

**CITY OF FOUNTAIN VALLEY
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING AND
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

PROPOSAL: The City of Fountain Valley, as the Lead Agency, has prepared a Mitigated Negative Declaration (MND) for the Starfish Residential project pursuant to the California Environmental Quality Act. The discretionary actions required from the City of Fountain Valley include a General Plan Amendment from Low Density Residential to Low Medium Density Residential, a zone change from R-1 (Low Density Residential) to GH (Garden Homes) and a tentative tract map to allow the development of seven homes. The project is located at 9801 Starfish Avenue and totals approximately 1.02 acres. The project site is vacant and located adjacent to and east of the Huntington Valley Baptist church. The project applicant proposes seven (7) market rate, two-story single-family detached residential units at a density of 6.86 dwelling units per acre. The project proposes 23 parking spaces, including two spaces per unit in an enclosed garage and nine (9) guest parking spaces along the private on-site street. Access to the project site would be from Starfish Avenue that extends along the southern project boundary. The project would construct a new private street that would extend from Starfish Avenue to the north end of the site where it turns into a driveway at the residential unit at the north end of the site. The project proposes four (4) different floor plans. All of the homes would have four bedrooms and 4.5 bathrooms and range in size from 2,408 square feet up to 3,180 square feet. All units would have 2-car garages and the lots would range from 4,552 square feet for the smallest lot to 5,989 square feet for the largest lot. The seven homes are proposed to have an American – Colonial style of architecture. A homeowner's association would maintain the common open space and private street. The project is scheduled to be constructed in one phase with construction tentatively scheduled to start in September 2021 and completed in June 2022.

CEQA DETERMINATION: Notice is hereby given that the City of Fountain Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of California Environmental Quality Act (CEQA) Guidelines. A Mitigated Negative Declaration is being proposed in conjunction with the above proposal. Mitigation measures to reduce environmental impacts to less than significant levels have been provided in the following environmental categories: Air Quality, Hazardous Materials and Tribal Cultural Resources. The Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration are available for review at the City of Fountain Valley, 10200 Slater Avenue, Fountain Valley, CA 92708-4736/Phone (714) 593-4425 and on the city website at www.fountainvalley.org. The public is invited to provide comments on the Mitigated Negative Declaration to the attention of Mr. Matt Jenkins, Senior Planner, at the address listed above or emailed to planning.building@fountainvalley.org during the review and comment period that will run from June 10, 2021 to June 30, 2021.

INVITATION TO BE HEARD: A public hearing of the Planning Commission of the City of Fountain Valley to consider the approval of the project and to consider the Mitigated Negative Declaration will be tentatively held at the City of Fountain Valley Council Chambers, located at 10200 Slater Avenue, Fountain Valley, CA 92708-4735, on Wednesday, July 28, 2021 at 6:00 PM. All evidence and testimony for or against the approval of the Starfish Residential project and the adoption of the Mitigated Negative Declaration will be considered. All persons desiring to comment on, or having objections to, the content or adequacy of the Mitigated Negative Declaration may appear and be heard before the Planning Commission of the City of Fountain Valley at the time and place of the hearing.