

POSTED

AUG 24 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



2598.00

202285000741 9:44 am 08/24/22

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**NOTICE OF DETERMINATION**

To: X  
Office of Planning and Research  
1400 Tenth Street, Room 113  
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.

Site B2 Hotel Project  
Project Title

<u>2022060174</u>	<u>Maria Parra, Senior Planner, City of Garden Grove</u>	<u>(714) 741-5312</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/ Telephone/ Extension

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 Location (include county)

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

Kam Sang Company  
411 E. Huntington Dr. #305  
Arcadia, CA 91006  
Contact: John L. Hicks

Phone: (626) 446-2988

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**Project Description:**

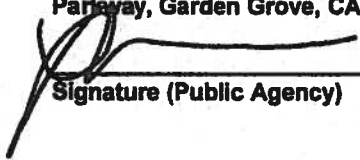
The proposed project involves construction of a full-service high-rise (maximum height of 350 feet) resort hotel with hotel program entertainment/pool deck (height of approximately 61 feet) on a 3.72-acre site. The proposed hotel would include 500 guest suites with balconies; themed pool experience with 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.

This is to advise that the City of Garden Grove City Council, as Lead Agency, approved the project on August 23, 2022, and made the following determinations regarding the above-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.
4. A statement of Overriding Considerations  was  was not adopted for this project.
5. Findings  were  were not made pursuant to the provisions of CEQA.

30-08/24/2022-0728 Ref: 000/hy/80-0

This is to certify that the Mitigated Negative Declaration and record of project approval are available to the General Public at: City of Garden Grove, Community and Economic Development Department, 11222 Acacia Parkway, Garden Grove, CA 92842



Signature (Public Agency)

August 24, 2022

Date

Planning Services Manager

Title

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