

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: Monica Covarrubias
 Mailing Address: 11222 Acacia Parkway Phone: (714) 741-5788
 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 ' 03.86 " 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 #: SR-22 Waterways: West Street Basin, Haster Basin, Santa Ana River, Santiago Creek, East Garden Grove Watersburg Channel
 Airports: N/A Railways: Pacific Electric, BNSF, Southern Pacific Schools: Walton Intermediate, C C Violette Elementary, Earl Warr

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ 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. 295,371 Acres 3.72 Employees 446
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gas Emissions

Present Land Use/Zoning/General Plan Designation:

General Plan land use designation: International West Mixed Use; Zone: Planned Unit Development and Single-Family Residential Zone.

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

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.

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".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 04/18/2025 Ending Date 05/19/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Garden Grove</u>
Address: <u>225 S. Lake Avenue, Suite M210</u>	Address: <u>11222 Acacia Parkway</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Garden Grove, CA 92840</u>
Contact: <u>Nicole Cobleigh</u>	Phone: <u>714.741.5788</u>
Phone: <u>626.204.9829</u>	

Signature of Lead Agency Representative: *Monica Corrales* Date: 04/18/2025

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