

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 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: Orange County Sanitation District
Address: 10844 Ellis Avenue
Fountain Valley, CA 92708
Contact: Kevin Hadden
Phone: (714) 593-7462

Lead Agency (if different from above):
same as above
Address:
Contact:
Phone:

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): 2015101042

Project Title: Initial Study/Addendum to the Fountain Valley Crossings Specific Plan EIR for the Administrative Headquarters Building Project, Project No. P1-128

Project Applicant: Orange County Sanitation District

Project Location (include county): Bandilier Cir./Ellis Ave./Pacific St., Fountain Valley, Orange County

Project Description:

The proposed Project includes demolition of five existing industrial warehouse buildings and construction and operation of a new Administration Headquarters building on the Project site. The proposed Project would include the construction and operation of a three-story, 109,914 sf administration building, a surface parking lot with 262 parking spaces, landscaping, and security lighting on the Project site. An approximately 128 ft long pedestrian overcrossing would also be constructed across Ellis Avenue.

This is to advise that the Orange County Sanitation District has approved the above (Lead Agency or Responsible Agency)

described project on June 24, 2020 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: OCSD: https://www.ocsd.com/about-us/transparency/eir-documents
City of Fountain Valley: https://www.fountainvalley.org/1278/Fountain-Valley-Crossings

Signature (Public Agency): Adam Nagoroff Title: Engineering Supervisor

Date: 6/24/20 Date Received for filing at OPR:

Governor's Office of Planning & Research

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Jun 25 2020
Revised 2011
STATE CLEARINGHOUSE



## CEQA Filing Fee No Effect Determination

**Applicant Name and Address:**

City of Fountain Valley  
10200 Slater Avenue  
Fountain Valley, CA 92708

**CEQA Lead Agency:** City of Fountain Valley

**Project Title:** Fountain Valley Crossings Specific Plan

**CEQA Document Type:** Environmental Impact Report

**State Clearinghouse Number/local agency ID number:** SCH No. 2015101042

**Project Location:** The Project is located in the City of Fountain Valley, within Orange County. The City of Fountain Valley is located within northern Orange County, approximately 30 miles southeast of downtown Los Angeles and 4 miles inland of the Pacific Ocean, and is bordered by the cities of Huntington Beach on the south and west, Westminster and Garden Grove on the north, Santa Ana on the northeast, and Costa Mesa on the southeast. The Project area is roughly bounded by Ward Street to the west, Talbert Avenue to the north, the Santa Ana River to the east, Ellis Avenue to the south, and is bisected by the Interstate 405 (I-405) freeway, which runs diagonally northwest to southeast through the Project area. The Project area covers approximately 0.24 square miles within the 9.03-square mile City.


**Brief Project Description:** The Fountain Valley Crossings Specific Plan project area current contains a light industrial district developed in the early to mid-1970. The project is a rezoning of a current light manufacturing district to allow additional land uses. The primary goal of the proposed Fountain Valley Crossings Specific Plan (FVCSP) Project (Project) is to enhance the physical attractiveness, community value, and functionality of the Project site area. To achieve this goal, the FVCSP contains objectives to enable and facilitate a revitalization plan to attract new revenue generating businesses to the area, in addition to providing a new downtown area. Initiatives would include a net increase in development of 258,010 square feet (sf) of transit-accessible light industrial, office and limited retail uses, and an estimated addition of 491 residential units within the Project area. The FVCSP would guide this development through adoption of new urban form strategies and development standards, including architectural guidelines, and include facilitation of redevelopment of existing Class B and C structures<sup>1</sup>. The FVCSP would also address circulation and mobility through pedestrian, bike, transit, and streetscape improvements. The FVCSP would ensure that new development respects and integrates transition areas between the District's current mix of industrial buildings, the surrounding residential neighborhoods, and proximity to Interstate 405 (I-405).

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.



Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by:  Date: 01/09/2018  
Signature  
Jennifer Turner, Environmental Scientist  
Name, Title

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FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

**County Clerk Stamp or Initial**