

ORDINANCE NO. 2977

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE REAPPROVING PLANNED UNIT DEVELOPMENT NO. PUD-141-01(A) WITH MODIFICATIONS LIMITED TO THE PLANNED UNIT DEVELOPMENT PROVISIONS AND DEVELOPMENT AND PERFORMANCE STANDARDS FOR THE SITE B2 HOTEL PROJECT FOR PROPERTIES LOCATED AT THE NORTHWEST CORNER OF HARBOR BOULEVARD AND TWINTREE AVENUE, EAST OF TAMERLANE DRIVE, AT 12241, 12261, 12271, 12291, 12311, 12323, AND 12321 HARBOR BOULEVARD, 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, AND 12321 THACKERY DRIVE, THE VACATED THACKERY DRIVE, AND THE VACATED ALLEY (ASSESSOR PARCEL NUMBERS: 231-471-06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 54)

City Attorney Summary

This Ordinance reapproves Planned Unit Development No. PUD-141-01(A) with modifications limited to the Planned Unit Development Provisions and Development and Performance Standards that apply to an approximately 3.7-acre site in the City of Garden Grove commonly known as the Site B2 Hotel Project site, located at the northwest corner of Harbor Boulevard and Twintree Avenue, east of Tamerlane Drive, at 12241, 12261, 12271, 12291, 12311, 12323 and 12321 Harbor Boulevard, 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, and 12321 Thackery Drive, the vacated Thackery Drive, and the vacated alley (Assessor Parcel Numbers: 231-471-06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 54). On September 13, 2022, the Garden Grove City Council adopted Ordinance No. 2938 approving Planned Unit Development No. PUD-141-01(A) to facilitate development of a full-service, high-rise hotel resort consisting of a 500-room hotel resort with a themed pool experience with a lazy river and a pool slide; event space with a 600-seat theater; 17,715 square feet of ballroom/meeting space; 22,296 square feet of hotel restaurant; 5,480 square feet of retail; themed amenities totaling 13,238 square feet; a 7,000 square-foot arcade; a spa and fitness center at 8,532 square feet; a five-level parking structure with 528 parking spaces; and related site improvements. This Ordinance implements Paragraph 1(c) of the Stipulated Writ of Mandate entered by the Orange County Superior Court on February 13, 2024 in the matter identified as OCSC Case No. 30-2022-01281816-CU-WM-CXC by reapproving Planned Unit Development No. PUD-141-01(A) with modifications to the Planned Unit Development Provisions and Development and Performance Standards to incorporate those mitigation measures and project design features identified in the Supplemental Environmental Impact Report prepared to comply with the Stipulated Writ of Mandate.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, the Site B2 Project (Nickelodeon Hotel Resort) (the "Project") consists of the development of a full-service, high-rise hotel resort on an approximately 3.72 acre site known as Site B2, located at the northwest corner of Harbor Boulevard and Twintree Avenue, east of Tamerlane Drive, at 12241, 12261, 12271, 12291, 12311 and 12323/12321 Harbor Boulevard, 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, and 12321 Thackery Drive, the vacated Thackery Drive, and the vacated alley (Assessor's Parcel Numbers: 231-471-06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 54) (collectively, the "Project Site") and comprised of a 500-room hotel resort with a themed pool experience including a lazy river and pool slide; event space with a 600-seat theater; 17,715 square feet of ballroom and meeting space; 22,296 square feet of hotel restaurant; 5,480 square feet of retail; themed amenities totaling 13,238 square feet; a 7,000 square-foot arcade; a spa and fitness center at 8,532 square feet; a five-level parking structure with 528 parking spaces; and related site improvements; and

WHEREAS, on July 7, 2022, Planning Commission of the City of Garden Grove adopted Resolution No. 6044-22 recommending that the City Council adopt a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program for the Project and approve Planned Unit Development No. PUD-141-01(A) to create a sub-area within Planned Unit Development No. PUD-141-01 comprised of the Project Site and to establish provisions and development and performance standards for the subject site to facilitate development of the Project; and

WHEREAS, on August 23, 2022, the City Council of the City of Garden Grove adopted Resolution No. 9768-22 adopting a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program for the Project, adopted Resolution No. 9769-22 contingently approving Site Plan No. SP-107-2022, and introduced an Ordinance to approve Planned Unit Development No. PUD-141-01(A); and

WHEREAS, on September 13, 2022, the Garden Grove City Council adopted Resolution No. 9772-22 approving Street Vacation No. SV-002-2022 and adopted Ordinance No. 2938 approving Planned Unit Development No. PUD-141-01(A); and

WHEREAS, Resolution No. 9768-22, Resolution No. 9769-22, Resolution No. 9772-22, and Ordinance No. 2938 are collectively referred to herein as the "2022 Approvals"; and

WHEREAS, on September 22, 2022, Marlene Perez, Maria Guadalupe Ortiz, and Unite Here Local 11 filed a Petition for Writ of Mandate in the Orange County Superior Court challenging the 2022 Approvals on CEQA and other grounds, and Petitioner VietRISE later joined the litigation (OCSC Case No. 30-2022-01281816-CU-WM-CXC) (the "Petition"); and

WHEREAS, the parties reached a settlement agreement and, as a result, the Court entered a Stipulated Writ of Mandate on February 13, 2024 (the "Stipulated Writ"); pursuant to Public Resources Code Section 21168.9(c), the Stipulated Writ left the 2022 Approvals in place; the Stipulated Writ further requires the City, if it and the Real Parties in Interest decide to proceed with the Project, to: (a) prepare a focused CEQA review of the Project's potentially significant VMT and GHG impacts; (b) assess whether modifications are needed to the 2022 Approvals, including mitigation measures and conditions of approval, in light of that focused CEQA analysis; and (c) approve, approve with modifications, or deny the PUD at a publicly agendized City Council meeting pursuant to Garden Grove Municipal Code Section 9.32.030; all other claims in the Petition were waived, released, and dismissed with prejudice; and

WHEREAS, to comply with Paragraph 1(a) of the Stipulated Writ, the City prepared a Supplemental Environmental Impact Report ("SEIR") providing a focused review of the Project's potentially significant Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) impacts, in compliance with the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq.; GHG impacts were identified as significant and unavoidable; VMT impacts were identified as less than significant with the incorporation of mitigation; and a Supplemental Mitigation Monitoring and Reporting Program and Findings, including a Statement of Overriding Considerations, have been prepared; and

WHEREAS, following a public hearing held on May 7, 2026, the Planning Commission adopted (A) Resolution No. 6133-26 recommending that the City Council, pursuant to Paragraphs 1(a) of the Stipulated Writ, certify the SEIR, adopt a Supplemental Mitigation Monitoring and Reporting Program, and adopt Findings of Fact, including a Statement of Overriding Considerations; (B) Resolution No. 6134-26 recommending that the City Council, pursuant to Paragraph 1(b) of the Stipulated Writ, contingently approve revisions to the Conditions of Approval for Site Plan No. SP-107-2022 (Rev. 2026); and (C) Resolution No. 6135-26 recommending that the City Council, pursuant to Paragraph 1(c) of the Stipulated Writ of Mandate and Garden Grove Municipal Code Section 9.32.030, adopt an Ordinance reapproving Planned Unit Development No. PUD-141-01(A) with modifications limited to the Planned Unit Development Provisions and Development and Performance Standards to incorporate the mitigation measures and project design features identified in the SEIR. The facts and findings set forth in Resolution Nos. 6133-26, 6134-26, and 6135-26 are hereby incorporated into this Ordinance by reference; and

WHEREAS, pursuant to a legal notice, a Public Hearing regarding the Project and the Supplemental Environmental Impact Report was held by the City Council on June 9, 2026, and all interested persons were given an opportunity to be heard; and

WHEREAS, on June 9, 2026, the City Council adopted Resolution No. 9981-26 certifying a Supplemental Environmental Impact Report, Adopting a Supplemental Mitigation Monitoring and Reporting Program, and adopting Findings, Including a Statement of Overriding Considerations, for the Project, and Resolution No. 9982-26 contingently approving revisions to the Conditions of Approval for Site Plan No. SP-107-2022; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of June 9, 2026, and considered all oral and written testimony presented; and

WHEREAS, the City Council hereby incorporates by reference the findings and reasons set forth in Planning Commission Resolution No. 6135-26 and makes the following findings regarding Planned Unit Development No. PUD-141-01(A):

- A. PUD-141-01(A), as modified, is consistent with the City's General Plan.
- B. That the location, design and proposed uses of PUD-141-01(A), as modified, are compatible with the character of existing development in the vicinity and will be well integrated into its setting.
- C. PUD-141-01(A), as modified, will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding or access streets.
- D. PUD-141-01(A), as modified, makes provision for both public and private open spaces.
- E. PUD-141-01(A), as modified, makes provision for the protection and maintenance of private areas reserved for common use.
- F. That the quality of the project achieved through the planned unit development zoning is greater than could be achieved through traditional zoning.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. Recitals. The City Council finds that the above recitals are true and correct.

Section 2. Environmental Review. City Council Resolution No. 9981-26 Certifying a Supplemental Environmental Impact Report, Adopting a Supplemental Mitigation Monitoring and Reporting Program, and Adopting Findings, Including a

Statement of Overriding Considerations, for the Project is incorporated herein by reference with the same force and effect as if set forth in full herein.

Section 3. Findings Incorporated by Reference. The findings, facts and reasons stated in Planning Commission Resolution Nos. 6044-22 and 6135-26, and in Ordinance No. 2938, copies of which are on file in the office of the City Clerk, are incorporated herein by reference with the same force and effect as if set forth in full herein.

Section 4. Reapproval. Planned Unit Development No. PUD-141-01(A) is hereby reapproved, subject to the modified provisions and development and performance standards attached hereto as "Exhibit A." Except as otherwise modified pursuant to this Ordinance, the provisions of Ordinance No. 2938, adopted on September 13, 2022, shall continue in full force and effect.

Section 5. Modification. As set forth in Ordinance No. 2938, in the event the proposed Site B2 Hotel Project is not developed for any reason, the property owner(s) shall continue to have the right to develop that portion of the site subject to that certain Development Agreement between the City of Garden Grove and Palm Court Lodging, LLC, dated February 26, 2002, and recorded in the Official Records of the County of Orange on March 21, 2002, as document number 20020231935, in accordance with Planned Unit Development No. PUD-141-01 and the vested rights conferred by said Development Agreement. In addition, those residential uses, if any, that were permitted on the parcels comprising the Project site under the General Plan Land Use designation(s) or zoning ordinances of the City as in effect on January 1, 2018, shall remain permitted uses, subject to the applicable development standards and review and approval in accordance with the Garden Grove Municipal Code and State law.

Section 6. Zoning. The Project Site shall continue to be zoned Planned Unit Development No. PUD-141-01(A) as shown on the Zoning Map attached as Exhibit "A" to Ordinance No. 2938.

Section 7. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each other section, subsection, subdivision, sentence, clause, phrase, word or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

Section 8. Effective Date. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the

summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 23rd day of June 2026.

/s/ STEPHANIE KLOPFENSTEIN
MAYOR

ATTEST:

/s/ LIZABETH VASQUEZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, LIZABETH VASQUEZ, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on June 9, 2026, with a vote as follows:

AYES:	COUNCIL MEMBERS:	(7)	NGUYEN, TRAN, DOVINH, MUÑETON ARESTEGUI, BRIETIGAM, KLOPFENSTEIN
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

and was passed on June 23, 2026, by the following vote:

AYES:	COUNCIL MEMBERS:	(7)	NGUYEN, TRAN, DOVINH, MUÑETON, ARESTEGUI, BRIETIGAM, KLOPFENSTEIN
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

/s/ LIZABETH VASQUEZ
CITY CLERK

EXHIBIT "A"

Planned Unit Development No. PUD-141-01(A)

Modified

**Planned Unit Development Provisions and
Development and Performance Standards**

A. Purpose and Intent

The purpose and intent of Planned Unit Development No. PUD-141-01(A) is to facilitate the development of a hotel resort consisting of 500 hotel rooms within a full-service, high-rise hotel resort with entertainment; a themed pool deck with a lazy river and a pool slide; event space with a 600-seat theater; 17,715 square feet of ballroom and meeting space; 22,296 square feet of hotel restaurants; 5,480 square feet of retail; themed amenities totaling 13,238 square feet; a 7,000 square-foot arcade; an 8,532 square-foot spa and fitness center; and a parking structure. This Planned Unit Development subarea expands the scope of potential development intensity on the covered property and is not intended to modify or reduce the permitted intensity of residential uses otherwise permitted on any portion of the property, if any, or to extinguish the existing rights, if any, granted pursuant to that certain Development Agreement entered into between the City of Garden Grove and Palm Court Lodging, LLC, dated February 26, 2002, recorded in the Official Records of the County of Orange on March 21, 2002, at Document No. 20020231935.

B. Maximum Square Footages

The aggregate square footages of the banquet and meeting space, hotel restaurants, retail, and hotel amenities permitted within PUD-141-01(A) shall not exceed the following maximums:

- | | |
|--|--------------------|
| • Ballroom/Meeting Space | 17,715 Square Feet |
| • Restaurant | 22,296 Square Feet |
| • Retail | 5,480 Square Feet |
| • Hotel Amenities: | |
| ○ Theater (Nick Studio) | 600 Seats |
| ○ Entertainment Venue
(Studio Hall) | 6,448 Square Feet |
| ○ Arcade (Nick Arcade) | 7,000 Square Feet |
| ○ Spa/Fitness | 8,532 Square Feet |

C. Permitted Uses

The following uses shall be permitted or conditionally permitted within PUD-141-01(A):

- Hotels, hotels with ballroom and meeting space, restaurants, and ancillary hotel uses such as gift shops, coffee and beverage dispensary, swimming pool, spa, and fitness room.
- Hotels with entertainment shall be limited as an accessory use to the ballroom and meeting space, and shall be subject to a Conditional Use Permit.
- Alcohol sales on-site and off-site are subject to all provisions of Title 9 of the Municipal Code, including, but not limited to, Conditional Use Permit (CUP) approval.
- Restaurants with or without alcoholic beverage sales. Restaurants with alcoholic beverage sales are subject to a Conditional Use Permit.
- Restaurants with entertainment shall be subject to a Conditional Use Permit.
- Outside vending such as hot dog carts, merchandise carts, and similar free-standing/mobile vending carts are subject to Conditional Use Permit approval.
- Parking lots and parking structures to serve the project.
- Any proposed use that is not listed shall be subject to an Interpretation of Use pursuant to Section 9.32.030 of the Municipal Code that shall be reviewed by the Zoning Administrator.
- Those residential uses, if any, that were permitted under the General Plan Land Use designation(s) or zoning ordinances of the City as in effect on January 1, 2018, shall remain permitted uses, subject to the applicable development standards and review and approval in accordance with the Garden Grove Municipal Code and State law.

D. Setbacks

The minimum building setbacks shall be as follows:

1. Front Setback: Minimum building setback from the Harbor Boulevard property line (ultimate right-of-way) shall be nine feet (9'-0").
2. Side Street Setback: Minimum building setback along Twintree Avenue shall be ten feet (10'-0") from the property line.
3. Interior Side and Rear Setbacks: No minimum setback shall be required adjacent to commercial uses. A minimum ten-foot (10'-0") setback is required adjacent to any property line with an adjoining residential use.

Building elements such as structural components, architectural features, or roof projections shall not encroach into the required perimeter setback areas.

E. Maximum Building Height

Building heights shall be determined through a Shade and Shadow Study, and approved through a Site Plan review.

F. Landscaping

General: The site shall consist of a combination of trees, shrubs and bushes, and groundcover with the allowance for other landscape treatments such as large rocks, water elements, unique walkway paving, and street furniture. Any area not covered by roadways, parking, walkways, and buildings shall have landscape treatment.

Harbor Boulevard Landscape Treatment: Landscaping along Harbor Boulevard, including within the public right-of-way, shall include two rows of Date Palm Trees with a minimum brown trunk height of twenty-five feet (25'-0"), canopy trees (24-inch box minimum), shrubs, and groundcovers. Landscape materials shall match the landscape materials used within the Grove District area. The landscape area shall include up-lighting on the trees. All aspects and elements of the Harbor Boulevard Landscape Treatment shall be included on the required Project landscape and irrigation plans and shall be reviewed and approved by the Community Development Department and the Public Works Department prior to the beginning of site construction. The Community Development Director may approve minor modifications to the foregoing standards as to height, size, and placement of the palm trees along Harbor Boulevard.

Landscape Plan: A detailed landscape plan shall be prepared and approved prior to site construction. The plan shall show all plant material, water elements, pathways, and other landscape treatments. The landscape plan shall be the basis for how the site is to be developed and maintained for the life of the project. Should changes need to occur, revisions, renovations, or changes to the landscaping shall be reviewed and approved by the Community Development Department to ensure the aesthetics are maintained.

The landscape plan shall incorporate and provide for maintenance for the life of the project those means and methods required to address water runoff, also identified as Low Impact Development provisions, in accordance with Chapter 6.40 of the Garden Grove Municipal Code, and the regulations and technical documents incorporated and required thereunder, including, but not limited to, any applicable Water Quality Management Plan (WQMP), the Orange County Drainage Area Management Plan (DAMP), and any other water conservation measures applicable to this type of development.

Landscaping shall be provided within the project boundaries, as well as along Harbor Boulevard and Twintree Avenue. The landscape treatment along Harbor Boulevard shall include a double row of palm trees with canopy trees, shrubs, and groundcover consistent with the Grove District Anaheim Resort landscape plan for Harbor Boulevard. The landscape treatment along Twintree Avenue shall incorporate canopy trees, shrubs, and groundcover similar to the landscape treatment on Harbor Boulevard.

The required width of the public sidewalk and parkway improvements on Harbor Boulevard and Twintree Avenue shall be determined by the Public Works Department, Engineering Division, to ensure a consistent pattern consistent with the right-of-way improvements for the resort district.

The property owner shall be responsible for all installation and long-term maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to any landscaping, sidewalk, curb, and pavement of the site, and shall extend to the public right-of-way adjacent to the site, subject to the parameters and limitations set forth in the Performance Standards attached hereto as Exhibit "B." All planting areas shall be kept free of weeds, debris, and graffiti.

G. Boundary:

The site's boundary for maintenance, landscaping, and improvements is that area around the project site that extends to the property line along adjacent properties, and where the project is adjacent to public right-of-way, the boundary shall extend to the curb of each street respectively, subject to the parameters and limitations set forth in the Performance Standards attached hereto as Exhibit "B."

H. Maintenance:

The overall site, inclusive of landscaped areas and other amenities and features (e.g., water elements, irrigation systems, sculptures, street furniture, trash receptacles, common area signage, and lighting) shall be kept in proper working condition, maintained for the life of the project, with planted areas kept in a weed-free, healthy, and growing condition, with debris removed on a regular basis.

I. Circulation and Access

The site shall provide one (1) access point on Harbor Boulevard and one (1) access point on Twintree Avenue, and subsequent improvements as identified in the mitigation measures of the SEIR adopted pursuant to the Stipulated Writ of Mandate. The final location of the emergency access shall be determined prior to submittal of plans for building and grading permits and shall be subject to approval by the Community Development Director.

The Harbor Boulevard entrance shall serve as the main entrance to the project site for all guests, visitors, and hotel employees. Tourist buses and shuttle buses shall also use the Harbor Boulevard entrance for access. The Twintree Avenue entrance shall serve as a secondary vehicular entrance only and shall be restricted for use by emergency vehicles, maintenance vehicles, and trash and delivery trucks only.

The main access point on Harbor Boulevard shall include a signalized intersection aligned with the main access point of the hotel development located across from the project site, permitting two-way traffic and left- and right-turn movements in and out of the site. The access point on Twintree Avenue shall only permit right-turn-in and left-turn-out of the project site.

The Project shall provide an internal vehicular circulation system designed to comply with the City's minimum drive-aisle standards, accommodating two-way traffic and providing appropriate access for trash trucks and emergency vehicles.

Internal circulation shall meet all applicable City standards and shall allow ease of access through all drive-aisles, roundabouts, the parking structure, and drop-off and pick-up areas in front of the hotel. Vehicle ease of access shall account for fire trucks, sanitation trucks, delivery trucks, tour buses, etc., accommodated through turning radius and necessary height clearances, as well as designated parking areas including staging areas for events and equipment loading and unloading.

The paving and concrete treatment of all driveways along Harbor Boulevard and Twintree Avenue shall be subject to review and approval of the Community Development Director, who, in his or her discretion, may require decorative paving and/or enhanced concrete treatment.

J. Required Parking:

Except as provided below, the hotel project shall provide a minimum of 480 parking spaces. This parking requirement is based on the total number of hotel rooms and aggregate square footages of the hotel resort uses analyzed in the Shared Parking Study attached as Appendix J to the Initial Study prepared for PUD-141-01(A), including:

- A maximum of 500 hotel rooms
- A maximum of 17,715 square feet of ballroom/meeting space
- A maximum of 22,296 square feet of hotel restaurant space
- A maximum of 5,480 square feet of retail
- A 600-seat theater (Nick Studio)
- A maximum 6,448 square feet of family entertainment (Studio Hall)
- A maximum of 8,532 square feet of spa space

In the event of changes in the aforementioned square footages that may affect the total required parking, such as a square footage increase beyond those analyzed in the Shared Parking Study, or if a reduction to the total required parking spaces is proposed based on a reduction to the number of hotel rooms or use square footages, an updated shared parking study shall be prepared to determine the required minimum number of parking spaces. The updated shared parking study and associated change in the number of required parking spaces may be reviewed and approved by the Community Development Director.

The owners and/or tenants of the hotel project shall implement the required mitigation measures identified in the Supplemental Mitigation Monitoring and Reporting Program adopted pursuant to the Stipulated Writ of Mandate to minimize impacts to parking.

In the event a significant addition or expansion of uses or the development of a different project than what was analyzed in the SEIR adopted pursuant to the

Stipulated Writ of Mandate is proposed, a new site-specific parking analysis shall be prepared for City review and approval.

K. Parking Structure Design

The parking structure shall be designed to be architecturally compatible with onsite buildings, utilizing similar design features, details, and materials. All sides of a parking structure in view from adjacent properties and public right-of-way shall be architecturally enhanced. The parking structure shall be well illuminated, including having the interior painted a light color, and designed to meet City parking standards for drive-aisle width, stall sizes, and height clearances. Within the structure, an emergency communication system shall be installed and maintained that allows emergency services such as police, fire, and paramedics to use communication devices throughout the enclosed areas. The design of the parking structure shall also incorporate the mitigation measures and project design features identified in the SEIR adopted pursuant to the Stipulated Writ of Mandate.

L. Perimeter Walls

All new block walls shall be of decorative slumpstone or split face block, with decorative cap, and shall maintain a maximum height of eight feet as measured from the property's finished grade.

A new eight-foot (8'-0") tall block wall shall be constructed on the western and northwestern property lines, adjacent to the residential properties. The developer shall work with adjacent property owners in designing and constructing the perimeter block walls to avoid double walls and to minimize any impact on existing landscaping on the neighbor's side. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the developer cannot obtain approval from the adjacent property owners, the new wall may be constructed with a decorative cap placed between the new and existing walls.

Any new block walls constructed along the Twintree Avenue property line shall maintain a five-foot (5'-0") setback from the property line.

At no time shall a block wall be placed within nine feet of the Harbor Boulevard property line.

Any block wall located adjacent to a driveway shall ensure that the appropriate line-of-sight is maintained as determined by the Public Works Department, Engineering Division.

The Community Development Director may authorize minor modifications to the required wall heights and setbacks to accommodate permitted differences between submitted development plans and the project plans. Notwithstanding the foregoing, the block wall on the westerly and northwesterly property lines shall comply with all standards required by the mitigation measures and project design features identified in the SEIR and Supplemental Mitigation Monitoring and Reporting Program adopted pursuant to the Stipulated Writ of Mandate.

M. Signs and Graphic Standards

All signage, including sign type and allowable sign area, shall be in accordance with Chapter 9.20 of Title 9 of the Municipal Code as allowed by the C-1 zone.

The total allowable sign area shall be calculated per Chapter 9.20.060.B of Title 9 of the Municipal Code. Signs may be mounted flush with the wall surface or perpendicular to the wall (blade sign).

Freestanding signs shall comply with the Overlay Design Standards for the International West Resort Area per Section 9.20.045 of the Municipal Code.

A sign program governing all site signage, inclusive of wall signage, common area signage, freestanding signs, and directional signs, is required. The sign program shall be approved by the Community Development Director, or his or her designee, prior to occupancy of the site and shall remain in effect for the duration of the project. All changes to the approved sign program shall be approved by the Community Development Director, or his or her designee.

All common area signs, directional signs, and kiosk-type signs shall be uniform in lettering, material, and coloring.

N. Utilities

All utility lines shall be underground or placed in locations concealed from view. This includes gas and electrical lines and conduit, Cable TV, telephone lines and conduit, and any other utility or service lines, including water pipes for domestic use and fire sprinkler systems.

O. Storage and Refuse Collection

All staging and storage areas for the hotel and hotel uses shall be provided within the hotel's loading area. No outside storage area shall be provided, nor shall there be any outside storage of goods or merchandise at any time. Designated staging areas (loading/unloading) for general deliveries of goods sold on the site may be created, but these staging areas shall not block or hinder vehicle or pedestrian traffic or restrict emergency vehicles or emergency access.

Refuse storage and collection areas shall be provided and subject to both Garden Grove Sanitation District (GGSD) and GGSD contracted solid waste handler/hauler approval, and be subject to applicable building and fire codes.

P. Environmental Mitigation Measures

The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures identified in (1) the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Site B2 Hotel Project, adopted pursuant to Resolution No. 9768-22 adopted by the Garden Grove City Council on August 23, 2022, and which are summarized in Exhibit "A"

attached hereto; and (2) the Supplemental Environmental Impact Report and Supplemental Mitigation Monitoring and Reporting Program for the Site B2 Hotel Project, adopted pursuant to Resolution No. 9981-26 adopted by the Garden Grove City Council on June 9, 2026, which are summarized in Exhibit "B" attached hereto.

Q. Covenants, Conditions, and Restrictions (CC&Rs)

If the project site is subdivided to create separate units of ownership within PUD-141-01(A), Covenants, Conditions, and Restrictions or a similar legal document ("Declaration") approved by the City Attorney and the City Manager, or his or her designee, governing the maintenance, use, operation, and development of the entire site, shall be recorded prior to or concurrently with recordation of the subdivision map. Minimum required provisions of such Declaration shall be included in the Conditions of Approval of the subdivision map, if applicable, and shall include or address the following in a form acceptable to the City:

- The development provisions and development standards for PUD-141-01(A) and/or any subsequent amendments to such provisions or standards;
- All PUD Performance Standards and conditions of approval to approved land use permits for the project;
- All applicable CEQA mitigation measures applicable to the project;
- All applicable provisions required to be contained in a "declaration" or similar document required to be recorded pursuant to the disposition and development agreement governing the property;
- Covenants and provisions requiring and providing for maintenance of all buildings, amenities, sidewalks, drive aisles, lighting, landscaping, and other improvements on the site and applicable portions of the public right-of-way according to established standards;
- Reciprocal easements for ingress, egress, parking, utilities, and drainage benefitting the various land uses and property interests on the site;
- Easements permitting and addressing any contemplated encroachments or permitted construction across lot and parcel lines;
- Provisions for the deterrence and/or abatement of graffiti vandalism consistent with best management practices approved by the City;
- Provisions ensuring tenants and property owners a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters;
- Provisions expressly assigning and allocating responsibility and funding and performance of the continued operation and maintenance of the site,

improvements on the site, and all required water quality best management practices;

- Provisions acceptable to the City regarding property owners' and/or the property owners' association's responsibilities for compliance with all applicable water quality laws and regulations;
- A provision or provisions giving the City the right, but not the obligation, to enforce provisions of the Declaration, Planned Unit Development provisions, and related land use permit approvals by any legal or equitable means; authorizing the City to levy special assessments against the properties in connection with its enforcement actions; and providing that the City shall be entitled to recover its attorneys' fees incurred in connection with enforcement;
- A provision permitting entry by police and fire personnel upon common areas and/or portions of the site held open to the public for the purpose of enforcing state and local laws; an
- A provision or provisions prohibiting termination or substantial amendment of the Declaration without prior written approval of the City.

R. Absence of Provisions and Standards

Any matters pertaining to the development, occupancy, or operation of the subject site that are not listed or expressly provided for herein shall be subject to the provisions and development standards of the City's Municipal Code, inclusive. This includes, but is not limited to, undergrounding all existing and new utilities serving the site, complying with all Building, Fire, and Development Codes, and paying all related fees, bonds, and other associated costs.

S. Development Plans and Permits

Except as otherwise expressly provided herein, all development within the subarea shall be subject to approval of a subdivision map, site plan, and/or other land use permits, as applicable, in accordance with Chapter 9.32 of the Garden Grove Municipal Code. Any required reservation of land, dedication or right-of-way, payment of development impact fees, easement(s), and/or site improvement work in the public right-of-way shall be properly addressed in the permit approval process and made a condition of approval of such permit(s), as applicable.

T. Associated Performance Standards

In order to fulfill the purpose and intent of Planned Unit Development No. PUD-141-01(A), the Performance Standards attached hereto as Exhibit "C" shall apply as conditions to the approval of any future hotel resort development, including any ancillary buildings, uses, and/or subdivision of property covered by PUD-141-01(A). The performance standards shall be applicable to the future development of the site, including the initial construction drawings, plan check

review, during construction, after completion of the project, and for the life of the development. To the extent not inconsistent with the purpose, intent, and specific standards and requirements of PUD-141-01(A), the Community Development Director may authorize minor modifications to the Performance Standards. This Section shall not be interpreted to in any way limit the authority of the City to impose additional conditions of approval pursuant to subsequent project-specific City approvals.

Exhibit "A"
SITE B-2 HOTEL PROJECT
MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures required to be implemented for the Site B-2 Hotel Project (proposed project). These Mitigation Measures were identified in the **Site B-2 Hotel Final Initial Study/Mitigated Negative Declaration**. For each Mitigation Measure, the MMRP identifies the potentially significant impact per environmental category, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
AESTHETICS						
Light and Glare						
Introduce new source of substantial light or glare	AES-1 Prior to final site plan approval, a site specific light and glare study shall be prepared and approved by the Community and Economic Development Director, or his or her designee, to ensure that the proposed project will be in compliance with the City’s Zoning Code related to lighting designs. The light and glare study shall include technologically advanced hotel/resort lighting measures in its detailed design plans. These measures may include, without limitation, installation of exterior screening such as shielding attached to the luminaire, building, or site structures; using anti-reflective glass or glass	Project Applicant	Community and Economic Development Department/ Public Works Department	Prior to final site plan approval		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	treated with an anti-reflective coating; and shielding lights with visors to reduce light trespass, glare impact and visual distraction. Additionally, the light and glare study shall incorporate measures necessary for the proposed project's compatibility with the goals and policies (i.e., Policy SAF-2.1 and SAF-IMP-2A) in the General Plan for providing adequate lighting to maintain a safe public environment. These measures may include, without limitation, placement of pedestrian-level lighting throughout the project site; and provision of signage and markings within the project site for pedestrian safety.					
BIOLOGICAL RESOURCES						
MBTA Nesting Birds						
Raptors and other nesting birds protected under the federal Migratory Bird Treaty Act encountered during tree removal activity	BIO-1 With the potential for nesting birds protected under the Migratory Bird Act Treaty (MBTA) and California Fish and Game Code (CFGC) to occur in ornamental trees within the project site and surrounding area, tree removal during construction shall occur outside of the nesting bird	Project Applicant	Community and Economic Development Department /Public Works Department	Prior to grading and building construction		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	season (generally, February 15 through September 1). If avoiding the nesting season is not practicable, the following additional measures shall be employed: a. A pre-construction nesting bird survey shall be conducted by a qualified biologist within 3 days prior to the start of construction activities to determine whether active nests are present within or directly adjacent to the construction zone. All active nests found shall be recorded. b. If active nests are detected during the survey, the qualified biologist shall establish an appropriate buffer and monitor the active nests within the buffers at a minimum of once per week to determine whether the birds are being disturbed. If signs of disturbance or stress are observed, the qualified biologist shall immediately implement adaptive measures to reduce disturbance. These measures shall be determined by the					

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	qualified biologist and could include, without limitation, increasing buffer distance, temporarily halting construction activities until fledging is confirmed, or placing visual screens or sound dampening structures between the nest and construction activity.					
CULTURAL RESOURCES						
Archaeological Resources						
Archaeological resources encountered during ground-disturbing activities	CR-1 In the event archeological resources are found during construction, all attempts will be made to preserve in place or leave resources in an undisturbed state in compliance with all applicable laws. In the event that archeological resources are identified and cannot be preserved in place, a qualified archaeologist will be contacted to evaluate and determine appropriate treatment for the resource in accordance with Public Resources Code (PRC) Section 21083.2(i). Work in the vicinity of the discovery (15-meter radius) will halt until the appropriate assessment and treatment of the resource is	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	determined by the archaeologist (work can continue elsewhere on the project site).					
Human Remains Discovery						
Unknown and unanticipated human remains encountered during ground-disturbing activities	CR-2 If human remains are discovered, work in the immediate vicinity of the discovery shall be suspended and the Orange County Coroner shall be contacted. If the remains are deemed Native American in origin, the Coroner will contact the NAHC and identify a Most Likely Descendant pursuant to PRC Section 5097.98 and California Code of Regulations Section 15064.5. Work will only commence after consultation and treatment have been concluded. Work may continue on other parts of the project site while consultation and treatment are conducted.	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction		
ENERGY						
Inefficient or wasteful energy consumption or conflict with the City's energy goals	Refer to Mitigation Measures GHG-2 through GHG-6					

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs		MONITORING			VERIFICATION	
			Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
GEOLOGY AND SOILS							
Paleontological Resources							
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	G-1	In the event paleontological resources are found during construction, all attempts will be made to preserve in place or leave resources in an undisturbed state in compliance with applicable laws. In the event that fossil specimens are encountered on the site and cannot be preserved in place, a qualified paleontologist will be contacted and work in the vicinity of the discovery (15-meter radius) will halt until the appropriate assessment and treatment of the resource is determined by the paleontologist (work can continue elsewhere on the project site). If recommended by the project paleontologist, monitoring may be implemented, collection of specimens or appropriate sediment samples may be conducted, and remains may be curated at a repository, in accordance with Society of Vertebrate Paleontology guidelines.	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
GREENHOUSE GAS EMISSIONS						
Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment or conflict with Assembly Bill 32 or California Air Resources Board's 2017 Scoping Plan Update	GHG-1 The number of large diesel trucks coming to the site (i.e., for deliveries, trash collection or other services) shall be limited to 20 trucks per day or less. This restriction is specifically applicable to trucks classified as medium-heavy duty and heavy-heavy duty with gross vehicle weight (GVW) greater than 19,500 pounds.	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction / On going		
	GHG-2 Onsite renewable energy sources (i.e., solar panels) shall be installed capable of generating up to 25% of the project's total electricity demand.	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction / On going		
	GHG-3 Prior to receiving a Certificate of Occupancy, the proposed project shall demonstrate to the satisfaction of the Garden Grove Building and Safety Division that water conservation strategies have been implemented, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and pool water recycling systems.	Project Applicant	Community and Economic Development Department /Public Works Department	Prior to receiving a Certificate of Occupancy		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	GHG-4 Waste management, recycling and composting programs shall be implemented to divert up to 50% of waste away from a landfill.	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction / On going		
	GHG-5 Electric landscaping equipment, such as leaf blowers and pressure washers shall be used.	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction / On going		
	GHG-6 No onsite natural gas fireplaces or fire pits shall be installed.	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction / On going		
	GHG-7 Trip reduction measures and project design features shall be implemented to reduce the number of auto-based trips generated by the project and to encourage the use of transit, bicycling, and walking through the following measures. 1. Improve the walkability and design of the project by providing	Project Applicant	Community and Economic Development Department /Public Works Department	During grading and building construction / On going		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	pedestrian and bicycling connections within the project site and to adjacent off-site facilities (i.e., sidewalks, crosswalks, wayfinding signage, etc.). 2. Provide traffic calming measures (i.e., marked crosswalks, raised crosswalks, raised intersections, count-down signal timers, curb extensions, speed tables, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, etc.) 3. Provide secure onsite bicycle racks and provide bicycle rentals for hotel guests. 4. Provide transit/shuttle service for guests to local area attractions. The shuttle service shall operate on a regular daily basis and be offered to all guests staying at the hotel. 5. Hotel management/concierge					

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	should provide information that promotes walking, bicycling and public transit options to nearby attractions. This should include information on local bus routes and schedules and wayfinding to the existing transit stops along Harbor Boulevard.					
NOISE						
Construction Noise Reduction						
Generate temporary noise levels in exceedance of ambient conditions at the residential uses surrounding the project site	N-1 Prepare and submit a construction management plan to the City of Garden Grove prior to starting construction. The construction management plan shall ensure all contractors implement construction best management practices to reduce construction noise levels. Best management practices shall include, but not be limited to, the following: • All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields). • Where feasible, electric hook-ups shall be provided to avoid the use of	Project Applicant	Community and Economic Development Department / Public Works Department	Prior to grading and building construction		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load.) • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Locate staging area, generator areas, and stationary construction equipment as far from the adjacent residential homes, as feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. • Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can inquire about the					

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	construction process and register complaints to a designated construction noise disturbance coordinator. - All construction activities shall take place during daytime hours, between 7:00 a.m. to 8:00 p.m., per the requirements of the City of Garden Grove conditions of approval. - No impact pile driving or blasting activities shall be permitted on the project site during construction.					
	N-2 Construct the eight (8) foot high masonry block noise barrier wall along the western and northwestern property lines during the first phase of construction, prior to performing any excavation or grading activities.	Project Applicant	Community and Economic Development Department / Public Works Department	During the first phase of construction, prior to performing any excavation or grading activities		
	N-3 Install a temporary noise barrier wall along the northern and southern property lines of the project site to shield adjacent sensitive receptors from construction noise. The temporary barrier should be	Project Applicant	Community and Economic Development Department / Public Works Department	During the first phase of construction, prior to performing any excavation or		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	installed at the first phase of construction, prior to performing any excavation or grading activities and shall remain till the construction is completed. The temporary noise barrier shall be a minimum of six (6) feet high and present a solid face area such as by installing sound absorptive material or blankets which can be installed in multiple layers for improved noise insulation.			grading activities		
TRANSPORTATION						
Left-Turn Queue						
Substantially increase hazards due to a geometric design or incompatible uses	TR-1	Coordinate with the City of Anaheim to determine if the project is required to make a fair-share contribution to extend the left-turn capacity up to 266 feet at the intersection of Harbor Boulevard and Orangewood Avenue.	Project Applicant	Public Works Department	Prior to final building permits	
	TR-2	Pay full cost to extend the left-turn capacity up to 169 feet at the intersection of West Street and Chapman Avenue.	Project Applicant	Public Works Department	Prior to final building permits	
	TR-3	Pay full cost to extend the left-turn capacity up to 105 feet at the intersection of Harbor Boulevard and Lampson Avenue.	Project Applicant	Public Works Department	Prior to final building permits	

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	TR-4 Pay full cost to extend the left-turn capacity up to 133 feet at the intersection of Haster Street and Lampson Avenue.	Project Applicant	Public Works Department	Prior to final building permits		
	TR-5 Pay full cost to extend the left-turn capacity up to 381 feet at the intersection of Harbor Boulevard and Trask Avenue.	Project Applicant	Public Works Department	Prior to final building permits		
TRIBAL CULTURAL RESOURCES						
Substantial adverse change in the significance of a tribal cultural resource pursuant to Public Resources Code § 21074	TCR-1 If any tribal cultural resources are encountered within the project site, interested Native American parties established in the contact program, in compliance with Assembly Bill 52 (AB 52), will be notified. The City of Garden Grove will coordinate with interested Native American parties, as established during AB 52 consultation, to determine whether the resources constitute tribal cultural resources and solicit any comments the Native American parties may have regarding appropriate treatment and disposition of the resources. All attempts will be made to preserve tribal cultural resources in place or leave resources in an undisturbed	Project Applicant	Community and Economic Development Department / Public Works Department	During grading and building construction		

IDENTIFIED IMPACT	MITIGATION MEASURES/PDFs	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	state in compliance with all applicable laws. Work in the vicinity of the discovery (15-meter radius) will halt until the appropriate assessment and treatment of the resource is determined in consultation with Native American parties (work can continue elsewhere on the project site).					

4 Supplemental Mitigation Monitoring and Reporting Program

4.1 Introduction

California Public Resources Code (PRC) Section 21081.6 requires that, upon certification of an environmental impact report (EIR), “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation” (PRC Sections 21000–21177).

This Supplemental Mitigation Monitoring and Reporting Program (MMRP) was developed in compliance with PRC Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000–15387), and includes the following information:

- A list of mitigation measures
- The timing for implementation of the mitigation measures
- The party responsible for implementing or monitoring the mitigation measures
- The date of completion of monitoring

The City of Garden Grove must adopt this Supplemental MMRP, or an equally effective program, if it approves the proposed Site B-2 Hotel Project (Project) with the mitigation measures that were adopted or made conditions of Project approval.

4.2 Supplemental MMRP Table

Table 4-1 presents the Supplemental MMRP, including the mitigation measures, timing for their implementation, the party or parties responsible for implementing or monitoring the mitigation measures, and date of completion. Each mitigation measure includes the corresponding California Air Pollution Control Officers’ Association (CAPCOA) measure in *italics* immediately following the mitigation text to indicate alignment with recognized VMT and GHG best practices. Project design features (PDFs) that are incorporated into the Project relative to the analysis in the Draft Supplemental EIR are also provided in the table.

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
Greenhouse Gas Emissions				
Mitigation Measures				
MM-GHG-1: Construction Equipment Electrification. Prior to issuance of building permits, the Project Applicant's or designee's contractor shall submit a Construction Equipment Emissions Minimization Plan for City of Garden Grove (City) approval that: (1) Identifies all off-road equipment anticipated by phase. (2) Requires generators, cranes, electric scissor/boom lifts, forklifts/telehandlers (where feasible), welders (where feasible), and electric/solar light towers when commercially available. (3) Requires grid power for temporary construction. (4) Where electric equipment is not available for a listed task, documents non-availability (size/class, delivery lead time, site constraints) and requires the cleanest feasible alternative (Tier 4 Final/zero-emission alternatives as available). In addition, the Project shall limit air compressors used during the architectural coating/painting phase to equipment that is electric-powered. Compliance shall be demonstrated through equipment lists, rental records, and weekly logs and shall be summarized in a post-construction compliance memo for the Supplemental Mitigation Monitoring and Reporting Program (Supplemental MMRP) file. (CAPCOA Measure C-1-A)	Prior to the issuance of building permits	City of Garden Grove		
MM-GHG-2: Construction Office Energy Efficiency. Prior to issuance of building permits, the Applicant or designee shall submit documentation to the City of Garden Grove that temporary construction field office(s) are equipped with energy efficient lighting such as compact fluorescent or LEDs and that heating and cooling units are Energy Star certified.	Prior to the issuance of building permits	City of Garden Grove		
MM-GHG-3: Construction Debris Recycling. Prior to the start of construction, the Project's contractor shall develop a Construction Waste Management Plan (Plan) for submittal and approval to the City	Prior to the start of construction	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
of Garden Grove. The Plan shall recycle or salvage non-hazardous construction debris including but not limited to wood, metal, concrete, asphalt, and other reusable materials generated during construction activities. The contractor shall implement the Plan to achieve a minimum diversion target of 75% of non-hazardous construction and demolition debris from landfills, exceeding the City's current 65% diversion requirement. (CAPCOA Measure S-4)				
MM-GHG-4: Electric Vehicle Charging Infrastructure. Prior to issuance of building permits, the Project Applicant or designee shall submit a site plan to the City of Garden Grove for approval noting the location of electric vehicle infrastructure and charging stations. Prior to issuance of the final certificate of occupancy, the Project Applicant or designee shall provide electric vehicle (EV) charging infrastructure within the Project site as required by the applicable California Green Building Standards Code, but that, at a minimum, meets or exceeds 2022 California Green Building Standards Code Tier 2 standards. Tier 2 requires approximately 225 parking spaces to be EV capable, and 75 spaces to be equipped with EV Supply Equipment (EVSE). The Project shall install a minimum of 225 EV capable spaces and 100 EVSE spaces. (CAPCOA Measure T-14)	Prior to the issuance of building permits	City of Garden Grove		
MM-GHG-5: Guest Vehicle Trip Reductions. Prior to issuance of building permits, the Project Applicant shall submit a site plan to the City of Garden Grove for approval identifying where pedestrian and bicycle connections to adjacent facilities will be provided and where bicycle parking spaces will be provided. The City shall verify the inclusion of pedestrian and bicycle infrastructure prior to the issuance of the final certificate of occupancy. The Project Applicant or designee shall ensure that, at a minimum, the following trip reduction measures are implemented during Project operations to reduce the number of auto-based trips generated by the Project and to encourage the use of transit, bicycling, and walking.	Prior to the issuance of a building permits	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
- Improve the walkability and design of the Project by providing pedestrian and bicycling connections within the Project site and to adjacent off-site facilities (i.e., sidewalks, crosswalks, wayfinding signage, etc.). - Provide secure on-site bicycle racks to accommodate a minimum of 38 bicycle parking spaces and provide bicycle rentals for hotel guests. - Alternative transportation services such bike rentals and transit information shall be seamlessly integrated into the guest experience, making alternative modes of travel easy to understand, access, and use. - Hotel management/concierge should provide information that promotes walking, bicycling and public transit options to nearby attractions. This should include real-time transit information provided through dedicated monitors, interactive electronic displays, websites, or mobile applications identifying local bus routes and schedules, as well as wayfinding to the existing transit stops within the Project vicinity. - Provide a dedicated shuttle service linking the hotel to nearby shopping and entertainment destinations, prioritizing battery-electric vehicles where route length and charging logistics allow; the program may be operated under a vendor contract with scheduled runs during peak guest activity and on-demand service for special events. - Hotel management will make available transit passes for purchase and provide clear wayfinding to public transit and shuttle services. - Qualitative assessments (e.g., user satisfaction surveys, walk audits, guest feedback) shall be regularly conducted to evaluate the effectiveness of trip reduction strategies. - An annual report summarizing how transportation options are being used, guest perceptions, and planned improvements shall be submitted to the City.				

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
<i>(CAPCOA Measures T-34, T-38, T-43, and T-44)</i>				
MM-GHG-6: Limit Large Diesel Trucks During Operation. Prior to issuance of certificate of occupancy, the Project Applicant or designee shall submit a Truck Delivery Management Plan to the City of Garden Grove that documents how truck deliveries will be restricted and monitored. The Project Applicant or designee shall implement a monitoring program to restrict the number of large diesel trucks coming to the site (i.e. for deliveries, trash collection, or other services) to an average of 10 trucks per day or less. This restriction is specifically applicable to trucks classified as medium-heavy duty and heavy-heavy duty with gross vehicle weight (GVW) greater than 19,500 pounds. Annual reports summarizing heavy-duty truck trips shall be provided to the City of Garden Grove. <i>(CAPCOA Measure C-2)</i>	Prior to the issuance of a certificate of occupancy	City of Garden Grove		
MM-GHG-7: Building Energy Efficiency Measures. Prior to issuance of building permits, the Project Applicant or designee shall submit documentation of building energy efficiency measures to the City of Garden Grove, such that a minimum of 15% above 2022 Title 24 Building Envelope Energy Efficiency Standards is achieved. Energy efficiency measures shall include, at a minimum, the following: 1. LED Lighting – High-lumen LED light fixtures shall be used exclusively for the lighting of spaces throughout the Project that require 8 to 10 watts per fixture 2. Energy efficient lighting shall be incorporated into all on-site lighting and energy efficient appliances shall be incorporated into Project operations. 3. HVAC Optimization – The HVAC system shall include the following: a. Electric heat pumps will be used for space heating and domestic hot water, with all systems integrated and monitored by the Project Building Management System for performance optimization, fault detection, and energy tracking.	Prior to the issuance of building permits	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
b. Smart thermostats, which include a motion sensor detector and door/window open sensors, will be installed in each guest room. c. The central plant will utilize a Combination Plant with SmartPlate EV 4. Glazing – All glazing for the tower and exterior public spaces shall be installed with Low-E glass [U-factor (thermal transmittance) ≤ 0.28 and Solar Heat Gain Coefficient (SHGC) ≤ 0.23. 5. Energy Management System – The Project shall use advanced systems to monitor and optimize energy use in real time. 6. Benchmarking and Monitoring – The Project shall incorporate an Energy Star Portfolio Management system to track and manage energy consumption 7. Third-Party Verification/LEED Certification – The Project shall obtain third-party HVAC commissioning verification or LEED certification of Gold to Platinum to verify energy savings. 8. Battery Energy Storage –The Project would include an on-site battery energy storage system occupying approximately 500 to 1,000 square feet, consisting of modular lithium-ion battery cabinets and associated electrical equipment. The system would be used for peak load management and grid resiliency consistent with California Fire Code and Title 24 requirements. (CAPCOA Measure E-1 is quantified) (CAPCOA Measures E-7, E-9, E-22, E-24, and E25 are qualitative)				
MM-GHG-8: Cool Roof/Deck. Prior to issuance of building permits, the Project Applicant or designee shall submit plans to the City for approval that require cool roof and cool deck surfaces to be included as part of the Project for the podium and tower, consistent with the specifications provided below. ▪ Cool Roof Installation: All roofing materials shall meet or exceed the California Title 24, Part 6 requirements for cool roofs, based on roof slope:	Prior to the issuance of building permits	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
▪ Low-sloped roofs (≤ 2:12 pitch): - Aged Solar Reflectance (SR) ≥ 0.63 - Thermal Emittance (TE) ≥ 0.75 - Or Solar Reflectance Index (SRI) ≥ 75 ▪ Steep-sloped roofs (> 2:12 pitch): - Aged SR ≥ 0.20 - TE ≥ 0.75 - Or SRI ≥ 16 ▪ Cool Deck Surfaces: All exterior hardscape surfaces exposed to sunlight (e.g., pool decks, patios, walkways) shall use high-albedo materials or cool surface coatings with: - Minimum SR of 0.29 or higher - Or materials with a demonstrated surface temperature reduction of at least 10° F compared to conventional concrete or asphalt To meet the above standards, the Project Applicant may implement one or more of the following: ▪ Use Energy Star®-rated roofing products or materials listed in the Cool Roof Rating Council (CRRC) directory. ▪ Apply reflective coatings or single-ply membranes with compliant SR and TE values. ▪ Install light-colored or permeable pavers, cool concrete, or coated surfaces for decks and walkways, such as permeable interlocking concrete pavers, porous asphalt, permeable concrete, geocell systems, or bio-asphalt. ▪ Incorporate green roofs or vegetated shading structures as alternative compliance pathways (subject to City approval). Monitoring and Reporting shall include:				

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
- Submittal of roofing and hardscaping material specifications to the City of Garden Grove Building Division prior to issuance of building permits. - City inspectors shall verify installation during final inspection and prior to issuance of the final certificate of occupancy. (CAPCOA Measure E-21)				
MM-GHG-9: Renewable Energy. The Project Applicant or designee shall install a solar photovoltaic system capable of generating a minimum of 267,000 kilowatt hours (kWh) per year prior to issuance of certificate of occupancy. (CAPCOA Measure E-10-B)	Prior to the issuance of a certificate of occupancy	City of Garden Grove		
MM-GHG-10: Water Conservation. Prior to receiving the final certificate of occupancy, the Project Applicant or designee shall submit a Water Conservation Compliance Report to the City of Garden Grove for review and approval. The Project shall achieve a minimum 10% reduction in total water use compared to the baseline of 167 gallons per room per day as identified in the Water Supply Assessment (Psomas 2022). This equates to a target of no more than 150.3 GPCD gallons per room per day at full occupancy. The Water Conservation Compliance Report shall include product specifications for all water-saving fixtures and systems, landscape and irrigation plans, greywater system design and capacity documentation, post-occupancy water use monitoring plan for the first 12 months after occupancy. To meet or exceed the performance standard, the Project may implement a combination of the following water conservation strategies: - Low-Flow Water Fixtures for guest rooms and public area - Smart Irrigation System – outdoor landscaping shall include weather-based irrigation controllers and drought-resistant landscaping to minimize outdoor water use - Greywater Recycling (CAPCOA Measures W-2, W-5, and W-7)	Prior to receiving the final certificate of occupancy	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
MM-GHG-11: Waste Reduction. Prior to issuance of the final certificate of occupancy, the Project Applicant or designee shall submit a Waste Management, Recycling, and Composting Plan to the City of Garden Grove for review and approval. The program shall be implemented on-site at the Project location and apply to all operational areas, including guest services, food and beverage operations, maintenance, and administrative functions. The waste reduction program shall be fully implemented during Project operations. The Plan shall specify a minimum diversion of 25% of municipal solid waste, including organics, generated on site from landfill disposal. The Waste Management, Recycling, and Composting Plan may include but not be limited to the following: ▪ Recycling Program - Provide labeled bins for recyclables and certified hauler contracts. - Promote recycled paper and other products like soap. ▪ Organics and Composting Program - Collect food scraps and compostables. ▪ Source Reduction Measures - Reduce single-use items and paper use. - Ban disposable (i.e., designed to be used once and discarded) foodware items and accessories. - Allow customers to bring their own reusable items. - Require hand soap in refillable containers. - Do not provide water in plastic bottles or disposable single-use cups. - Do not use expanded polystyrene (i.e., Styrofoam). - Require reusable napkins and tablecloths with recyclable disposable napkins only for takeout. - Provide hand dryers in areas accessible to customers. - Require reusable laundry bags. - Require reusable dishware for room service.	Prior to issuance of the final certificate of occupancy	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
- Offer toiletries on request rather than automatically. - Provide key cards made of non-plastic materials, including traditional metal keys or wood, bamboo, and paper options for chip-based cards. - Incentivize returning keys to discourage waste. - Provide non-plastic shower caps, razors, shaving cream, slippers, eye masks, and ear plugs. - Remove minifridge items that use plastic. - Eliminate the use of garbage bags if possible, or use garbage bags made of compostable material. - Serve employee meals with reusable dishware and cutlery and provide reusable water bottles for all employees with accessible water bottle refill stations. - Replace paper towels with reusable dish rags. ▪ Employee and Guest Education - Provide staff training and signage for guests. ▪ Monitoring and Reporting - Track waste and submit Annual Waste Diversion Report to the City of Garden Grove. In addition, if the hotel/operations qualify as a covered edible food generator, the Project will contract with a food recovery organization/service and keep required records. If not covered, the Project will evaluate a partnership during operator onboarding and implement if feasible. <i>(CAPCOA Measure S-1/S-2) (CAPCOA Measure S-3 is a qualitative measure in CalEEMod and is not quantified in the operational analysis)</i>				
MM-GHG-12: Zero Emission Landscape Equipment. During Project operations, the Project Applicant or designee shall ensure zero-emission landscape equipment (defined as equipment that does not emit tailpipe emissions during operation) is utilized. The Project Applicant or designee shall be responsible for ensuring that all	During operations	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
landscape maintenance contractors and staff comply with this measure. All landscape maintenance activities associated with the Project shall utilize zero-emission landscaping equipment, such as electric-powered or battery-operated tools. This requirement applies to all landscaped areas within the Project site, including but not limited to courtyards, green spaces, perimeter landscaping, and rooftop gardens. The requirement shall be implemented prior to the commencement of landscape maintenance operations. To meet or exceed the performance standard, the Project may implement a combination of the following strategies: Electric-Powered Equipment ▪ Use electric or battery-powered: - Leaf blowers. - Lawn mowers. - Hedge trimmers. - Edgers. - Chainsaws. Contractor Requirements ▪ Include zero-emission equipment requirements in all landscape maintenance contracts. ▪ Require contractors to provide documentation of equipment type and compliance. On-Site Charging Infrastructure ▪ Install dedicated charging stations or outlets for landscape equipment. Equipment Inventory and Tracking ▪ Maintain an inventory of all landscape equipment used on site. ▪ Submit an annual compliance report to the City of Garden Grove verifying that only zero-emission equipment is in use. Training and Education ▪ Provide training to landscape maintenance staff on the proper use and maintenance of electric equipment.				

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
Display signage or include information in sustainability reports to promote awareness. (CAPCOA Measure LL-1)				
MM-GHG-13: Prohibit Woodburning Devices, Natural Gas Fireplaces, and Fire Pits. Prior to the issuance of building permits, the Project Applicant or designee shall submit building design plans for approval of the City showing the prohibition of on-site woodburning devices, natural gas fireplaces, fire pits, or other decorative combustion features throughout the Project site. Prior to the issuance of the final certificate of occupancy, the City shall confirm that this prohibition has been implemented.	Prior to the issuance of building permits	City of Garden Grove		
MM-GHG-14: Refrigerant Management Program. Prior to issuance of mechanical permits, the Project Applicant or designee shall develop and submit a Refrigerant Management Program to the City of Garden for review and approval. The Project Applicant or designee shall be responsible for developing, implementing, and maintaining the refrigerant management program in coordination with HVAC contractors and facility operations staff. The Refrigerant Management Program shall include the use of low-GWP refrigerants (e.g., R-32 or better) and incorporate best management practices to reduce emissions from service, operation, and disposal of refrigerants. This measure shall apply to all refrigeration and HVAC systems installed and operated within the Project site, including guest rooms, common areas, kitchens, and mechanical rooms. The Project shall ensure that: 100% of installed HVAC and refrigeration systems use refrigerants with a GWP $\leq$ 750, consistent with California Air Resources Board (CARB) regulations. - The refrigerant management program shall achieve a minimum 10% reduction in potential refrigerant emissions compared to standard industry practices, as demonstrated through leak rate tracking and maintenance logs.	Prior to the issuance of mechanical permits	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
To meet or exceed the performance standard, the Project may implement a combination of the following strategies: Mechanical Equipment - Install microchannel heat exchangers in A/C equipment in place of conventional heat exchangers. Use of Low-GWP Refrigerants - Select refrigerants such as R-32, R-454B, or other CARB-compliant alternatives with $GWP \leq 750$. - Avoid high-GWP refrigerants such as R-410A and R-404A. Leak Detection and Prevention - Install automatic leak detection systems for large-capacity systems. - Conduct quarterly inspections and maintain leak logs. Refrigerant Recovery and Disposal - Use certified technicians for refrigerant recovery and disposal. - Maintain documentation of recovered and recycled refrigerants. Preventive Maintenance Program - Implement a scheduled maintenance plan to inspect and service HVAC and refrigeration systems. - Include refrigerant charge optimization and system performance checks. Training and Certification - Ensure all HVAC technicians are EPA Section 608 certified. - Provide training on low-GWP refrigerant handling and leak prevention. Third-Party Verification - Obtain third-party verification of refrigerant management practices through programs such as GreenChill or LEED Enhanced Refrigerant Management credit. Prior to issuance of certificate of occupancy, the City of Garden Grove will verify that the equipment specified in the Refrigerant				

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
Management Program has been installed. Ongoing compliance shall be performed by the Project Applicant or their designee. (CAPCOA Measures R-1, R-4, R-5, R-6, and R-7)				
MM-GHG-15: Carbon Offsets – The Project Applicant (or its designee) shall implement the following carbon offsets in accordance with the Project’s construction and operational phases as outlined below. <i>Timeline for Acquisition of Carbon Offset Credits</i> Construction Prior to issuance of grading permits, the Project Applicant (or its designee) shall purchase and retire carbon offsets in a quantity sufficient to offset all construction GHG emissions in a lump sum with the quantification, performance standards, and requirements set forth below. Alternatively, construction offsets may be purchased on an annual basis by purchasing the first phase of construction offsets prior to start of grading and then purchasing offsets for each following year by December 31 of the year preceding the new year in which construction will occur. Annual construction GHG emission offsets shall also be subject to the same quantification, performance standards, and requirements set forth below. Operation Prior to issuance of the final certificate of occupancy, the Project Applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset, for a 30-year period following occupancy of the Project, the construction and operational GHG emissions from the Project to the 1,400 MT CO₂e per year threshold, consistent with the quantification, performance standards and requirements set forth below. Alternatively, the Project Applicant or its designee may purchase and retire annual operational GHG offsets for a period of 30 years by December 31 of the year preceding each new year after the issuance of the final certificate of occupancy. Annual operational GHG				

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion																		
emission offsets shall also be subject to the same quantification, performance standards, and requirements set forth below. Quantification of GHG Emissions and Reductions Required Construction The estimated total construction GHG emissions to be offset are 3,362.30 MT CO₂e if purchased in a lump sum. If purchased on an annual basis, the following schedule provides the estimated annual emissions and date of compliance. <table><tr><th>Year</th><th>Offsets Required (MT CO₂e)</th><th>Purchase and Retirement Deadline</th></tr><tr><td>1</td><td>402.52</td><td>Prior to issuance of grading permits</td></tr><tr><td>2</td><td>1,434.02</td><td>December 31 of Year 1</td></tr><tr><td>3</td><td>1,410.81</td><td>December 31 of Year 2</td></tr><tr><td>4</td><td>114.95</td><td>December 31 of Year 3</td></tr><tr><td>Total</td><td>3,362.30</td><td></td></tr></table> Notes: MT CO₂e = metric tons of carbon dioxide equivalent; N/A = not applicable. Operation The estimated operational emissions are 7,408.02 MT CO₂e. To mitigate operational emissions below the 1,400 MT CO₂e per year threshold, the Project would purchase and retire one lump sum of 180,270.60 MT CO₂e of offsets (7,408.02 MT CO₂e – 6,009.02 [offsets] = 1,399 MT CO₂e remaining); 6,009.02 MT CO₂e × 30-year life = 180,270.60 MT CO₂e; or that same total amount of credits in increments over the 30 years. The following schedule provides the estimated offset emissions and dates of compliance under the scenarios where credits are purchased and retired in a lump sum or on an annual basis.	Year	Offsets Required (MT CO ₂ e)	Purchase and Retirement Deadline	1	402.52	Prior to issuance of grading permits	2	1,434.02	December 31 of Year 1	3	1,410.81	December 31 of Year 2	4	114.95	December 31 of Year 3	Total	3,362.30					
Year	Offsets Required (MT CO ₂ e)	Purchase and Retirement Deadline																				
1	402.52	Prior to issuance of grading permits																				
2	1,434.02	December 31 of Year 1																				
3	1,410.81	December 31 of Year 2																				
4	114.95	December 31 of Year 3																				
Total	3,362.30																					

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Scenario	Offsets Required (MT CO ₂ e)	Purchase and Retirement Deadline				
Lump sum	180,270.60	Prior to issuance of certificate of occupancy				
Annual basis 30-year term	6,009.02	Prior to issuance of certificate of occupancy for Year 1 and December 31 of preceding year				

Notes: MT CO₂e = metric tons of carbon dioxide equivalent; N/A = not applicable.

If the Project Applicant or its designee selects the scenario where the credits are purchased on something other than in one lump sum initially, they can purchase and retire the remaining offsets required in a lump sum in accordance with the remaining term and conditions outlined herein.

Carbon Offset Standards – Eligible Registries, Acceptable Protocols, Defined Terms, and Geographic Priorities

“Carbon offset” shall mean an instrument, credit or other certification verifying the reduction of GHG emissions issued by the following CARB-accredited registries: Climate Action Reserve, the American Carbon Registry, or Verra (formerly, the Verified Carbon Standard); as well as credits issued for projects listed on the California Carbon Sequestration and Climate Resiliency Project Registry, which is maintained by the California Natural Resources Agency and may provide additional offsets. This shall include, but is not limited to, an instrument, credit or other certification issued by these registries for GHG reduction activities. The Project shall neither purchase offsets from the Clean Development Mechanism registry nor purchase offsets generated under Clean Development Mechanism protocols.

To be eligible under this mitigation measure, carbon offsets must satisfy the “Reporting and Enforcement Standards” below and demonstrate that each registry shall continue its existing practice of requiring the following for the development and approval of protocols or methodologies:

1. Adherence to established GHG accounting principles set forth in the International Organization for Standardization (ISO) 14064,

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
Part 2 or the World Resources Institute/World Business Council for Sustainable Development (WRI/WBCSD) Greenhouse Gas Protocol for Project Accounting; and 2. Oversight of the implementation of protocols and methodologies that define the eligibility of carbon offset projects and set forth standards for the estimation, monitoring and verification of GHG reductions achieved from such projects. The protocols and methodologies shall: a. Be developed by the registries through a transparent public and expert stakeholder review process that affords an opportunity for comment and is informed by science; b. Incorporate standardized offset crediting parameters that define whether and how much emissions reduction credit a carbon offset project should receive, having identified conservative project baselines and the length of the crediting period and considered potential leakage and quantification uncertainties; c. Establish data collection and monitoring procedures, mechanisms to ensure permanency in reductions, and additionality and geographic boundary provisions; and d. Adhere to the principles set forth in the program manuals of each of the aforementioned registries, as such manuals are updated from time to time. The current registry documentation includes the Climate Action Reserve's <i>Reserve Offset Program Manual</i>¹ (April 2024) and <i>Climate Forward Program Manual</i>² (December 2021); the American Carbon Registry's <i>The ACR Standard, Requirements and Specifications for the Quantification, Monitoring, Reporting, Verification, and Registration of Project-Based GHG Emissions Reductions and</i>				

¹ <https://climateactionreserve.org/wp-content/uploads/2024/04/Reserve-Program-Manual-v9.2.pdf>.
² https://climateforward.org/wp-content/uploads/2021/12/Climate-Forward-Program-Manual-December-2021_12-FINAL.pdf.

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Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
<i>Removals</i>³ (July 2023); and Verra’s VCS Standard, <i>Program Guide</i>⁴ (August 2023), and <i>Methodology Requirements</i>⁵ (October 2023). The City has reviewed the registries’ methodologies and has determined that protocols established pursuant to such methodologies – including updates to those protocols and methodologies as may occur from time to time by the registries in accordance with the registry documentation listed in the prior paragraph to ensure the continuing efficacy of the reduction activities – are eligible for use under this mitigation measure. The carbon offsets purchased to satisfy this measure must represent the reduction or sequestration of one MT CO₂e that is “not otherwise required” (CEQA Guidelines Section 15126.4[c][3]). The carbon offsets must achieve the standard of additional, real, permanent, quantifiable, verifiable, and enforceable reductions, which are defined for purposes of this mitigation measure as follows consistent with the applicable provisions in the California Code of Regulations, Title 17: 1. “Additional” means that the carbon offset is not otherwise required by law or regulation, and not any other GHG emissions reduction that otherwise would occur. 2. “Real” means that the GHG reduction underlying the carbon offset results from a demonstrable action or set of actions, and is quantified under the protocol or methodology using appropriate, accurate, and conservative methodologies that account for all GHG emissions sources and sinks within the boundary of the applicable carbon offset project, uncertainty, and the potential for activity-shifting leakage and market-shifting leakage.				

³ <https://acrcarbon.org/wp-content/uploads/2023/10/ACR-Standard-v8.0.pdf>.

⁴ <https://verra.org/documents/vcs-program-guide-v4-4/>.

⁵ <https://verra.org/documents/vcs-methodology-requirements-v4-4/>.

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Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
3. “Verifiable” means that the GHG reduction underlying the carbon offset is well documented, transparent, and set forth in a document prepared by an independent verification body that is accredited through the American National Standards Institute (ANSI). 4. “Permanent” means that the GHG reduction underlying the carbon offset is not reversible; or, when GHG reduction may be reversible, that a mechanism is in place to replace any reversed GHG emission reduction. 5. “Quantifiable” means the ability to accurately measure and calculate the GHG reduction relative to a project baseline in a reliable and replicable manner for all GHG emission sources and sinks included within the boundary of the carbon offset project, while accounting for uncertainty and leakage. 6. “Enforceable” means that the implementation of the GHG reduction activity must represent the legally binding commitment of the offset project developer to undertake and carry it out. The City has reviewed and determined that methodologies and protocols established by American Climate Registry, Climate Action Reserve, and Verra establish and require carbon offset projects to comply with standards designed to achieve additional, real, permanent, quantifiable, verifiable, and enforceable reductions. Additionally, the “Reporting and Enforcement Standards” below shall ensure that the requirements of this mitigation measure will be enforced, as the City has authority to hold the Applicant accountable and to take appropriate corrective action if it determines that any carbon offsets do not comply with the requirements herein. Carbon offsets secured from the CARB-accredited registries shall be prioritized in accordance with the following criteria: (1) offsets within the City; (2) offsets within the County, only if in-City offsets are unavailable; (3) offsets within the State of California, only if in-county				

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
offsets are unavailable; (3) offsets within the United States, only if in-state offsets are unavailable.⁶ The above definitions are provided as criteria and performance standards associated with the use of carbon offsets. Such criteria and performance standards are intended only to further construe the standards under CEQA for mitigation related to GHG emissions (see, e.g., State CEQA Guidelines Section 15126.4[a], [c]), and are not intended to apply or incorporate the requirements of any other statutory or regulatory scheme not applicable to the Project (e.g., the Cap-and-Trade Program). Monitoring, Reporting, and Enforcement Standards Prior to the timeline identified in the initial section of this mitigation measure, the Project Applicant or its designee shall submit documentation in the form of a report to the City that identifies the quantity of emission reductions required by this mitigation measure, as well as the carbon offset proposed for acquisition to achieve compliance with this measure. For purposes of demonstrating that each offset is additional, real, permanent, quantifiable, verifiable and enforceable, the reports shall include: (i) the applicable protocol(s) and methodologies associated with the carbon offsets, (ii) the third-party verification report(s) and statement(s) affiliated with the carbon offset projects, (iii) the unique serial numbers assigned by the registry(ies) to the carbon offset, which serves as evidence that the registry has determined the carbon offset project to have been implemented in accordance with the applicable protocol or methodology and ensures that the offsets cannot be further used in any manner, and (iv) the carbon offset meets the locational attributes				

⁶ For purposes of this provision, offset credits will be deemed “unavailable” if they are either unobtainable generally from the CARB accredited registries, or if on a per-unit basis if such a credit is otherwise available: (a) for offset credits within the City of Garden Grove, more than 2 times as costly as offset credits within the County of Orange, but not within the City of Garden Grove; (b) for offset credits within the County of Orange, more than 5 times as costly as offset credits within California, but not within the County of Orange; or (c) for offset credits within the United States, sufficient offset credits within California are not available for purchase at any cost.

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
as specified by this mitigation measure and verified through a market survey report prepared by a carbon offset broker that identifies the carbon registry listings reviewed for carbon offset availability, including the related date of inquiry. The Project Applicant (or its designee) shall select and retain at least one independent, third-party expert on GHG mitigation and offsets to review the documentation provided by the Applicant (or its designee) relating to, among other data, construction- and operation-related emissions, and provide a report with analysis and recommendations to the City (with supporting materials), on whether the Project has complied with the off-site GHG emissions reduction measures set forth in this mitigation measure. The Project Applicant's (or its designee's) selection of each expert, who shall not be a current or former employee or agent of the Project Applicant (or its designee), shall be subject to the approval of the City Attorney, which shall not be unreasonably withheld. The Project Applicant (or its designee) shall retain the expert(s) for all offset credit submissions made to the City until all offsets required this mitigation measure are acquired and accepted by the City. If the City determines that the Project's carbon offsets at issue in the Project Applicant's (or their designee's) submission meet the requirements of this mitigation measure, the offsets required to be acquired by the Project will be proportionally reduced. Upon an affirmative finding from the City that the Project's carbon offsets are eligible for use under this measure, and within the applicable timeframe required by the first section of this mitigation measure, the Project Applicant (or their designee) shall provide to the City copies of the relevant portions of the GHG offset contracts demonstrating the applicable carbon offsets have been acquired. This will serve as the final documentation required to demonstrate compliance with this mitigation measure.				

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
If the City determines that the Project's carbon offsets do not meet the requirements of this mitigation measure, the City shall provide a detailed explanation of the basis for the City's determination. Carbon offsets not approved by the City as meeting the requirements of this mitigation measure cannot be used to reduce Project GHG emissions and the Applicant will be required to submit qualifying carbon offsets accepted by the City prior to the applicable timeframe specified in the first section of this mitigation measure. <i>(CAPCOA Measure M-2)</i>				
Project Design Features				
PDF-4: Construction equipment should be maintained in proper tune.	During construction	City of Garden Grove		
PDF-5: All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as 5 minutes or longer.	During construction	City of Garden Grove		
PDF-8: For construction activities other than those addressed by MM-GHG-1 and MM-GHG-2, establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.	During construction	City of Garden Grove		
PDF-10: Use haul trucks with on-road engines instead of off-road engines for on-site hauling.	During construction	City of Garden Grove		
PDF-11: The Project will comply with the mandatory requirements of the latest California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (California Green Building Standards Code [CALGreen]), including the provisions for bicycle parking, electric vehicle charging stations, energy efficiency, material conservation, and water/waste reduction.	During operations.	City of Garden Grove		
PDF-12: Install signage at loading docks requiring trucks to limit engine idling times to 5 minutes or less.	During operations	City of Garden Grove		
PDF-21: Engine idling time for all delivery vehicles and trucks must be limited to 5 minutes or less. Signage should be posted in the designated loading areas reflecting the idling restrictions.	During operations	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
PDF-27: Sustainable Building Materials and Contracting. The Project will prioritize low-impact, sustainably sourced, and recyclable materials across construction and interior finishes, including low-VOC paints, Forest Stewardship Council-certified wood, and recycled-content flooring. The Project is also implementing vendor standards that require environmental product declarations and third-party certifications to verify material sustainability. Materials shall be selected not only for their initial environmental footprint but also for durability and long-term performance, reducing the need for frequent replacement and associated waste. In addition, the Project Applicant or their designee will include bid language requiring the contractor to prioritize sourcing within the region (e.g., Orange County/Southern California) where pricing and availability are competitive, and to document major material and subcontractor origins in the construction closeout package.	During construction	City of Garden Grove		
PDF-28: The Project amenities shall be available to registered hotel guests only. There will be no day passes allowed.	Prior to project opening	City of Garden Grove		
PDF-29: The Project amenities include a self-service bicycle repair station adjacent to the guest and employee bicycle parking spaces.	During project construction for installation and during project operation for maintenance and provision of bicycle repair.	City of Garden Grove		
Transportation				
Mitigation Measures				
MM-TRA-1: Implement Commute Trip Reduction Marketing: The Project Applicant shall implement a marketing strategy to promote the Project site employer's Commute Trip Reduction (CTR) program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT and GHG emissions.	Prior to project opening.	City of Garden Grove		

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Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
However, to ensure that CTR achieves VMT reduction of at least 4%, the following measures will be incorporated: a) The Applicant shall provide on site or online commuter information services to employees. The Applicant shall also distribute a quarterly newsletter with tips, success stories, and updates to ensure education and encouragement for the CTR program. b) The CTR shall require the Project Applicant or their designee to appoint a Commute Program Coordinator to oversee the implementation and management of the marketing strategy. c) The Applicant shall ensure on-site or online subsidized transit pass sales are available to all employees. d) The Applicant shall provide guaranteed ride home service by matching employees with other employees or providing access to platforms such as Rideharing.com and Lyft that connect riders for daily commutes with nearby drivers. e) A minimum of 10 preferential parking spaces for carpools/vanpools shall be provided. (CAPCOA Measures T-7, T-9-B)				
MM-TRA-2: Provide End-of-Trip Bicycle Facilities: The Project shall install and maintain end-of-trip bicycle facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions. The Project design includes on-site bicycle racks to accommodate a minimum of 38 short-term bicycle parking spaces and provide bicycle rentals for hotel guests on the ground level and 32 secure long-term bicycle parking spaces for employees; additionally, locker and shower facilities will be provided for employees. (CAPCOA Measure T-10)	During project construction for installation and during project operation for maintenance and provision of bicycle rentals.	City of Garden Grove		

4 – SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

Table 4-1. Supplemental Mitigation Monitoring and Reporting Program

Mitigation Measures/Project Design Features	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
Project Design Features				
None.	N/A	N/A	N/A	N/A

Notes: LEED = Leadership in Energy and Environmental Design; GPCD = gallons per capita per day; GWP = global warming potential; EPA = U.S. Environmental Protection Agency; GHG = greenhouse gas; MT CO₂e = metric tons of carbon dioxide equivalent; VOC = volatile organic compound; N/A = not applicable.

EXHIBIT "C"

PERFORMANCE STANDARDS

Planned Unit Development No. PUD-141-01(A)

The following performance standards shall apply as conditions of approval to any future hotel resort development and/or subdivision of property covered by this Planned Unit Development. These performance standards were originally adopted in 2022 and modified in 2026. The 2026 modifications to the original 2022 standards are shown with deletions shown in ~~strikethrough~~, and with additions shown in **bold-italics-underline**:

1. The term "applicant," as referenced herein, shall refer to both the developer, tenant/business operators and the property owners, including subsequent purchasers and/or tenants of the project. The applicant and subsequent owner/operators of such business shall adhere to the performance standards for the life of the project, regardless of property ownership. Any changes of the performance standards require approval by the hearing body.
2. All performance standards shall be implemented at the applicant's expense, except where specified in the individual performance standards.
3. All mitigation measures that are part of the Mitigated Negative Declaration **and the Supplemental Environmental Impact Report** that was ~~were~~ **adopted or** certified in conjunction with approval of Planned Unit Development No. PUD-141-01(A) shall be implemented.
4. The project is subject to the Mitigation Monitoring and Reporting Program adopted by the City Council as part of the Mitigated Negative Declaration **and the Supplemental Environmental Impact Report** adopted by the City in conjunction with Planned Unit Development No. PUD-141-01(A). In order to assist the City to verify that all required project mitigation measures and project design features are complied with in a timely manner, a project-specific mitigation-monitoring program for monitoring all applicable project-related mitigation measures shall be prepared by the developer/applicant and approved by the Planning Services Division prior to issuance of building permits. Said mitigation monitoring program shall be implemented during project construction through completion. The developer shall provide the City with a quarterly report demonstrating adherence to all mitigation measures. Said person shall provide a report to the City when requested.
5. The project shall comply with the following project design features (PDF) identified in the Mitigated Negative Declaration **and the Supplemental Environmental Impact Report**:

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Construction PDFs

- PDF-1 Prior to starting construction, the project applicant shall submit a Construction Management Plan to the City of Garden Grove that specifies how all construction design features will be implemented.
- PDF-2 The project applicant must follow the standard South Coast Air Quality Management District (SCAQMD) rules (Rule 403) and requirements applicable to fugitive dust control, which include, but are not limited to the following:
1. All active construction areas shall be watered two (2) times daily.
 2. Speed on unpaved roads shall be reduced to less than 15 miles per hour (mph).
 3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 4. Any onsite stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
 6. Access points shall be washed or swept daily.
 7. Construction sites shall be sandbagged for erosion control.
 8. Apply nontoxic chemical soil stabilizers according the manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
 9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
 10. Pave or provide construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.

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11. Replace the ground cover of disturbed areas as quickly possible.

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| PDF-3 | All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest California Air Resources Board (CARB) best available control technology. |
| PDF-4 | Construction equipment should be maintained in proper tune. |
| PDF-5 | All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer. |
| PDF-6 | Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible. |
| PDF-7 | The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level. |
| PDF-8 | Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible. |
| PDF-9 | Establish staging areas for the construction equipment that as far from adjacent residential homes, as feasible. |
| PDF-10 | Use haul trucks with on-road engines instead of off-road engines for onsite hauling. |

Operational PDFs

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| PDF-11 | The project should comply with the mandatory requirements of the latest California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (California Green Building Standards Code [CALGreen]), including the provisions for bicycle parking, electric vehicle charging stations, energy efficiency, material conservation, and water/waste reduction. |
| PDF-12 | Install signage at loading docks requiring trucks to limit engine idling times to 5 minutes or less. |
| PDF-13 | The project applicant must install an eight (8) foot high masonry block noise barrier wall along the western and northwestern property line. The property line wall will be constructed using |

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masonry block and the barrier's weight must be at least 3.5 pounds per square foot of face area without decorative cutouts or line-of-site openings between the shielded areas and the project site. All gaps (except for weep holes) must be filled with grout or caulking to avoid flanking.

PDF-14 All central plant heating, ventilation, and air conditioning (HVAC) equipment, mechanical pumps and pool equipment must be fully enclosed inside the building structure.

PDF-15 The hotel themed pool attraction and outdoor pool deck operation will be open only during daytime hours (7:00 a.m. – 10:00 p.m.).

PDF-16 A minimum eight (8) foot high noise barrier shielding wall should be installed and maintained along all sides of the perimeter of the outdoor patio and pool deck area on level six (6) to shield noise associated with pool activities. The barrier's weight should be at least 3.5 pounds per square foot of face area without decorative cutouts or line-of-site openings between the shielded areas and the project site. All gaps (except for weep holes) should be filled with grout or caulking to avoid flanking. Noise control barrier may be constructed using one, or any combination of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot; and/or
- Transparent glass (5/8 inch thick), acrylic, polycarbonate, or other transparent material with sufficient weight per square foot.

PDF-17 The project should provide one row of vegetation along the north, west, and south sides of the interior pool deck wall on level six (6) by planting evergreen trees/shrubs. A dense vegetation barrier can help provide some sound absorption and visual screening to further help reduce noise levels impacting the adjacent residential homes surrounding the project site. Vegetation should be at least as high as the wall (8 feet).

PDF-18 Outdoor speakers on the pool deck must be predominantly located and concealed within the landscape. All outdoor speakers must be located not greater than eight (8) feet high above the

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pool deck and directed inwards towards the pool or lazy river area.

- PDF-19 The project access on Twintree Avenue must be restricted to emergency access, maintenance vehicles, trash, and delivery trucks only. All employee and guest access to the project site, including tourist buses and shuttles, must be via Harbor Boulevard.
- PDF-20 Delivery, loading/unloading activity, and trash pick-up hours shall be limited to daytime hours (7:00 a.m. – 10:00 p.m.) only, per the requirements of Garden Grove Municipal Code Section 8.47.060(I). Signage should be posted in the designated loading areas reflecting these hour restrictions.
- PDF-21 Engine idling time for all delivery vehicles and trucks must be limited to 5 minutes or less. Signage should be posted in the designated loading areas reflecting the idling restrictions.
- PDF-22 A 4-foot high noise shielding wall must be installed on the perimeter of each floor of the parking structure facing the residential neighborhood to the west, north and south.
- PDF-23 The drive aisle surfaces within the parking structure must have a textured finish or treatment that helps minimize tire squeal.
- PDF-24 The exterior façade of the parking structure must include louvered or perforated wall paneling to help conceal parking structure activities and reduce noise levels. Paneling should cover the entire upper portions of the parking structure openings of each floor facing the west, north and south.
- PDF-25 The project must comply with the California Title 24 Sound Transmissions requirements for exterior walls, roofs, and common separating assemblies (e.g., floor/ceiling assemblies and demising walls).
- a. Walls, partitions, and floor-ceiling assemblies separating sleeping units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50, or not less than 45 if field tested.
 - b. Floor-ceiling assemblies between sleeping units shall have an impact insulation class (IIC) rating of not less than 50, or not less than 45 if field tested.

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- c. Interior noise levels due to exterior sources shall not exceed a community noise equivalent level (CNEL) or a day-night level (LDN) of 45 A-weighted decibel (dBA), in any habitable room.

PDF-26 For proper acoustical performance, the project must utilize standard building practices to ensure all exterior windows, doors, and sliding glass doors have a positive seal and leaks/cracks are kept to a minimum.

PDF-27 Sustainable Building Materials. The Project will prioritize low-impact, sustainably sourced, and recyclable materials across construction and interior finishes, including low-VOC paints, Forest Stewardship Council-certified wood, and recycled-content flooring. The Project is also implementing vendor standards that require environmental product declarations and third-party certifications to verify material sustainability. Materials shall be selected not only for their initial environmental footprint but also for durability and long-term performance, reducing the need for frequent replacement and associated waste.

PDF-28 The Project amenities shall be available to registered hotel guests only. There will be no day passes allowed.

PDF-29 The Project amenities include a self-service bicycle repair station adjacent to the guest and employee bicycle parking spaces.

6. In order to verify compliance with the applicable project mitigation measures, project design features, development standards, and performance standards, the developer shall submit a full set of construction plans to the Community and Economic Development Department for review prior to plan check submittal. The plans shall include a dimensioned and detailed site plan, a floor plan, elevations, a landscaping plan, and a lighting plan, each of which complies with all the appropriate requirements.

Public Works Engineering Division

The following provisions of the Public Works Engineering Division shall be complied with:

7. The applicant shall receive approval of a subdivision map (Tentative Tract Map) in order to reconfigure the project site prior to submitting any type of construction plans to the City of Garden Grove.

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8. The project main entrance shall be aligned with the future hotel development project (Site C) across Harbor Boulevard per approved traffic study. The applicant shall coordinate with the Engineering Division to obtain approved street improvement plans and signal/striping plans. Unless otherwise agreed in writing by the City and approved by the City Council, as recommended in the Site "B2" Hotel Traffic Impact Study prepared for the Project by RK Engineering Group, Inc., dated April 27, 2022 ("Traffic Study"), the applicant shall make a fair-share contribution to the costs to install a traffic signal at the project main entrance. Provided the Site C project at the northeast corner of Harbor Boulevard and Twintree Lane is developed and the traffic signal installed prior to construction of the subject project, the applicant's fair share contribution shall be fifty percent (50%) of the total cost to design, purchase, and install the traffic signal, as reasonably determined by the City Engineer. As stated in the Traffic Study, in the event the Site C project does not get developed and the traffic signal has not been installed prior to application of building permits for the subject project, then, unless otherwise agreed in writing by the City and approved by the City Council, the applicant shall be fully responsible to pay for the entire costs of signal installation, not just a fair share. The applicant's contribution towards the cost of this traffic signal shall be paid to the City prior to the issuance of building permits.
9. As recommended in the Traffic Study, unless otherwise agreed in writing by the City and approved by the City Council, the applicant shall make a fair-share contribution to the costs to install and modify the traffic signal at the intersection of Harbor Boulevard and Twintree Lane. Provided the Site C project at the northeast corner of Harbor Boulevard and Twintree Lane is developed and the traffic signal installed prior to construction of the subject project, the applicant's fair share contribution shall be fifty percent (50%) of the total cost to design, purchase, and install the traffic signal, as reasonably determined by the City Engineer. As stated in the Traffic Study, in the event the Site C project does not get developed and the modified traffic signal has not been installed prior to application of building permits for the subject project, then, unless otherwise agreed in writing by the City and approved by the City Council, the applicant shall be fully responsible to pay for the entire costs of modified signal installation, not just a fair share. The applicant's contribution towards the cost of this traffic signal shall be paid to the City prior to the issuance of building permits.
10. The applicant shall meet and confer and negotiate in good faith with the City to reach an agreement or agreements that address design and installation, limitations, maintenance obligations, and the respective responsibilities of the applicant and the City regarding Project-related improvements that are constructed in or encroach into the public right-of way, including, but not limited to, signal modification or full signal installation at the main entrance on Harbor Boulevard, if necessary, signal modification at the intersection of Harbor Boulevard and Twintree Avenue, if necessary, decorative pavers,

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landscaping, median improvements, irrigation and other improvements. Public street improvements shall be protected from water infiltration and migration by impervious barriers where pervious BMP's are installed. (TGD – INF-3) Such agreements shall be consistent with the provisions of Planned Unit Development No. PUD-141-01(A), applicable Project conditions of approval, and other agreements entered into by the City regarding the Project.

11. The applicant shall be responsible for maintaining the new landscape and irrigation improvements in the public right-of-way adjacent to the Project boundaries for a period of five (5) years following the issuance of a certificate of occupancy for the Project. All plant materials and irrigation systems installed by the applicant shall be maintained for a period of five consecutive years. All plants that show signs of failure to grow at any time during the life of the 5-Year Landscape Maintenance Period, or those plants so injured or damaged as to render them unsuitable for the purpose intended, as determined by the City Engineer, shall be immediately replaced in kind at the expense of the developer or contractor. The applicant shall prepare and execute an enforceable agreement memorializing the foregoing obligations, in a form approved by the City Manager, prior to the issuance of any building permit for the Project.
12. The applicant shall coordinate with the Engineering Division to confirm the ultimate width and location of the right-of-way from the street centerline to the parkway limit and corner cut-off at intersections as required by the City General Plan. If needed, the applicant shall dedicate right-of-way and corner cut-off from the existing right-of-way line fronting the project to the ultimate right-of-way for future ultimate street improvements. Applicant shall record said easement in a format conforming to City policy guidelines under the approval authority of the City Engineer and City Attorney. The applicant shall submit to the Engineering Division an updated title report along with copies of the recorded instruments listed in the title report, as well as reference maps and exhibits used to prepare the legal description. Dedication exhibits shall include closure calculations along with a detailed plat for review and approval of the street dedication exhibits by the City Engineer.
13. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures – TE-17)
14. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 as they conform to land use and roadway designation.
15. Median Design and Opening Spacing shall be in accordance with City's Traffic Policy & Procedures TE-11.

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16. Raised Median Design shall be in accordance with City's Traffic Policy & Procedures TE-64 and City's Standard B-128 and B-132.
17. Turning Template shall be in accordance with City's Traffic Policy & Procedures TE-14.
18. Driveway Opening Policy shall be in accordance with City's Traffic Policy & Procedures TE-8.
19. Sight Distance Standards shall be in accordance with City's Traffic Policy & Procedures TE-13.
20. Median Nose Flare Designs shall be in accordance with City's Traffic Policy & Procedures TE-36.
21. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.
22. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.
23. Parking lot layout shall be in accordance with City Standard B-311 & B-312.
24. The applicant shall comply with the following improvements and recommendations of the approved Traffic Study:
 - a. The applicant shall coordinate with the City of Anaheim to determine if the project is required to make a fair-share contribution to extend the left-turn capacity up to 266 feet of Harbor Boulevard/Orangewood Avenue.
 - b. Unless otherwise agreed in writing by the City and approved by the City Council, the applicant is responsible for full cost to extend the southbound left-turn capacity up to 169 feet at the intersection of West Street/Chapman Avenue.
 - c. Unless otherwise agreed in writing by the City and approved by the City Council, the applicant shall be responsible to pay full cost to extend the eastbound left-turn capacity up to 105 feet at the intersection of Harbor Boulevard/Lampson Avenue.
 - d. Unless otherwise agreed in writing by the City and approved by the City Council, the applicant shall be responsible to pay full cost to extend the northbound left-turn capacity up to 133 feet at the intersection of Haster Street/Lampson Avenue.

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- e. Unless otherwise agreed in writing by the City and approved by the City Council, the applicant shall be responsible to pay full cost to extend the southbound left-turn capacity up to 381 feet at the intersection of Harbor Boulevard/Trask Avenue.
- f. The applicant shall improve the walkability and design of the project by providing pedestrian and bicycling connections within the project site and to adjacent off-site facilities (i.e., sidewalk, crosswalk, wayfinding signage, etc.).
- g. The applicant shall provide traffic calming measures (i.e., marked crosswalk, raised crosswalk, raised intersections, count-down signal timers, curb extensions, speed tables, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, etc.).
- h. The applicant shall provide secure on-site bicycle racks and provide bicycle rentals for hotel guests.
- i. The applicant shall provide transit/shuttle service for guests to local area attractions. The shuttle service shall operate on a regular basis and be offered to all guests staying at the hotel.
- j. Hotel management/concierge shall provide information that promotes walking, bicycling and public transit options to nearby attractions. This should include information on local bus routes and schedules, and wayfinding, to the existing transit stops along Harbor Boulevard.
- k. The applicant shall ensure adequate radius is provided for appropriate vehicles (fire trucks, buses, limousines, trash trucks, etc.) to navigate the project access and roundabout.
- l. The project shall provide adequate drive aisle and lane widths.
- m. Parking spaces should not be located near or within the roundabout. If absolutely necessary, the spaces near the roundabout should be valet-operated and used for long-term parking. In any case, adequate clearance and space should be provided for vehicles navigating the roundabout.
- n. The entrance roundabout should be designed appropriately and per engineering standards for roundabouts, including geometric elements such as Center Island, travel lanes, deflections and inscribed circles. Appropriate design needs to be considered and implemented for all appropriate modes of transportation including pedestrian and bicycles.

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- o. The applicant shall provide appropriate and adequate wayfinding and signage for drivers to easily navigate the entrance and exit.
- p. During times of high activity for the project and/or the adjacent Sheraton Hotel, the applicant shall provide adequate valet staff and means to ensure traffic does not spill back onto the roundabout or Harbor Boulevard and impede the flow of vehicles.
- q. Prior to final circulation design, the applicant shall provide detail plans, including drive aisle dimensions and roundabout details, for review by a registered traffic engineer.

Building and Safety Division Services Division

The following provisions of the Building and Safety Division shall be met:

- 25. The project shall comply with the latest requirements of the California Building Code (CBC), the California Green Building Code, the California Energy Standards, Fire Code, and all California Model Codes.

Orange County Fire Authority (OCFA)

The following provisions of the Orange County Fire Authority be met:

- 26. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including, but not limited to, the High-Rise Building provisions of the California Fire Code, California Building Code, and OCFA Guidelines and Fire Master Plan.
- 27. Prior to submitting plans to the City of Garden Grove for plan check review, the applicant shall coordinate with OCFA for review of preliminary plans to ensure that the plans are designed to address all applicable code requirements.
- 28. An Architect of Record shall be hired for this project. The Architect of Record shall develop detailed preliminary plans that comply with all applicable codes.
- 29. The preliminary plans shall include a site plan that demonstrates compliance with OCFA Guideline for Fire Master Plans. The fire lane may not go under any portion of the structure and the locations necessary for laddering to the roof deck shall be located 20 to 40 feet from the building. The fire access roadway may not be on the adjacent property unless the owner of that property grants the City of Garden Grove an emergency access easement for the purpose of emergency access to the hotel property.
- 30. A Fire Protection Engineer (FPE) of Record shall be hired for this project. The FPE shall review the preliminary plans, which will be drawn by the Architect of

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Record, and shall determine if there are any design problems that may prevent fire life-safety systems from being designed and installed in a code compliant way. The FPE shall also determine the type of smoke-control system that will be most appropriate for this project and confirm that a smoke control system design will be feasible, given the challenges, which are unique to this project.

31. The applicant shall provide a Water Availability Form signed by a representative of the local purveyor to demonstrate if the existing water supply meets or exceeds the fire-flow requirement. When the information described above is complete, OCFA will be able to provide traditional project conditions, to replace these preliminary conditions, including a comprehensive list of the plan types that will be required to be submitted to OCFA for this project, and when each plan type must be submitted. A grading permit should not be issued prior to OCFA's approval of a Fire Master Plan.

Planning Services Division

The following provisions of the Planning Services Division shall be met:

32. The operation of the hotel shall comply with the performance standards of Planned Unit Development No. PUD-141-01(A), the project design features, and mitigation measures adopted for PUD-141-01(A). This includes complying with all provisions of Alcoholic Beverage Control Act. In addition, this provision also governs the entertainment venues, the ballroom and meeting space, restaurants, and the indoor/outdoor areas. In regard to specific activities within the hotel's entertainment venues, the ballroom/meeting space, and hotel amenity, and pool deck areas, regardless of the type of event conducted, no event or activity shall at any time be or become a nuisance, disturbance or, or cause complaints for hotel guests or occupants of the surrounding area/properties, or in any way endanger the public health, safety, or welfare.
33. The applicant shall apply for and receive approval of Conditional Use Permits for the sale of alcoholic beverages within the hotel, hotel restaurants, and ballroom/meeting space.
34. The applicant shall prepare a reciprocal access easement agreement, covenant agreement, or similar deed restriction (an "REA") for review and approval by the Community Development Director and City Attorney, which provides for reciprocal access between the project site and the adjacent hotel property to the north (12221 Harbor Boulevard). The applicant shall record the REA and provide City with a copy of the recorded REA prior to the issuance of building permits.
35. If any required parking spaces that serve the adjacent hotel development, the Sheraton Hotel at 12221 Harbor Boulevard, are removed to accommodate the proposed project, the applicant shall ensure that the parking spaces are

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relocated and placed on the adjacent hotel project site to continue to serve the existing hotel. The Community Development Department shall review and approval the location of all new parking spaces.

36. The vehicular access on Twintree Avenue shall be restricted for emergency access, maintenance vehicle access, and trash and delivery trucks access only. All employees and guests shall access the project site, including tourist buses and shuttles, from the Harbor Boulevard access.
37. The driveways on Harbor Boulevard and Twintree Avenue shall be designed with enhanced concrete treatment. All details of the decorative entry shall be submitted on the required landscape plans for review and approval of the Community Development Department.
38. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. The applicant shall also submit a site specific light and glare study for review and approval by Community Development Department prior to issuance of building permit.
39. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane, or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.
40. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.

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41. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5 and 3515 of the California Fish and Game Code, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
42. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning the Project, including, but not limited to, Planned Unit Development No. PUD-141-01(A), the associated Mitigation Monitoring and Reporting Program for the Project, and/or any land use permit approved by the City to facilitate development of the Project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.