



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000575

FILED

June 13, 2025

HUGH NGUYEN
CLERK - RECORDER

By: M.G.
Deputy clerk

30-06113/2025-0442

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

16800 MAGNOLIA 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):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 13, 2025
Posted for 30 days
DEPUTY MELISSA GOMEZ

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.

**NOTICE OF DETERMINATION
FOR AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

TO: County Clerk
County of Orange

Office of Planning and Research

FROM: City of Fountain Valley
Community Development Department
10200 Slater Avenue
Fountain Valley, CA 92708
Contact: Steven Ayers, Principal Planner
(714) 593-4431 | Steven.Ayers@fountainvalley.gov

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: SCH No: 2022100563; Previously Certified City of Fountain Valley General Plan Final Program Environmental Impact Report

Project Title: 16800 Magnolia Project

Project Applicant: Holland Partner Group, 5000 E Spring Street Suite 500, Long Beach, CA, 90815

Project Location: 16800 Magnolia, Fountain Valley, Orange County, California

Project Description: The Project proposes to construct a mixed-use development consisting of 657 residential units and 4,460 square feet of ground-floor commercial use within two seven-story buildings partially surrounding two seven-story parking structures with rooftop parking at 16800 Magnolia Street.

This notice is to advise that the City of Fountain Valley (Lead Agency) has approved the 16800 Magnolia Project on June 11, 2025, and has made the following determinations regarding the above-described Project:

- The City concluded, based on substantial evidence, that the 16800 Magnolia Project (Project) would result in no new significant impacts that were not analyzed in the City of Fountain Valley General Plan Final Program Environmental Impact Report (General Plan FEIR), nor would the proposed Project cause a substantial increase in the severity of any previously identified significant impacts. The potential impacts associated with the proposed Project would either be the same or less than those described in the General Plan FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the General Plan FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.

FILED


JUN 13 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

- The City of Fountain Valley General Plan Final Program Environmental Impact Report (SCH No. 2022100563) was previously prepared and certified by the City of Fountain Valley pursuant to the provisions of CEQA.
- An Addendum to the City of Fountain Valley General Plan FEIR was prepared by the City of Fountain Valley and considered by the Planning Commission prior to approving the 16800 Magnolia Project.
- The project mitigation measures in the adopted Mitigation Monitoring and Reporting Program (MMRP) are consistent with mitigation measures adopted for the General Plan FEIR, and no new mitigation measures were required.
- A Statement of Overriding Considerations was adopted for the City of Fountain Valley General Plan FEIR.
- Findings for the City of Fountain Valley General Plan FEIR were previously made pursuant to the provisions of CEQA.

The environmental documentation and record of project approval may be examined during regular business hours at the City of Fountain Valley, Community Development Department, 10200 Slater Avenue, Fountain Valley, CA 92708.

Signature: 
 Title: Deputy City Manager / Community Development Director
 Date: June 12, 2025

FILED

JUN 13 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/21/2023-1120

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



NO FEE

* \$ R 0 0 1 4 7 1 1 1 2 0 \$ *

202385001147 8:17 am 12/21/23

487 Vitlndx Z01

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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

2045 FOUNTAIN VALLEY GENERAL PLAN UPDATE

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 DETERMINTAION-EIR-PRIOR FILIG

FILED

FILED

DEC 21 2023

JUN 13 2025

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT BY: MG DEPUTY

BY: VO DEPUTY

FILED IN THE OFFICE OF THE ORANGE
 COUNTY CLERK-RECORDER ON December 21, 2023
 Posted for 30 days
 DEPUTY VANESSA DEVIA MARQUEZ

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.

Notice of Determination

Appendix D

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

County Clerk
 County of: Orange
 Address: 601 N. Ross Street
 Santa Ana, CA 92701

From:

Public Agency: City of Fountain Valley Community
 Address: 10200 Slater Ave
 Fountain Valley, CA 92708
 Contact: Omar Dadabhoy
 Phone: 714.593.4425

FILED

Lead Agency (if different from above): _____ JUN 13 2025
 Address: _____
 Contact: _____ HUGH NGUYEN, CLERK-RECORDER
 Phone: _____ BY: MG DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022100563

Project Title: 2045 Fountain Valley General Plan Update

Project Applicant: City of Fountain Valley, 10200 Slater Ave, Fountain Valley, Ca 92708

Project Location (include county): Fountain Valley, Orange

Project Description: The 2045 General Plan is the City's policy and implementation framework that guides the long-term growth and improvement of the Fountain Valley community through interrelated components of City governance. The land use designations will remain as designated under the current General Plan with the addition of Very High Density Residential (VHDR), Mixed Use 1 (MU1), and Mixed Use 2 (MU2) designations. The General Plan Update would result in an increase of 6,238 units, 16,073 residents, 1,305,886 non-residential square footage, and 4,057 jobs. Amendments will be made to the Development Code, Zoning Map, and associated specific plans.

This is to advise that the City of Fountain Valley has approved the above (input checked) Lead Agency or (input not checked) Responsible Agency

described project on 12/20/23 and has made the following determinations regarding the above described project. (date)

- 1. The project (input checked) will (input not checked) will not have a significant effect on the environment.
- 2. (input checked) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (input not checked) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures (input checked) were (input not checked) were not made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan (input checked) was (input not checked) was not adopted for this project.
- 5. A statement of Overriding Considerations (input checked) was (input not checked) was not adopted for this project.
- 6. Findings (input checked) were (input not checked) were not made pursuant to the provisions of CEQA.

FILED
 DEC 21 2023
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: _____ DEPUTY

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Fountain Valley Community Development Department

Signature (Public Agency) _____ Title: Community Development Director

Date: 12-20-23 Date Received for filing at OPR: _____



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-11/22/2023-0995

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



3889.25

* \$ R D 0 1 4 6 7 1 0 5 7 \$ *
202385001012 8:36 am 11/22/23
487 VitIdx Z02
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

Project Title

2045 FOUNTAIN VALLEY GENERAL PLAN UPDATE

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):

FILED

JUN 13 2025

HUGH NGUYEN, CLERK-RECORDER
BY: MG DEPUTY

FILED

NOV 22 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: W DEPUTY

FILED

DEC 21 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: W DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON November 22, 2023
Posted for 30 days
DEPUTY VANESSA DEVIA MARQUEZ

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.

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 119 Sacramento, CA 95814

[] County Clerk
County of: Orange
Address: 601 N. Ross Street Santa Ana, CA 92701

From:
Public Agency: City of Fountain Valley Community
Address: 10200 Slater Ave Fountain Valley, CA 92708
Contact: Omar Dadabhoy
Phone: 714.593.4425

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

FILED

State Clearinghouse Number (if submitted to State Clearinghouse): 2022100583

Project Title: 2045 Fountain Valley General Plan Update

NOV 22 2023

Project Applicant: City of Fountain Valley

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Project Location (include county): Fountain Valley, Orange

BY: [Signature] DEPUTY

Project Description: The 2045 General Plan is the City's policy and implementation framework that guides the long-term growth and improvement of the Fountain Valley community through interrelated components of City governance. The land use designations will remain as designated under the current General Plan with the addition of Very High Density Residential (VHDR), Mixed Use 1 (MU1), and Mixed Use 2 (MU2) designations. The General Plan Update would result in an increase of 6,238 units, 16,073 residents, 1,305,886 non-residential square footage, and 4,057 jobs. Amendments will be made to the Development Code, Zoning Map, and associated specific plans.

This is to advise that the City of Fountain Valley has approved the above [] Responsible Agency or [] Lead Agency

described project on 11/21/23 and has made the following determinations regarding the above described project.

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was 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 provisions of CEQA.

FILED

DEC 21 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Fountain Valley Community Development Department

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 11.22.23 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 11/22/2023 — 0995
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2022100563

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FOUNTAIN VALLEY	LEAD AGENCY EMAIL	DATE 11/22/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 2023850001012	

PROJECT TITLE

2045 FOUNTAIN VALLEY GENERAL PLAN UPDATE

PROJECT APPLICANT NAME CITY OF FOUNTAIN VALLEY	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 593-4425
PROJECT APPLICANT ADDRESS 10200 SLATER AVE	CITY FOUNTAIN VALLEY	STATE CA
		ZIP CODE 92708

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 3,839.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 3,889.25

SIGNATURE X <i>Vanessa Devia Marquez</i>	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, VANESSA DEVIA MARQUEZ
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FILED

DEC 21 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *VP* DEPUTY



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 12/21/2023 — 1126
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2022100563

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FOUNTAIN VALLEY COMMUNITY	LEAD AGENCY EMAIL	DATE 12/21/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202385001147	

PROJECT TITLE

2045 FOUNTAIN VALLEY GENERAL PLAN UPDATE

PROJECT APPLICANT NAME CITY OF FOUNTAIN VALLEY	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)593-4426
PROJECT APPLICANT ADDRESS 10200 SLATER AVE	CITY FOUNTAIN VALLEY	STATE CA
		ZIP CODE 92708

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X <i>Vanessa Devia Marquez</i>	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, VANESSA DEVIA MARQUEZ
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State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 06/13/2025 — 0442
 STATE CLEARINGHOUSE NUMBER (If applicable)
2022100563

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FOUNTAIN VALLEY	LEAD AGENCY EMAIL	DATE 06/13/2025
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 202585000575

PROJECT TITLE
16800 MAGNOLIA PROJECT

PROJECT APPLICANT NAME HOLLAND PARTNER GROUP	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)593-4431
PROJECT APPLICANT ADDRESS 5000 E SPRING STREET SUITE 500	CITY LONG BEACH	STATE CA
		ZIP CODE 90815

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE MELISSA GOMEZ, DEPUTY CLERK
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