



Frequent Questions:  
**16800 Magnolia St.**

### **What is a General Plan?**

A general plan is the city's long-term roadmap for growth and development. It outlines how land can be used, how neighborhoods and infrastructure will evolve, and what kinds of services and amenities will be needed. As a guiding policy document, it shapes the city's vision and informs future decisions.

### **What is a Housing Element?**

A required component of the City's General Plan that identifies existing and future housing needs, sets goals, and outlines policies and programs to address those needs. The Housing Element is subject review and approval by the California Department of Housing and Community Development (HCD).

### **What is the Regional Housing Needs Assessment?**

The Regional Housing Needs Assessment (RHNA) is a state-mandated process in California that determines the number of new homes each city and county must plan for in a given time period (the current planning period is 2021-2029). This number is based on projected and existing housing needs, including affordability levels.

### **Why is this site being considered for housing?**

This site is part of the City's effort to meet the State's RHNA requirements and has been identified for its feasibility to support future housing. The City identified sites using several criteria: targeting vacant or underutilized land, focusing on areas suitable for higher-density housing, and ensuring access to infrastructure and public services. Additional considerations included proximity to schools, jobs, and transit, as well as property owner interest. This site scored favorable on all criteria.

### **What exactly will be built on the site?**

The current proposal is for 657 apartments in two mid-rise buildings with studio, one-, two- and three-bedroom units. There will be attached parking for residents and guests. There will also be approximately 4,500 square feet of retail space as well as public and private open space and amenities. The development proposal will ultimately be considered by the Planning Commission through a public hearing process.

### **Will this site include affordable housing?**

Yes. This site will include 78 lower-income units, with rents set at 80% of Area Median Income. Average unit size is approximately 925 sf.

### **Does affordable housing affect property values?**

Research indicates that there is little effect on property values from nearby low-income housing. Please follow the link to learn more: <https://www.trulia.com/research/low-income-housing/>

### **Will this project increase traffic?**

While all new developments have the potential to impact traffic, study indicates that the existing road network will perform at acceptable levels with the forecasted growth, although implementation of the General Plan would raise total VMT (Vehicle Miles Traveled). Furthermore, the Environmental Impact Report (EIR) requires new developments to mitigate off-site traffic impacts and maintain the City's level of service (LOS) standard within three years of the issuance of building permits.

### **What will be the environmental impact of this site on the community?**

The environmental impact of this site was studied in the EIR in the context of the city's overall implementation of the General Plan. The analysis looked at the cumulative impacts that could result if all of the housing opportunity sites were developed into housing. Some of the "Significant and Unavoidable" impacts include short and long-term impacts to air quality, increased greenhouse gas emissions, and noise from construction.

### **Will this affect public infrastructure?**

Based on CEQA guidelines, a number of infrastructural elements were examined in the EIR including public services, utilities, and service systems and the impacts were found to be "less than significant".

### **How will this affect the capacity of schools?**

Schools have seen declining enrollment over the past few years, and the school district has indicated that they have sufficient capacity.

### **What is a Study Session? When is it?**

A Study Session is an informal meeting where City officials review and discuss the proposal in a public setting but do not take final action. A study session was held May 14, 2025.

### **When will the Planning Commission decide on this site?**

There will be a public hearing on June 11, 2025

### **How can I share my opinion or concerns?**

Attend the Study Session or Planning Commission meeting. You can also email comments to the City or submit feedback through the project webpage.

Email: [planning.building@fountainvalley.gov](mailto:planning.building@fountainvalley.gov)

Web: [www.fountainvalley.gov](http://www.fountainvalley.gov)