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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Moiola Park Residences

Lead Agency: City of Fountain Valley

Contact Name: Steven Ayers

Email: Steven.Ayers@fountainvalley.org Phone Number: (714) 593-4431

Project Location: City of Fountain Valley, Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The 13-acre project site is the former Fred Moiola Elementary School site located at 9790 Finch Avenue, Fountain Valley (APN 157-033-15). The site is adjacent to the north of the Orange County Flood Control Channel and southwest of Callens Corner Shopping Center.
The proposed project would demolish the existing vacant school buildings, accessory structures, pavement, and infrastructure on the project site, and construct 74 new single-family residences with solar panels, onsite roadways with sidewalks, and an approximately 1.12-acre park. The project includes installation of new water, sewer, and stormwater drainage infrastructure that would connect to existing infrastructure adjacent to the site. This includes removal of the existing connections and development of new connections to the Orange County flood control channel that is adjacent to the site, which requires an encroachment permit from the Orange County Department of Public Works. In addition, the project includes a Response Action by DTSC to reduce potential subsurface VOC accumulation below proposed homes.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Environmental factors potentially effected include: cultural resources, geology/soils, hazards and hazardous materials, and tribal cultural resources. Potentially significant impacts to cultural resources include potentially significant impacts related to accidental discovery of archaeological resources. Impacts would be mitigated to a less than significant level through archaeological monitoring and discovery requirements. Potentially significant effects to geology/soils include potentially significant effects related to liquefaction and accidental discovery of paleontological resources. Impacts would be mitigated to a less than significant level through incorporation of specific engineering design recommendations and paleontological resource monitoring. Potentially significant impacts to hazards and hazardous materials include potentially significant impacts related to transport and disposal of hazardous materials and reasonably foreseeable upset and accident conditions. Impacts would be mitigated to a less than significant level through incorporation of groundwater testing, DTSC notification, and appropriate treatment and/or disposal if groundwater is discovered and installation of vapor barrier systems within Lots 36, 37, 38, 39, and 47, pursuant to DTSC regulations. Potentially significant effects to tribal cultural resources include potentially significant impacts related to discovery of unidentified tribal cultural resources. Impacts would be mitigated to a less than significant level through incorporation of Native American monitoring, Native American Indian Sensitivity Training, processes for handling inadvertent discoveries, and processes for handling discoveries of human remains and funerary remains.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Caltrans District 12, Department of Toxic Substances Control