



## CITY OF FOUNTAIN VALLEY

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

# NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**TO:** Agencies, Organizations, and Interested Parties

**SUBJECT:** Notice of Intent to Adopt a Negative Declaration for the Welbrook Senior Living project

NOTICE IS HEREBY GIVEN that the City of Fountain Valley, as lead agency under California Environmental Quality Act (CEQA), has prepared a Negative Declaration (ND) and supporting Initial Study for the Welbrook Senior Living 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 Intent to Adopt a ND 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:** Welbrook Senior Living

**PROJECT LOCATION:** The 3.96-acre project site is at 11360 Warner Avenue in the City of Fountain Valley. The site is south of the Palm Island Senior Apartment Homes and east of the Fountain Valley Regional Hospital and Medical Center.

**PROJECT DESCRIPTION:** The proposed project is a senior assisted living facility with specialized memory care units. The 1- and 2-story 110,000-square-foot building would have 142 living units with 162 beds as well as kitchen, dining (indoors and outdoors) salon, theater, elevators, maintenance and supply rooms, physical therapy/wellness center, and activities room. The first floor would have about 68,538 square feet of building area and 84 units, and the second floor about 41,457 square feet and 58 units.

The 142 units would include: 106 assisted living units ranging from studio units to two-bedroom, and 36 memory care units consisting of private units and shared units. The project would also have three outdoor courtyards and about 100 surface parking spaces.

**PUBLIC REVIEW:** The ND is available for a 20-day public review period beginning December 1, 2016, and ending December 21, 2016. Copies of the ND 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

Fountain Valley Library  
17635 Los Alamos Street  
Fountain Valley  
Hours: M-Th 10-7; F and Sat. 9-5

**AGENCY/PUBLIC COMMENTS:** Written comments on the ND for the proposed project must be received no later than December 21, 2016. Send comments by mail to:

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

Or by email to [planning.building@fountainvalley.org](mailto: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 January 11, 2017, 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>