ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-11/18/2025-0880

2025850011 11
FILED
November 18, 2025
HUGH NGUYEN
CLERK - RECORDER
By
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

EUCLID AND HEIL RESIDENTIAL PROJECT ADDENDUM

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 November 18, 2025
Posted for 30 **days**

DEPUTY 483

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.

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ 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

2022100563	Steven Ayers, Principal Planner	714-593-4431
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. Entitlements include Precise Plan 579, Conditional Use Permit 1930, Tentative Tract Map #19448, and an Addendum to the General Plan Final Program EIR (SCH #2022100563).

Project Description:

This is to advise that the City of Fountain Valley (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on November 12, 2025 (Date) and has made the following determinations regarding the above-described project:

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

CEQA: California Environmental Quality Act

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.

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

City of Fountain Valley: 10200 Slater Avenue Fountain Valley, CA 92708

Date received for filing and posting at OPR:

11/18/2025 Principal Planner

Signature (Public Agency) *Title*

HUGH NGUYEN
CLERK - RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER
BY: VD DEPUTY

June 26, 2025

CITY OF FOUNTAIN VALLEY
10200 SLATER AVE
FOUNTAIN VALLEY, CA 92708

Office of the ORANGE COUNTY CLERK-RECORDER
Memorandum

SUBJECT: NOTICE OF DETERMINATION / EIR / PRIOR FILING

The attached notice was received, filed and a copy was posted on 6/26/2025

It remained posted for 30 (thirty) days.

HUGH NGUYEN
CLERK - RECORDER
In and for the County of ORANGE

By: 483 - Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days. *** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20250000166469

Finalization No.: 20250000196197

Cashier: 483

Register: VITALSINDEXING

Date/Time: 06/26/2025 01:48 PM

Item	Title	Count
1	201	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202585000616	$50.00

Time Recorded 01:48 PM

Total Amount Due:	$50.00
Total Paid	
Credit Card Tendered: #000120	$50.00
Amount Due:	$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KP DEPUTY

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/26/2025-0478

202585000616
FILED
JUNE 26, 2025
HUGH NGUYEN
CLERK - RECORDER
By Kalci Do
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

EUCLID AND HEIL RESIDENTIAL PROJECT ADDENDUM

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 26, 2025
Posted for 30 **days**

DEPUTY 483

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

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.

FILED

JUN 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD 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 Slate 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

2022100563	Steven Ayers, Principal Planner	714-593-4431
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)

FILED

NOV 18 2025

\\Pw003\projdatap\CFV-18.0\NOD\NOD.docx

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

FILED

JUN 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

CEQA: California Environmental Quality Act

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.

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

City of Fountain Valley: 10200 Slate Avenue Fountain Valley, CA 92708

Date received for filing and posting at OPR:

Signature (Public Agency) | Community Development Director *Title*

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

\\Pw003\projdatap\CFV-18.0\NOD\NOD.docx

Print Form

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 113, 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
NOV 22 2023
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

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

Project Title: 2045 Fountain Valley General Plan Update

Project Applicant: City of Fountain Valley

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, 1,305,686 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 (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 11/21/23 (date) 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
NOV 18 2025
HUGH NGUYEN, CLERK-RECORDER
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: 11.22.23 Date Received for filing at OPR:

FILED
JUN 26 2025
HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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	LEADAGENCY EMAIL	DATE
CITY OF FOUNTAIN VALLEY		11/22/2023

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	2023850001012

PROJECT TITLE

2045 FOUNTAIN VALLEY GENERAL PLAN UPDATE

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF FOUNTAIN VALLEY		(714)593-4425

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
10200 SLATER AVE	FOUNTAIN VALLEY	CA	92708

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$3,839.25	$	3,839.25
☐ Mitigated/Negative Declaration (MND)(ND)	$2,764.00	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,305.25	$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition 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 RECEIVED** $ 3,889.25

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Vanessa Devia	DEPUTY CLERK, VANESSA DEVIA MARQUEZ

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

FILED

JUN 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01/01/2023)

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
$R00146710575
202385001012 8:36 am 11/22/23
487 VitIndx 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

NOV 22 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: VP DEPUTY

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

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

DEPUTY VANESSA DEVIA MARQUEZ

FILED

JUN 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

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.

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

Print | Start Over | Save

RECEIPT NUMBER:
30 — 06/26/2025 — 0478

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2022100563

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FOUNTAIN VALLEY		06/26/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202585000616

PROJECT TITLE

EUCLID AND HEIL RESIDENTIAL PROJECT ADDENDUM

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF FOUNTAIN VALLEY		(714) 593-4431

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
10200 SLATE AVENUE	FOUNTAIN VALLEY	CA	92708

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☑ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition 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 RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kalci Do	KALCI DO, DEPUTY

FILED

NOV 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

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

Print | Start Over | Save

RECEIPT NUMBER:
30 — 11/18/2025 — 0880

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2022100563

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FOUNTAIN VALLEY		11/18/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202585001111

PROJECT TITLE

EUCLID AND HEIL RESIDENTIAL PROJECT ADDENDUM

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF FOUNTAIN VALLEY			(714)593-4431
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
10200 SLATER AVENUE	FOUNTAIN VALLEY	CA	92708

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☑ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☐ County documentary handling fee		$	
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kalci Do	KALCI DO, DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)