

NOTICE OF PREPARATION

DATE: Friday, April 18, 2025

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

LEAD AGENCY: City of Garden Grove
Contact: Monica Covarrubias
11222 Acacia Parkway
Garden Grove, California 92507

SUBJECT: Notice of Preparation of a Supplemental Environmental Impact Report for the B-2 Hotel Project

NOP REVIEW PERIOD: Friday, April 18, 2025 to Monday, May 19, 2025

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed B-2 Hotel Project and was approved by the City in 2022. Thereafter, Unite Here Local 11, among others, filed a lawsuit challenging the City's MND. (Perez et al. v. City of Garden Grove et al. OCSC Case No. 30-2022-01281816-CU-WM-CC.) On February 13, 2024, a stipulated Writ of Mandate ("Writ") was entered in that matter directing the City to "prepare a focused review under CEQA of the Projects'...potentially significant Vehicle Miles Travelled (VMT) and Greenhouse Gas (GHG) impacts." (Writ, ¶ 1(a).) Pursuant to the Writ, all other claims related to the Project and compliance with CEQA with respect to the Project and the approvals related to the same, that were or could have been raised, were released and dismissed with prejudice. In compliance with the Writ and pursuant to CEQA Guidelines Section 15163, the City is preparing a Supplemental Environmental Impact Report (SEIR) to evaluate the Greenhouse Gas and VMT impacts of the Project.

The Project site is approximately 3.72 acres of land located at the northwest corner of Harbor Boulevard and Twintree Avenue, along the west and east sides of, and on, Thackery Drive in the City of Garden Grove. The Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Project involves construction of a full-service, maximum height of 350 feet, hotel with a hotel program entertainment/pool deck (height of approximately 61 feet) on the 3.72-acre site. 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 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.

The City welcomes public input during the Notice of Preparation (NOP) review period regarding the Project's Greenhouse Gas and VMT impacts. Due to the time limits mandated by the CEQA Guidelines, your response must be sent not later than 30 days after your receipt of this notice. If

no response or request for additional time is received by the end of the review period, the City may presume that you have no response (CEQA Guidelines §15103). Please send your comments to:

Monica Covarrubias, Senior Project Manager
City of Garden Grove
Economic Development and Housing Department
11222 Acacia Parkway
Garden Grove, California 92507
714-741-5788
monicac@ggcity.org

To allow for mailing, receipt, and 30-day review of this NOP, the comment period closes on Monday, May 19, 2025.

Monica Covarrubias

Monica Covarrubias, Senior Project Manager

4/18/25

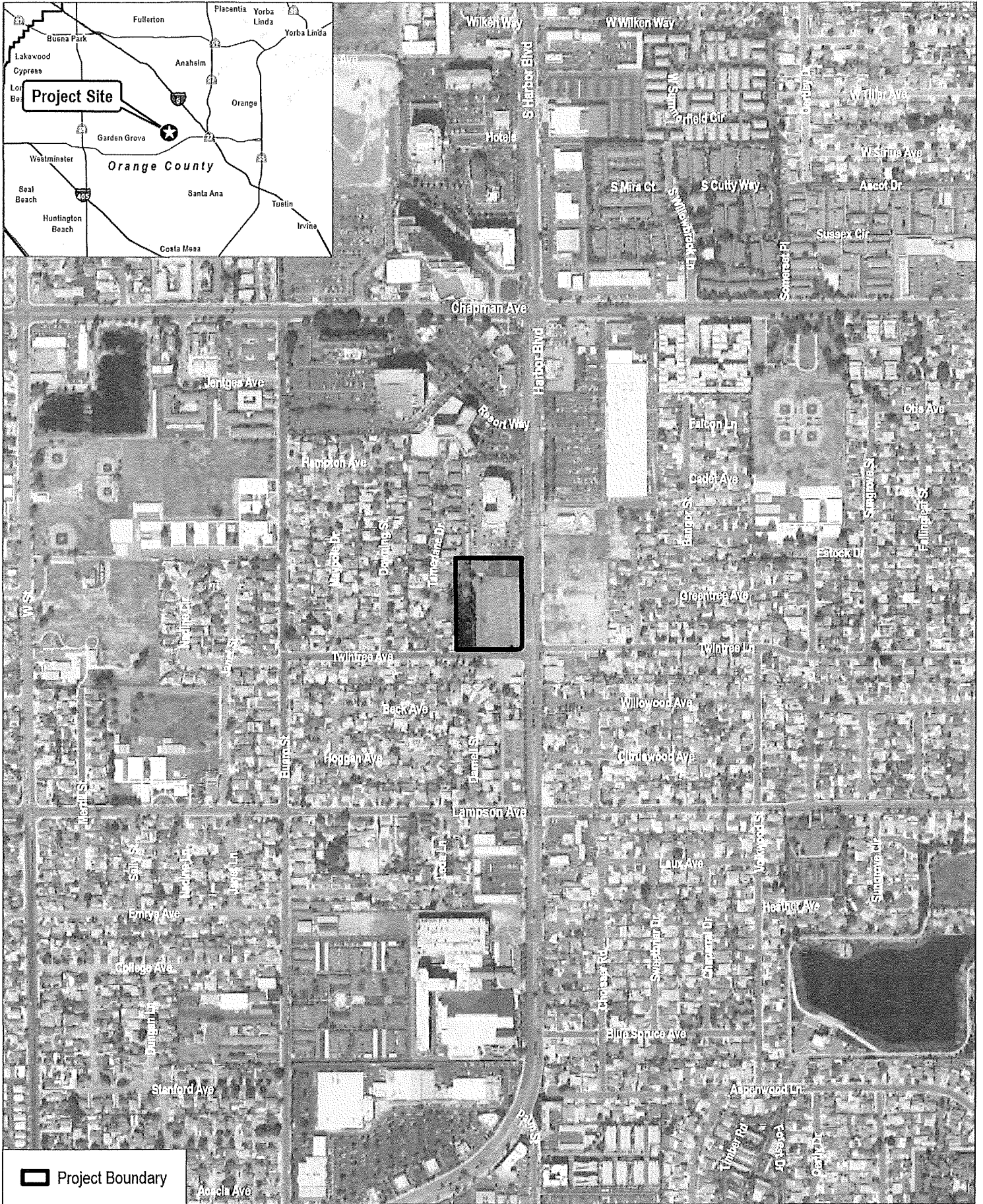
Date

SCOPING MEETING

Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for the purpose of soliciting comments from adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the SEIR.

The purpose of the meeting is to present the Project and environmental topics in a public setting and provide an opportunity for the City to hear from the community and interested agencies on what potential environmental issues are important to them. The meeting will include a brief presentation of the proposed Project, the EIR process, and the topics to be analyzed in the SEIR consistent with the Writ. Following the presentation, and consistent with the scope of review established by the Writ, interested agencies, organizations, and members of the public will be encouraged to offer their views concerning the Project's Greenhouse Gas and VMT impacts to be included in the Draft SEIR.

The Public Scoping Meeting will be held on Wednesday, April 30, 2025 at 6:00 PM. The meeting will be held at the Garden Grove Community Meeting Center, located at 11300 Stanford Ave, Garden Grove, CA 92840.



SOURCE: Bing Maps (Access: 2025)

FIGURE 1
Project Location
Site B-2 Hotel Project