

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 8550 Warner Avenue Project (Parkside FV)

Lead Agency: City of Fountain Valley

Contact Person: Steven Ayers, Principal Planner

Mailing Address: 10200 Slater Avenue

Phone: (714) 593-4431

City: Fountain Valley Zip: 92708

County: Orange County

Project Location: County: Orange City/Nearest Community: Fountain Valley

Cross Streets: Warner Avenue, 500 feet east of Newland Street Zip Code: 92708

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 55 " N/ 117 ° 58 ' 47 " W Total Acres: 2.119

Assessor's Parcel No.: 167-361-17

Section: 40

Twp.: 5S

Range: 11W

Base:

Within 2 Miles: State Hwy #: I-405, SR-39

Waterways: Talbert Lake, Lake Huntington, Fountain Valley Channel

Airports: N/A

Railways: N/A

Schools: Lake View Elementary, Tamura Elementary, Valley Vista High School, Fulton Middle School

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplemental/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☒ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☒ Rezone

☐ Annexation

☒ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Coastal Permit

☐ Community Plan

☒ Site Plan

☐ Land Division (Subdivision, etc.)

☒ Other Density Bonus

Development Type:

☒ Residential: Units 72 Acres 2.119

☐ Office: Sq.ft. Acres Employees

☐ Transportation: Type

☐ Commercial: Sq.ft. Acres Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft. Acres Employees

☐ Power: Type MW

☐ Educational: Type

☐ Waste Treatment: Type MGD

☐ Recreational: Type

☐ Hazardous Waste: Type

☐ Water Facilities: Type MGD

☐ Other:

Project Issues Discussed in Document

☒ Aesthetics

☒ Energy

☒ Mandatory Findings of Significance

☒ Sewer Capacity

☒ Agriculture and Forestry Resources

☐ Fiscal Impacts

☒ Mineral Resources

☒ Solid Waste

☒ Air Quality

☐ Flood Plain/Flooding

☒ Noise

☒ Transportation

☒ Biological Resources

☒ Geology/Soils

☒ Population/Housing

☒ Tribal Cultural Resources

☐ Coastal Zone

☒ Greenhouse Gas Emissions

☒ Public Services

☒ Utilities/Service Systems

☒ Cultural Resources

☒ Growth Inducement

☒ Recreation

☒ Vegetation

☒ Cumulative Effects

☒ Hazards & Hazardous Materials

☒ Schools/Universities

☒ Wetland/Riparian

☒ Drainage/Absorption

☒ Hydrology/Water Quality

☒ Septic System

☒ Wildfire

☐ Economics/Jobs

☒ Land Use/Planning

☐ Other

Present Land Use/Zoning/General Plan Designation:

Commercial Center/Local Business (C1)/Local Commercial

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.

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

☒ Air Resources Board (ARB)	☐ Natural Reserve System, University of California (UCNRS)
☐ Attorney General	☐ Natural Resources Agency, California
☐ Baldwin Hills Conservancy (BHC)	☐ Parks and Recreation, Department of
☐ Bay Conservation and Development Commission, San Francisco (BCDC)	☐ Pesticide Regulation, Department of (DPR)
☐ Boating and Waterways, Department of	☐ Public Utilities Commission, California (CPUC)
☒ Caltrans <u>District #12</u>	☒ Regional Water Quality Control Board <u>Region #8</u>
☐ Cannabis Control, Department of (DCC)	☐ Resources Recycling and Recovery, Department of (CalRecycle)
☐ Central Valley Flood Protection Board	☐ San Diego River Conservancy (SDRC)
☐ Coachella Valley Mountains Conservancy (CVMC)	☐ San Gabriel, Rivers and Mountains Conservancy (RMC)
☐ Coastal Commission (CCC)	☐ San Joaquin River Conservancy (SJRC)
☐ Coastal Conservancy, California State (SCC)	☐ Santa Monica Bay Restoration
☐ Colorado River Board	☐ Santa Monica Mountains Conservancy (SMMC)
☐ Conservation, Department of (DOC)	☐ Sierra Nevada Conservancy
☐ Corrections and Rehabilitation, Department of (CDCR)	☐ State Lands Commission, California (SLC)
☐ Delta Protection Commission	☒ State Water Resources Control Board
☐ Delta Stewardship Council	☐ Statewide Health Planning and Development, California Office of (OSHDP)
☐ Education, California Department of	☐ Strategic Growth Council, California (SGC)
☐ Emergency Services, Office of (OES)	☐ Division of Drinking Water / Financial
☐ Energy Commission	☐ SWRCB <u>Assistance / Water Quality / Water Rights</u>
☐ Fish and Game Commission (CDFGC)	☐ Tahoe Conservancy
☒ Fish and Wildlife <u>Region #5</u>	☐ Tahoe Regional Planning (TRPA)
☐ Food and Agriculture, Department of (CDFA)	☐ Toxic Substances Control, Department of (DTSC)
☐ Forestry and Fire Protection, Department of (CAL FIRE)	☐ Transportation Commission, California (CATC)
☐ General Services, Department of (DGS)	☐ Water Resources, Department of (DWR)
☐ Highway Patrol, California (CHP)	☐ Other _____
☐ Historic Preservation, Office of	☐ Other _____
☐ Housing and Community Development, California Department of (HCD)	☐ Other _____
☒ Native American Heritage Commission (NAHC)	☐ Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date January 14, 2026 Ending Date February 13, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants Inc.</u>	Applicant: <u>The Stellrecht Company, FV Center LP</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>15261 Transistor Lane</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Huntington Beach, California 92649</u>
Contact: <u>Vanessa Villanueva</u>	Phone: <u>(714) 580-7272</u>
Phone: <u>(213) 444-3482</u>	

Signature of Lead Agency Representative: _____



Date: 1/12/26