line capacities are site specific. There is sufficient water and sewer infrastructure serving the project to provide capacity for the project at build-out and cumulatively. As a result, no cumulative impacts are anticipated.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- This Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Monitoring and Reporting Program *will* be required.



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SECTION 5 REFERENCES

5.1 PREPARERS

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- Thomas Brothers Maps, *The Thomas Guide for Los Angeles and Orange Counties*, 2000.

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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS

CITY OF GARDEN GROVE • MITIGATED NEGATIVE DECLARATION & INITIAL STUDY
MIXED-USE DEVELOPMENT • 10641 & 10661 GARDEN GROVE BLVD. & 10642 PEARL ST.

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Garden Grove Mixed Use
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Use	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	19,000	Dwelling Unit	0.83	10,000.00	20
Parking Lot	32,000	Space	0.29	12,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	6			Operational Year	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWh)	630.89	CH4 Intensity (lb/MWh)	0.029	N2O Intensity (lb/MWh)	0.008

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use -
Construction Phase - construction times discussed in MND
Demolition -
Architectural Coating - Per SCAQMD
Construction Off-road Equipment Mitigation -

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Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblConstructionPhase	NumDays	5.00	22.00
tblConstructionPhase	NumDays	100.00	80.00
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	2.00	22.00
tblConstructionPhase	NumDays	5.00	21.00
tblConstructionPhase	NumDays	1.00	21.00
tblGrading	AcresOfGrading	10.50	0.50
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

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2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	4.1790	14.0329	9.4501	0.0133	0.8543	0.0453	1.8994	0.4434	0.0007	1.2116	0.0000	1,308,503	1,308,503	0.3639	0.0000	1,408,234
Total	4.1790	14.0329	9.4501	0.0133	0.8543	0.0453	1.8994	0.4434	0.0007	1.2116	0.0000	1,308,503	1,308,503	0.3639	0.0000	1,408,234

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	4.1790	14.0329	9.4501	0.0133	0.4054	0.0453	1.2102	0.1010	0.0007	0.0962	0.0000	1,308,503	1,308,503	0.3639	0.0000	1,408,234
Total	4.1790	14.0329	9.4501	0.0133	0.4054	0.0453	1.2102	0.1010	0.0007	0.0962	0.0000	1,308,503	1,308,503	0.3639	0.0000	1,408,234

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	53.11	0.00	27.51	55.92	0.00	20.83	0.00	0.00	0.00	0.00	0.00	0.00

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.1210	0.0782	5.9831	0.0400e-003		0.7884	0.7884		0.7883	0.7883	93.6892	181.4025	275.1617	0.2899	8.3800e-003	283.0304
Energy	4.6900e-003	0.0400	0.0170	2.8000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		51.0078	51.0078	0.8000e-004	0.4000e-004	51.3162
Mobile	0.2540	0.7429	3.0098	7.7800e-003	0.5189	0.0110	0.5208	0.1387	0.0101	0.1487		660.7058	660.7058	0.0249		661.2279
Total	3.3056	0.8291	8.9967	0.0161	0.5189	0.7826	1.3018	0.1387	0.7916	0.9203	93.6892	693.2058	996.9751	0.3067	7.3000e-003	995.3765

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.1210	0.0782	5.9831	0.0400e-003		0.7884	0.7884		0.7883	0.7883	93.6892	181.4025	275.1617	0.2899	8.3800e-003	283.0304
Energy	4.6900e-003	0.0400	0.0170	2.8000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		51.0078	51.0078	0.8000e-004	0.4000e-004	51.3162
Mobile	0.2540	0.7429	3.0098	7.7800e-003	0.5189	0.0110	0.5208	0.1387	0.0101	0.1487		660.7058	660.7058	0.0249		661.2279
Total	3.3056	0.8291	8.9967	0.0161	0.5189	0.7826	1.3018	0.1387	0.7916	0.9203	93.6892	693.2058	996.9751	0.3067	7.3000e-003	995.3765

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NonBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days / Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2016	3/31/2016	5 / 44		
2	Site Preparation	Site Preparation	4/1/2016	4/29/2016	5 / 21		
3	Grading	Grading	4/30/2016	5/31/2016	5 / 22		
4	Building Construction	Building Construction	6/1/2016	6/30/2016	5 / 60		
5	Paving	Paving	10/1/2016	10/31/2016	5 / 21		
6	Architectural Coating	Architectural Coating	11/1/2016	11/30/2016	5 / 22		

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 20,250; Residential Outdoor: 6,750; Non-Residential Indoor: 576; Non-Residential Outdoor: 192 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	75	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	6.00	61	0.73
Grading	Concrete/Industrial Saws	1	6.00	61	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	65	0.25
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	60	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	23.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Soil Stabilizer
Water Exposed Area
Clean Paved Roads

3.2 Demolition - 2016

Unmitigated Construction On-Site

	NOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	HC-CO2	HC-CO2	Total CO2	CH4	H2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1120	0.0000	0.1120	0.0171	0.0000	0.0171			0.0000			0.0000
Off-Road	1.3122	11.2395	8.7048	0.0120		0.0030	0.0030		0.7874	0.7874			1,193,610.6	1,193,610.8	0.2398	1,199,621.7
Total	1.3122	11.2395	8.7048	0.0120	0.1120	0.0030	0.0160	0.0171	0.7874	0.7845			1,193,610.6	1,193,610.8	0.2398	1,199,621.7

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3.2 Demolition - 2016

Unmitigated Construction Off-Site

	NOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	HC-CO2	HC-CO2	Total CO2	CH4	H2O	CO2e
Category	lb/day										lb/day					
Hauling	8.9400e-002	0.1433	0.1014	3.0000e-004	0.1100e-003	2.2700e-003	0.0114	2.4000e-003	2.6900e-003	4.9000e-003			33.8468	35.8468	2.9000e-004	35.8524
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	0.0418	0.0222	0.8500	1.4200e-003	0.1118	6.3000e-004	0.1127	0.0298	6.6000e-004	0.0303			118.0456	118.0456	6.1000e-003	119.0740
Total	0.0917	0.1935	0.7314	1.8100e-003	0.1269	3.2650e-003	0.1241	0.0321	2.8350e-003	0.0351			157.7924	157.7924	6.3000e-003	157.9264

Mitigated Construction On-Site

	NOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	HC-CO2	HC-CO2	Total CO2	CH4	H2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0440	0.0000	0.0440	6.8700e-003	0.0000	6.8700e-003			0.0000			0.0000
Off-Road	1.3122	11.2395	8.7048	0.0120		0.0030	0.0030		0.7874	0.7874			1,193,610.6	1,193,610.8	0.2398	1,199,621.7
Total	1.3122	11.2395	8.7048	0.0120	0.0440	0.0030	0.0470	6.8700e-003	0.7874	0.7740			1,193,610.6	1,193,610.8	0.2398	1,199,621.7

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3.2 Demolition - 2016
Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0490e-003	0.1433	0.1014	3.0000e-004	0.1100e-003	2.2703e-003	0.0114	2.4000e-003	2.6010e-003	4.5703e-003			33.8456	33.8456	2.6000e-004	33.8524
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0322	0.8900	1.4200e-003	0.1116	0.3000e-004	0.1127	0.0205	0.6000e-004	0.0305			118.9456	118.9456	6.1000e-003	119.0740
Total	0.0907	0.1955	0.9914	1.9100e-003	0.1209	3.2000e-003	0.1241	0.0205	2.9500e-003	0.0311			157.7924	157.7924	6.3000e-003	157.8264

3.3 Site Preparation - 2016
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0253	0.0000	0.0253	2.7300e-001	0.0000	2.7300e-001			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	0.3500e-003		0.8338	0.8338		0.7671	0.7671			973.0842	973.0842	0.2935	973.2481
Total	1.3593	13.6350	7.3401	0.3500e-003	0.0253	0.8338	0.8591	2.7300e-001	0.7671	0.7671			973.0842	973.0842	0.2935	973.2481

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3.3 Site Preparation - 2016
Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	0.0200	0.0281	0.3250	7.1000e-004	0.0550	4.7000e-004	0.0584	0.0148	4.5000e-004	0.0153			39.4729	39.4729	3.0500e-003	39.5370
Total	0.0200	0.0281	0.3250	7.1000e-004	0.0550	4.7000e-004	0.0584	0.0148	4.5000e-004	0.0153			39.4729	39.4729	3.0500e-003	39.5370

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0500e-003	0.0000	0.0500e-003	1.0600e-003	0.0000	1.0600e-003			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	0.3500e-003		0.8338	0.8338		0.7671	0.7671			973.0842	973.0842	0.2935	973.2481
Total	1.3593	13.6350	7.3401	0.3500e-003	0.0500e-003	0.8338	0.8436	1.0600e-003	0.7671	0.7671			973.0842	973.0842	0.2935	973.2481

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3.3 Site Preparation - 2016

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0209	0.0281	0.3260	7.1000e-004	0.0590	4.7000e-004	0.0664	0.0148	4.3000e-004	0.0153		29.4729	29.4729	3.0500e-003		29.5370
Total	0.0209	0.0281	0.3260	7.1000e-004	0.0590	4.7000e-004	0.0664	0.0148	4.3000e-004	0.0153		29.4729	29.4729	3.0500e-003		29.5370

3.4 Grading - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4139	0.0000	0.4139			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193,610.6	1,193,610.6	0.2398		1,195,621.7
Total	1.3122	11.2385	8.7048	0.0120	0.7528	0.8039	0.8039	0.4139	0.7674	0.7674		1,193,610.6	1,193,610.6	0.2398		1,195,621.7

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3.4 Grading - 2016

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0418	0.0522	0.6500	1.4200e-003	0.1118	0.3000e-004	0.1127	0.0208	8.6000e-004	0.0305		118.9498	118.9498	6.1000e-003		119.0740
Total	0.0418	0.0522	0.6500	1.4200e-003	0.1118	0.3000e-004	0.1127	0.0208	8.6000e-004	0.0305		118.9498	118.9498	6.1000e-003		119.0740

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Fugitive Dust					0.2938	0.0000	0.2938	0.1614	0.0000	0.1614			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193,610.6	1,193,610.6	0.2398		1,195,621.7
Total	1.3122	11.2385	8.7048	0.0120	0.2938	0.8039	0.8039	0.1614	0.7674	0.7674		1,193,610.6	1,193,610.6	0.2398		1,195,621.7

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3.4 Grading - 2016
Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0418	0.0222	0.8900	1.4200e-003	0.1118	0.3000e-004	0.1127	0.0298	0.6000e-004	0.0305			118.9438	118.9438	0.1000e-003	119.0740
Total	0.0418	0.0222	0.8900	1.4200e-003	0.1118	0.3000e-004	0.1127	0.0298	0.6000e-004	0.0305			118.9438	118.9438	0.1000e-003	119.0740

3.5 Building Construction - 2016
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3818	13.7958	0.2122	0.0113		0.9388	0.9388		0.8648	0.8648			1,178,554.9	1,178,554.9	0.3553	1,188,020.2
Total	1.3818	13.7958	0.2122	0.0113		0.9388	0.9388		0.8648	0.8648			1,178,554.9	1,178,554.9	0.3553	1,188,020.2

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3.5 Building Construction - 2016
Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0290	0.2591	0.2098	0.0000e-004	0.0188	4.2700e-003	0.0230	0.3400e-003	0.0200e-003	0.2900e-003			85.4087	85.4087		85.4185
Worker	0.0543	0.0679	0.8490	1.8400e-003	0.1453	1.2100e-003	0.1485	0.0389	1.1200e-003	0.0397			154.8206	154.8206		154.7982
Total	0.0793	0.3270	1.1498	2.4900e-003	0.1641	5.4800e-003	0.1695	0.6439	0.0400e-003	0.0499			220.0383	220.0383		220.2147

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3818	13.7958	0.2122	0.0113		0.9388	0.9388		0.8648	0.8648			1,178,554.9	1,178,554.9	0.3553	1,188,020.2
Total	1.3818	13.7958	0.2122	0.0113		0.9388	0.9388		0.8648	0.8648			1,178,554.9	1,178,554.9	0.3553	1,188,020.2

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3.5 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0290	0.2991	0.2980	8.5000e-04	0.0188	4.2700e-003	0.0290	8.3400e-003	3.0200e-003	9.2800e-003		85.4087	85.4087	4.7000e-004		85.4185
Worker	0.0543	0.0870	0.0490	1.8400e-003	0.1493	1.2100e-003	0.1485	0.0285	1.1200e-003	0.0307		154.6206	154.6206	7.9300e-003		154.7962
Total	0.0793	0.3270	1.1438	2.4900e-003	0.1641	5.4800e-003	0.1695	0.0458	5.0400e-003	0.0499		220.0293	220.0293	8.4000e-003		228.2147

3.6 Paving - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1203	10.6282	7.2835	0.0111		0.6606	0.6606		0.6113	0.6113		1,083,583.2	1,083,583.2	0.2969		1,089,817.5
Paving	0.0362					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1565	10.6282	7.2835	0.0111		0.6606	0.6606		0.6113	0.6113		1,083,583.2	1,083,583.2	0.2969		1,089,817.5

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3.6 Paving - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0752	0.0340	1.1700	2.5500e-003	0.2012	1.8800e-003	0.2029	0.0534	1.0800e-003	0.0510		214.1025	214.1025	0.0110		214.3532
Total	0.0752	0.0340	1.1700	2.5500e-003	0.2012	1.8800e-003	0.2029	0.0534	1.0800e-003	0.0549		214.1025	214.1025	0.0110		214.3532

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1203	10.6282	7.2835	0.0111		0.6606	0.6606		0.6113	0.6113	0.0000	1,083,583.2	1,083,583.2	0.2969		1,089,817.5
Paving	0.0362					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1565	10.6282	7.2835	0.0111		0.6606	0.6606		0.6113	0.6113	0.0000	1,083,583.2	1,083,583.2	0.2969		1,089,817.5

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3.6 Paving - 2016

Mitigated Construction Off-Site

	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0782	0.0940	1.1700	2.6900e-003	0.2012	1.6800e-003	0.2029	0.0034	1.3366e-003	0.0049		214.1026	214.1026	0.0110		214.3332
Total	0.0782	0.0940	1.1700	2.6900e-003	0.2012	1.6800e-003	0.2029	0.0034	1.3366e-003	0.0049		214.1026	214.1026	0.0110		214.3332

3.7 Architectural Coating - 2016

Unmitigated Construction On-Site

	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.7000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8939	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	4.1684	2.3722	1.8939	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449

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3.7 Architectural Coating - 2016

Unmitigated Construction Off-Site

	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0125	0.0157	0.1958	4.2000e-004	0.0333	2.8000e-004	0.0338	5.8800e-003	2.6800e-004	9.1900e-003		35.6938	35.6938	1.6300e-003		35.7222
Total	0.0125	0.0157	0.1958	4.2000e-004	0.0333	2.8000e-004	0.0338	5.8800e-003	2.6800e-004	9.1900e-003		35.6938	35.6938	1.6300e-003		35.7222

Mitigated Construction On-Site

	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.7000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8939	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	4.1684	2.3722	1.8939	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449

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3.7 Architectural Coating - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0125	0.0157	0.1050	4.2000e-004	0.0335	2.8000e-004	0.0338	8.8000e-003	2.8000e-004	9.1500e-003		35.6838	35.6838	1.8300e-003		35.7222
Total	0.0125	0.0157	0.1050	4.2000e-004	0.0335	2.8000e-004	0.0338	8.8000e-003	2.8000e-004	9.1500e-003		35.6838	35.6838	1.8300e-003		35.7222

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2340	0.7420	3.0050	7.7800e-003	0.5190	0.0110	0.5200	0.1387	0.0101	0.1487		860.7058	860.7058	0.0249		861.2279
Unmitigated	0.2540	0.7420	3.0050	7.7800e-003	0.5190	0.0110	0.5200	0.1387	0.0101	0.1487		860.7058	860.7058	0.0249		861.2279

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4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	85.90	71.60	60.70	225,434	225,434
Parking Lot	0.00	0.00	0.00		
Total	85.90	71.60	60.70	225,434	225,434

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	88	11	3
Parking Lot	18.80	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.512183	0.080173	0.160257	0.139084	0.042244	0.006884	0.016017	0.031680	0.001840	0.002497	0.034356	0.000582	0.002122

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
NaturalGas Mitigated	4.8900e-003	0.0400	0.0170	2.6000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		0.0078	0.0078	0.8000e-004	0.4000e-004		0.3182
NaturalGas Unmitigated	4.8900e-003	0.0400	0.0170	2.6000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		0.0078	0.0078	0.8000e-004	0.4000e-004		0.3182

5.2 Energy by Land Use - NaturalGas
Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Land Use	MBTU/yr	lb/day										lb/day						
Condo/Townhouse	433,588	4.8900e-003	0.0400	0.0170	2.6000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		0.0078	0.0078	0.8000e-004	0.4000e-004		0.3182
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000		0.0000
Total		4.8900e-003	0.0400	0.0170	2.6000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		0.0078	0.0078	0.8000e-004	0.4000e-004		0.3182

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5.2 Energy by Land Use - NaturalGas
Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Land Use	MBTU/yr	lb/day										lb/day						
Condo/Townhouse	0.433588	4.8900e-003	0.0400	0.0170	2.6000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		0.0078	0.0078	0.8000e-004	0.4000e-004		0.3182
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000		0.0000
Total		4.8900e-003	0.0400	0.0170	2.6000e-004		3.2300e-003	3.2300e-003		3.2300e-003	3.2300e-003		0.0078	0.0078	0.8000e-004	0.4000e-004		0.3182

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.1219	0.0782	0.8831	0.0400e-003		0.7884	0.7884		0.7883	0.7883	0.0002	181.4025	276.1817	0.2809	6.3600e-003	283.0304
Unmitigated	3.1219	0.0782	0.8831	0.0400e-003		0.7884	0.7884		0.7883	0.7883	0.0002	181.4025	276.1817	0.2809	6.3600e-003	283.0304

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4514					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8204	0.0985	5.0284	8.0000e-003		0.7639	0.7639		0.7638	0.7638	93.6602	180.0000	273.6602	0.2793	6.3600e-003	281.5062
Landscaping	0.0263	0.7500e-003	0.9367	4.0000e-005		4.5400e-003	4.5400e-003		4.5400e-003	4.5400e-003		1.4925	1.4925	1.5100e-003		1.243
Total	3.1219	0.0742	5.9631	8.0400e-003		0.7684	0.7684		0.7683	0.7443	93.6692	181.4925	273.1617	0.2809	6.3600e-003	283.0004

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4514					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8204	0.0985	5.0284	8.0000e-003		0.7639	0.7639		0.7638	0.7638	93.6602	180.0000	273.6602	0.2793	6.3600e-003	281.5062
Landscaping	0.0263	0.7500e-003	0.9367	4.0000e-005		4.5400e-003	4.5400e-003		4.5400e-003	4.5400e-003		1.4925	1.4925	1.5100e-003		1.243
Total	3.1219	0.0742	5.9631	8.0400e-003		0.7684	0.7684		0.7683	0.7683	93.6692	181.4925	273.1617	0.2809	6.3600e-003	283.0004

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

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