



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-06/24/2026-0549

202685000754

**FILED**

June 24, 2026

HUGH NGUYEN  
CLERK - RECORDER

By LSH/SB  
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

SITE B-2 HOTEL PROJECT

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 06/24/2026  
Posted 06/24/2026 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY 483**

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 North Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Garden Grove
Address: 11222 Acacia Parkway
Garden Grove, CA 92840

Contact: Priit Kaskla
Phone: 714-741-5303

FILED

Lead Agency (if different from above):

Address: JUN 24 2026

Contact: HUGH NGUYEN, CLERK-RECORDER

Phone: BY: [Signature] DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022060174

Project Title: Site B-2 Hotel Project

Project Applicant: Kam Sang Company, 411 E. Huntington Drive #305, Arcadia, CA 91006

Project Location (include county): 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, City of Garden Grove, County of Orange

Project Description:

The proposed Site B-2 Hotel Project (Project) involves construction of a full-service high-rise (maximum height of 350 feet) resort hotel with hotel program entertainment/pool deck (height of approximately 61 feet) on a 3.72-acre site at the northwest corner of Harbor Boulevard and Twintree Avenue in the City of Garden Grove. The proposed hotel would include 500 guest suites with balconies and guest amenities/services such as a themed pool experience with lazy river; theater; a ballroom; meeting rooms; food and beverage spaces, themed amenities and shops, an arcade; and a spa and fitness center. The proposed Project would also include a five-level (approximately 61 feet) parking garage (four levels above grade and one level below grade) with a total of 528 spaces inclusive of spaces available for valet parking. Project construction would last approximately 30 months and be completed in a single phase.

This is to advise that the City of Garden Grove City Council has approved the above (Lead Agency or Responsible Agency)

described project on June 23, 2026 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Garden Grove, Planning Services Division, 11222 Acacia Pkwy, Garden Grove, CA 92840

Signature (Public Agency): [Signature] Title: Senior Planner

Date: June 24, 2026 Date Received for filing at OPR: June 24, 2026



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:  
 30-06/24/2026-0549  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2022060174

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF GARDEN GROVE	LEAD AGENCY EMAIL	DATE 06/24/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000754	

PROJECT TITLE  
 SITE B-2 HOTEL PROJECT

PROJECT APPLICANT NAME KAM SANG COMPANY	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 741-5303
PROJECT APPLICANT ADDRESS 411 E. HUNTINGTON DRIVE #305	CITY ARCADIA	STATE CA
		ZIP CODE 91006

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,227.50	\$ 4,227.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ 50.00
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED** \$ 4,277.50

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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