



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

RECEIPT NUMBER:
 30 — 04/21/2022 — 0314
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FOUNTAIN VALLEY	LEAD AGENCY EMAIL	DATE 04/21/2022
COUNTY/STATE AGENCY OF FILING Orange <input type="button" value="v"/>	DOCUMENT NUMBER 202285000320	

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 STATE NEWPORT BEACH CA	ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

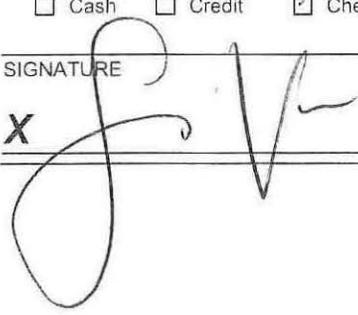
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input 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 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <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 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, SANDRA VALENCIA LOPEZ
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Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000149026
4/21/22 10:50 am
414 CRVIT01A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC#	202285000320	50.00
Time Recorded 10:50 am		

Total	50.00
-------	-------

Payment Type	Amount
Check tendered # 1501	50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

202285000320 10:50 am 04/21/22

414 CRVIT01A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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-USED 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

APR 21 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: SN DEPUTY

FILED

APR 21 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: SN DEPUTY

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON April 21, 2022

Posted April 21, 2022 Removed _____

Returned to agency on _____

DEPUTY SANDRA VALENCIA LOPEZ

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.

30-04-21-2022-0314

Notice of Determination

Appendix D

To:
[] 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

[] 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: ORANGE COUNTY CLERK-RECORDER DEPARTMENT

POSTED

APR 21 2022

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 (DCA) 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 (ZC) 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 NOD is filed for the 2nd reading of the ordinances for the DCA and ZC.

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

described project on April 19, 2022 and has made the following determinations regarding the above described project.

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

Date: 4/20/22 Date Received for filing at OPR:

FILED

APR 21 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



2598.00

202285000208 2:07 pm 03/14/22

383 Vitindx Z03

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED

THIS SPACE FOR CLERK'S USE ONLY APR 21 2022

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

TYPE OR PRINT CLEARLY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Project Title

BY: _____ DEPUTY

SLATER AVENUE MIXED-USE PROJECT

POSTED

APR 21 2022

Check Document being Filed:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

BY: _____ DEPUTY

FILED

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

POSTED

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

FILED

APR 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ 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: _____ 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.

FILED

APR 21 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

Notice of Determination

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] Appendix D

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 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.

BY: 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 (Lead Agency or Responsible Agency)

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

- 1. The project 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 made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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:

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

POSTED

APR 21 2022

FILED

APR 06 2022

POSTED

APR 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature]

ORANGE COUNTY CLERK-RECORDER DEPARTMENT 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 — 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: **FILED** DATE: **03/14/2022**

COUNTY/STATE AGENCY OF FILING: **Orange** DOCUMENT NUMBER: **202285000208**

PROJECT TITLE: **SLATER AVENUE MIXED-USE PROJECT** ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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:

- Environmental Impact Report (EIR) \$3,539.25 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ 2,548.00
- 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)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 50.00
- 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

APR 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: DEPUTY

POSTED

APR 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 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 — 0266
 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 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" 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 \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

FILED

APR 21 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

POSTED

APR 21 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY