

To: City of Garden Grove
From: Maryam Javanmardi, Simon Lin, EIT, Meghan Macias, TE
EPD Solutions, Inc.

Date: 3/17/2026
Site: 9822 Russell Ave, Garden Grove, CA

Subject: Level of Service (LOS) Screening Analysis for
9822 Russell Ave, Garden Grove Project
EPD Project Number 25-142



Project Overview

This technical memorandum provides an evaluation of the proposed residential project (the Project) located at 9822 Russell Avenue in the central portion of the City of Garden Grove. The site is approximately 0.12 miles north of State Route 22 (SR-22) and one block west of Brookhurst Street, both of which provide regional access to the site. Local and direct access to the site is provided by Russell Avenue to the north and Kerry Street to the west. The purpose of this analysis is to determine if a Traffic Impact Analysis (TIA) to analyze level of service (LOS) (for non-CEQA purposes) would be required for the Project. This memo evaluates the Project using the City of Garden Grove *Traffic Impact Analysis (TIA) Guidelines for Vehicles Miles Traveled and Level of Service Assessment* (May 2020).

Project Description

The Project site is identified as Assessor's Parcel Number (APN) 098-081-19 and is located within the United States Geologic Survey (USGS) Anaheim 7.5 Minute Series Topographic Quadrangle and within Section 5, Township 5 South, Range 10. The 1.81-acre Project site is currently developed with a church, preschool, daycare facility, parking lot, and landscaping areas. The church sanctuary is 7,700 square feet, the office and meeting rooms used by the church total 7,892 square feet, and the preschool/daycare is 2,875 square feet, which totals 18,467 square feet of building space on the site. The existing preschool/daycare facility (Orangefield Child Development Center) is for children ages 2 to 6 years and has a licensed capacity for 60 students.¹

The Project requests approval from the City of Garden Grove to demolish the existing church, preschool, and daycare facility building and associated improvements on the Project site and construct 26 two-story townhome residences with open space/recreation and parking. Each residential unit would have three or four bedrooms, ranging in size from approximately 1,442 square feet to 1,800 square feet, and each unit would have a two-car garage. The 26 residences on the 1.81-acre site would result in a density of 14.4 units per acre. Development of 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) 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 R-1 to Planned Unit Development (PUD) with a general R-2 (Limited Multiple Residential) zoning designation used

¹ California Department of Social Services. (2025). *Facility Detail: Orangefield Child Development Center*. Accessed: <https://www.cclld.dss.ca.gov/carefacilitysearch/FacDetail/304371054>

as the base guiding standards. The proposed Project Site Plan is shown in Figure 1, included at the end of this document.

Project Trip Generation

The proposed Project trip generation was calculated using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* (2025). The existing church building was analyzed using the Church land use (ITE Land Use Code 560), the preschool/daycare facility was analyzed using the Day Care Center land use (ITE Land Use Code 565), and the proposed Project was analyzed using the Multifamily Housing land use (ITE Land Use Code 220).

Table 1 presents the trip generation estimates for the existing uses and the proposed Project. The existing uses are estimated to generate approximately 219 daily trips, including 37 trips during the AM peak hour and 38 trips during the PM peak hour. The proposed Project is anticipated to generate approximately 161 daily trips, with 11 trips during the AM peak hour and 14 trips during the PM peak hour. Overall, the Project would result in 58 fewer daily trips, including 26 fewer trips during the AM peak hour and 24 fewer trips during the PM peak hour.

Level of Service Screening Results

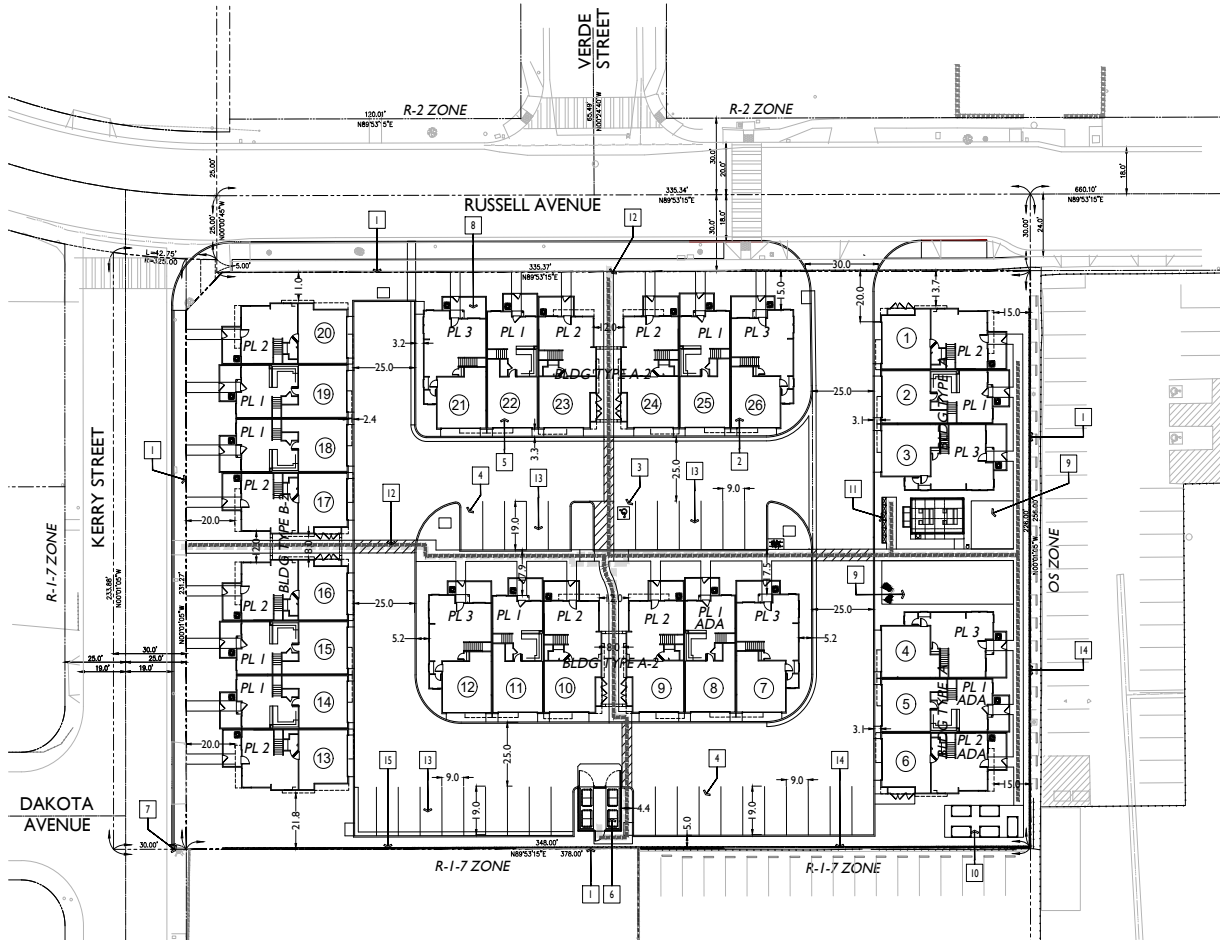
As detailed in the 'Introduction' Section (page 8) of the City's *TIA Guidelines for Vehicles Miles Traveled and Level of Service Assessment*, a TIA that includes a level of service (LOS) analysis is not required for projects that generate less than 50 vehicle trips during either the AM or PM peak hour. As shown in Table 1, the Project would result in 11 trips during the AM peak hour and 14 trips during the PM peak hour, resulting in 26 fewer trips during the AM peak hour and 24 fewer trips during the PM peak hour. Therefore, the proposed Project would not generate 50 or more vehicle trips during the peak hour. A TIA that includes LOS analysis is therefore not required.

TIA Screening Results

The Project was evaluated using the City's *TIA Guidelines for Vehicles Miles Traveled and Level of Service Assessment* to determine if the project would require an LOS analysis (for non-CEQA purposes). The Project would result in 26 fewer trips during the AM peak hour and 24 fewer trips during the PM peak hour. Therefore, the Project would not result in a 50 peak hour increase in trips from the site and does not require preparation of a TIA LOS analysis.

If you have any questions about this analysis, please contact us at (949) 796-1180 or techservices@epdsolutions.com.

Figure 1: Proposed Project Site Plan



PROJECT SUMMARY

A.P.N.	098-081-19
EXISTING G.P.	LOW DENSITY RESIDENTIAL (LDR)
EXISTING ZONE	SINGLE FAMILY RESIDENTIAL (R-1-7)
PROPOSED G.P.	LOW MEDIUM DENSITY RESIDENTIAL (LMDR)
PROPOSED ZONE	PLANNED UNIT DEVELOPMENT (PUD)

TOTAL UNITS	26 UNITS
SITE AREA	78,537 S.F. / 1.8 AC
DENSITY	144 DU/AC
LOT COVERAGE	43.2% (50% ALLOWED)
BUILDING HEIGHT	30'

DWELLING UNIT SUMMARY

PL 1	10	1,442 SF	3 BD	111 S.F.
PL 2	10	1,652 SF	3BD/LOFT-OPT 4BD	104 S.F.
PL 3	6	1,800 SF	4 BD	136 S.F.

PARKING SUMMARY

GARAGE STALLS (20' X 20', 2 CAR)	52 STALLS
GUEST STALLS (9' X 19')	33 STALLS
TOTAL PARKING PROVIDED	85 STALLS
TOTAL PARKING REQUIRED	84.5 STALLS

3 & 4 BEDROOMS - 3.25 STALLS/UNIT REQUIRED

ELECTRIC VEHICLE CHARGING SUMMARY

REQUIRED = 1 / DWELLING UNIT = 26 EV GARAGE STALLS

TOWNHOUSES W/ ATTACHED PRIVATE GARAGES SHALL COMPLY WITH 2025 CGSBC 4.106.4.1.

LOT COVERAGE

BLDG TYPE A FOOTPRINT = 3,329 S.F. X 2 = 6,478 S.F.

BLDG TYPE A-2 FOOTPRINT = 6,478 S.F. X 2 = 12,956 S.F.

BLDG TYPE B-2 FOOTPRINT = 8,364 S.F. X 1 = 8,364 S.F.

BUILDING COVERAGE = 21,798 S.F.

TRASH ENCLOSURE = 312 S.F.

OPEN PARKING STALLS = 5,795 S.F.

LOT COVERAGE = 31,905 S.F. / 78,537 S.F. = 0.407 OR 40.7%

OPEN SPACE SUMMARY (SEE SHEET OS)

COMMON AREA - ACTIVE	3,695 S.F. (142U)
PRIVATE YARDS (EXCL. UNITS 13-20)	2,106 S.F. (6 MIN. DPM)
PASSIVE OPEN AREA (5,802 S.F. X 50%)	2,901 S.F. (10 MIN. DPM)
TOTAL OPEN SPACE PROVIDED	8,702 S.F. (335 S.F./UNIT)

ACCESSIBLE UNIT SUMMARY (MULTISTORY, PRIVATELY FUNDED)

REQUIRED = 10% OF MULTISTORY DWELLINGS PER CBC 1102A.3.1

26 DU X 10% = 3 REQUIRED ACCESSIBLE UNIT

PROVIDED = 3 ACCESSIBLE UNITS (UNIT NOS. 5, 6 AND 8)

BUILDING CODE SUMMARY

CALIFORNIA RESIDENTIAL CODE (2025 CRC)

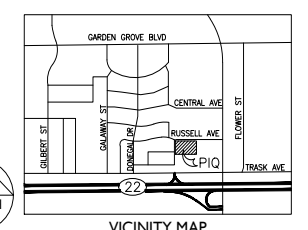
OCCUPANCY TYPE R3U

NUMBER OF STORES 2

CONSTRUCTION TYPE V-B

FIRE SPRINKLERS NFPA 13D (CRC R313.1)

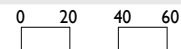
- KEYNOTES**
- PROPERTY LINE
 - 2-STORY ROW TOWNHOME TYP.
 - ACCESSIBLE PARKING STALL - 9' X 19' (TYP)
 - VAN W/ 8' WIDE STRIPING (PASSENGER SIDE)
 - STANDARD OPEN GUEST STALL - 9' X 19' (TYP)
 - 2-CAR GARAGE (20' X 20' MIN)
 - COVERED COMMUNITY TRASH ENCLOSURE
 - PUBLIC FIRE HYDRANT
 - PRIVATE PATIO, TYP.
 - COMMON OPEN SPACE AREA
 - COMMUNITY GARDEN AREA
 - COMMUNITY MAILBOX LOCATION
 - ADA PATH OF TRAVEL
 - WATER QUALITY AREA (INFILTRATION CHAMBERS) - SEE CIVIL PLANS
 - NEW CONCRETE BLOCK WALL - REFER TO LANDSCAPE PLANS
 - EXISTING CONCRETE BLOCK WALL TO BE REMOVED AND REPLACED



GARDEN GROVE

MELIA HOMES
9860 Irvine Center Dr
Irvine, CA 92618
(949) 759-4367

9822 RUSSELL - 2 STORY TOWNHOMES



JAN 12, 2026

SITE PLAN

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summacharch.com p.760.724.1198

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Table 1: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Trip Rates									
560 Church ¹	1000 Sq. Ft. GFA	6.78	0.23	0.14	0.37	0.18	0.25	0.43	
565 Day Care Center ²	1000 Sq. Ft. GFA	39.3	5.77	5.11	10.88	5.05	5.7	10.75	
220 Multifamily Housing (Low-Rise) ³	Dwelling Units	6.21	0.1	0.31	0.41	0.32	0.2	0.52	
Project Trip Generation									
Existing Uses Trip Generation									
Church ¹		15.59	106	4	2	6	3	4	7
Day Care Center ²		2.88	113	16	15	31	15	16	31
Proposed Project Trip Generation									
Multifamily Housing (Low-Rise) ³		26	161	3	8	11	9	5	14
Total Existing Trip Generation			219	20	17	37	18	20	38
Total Project Trip Generation			161	3	8	11	9	5	14
Total Net New Trip Generation			-58	-17	-9	-26	-9	-15	-24
¹ Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 560 - Church (Average Rate) ² Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 565 - Day Care Center (Average Rate) ³ Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 220 - Multifamily Housing (Low-Rise) (Average Rate)									