



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/24/2026-0549

202685000754

FILED

June 24, 2026

HUGH NGUYEN

CLERK - RECORDER

By [Signature]
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

SITE B-2 HOTEL 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 06/24/2026 Removed _____

Returned to agency on _____

DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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 North Ross Street
 Santa Ana, CA 92701

From:

Public Agency: City of Garden Grove
 Address: 11222 Acacia Parkway
 Garden Grove, CA 92840

Contact: Priit Kaskla
 Phone: 714-741-5303

Lead Agency (if different from above):

Address: JUN 24 2026

Contact: HUGH NGUYEN, CLERK-RECORDER
 Phone: BY:  DEPUTY

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): 2022060174

Project Title: Site B-2 Hotel Project

Project Applicant: Kam Sang Company, 411 E. Huntington Drive #305, Arcadia, CA 91006

Project Location (include county): Harbor Boulevard and Twintree Avenue, east of Tamerlane Drive, at 12241, 12261, 12271, 12291, 12311 and 12323/12321 Harbor Boulevard, 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, and 12321 Thackery Drive, City of Garden Grove, County of Orange

Project Description:

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 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.

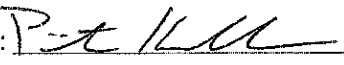
This is to advise that the City of Garden Grove City Council has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on June 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 Services Division, 11222 Acacia Pkwy, Garden Grove, CA 92840

Signature (Public Agency):  Title: Senior Planner

Date: June 24, 2026 Date Received for filing at OPR: June 24, 2026



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 **Save** **Save**

RECEIPT NUMBER:

30-06/24/2026-0549

STATE CLEARINGHOUSE NUMBER (If applicable)

2022060174

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF GARDEN GROVE		06/24/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
ORANGE COUNTY	202685000754	
PROJECT TITLE		

SITE B-2 HOTEL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
KAM SANG COMPANY			(714) 741-5303
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
411 E. HUNTINGTON DRIVE #305	ARCADIA	CA	91006

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 \$ 4,227.50
☐ Mitigated/Negative Declaration (MND)(ND) \$ 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) \$ 850.00 \$
☒ County documentary handling fee \$ 50.00 \$ 50.00
☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,277.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Kalci Do Deputy Clerk