



## CITY OF FOUNTAIN VALLEY

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

NOTICE IS HEREBY GIVEN that the City of Fountain Valley, as lead agency under California Environmental Quality Act (CEQA), has prepared a Mitigated Negative Declaration (MND) and supporting Initial Study for the Our Lady of Guadalupe Senior Residential Project, and is providing public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations, as amended.

The City has prepared this Notice of Availability and Notice of Intent for the MND to provide an opportunity for input from public agencies, organizations, and interested parties on the environmental analysis addressing the potential effects of the proposed project.

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

MITIGATED NEGATIVE DECLARATION COMMENT PERIOD: **August 3, 2023 – August 23, 2023**

DATE OF HEARING: **Wednesday, October 11, 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 Our Lady of Guadalupe Senior Residential project pursuant to the California Environmental Quality Act. The discretionary actions required from the City of Fountain Valley include a General Plan Amendment (GPA) from General Commercial to High Density Residential, a Zone Change (ZC) from C-1 (Local Business) to R4 (High Density Multiple Dwelling), Density Bonus of 47.6 dwelling units/acre, Precise Plan for the construction of a new building, a Conditional Use Permit (CUP) for a multiple dwelling in the R4 zone and a Density Bonus and Affordable Housing Agreement. The project is located at 17103 Magnolia Street and totals approximately 2.1 gross acres. The project site is currently developed with the Our Lady of Guadalupe senior apartment building that is a 62 plus senior apartment building with 71 studio and 1-bedroom senior apartments and three stories in height. The project applicant proposes the development of 29 low-income senior independent living units in an 18,039 square foot, two-story building on the 2.1 acre site. The two-story building consists of one separate building that is connected by a second floor corridor. The project proposes 14 independent units on the first floor that totals 6,538 square feet of living space and 15 independent units on the second floor that total 6,960 square feet of living space for a total of 13,498 square feet of living space. The project proposes 68 parking spaces, which includes retaining 25 existing spaces, 21 relocated spaces and 22 new parking spaces. Access to the project site would be from Magnolia Avenue that extends along and forms the east project boundary.

The project proposes two floor plans with 15 studio units and 14 one-bedroom units. The size of the studio units are 378 square feet, 422 square feet and the one-bedroom units are 556 square feet. There is no maximum floor area ratio (FAR) requirement in the R4 zone. The project lot coverage is 31%. The architectural style is Contemporary Spanish. The project proposes open space consisting of a 713 square foot pet area, a 591 square foot walking path, 2 patios outside of the recreation room of 172 square feet and 495 square feet and a 421 square foot patio near the entry of the new building. The project is scheduled to be constructed in one phase with construction tentatively scheduled to start October 2023 and completed in October 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, Hazards and Hazardous Materials, Noise, 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) 593-4431 and on the city website at [www.fountainvalley.org](http://www.fountainvalley.org). The public is invited to provide comments on the Mitigated Negative Declaration to the attention of Mr. Steven Ayers, Principal Planner, at the address listed above or emailed to [planning.building@fountainvalley.org](mailto:planning.building@fountainvalley.org) during the review and comment period that will run from **August 3, 2023 to August 23, 2023**. Written comments on the MND for the proposed project must be received no later than 5:00 PM on August 23, 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, October 11, 2023 at 6:00 PM. All evidence and testimony for or against the approval of the Our Lady of Guadalupe 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.