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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: Slater Avenue Mixed-Use Project

Lead Agency: City of Fountain Valley

Contact Name: Steven Ayers

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

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

The proposed project would demolish three buildings, pavement, and infrastructure on the project site, and construct one four- and five-story building structure with 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 from General Commercial (up to 0.50 FAR) to a new land use designation of Mixed Use 1 (MU-1); a Zoning Change from Local Business (C-1 – 0.5 FAR) to Mixed Use (MU-1); and a Precise Plan of Design.

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

Existing ornamental landscaping on the site has the potential to provide habitat for nesting migratory birds. Therefore, Mitigation Measure BIO-1 has been included to require that if commencement of demolition, construction, or vegetation clearing occurs between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to commencement of activities to confirm the absence of nesting birds. If active nesting of birds is observed within 100 feet of the construction area prior to construction, the qualified biologist would establish an appropriate buffer around the active nests, and the buffer areas would be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds would be less than significant. The Phase 1 Cultural and Paleontological Resources Assessment determined that the potential for archaeological resources to be located within the project site is low. However, Mitigation Measure CUL-1 has been included to provide procedures to be followed in the event that potential archaeological resources are discovered during grading, excavation, or construction activities. Due to the potential that project excavation may encroach into paleontologically sensitive older Quaternary sediments that may underly the younger Quaternary alluvium sediments, the Phase 1 Cultural and Paleontological Resources Assessment determined that the project site has a moderate sensitivity to contain paleontological resources. Therefore, Mitigation Measure PAL-1 has been included to require paleontological resource monitoring. Mitigation Measure TCR-1 has been included to provide for Native American monitoring, based on tribal consultation.

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.

N/A