



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



202185000253 3:48 pm 04/09/21

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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

THE MOIOLA RESIDENCES 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): NOTICE OF DETERMINATION

FILED

APR 09 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

APR 09 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON April 9, 2021

Posted April 9, 2021 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.

POSTED

APR 09 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY



FILED

APR 09 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Orange County Clerk-Recorder
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

FROM: City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

Contact: Steven Ayers
Phone: (714) 593-4431

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

Project Title: The Moiola Park Residences Project
State Clearinghouse Number: 2020120041
Project Location: 9790 Finch Avenue, Fountain Valley (APN 157-033-15)
Project Applicant: Brookfield Residential
City: Fountain Valley County: Orange

Project Description: The proposed project would demolish the existing vacant school buildings, accessory structures, pavement, and infrastructure on the project site, and construct 74 new single-family residences with solar panels, onsite roadways with sidewalks, and an approximately 1.12-acre park. The project includes installation of new water, sewer, and stormwater drainage infrastructure that would connect to existing infrastructure adjacent to the site. This includes removal of the existing connections and development of new connections to the Orange County flood control channel that is adjacent to the site, which requires an encroachment permit from the Orange County Department of Public Works. In addition, the project includes a Response Action by the California Department of Toxic Substances Control to reduce potential subsurface volatile organic compound vapor accumulation below the proposed residential structures. The project includes a General Plan Amendment to change the Land Use designation of the site from Public Facilities to Low Density Residential (LDR), Low Medium Density Residential (LMDR), and Park to align with the single-family development (zoned R1) along the west side of the site. The project also includes a zone change to change the zone from PI-Public and Institutional to R-1-Single-Family Residential and GH-Garden Homes with a Planned Development (PD) Overlay to allow flexibility on the maximum coverage in the GH zoning and the ratio of 2nd story building area to 1st story building in the R1 zoned areas; and PI to P/OS-Parks and Open Space for the approximately 1.12-acre park. The proposed project would result in a gross density of 5.69 dwelling units per acre (du/ac), with a density of 4.72 du/ac in the portion of the project within the R1 zone and 6.69 du/ac within the GH zone. A Tentative Tract Map and Precise Plan of Design is also proposed. A Conditional Use Permit is also proposed to allow for the development of single-family dwellings in the GH zone.

On March 16, 2021, the City Council of the City of Fountain Valley (Lead Agency) had:

- Adopted a resolution approving the Moiola Park Residences Mitigated Negative Declaration (SCH No. 2020120041) and the Mitigation Monitoring and Reporting Program;
- Adopted a resolution approving General Plan Amendment (GPA) 20-01; and
- Conducted a first reading of an ordinance approving Zone Map Amendment (ZMA) 431 Amending the Official Zoning Map changing the zoning designation for a 1.12-acre project site from the existing PI-Public Institution to R1-Single-Family Residential, GH-Garden Homes, and P/OS-Parks and Open Space with a Planned Development (PD) Overlay for an increase in maximum lot coverage from 30% to 33% in the GH zone, an increase of the 2nd to 1st story ratio for lot 10 in the R1 zone from a maximum 70% to 97%, and the allowance of tandem garages in Plans 3 and 4 in both the R1 and GH zones

0400-1200-60-10-00

Further, on April 6, 2021, the City Council of the City of Fountain Valley (Lead Agency) has:

- Conducted a second reading of and adopted an ordinance approving Zone Map Amendment (ZMA) 431 Amending the Official Zoning Map changing the zoning designation for a 1.12-acre project site from the existing PI-Public Institution to R1-Single-Family Residential, GH-Garden Homes, and P/OS-Parks and Open Space with a Planned Development (PD) Overlay for an increase in maximum lot coverage from 30% to 33% in the GH zone, an increase of the 2nd to 1st story ratio for lot 10 in the R1 zone from a maximum 70% to 97%, and the allowance of tandem garages in Plans 3 and 4 in both the R1 and GH zones

1.	<input type="checkbox"/> The Project will have a significant effect on the environment.
	<input checked="" type="checkbox"/> The Project will NOT have a significant effect on the environment
2.	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Fountain Valley.
	<input type="checkbox"/> A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Fountain Valley.
	<input checked="" type="checkbox"/> A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Fountain Valley.
3.	<input checked="" type="checkbox"/> Mitigation measures were made a condition of the approval of the Project.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the Project.
4.	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this Project.
	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/> A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/> Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/> Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and the record of Project approval, are available at: City of Fountain Valley Planning Division, 10200 Slater Avenue, Fountain Valley, CA 92708:

Signature: *Geoff* Date: April 6, 2021 Title: Assistant Planner

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

FILED
APR 09 2021
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: *[Signature]* DEPUTY

POSTED
APR 09 2021
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: *[Signature]* DEPUTY

FILED

MAR 18 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DA DEPUTY



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



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MAR 18 2021

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TO: ☒ Office of Planning and Research
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601 N. Ross Street
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Contact: Steven Ayers
Phone: (714) 593-4431

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APR 09 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

Project Title: The Moloka Park Residences Project
State Clearinghouse Number: 2020120041
Project Location: 9790 Finch Avenue, Fountain Valley (APN 157-033-15)
Project Applicant: Brookfield Residential
City: Fountain Valley County: Orange

POSTED

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: S DEPUTY

Project Description: The proposed project would demolish the existing vacant school buildings, accessory structures, pavement, and infrastructure on the project site, and construct 74 new single-family residences with solar panels, onsite roadways with sidewalks, and an approximately 1.12-acre park. The project includes installation of new water, sewer, and stormwater drainage infrastructure that would connect to existing infrastructure adjacent to the site. This includes removal of the existing connections and development of new connections to the Orange County flood control channel that is adjacent to the site, which requires an encroachment permit from the Orange County Department of Public Works. In addition, the project includes a Response Action by the California Department of Toxic Substances Control to reduce potential subsurface volatile organic compound vapor accumulation below the proposed residential structures.

The project includes a General Plan Amendment to change the Land Use designation of the site from Public Facilities to Low Density Residential (LDR), Low Medium Density Residential (LMDR), and Park to align with the single-family development (zoned R1) along the west side of the site. The project also includes a zone change to change the zone from PI-Public and Institutional to R-1-Single-Family Residential and GH-Garden Homes with a Planned Development (PD) Overlay to allow flexibility on the maximum coverage in the GH zoning and the ratio of 2nd story building area to 1st story building in the R1 zoned areas; and PI to P/OS-Parks and Open Space for the approximately 1.12-acre park. The proposed project would result in a gross density of 5.69 dwelling units per acre (du/ac), with a density of 4.72 du/ac in the portion of the project within the R1 zone and 6.69 du/ac within the GH zone. A Tentative Tract Map and Precise Plan of Design is also proposed. A Conditional Use Permit is also proposed to allow for the development of single-family dwellings in the GH zone.

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03/03-18/2021-0181

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This is to certify that the Mitigated Negative Declaration and the record of Project approval, are available at: City of Fountain Valley Planning Division, 10200 Slater Avenue, Fountain Valley, CA 92708:

Signature: [Signature] Date: 3/17/21 Title: Principal Planner

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

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