



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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TYPE OR PRINT CLEARLY

Project Title

ORANGE COAST MEMORIAL MEDICAL CENTER PARKING STRUCTURE
PROJECT

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): PUBLIC NOTICE

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 03/03/2026
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DEPUTY 135

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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 Orange Coast Memorial Medical Center (OCMMC) Parking Structure Project and conduct a Public Hearing before the Fountain Valley Planning Commission on April 22, 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 OCMMC Parking Structure 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: Orange Coast Memorial Medical Center Parking Structure Project

PROJECT LOCATION: The 2.23-acre project site is located on the southwest corner of Talbert Avenue and Foster Street, west of the 9900 Talbert Avenue medical office building, in the City of Fountain Valley, California (Assessor's Parcel Number 157-511-01).

PROJECT DESCRIPTION: The proposed project includes the removal of an existing surface parking lot with 231 parking spaces for the development of a freestanding, 3-story parking structure located at the southwest corner of Talbert Avenue and Foster Street. The proposed structure includes one (1) subterranean level, three (3) covered parking levels, and a rooftop parking level, for a total of five (5) levels. The Project proposes redeveloping the 2.2 acre surface parking lot at Foster Street with a freestanding parking structure totaling 784 parking spaces for hospital employees only. The proposal includes a pedestrian bridge on the third level connecting the parking structure to a freestanding elevator and staircase tower on the OCMMC campus, on the east side of Foster Street. The proposed structure would be 35 feet in height at the rooftop

parapet of the structure, with an elevator tower at the southeast corner of the structure under 42 feet in height.

PUBLIC REVIEW: The MND is available for a 30-day public review period beginning March 3, 2026, and ending April 2, 2026. Copies of the MND are available for review on the Project's webpage at <https://www.fountainvalley.gov/973/OCMMC-Parking-Structure> 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 April 2, 2026. Send comments by mail to:

City of Fountain Valley
Planning and Building Department
10200 Slater Avenue
Fountain Valley, California 92708
Attention: Matt Jenkins, Senior 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 Matt Jenkins at (714) 593-4427.

PUBLIC HEARING: The Fountain Valley Planning Commission will consider this item on April 22, 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 <https://www.fountainvalley.gov/973/OCMMC-Parking-Structure>