

FILED

JUN 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY: VD DEPUTY

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

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

County Clerk
 County of Orange
 Registrar-Recorder/County Clerk
 County Administration South Building
 601 N. Ross Street
 Santa Ana, California 92701

From: (Public Agency)
City of Fountain Valley
 10200 Slater Avenue
 Fountain Valley, CA 92708

Applicant: City of Fountain Valley

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

Euclid and Heil Residential Project Addendum
Project Title

<u>2022100563</u>	<u>Steven Ayers, Principal Planner</u>	<u>714-593-4431</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

The project site is located at 16300 Euclid Street in the City of Fountain Valley, Orange County, California, at the northeast corner of Euclid Street and Heil Avenue. The site encompasses approximately 18.09 net acres (18.64 gross acres) and is identified by Assessor's Parcel Number 144-111-01. It is bounded by Euclid Street to the west, residential uses to the north and east, and Heil Avenue to the south.

Project Location:

The Proposed Project would develop the site into a residential community consisting of 606 units with common open space amenities. The Proposed Project would include 183 townhouses, 36 triplexes, 304 market rate apartment units, and 83 senior affordable apartments. The senior affordable apartments would include amenities such as a secured garage, electric vehicle charging stations, a programed courtyard including an outdoor community space with lounge seating, a shaded BBQ area with dining tables and umbrellas, landscaped open space, a central interior courtyard, and additional residential services. The market rate apartments would include amenities such as a secured garage, electric vehicle charging stations, individually programmed courtyards, resort style swimming pool, lounge, gaming areas, co-working spaces, three courtyards, and a fitness room along with ancillary areas. Residents of the townhouse and triplex units would have access to two shared open space areas. These include a 15,500-square-foot recreational area featuring a pool house, swimming pool, spa, shade structures, barbecue grills, and seating areas, and a community pocket park and playground. The Proposed Project would provide dedicated parking for the senior affordable apartments, market-rate apartments, townhomes, and triplexes, as well as designated guest parking. The Proposed Project would also include off-site and infrastructure improvements.

Project Description:

This is to advise that the City of Fountain Valley has approved the above described
(Lead Agency or Responsible Agency)

project on June 25, 2025 and has made the following determinations regarding the above described project:
(Date)

