



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

SLATER AVENUE MIXED-USE 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):

POSTED

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

FILED

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

30 - 03/14/2022 - 0203

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON	March 14, 2022
Posted	March 14, 2022
Removed	_____
Returned to agency on	_____
DEPUTY	CLAUDIA FRANCO

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Notice of Determination

BY: [Signature] Appendix D DEPUTY

To:

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

[X] County Clerk
County of: Orange
Address: 601 N. Ross St. Santa Ana, CA 92701

From:

Public Agency: City of Fountain Valley
Address: 10200 Slater Ave. Fountain Valley, CA 92708
Contact: Steven Ayers
Phone: (714) 593-4431

Lead Agency (if different from 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): 2022020139

Project Title: Slater Avenue Mixed-Use Project

Project Applicant: Slater Investments, LLC 190 Newport Center Dr. #106, Newport Beach, CA 92660

Project Location (include county): 10201, 10221, and 10231 Slater Ave, Fountain Valley, Orange County

Project Description:

Demolition of three buildings, pavement, and infrastructure on a 3.34-acre site and construction of 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 new water, sewer, and stormwater drainage infrastructure onsite. Entitlements include 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), a Zoning Change from Local Business (C-1 - 0.5 FAR) to Mixed Use (MU-1), and a Precise Plan of Design is proposed for the building structure and site improvements.

This is to advise that the City of Fountain Valley has approved the above [X] Lead Agency or [] Responsible Agency

described project on March 9, 2022 and has made the following determinations regarding the above described project. (date)

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not 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:

Fountain Valley City Hall, 10200 Slater Avenue, Fountain Valley

Signature (Public Agency): [Signature] Title: INTERIM COMMUNITY DEV. DIRECTOR

Date: 3.10.22 Date Received for filing at OPR: POSTED

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

MAR 14 2022 Revised 2011

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

30-03/14/2022 - 2203