

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



To: X
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X
County Clerk
County of Orange
P. O. Box 22013
Santa Ana, CA 92702

From:
City of Garden Grove
P. O. Box 3070
11391 Acacia Parkway
Garden Grove, CA 92842

Date: June 8, 2022

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Garden Grove hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Site B2 Hotel Project is available for review and comment.

PROJECT TITLE: Site B2 Hotel Project

PROJECT LOCATION - Specific: The project site is located at the northwest corner of Harbor Boulevard and Twintree Avenue, along the west and east sides of Thackery Drive, east of Tamerlane Drive in the City of Garden Grove. The project site is located at 12241, 11261, 12271, 12291, 12311 and 12323 Harbor Boulevard; and 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, and 12321 Thackery Drive in the City of Garden Grove, County of Orange.

PROJECT DESCRIPTION: The proposed 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. The proposed hotel would include 500 guest suites with balconies; themed pool experience with lazy river; storage and loading area at 8,600 square feet maximum; event space with a 600-person maximum occupancy theater; a grand ballroom at 9,490 square feet; two (2) meeting rooms at 4,194 square feet and 4,031 square feet, respectively; a variety of food and beverage opportunities to be placed throughout the hotel totaling in a maximum area of 22,296 square feet; themed amenities totaling 13,238 square feet; a 7,000-square foot arcade; and a spa and fitness center at 8,532 square feet. All hotel amenities, except for the ballroom, meeting rooms, and 11,148 square feet of restaurant, would be for the hotel guests use only. 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 grand total of 528 spaces to serve the 500 guest suites, event space, commercial and retail uses, food and beverage needs, as well as other amenities such as spa and fitness center.

CORTESE LIST: The Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PROJECT IMPACTS: The Initial Study/Mitigated Negative Declaration finds that the Project's potential environmental effects would be less than significant with the incorporation of mitigation measures.

PUBLIC REVIEW PERIOD: **Begins:** June 9, 2022 **Ends:** June 28, 2022

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Services Division before the end of the review period. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Services Division prior to the end of the review period. Comments may be sent by mail or email to the following address:

Maria Parra, Senior Planner
City of Garden Grove
Planning Services Division
11222 Acacia Parkway
Garden Grove, California 92840

Phone: (714)741-5316
Email: mariap@ggcity.org

PUBLIC HEARING: A public hearing will be held before the Garden Grove Planning Commission on July 7, 2022, in the City Council Chambers of the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

LOCATION WHERE DOCUMENTS CAN BE REVIEWED: The Initial Study/Mitigated Negative Declaration, and documents incorporated by reference are available for review by appointment during normal business hours at the City of Garden Grove, Community and Economic Development Department Planning Services Division, 11222 Acacia Parkway, Garden Grove, California, 92840. Electronic copies of the document are also available on-line at the City of Garden Grove website at <https://ggcity.org/planning/environmental-documents>.

6/8/2022

Date: _____



Maria Parra, Senior Planner
City of Garden Grove