

Notice of Availability of a Draft Environmental Impact Report for the 2045 Fountain Valley General Plan Update

DATE: June 9, 2023

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
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NOTICE IS HEREBY GIVEN that the City of Fountain Valley has prepared a Draft Environmental Impact Report (DEIR) for the 2045 Fountain Valley General Plan (State Clearinghouse No. 2022100563) to address the potential environmental effects associated with implementation of the proposed project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Fountain Valley is the lead agency for the proposed project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the DEIR.

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines 15087, the DEIR will be available for a 45-day public review from Friday, June 9, 2023, through Monday, July 24, 2023. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in the response to this notice no later than 45 days after receipt. Copies of the DEIR are available for review at the following location:

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

The document can also be accessed online at: <https://www.fountainvalley.org/1282/General-Plan-Update>

WRITTEN COMMENTS: We ask that any person wishing to comment on the DEIR provide written comments by the end of the public review period at 5:00 pm, Monday, July 24, 2023, addressed to Omar Dadabhoy, Deputy City Manager/Community Development Director, City of Fountain Valley, at omar.dadabhoy@fountainvalley.org or by mail to the City of Fountain Valley at the address above.

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. 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, Economic Development and Fiscal Sustainability, Community Design, Governance, Housing, Circulation, Parks and Open Space, Health Communities Strategies, Conservation, Public Safety, Air Quality, and Noise. 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 75th 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. The General Plan Update would result in potential growth of 6,238 units, 16,073 residents, 1,305,886 non-residential square feet, and 4,057 jobs. The City will also amend its Development Code, Zoning Map, and associated specific plans to implement the updated General Plan.

ENVIRONMENTAL ISSUES: Based on the analysis in the DEIR and the comment letters received in response to the Notice of Preparation (NOP), the City determined that implementation of the proposed project would result in significant and unavoidable impacts to Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, and Transportation.