



City of Fountain Valley  
Planning & Building Department  
10200 Slater Avenue  
Fountain Valley, CA 92708

**Notice of Preparation/Notice of Scoping Meeting For  
A Draft Environmental Impact Report  
For The Fountain Valley Crossings Specific Plan Project**

**DATE:** October 9, 2015

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

**LEAD AGENCY:** City of Fountain Valley  
10200 Slater Avenue  
Fountain Valley, CA 92708  
Contact: Matt Mogensen  
Planning and Building Director  
Phone: 714-593-4426  
Email: [Matt.Mogensen@fountainvalley.org](mailto:Matt.Mogensen@fountainvalley.org)

The City of Fountain Valley intends to prepare an Environmental Impact Report (EIR) for the proposed Fountain Valley Crossings Specific Plan (Project).

In accordance with Section 15082 of the State CEQA Guidelines, the City of Fountain Valley has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with information describing the proposed project and its potential environmental effects. The public is encouraged to visit the Fountain Valley Crossings Specific Plan website <http://www.fountainvalley.org/341/Fountain-Valley-Crossings-Specific-Plan> to learn more about the project and view the outreach, reports, and information provided to date. Environmental factors that would be potentially affected by the proposed project are:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

**PROJECT LOCATION:** The Fountain Valley Crossings Specific Plan area is located in the southeastern portion of the City of Fountain Valley (Figure 1). The Specific Plan area is bisected by Interstate 405 and would encompass approximately 155 acres bordered by Talbert Avenue to the north, Ellis Avenue to the south, Ward Street to the west, and the Santa Ana River to the east.

**PROJECT DESCRIPTION:** The proposed Fountain Valley Crossings Specific Plan would guide future development within approximately 155 acres of light industrial/commercial uses in the southeastern portion of the City of Fountain Valley. The Specific Plan area is currently occupied by various light industrial (e.g., warehousing), retail, and office land uses and is the former Industrial Redevelopment Project Area. The Specific Plan would include a Land Use Element, Infrastructure Element, and Implementation, Financing, and Phasing Elements to help revitalize this light industrial area while respecting existing, thriving businesses. The Specific Plan would promote reinvestment with a mix of uses including residential, retail, and office land uses and



provide facilities and streetscapes that encourage community gathering. As envisioned, enhancement of this area will result in reinvestment to become a core area for civic, commercial, and neighborhood activities for the City. The Specific Plan would guide this future reuse of the existing industrial business park land uses, addressing the type, location, intensity, and design of mixed-use buildings, as well as transportation and public infrastructure improvements. The City intends to work with the community, property and business owners to tailor the Specific Plan to accommodate projected growth in a manner which fosters development of a vibrant and desirable mixed-use area. The components of the Crossings Specific Plan would include the following elements and features:

#### Land Use Element

The Land Use Element would include form-based codes to provide greater predictability and flexibility for potential developers, the community, and the City. A form-based code would be drafted to implement the Specific Plan to ensure the vision identified by the community, property and business owners is achieved. Allowable uses, densities, and identification of incompatible uses will also be included. Lastly, the Land Use Element will allow for the vibrant activity center that is desired by the community which will help attract the community to the re-developed area.

#### Infrastructure Element

The Infrastructure Element would include:

- A Transportation/Circulation Plan that will identify all transportation improvements inside and outside the Specific Plan Area needed to accommodate new development.
- A Roadway Plan that will provide alignments for all interior, neighborhood, collector, and arterial type roads within the Specific Plan Area.
- A Pedestrian and Bicycle Network Plan to link new residential uses in the Specific Plan Area to parks, schools, community facilities, and other nearby community amenities.
- Transportation/circulation diagrams and maps.
- A Streetscape/Landscape Plan that will be integrated with the roadway network and pedestrian/bicycle network plans described above.
- A Community Facilities Plan that will define the size and location of parks/community facilities within the Specific Plan Area. This plan will also provide analysis and estimates of the costs to construct and maintain community facilities within the Specific Plan Area.
- Required additional public utility and service improvements.

#### Implementation, Financing, and Phasing Element

The Implementation, Financing, and Phasing Element will include the Capital Improvement Program projects with estimates of projects in the infrastructure element. A programmatic Funding and Financing Program will also be included for the identified projects. Lastly, this Element will include a Phasing Program that will link the land use development with capital improvements in both table and map diagram formats.

#### Public Outreach and Meetings

The Crossings Specific Plan project was initiated in summer 2014 and has included 3 public community workshops and one special joint City Council and Planning Commission Study Session. Significant components of the draft Crossings Specific Plan were developed through the planning and public outreach process. The EIR to be prepared will analyze the project related and cumulative environmental impacts of the proposed project.



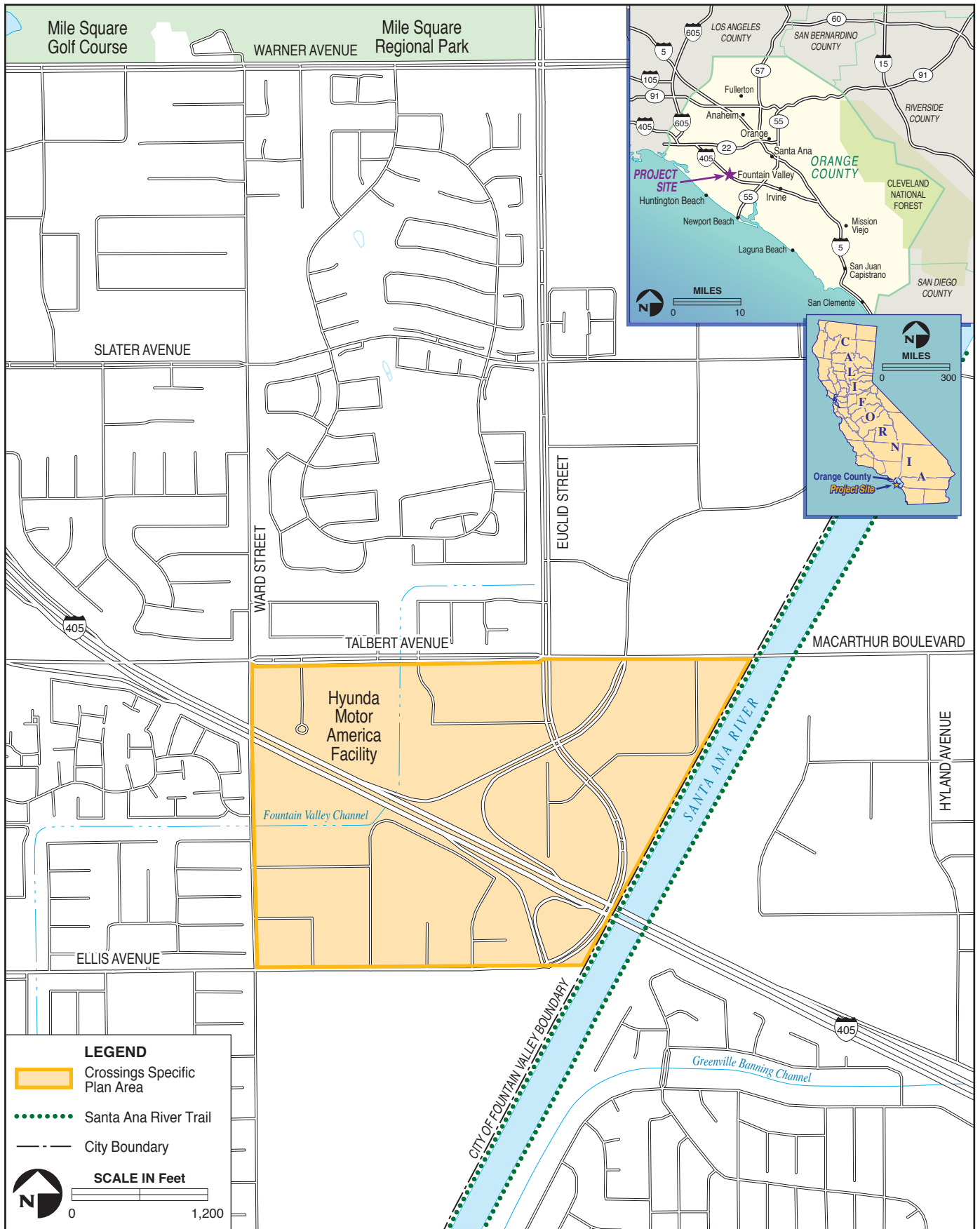
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**REVIEW PERIOD:** As specified by the State CEQA Guidelines, the Notice of Preparation will be circulated for a minimum 30-day review period. The City of Fountain Valley welcomes agency and public input during this period regarding the scope and content of environmental information related to your agency's responsibility that must be included in the Draft EIR. **Comments may be submitted, in writing, by 5:00 p.m. on November 16, 2015** and addressed to:

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Planning and Building Department  
10200 Slater Avenue  
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E-mail: [matt.mogensen@fountainvalley.org](mailto:matt.mogensen@fountainvalley.org)

**SCOPING MEETING:** The City has scheduled a Public Scoping Meeting for the EIR to describe the proposed project, the environmental review process, and to receive your verbal input on the information that should be included in the EIR. The Public Scoping Meeting is scheduled at the following time and location:

OCTOBER 28, 2015  
6:00 PM  
FOUNTAIN VALLEY CITY HALL  
10200 SLATER AVENUE  
FOUNTAIN VALLEY, CA 92708



**Project Vicinity**  
**Fountain Valley Crossings Specific Plan**

**FIGURE**  
**1**