

POSTED

FILED

Hugh Nguyen, Clerk-Recorder



50.00

DEC 17 2019

DEC 17 2019

201985001254 10:20 am 12/17/19

135 11 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPAF

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

**NOTICE OF DETERMINATION**

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

From:  
City of Garden Grove  
P. O. Box 3070  
11222 Acacia Parkway  
Garden Grove, CA 92842



X  
Orange County Clerk  
Recorder Department  
601 N. Ross Street  
Santa Ana, CA 92701

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

Minor Modification to Site Plan No. SP-043-2017 for the Site C Hotel Project

**Project Title**

<u>2012081036</u>	<u>Maria Parra, City of Garden Grove</u>	<u>(714) 741-5316</u>
<b>State Clearinghouse Number</b>	<b>Lead Agency</b>	<b>Area</b>
Code/Telephone/Extension (If submitted to Clearinghouse)	<b>Contact Person</b>	

12222, 12252, 12262, 12272, 12292, and 12302 Harbor Blvd.; 12511, 12531, 12551 and 12571 Harbor Blvd.; 12233, 12235, 12237 and 12239 Choisser Rd., City of Garden Grove, County of Orange.

**Project Location** (include county)

**Name and Address of Developer/Applicant or Project Sponsor:**

Investel Garden Resorts, LLC Phone: (626) 475-0707  
11999 Harbor Blvd. #1711  
Garden Grove, CA 92840

**Project Description:**

A request for approval of a Minor Modification to Site Plan No. SP-043-2017 to implement a previously approved resort hotel development project on "Site C" at the northwest corner of Harbor Boulevard and Twintree Lane in the City of Garden Grove.

In 2017, the City of Garden Grove Planning Commission adopted Resolution No. 5898-17 adopting a Subsequent Mitigated Negative Declaration for the Modified Project and Resolution No. 5899-17 approving Site Plan No. SP-043-2017. Site Plan No. SP-043-2017 authorized the construction of up to 769 hotel rooms and approximately 26,090 square feet of additional hotel ancillary uses within two (2) full-service and one (1) limited-service hotels, approximately 39,867 square feet of conference/meeting banquet space, approximately 36,885 square feet of restaurant/retail/entertainment space, approximately 24,014 square feet of hotel restaurant space, and a total of up to 1,297 parking spaces within a multi-level parking structure with one level of subterranean parking. In conjunction with approval of Site Plan No. SP-043-2017 and the Subsequent Mitigated Negative Declaration, Tentative Map No. TT-17455 and Development Agreement No. DA-008-2017 were also approved concurrently.

30-2019-1218

POSTED

FILED

DEC 17 2019

DEC 17 2019

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:                     

BY:                     

DEPUTY

Since adoption of the Modified Project in 2017 and approval of Site Plan No. SP-043-2017, certain modifications to the design of the project were proposed. The project, with these proposed modifications, is referred to herein as the "2019 Redesign Project." The 2019 Redesign Project would include 769 hotel rooms within two (2) full-service hotels (Hotels A and B), approximately 39,867 square feet of conference/meeting banquet space, approximately 40,320 square feet of restaurant/retail/entertainment space, 11,637 square feet of hotel restaurant space, 24,762 square feet of additional hotel ancillary uses, and a total of 1,221 above- and below-ground parking spaces. The hotels and parking structure will maintain the same building heights as previously approved. Hotel A will maintain a building height of 240 feet, Hotel B a height of 200 feet, and the parking structure will maintain a height of 75 feet (east side) and 85 feet (west side). The specific design and configuration changes include:

- Changes to the on-site circulation, including changing some drive aisles to one-way only; increasing driveway throat lengths and areas for vehicle stacking; providing a driveway easement for Southern California Edison along the east property line; and reconfiguring the parking structure entrance along Twintree Lane.
- Reducing the basement parking footprint and expanding the above-ground parking structure to the southernly setback line along Twintree Lane and reducing the required number of parking spaces from 1,297 to 1,221 spaces.
- Relocating Hotel C from Twintree Lane to Harbor Boulevard, and combining it with Hotel B.
- Shifting the building placement of Hotel A to increase the building setback from 5 feet to 10 feet along the northern property line and increasing the building setback from 10 feet to 15 feet along the eastern property line.
- Changing some retail configuration, including reducing roof heights, eliminating the second floor, expanding the use into the ground floor of the parking structure, and providing a new mezzanine level design; and identifying some specific uses within the retail area.
- Relocating the 3rd-party spa/fitness to the southwest corner of the site.
- Relocating the Hotel Management Office from Hotel A to the southwest corner of the site.
- Reducing and reconfiguring the usable outdoor roof deck of Hotel A, including reducing the height of certain portions of the roof deck area from 80 and 85 feet to 73 feet, while continuing to maintain the easterly most portion of the parking structure at a height of 75 feet.
- Relocating the all-day dining restaurant of Hotel A from the outside rooftop deck to the rooftop of Hotel A.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and California Code of California Regulations, Title 14, Sections 15000 et seq., the 2019 Redesign Project was evaluated to determine if it would result in any new significant impacts or substantially increase the severity of previously identified significant impacts. (Public Resources Code § 21166; Cal. Code Regs., tit. 14, § 15162(b).) The environmental evaluation concluded that the 2019 Redesign Project would not result in new significant impacts or substantially increase the severity of previously identified significant impacts. Therefore, an Addendum to the Subsequent Mitigated Negative Declaration was prepared. (Cal. Code Regs., tit 14, §§ 15162(b), 15164(b).) No further environmental review is required. (Public Resources Code § 21166; Code Regs., tit. 14, § 15162.)

**This is to advise that on December 12, 2019, the City of Garden approved the Minor Modification to Site Plan No. SP-043-2017 implementing the 2019 Redesign Project as analyzed in the Addendum to the Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program adopted by the City of Garden Grove Planning Commission on November 2, 2017, pursuant to CEQA. The City of Garden Grove has made the following determinations regarding the above-described project:**

1. The project        will XX 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.
3. XX An Addendum to a Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared and adopted for this project pursuant to the provisions of CEQA.

POSTED

FILED

DEC 17 2019

DEC 17 2019

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

- 4. Mitigation measures XX were \_\_\_ were not made a condition of the approval of the project.
- 5. A Statement of Overriding Considerations \_\_\_ was XX was not adopted for this project.
- 6. Findings XX were \_\_\_ were not made pursuant to the provisions of CEQA.

**This is to certify that the Addendum to the Subsequent Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and record of project approval are available to the General Public at: City of Garden Grove, Planning Services Division, 11222 Acacia Parkway, Garden Grove, CA 92842.**

[Signature]

Signature (Public Agency)

December 16, 2019

Date

Planning Services Manager

Title

Governor's Office of Planning & Research

DEC 17 2019

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print [ ] Finalize&Email [ ]

RECEIPT NUMBER:  
 30-2019 1218  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF GARDEN GROVE</b>	LEAD AGENCY EMAIL	DATE <b>12/17/2019</b>
COUNTY/STATE AGENCY OF FILING <b>Orange</b>	DOCUMENT NUMBER <b>201985001254</b>	

PROJECT TITLE  
**MINOR MODIFICATION TO SITE PLAN NO. SP-043-2017 FOR THE SITE C HOTEL PROJECT**

PROJECT APPLICANT NAME <b>INVESTEL GARDEN RESORT, LLC</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(714) 741-5316</b>
PROJECT APPLICANT ADDRESS <b>11999 HARBOR BLVD #1711</b>	CITY <b>GARDEN GROVE</b>	STATE <b>CA</b>
		ZIP CODE <b>92840</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	0.00

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE <b>ROBERT URIOSTEGUI, DEPUTY CLERK</b>
---------------	-----------------------------------------------------------------------------------

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20190000460106  
12/17/19 10:20 am  
135 11

Item	Title	Count
------	-------	-------

1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 201985001254	50.00
Time Recorded 10:20 am	

Total	50.00
-------	-------

Payment Type	Amount
--------------	--------

Credit Card tendered # 56492D	50.00
----------------------------------	-------

Amount Due	0.00
------------	------

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

