

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



To: X  
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

X  
County Clerk  
County of Orange  
P. O. Box 22013  
Santa Ana, CA 92702

From:  
City of Garden Grove  
P. O. Box 3070  
11391 Acacia Parkway  
Garden Grove, CA 92842

Date: May 1, 2026

TO: Interested Agencies, Organizations, and Individuals

**NOTICE IS HEREBY GIVEN** that pursuant to Section 15072 of the State CEQA Guidelines, the City of Garden Grove hereby gives notice that a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the 9822 Russell Avenue Townhome Project is available for review and comment.

**PROJECT TITLE:** 9822 Russell Avenue Townhome Project

**PROJECT LOCATION - Specific:** The Project site is located approximately 0.12 miles north of State Route 22 (SR-22) and one block west of Brookhurst Street at the southeast corner of the intersection of Russell Avenue and Kerry Street. The site address is 9822 Russell Avenue, and the site Assessor Parcel Number (APN) is 098-081-19.

**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.

**CORTESE LIST:** The Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**PROJECT IMPACTS:** The Initial Study/Mitigated Negative Declaration finds that the Project's potential environmental effects would be less than significant with the incorporation of mitigation measures related to paleontological resources, construction vibration, and tribal cultural resources.

**PUBLIC REVIEW PERIOD:** Begins: May 1, 2026 Ends: May 21, 2026

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Services Division before the end of the review period. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Services Division prior to the end of the review period. Comments may be sent by mail or email to the following address:

Priit Kaskla, AICP, Senior Planner  
City of Garden Grove  
Planning Services Division  
11222 Acacia Parkway  
Garden Grove, California 92840

Phone: (714) 741-5303  
Email: priitk@ggcity.org

**PUBLIC HEARING:** A public hearing will be held before the Garden Grove Planning Commission on **May 21, 2026**, in the City Council Chambers of the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

**LOCATION WHERE DOCUMENTS CAN BE REVIEWED:** The Initial Study/Mitigated Negative Declaration, and documents incorporated by reference are available for review by appointment during normal business hours at the City of Garden Grove, Community Development Department Planning Services Division, 11222 Acacia Parkway, Garden Grove, California, 92840. Electronic copies of the document are available online at the City of Garden Grove website at <https://ggcity.org/planning/environmental-documents>.

**May 1, 2026**

Date:



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Preet Kaskla, AICP, Senior Planner  
City of Garden Grove