

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 8550 Warner Avenue Project (Parkside FV)

Lead Agency: City of Fountain Valley

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Project Location: Fountain Valley Orange County

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- **Air Quality:** The project could expose sensitive receptors to pollutant concentrations. Construction-related activities would result in temporary project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation, grading, building construction, and other construction activities. Mitigation Measure AQ-1 would require the use of off-road diesel-powered construction equipment that meets or exceeds the most stringent and environmentally protective Tier 4 off-road emissions standards which would substantially reduce DPM emissions and associated health risk impacts.
- **Biological Resources:** Construction of the project has the potential to directly (by destroying a nest) or indirectly (by creating construction noise, dust, and other human disturbances that may cause a nest to fail) impact nesting birds protected under the California Fish and Game Code (CFGF) and Migratory Bird Treaty Act (MBTA). Implementation of Mitigation Measure BIO-1 would ensure compliance with the CFGF Section 3503 and MBTA with respect to nesting birds by reducing the impact through pre-construction nesting bird surveys and avoidance of active nests.
- **Cultural Resources:** Although low, the potential exists for the unanticipated discovery of previously unknown archaeological resources during project construction. Mitigation Measure CR-1 would require the retention of a qualified archaeologist to respond to and address any unexpected archaeological discoveries found on the project site during ground-disturbing work.
- **Geology and Soils:** Project construction could affect previously undisturbed sediments with undetermined paleontological sensitivity. Implementation of Mitigation measure GEO-1 would require the retention of a Qualified Professional Paleontologist to conduct a Worker Environmental Awareness Program training and address inadvertent discoveries of paleontological resources through proper recovery, identification, and curation.

If applicable, describe any of the known project areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

None applicable.