



CITY OF FOUNTAIN VALLEY
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING AND
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the Planning Commission of the City of Fountain Valley will conduct a public hearing pertaining to the item listed below.

DATE OF HEARING: **Wednesday, April 12, 2023**
TIME OF HEARING: 6:00 P.M. or soon thereafter
LOCATION OF HEARING: City Council Chamber
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

PROPOSAL: The City of Fountain Valley, as the Lead Agency, has prepared a Mitigated Negative Declaration (MND) for the Bonanni Residential project pursuant to the California Environmental Quality Act. The discretionary actions required from the City of Fountain Valley include a zone change from CP (Commercial, Professional Office) to GH (Garden Homes), approval of Tentative Tract Map 19245 to allow the development of 15 garden homes, a Conditional Use Permit (CUP) to allow the development of single-family homes in the GH zone and a Planned Development overlay to allow a site coverage of 35.3% rather than a maximum of 30%. The project is located at 8572 Talbert Avenue and totals approximately 1.41 acres. The project site is currently developed with the Courreges Ranch that includes a single-story residential building and a private auto garage. The project applicant proposes the development of 15 market rate, two-story single-family detached residential units at a density of 10.6 dwelling units per acre. The project proposes 63 parking spaces, including 30 spaces in the enclosed garages, 26 spaces in the private driveways and seven (7) guest parking spaces. Access to the project site would be from Talbert Avenue that extends along and forms the north project boundary. The project would construct two new private streets that would extend south from Talbert Avenue to the southern end of the site where each street turns into a driveway at the residential unit at the south end of each street. The project proposes four (4) different floor plans and range from 1,810 square feet up to 2,240 square feet. The floor plans include 3 bedrooms, 2.5 baths and a loft to 4 bedrooms and 3.5 baths to 3 bedrooms with 3.5 baths. All units would have 2-car garages and the lots range from 3,202 square feet to 4,454 square feet. The units would have a front yard setback that ranges from 15 feet to 30 feet, a rear yard setback that ranges from 14'9" to 20'10" feet, and 4' to 5' side-yard setbacks. The side yard setbacks for the four residential units adjacent to Talbert Avenue range from 10' to 12'. A 6' tall concrete block wall is proposed along the project perimeter and on the property line between each residential unit. Low voltage landscape lighting is proposed for the landscape area between the two project driveways adjacent to Talbert Avenue. The overall floor area ratio (FAR) is 0.47. The architectural style is American-Colonial. A homeowner's association would maintain the common open space and private streets. The project is scheduled to be constructed in one phase with construction tentatively scheduled to start in June 2023 and completed in June 2024.

CEQA DETERMINATION: Notice is hereby given that the City of Fountain Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of California Environmental Quality Act (CEQA) Guidelines. A Mitigated Negative Declaration is being proposed in conjunction with the above proposal. Mitigation measures to reduce environmental impacts to less than significant levels have been provided in the following environmental categories: Air Quality, Biological Resources, Cultural Resources, Noise, Police Protection and Tribal Cultural Resources. The Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration are available for review at the City of Fountain Valley, 10200 Slater Avenue, Fountain Valley, CA 92708-4736/Phone (714) 593-4425 and on the city website at www.fountainvalley.org. The public is invited to provide comments on the Mitigated Negative Declaration to the attention of Mr. Matt Jenkins, Senior Planner, at the address listed above or emailed to planning.building@fountainvalley.org during the review and comment period that will run from March 23, 2023 to April 11, 2023.

INVITATION TO BE HEARD: A public hearing of the Planning Commission of the City of Fountain Valley to consider the approval of the project and to consider the Mitigated Negative Declaration will be tentatively held at the City of Fountain Valley Council Chambers, located at 10200 Slater Avenue, Fountain Valley, CA 92708-4735, on Wednesday, April 12, 2023 at 6:00 PM. All evidence and testimony for or against the approval of the Bonanni Residential project and the adoption of the Mitigated Negative Declaration will be considered. All persons desiring to comment on, or having objections to, the content or adequacy of the Mitigated Negative Declaration may appear and be heard before the Planning Commission of the City of Fountain Valley at the time and place of the hearing.