



CITY OF FOUNTAIN VALLEY

CIVIC CENTER
10200 SLATER AVENUE, FOUNTAIN VALLEY, CALIFORNIA 92708 • (714) 593-4400 • FAX (714) 593-4498

NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability and Notice of Intent to adopt a Mitigated Negative Declaration for the Moiola Park Residences Project.

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 Moiola Park Residences 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.

PROJECT TITLE: Moiola Park Residences

PROJECT LOCATION: The 13-acre project site is the former Fred Moiola Elementary School site located at 9790 Finch Avenue, Fountain Valley (APN 157-033-15). The site is adjacent to and north of the Orange County Flood Control Channel and southwest of Callens Corner Shopping Center. The site is within the Newport Beach USGS 7.5-Minute Quadrangle and Section 31, Township 5 South, Range 10 West.

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 some of 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 along the western side of the project and 6.69 du/ac within the GH zone within the remainder of the project site. Proposed lot sizes in the R1 zone will be a minimum 7,200 square feet and a minimum 4,500 square feet in the GH zone. Homes will range from 2,790 square to 3,419 square feet with 4-5 bedrooms and 3-4.5 bathrooms. A Tentative Tract Map and Precise Plan of Design applications are also proposed. A Conditional Use Permit is also proposed to allow for the development of single-family dwellings in the GH zone.

PUBLIC REVIEW: The MND is available for a 30-day public review period beginning December 3, 2020 and ending January 2, 2021. Copies of the MND are available for review on the City's website at <http://www.fountainvalley.org> and at the following locations:

City of Fountain Valley
Planning and Building Department
10200 Slater Avenue
Fountain Valley, CA 92708

AGENCY/PUBLIC COMMENTS: Written comments on the MND for the proposed project must be received no later than 5:00 PM on January 2, 2021. Send comments by mail to:

City of Fountain Valley
Planning and Building Department
10200 Slater Avenue
Fountain Valley, CA 92708
Attention: Steven Ayers, Principal Planner

Or by email to planning.building@fountainvalley.org
(please include the name of the project in the subject heading)

If you require additional information, please contact Steven Ayers at (714) 593-4431

PUBLIC HEARING: The Fountain Valley Planning Commission will consider this item tentatively planned for February 24, 2021, at 6:00 p.m., or as soon thereafter as possible. The hearing will be held at the City Council Chambers at 10200 Slater Avenue, Fountain Valley.

To confirm the date and time of the meetings and for additional information concerning the proposed project, please check the City's website <http://www.fountainvalley.org>