

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 # 2022060174

Project Title: Site B-2 Hotel Project

Lead Agency: City of Garden Grove Contact Person (Name and Title): Monica Covarrubias, Senior Project Manager
Mailing Address: 11222 Acacia Parkway Phone and Email: 714.741.5788; monicac@ggcity.org
City: Garden Grove Zip: 92840 County: Orange

Project Location: County: Orange City/Nearest Community: Garden Grove

Cross Streets: Harbor Boulevard and Twintree Avenue Zip Code: 92840

Longitude/Latitude (degrees, minutes and seconds)*: 33 ° 47 ' 3.86 " N / 117 ° 54 ' 55.62 " W Total Acres: 3.72

Assessor's Parcel No.: 231-471-06, 07, 08, 09, 10, 11, 12, 231-471-18, 17, 16, 15, 14, 13, 12, 19, 20, 21, 22, 23, 24 Section: 34 Twp.: 4S Range: 10W Base: Anaheim Quadrangle

Within 2 Miles: State Hwy #: I-5, SR 22, SR 57 Waterways: West Street Basin, Haster Basin, Santa Ana River, Santiago Creek, East Garden Grove Wintersburg Channel

Airports: N/A Railways: Pacific Electric, BNSF, Southern Pacific Schools: _____

* Required field

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☒ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) 2022060174 ☐ 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* _____ Acres* _____
☐ Office: Sq.ft.* _____ Acres* _____ Employees* _____
☒ Commercial: Sq.ft.* 417233 Acres* 3.72 Employees* 446 ☐ Transportation: Type* _____
☐ Industrial: Sq.ft.* _____ Acres* _____ Employees* _____ ☐ Mining: Mineral* _____
☐ Educational: _____ ☐ Power: Type* _____ MW* _____
☐ Recreational: _____ ☐ Waste Treatment: Type* _____ MGD* _____
☐ Water Facilities: Type* _____ MGD* _____ ☒ Other: Parking, 301,686 Sq. ft.

* Required field based on Development Type selected

Project Issues Discussed in Document:

☐ Aesthetics ☐ Energy ☐ Mandatory Findings of Significance ☐ Solid Waste
☐ Agriculture and Forestry ☐ Fiscal Impacts ☐ Mineral Resources ☐ Transportation
☐ Air Quality ☐ Flood Plain/Flooding ☐ Noise ☐ Tribal Cultural Resources
☐ Biological Resources ☐ Geology/Soils ☐ Population/Housing ☐ Utilities/Service Systems
☐ Coastal Zone ☒ Greenhouse Gas Emissions ☐ Public Services ☐ Vegetation
☐ Cultural Resources ☐ Growth Inducement ☐ Recreation ☐ Wetland/Riparian
☐ Cumulative Effects ☐ Hazards/Hazardous Materials ☐ Schools/Universities ☐ Wildfire
☐ Drainage/Absorption ☐ Hydrology/Water Quality ☐ Septic System ☒ Other: Vehicle Miles Traveled
☐ Economic/Jobs ☐ Land Use/Planning ☐ Sewer Capacity

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant / Zoning: Planned Unit Development (PUD-141-01) and Single-Family Residential Zone (R-1-7) / GP: International West Mixed Use (IW)

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

The proposed Site B-2 Hotel Project (Project) involves construction of a full-service high-rise (maximum height of 350 feet) resort hotel with hotel program entertainment/pool deck (height of approximately 61 feet) on a 3.72-acre site at the northwest corner of Harbor Boulevard and Twintree Avenue in the City of Garden Grove. The Project site is previously disturbed where the north/northeastern parcels of the Project site are paved and used for excess parking for the adjacent Sheraton Hotel and the remaining parcels are dirt pads with limited vegetation that are vacant. The proposed hotel would include 500 guest suites with balconies and guest amenities/services such as a themed pool experience with lazy river; theater; a ballroom; meeting rooms; food and beverage spaces, themed amenities and shops, an arcade; and a spa and fitness center. The proposed Project would also include a five-level (approximately 61 feet) parking garage (four levels above grade and one level below grade) with a total of 528 spaces inclusive of spaces available for valet parking. Project construction would last approximately 30 months and be completed in a single phase.

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".

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

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

Starting Date September 22, 2025 Ending Date November 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Garden Grove</u>
Address: <u>225 South Lake Avenue, Suite M-210</u>	Address: <u>11222 Acacia Parkway</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Garden Grove, CA 92480</u>
Contact (Name and Title): <u>Nicole Cobleigh, Senior Project Manager</u>	Contact (Name and Title): <u>Monica Covarrubias, Senior Project Manager</u>
Phone: <u>626.204.9829</u>	Phone: <u>714.741.5788</u>
Email: <u>ncobleigh@dudek.com</u>	Email: <u>monicac@ggcity.org</u>

Signature of Lead Agency Representative: Monica Covarrubias Date: 09/22/2025

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