Hugh Nguyen	, Clerk-Recorder
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2022850002	71 2:13 pm 04/06/22

## **Notice of Determination**

Notice of Determination	383 Vitlndx Z01				
To:  Office of Planning and Research  U.S. Mail: Street Address:  P.O. Box 3044 1400 Tenth St., Rm 113  Sacramento, CA 95812-3044 Sacramento, CA 95814	O.00 50,00 0.00 0.00 0.00 0.00 0.00 0.00  From: Public Agency: City of Fountain Valley Address: 10200 Slater Ave. Fountain Valley, CA 92708  Contact: Steven Ayers Phone: (714) 593-4431				
County Clerk Gounty of: Orange Address: 601 N. Ross St. Santa Ana, CA 92701	Lead Agency (if different from above):  APR_0_6_2022  Address:  ORANGE COUNTY CLERK-RECORDER DEPARTMENT  Contact:  Phone:  BY:  DEPUTY				
SUBJECT: Filing of Notice of Determination in compli Resources Code.	iance with Section 21108 or 21152 of the Public				
State Clearinghouse Number (if submitted to State Clearing	nghouse): 2022020139				
State Clearinghouse Number (if submitted to State Clearing Project Title: Slater Avenue Mixed-Use Project					
Project Applicant: Slater Investments, LLC 190 N	temport Center Dr. #100, Newport Beach ICA 9266				
Project Location (include county): 10201, 10221, and 102  Project Description:	31 Slater Ave, Fountain Valley, Orange County				
Project Description:  Demolition of three buildings, pavement, and Infrastructure on a 3.34-acre site and constructive (including 33 affordable housing units), a restaurant with 5,000 square feet of Indoor dining strunch bar, a 1,660-square-foot art gallery, a parking garage, and amenities. The project includent bar, a 1,660-square-foot art gallery, a parking garage, and amenities. The project includent bar, a 1,660-square-foot art gallery, a parking garage, and amenities. The project includent include a Development Code Amendment to create a new mixed-use zone, a General Commercial (up to 0.50 FAR) to a new land use designation of Mixed Use 1 (MU-1), (MU-1), and a Precise Plan of Design for the building structure and site improvements.  This is to advise that the City of Fountain Valley.	pace and 2,000 square feet of outdoor dining space and a walkup coffee and des new water, sewer, and stormwater drainage infrastructure onsite. eneral Plan Amendment to change the Land Use designation of the site from				
( Lead Agency or Re	has approved the above esponsible Agency)				
described project on April 5, 2022 and has made the described project.	ne following determinations regarding the above				
1. The project [ will will not] have a significant effect	t on the environment.				
<ol> <li>An Environmental Impact Report was prepared for the A Negative Declaration was prepared for this project.</li> <li>Mitigation measures [ were were not] made a contact A. A mitigation reporting or monitoring plan was was 5. A statement of Overriding Considerations [ was was 6. Findings [ were were not] made pursuant to the properties.</li> </ol>	this project pursuant to the provisions of CEQA.  It pursuant to the provisions of CEQA.  Indition of the approval of the project.  It pursuant to the provisions of CEQA.  Indition of the approval of the project.  It pursuant to the provisions of CEQA.  Indition of the approval of the project.				
This is to certify that the final EIR with comments and response progrative Declaration, is available to the General Public at Fountain Valley City Hall, 10200 Slater Avenue, Fountain					
Signature (Public Agency):	Title: INTERIM C.D. DIRECTOR				
1/1 /200	elived for Pros SFT-E-D				
Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code					



ORANGE COUNTY CKERK-RECORDER DEPARTMENT

DEPUT

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

202285000208 2:07 pm 03/14/22 383 Vitlndx Z03 

THIS SPACE FOR CLERK'S USE ONLY

DEPUTY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder TYPE OR PRINT CLEARLY **Project Title** 

## SLATER AVENUE MIXED-USE PROJECT

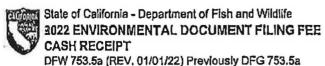
		Check Document being Filed	
	O Envi	ronmental Impact Report (EIR)	
	Mitig	ated Negative Declaration (MND) or Negative Dec	claration (ND)
	. Notice	ce of Exemption (NOE)	
	Othe	r (Please fill in type):	
×	,		FILED
	POSTE	CRANCE	MAR 1 4 2022
	MAR 1 4 202	BY:	E COUNTY CLERK REPORDER DEPARTMENT
,	ORANGE COUNTY CLERK RECORD	ER DEPARTMENT DEPUTY	
,	ВУ:		
4)		30-03/14/2022-02	POSTED
	FILED	FILED IN THE OFFICE OF THE ORA	
	, , , , , , , , , , , , , , , , , , ,	COUNTY CLERK-RECORDER ON March Posted March 14, 2022 Removed	14, 2022 APR 0 6 2022
, 8.4	APR 0 6 2022	Returned to agency on	ORANGE COUNTY CLERK-RECORDER DEPARTME

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filling fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**DEPUTY CLAUDIA FRANCO** 

## MAR 14 2022

	ORANGE COUNTY CLERK RECORDER DEPARTMENT
Notice of Determination	Appendix D
To:	From:
Office of Planning and Research	Public Agency: City of Fountain Valley
U.S. Mail: Street Address:	Address: 10200 Slater Ave. Fountain Valley, CA 92708
P.O. Box 3044 1400 Tenth St., Rm 113	Contact: Steven Ayers
Sacramento, CA 95812-3044 Sacramento, CA 95814	Phone: (714) 593-4431
El County Clark	Priorie: (114) 030-4401
© County Clerk County of: Orange Address: 601 N. Ross St.	Lead Agency (if different from above):
Santa Ana, CA 92701	Address:
	Contact:
	Phone:
SUBJECT: Filing of Notice of Determination in compli Resources Code.  State Clearinghouse Number (if submitted to State Clearinghouse)	
Project Title: Slater Avenue Mixed-Use Project	915437,
	No. of Co D - Was III and Speech C
	Newport Center Dr. #106, Newport Beach, C 9 ELLEGO
Project Location (include county): 10201, 10221, and 102	31 Slater Ave, Fountain Valley, Orange County
Project Description:	
iding 33 affordable housing units), a restaurant with 5,000 square feet of Indoor dining so that, a 1,660-square-foot art gallery, a parking garage, and emenities. The project include ements include a Development Code Amendment to create a new mixed-use zone, a Graral Commercial (up to 0.50 FAR) to a new land use designation of Mixed Use 1 (MU-1), a Precise Plan of Design is proposed for the building structure and site improvements.	des new water, sewer, and stommwater drainage Infrastructure onsite.
This is to advise that the City of Fountain Valley	has approved the above
(■ Lead Agency or □ Re	esponsible Agency)
described project on March 9, 2022 and has made the (date)	e following determinations regarding the above
described project.	200
<ol> <li>The project [ will will not] have a significant effect</li> <li>An Environmental Impact Report was prepared for the</li> </ol>	t on the environment. his project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project	t pursuant to the provisions of CEQA.
3. Mitigation measures [ were were not] made a con	t pursuant to the provisions of CEQA.  Indition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was was	as not] adopted for this project.
5. A statement of Overriding Considerations [ was	was not] adopted for this project.
6. Findings [ were were not] made pursuant to the p	provisions of CEQA.
	· · · · · · · · · · · · · · · · · · ·
This is to certify that the final EIA with comments and responded in the General Public at the General Public at	conses and record of project approval, or the
Fountain Valley City Hall, 10200 Slater Avenue, Fountai	n Valley 내, 중
Signature (Public Agency):	Title: WTERIM CONCULTY DEV: DIRECTOR
Date: 3-10-22 Date Rece	lived for filling at OPR: POSTED
Authority cited: Sections 21083, Public Resources Code, Reference Section 21000-21174, Public Resources Code	
	ORANGE COUNTY CLERK-RECORDER DEPARTMENT
	DEPUTY



DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a		Print		Saider.	Save
		RECEIPT	JI INAF	PR:	
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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY. LEAD AGENCY	LEADAGENCY EMAIL	1	==	DATE	
CITY OF FOUNTAIN VALLEY	ELFONOLINOT EINALE			03/14/2	022
COUNTY/STATE AGENCY OF FILING				DOCUMENT N	LUMBER
Orange				202285	000208
PROJECT TITLE					
SLATER AVENUE MIXED-USE PROJE					
PROJECT APPLICANT NAME	PROJECT APPLICANT E	MAIL.		PHONE NUME	
SLATER INVESTMENTS, LLC				(714)593-	4431
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE	
190 NEWPORT CENTER DR., SUITE #100	NEWPORT BEACH	CA		92660	
PROJECT APPLICANT (Check appropriate box)	7	<del></del>			
Lacal Public Agency School District	Other Special District	51a	te Ag	gency	Privale Enlity
CHECK APPLICABLE FEES:					
☐ Environmental Impact Report (EIR)		\$3,539,25	5		0.00
✓ Millgated/Negative Declaration (MND)(ND)		\$2,548.00			
Certified Regulatory Program (CRP) document - payment due d	lirectly 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	A .				
☐ Fee bisalonals bain (align) bisalonals issued restricted.	<u> </u>				
☐ Water Right Application or Pelition 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	ECEIVED	\$ ,		2,598.00
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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

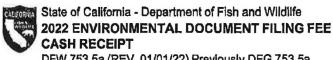
BY:\_\_\_\_\_DEPUTY

COPY-CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 01012022)



DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a Print StartOver Save RECEIPT NUMBER: 30 — 04/06/2022 -- 0265 STATE CLEARINGHOUSE NUMBER (If applicable) 2022020139 SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY. DATE **LEAD AGENCY** LEADAGENCY EMAIL CITY OF FOUNTAIN VALLEY 04/06/2022 COUNTY/STATE AGENCY OF FILING DOCUMENT NUMBER 202285000271 Orange PROJECT TITLE SLATER AVENUE MIXED-USE PROJECT PROJECT APPLICANT NAME PROJECT APPLICANT EMAIL PHONE NUMBER SLATER INVESTMENTS. LLC (714)593-4431 **PROJECT APPLICANT ADDRESS** ZIP CODE STATE CITY 190 NEWPORT CENTER DR. #100 NEWPORT BEACH CA 92666 PROJECT APPLICANT (Check appropriate box) Local Public Agency School District Other Special District Private Entity State Agency **CHECK APPLICABLE FEES:** 0.00 ☐ Environmental Impact Report (EIR) \$3,539.25 0.00 ☐ Mitigated/Negative Declaration (MND)(ND) \$2,548.00 0.00 ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203,25 ☐ Exempt from fee ☐ Notice of Exemption (attach) ☐ CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt copy) 0.00 ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 50.00 County documentary handling fee ☐ Other **PAYMENT METHOD:** 50.00 ☐ Cash ☐ Credit Check ☐ Other **TOTAL RECEIVED** SIGNATURE AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO