



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/24/2026 - 0546

202685000751

FILED

June 24, 2026

HUGH NGUYEN
CLERK - RECORDER

By 
Deputy clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

9822 RUSSELL AVENUE TOWNHOME PROJECT

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** 06/24/2026
Posted for 30 **days**
DEPUTY 135

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Orange

Address: 601 N. Ross Street

Santa Ana, CA 92701

From:

Public Agency: City of Garden Grove

Address: 11222 Acacia Pkwy

Garden Grove, CA 92840

Contact: Priit Kaskla, AICP, Senior Planner

Phone: 714-741-5303

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2026041348

Project Title: 9822 Russell Avenue Townhome Project

Project Applicant: Melia Homes, 9860 Irvine Center Drive, Irvine CA 92618

Project Location (include county): 9822 Russell Avenue, Garden Grove, Orange County, CA 92844

Project Description:

See Attachment.

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

described project on 6/23/2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

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

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

Signature (Public Agency): Priit Kaskla

Title: Senior Planner

Date: June 24, 2026

Date Received for filing at OPR: June 24, 2026

FILED

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

JUN 24 2026

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature]

DEPUTY

Notice of Determination

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.

FILED

JUN 24 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print	Signature	Save
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RECEIPT NUMBER:
30-06/24/2026-0546
STATE CLEARINGHOUSE NUMBER (If applicable)
2026041348

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF GARDEN GROVE	LEAD AGENCY EMAIL	DATE 06/24/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000751	
PROJECT TITLE 9822 RUSSELL AVENUE TOWNHOME PROJECT		

PROJECT APPLICANT NAME MELIA HOMES	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 741-5303
PROJECT APPLICANT ADDRESS 9860 IRVINE CENTER DRIVE	CITY IRVINE	STATE CA
ZIP CODE 92618		
PROJECT APPLICANT (Check appropriate box) ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity		

CHECK APPLICABLE FEES:

- | | | |
|---|-------------|-------------|
| ☐ Environmental Impact Report (EIR) | \$ 4,227.50 | \$ _____ |
| ☒ Mitigated/Negative Declaration (MND)(ND) | \$ 3,043.75 | \$ 3,043.75 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$ 1,437.25 | \$ _____ |
|
☐ Exempt from fee | | |
| ☐ Notice of Exemption (attach) | | |
| ☐ CDFW No Effect Determination (attach) | | |
| ☐ Fee previously paid (attach previously issued cash receipt copy) | | |
|
☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | | |
| ☒ County documentary handling fee | \$ 50.00 | \$ 50.00 |
| ☐ Other | \$ _____ | \$ _____ |

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other TOTAL RECEIVED \$ 3,093.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Roberto Uriostegui Deputy Clerk
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Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20260000189365

Finalization No.: 20260000187889

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 06/24/2026 10:29 AM

Item	Title	Count
1	Z03	1
EIR: Negative Declaration		
Document ID		Amount
Doc#	202685000751	\$3,093.7
Time Recorded 10:29 AM		

Total Amount Due: \$3,093.75

Total Paid

Check Tendered: \$3,093.75
#2061

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

