



NOTICE OF DETERMINATION

To: Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702

From: Steven Ayers, Principal Planner
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

The City of Fountain Valley has prepared a Mitigated Negative Declaration for the project identified below. Based on the analysis, the adoption and implementation of the project will not have a potentially significant environmental effect.

Project Title: Our Lady of Guadalupe

Project Location: The project site is located at 17103 Magnolia Street in the City of Fountain Valley in Orange County, California.

Project Description: The project site totals approximately 2.1 gross acres (91,503 square feet) and includes one parcel (APN 167-391-24). The site is currently developed with Our Lady of Guadalupe that is a 62 plus senior apartment building with 71 studio and 1-bedroom senior apartments and three stories in height. The building totals approximately 50,932 square feet. 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 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.

Lead Agency: City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708-4736

**Lead Agency
Contact Person:** Steven Ayers, Principal Planner
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708
Telephone: (714) 593-4431


Applicant: Irwin Partners Architects
245 Fischer Avenue, Suite B-2
Costa Mesa, CA 92626
(714) 557-2448

Determinations: This is to advise that the City of Fountain Valley has approved the above described project on December 19, 2023 and made the following determination regarding the above described project.

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and adopted by the City Council.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of project approval to support the determination is on file and available to the General Public at the City of Fountain Valley Planning Department at the above address.

Date: December 19, 2023

Signature: 

Steven Ayers, Principal Planner
City of Fountain Valley
Telephone: (714) 593-4431