

**Notice of Preparation / Notice of Scoping Meeting for  
a Draft Environmental Impact Report  
for the 2045 Fountain Valley General Plan Update**

**DATE:** October 25, 2022

**TO:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

**LEAD AGENCY:** City of Fountain Valley  
10200 Slater Avenue  
Fountain Valley, CA 92708  
Contact: Omar Dadabhoy, Deputy City Manager/Community Development Director  
Phone: 714-593-4426  
Email: omar.dadabhoy@fountainvalley.org

The City of Fountain Valley intends to prepare an Environmental Impact Report (EIR) for the proposed 2045 Fountain Valley General 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 General Plan website <https://www.fountainvalley.org/1282/General-Plan-Update> 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
- Agricultural Resources
- Air Quality
- Biological resources
- Cultural and Tribal Resources
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Mineral Resources
- Population and Housing Noise
- Public Services Noise
- Transportation and Traffic
- Utilities and Service Systems

**REVIEW PERIOD:** The City of Fountain Valley, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with §15082(b) of the CEQA Guidelines and §21080.4 of the Public Resources Code. Responsible agencies must submit any comments in response to this notice during the 30-day public review period. The comment period will commence on **October 25, 2022**, and will close on **November 24, 2022**. A copy of the NOP can be viewed electronically on the City's web page at:

<https://www.fountainvalley.org/1282/General-Plan-Update>

Comments in response to this notice can be emailed to Brian James at [omar.dadabhoy@fountainvalley.org](mailto:omar.dadabhoy@fountainvalley.org) or can be physically mailed in writing to the address below by the close of the 30-day NOP review period at 5:00 pm November 24, 2022:

Omar Dadabhoy  
City of Fountain Valley  
Planning and Building Department  
10200 Slate Avenue  
Fountain Valley, CA 92708

**SCOPING MEETING:** The City held 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 was held on November 22, 2021 after the City posted the NOP on its website.

**PROJECT LOCATION:** The City of Fountain Valley is centrally located in the County of Orange and is bounded by the Santa Ana River to the east, the City of Huntington Beach on the west and south, and the City of Westminster to the north. Interstate 405 bisects the City, running diagonally northwest to southeast.

**PROJECT DESCRIPTION:** The 2045 General Plan is the City's policy and implementation framework that guides the long-term growth and improvement of the Fountain Valley community through interrelated components of city governance:

- » **A Vision** that provides a sense of the purpose and mission for city governance and sets the tone for the other components of the plan. The Vision's central theme is embracing change while preserving community values and quality of life.
- » **A General Plan** that addresses state law and guides City decisions through long-term goals and policies to achieve Fountain Valley's Vision. In addition to the topics required by state law, the plan will address the optional topics of economic development, community design, air quality, and governance.
- » **An Implementation Plan** that identifies the actions needed to carry out the Plan's policies. This includes initiatives by the City, as well as decisions on public and private development projects and City activity programs.

The proposed project updates the General Plan to guide the City's development and conservation for the next 20+ years through 2045. The proposed project is a comprehensive update of the General Plan to comply with state housing mandates; conform with new state laws related to community health, environmental justice, climate adaption, resiliency, and mobility; and bring long-term growth and fiscal projections into alignment with current economic conditions and state mandates.

The General Plan will address the following topics:

- » **Land use:** establishes how land is developed, used, and arranged to ensure compatibility and add value to the community in terms of function, design, and fiscal return.

- » **Economic development and fiscal sustainability:** an expansion of an existing topic to grow revenues and reduce costs to offset the sunset of Measure HH, and to position the City to maximize the economic value of its development options in the context of future market conditions.
- » **Community design:** an expansion of an existing topic to more directly address neighborhood compatibility and development design guidelines.
- » **Governance:** a way to formally memorialize how the City makes decisions and governs, recognizing a stronger connection between long term policies, short-term decisions, and the budget.
- » **Housing:** updates needed to obtain state certification.
- » **Circulation:** coordinates the circulation system with future land use patterns and buildout to satisfy local and subregional mobility needs, access and connectivity among the various neighborhoods, and compliance with Orange County’s Congestion Management Program.
- » **Parks and open space:** establishes broad direction for open space and park and recreation programs, emphasizing the vital role parks and recreation play in economic development, land use, housing, community health, infrastructure, and transportation goals.
- » **Healthy communities strategies:** augmenting recent “health in all policies” approaches with a focus on partnerships and programs that are more effective and impactful.
- » **Conservation:** addresses how resources are managed comprehensively using systems that are environmentally and economically sustainable and meet growth demand in Fountain Valley.
- » **Public safety:** addresses how the City protects life, property, and commerce from impacts associated with human-made and natural hazards, disasters, and other threats to public safety; also identifies ways the City can establish strategies to adapt to increased hazard risks and strategies to become more resilient.
- » **Air quality:** establishes appropriate policies to achieve progress toward air quality goals as identified by the South Coast Air Quality Management District’s Air Quality Management Plan.
- » **Noise:** identifies measures to maintain a noise environment that is compatible for the various neighborhoods and land uses in terms of noise exposure for near-term and long-term growth and traffic activity.

Environmental justice is only a required topic for jurisdictions that contain disadvantaged communities. According to CalEnviroScreen (CES version 4.0), all census tracts in Fountain Valley have a CES composite score below the 75<sup>th</sup> percentile—the threshold above which the City and California Environmental Protection Agency deem a census tract to be a disadvantaged community.

The land use designations in the City of Fountain Valley will largely remain as designated under the current General Plan, with the addition of Very High Density Residential (VHDR), Mixed Use 1 (MU1), and Mixed Use 2 (MU2) designations. Table 1, *Buildout Statistical Summary*, provides a statistical summary of the buildout

potential associated with the 2045 General Plan compared to existing conditions. Figures 3 and 4 illustrate existing conditions and the proposed 2045 General Plan land use map, respectively. The City will also amend its Development Code, Zoning Map, and associated specific plans to implement the updated General Plan.

**Table 1 Buildout Statistical Summary**

Scenario	Acres	Units	Population	Non-res Sq. Feet	Employment
Existing Conditions	4,612	19,395	57,595	11,925,652	32,485
Proposed GP (2045)	4,612	25,633	73,668	13,231,538	36,542
<b>Potential Growth</b>	--	<b>6,238</b>	<b>16,073</b>	<b>1,305,886</b>	<b>4,057</b>

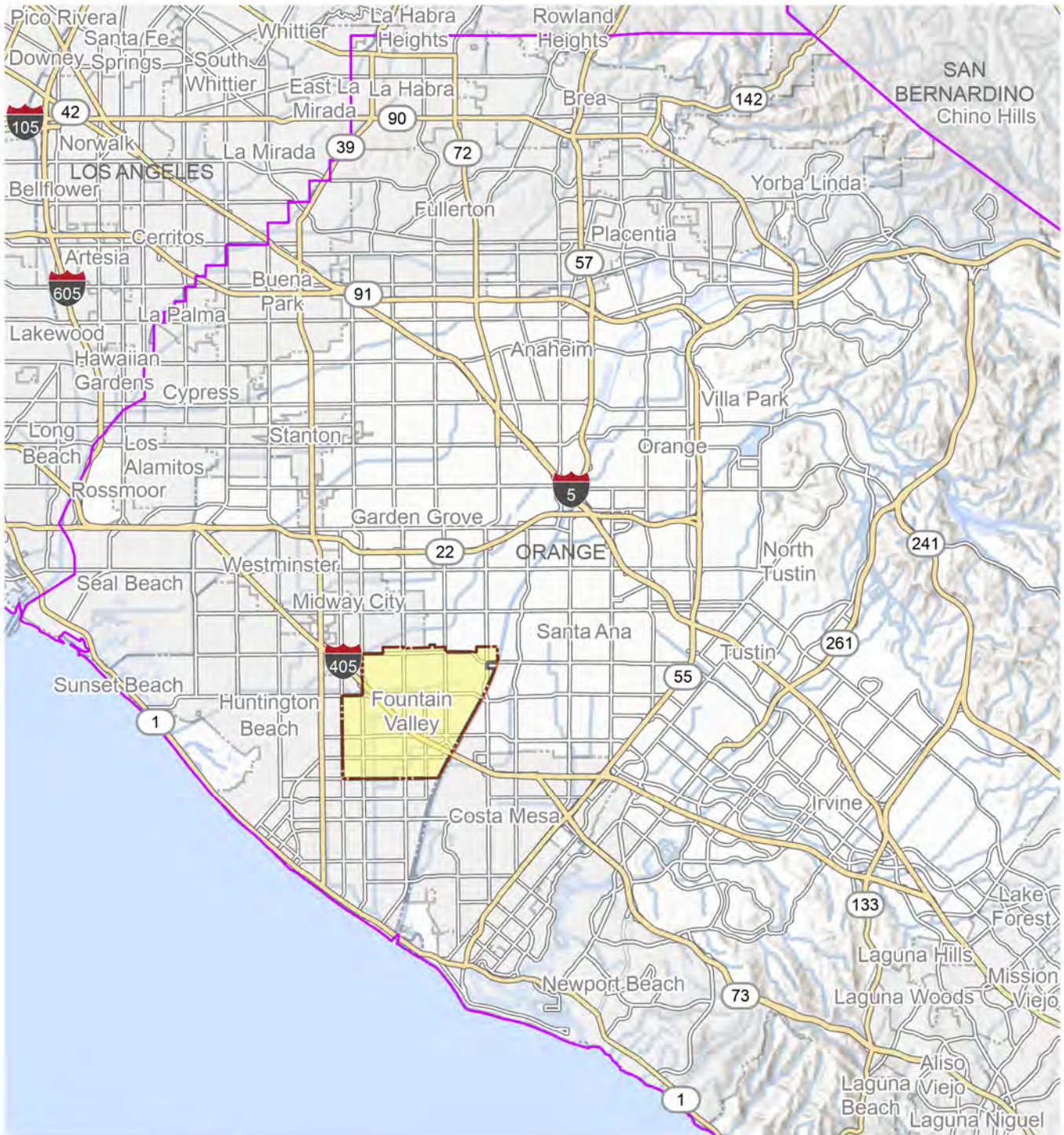
**PUBLIC AGENCY APPROVAL:** The proposed project will require adoption by the Fountain Valley City Council. The Planning Commission and other decision-making bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of the 2045 General Plan. However, subsequent development under the proposed project may require approval of responsible or trustee agencies that may rely on the General Plan EIR for decisions in their areas of expertise.

If you have further questions or require additional information, please contact Omar Dadabhoy, Deputy City Manager/Community Development Director, at [omar.dadabhoy@fountainvalley.org](mailto:omar.dadabhoy@fountainvalley.org) or (714) 593-4426.

**Date:** October 25, 2022

**ATTACHMENTS:**

- » Figure 1: Regional Location
- » Figure 2: Aerial Photograph
- » Figure 3: Map of Existing Land Use
- » Figure 4: Proposed Land Use Plan Map



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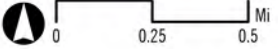
-  County Boundary
-  Fountain Valley City Limit
-  Fountain Valley SOI



Figure 1 Regional Context

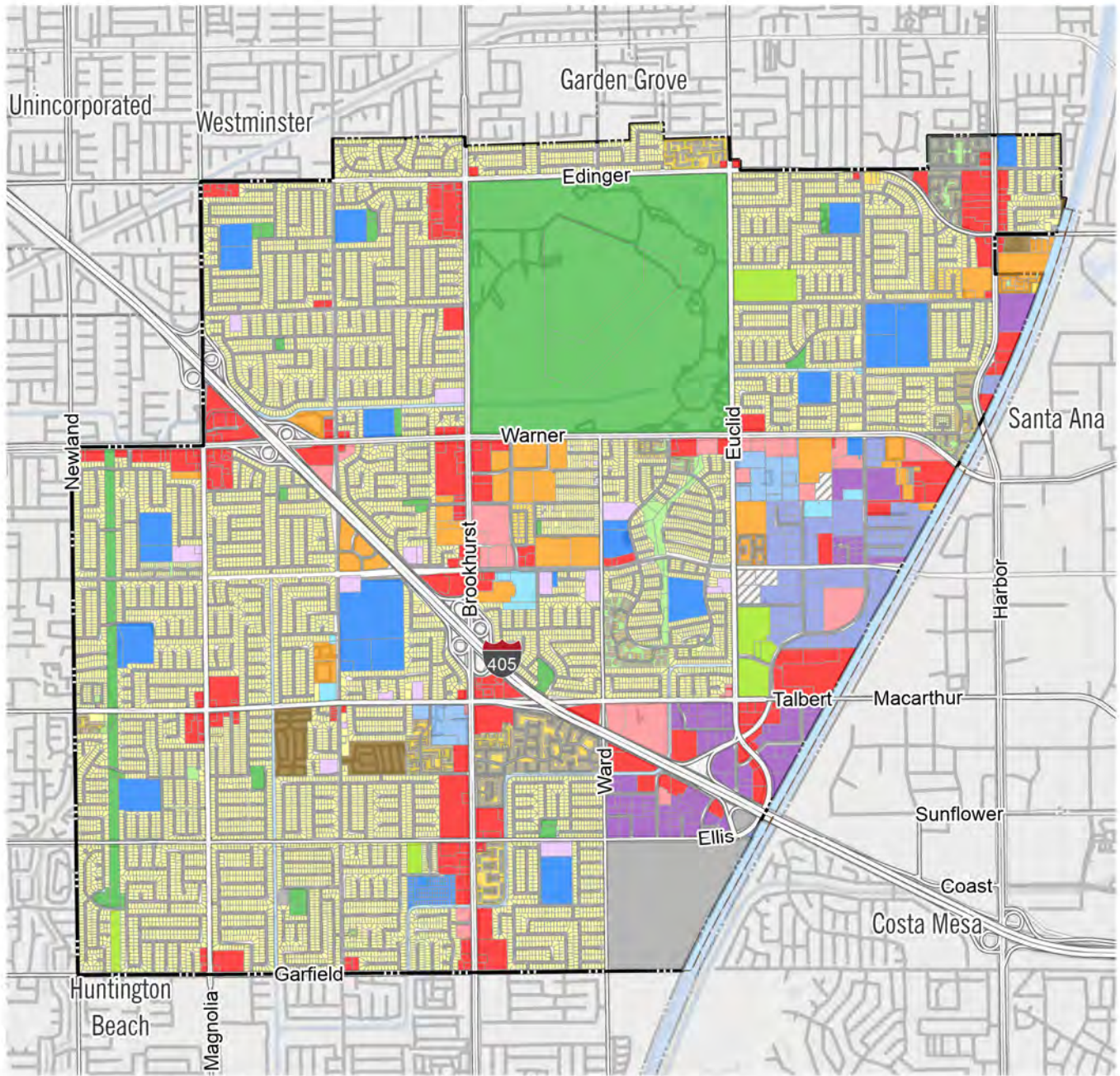


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- Fountain Valley City Limit
- Fountain Valley SOI

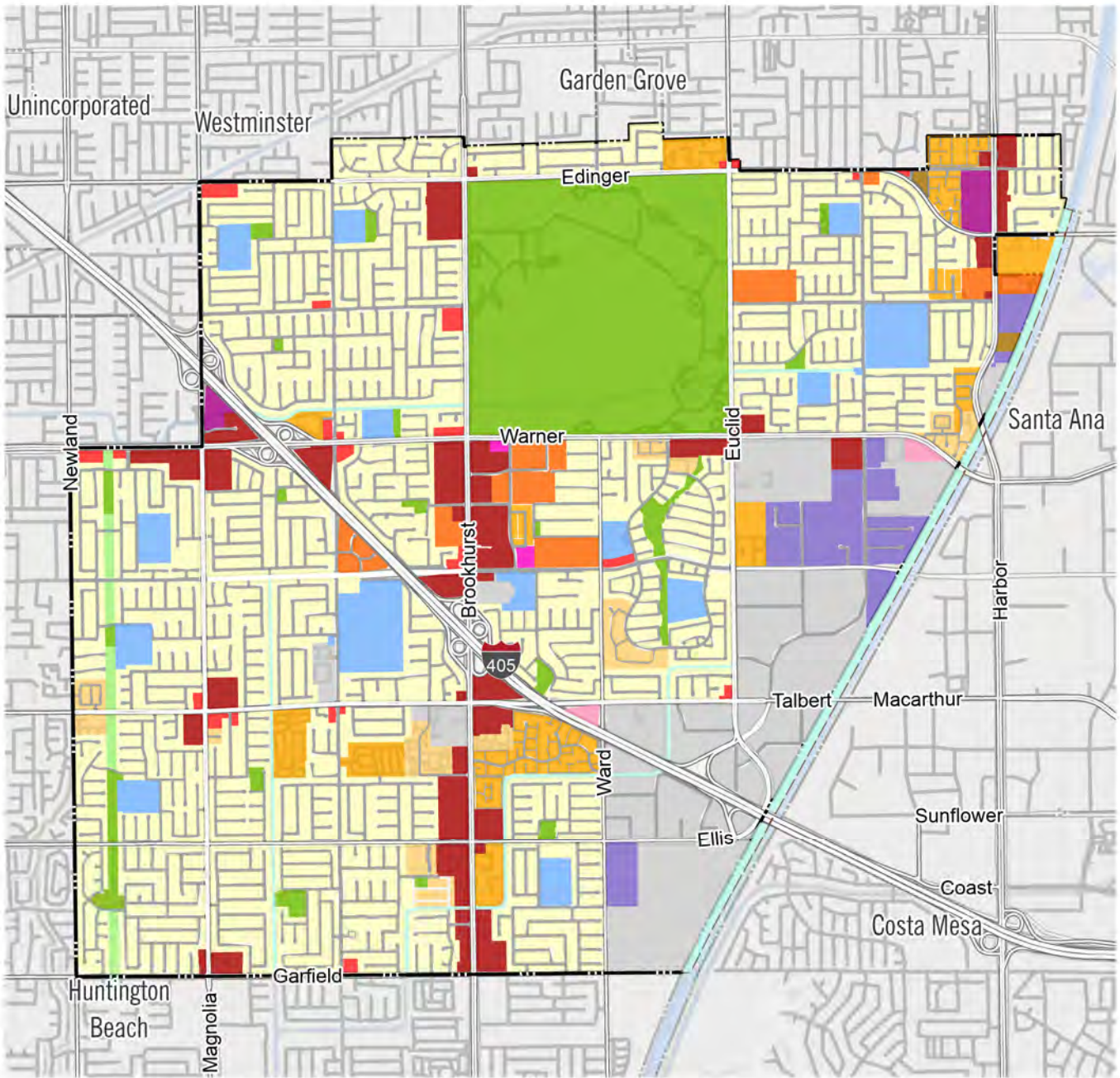
Figure 2 Aerial Imagery



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Figure 3 Existing Land Use



Date: 10/25/21

- |                                             |                                                |                                     |                            |
|---------------------------------------------|------------------------------------------------|-------------------------------------|----------------------------|
| Proposed General Plan                       |                                                | Mixed Use 2 (Up to 40 du/ac)*       | Flood Control Channel      |
| Low Density Residential (Up to 5 du/ac)     | Very High Density Residential (Up to 60 du/ac) | Local Commercial (Up to 0.35 FAR)   | Open Space                 |
| Low Medium Density Resid (Up to 10.8 du/ac) | Office Commercial (Up to 0.50 FAR)             | General Commercial (Up to 0.50 FAR) | Park                       |
| Medium Density Residential (Up to 15 du/ac) | Commercial Manufacturing (Up to 0.60 FAR)      | Public Facilities                   | Specific Plan              |
| High Density Residential (Up to 30 du/ac)   |                                                |                                     | Fountain Valley City Limit |
| Mixed Use 1 (Up to 65 du/ac)*               |                                                |                                     | Fountain Valley SOI        |



\*When the following condition exists, the maximum residential density may be increased to 75 units per acre: the nearest property line of the perimeter of a mixed-use zone is either separated by the 405 freeway from or located at least 400 feet from the property line of an R1 Zone in the City of Fountain Valley.

Figure 4 Proposed General Plan