



CITY OF FOUNTAIN VALLEY

CIVIC CENTER

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the 8550 Warner Avenue Project (Parkside FV) and conduct a Public Hearing before the Fountain Valley Planning Commission on March 25, 2026, at 6:00 p.m. in the City Council Chambers at 10200 Slater Avenue, Fountain Valley, CA 92708.

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 8550 Warner Avenue 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 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: 8550 Warner Avenue Project (Parkside FV)

PROJECT LOCATION: The 2.119-acre project site is located at 8550 Warner Avenue in the City of Fountain Valley, California (Assessor's Parcel Number 167-361-17). The site is situated on the south side of Warner Avenue approximately 500 feet east of Newland Street.

PROJECT DESCRIPTION: The project involves the construction of a three (3)-story, 72-unit apartment complex and a one (1)-story amenity building totaling 76,876 square feet that form a U-shape on the project site. The residential building would be located on the eastern, northern, and western portions of the project site and would have a height of 30 feet to the roof, 34 feet to the top of parapet, and a maximum height of 39 feet to the roof apex. The residential units would consist of nine (9) studio units, 37 one (1)-bedroom units, and 26 two (2)-bedroom units totaling 68,507 square feet with 6,941 square feet of private open space in the form of balconies and patios. Ten (10) units would be set aside for very-low income households. The amenity building would be located in the center of the apartment complex and would include a 122-square-foot leasing office, 663-square-foot clubhouse, and an adjacent trellis structure with a patio area. The

project would provide 107 parking spaces on-site, consisting of 96 resident parking spaces and 11 guest parking spaces, including five (5) ADA-accessible spaces.

PUBLIC REVIEW: The MND is available for a 30-day public review period beginning January 14, 2026, and ending February 13, 2026. Copies of the MND are available for review on the Project's webpage at www.fountainvalley.gov/1531/Parkside-FV and at the following locations:

City of Fountain Valley
Planning and Building Department
10200 Slater Avenue
Fountain Valley
Hours: M-Th 7-6

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 MND for the proposed project must be received no later than February 13, 2026. Send comments by mail to:

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

Or by email to planning.building@fountainvalley.gov
(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 on March 25, 2026, at 6:00 p.m. The hearing will be held at the City Council Chambers at 10200 Slater Avenue, Fountain Valley, CA 92708.

To confirm the date and time of the meetings and for additional information concerning the proposed project, please check the Project's webpage at www.fountainvalley.gov/1531/Parkside-FV.