

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 9822 Russell Avenue Townhome Project

Lead Agency: City of Garden Grove Contact Person: Prit Kaskla, AICP, Senior Planner
 Mailing Address: 11391 Acacia Parkway Phone: 714-741-5303
 City: Garden Grove Zip: 92842 County: Orange

Project Location: County: Orange City/Nearest Community: Garden Grove
 Cross Streets: Russell Avenue and Kerry Street Zip Code: 92844

Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 00.84 " N / 117 ° 57 ' 17.13 " W Total Acres: 1.81

Assessor's Parcel No.: 098-081-19 Section: 5 Twp.: 5S Range: 10 Base: SB

Within 2 Miles: State Hwy #: SR-22 Waterways: none
 Airports: none Railways: none Schools: Sunnyside Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 26 Acres 1.81
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

church, preschool and daycare, wireless communications facility/Single-Family Residential (R-1)/Low Density Residential (LDR).

Project Description: (please use a separate page if necessary)

See Attachment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".


<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 1, 2026 Ending Date May 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>RE Consulting</u>	Applicant: <u>Melia Homes</u>
Address: <u>5742 Calle Polvorosa</u>	Address: <u>9860 Irvine Center Drive</u>
City/State/Zip: <u>San Clemente, CA 92673</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Renee Escario</u>	Phone: <u>949-759-4367, Ext. 264</u>
Phone: <u>949-346-4633</u>	

Signature of Lead Agency Representative:  Date: May 1, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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ATTACHMENT

PROJECT TITLE: 9822 Russell Avenue Townhome Project

PROJECT DESCRIPTION: The proposed Project would remove the existing church, preschool, wireless facility, and daycare facility buildings and improvements on the Project site and construct 26 two-story townhome residences, open space/recreation, and parking. Each residential unit would range size from approximately 1,442 square feet to 1,800 square feet, would have three or four bedrooms, and two-car garages. The 26 residences on the 1.81-acre site would result in a density of 14.4 dwelling units per acre. The Project would include parking, open space, ornamental landscaping, and associated infrastructure.

The Project requests the approval of a General Plan Amendment to change the land use from Low Density Residential (LDR) that allows up to 11 dwelling units per acre to Low Medium Density Residential (LMR), which allows residential densities between 11 and 21 dwelling units per acre. The Project also includes a zone change to change the site zoning from Single-Family Residential (R-1) to Planned Unit Development (PUD) with an R-2 (Limited Multiple Residential) base zoning designation used as the base guiding standards. The Project includes approval of a Site Plan and a Vesting Tentative Tract Map (TTM) for condominium purposes. Additionally, the existing CUPs for the wireless facility (CUP-554-01) and for the preschool (CUP-114-81) would be revoked.