



Notice of Intent to Adopt an Initial Study/Negative Declaration (IS/ND) for the Harbinger Motors/12821 Knott Street Project

PROJECT LOCATION: The proposed Harbinger Motors/12821 Knott Street Project (“Project”) site is approximately 7.97 acres in size and located at 12821 Knott Street (Assessor’s Parcel Number [APN] 215-014-01). Additional parcels throughout the City are included in a General Plan Amendment to identify land use designation Industrial/Commercial (IC) subareas A and B.

LEAD AGENCY/PROJECT APPLICANT: City of Garden Grove

PUBLIC COMMENT PERIOD: The City of Garden Grove (City) invites interested parties to submit specific, environmental comments in writing regarding the IS/ND. The public comment period begins on **June 26, 2025** and ends on **July 16, 2025**. Written comments regarding the IS/ND must be submitted to the Planning Services Division prior to **5:00 p.m. on the last day of the public review/comment period**. Please send your written comments to the City staff contact identified below and include your name, address, and contact information in your correspondence.

LEAD AGENCY:

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

CONTACT:

Priit Kaskla, AICP, Associate Planner
priitk@ggcity.org
(714) 741-5303

PUBLIC HEARING: A public hearing will be held before the Garden Grove Planning Commission on July 17, 2025, at 7:00 p.m. in the City Council Chambers of the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

PROJECT DESCRIPTION: The proposed project includes the construction of a 10,338 sf mezzanine for additional office space within the existing approximately 173,000 sf (gross floor area) warehouse on the project site. All proposed improvements would be limited to the interior of the existing building and no exterior construction or revisions to the existing parking lot are proposed. All construction staging would be contained within the existing building, and all construction equipment would access the site from Knott Street on the east side of the project site. The project site’s zoning (PUD 104-70 [REV. 2019]) allows for the current use, and the current use would not change with implementation of the project. The maximum allowed FAR under the General Plan Land Use Designation IC is 0.50. The additional mezzanine office space would increase the FAR to 0.53. For the project site to remain in compliance with the General Plan Land Use designation and associated maximum FAR, an Amendment to the General Plan is proposed to establish two subareas within the existing IC land use designation. Parcels included in Subarea A (42 total) would retain the existing maximum FAR of 0.5. The maximum FAR that applies to parcels in Subarea B (5 total) would increase to 0.55.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the proposed project would require a Negative Declaration (ND). The ND was completed in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act (CEQA). The ND is based on the finding that the project would not result in any significant or potentially significant effects. The reasons to support such a finding are documented by the IS/ND prepared by the City.

AVAILABILITY:

Copies of the Initial Study, the proposed ND, and supporting materials are available for public review at the following locations (and online at <https://ggcity.org/planning/environmental-documents>):

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