



CITY OF FOUNTAIN VALLEY

CIVIC CENTER
10200 SLATER AVENUE, FOUNTAIN VALLEY, CALIFORNIA 92708 • (714) 593-4400 • FAX (714) 593-4498

NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION NOTICE OF PUBLIC HEARING

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability and Notice of Intent to adopt a Mitigated Negative Declaration for the Slater Avenue Mixed-Use Project.

NOTICE IS HEREBY GIVEN that the City of Fountain Valley, as lead agency under California Environmental Quality Act (CEQA), has prepared a Mitigated Negative Declaration (MND) and supporting Initial Study for the Slater Avenue Mixed-Use Project, and is providing public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations, as amended.

The City has prepared this Notice of Availability and Notice of Intent for the MND to provide an opportunity for input from public agencies, organizations, and interested parties on the environmental analysis addressing the potential effects of the proposed project.

PROJECT TITLE: Slater Avenue Mixed-Use Project

PROJECT LOCATION: The 3.34-acre project site is located at 10201, 10221, and 10231 Slater Avenue, which is located within the central portion of the City of Fountain Valley, north of I-405 and east of Brookhurst Street. Regional access to the project site is provided by I-405 and Brookhurst Street. Local access to the site is provided from Slater Avenue and San Mateo Street. The site is identified by Assessor's Parcel Numbers 169-122-02, -07, and -08 and is located within the Newport Beach U.S. Geological Survey (USGS) 7.5-Minute Quadrangle and Section 29, Township 5 South, Range 10 West.

PROJECT DESCRIPTION: The proposed project would demolish the existing three buildings, pavement, and infrastructure on the project site, and construct one (1) four- and five-story building structure that would include 270 residential units (including 33 affordable housing units), a restaurant with 5,000 square feet of indoor dining space and 2,000 square feet of outdoor dining space and a walkup coffee and lunch bar, a 1,660-square-foot art gallery, a parking garage, and amenities. The project includes installation of new water, sewer, and stormwater drainage infrastructure that would connect to existing infrastructure adjacent to the site.

The project includes a Development Code Amendment to create a new mixed-use zone, a General Plan Amendment to change the Land Use designation of the site from General Commercial (up to 0.50 FAR) to a new land use designation of Mixed Use 1 (MU-1). The project also includes a Zoning Change to change the zoning of the site from Local Business (C-1 – 0.5 FAR) to Mixed Use (MU-1). The proposed project would result in a gross density of 81 dwelling units per acre (du/ac) after density bonus for provision of affordable housing. A Precise Plan of Design is proposed for the building structure and site improvements.

PUBLIC REVIEW: The MND is available for a 20-day public review period beginning February 4, 2022 and ending February 24, 2022. Copies of the MND are available for review on the City's website at <http://www.fountainvalley.org> and at the following locations:

City of Fountain Valley
Planning and Building Department
10200 Slater Avenue
Fountain Valley, CA 92708

Fountain Valley Library
17635 Los Alamos Street
Fountain Valley, CA 92708
Hours: M-Th 10-7; F and Sat. 9-5

AGENCY/PUBLIC COMMENTS: Written comments on the MND for the proposed project must be received no later than February 24, 2022. Send comments by mail to:

City of Fountain Valley
Planning and Building Department
10200 Slater Avenue
Fountain Valley, CA 92708
Attention: Steven Ayers, Principal Planner

Or by email to planning.building@fountainvalley.org
(*please include the name of the project in the subject heading*)

If you require additional information, please contact Steven Ayers at (714) 593-4431

PUBLIC HEARING: The Fountain Valley Planning Commission will consider this item at its regularly scheduled Planning Commission meeting of **March 9, 2022, at 6:00 p.m.** The hearing will be held at the City Council Chambers at 10200 Slater Avenue, Fountain Valley.

To confirm the date and time of the meetings and for additional information concerning the proposed project, please check the City's website <http://www.fountainvalley.org>