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202285000271 2:13 pm 04/06/22

383 VitIdx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Determination

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 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

FILED

Lead Agency (if different from above):
APR 06 2022

Address: _____
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Contact: _____
 Phone: _____ BY: [Signature] DEPUTY

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. #100, Newport Beach, CA 92666

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 for the building structure and site improvements.

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

described project on April 5, 2022 and has made the following determinations regarding the above
 (date)
 described project.

1. The project will 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.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A statement of Overriding Considerations was was not] adopted for this project.
6. Findings 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 CD. DIRECTOR

Date: 4/6/2022 Date Received for Filing at ORF

POSTED

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

APR 06 2022

Revised 2011

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

30.04/06/2022-0265



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



2598.00

* \$ R 0 0 1 3 5 9 7 7 3 3 \$ *

202285000208 2:07 pm 03/14/22

383 Vitlndx Z03

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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):

FILED

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED

APR 06 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

POSTED

APR 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

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

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

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. #100, 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 (date) described project.

- 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

30-03/14/2022-0203

FILED

POSTED

APR 06 2022

APR 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT BY: [Signature]



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 03/14/2022 — 0203
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2022020139

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FOUNTAIN VALLEY	LEAD AGENCY EMAIL	DATE 03/14/2022
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202285000208	

PROJECT TITLE

SLATER AVENUE MIXED-USE PROJECT

PROJECT APPLICANT NAME SLATER INVESTMENTS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)593-4431
PROJECT APPLICANT ADDRESS 190 NEWPORT CENTER DR., SUITE #100	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 2,548.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
-----------------------	--

FILED

POSTED

APR 06 2022

APR 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

BY: DEPUTY



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 04/06/2022 — 0265
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2022020139

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FOUNTAIN VALLEY	LEAD AGENCY EMAIL	DATE 04/06/2022
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202285000271	

PROJECT TITLE

SLATER AVENUE MIXED-USE PROJECT

PROJECT APPLICANT NAME SLATER INVESTMENTS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)593-4431
PROJECT APPLICANT ADDRESS 190 NEWPORT CENTER DR. #100	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92666

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
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