

NOTICE OF AVAILABILITY

DATE: September 22, 2025

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

LEAD AGENCY: City of Garden Grove
Contact: Monica Covarrubias
11222 Acacia Parkway
Garden Grove, California 92840

SUBJECT: Notice of Availability of a Draft Supplemental Environmental Impact Report for the B-2 Hotel Project (State Clearinghouse No. 2022060174)

DRAFT SEIR REVIEW PERIOD: September 22, 2025, to November 6, 2025

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed B-2 Hotel Project (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, the City has prepared a Draft Supplemental Environmental Impact Report (SEIR) to evaluate the GHG and VMT impacts of the Project.

Project Description: 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.

Potential Environmental Effects: Pursuant to the Writ, the Draft SEIR evaluates the Project's potential GHG emissions and VMT impacts. The Draft SEIR identifies "potentially significant impacts" for the following environmental issues: Impacts GHG-1 and GHG-2 and VMT. Implementation of mitigation measures MM-TRA-1 and MM-TRA-2 would avoid or substantially

reduce all environmental impacts associated with VMT. Even with implementation of mitigation measures MM-GHG-1 through MM-GHG-15, however, Impact GHG-1 would remain significant and unavoidable. Impact GHG-2 would be less than significant with mitigation.

Public Review and Comment: The 45-day public review period for the Draft SEIR is from September 22, 2025, to November 6, 2025. (14 CCR § 15105). During this period, the Draft SEIR will be available for review online at the following link:

<https://ggcity.org/planning/environmental-documents>

A physical copy of the Draft SEIR may also be reviewed at Garden Grove City Hall, Planning Division during regular business hours at 11222 Acacia Parkway, Garden Grove, California, 92840

Written comments may be submitted by mail or email. All comments should indicate a contact person for your agency or organization, if applicable. Comments should be sent to the U.S. mail or email address below, to arrive no later than 5:00 p.m. on November 6, 2025:

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