

June 2025 | Addendum to the Fountain Valley General Plan EIR
State Clearinghouse No. 2022100563

Euclid and Heil Residential Project Addendum

City of Fountain Valley

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1. Introduction

1.1 PURPOSE OF AN ADDENDUM

This document is an Addendum to the previously certified Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2022100563) for the City of Fountain Valley's 2045 General Plan Update, which was certified on December 20, 2023, (referred to as the Approved Project). The purpose of this Addendum is to evaluate whether the proposed Euclid and Heil Residential Project (Proposed Project) would modify the Approved Project in such a way as to result in new environmental impacts or a substantial increase in the severity of previously identified significant effects or would otherwise trigger a need for subsequent environmental review.

The City of Fountain Valley released a Draft EIR on June 9, 2023, for the General Plan Update. The 2023 Draft EIR and the 2023 Final EIR are collectively referred to as the 2023 Certified EIR.

The 2023 Certified EIR, in conjunction with this Addendum, serve as the environmental review for the proposed modifications to the Approved Project, as required by the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines (14 California Code of Regulations Sections 15000–15387). This Addendum evaluates the potential environmental impacts associated with the proposed Euclid and Heil Residential Project.

1.1.1 Environmental Procedures

Pursuant to the State CEQA Guidelines, this Addendum focuses on whether implementation of the Proposed Project would require major revisions to the 2023 Certified EIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration

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- due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of the above criteria apply, but “only minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation” (CEQA Guidelines Section 15163(a)). In the absence of the need to prepare either a subsequent or supplemental EIR, an addendum to a previously Certified EIR may be prepared. Section 15164 states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously Certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s findings

1. Introduction

on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (CEQA Guidelines Section 15164)

This Addendum to the 2023 Certified EIR for the Approved Project has been prepared because the evaluation of the Euclid and Heil Residential Project, also known as the Proposed Project, has not indicated any of the circumstances requiring a subsequent or supplemental EIR. As demonstrated in Section 5, *Environmental Analysis*, of this Addendum, the Proposed Project would not result in impacts that differ from the Approved Project, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in Sections 15162(a) and 15163(a). The Proposed Project is consistent with the General Plan Update and would not require changes to the Approved Project. This Addendum demonstrates that no substantial changes are proposed to the Approved Project or have occurred in the City that would require major revisions to the 2023 Certified EIR or substantially increase the severity of previously identified significant effects. Therefore, the impacts of the Proposed Project are within the levels and types of environmental impacts disclosed in the 2023 Certified EIR.

1.1.2 Scope and Analysis for this Addendum

This Addendum analyzes the changes and potential impacts of the Proposed Project and any changes to the existing conditions that have occurred since the City certified the EIR. It also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the City approved the 2023 Certified EIR. It further examines whether, as a result of any changes or any new information, a subsequent or supplemental EIR may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the CEQA Guidelines and their applicability to the Proposed Project. This Addendum relies on the environmental analysis, which addresses environmental checklist issues section by section.

The Proposed Project would not change the General Plan land use and zoning designations for the project site as evaluated under the 2023 Certified EIR, nor would the Proposed Project change the overall buildout of the City as evaluated under the Approved Project. Additionally, no substantial changes in circumstances under Section 15162(a)(2) have occurred since the certification of the 2023 Certified EIR that would indicate new significant impacts or substantially increase the severity of significant impacts previously identified. The background environmental conditions have not significantly changed since the certification of the 2023 Certified EIR. The City of Fountain Valley has received no information indicating a substantial change in any circumstances that would result in a new or substantially greater significant impact.

In addition, no information that was not known and could not have been known at the time of the 2023 Certified EIR preparation has been revealed that shows new or substantially greater significant impacts would result (see CEQA Guidelines Section 15162[a][3]). There are no new or different mitigation measures that would substantially reduce one or more significant impacts of the Approved Project but that are not adopted. The Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR.

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Since this Addendum does not identify new or substantially greater significant impacts, circulation for public review and comment is not necessary (CEQA Guidelines Section 15164[c]). The Fountain Valley Planning Commission will consider this Addendum at a public meeting prior to the adoption of the proposed Euclid and Heil Residential Project (CEQA Guidelines Section 15164[d]). If the Fountain Valley Planning Commission approves this Addendum, it shall be required to make findings by way of a resolution, including a finding that this Addendum provides the basis and substantial evidence for the decision not to prepare a subsequent or supplemental EIR (CEQA Guidelines Section 15164[e]).

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION

This Addendum relies on the environmental analysis in the 2023 Draft EIR and 2023 Final EIR, collectively referred to in this Addendum as the 2023 Certified EIR. In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the 2023 Certified EIR (and its constituent parts) by reference. A summary of the 2023 Certified EIR and how it relates to this Addendum is provided below. All documents incorporated by reference are available for review at the City of Fountain Valley City Hall at 10200 Slater Avenue, Fountain Valley, CA 92708.

1.2.1 2023 Draft EIR for Fountain Valley General Plan Update

The City of Fountain Valley circulated the 2023 Draft EIR for public review in June 2023, and 20 topics were evaluated in detail.

Twelve impacts were considered less than significant without incorporating mitigation:

- Aesthetics
- Agricultural and Forestry Resources
- Biological Resources
- Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

Three environmental categories were identified as having potentially significant impacts that could be mitigated, avoided, or substantially lessened.

- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources

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Five environmental categories were considered to have significant and unavoidable impacts that could not be alleviated by incorporating mitigation.

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Population and Housing
- Transportation

1. Introduction

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2. Environmental Setting

2.1 PROJECT LOCATION

The project site is at 16300 Euclid Street, in the City of Fountain Valley, in Orange County, California. The City is bordered by Westminster to the north, Santa Ana to the east, and Huntington Beach to the south and west. The project site is 18.09 net acres (18.64 gross acres) and is at the northeast corner of Euclid Street and Heil Avenue. The Assessor's Parcel Number (APN) for the site is 144-111-01. The project site is bordered by Euclid Street to the west, residential uses to the north and east, and Heil Avenue to the south. Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*, show the project site in its regional and local contexts. Regional access to the City is provided by Interstate 405 (I-405) and is approximately 1.75 miles south of the project site.

2.2 ENVIRONMENTAL SETTING

2.2.1 Existing Land Use

The project site is currently vacant and undeveloped and was formerly used as a strawberry field; operations ended in 2021. The project site is designated High Density Residential (15 to 30 du/ac) and is zoned R-4 High Density Multiple Dwelling (30 du/ac).

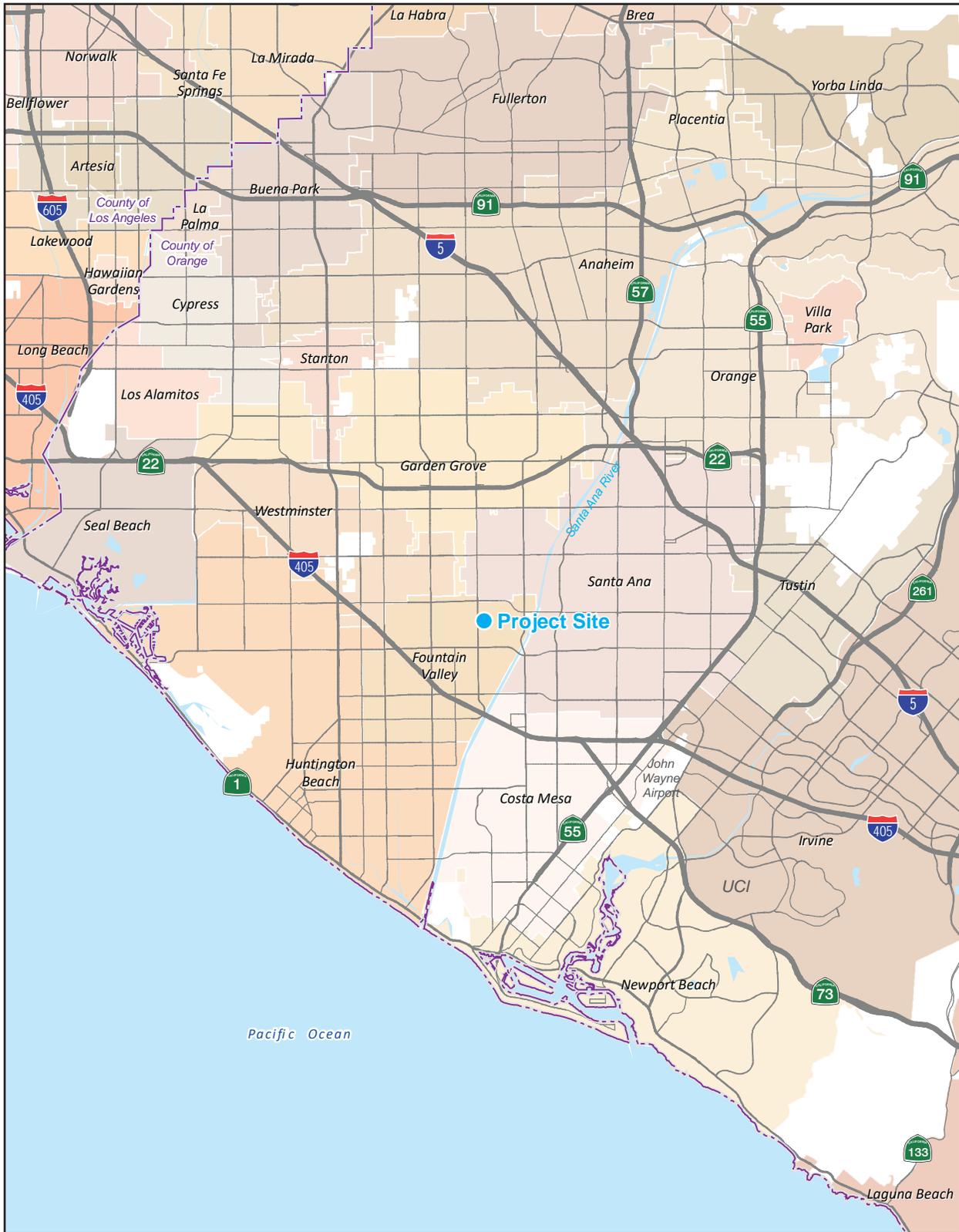
2.2.2 Surrounding Land Use

The project site is surrounded by residential uses to the north, south, and east, and Mile Square Regional Park to the west. The properties to the north, south, and east are designated Low Density Residential and zoned R-1 Single Family Residential, and the property to the west is designated Park and zoned P/OS Parks and Open Space.

2. Environmental Setting

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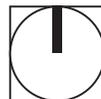
Figure 1 - Regional Location



--- County Boundary

Note: Unincorporated county areas are shown in white.

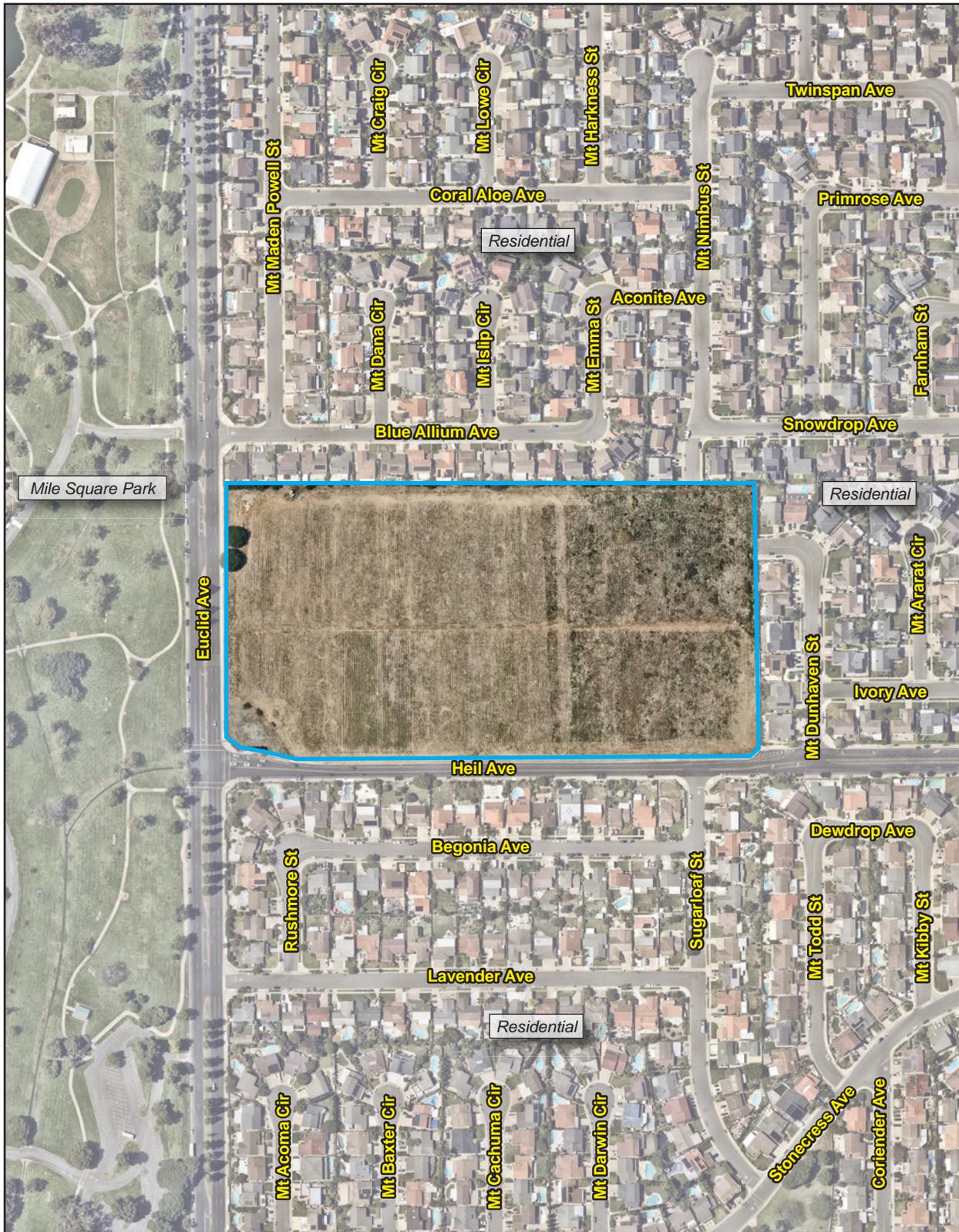
Source: Generated using ArcMap 2024.



2. Environmental Setting

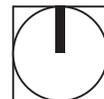
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Figure 2 - Aerial Photograph



Project Boundary

0 350
Scale (Feet)



Source: Nearmap 2024.

2. Environmental Setting

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3. Project Description

3.1 APPROVED PROJECT

The Approved Project is outlined in the City of Fountain Valley's 2045 General Plan Update EIR which was certified on December 20, 2023. The General Plan is the City's policy and implementation framework that guides the long-term growth and improvement of Fountain Valley for the next 20 or more years. Under the Approved Project in the 2045 General Plan, the project site is zoned R4 High Density Residential, which allows up to 30 units per acre, and therefore, the Approved Project assumed a total of 542 units on the project site.

3.2 PROPOSED PROJECT

The project site is approximately 18.09 net acres and is located at the northeast corner of Euclid Street and Heil Avenue. The project site was previously used as a strawberry field; operations ended in 2021. The project site is currently vacant and surrounded by residential uses to the north, east, and south, and Mile Square Regional Park to the west.

The Proposed Project would develop the vacant site into a residential community with common open space amenities. The project site would be subdivided into a 14-acre parcel for townhouses and triplexes, 3.31-acre parcel for market rate apartments, and 0.78-acre parcel for senior affordable apartments. The private streets would make up 4.37 acres of the total site area. The Proposed Project would include two additional lots: Lot A and Lot B, which are included in the 14 acre townhouse and triplex parcel described above. Lot A would be 0.29 acres and would allow for maintenance to HOA landscaping along the north property line. Lot B would be 0.14 acres and would allow for maintenance to HOA landscaping along the east property line.

The Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site. However, the Proposed Project would increase the number of dwelling units per acre (du/ac) from 30 du/ac to 34 du/ac pursuant to the State Density Bonus Law. As such, the Proposed Project would develop 606 units as opposed to 542 units, as assumed under the Approved Project.

3.2.1 Housing Units

The Proposed Project would consist of a total of 606 units for rent and sale, to include affordable units, market-rate units and senior affordable units. Table 1, *Housing Unit Summary*, provides a breakdown of the unit types for the Proposed Project.

3. Project Description

Table 1 Housing Unit Summary

Housing Type	For Sale/Rent	Acreage	Units
Market Rate Apartments	Rental	3.31	304
Senior Affordable Apartments ¹	Rental	0.78	83 ²
Townhouses	For Sale	14 ³	183
Triplexes	For Sale		36
Total		18.09	606

Notes:

¹ Assumes 100% affordable senior housing and 15 percent affordable housing for the entire project (82 units would be affordable)

² 82 affordable units with one manager's unit for Affordable Senior Apartments

³ Includes Lot A (0.29 acres) and Lot B (0.14 acres).

As shown in Table 1, the Proposed Project would include 183 townhouses, 36 triplexes, 304 market rate apartment units, and 83 senior affordable apartments. Pursuant to the Fountain Valley Municipal Code Chapter 21.17, Inclusionary Housing Program, the project would provide 15% senior affordable units, which is 82 dwelling units as senior affordable units. While the Proposed Project is entitled to a density bonus of up to 27.5 percent under the California State Density Bonus Law, the Proposed Project is requesting 11.7 percent for a total of 606 units (542 base units plus 64 density bonus units). Figure 3, *Conceptual Site Plan*, shows the location of the proposed uses on the project site.

Apartments

The Proposed Project's for rent development would consist of market rate apartments and senior affordable apartments.

Market Rate Apartments

The 304 market rate apartment units to be built in the five-story wrap apartment building would be available for rent at the market rate. The market rate apartment building would be located along Euclid Street, on the western portion of the project site. There would be five residential stories wrapped around a six and a half-level parking structure with a total maximum building height of 56 feet and 10 inches. The elevator tower of the parking structure would be 67 feet and 5 inches in height. The architectural design of the apartments would be contemporary and would include balconies or patios and black vinyl windows. Of the 304 units, there would be 98 junior one-bedroom units, 124 one-bedroom units, and 82 two-bedroom units; see Figure 4, *Conceptual Apartment Building Elevations*.

The apartment building would include amenities such as a secured garage with reciprocal access to the senior apartment's podium parking structure, electric vehicle charging stations, individually programmed courtyards, resort style swimming pool, lounge, gaming areas, co-working spaces, and fitness room. Ancillary areas would include the leasing office, mail room, move in and trash staging area, mechanical rooms, and electrical rooms.

Figure 3 - Conceptual Site Plan



Project Boundary

Source: Shopoff Realty Investments 2025.



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3. Project Description

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Figure 4 - Conceptual Apartment Building Elevations



0 40
Scale (Feet)

Source: Shopoff Realty Investments 2025.

3. Project Description

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3. Project Description

Senior Affordable Apartments

The 83 units to be built in the stand-alone podium apartment building would be available for rent as age restricted affordable units. Included in the 83 units would be 82 affordable units and one manager's unit. The senior affordable apartments would be located northeast of the market rate wrap apartment building, along Euclid Street. There would be four residential stories on top of a ground level parking podium. The maximum height of the senior apartment building would be 58 feet 10 inches. The architectural design of the apartments would be contemporary and would include balconies or patios and black vinyl windows. Of the 83 senior affordable units, there would be 71 one-bedroom units and 12 two-bedroom units; see Figure 4

The podium apartment building would include amenities such as a secured garage with reciprocal access to the multifamily apartment's parking structure, one programmed courtyard inclusive of an outdoor community space with lounge seating, an outdoor BBQ with shade trellis, and dining tables with umbrellas and landscaping. Ancillary areas would include a property management and resident services office, mail and parcel room, bicycle room, central laundry facilities, and trash terminal, electrical, boiler, emergency generator, fire pump, and solar battery rooms. Additional residential services would include financial education, computer training, nutrition classes, health information/awareness, and onsite food cultivation and preparation.

Townhouses

The three-story townhouse residences (seven-plex, five-plex, and tri-plex) would be located throughout the central and southern portions of the project site; these units would be provided for sale at market-rate. The townhouses would be 32 feet in height with a 4-foot parapet. The townhouses would have a contemporary design with stucco, horizontal siding, metal awnings and balcony railings and bronze colored vinyl windows. Of the 183 units, 164 units would have three bedrooms and 19 units would have four bedrooms. Figure 5a through Figure 5f, *Conceptual Townhouses Elevations*, show the conceptual elevations of the townhouses.

Triplexes

The two-story triplex buildings would be located along the northern and eastern boundaries of the project site; these units would be for sale. The triplexes would be 27 feet and 2 inches in height. The backyards of these units would provide a 25-foot setback which is the same minimum rear yard setback requirement of the surrounding R1 Single-Family zone. The triplexes would consist of a transitional modern and coastal modern architectural style. All triplexes are proposed to have black vinyl windows. Of the 36 units, 12 units would have four bedrooms and 24 units would have five bedrooms. Figure 6a through Figure 6d, *Conceptual Triplexes Elevations*, show the conceptual elevations of the triplexes.

3.2.2 Open Space and Landscaping

The market rate apartment building would provide three open courtyards. The entertainment courtyard would include a movie and yoga lawn, an outdoor kitchen with a shaded dining area, a beer garden, and a water feature and would be approximately 7,397 square feet. The game courtyard would allow for recreational activities such as billiards, ping pong, and game lawn and would be approximately 6,100 square feet. The pool oasis would

3. Project Description

include a pool, spa, cabanas, grills, shade trellis, and seating areas. Only the market rate apartment tenants would be allowed to access the market rate apartment amenities. The senior apartment component would provide a second-floor central interior courtyard that would include an outdoor BBQ area, fire pit with lounge seating, shaded dining area, and landscaping and would be approximately 4,804 square feet. These amenities would only be accessible to the senior affordable apartment tenants.

The townhouse and triplex residents would have access to two common open space areas within the development. This would include a 15,500 square foot recreational area within the center of the community including a pool house with restrooms, pool, spa, shade structures, barbeque grills, and seating areas. In addition, a community pocket park (total of 4,679 square feet) and playground would be located on the western portion of the site. The pool area and pocket park would only be accessible to tenants of the townhouses and triplexes.

The project site would be landscaped with a variety of trees, shrubs, and plants. Low maintenance ground cover with irrigation and drainage would cover the slope located in rear yard of the triplexes along the northern and eastern property lines. Additionally, the project would provide a hedge for landscape screening located behind all of the triplex backyards. The screen hedge would be planted between the 6-foot-high tubular metal fence along the triplex rear yards and the 6-foot-high masonry wall along the project site's northern and eastern property lines adjacent to the existing residential properties. All landscaping plans and installations would be required to adhere to the City design guidelines, codes, and regulations. Figure 3, *Conceptual Site Plan*, and Figure 7, *Conceptual Open Space*, show the conceptual open space areas, amenities, and landscaping plan for the Proposed Project.

3.2.3 Fencing

Vinyl fencing would be installed between the yards of each triplex unit. Tubular metal fencing would be installed and would separate the apartments and townhouse developments, surround the common open space areas, and along Euclid would secure the three multi-family apartment courtyards. The existing rear yard masonry walls of the single-family homes around the perimeter of the site would remain and a new 6-foot masonry wall would be constructed along the north and east property lines. The space between these walls would be maintained by the homeowner's association (HOA) of the Proposed Project and the area would be landscaped thereby ensuring that no illegal activities can occur within the space between these two walls. The triplex units that have a maximum 3 foot high slope in the rear yard on the north side and an 18 inch slope on the east side and would have a new 6-foot-high tubular fence installed at the top of the slope, approximately 10 feet from the rear property line. The perimeter wall would be built directly next to the existing walls belonging to the residents with no interference to surrounding residential uses. Figure 8, *Wall and Fencing Plan*, shows the overall wall and fencing plan for the Proposed Project.

Figure 5a - Conceptual Townhouse Elevations



FRONT ELEVATION



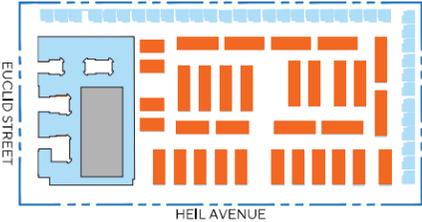
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



BUILDING A

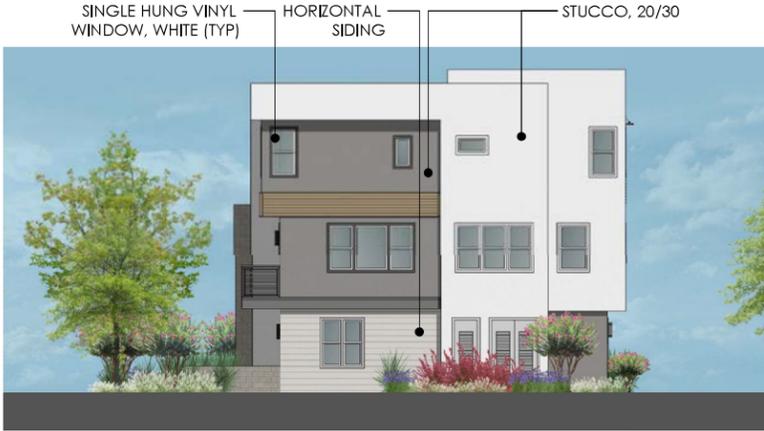


Source: Shopoff Realty Investments 2025.

3. Project Description

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Figure 5b - Conceptual Townhouse Elevations



RIGHT ELEVATION



LEFT ELEVATION



SIDE ELEVATION FACING HEIL AVE

BUILDING B



Source: Shopoff Realty Investments 2025.

3. Project Description

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Figure 5c - Conceptual Townhouse Elevations



RIGHT ELEVATION



LEFT ELEVATION



SIDE ELEVATION FACING HEIL AVE



Source: Shopoff Realty Investments 2025.

3. Project Description

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Figure 5d - Conceptual Townhouse Elevations



BUILDING D



Source: Shopoff Realty Investments 2025.

3. Project Description

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Figure 5e - Conceptual Townhouse Elevations



BUILDING E



Source: Shopoff Realty Investments 2025.

3. Project Description

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Figure 5f - Conceptual Townhouse Elevations



BUILDING F



Source: Shopoff Realty Investments 2025.

3. Project Description

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Figure 6a - Conceptual Triplexes Elevations



BUILDING 1

Source: Shopoff Realty Investments 2025.



3. Project Description

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Figure 6b - Conceptual Triplexes Elevations



BUILDING 2



3. Project Description

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Figure 6c - Conceptual Triplexes Elevations



BUILDING 3



Source: Shopoff Realty Investments 2025.

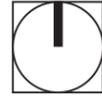
3. Project Description

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Figure 6d - Conceptual Triplexes Elevations



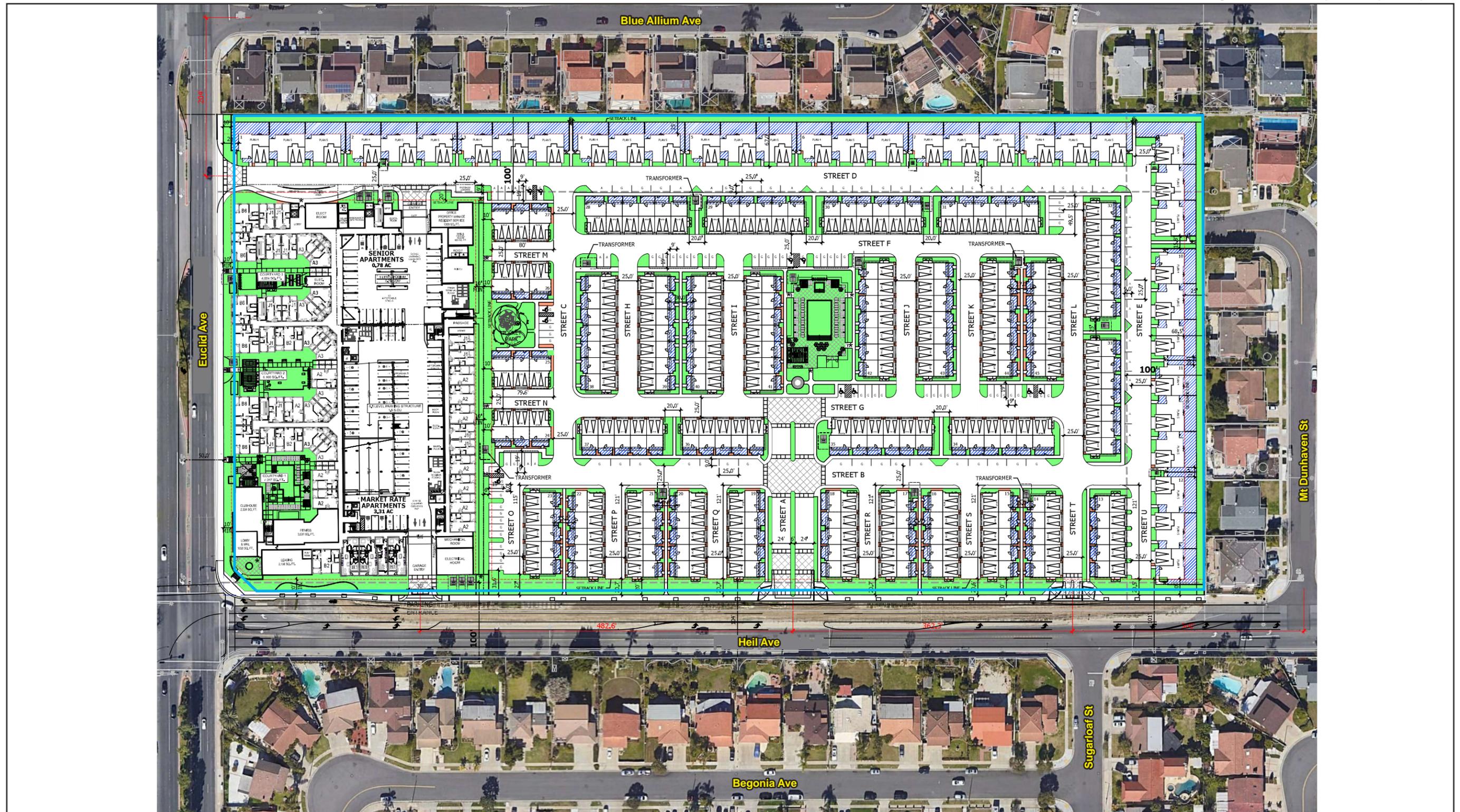
Source: Shopoff Realty Investments 2025.



3. Project Description

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Figure 7 - Conceptual Open Space



- Project Boundary
- Landscape Open Space
- Private Open Space
- Landscaped Areas Less than 4 Feet Wide

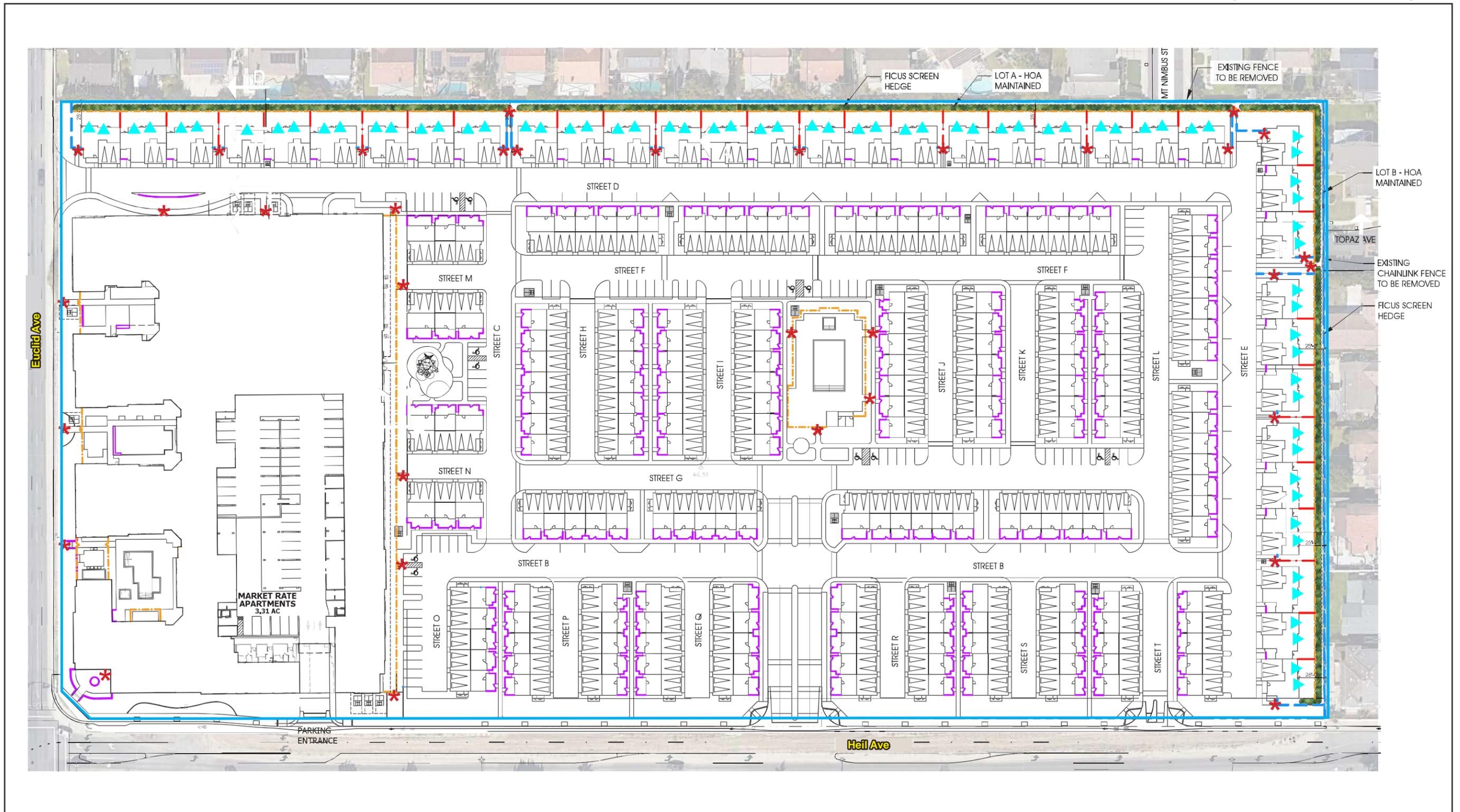


Source: Shopoff Realty Investments 2025.

3. Project Description

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Figure 8 - Wall and Fencing Plan



- Project Boundary
- · - 6' High Tubular Metal Fence and Gates
- Low Masonry Site Wall
- · - 6' High Tan Vinyl Privacy Fence and Gates
- · - · - 6' High Tan Split Face or Slump Stone Wall
- * Access Point or Gate
- ▲ 2nd Floor Full Window Location



Source: Shopoff Realty Investments 2025.

3. Project Description

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3. Project Description

3.2.4 Circulation and Pedestrian Access

The project site would be accessible via three driveways located off Heil Avenue and one driveway located off Euclid Avenue. There would be two points of ingress and egress for the apartments with the main access off Heil Avenue. Reciprocal access to the market rate apartments and senior affordable apartments would come from Street D via the Euclid Street access. The primary access to the townhouses and triplexes would be from Heil Avenue via Street A in the central portion of the project site and would include a 6-foot landscaped median, enhanced paving, and 5 feet of landscaping on both sides of the street. The second ingress and egress point would be via Street T located in the eastern portion of the project site. These two access points would allow for all-turn movements to and from the project site. The third access point would be from Euclid Street via Street D. The project site would be accessible via Euclid Street by all vehicles.

The Proposed Project would consist of street improvements along Heil Avenue which would include street striping and a 10-foot-wide centerline median island to facilitate appropriate stacking storage and queuing for left-hand turning movements into the project driveway entrances.

The Proposed Project would include a new sidewalk along the south side of the project site (north side of Heil Avenue) from Mt. Dunhaven Street to Euclid Street, as well as a Class IV bike lane along Heil Avenue. Additionally, the median and north side of Heil Avenue would be enhanced with large trees, accent trees, shrubs and ground cover.

3.2.5 Parking

The Proposed Project would include a total of 1,083 parking spaces. There would be 564 spaces for the townhouses and triplexes, 456 spaces for the market rate apartments, and 63 spaces for the senior affordable apartments. The Proposed Project would include a total of 262 electric vehicle (EV) spaces, including 53 electric vehicle charging stations (EVCS) spaces and 209 EV Ready spaces, and 14 ADA spaces.

3.2.6 Infrastructure Improvements

The Proposed Project would connect to existing water lines on Heil Avenue and Euclid Street, Mt. Nimbus Street, and Topaz Lane and an existing reclaimed water line on Heil Avenue, and would connect to the existing sewer line on Euclid Street. Additionally, pursuant to Section 21.18.110, Undergrounding of Utilities, of the Fountain Valley Municipal Code, all utilities lines, such as cable and telephone lines, would be undergrounded.

3.2.7 Well Decommissioning

The Proposed Project would decommission an existing covered water well located in the northwest corner of the project site. The well is ten inches in diameter and has a capacity range of 50 to 400 gallons per minute (gpm). The existing well also includes a groundwater well system which is a powered system that pumps water from the well. Initially, a new pump system would be installed in the well to make the well operational. The water from the well would be used to irrigate the project site during grading and construction activities. Specifically, well water would be used for soil compaction and dust control during grading and construction

3. Project Description

activities. Once construction and grading activities have concluded, the well would be decommissioned according to City regulations.

3.2.8 Project Phasing and Construction

The Proposed Project would include mass grading of the entire 18.09-acre project site (June 2025 to end of July 2025) and then completed in three development phases: phase 1 for townhomes and triplexes (January 2026 to August 2029), phase 2 for apartments (August 2025 to November 2027), and phase 3 for senior affordable apartments (August 2025 to February 2028). Construction would be permitted to occur Monday through Friday from 7:00 am to 8:00 pm and on Saturdays from 9:00 am to 8:00 pm with no work on Sundays or legal holidays. Grading activities would be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week).

4. Environmental Checklist

4.1 BACKGROUND

1. Project Title:

Euclid and Heil Residential Project (Addendum to the City of Fountain Valley's 2045 General Plan Update - State Clearinghouse [SCH] No. 2022100563)

2. Lead Agency Name and Address:

City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

3. Contact Person and Phone Number:

Steven Ayers, Principal Planner
Tel: 714.593.4431

4. Project Location:

The project site is in the City of Fountain Valley, Orange County, directly east of Mile Square Regional Park, at the northeast corner of Euclid Street and Heil Avenue (16300 Euclid Street, Fountain Valley, CA 92708).

5. Project Sponsor's Name and Address:

Euclid & Heil FV Owner, LLC
18565 Jamboree Road #200
Irvine, CA 92612

6. General Plan Designation: High Density Residential (15 to 30 du/ac)

7. Zoning: R-4 High Density Multiple Dwelling (30 Units/acre)

8. Description of Project:

The Proposed Project would construct a total of 606 units, consisting of 183 three-story townhouses, 36 two-story triplexes, 304 market rate apartment units, and 83 senior affordable apartments on the project site. The Proposed Project would include amenities such as landscaped areas and recreational facilities.

9. Surrounding Land Uses and Setting:

The project site is surrounded by residential uses to the north, south, and east, and Mile Square Regional Park to the west.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participation agreement):

Santa Ana Regional Water Quality Control Board

4. Environmental Checklist

-
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Tribal consultation was conducted as part of the Approved Project's environmental analysis pursuant to Assembly Bill 52 and Senate Bill 18. Therefore, tribal consultation is not required.

4. Environmental Checklist

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature

Printed Name

Date

For


Omar Dadashy

6.12.25
City of Fountain Valley

4. Environmental Checklist

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

4. Environmental Checklist

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

4. Environmental Checklist

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5. Environmental Analysis

This chapter provides evidence to substantiate the conclusions in the environmental checklist. Each section briefly summarizes the conclusions of the Certified EIR and discusses the following three conditions pursuant to CEQA Guidelines Section 15162:

Condition 1. Whether or not the Proposed Project represents a substantial change that will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Condition 2. Whether or not substantial changes in the circumstances under which the Proposed Project is being undertaken will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

Condition 3. If new information shows that the Proposed Project would have one or more new significant effects; that significant effects would be substantially more severe than previously described; that mitigation measures or alternatives previously found not to be feasible would be feasible and substantially reduce impacts, but project proponents decline to adopt them; or that new or previously rejected mitigation measures or alternatives would be feasible and would substantially reduce one or more project impacts, but project proponents decline to adopt them.

If none of the above conditions are met, the analysis identifies where impacts of the Proposed Project would not require major revisions to the 2023 Certified EIR or substantially increase the severity of previously identified significant effects that would trigger the need to prepare a subsequent or supplemental EIR under Sections 15162(a) and 15163(a).

5.1 AESTHETICS

5.1.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that the Approved Project would result in less than significant impacts to aesthetics. The 2023 Certified EIR indicated that future development in accordance with the Approved Project's land use plan would allow for development of currently undeveloped parcels and intensification of existing land uses. The Approved Project's land use plan would preserve the Open Space and Parks land use designation. Due to the City's urbanized character, the Approved Project would not result in a substantial adverse impact on scenic vistas or visual character. Additionally, because there are no scenic highways in or near the City, future development under the Approved Project would not impact scenic highways. Future development under the Approved Project could increase nighttime light and glare, however, the 2023 Certified EIR concluded that compliance with the City's Municipal Code Section 21.18.060, exterior Lighting, would reduce impacts. Overall,

5. Environmental Analysis

the 2023 Certified EIR indicated that impacts to aesthetics would be less than significant with the implementation of the City’s Municipal Code and General Plan policies.

5.1.2 Impacts Associated with the Proposed Project

Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect on a scenic vista?				X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR determined that development in accordance with the Approved Project would not substantially alter nor damage scenic vistas and a less than significant impact would occur.

The project site is within a highly urbanized area, and views are characterized by an urban landscape. Visual relief is provided by Mile Square Regional Park to the west and limited views of the San Gabriel Mountains to the north. However, considering the distance and the built-out nature of the City, potential views to these scenic resources are limited and the City’s General Plan does not designate scenic views or vista within the City, as defined in the 2023 Certified EIR. The Proposed Project would occur within the boundaries of the project site and would not impact views of the Mile Square Regional Park and San Gabriel Mountains from the public rights-of-way. Consistent with the Approved Project, the Proposed Project would allow for infill development on the undeveloped project site. The Proposed Project would not create a substantial adverse impact on scenic

5. Environmental Analysis

vistas or degrade the City's visual character or quality due to the urbanized character of the City. The Proposed Project would comply with all applicable City standards and guidelines, such as the City of Fountain Valley Municipal Code Section 21.08.040, Residential Zoning District General Development Standards, which provides standards for landscaping, setbacks, etc.

Therefore, given the built-out nature of the City and with adherence to the City of Fountain Valley Municipal Code, the implementation of the Proposed Project would not create new aesthetic impacts that have not been previously analyzed in the 2023 Certified EIR, and a less than significant impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project analyzed in the 2023 Certified EIR would result in any new or substantially more severe significant impacts with respect to adverse effects on scenic vistas. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR determined that development in accordance with the Approved Project would not substantially alter nor damage scenic resources within a scenic highway, as there are no scenic highways in or near the City. Implementation of General Plan Policy LU-1.1, Policy LU-3.1, Policy LU-3.2, and Policy LU-3.4 would ensure that impacts are less than significant.

The nearest officially designated state scenic highway is SR-91 approximately 10.50 miles northeast of the project site (Caltrans 2019). The nearest eligible state scenic highway is SR-1 approximately 6 miles southwest of the project site. There are no state scenic highways in the City or its Sphere of Influence (SOI). Due to the distance, varying topography, and intervening development, the project site would not substantially damage scenic resources near a state scenic highway, and a less than significant impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project analyzed in the 2023 Certified EIR would result in any new or substantially more severe significant impacts with respect to adverse effects on scenic resources within a scenic highway. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR stated that although future development would alter the existing visual character, such development would not substantially degrade the existing visual character or quality as buildout would occur within already developed areas of the City. Additionally, future development would not conflict

5. Environmental Analysis

with zoning or other regulations governing scenic quality with adherence to the City's Development Code and General Plan Policy LU-1.1, Policy LU-3.1, Policy LU-3.2, and Policy LU-3.4 which would reduce impacts to less than significant.

Public Resources Code Section 21071 defines "urbanized area" for an incorporated city (such as Fountain Valley) as a city that either has a population of at least 100,000 persons or has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons. The City of Fountain Valley has a population of 56,333 persons, and the City of Santa Ana, which borders Fountain Valley to the north, has a population of 310,797 persons (DOF 2024). As such, Fountain Valley, along with the City of Santa Ana, have a combined population of more than 100,000, and, therefore, Fountain Valley is considered to be an urbanized area.

The 2023 Certified EIR identified that future development would allow for the development of currently undeveloped parcels and intensification of developed areas in the City. The Proposed Project would construct residential uses on an undeveloped, infill parcel, consistent with the Approved Project. Figure 9, *Visual Simulation of Views from the Project Site of the Surrounding Area*, shows views of the surrounding area from the project site, and Figure 10, *Visual Simulation of Parking Structure Roof*, shows views of the proposed parking structure roof from the surrounding area. Although the Proposed Project would alter the visual appearance of the area, as the elevator tower of the parking structure would be 67 feet and 5 inches in height, which is taller compared to the one- and two-story single-family residences adjacent to the site, because the City is highly urbanized, and the proposed project would include residential uses adjacent to other residential uses, it would not substantially degrade Fountain Valley's visual character or quality.

The project site is currently vacant and undeveloped and was formerly used as a strawberry field; operations ended in 2021. The project site is designated High Density Residential (15 to 30 du/ac) and is zoned R-4 High Density Multiple Dwelling (30 du/ac). Although the Proposed Project would increase the number of dwelling units per acre (du/ac) from 30 du/ac to 34 du/ac pursuant to the State Density Bonus Law the Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site. The Proposed Project would implement the goals and policies of the General Plan and comply with the City of Fountain Valley Municipal Code, such as 21.08.040, Residential Zoning District General Development Standards. Therefore, the Proposed Project would not conflict with applicable zoning and other regulations governing scenic quality and would not degrade the character or quality of views.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project analyzed in the 2023 Certified EIR would result in any new or substantially more severe significant impacts with respect to adverse effects on visual character. Therefore, the preparation of a supplemental or subsequent EIR is not required by CEQA.

Figure 9 - Visual Simulation of Views from the Project Site of the Surrounding Area



Figure 1 - Southeast View of the Heil Avenue from Balcony Level 4.



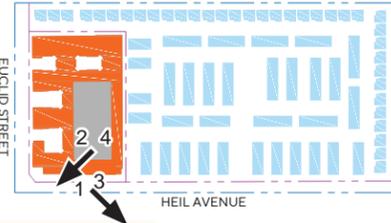
Figure 2 - Southwest View of the Heil Avenue from Balcony Level 4.



Figure 3 - Southeast View of the Heil Avenue from Balcony Level 5.



Figure 4 - Southwest View of the Heil Avenue from Balcony Level 5.



Source: Architects Orange 2024.

5. Environmental Analysis

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Figure 10 - Visual Simulation of Parking Structure Roof

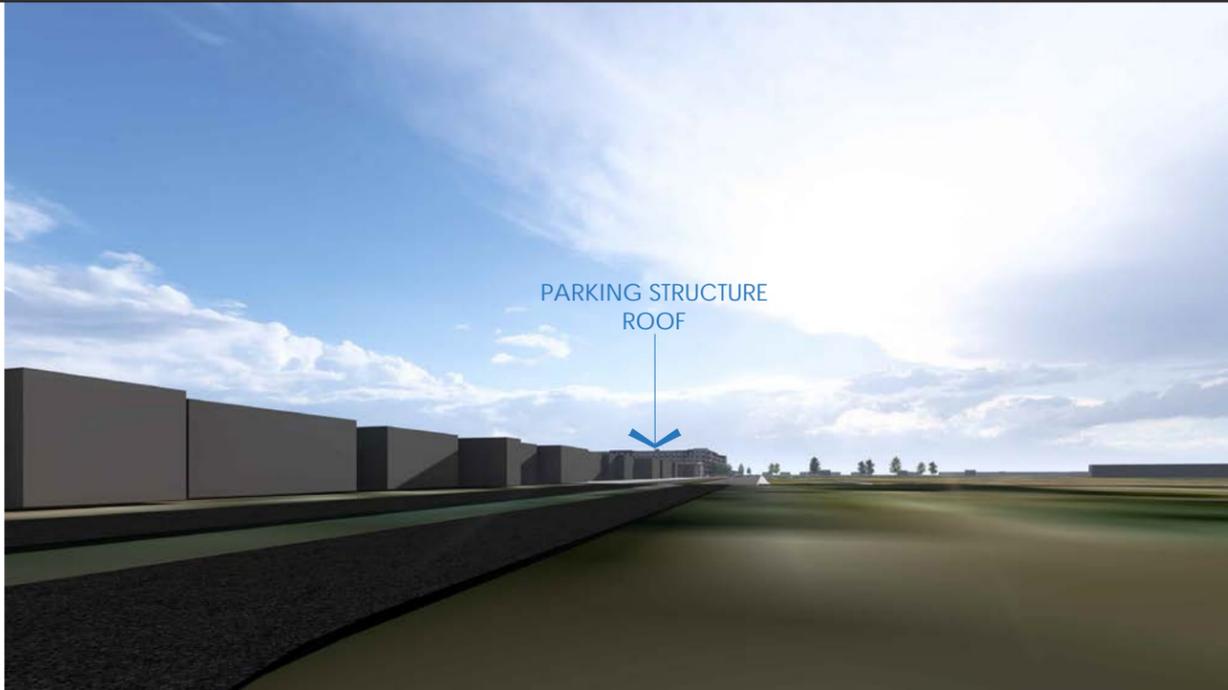


Figure 1 - View from Euclid Street near Bellflower Avenue looking south.



Figure 2 - View from Heil Avenue looking west towards Euclid Street.



Figure 3 - View from Euclid Street near Heil Avenue looking north.



Aerial Context map

Source: Shopoff Realty Investments 2025.

5. Environmental Analysis

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5. Environmental Analysis

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that buildout of the Approved Project would generate new sources of light and glare that could affect day or nighttime views in the City. However, future development would be required to comply with the City of Fountain Valley Municipal Code Section 21.18.060, Exterior Lighting, which would ensure substantial light and glare does not extend substantially beyond the site where it is generated, and impacts would be less than significant.

The Proposed Project would develop a 606-unit residential development that would introduce new sources of light and glare to the project site. New sources of light would include indoor light sources, outdoor security lighting, outdoor walkway and parking lighting, and additional vehicles traveling to and from the site. Additionally, the buildout of the Proposed Project would result in more reflective surfaces on the project site, thereby increasing sources of glare. However, the Proposed Project would include low reflective glass on the balcony railing for the apartment buildings. The use of low reflective glass on the balcony railing would reduce the glare associated with the Proposed Project. The Proposed Project would comply with the City of Fountain Valley Municipal Code Section 21.18.060, Exterior Lighting, which requires outdoor lighting to be shielded to reduce lighting directly visible from any 0.5 feet or more beyond the property line. Adherence to the City of Fountain Valley Municipal Code Section 21.18.060, Exterior Lighting, would ensure light and glare impacts are minimized to a less than significant level. Therefore, light and glare impacts from the Proposed Project would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to adverse effects on light and glare. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.1.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant aesthetic impacts and therefore no mitigation measures were identified.

5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that the Approved Project resulted in less than significant impacts to agricultural and forestry resources. The 2023 Certified EIR indicated that the project site is designated Prime Farmland and that the land use designation of the project site would change from Low Density Residential to High Density Residential as part of the Approved Project. The 2023 Certified EIR indicated that the land use

5. Environmental Analysis

designation changes would not result in significant impacts to agricultural land because the project site was designated for non-agricultural uses under the previous General Plan. The 2023 Certified EIR indicated that no lands in the City are under a Williamson Act contract, and no forestland or timberland exist in the City. Therefore, the 2023 Certified EIR concluded no impacts would occur to Williamson Act contracts, forestlands, or timberlands.

5.2.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the project site is designated Prime Farmland, and as part

5. Environmental Analysis

of the Approved Project the land use designation would change from Low Density Residential to High Density Residential. The 2023 Certified EIR indicated that impacts were less than significant.

The project site is designated High Density Residential (15 to 30 du/ac) and is zoned R-4 High Density Multiple Dwelling (30 du/ac). The Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site. Although the project site is designated as Prime Farmland, as discussed in the 2023 Certified EIR, the project site is designated for non-agricultural uses. Further, the project site is currently vacant, and undeveloped and use as a strawberry field ended in 2021. The Proposed Project would not convert any additional agricultural land to nonagricultural uses. Therefore, less than significant impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to conversion of farmland. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The 2023 Certified EIR indicated that no lands in the City are under a Williamson Act contract, thus no impact would occur.

Currently, the City contains no lands enrolled under the Williamson Act Contract; therefore, the Proposed Project would not conflict with existing Williamson Act Contracts (DOC 2024a). The project site is designated High Density Residential (15 to 30 du/ac) and is zoned R-4 High Density Multiple Dwelling (30 du/ac). The Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site. Therefore, the Proposed Project would not result in changes to agricultural land-use designations, so it would not convert agricultural zoning. No impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to agricultural zoning. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The 2023 Certified EIR identified that the City does not have areas designated as forestland or timberland, thus no impacts would occur.

Given the City's highly urbanized nature, no forestland or timberland exist in the City (Fountain Valley 2024a). The project site is designated High Density Residential (15 to 30 du/ac) and is zoned R-4 High Density Multiple Dwelling (30 du/ac), and the Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site. Therefore, the Proposed Project would not cause rezoning of any forestland, timberland, or timberland zoned Timberland Production. No impact would occur.

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The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to existing zoning or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The 2023 Certified EIR identified that the City does not contain any areas of forestland, and no impact would occur.

Given the City's highly urbanized nature, no forestlands exist in the City (Fountain Valley 2024a). The project site is designated High Density Residential (15 to 30 du/ac) and is zoned R-4 High Density Multiple Dwelling (30 du/ac). The Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site. The Proposed Project would not convert forestland to non-forest use. No impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to loss of forest land or conversion of forest land to non-forest use. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The 2023 Certified EIR identified that the Approved Project had a less than significant impact on agricultural uses and would not convert agricultural land to non-agricultural uses. Additionally, the Approved Project would not convert forest land to non-forest land.

Although the project site is designated as Prime Farmland, the project site is designated for non-agricultural uses, as discussed in the 2023 Certified EIR. The project site is currently vacant and undeveloped, and use as a strawberry field ended in 2021. Further, the Proposed Project would not change the General Plan Land Use designation or zoning designation of the project site. The Proposed Project would not convert agricultural land to nonagricultural uses. Therefore, impacts would be less than significant. No forest land used would be converted to non-forest use, as none exist in the City due to its highly urbanized nature. Therefore, no impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to conversion of farmland. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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5.2.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant agricultural resources impacts, and therefore no mitigation measures were identified.

5.3 AIR QUALITY

5.3.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that, even after the implementation of mitigation measures, the Approved Project resulted in significant air quality impacts. Criteria air pollutant impacts were compared to the South Coast Air Quality Management District's (South Coast AQMD) significance thresholds. Construction activities and long-term operation associated with the buildout of the Approved Project resulted in air pollutant levels that exceeded South Coast AQMD's significance thresholds. In addition, the Approved Project cumulatively contributed to the nonattainment designations of the South Coast Air Basin (SoCAB) and contributed to known health effects from poor air quality. The 2023 Certified EIR also identified that the Approved Project would conflict with or obstruct implementation of the applicable air quality management plan (AQMP). While the Approved Project would result in a decrease in VMT per service population with a more efficient land use plan, even with implementation of Mitigation AQ-1 and AQ-2, emissions from the magnitude of the overall land use development associated with the Approved Project would likely exceed the South Coast AQMD regional significance thresholds for construction and operation.

Buildout of the Approved Project did not produce the volume of traffic required to generate carbon monoxide (CO) hotspots. The Approved Project would also result in a reduction in industrial land uses within the City of Fountain Valley and emissions of toxic air contaminants (TACs) would be controlled by South Coast AQMD through permitting. Thus, impacts to sensitive receptors were found to be less than significant. In addition, the land uses accommodated by the Approved Project, such as residential and retail uses, are not considered potential generators of odor that could affect a substantial number of people. The reduction in industrial uses would result in a decrease in odor from industrial sources. Odors from construction of the Approved Project would be confined to the immediate vicinity of construction and would be intermittent and temporary, ceasing upon completion. Thus, odor impacts would be less than significant.

Although mitigation measures in the 2023 Certified EIR reduced air quality impacts of the Approved Project to the extent feasible, air quality impacts related to consistency with the South Coast AQMD AQMP and criteria air pollutant emissions associated with construction and operation were identified as a significant and unavoidable impact.

5.3.2 Impacts Associated with the Proposed Project

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

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Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X	

The analysis in this section is based in part on the following technical reports included as Appendix A and Appendix L of this Addendum:

- Air Quality and Greenhouse Gas Background and Modeling Data
- *Traffic Analysis*, Urban Crossroads, June 4, 2025.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified inconsistency with South Coast AQMD’s AQMP as a significant impact. While the Approved Project was consistent based on the first criterion, in that it would reduce VMT per service population, emissions from the Approved Project buildout would cumulatively contribute to the nonattainment designations in the SoCAB. Like the 2023 EIR, the current air quality plan for the SoCAB region is the 2022 AQMP (South Coast AQMD 2022).

The regional emissions inventory for the SoCAB is compiled by South Coast AQMD and SCAG. Regional population, housing, and employment projections developed by SCAG are based in part on cities’ general plan land use designations. These projections form the foundation for the emissions inventory of the AQMP. These demographic trends are incorporated into SCAG’s 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal, to determine priority transportation projects and vehicle miles traveled in the SCAG region (SCAG 2024). Because the AQMP strategy is based on projections from local general plans and SCAG’s regional growth forecasts, projects that are consistent with the local general plan are considered consistent with the air-quality-related regional plan (South Coast AQMD 1993).

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As discussed in Section 5.14, Population and Housing, the Proposed Project's population growth would be within the anticipated 74,930 residents by 2050 for the city and would be within SCAG's estimates. Due to the nature of the Proposed Project (residential only), it would not result in new long-term employment or housing for employees. Construction activities associated with the Proposed Project would result in short-term employment only and would end upon Project completion.

Finally, as seen in Section 5.3(b), the net increase in long-term emissions generated by the Proposed Project would not produce criteria air pollutants that exceed the South Coast AQMD significance thresholds. The operational significance thresholds identify whether or not a project has the potential to cumulatively contribute to the SoCAB's nonattainment designations. Because the Proposed Project would not exceed the South Coast AQMD regional significance thresholds and growth is consistent with regional growth projections, the Proposed Project would not interfere with the South Coast AQMD's ability to achieve the long-term air quality goals identified in the AQMP. Therefore, the Proposed Project would be consistent with the South Coast AQMD AQMP.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to conflicting with or obstructing implementation of the applicable air quality plan. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact/ **No Changes or New Information Requiring Preparation of an EIR/MND.** The 2023 Certified EIR identified that the future construction and operation of the Approved Project would cumulatively contribute to the nonattainment designations of the SoCAB. Various project policies in the General Plan Update along with Mitigation Measures AQ-1 and AQ-2 reduced impacts to the extent feasible; however, air quality was identified as a significant and unavoidable impact in the 2023 Certified EIR.

Short-Term Regional Construction Impacts

Construction activities produce combustion emissions from various sources, such as on-site heavy-duty construction vehicles, vehicles hauling materials to and from the site, and motor vehicles transporting the construction crew. Project construction for the Proposed Project would include initial mass grading of the entire 18.09-acre project site (June 2025 to end of July 2025) and then completed in three development phases: phase 1 for townhomes and triplexes (January 2026 to August 2029), phase 2 for apartments (August 2025 to November 2027), and phase 3 for senior affordable apartments (August 2025 to February 2028). Construction activities across these phases would generate criteria air pollutants associated with construction equipment exhaust and fugitive dust from site preparation, rough grading, fine grading, utility trenching, building construction, paving, architectural coating, and finishing and landscaping. For each building construction phase, because cranes are on-site for shorter durations to lift materials and assist in vertical construction during the building construction activity, cranes were assumed to operate at CalEEMod default values for daily hours of

5. Environmental Analysis

operation for up to 12 weeks in total duration. While this was not a guiding factor, it is important to note that the adjustment of crane operation generally aligns with data collected for construction site surveys accounted for in the Roadway Construction Noise Model (RCNM) User’s Guide, which found that a crane operates on average for 16 percent of each hour of use (US Department of Transportation 2017). Air pollutant emissions from construction activities on-site would vary daily as construction activity levels change.

Maximum daily construction emissions associated with the Proposed Project, are provided in Table 2, *Maximum Daily Regional Construction Emissions*. Mitigation Measure AQ-1 identified for the Approved Project would be applicable to the Proposed Project, which requires use of offroad engines certified by U.S. Environmental Protection Agency as rated Tier 4 interim or higher, dust control measures (i.e., watering of site three times per day), and low-VOC coating. Conditions of Approval (COA) will also be incorporated with the Proposed Project and stipulate that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week).

Table 2 Maximum Daily Regional Construction Emissions

Construction Phase	Pollutants (lb/day) ^{1,2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Year 2025						
P0 Site Preparation and P0 Rough Grading	2	40	60	<1	11	4
P0 Rough Grading	1	31	42	<1	7	2
P2 Fine Grading and P3 Fine Grading	1	16	30	<1	6	3
P2 Utility Trenching and P3 Utility Trenching	<1	7	10	<1	1	<1
P2 Building Construction and P2 Crane	2	12	30	<1	5	1
Year 2026						
P2 Building Construction and P2 Crane	2	12	31	<1	5	1
P2 Building Construction, P2 Crane, P1 Fine Grading, and P1 Building Construction	4	40	88	<1	11	3
P2 Building Construction, P1 Fine Grading, and P1 Building Construction	4	38	83	<1	11	3
P2 Building Construction, P1 Fine Grading, P1 Building Construction, P3 Crane, and P3 Building Construction	4	44	97	<1	12	3
P2 Building Construction, P1 Building Construction, P3 Crane, P3 Building Construction, and P1 Utility Trenching	3	27	65	<1	8	2
P2 Building Construction, P1 Building Construction, P3 Building Construction, and P1 Utility Trenching	3	26	61	<1	8	2
P2 Building Construction, P1 Building Construction, and P3 Building Construction	3	22	56	<1	8	2
P2 Building Construction, P1 Building Construction, P3 Building Construction, and P2 Architectural Coating	7	23	60	<1	9	2
Year 2027						
P2 Building Construction, P1 Building Construction, P3 Building Construction, and P2 Architectural Coating	6	23	58	<1	9	2

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Table 2 Maximum Daily Regional Construction Emissions

Construction Phase	Pollutants (lb/day) ^{1, 2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
P2 Building Construction, P1 Building Construction, P3 Building Construction, P2 Architectural Coating, and P3 Architectural Coating	7	24	60	<1	9	2
P2 Building Construction, P1 Building Construction, P3 Building Construction, and P3 Architectural Coating	4	23	56	<1	8	2
P2 Building Construction, P1 Building Construction, P3 Building Construction, P3 Architectural Coating, and P2 Finishing and Landscaping	4	25	60	<1	8	2
P1 Building Construction, P3 Building Construction, P3 Architectural Coating, P2 Finishing and Landscaping, and P2 Paving	4	28	61	<1	8	2
P1 Building Construction, P3 Building Construction, P2 Finishing and Landscaping, and P2 Paving	2	21	43	<1	4	1
P1 Building Construction, P3 Building Construction, P2 Finishing and Landscaping, P2 Paving, and P3 Finishing and Landscaping	2	23	47	<1	4	1
P1 Building Construction, P3 Building Construction, P2 Paving, and P3 Finishing and Landscaping	2	21	43	<1	4	1
P1 Building Construction, P3 Building Construction, and P3 Finishing and Landscaping	1	15	32	<1	4	1
P1 Building Construction, P3 Finishing and Landscaping, and P3 Paving	1	15	29	<1	3	1
Year 2028						
P1 Building Construction, P3 Finishing and Landscaping, and P3 Paving	1	15	29	<1	3	1
P1 Building Construction and P3 Finishing and Landscaping	1	11	22	<1	2	1
P1 Building Construction	1	8	18	<1	2	1
Year 2029						
P1 Building Construction	1	8	18	<1	2	1
P1 Building Construction, P1 Paving, P1 Architectural Coating, and P1 Finishing and Landscaping	12	18	36	<1	3	1
Maximum Daily Emissions	12	44	97	<1	12	4
South Coast AQMD Regional Construction Threshold	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1. South Coast AQMD 2023.

¹ Based on the preliminary information provided by the applicant. Where specific information regarding project-related construction activities was not available, construction assumptions were based on CalEEMod defaults, which are based on construction surveys conducted by South Coast AQMD of construction equipment.

² Includes implementation of fugitive dust control measures required by South Coast AQMD under Rule 403, including watering disturbed areas a minimum of two times per day, reducing speed limit to 25 miles per hour on unpaved surfaces, and street sweeping with Rule 1186-compliant sweepers. Includes dust control measures (i.e., watering of site 3x per day), low-VOC coating, and Tier 4-Interim emissions for offroad equipment per Mitigation Measures AQ-1. Includes COA that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week).

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The SoCAB is designated nonattainment for O₃ and PM_{2.5} under the California and National AAQS, nonattainment for PM₁₀ under the California AAQS¹, and nonattainment for lead (Los Angeles County only) under the National AAQS (CARB 2025). According to South Coast AQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values would not add significantly to a cumulative impact (South Coast AQMD 1993). As shown in Table 2, the maximum daily construction emissions for all criteria air pollutants would be less than their respective South Coast AQMD regional significance threshold values.

The Proposed Project would be developed in accordance with all applicable development and design standards identified in the City's Municipal Code, Title 21, Development Code. Moreover, the Proposed Project would occur within the same boundaries analyzed for the Approved Project in the Certified EIR. Therefore, the Proposed Project would not result in a substantial increase in magnitude of maximum daily air pollutant emissions compared to what was analyzed in the 2023 Certified EIR. A less than significant impact would occur and preparation of a supplemental or subsequent EIR is not required by CEQA.

Localized Significance Thresholds

Due to the scale of development activity associated with buildout of the Approved Project, localized construction impacts were not evaluated in the 2023 Certified EIR.

Localized significance thresholds (LSTs) are based on the California AAQS, which are the most stringent AAQS to provide a margin of safety in the protection of public health and welfare. They are designated to protect sensitive receptors most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and people engaged in strenuous work or exercise. The screening-level construction LSTs are based on the size of the project site, distance to the nearest sensitive receptor, and Source Receptor Area (SRA). The nearest offsite sensitive receptors are the single-family residences along Blue Allium Avenue to the north, Begonia Avenue to the south, and Mt. Dunhaven Street to the east.

According to the LST methodology, the screening-level LSTs are limited to projects that are five acres or smaller in size and eight hours of operation per day (South Coast AQMD 2008). The Fountain Valley Municipal Code allows for longer construction hours from Monday to Friday 7am-8pm and Saturday 9am-8pm. Therefore, air dispersion modeling was conducted using the USEPA AERMOD, Version 13.0.0, and the calculated concentration levels associated with the construction activities. To assess more realistic average use of equipment onsite, construction was modeled for 5-day work week schedule and default CalEEMod daily hours of operation for equipment.

Table 3, *Unmitigated Localized Construction Emissions for PM₁₀ and PM_{2.5}*, and Table 4, *Unmitigated Localized Construction Emissions for CO and NO_x*, shows that maximum mass emissions generated by certain construction activities would exceed the construction LSTs for PM₁₀ annual average and NO_x 1-Hour. Thus, construction activities associated with the Proposed Project could generate emissions that would expose receptors to

¹ Portions of the SoCAB along SR-60 in Los Angeles, Riverside, and San Bernardino Counties are proposed as nonattainment for NO₂ under the California AAQS.

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substantial concentrations of criteria air pollutants, and localized air quality impacts are considered potentially significant.

Table 3 Unmitigated Localized Construction Emissions for PM₁₀ and PM_{2.5}

Construction Scenario	24-Hour Concentrations		Annual Average Concentration
	PM ₁₀ (µg/m ³)	PM _{2.5} (µg/m ³)	PM ₁₀ (µg/m ³)
P0 Site Preparation and P0 Rough Grading	5.9	2.3	1.2
P2 Fine Grading and P3 Fine Grading	6.3	3.0	1.3
South Coast AQMD LST Significance Thresholds	10.4	10.4	1.0
Exceeds Threshold?	No	No	Yes

Source: CalEEMod Version 2022.1. AERMOD Version 13.0.0, South Coast AQMD 2008 and 2023.

Notes: µg/m³ – micrograms per cubic meter

¹ Based on maximum exposed individual receptor for each area source associated with individual and overlapping construction phases. Includes dust control measures (i.e., watering of site 3x per day), low-VOC coating, and Tier 4-Interim emissions for offroad equipment per Mitigation Measures AQ-1. Includes COA that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week).

² Only showing construction scenarios that exceed construction LST thresholds, see Attachment D in Appendix A for full construction LSTs analysis.

Table 4 Unmitigated Localized Construction Emissions for CO and NO_x

Construction Scenario	1-Hour Concentrations		8-Hour Concentrations	Annual Average Concentration
	CO (ppm)	NO _x (ppm)	CO (ppm)	NO _x (ppm)
P2 Fine Grading and P3 Fine Grading	4.3	0.18	4.1	0.02
P2 Building Construction, P2 Crane, P1 Fine Grading, and P1 Building Construction	4.3	0.20	4.1	0.02
P2 Building Construction, P1 Fine Grading, and P1 Building Construction	4.3	0.20	4.1	0.02
P2 Building Construction, P1 Fine Grading, P1 Building Construction, P3 Crane, and P3 Building Construction	4.4	0.21	4.1	0.02
South Coast AQMD LST Significance Thresholds	20.0	0.18	9.0	0.03
Exceeds Threshold?	No	Yes	No	No

Source: CalEEMod Version 2022.1. AERMOD Version 13.0.0, South Coast AQMD 2008 and 2023.

Notes: ppm – parts per million

¹ Based on maximum exposed individual receptor for each area source associated with individual and overlapping construction phases. Includes dust control measures (i.e., watering of site 3x per day), low-VOC coating, and Tier 4-Interim emissions for offroad equipment per Mitigation Measures AQ-1. Includes COA that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week).

² Only showing construction scenarios that exceed construction LST thresholds, maximum project concentrations are added to background level of 0.084 ppm for NO_x 1-Hr and 0.015 ppm for NO_x annual average leading to exceedance of NO_x 1-Hr LST threshold, maximum project concentrations are added to background level of 4.00 ppm for CO 1-Hr and CO 8-Hr, see Attachment D in Appendix A for full construction LSTs analysis.

As demonstrated in Table 5, *Mitigated Localized Construction Emissions for PM₁₀ and PM_{2.5}*, and Table 6, *Mitigated Localized Construction Emissions for CO and NO_x*, with the implementation of modified Mitigation Measure AQ-1 and COA, the mass emissions generated by the Proposed Project would not result in concentration levels exceeding the construction LSTs thresholds. Accordingly, localized construction impacts would be less than significant with incorporation of modified Mitigation Measure AQ-1 and COA.

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Table 5 Mitigated Localized Construction Emissions for PM₁₀ and PM_{2.5}

Construction Scenario	24-Hour Concentrations		Annual Average Concentration
	PM ₁₀ (µg/m ³)	PM _{2.5} (µg/m ³)	PM ₁₀ (µg/m ³)
P0 Site Preparation and P0 Rough Grading	4.7	2.2	0.96
P2 Fine Grading and P3 Fine Grading	4.1	2.0	0.86
South Coast AQMD LST Significance Thresholds	10.4	10.4	1.0
Exceeds Threshold?	No	No	No

Source: CalEEMod Version 2022.1, AERMOD Version 13.0.0, South Coast AQMD 2008 and 2023.

Notes: µg/m³ – micrograms per cubic meter

¹ Based on maximum exposed individual receptor for each area source associated with individual and overlapping construction phases. Includes modified Mitigation Measure AQ-1, which requires all off-road construction equipment to be fitted with engines that meet the USEPA Tier 4 Final emissions standards for offroad equipment with engines 25 horsepower or higher, prohibits use of diesel-fueled generators to reduce exhaust emissions, and requires soil stabilizer to reduce fugitive dust emissions. Includes COA that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week).

² Only showing construction scenarios that exceed construction LST thresholds, see Attachment D in Appendix A for full construction LSTs analysis.

Table 6 Mitigated Localized Construction Emissions for CO and NO_x

Construction Scenario	1-Hour Concentrations		8-Hour Concentrations	Annual Average Concentration
	CO (ppm)	NO _x (ppm)	CO (ppm)	NO _x (ppm)
P2 Fine Grading and P3 Fine Grading	4.3	0.10	4.1	0.02
P2 Building Construction, P2 Crane, P1 Fine Grading, and P1 Building Construction	4.3	0.11	4.1	0.02
P2 Building Construction, P1 Fine Grading, and P1 Building Construction	4.3	0.11	4.1	0.02
P2 Building Construction, P1 Fine Grading, P1 Building Construction, P3 Crane, and P3 Building Construction	4.4	0.11	4.1	0.02
South Coast AQMD LST Significance Thresholds	20.0	0.18	9.0	0.03
Exceeds Threshold?	No	No	No	No

Source: CalEEMod Version 2022.1, AERMOD Version 13.0.0, South Coast AQMD 2008 and 2023.

Notes: ppm – parts per million

¹ Based on maximum exposed individual receptor for each area source associated with individual and overlapping construction phases. Includes modified Mitigation Measure AQ-1, which requires all off-road construction equipment to be fitted with engines that meet the USEPA Tier 4 Final emissions standards for offroad equipment with engines 25 horsepower or higher, prohibits use of diesel-fueled generators to reduce exhaust emissions, and requires soil stabilizer to reduce fugitive dust emissions. Includes COA that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week).

² Only showing construction scenarios that exceed construction LST thresholds, maximum project concentrations are added to background level of 0.084 ppm for NO_x 1-Hr and 0.015 ppm for NO_x annual average, maximum project concentrations are added to background level of 4.00 ppm for CO 1-Hr and CO 8-Hr, see Attachment D in Appendix A for full construction LSTs analysis.

When compared to the land uses considered for the project site under the 2023 Certified EIR, the Proposed Project would result in an increase in 64 residential dwelling units (30 du/ac to 34 du/ac) compared to the Approved Project. However, development under the Proposed Project would not introduce new types of construction processes or activities compared to what was previously considered in the 2023 Certified EIR. Additionally, the Proposed Project would not result in developing a new area because the project site was considered for development under the 2023 Certified EIR. Thus, it is not anticipated that development of the land uses accommodated under the Proposed Project would result in new or increase the severity of

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construction-related LST impacts compared to the land uses considered for the project site in the 2023 Certified EIR. Therefore, no changes or new information would require preparation of a subsequent EIR.

Long-Term Regional Operational Impacts

Typical long-term air pollutant emissions are generated by area sources (e.g., landscape fuel use, aerosols, architectural coatings, and asphalt pavement), energy use (natural gas), and mobile sources (i.e., on-road vehicles). Implementation of the Proposed Project would develop a residential community and the primary source of long-term criteria air pollutant emissions generated by the Proposed Project would be mobile emissions from project-generated vehicle trips. Based on the traffic study and Institute of Transportation Engineers (ITE) 11th edition trip generation rates, the Proposed Project would generate approximately a net increase of 767 daily trips (Urban Crossroads 2025).²

As shown in Table 7, *Maximum Daily Regional Operational Phase Emissions*, the net increase in air pollutant emissions generated from the Proposed Project operation-related activities would be less than their respective South Coast AQMD regional significance threshold values. Projects that do not exceed the South Coast AQMD regional significance thresholds would not result in an incremental increase in health impacts in the SoCAB from project-related increases in criteria air pollutants. Therefore, buildout of the Proposed Project is not anticipated to result in a substantial increase in operation-phase emissions compared to what was analyzed in the 2023 Certified EIR. In addition, the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. Overall, the Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to cumulatively contributing to the nonattainment designations of the SoCAB. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

Table 7 Maximum Daily Regional Operational Phase Emissions

Source	Maximum Daily Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile ¹	12	5	91	<1	23	6
Area	24	1	43	<1	<1	<1
Energy	<1	2	1	<1	<1	<1
Proposed Project Maximum Daily Emissions	36	8	135	<1	23	6
Approved Project Maximum Daily Total Emissions	21	5	84	<1	13	3
Net Emissions	15	3	51	<1	10	3
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1. South Coast AQMD 2023. Appendix A.

Notes: Highest winter or summer emissions are reported. Totals may not add up to 100 percent due to rounding. lbs = pounds

¹ Based on Urban Crossroads Euclid & Heil Traffic Analysis dated June 2025 and ITE Trip rates (11th edition) (see Appendix L).

² Calculated average daily trips for the Approved Project based on 542 DUs and daily trip generation for the ITE Land Use 221, Multifamily Housing (Mid Rise), from the ITE Trip Generation Manual 11th Edition (2021).

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Operational LSTs

Types of land uses that typically generate substantial quantities of criteria air pollutants and TACs include industrial (stationary sources) and warehousing (truck idling) land uses. The Proposed Project would involve development of 606 residential units. Thus, the type of land use proposed under the Proposed Project would not be expected to generate substantial quantities of criteria air pollutants and TACs.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to considerably increasing of any criteria pollutant. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. Buildout of the Approved Project did not produce the volume of traffic required to generate CO hotspots. The Approved Project would also result in a reduction in industrial land uses within the City of Fountain Valley and emissions of TACs would be controlled by South Coast AQMD through permitting. Impacts to sensitive receptors were found to be less than significant.

Localized Construction Impacts

Construction Health Risk

The Proposed Project, similar to the Approved Project, would elevate concentrations of TACs (i.e., diesel particulate matter [DPM]) in the vicinity of sensitive land uses during temporary construction activities that would use offroad equipment operating on-site, and at different levels depending on the type of activity. The nearest offsite sensitive receptors are the single-family residences along Blue Allium Avenue to the north, Begonia Avenue to the south, and Mt. Dunhaven Street to the east. A site-specific construction health risk assessment (HRA) of TACs was prepared to quantify potential health risk emissions during construction (see Appendix A). The results of the analysis are shown in Table 8, *Unmitigated Construction Risk Summary*, and demonstrate that construction activities associated with the Proposed Project would exceed the South Coast AQMD thresholds at Maximum Exposed Individual Resident (MEIR) 1 location.

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Table 8 Unmitigated Construction Risk Summary¹

Receptor	Cancer Risk (per million)	Chronic Hazards
Maximum Exposed Individual Resident (MEIR) 1 ²	18	<0.1
Maximum Exposed Individual Resident (MEIR) 2 ²	9	<0.1
Maximum Exposed School Receptor – Monroe Elementary Language Academy ³	<1	<0.1
South Coast AQMD Threshold	10	1.0
Exceeds Threshold?	Yes	No

Source: Appendix A

¹ Includes dust control measures (i.e., watering of site 3x per day), low-VOC coating, and Tier 4-Interim emissions for offroad equipment per Mitigation Measures AQ-1. Includes COA that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week). Cranes were assumed to operate at CalEEMod default values for daily hours of operation for up to 12 weeks in total duration.

² In accordance with the latest OEHHA guidance, the calculated total cancer risk conservatively assumes that the risk for the MEIR 1 and MEIR 2 consists of a pregnant woman in the third trimester that subsequently gives birth to an infant during the approximately 4.21-year construction period. Therefore, calculated risk values for age groups from third trimester through 2 years of age were multiplied by a factor of 10 and age groups from 2 years of age through 9 years of age were multiplied by a factor of 3. Two MEIR locations were evaluated based on the multi-phased development on the size of the site and how the intensity of disturbance would change during the construction process. MEIR 1 is associated with maximum modeled output concentrations from Phase 2 and 3, while MEIR 2 is associated with maximum modeled output concentrations from Phase 0 and 1.

³ The calculated risk values for the student receptors were multiplied by a factor of 3.

The results of the HRA are based on the maximum receptor concentration over an approximately 4.21-year construction exposure duration for receptors.

- Cancer risk for the MEIR 1, single-family residence adjacent to the northern boundary of the project site, from construction activities related to the Proposed Project were calculated to be 18 in a million, which would exceed the 10 in a million-significance threshold.
- Cancer risk for the MEIR 2, single-family residence adjacent to the eastern boundary of the project site, from construction activities related to the Proposed Project were calculated to be 9 in a million, which would not exceed the 10 in a million-significance threshold.
- Cancer risk for the maximum exposed off-site elementary school receptor from construction activities would be less than 1 in a million and would not exceed the 10 in a million-significance threshold.
- For non-carcinogenic effects, the chronic hazard index identified for each toxicological endpoint totaled less than one for all the off-site sensitive receptors. Therefore, chronic non-carcinogenic hazards are less than significant.

Because cancer risk for the MEIR 1 would exceed the South Coast AQMD significance thresholds, modified Mitigation Measure AQ-1 and COA would be necessary to reduce impacts to less than significant levels. This modified Mitigation Measure stipulates the use of Tier 4 Final for all off-road construction equipment for engines 25 horsepower or higher and prohibits the use of diesel-fuel generators.

As shown in Table 9, *Mitigated Construction Risk Summary*, incorporation of Mitigation Measure AQ-1 and COA would reduce calculated risk at MEIR 1 to below the South Coast AQMD's cancer risk significance threshold of 10 in one million. Additionally, the already less than significant cancer risk and chronic hazard impacts at

5. Environmental Analysis

MEIR 2 and the maximum exposed school receptor would be further reduced below the significance thresholds with implementation of modified Mitigation Measure AQ-1 and COA. Accordingly, the Proposed Project would not expose off-site sensitive receptors to substantial concentrations of toxic air contaminant emissions during construction and impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to localized construction impacts. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

Table 9 Mitigated Construction Risk Summary¹

Receptor	Cancer Risk (per million)	Chronic Hazards
MEIR 1 ²	9	<0.1
South Coast AQMD Threshold	10	1.0
Exceeds Threshold?	No	No

Source: Appendix A

¹ Includes modified Mitigation Measure AQ-1, which requires all off-road construction equipment to be fitted with engines that meet the USEPA Tier 4 Final emissions standards for offroad equipment with engines 25 horsepower or higher, prohibits use of diesel-fueled generators to reduce exhaust emissions, and requires soil stabilizer to reduce fugitive dust emissions. Includes COA that construction equipment during grading activities shall be limited to 8 hrs/day, 5 days/week (or a total of 40 hours per week). Cranes were assumed to operate at CalEEMod default values for daily hours of operation for up to 12 weeks in total duration.

² In accordance with the latest OEHHA guidance, the calculated total cancer risk conservatively assumes that the risk for the MEIR consists of a pregnant woman in the third trimester that subsequently gives birth to an infant during the approximately 4.21-year construction period. Therefore, calculated risk values for age groups from third trimester through 2 years of age were multiplied by a factor of 10 and age groups from 2 years of age through 9 years of age were multiplied by a factor of 3.

Localized Operational Impacts

CO Hotspot

Vehicle congestion has the potential to create pockets of CO called hotspots. Hotspots are typically produced at intersections, where traffic congestion is highest because vehicles are backed-up and idle for longer periods and are subject to reduced speeds. These pockets could exceed the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9.0 ppm. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to ambient air quality standards is typically demonstrated through an analysis of localized CO concentrations.

The 2023 Certified EIR identified that implementation of the Approved Project would not produce the volume of traffic required to generate a CO hotspot. Currently, the SoCAB is now designated attainment under both the national and California AAQS for CO. Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited—in order to generate a significant CO impact (Air District 2023). Based on the traffic study, the Proposed Project would result in a maximum of 236 AM and 264 PM peak hour vehicle trips at buildout and generate traffic volumes below Air District’s CO hot spot screening criteria (refer to Table 4-2 and Exhibit 5-2 in Appendix L). Thus, the Proposed

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Project would not result in any new impacts or increase the severity of impacts with respect to exposing sensitive receptors to substantial pollutant concentrations.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to localized operational impacts. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. Nuisance odors from land uses in the SoCAB are regulated under South Coast AQMD Rule 402, *Nuisance*, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, chemical manufacturing, sanitary landfill, fiberglass manufacturing, transfer station, painting/coating operations (e.g., autobody shops), composting facility, food processing facility, petroleum refinery, feed lot/dairy, asphalt batch plant, and rendering plant.

The 2023 Certified EIR identified that odors generated within the City would not affect a substantial number of people, and impacts would be less than significant. The Proposed Project involves the development of 606 residential units and would not fall within the objectionable odors land uses or generate odors different than the land uses accommodated under the 2023 Certified EIR.

Emissions from construction equipment, such as diesel exhaust and from volatile organic compounds associated with architectural coatings and paving activities, may generate odors. However, these odors would be temporary and intermittent, and are not expected to affect a substantial number of people. In addition, land uses accommodated under the Proposed Project would be subject to South Coast AQMD Rule 402, which would contribute to minimizing odor-related nuisances.

Compared to the land uses considered for the project site in the 2023 Certified EIR, the types of land uses accommodated under the Proposed Project would result in similar construction odors. It is not anticipated that the Proposed Project would introduce or require any new construction processes that would generate substantial odors compared with what was previously considered in the 2023 Certified EIR. Therefore, buildout of the Proposed Project is not anticipated to result in new significant impacts or impacts of greater severity

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pertaining to objectionable odors compared to the 2023 Certified EIR. Overall, there are no changes or new significant information that would require preparation of an EIR.

5.3.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the Proposed Project. Any modifications to these mitigation measures are shown in ~~strike through~~ for deleted text and underline for new, inserted text.

Mitigation Measures

AQ-1 Prior to discretionary approval by the City of Fountain Valley for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Fountain Valley Planning ~~Department~~ Division for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD-adopted thresholds of significance, the ~~City of Fountain Valley building department project applicant~~ shall require implement feasible mitigation measures to reduce air quality emissions. ~~Potential~~ The following measures shall be incorporated as conditions of approval for a project ~~and may include:~~

- Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
 - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
 - Applying water ~~every four hours~~ three times a day to active soil disturbing activities.
 - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- ~~Using~~ Use construction equipment rated by the United States Environmental Protection Agency (USEPA) as having Tier 4 ~~interim final or higher exhaust emission limits for offroad equipment with engines 25 horsepower or higher. If Tier 4 final equipment is not available, the contractor may apply other available technologies available for construction equipment such that it would achieve a comparable reduction in NO_x and PM emissions comparable to that of Tier 4 construction equipment. Where alternatives to USEPA Tier 4 are utilized, the contractor shall be required to show evidence to the project applicant that these alternative technologies would achieve comparable emissions reductions. Certifications or alternative reduction strategies shall be required prior to receiving a construction permit.~~

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- To reduce diesel emissions, the contractor must utilize grid electricity to the extent feasible and must use electric handheld equipment instead of diesel-fueled generators.
- ~~Ensuring~~ Ensure construction equipment is properly serviced and maintained to the manufacturer's standards.
- ~~Limiting~~ nonessential idling of construction equipment to no more than five consecutive minutes.
- ~~Using~~ Use Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.
<https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings>.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning ~~Department~~ Division.

AQ 2

Prior to discretionary approval by the City of Fountain Valley for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Fountain Valley Planning ~~Department~~ Division for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD-adopted thresholds of significance, the City of Fountain Valley Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for

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loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485).

- Provide changing/shower facilities as specified in the Nonresidential Voluntary Measures of CALGreen.
- Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per the Nonresidential Voluntary Measures of CALGreen.
- Provide facilities to support electric charging stations per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.

5.3.4 Conditions of Approval Applicable to the Proposed Project

The following conditions of approval (COA) would be incorporated as part of the Proposed Project.

Conditions of Approval

The use of construction equipment utilized for grading shall be limited to 8 hours a day, 5 days a week (or a total of 40 hours per week). Normal construction on the site shall comply with the Fountain Valley Municipal Code (FVMC) 6.28.070 and be limited to the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, 9:00 a.m. through 8:00 p.m. on Saturday and at no time on Sunday or any legal holiday. For purposes of this condition, the use of saws, buffers, sanders, drills, and sprayers shall be included, as shall similar activity during normal construction hours.

5.4 BIOLOGICAL RESOURCES

5.4.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that impacts to biological resources would be less than significant. While the City is urbanized and is unlikely to contain sensitive species or habitats, a few areas of open space, such as Mile Square Regional Park could contain special status species. Compliance with the local, state, and federal regulations as well as implementation of the General Plan policies would reduce impacts. There are no riparian habitats in the City. The 2023 Certified EIR indicated that wetlands exist in Mile Square Regional Park and Santa Ana River; compliance with local, state, and federal regulations would minimize impacts to sensitive natural communities. While the City is primarily developed, there are a few scattered open space areas that could serve as mitigation corridors, according to the 2023 Certified EIR. However, compliance with local, state, and federal regulations, as well as implementation of the General Plan policies would reduce impacts. The 2023

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Certified EIR indicated that the City is recognized as a “Tree City USA,” and that the Approved Project would not conflict with this designation nor the City’s Municipal Code Chapter 12.04, Trees, Shrub, and Plants, which protects trees in the City. Overall, impacts to biological resources in the City would not be substantially impacted, and the 2023 Certified EIR found that compliance with local, state, and federal regulations, as well as implementation of the General Plan policies would reduce impacts.

5.4.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X

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The analysis in this section is based in part on the following technical reports included as Appendix B of this Addendum:

- Biological Resources Assessment for the Proposed Project Located at 16300 Euclid Street in the City of Fountain Valley, Orange County, California. ELMT Consulting, January 2025.
- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR indicated that the City is urbanized and is unlikely to contain sensitive species or habitats, though open spaces across the City could contain special status species. However, compliance with local, state, and federal regulations as well as implementation of the General Plan policies would reduce impacts to less than significant.

Special status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. The literature search identified 29 special-status plant species, 69 special-status wildlife species, and four special-status plant communities as having potential to occur within the project area. However, the Biological Resources Assessment identified that the project site does not provide suitable habitat for any of the special-status plant and wildlife species and no special-status plant communities were observed onsite. While neither federally- or state-listed as endangered or threatened, the Cooper's hawk, a special-status species, was observed onsite during the habitat assessment (ELMT 2025). Condition of Approval (COA) BIO-1, which requires a preconstruction nesting survey, would ensure impacts to Cooper's hawk are reduced. Additionally, the project site is not located within a federally designated Critical Habitat and the closest Critical Habitat is approximately 5.6 miles south of the project site (ELMT 2025). Compliance with local, state, and federal regulations as well as COA BIO-1, would ensure impacts are less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to sensitive species. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

No Impact. The 2023 Certified EIR identified no riparian habitats within the City, and the Approved Project would result in no impact.

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The project site does not contain any riparian habitats, riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) (ELMT 2025). Additionally, the project site is not located within a federally designated Critical Habitat, and the closest Critical Habitat is approximately 5.6 miles south. Therefore, no impact to riparian habitat or other sensitive natural community would occur, consistent with the Approved Project.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to sensitive natural communities. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

- c) **Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified wetland habitats in Mile Square Regional Park and the Santa Ana River, which bounds the eastern portion of the City and buildout would contribute to pollutants in the waterway. However, adherence with General Plan Policies and adherence with local, state, and federal regulations would reduce impacts to less than significant.

The project site does not contain any jurisdictional drainage and/or wetland features on the project site, including blue-line streams or riparian habitats (ELMT 2025). However, Mile Square Regional Park and the associated wetlands (e.g. freshwater ponds) are across Euclid Street with the closest freshwater pond approximately 0.25 mile west of the project site (USFWS 2024). However, as discussed in Section 5.10, *Hydrology and Water Quality*, the Proposed Project would be subject to the Construction General Permit (CGP) which requires the submittal of a Storm Water Pollution Prevention Plan (SWPPP), and during operation would include a Municipal Stormwater (MS4) Permit. Such regulations would require Best Management Practices (BMPs), which would minimize pollutants traveling into waterways. Furthermore, the Proposed Project would comply with General Plan Policies and adhere with local, state, and federal regulations. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact on the movement of native resident or migratory fish or wildlife species with adherence to local, state, and federal regulations.

Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. The Proposed Project would be confined to existing areas that have been heavily disturbed and are isolated and impacts to wildlife corridors or linkages would not occur.

Nesting birds are protected by the Migratory Bird Treaty Act (MBTA) which governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of the breeding season (generally February 1st through August 31st). However, the project site has the potential to provide suitable nesting opportunities for birds that nest on the open ground and those acclimated to routine disturbances. Additionally, Cooper's hawk was observed onsite during the habitat assessment (ELMT 2025). To keep potential impacts to migratory birds to less than significant, COA BIO-1 would be implemented, which requires that a pre-construction clearance survey for nesting birds be conducted within three days prior to the start of any vegetation removal or ground disturbing activities during the breeding season (February 1st through August 31st). As such, with the implementation of COA BIO-1, impacts to migratory birds would be less than significant.

In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. Potential impacts to migratory fish or wildlife species would not occur. Therefore, with the implementation of COA BIO-1, the Proposed Project would have a less than significant impact.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to wildlife corridors. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact on biological resources, such as trees, with the implementation of the City of Fountain Valley Municipal Code Chapter 12.04, Trees, Shrubs, and Plants, and General Plan Policies OSC-2.1 and OSC-2.2.

The City of Fountain Valley Municipal Code Chapter 12.04 protects trees by ensuring that no person shall cut, trim, plant, prune, remove, injure, or interfere with any tree within public property without prior permission and approval from the Director of Public Works. The project site includes two trees onsite; however, no trees within the public right-of-way or on public property would be removed as part of the Proposed Project. As such, the Proposed Project would not conflict with Fountain Valley Municipal Code Chapter 12.04.

The Proposed Project would include the planting of trees within the project site as well as along the public sidewalks and medians. Construction of the Proposed Project would not conflict with the Fountain Valley “Tree City USA” designation, and would provide more trees than what currently exists (Tree City USA 2024). Additionally, the Proposed Project would not conflict with other local policies or ordinances, including but not limited to Policy OSC 2.1, which requires the maintenance and enhancement of the urban forest and retaining the City’s status as a Tree City USA and Policy OSC-2.2 which encourages and facilitates tree replacement and preservation on private property. As discussed above, the Proposed Project does not include any sensitive biological resources and adherence to local, state, and federal regulations which would help conserve biological resources and reduce impacts to less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to local policies or ordinances protecting biological resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The 2023 Certified EIR identified that the Approved Project would not conflict with any Habitat Conservation Plan (HCP) or National Community Conservation Plan (NCCP) because the City of Fountain Valley is not a part of any HCP, NCCP, or other approved local, regional, or state habitat conservation plans. Thus, no impacts were identified in the Approved Project.

As with the Approved Project, the Proposed Project would not conflict with any HCP, NCCP, or other approved local, regional, or state habitat conservation plans (CDFW 2024; OC Conservation 2024). Therefore, no impacts would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project

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would not result in any new impacts or increase the severity of impacts with respect to provisions of an adopted HCP; NCCP; or other approved local, regional, or state habitat conservation plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.4.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant biological resources impacts, and therefore no mitigation measures were identified.

5.4.4 Proposed Project Conditions of Approval

The following conditions of approval would be required to implement the Proposed Project:

COA BIO-1 Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season.

If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

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5.5 CULTURAL RESOURCES

5.5.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR identified that impacts to cultural resources would be mitigated to a level of less than significant. There are no historic resources in the City according to California of Historic Places and the National Register of Historic Places. The City’s Heritage Park includes historic structures (Japanese Bath house, 1898 Courreges Tank House, historical real estate office). The 2023 Certified EIR indicated that buildings that reach 50 years are eligible to be listed as historic resources and future development could potentially impact historic resources. The 2023 Certified EIR also indicated that future ground-disturbing activities could impact archaeological resources. With the implementation of Mitigation Measures CUL-1 through CUL-5, which would reduce impacts to historic and archaeological resources, impacts were determined to be less than significant. The 2023 Certified EIR also concluded that compliance with the California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and Public Resources Code, Section 5097.98 would ensure impacts to human remains, if discovered, would be less than significant.

5.5.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X	

The analysis in this section is based in part on the following technical reports included as Appendix C of this Addendum:

- *Cultural Resources Study for the 16300 Euclid Street Project*. Brain F. Smith & Associates, January 2025.

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a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact on historical resources with implementation of CUL-1 through CUL-4, and adherence to local, state, and federal regulations.

Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

The project site is currently vacant and undeveloped and was formerly used as a strawberry field with operations ending in 2021. Based on the Cultural Resources Study, no cultural resources were identified within the project site. A residence was located within the project site in 1938; however, the project site was cleared before 1993 (Appendix C).

According to the California Register of Historic Places and the National Register of Historic Places, there are no historical resources in the City (OHP 2024; NPS 2024). Further, the 2023 Certified EIR discussed Heritage Park containing a historical Japanese Bath house, the 1898 Courreges Tank House (the oldest surviving structure in Fountain Valley), and a historical real estate office (Fountain Valley 2024b). Heritage Park is approximately 1.4 miles southwest of the project site, and the Proposed Project would not impact Heritage Park. As such, Mitigation Measures CUL-1 through CUL-4, which protect historical resources, are not applicable to the Proposed Project. Therefore, the Proposed Project would not impact a significant historical resource, and a less than significant impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to historical resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact on archaeological resources with implementation of CUL-5.

Construction of the Proposed Project would result in ground disturbing activities which would include grading, utility trenching, and decommissioning the on-site well. Based on the Cultural Resources Study, an archeological investigation included a review of an archaeological records search performed at the South Central Coastal Information Center; two previously recorded resources were identified within a one-mile radius of the project site, but no resources were located on the project site (Appendix C). Therefore, it is unlikely that the Proposed Project would encounter unknown archaeological resources. Nevertheless, ground disturbing activities as part of the Proposed Project may uncover unknown archaeological resources.

In the unlikely event that archaeological resources are discovered during excavation, grading, or well decommissioning, work would cease in the area of the find and a qualified archaeologist would be contacted, consistent with Approved Project's Mitigation Measure CUL-5. The archaeological resources would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2, the Proposed Project would implement Mitigation Measure CUL-5 which would reduce impacts. As with the Approved Project, the Proposed Project would result in a less than significant impact with mitigation incorporated.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to archaeological resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact on human remains with adherence to California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and Public Resources Code, Section 5097.98.

The project site was previously disturbed, and therefore, it is unlikely to support conditions conducive to the discovery of human remains. However, the Proposed Project would result in ground disturbing activities which could potentially encounter human remains during excavation, grading, utility trenching and well decommissioning activities associated with the Proposed Project. During ground disturbing activities the project applicant would retain a qualified archaeologist to monitor all ground-disturbing activities, per Mitigation Measure CUL-5; however, in the event any human remains are discovered, ground disturbing activities shall be halted and the Proposed Project would be required to comply with State regulations, including

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California Public Resources Code Section 5097.98; California Health and Safety Code, Section 7050.5; and CEQA Section 15064.5 so as not to disturb human remains. Therefore, a less than significant impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to disturbance of human remains. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.5.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR. As discussed in Section 5.5.2(a) Mitigation Measures CUL-1 though CUL-4 are not applicable to the Proposed Project. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and underlined to signify insertions.

~~CUL-1~~ Prior to any construction activities that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in architectural history or history. This shall include a records search to determine if any resources that may be potentially affected by a project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places (NRIHP), California Register of Historic Resources (CRHR), or other registers of historic resources. Following the records search, the qualified architectural historian or historian shall conduct a reconnaissance level and/or intensive-level survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by a proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.

~~CUL-2~~ To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource not impair its significance, the Secretary of the Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Fountain Valley.

~~CUL-3~~ If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings

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~~Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the PQS. Documentation shall include an architectural and historical narrative; medium or large format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.~~

CUL-4 ~~If cultural resources that are eligible for listing to the NRIIP, CRHR, or other registers of historic resources are identified within or adjacent to the proposed development, the construction limits shall be clearly flagged to assure impacts to eligible cultural resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified archaeologist shall verify that the flagging clearly delineates the construction limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas (ESA).~~

CUL-5 ~~Prior to the issuance of a grading permit construction activities, the future project applicant shall provide written verification that a certified archaeologist has been retained to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.~~

~~The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.~~

~~In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be~~

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contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

~~If cultural resources are discovered during ground disturbing activities, all ground disturbing activities within 50 feet of the find shall be halted until a meeting is convened between the developer, archaeologist, tribal representatives, and the Director of the Community Development Department. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representatives, developer, and archaeologist, a decision shall be made, with the concurrence of the Director of the Community Development Department, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.~~

5.6 ENERGY

5.6.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR determined that implementation of the Approved Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. During construction, energy demand from electricity, operation of construction equipment, and transportation would temporarily increase and would cease upon completion of the development project. In addition, while operation of the Approved Project would generate additional electricity and natural gas demand for the City compared to existing conditions, development would be required to comply with the current and future updates to the Building Energy Efficiency Standards and CALGreen. Although population and VMT is projected to grow, the jobs-housing ratio will decrease to be closer to a more equal distribution of employment and housing. Furthermore, the Approved Project would comply with the policies and actions under the General Plan Update, which would minimize overall VMT, and thus fuel usage associated with potential future development. As the land uses accommodated under the General Plan Update would comply with the current

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and future iterations of the Building Energy Efficiency Standards and CALGreen, the Approved Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

5.6.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	

The analysis in this section is based in part on the following technical reports included as Appendix A, Appendix L, and Appendix M of this Addendum:

- *Air Quality and Greenhouse Gas Background and Modeling Data*
- *Traffic Analysis*, Urban Crossroads, June 4, 2025.
- *Euclid and Heil Residential Vehicle Miles Traveled (VMT) Screening Evaluation*, Urban Crossroads, November 8, 2023.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact/No Changes or New Information. The following discusses the potential energy demands from short-term construction and long-term operational energy consumption associated with the 606 residential dwelling units.

Short-Term Construction Impacts

As with the development pursuant to the 2023 Certified EIR, construction of the Proposed Project would consume energy in the short term through electricity use, construction vehicles and equipment fuel consumption, and bound energy in construction materials (e.g., asphalt, steel, concrete, pipes, lumber, glass).

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Electrical Energy

The majority of construction equipment would be gas- or diesel-powered, and electricity would not be used to power most of the construction equipment. Electricity use during construction would vary during different phases of construction. Later construction phases could result in the use of electricity-powered equipment for interior construction and architectural coatings. It is anticipated that the majority of electric-powered construction equipment would be hand tools (e.g., power drills, table saws) and lighting, which would result in minimal electricity usage during construction activities. Therefore, project-related construction activities would not result in wasteful or unnecessary electricity demands, and impacts would be less than significant. Furthermore, development under the Proposed Project would not introduce new types of construction processes or activities compared to what was previously considered in the 2023 Certified EIR. Therefore, the Proposed Project would not result in a significant impact related to electricity use during the construction phase.

Natural Gas Energy

It is not anticipated that construction equipment used for the Proposed Project would be powered by natural gas, and no natural gas demand is anticipated during construction. Furthermore, development under the Proposed Project would not introduce new types of construction processes or activities compared to what was previously considered in the 2023 Certified EIR. Therefore, the Proposed Project would not result in a significant impact related to natural gas usage during the construction phase.

Transportation Energy

Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. It is anticipated that the majority of off-road construction equipment, such as those used during grading, would be gas or diesel powered.

The use of energy resources by vehicles and equipment would fluctuate according to the phase of construction. In addition, all construction equipment would cease operating upon completion of Proposed Project construction. Thus, impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure.

Furthermore, to limit wasteful and unnecessary energy consumption, the construction contractors are anticipated to minimize nonessential idling of construction equipment during construction, in accordance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9. Construction trips would also not result in unnecessary use of energy since the project site is centrally located and is served by numerous regional freeway systems (e.g., I-405) that provide the most direct routes from various areas of the region.

Moreover, development under the Proposed Project would not introduce new types of construction processes or activities compared to what was previously considered in the 2023 Certified EIR. No unusual project characteristics would necessitate the use of construction equipment that would be less energy efficient than for development pursuant to the 2023 Certified. Therefore, it is expected that construction fuel consumption

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associated with the Proposed Project would not be any more inefficient, wasteful, or unnecessary than the energy required for development contemplated in the 2023 Certified.

Long-Term Impacts During Operation

Operation of the Proposed Project would generate new demand for building electricity and natural gas on the project site. Operational use of energy would include heating, cooling, and ventilation of the proposed 606 residential units; water heating; operation of electrical systems, use of on-site equipment and appliances; and indoor/outdoor lighting.

Electrical Energy

The net increase in electricity consumption from the Proposed Project is shown in Table 10, *Operation-Related Electricity Consumption*.

Table 10 Operation-Related Electricity Consumption

Land Use ¹	Electricity (kWh/year) ¹
Apartments Mid-Rise	1,114,414
Condo/Townhouse High Rise	670,848
Condo/Townhouse	165,318
Parking Lot	21,488
Enclosed Parking with Elevator	742,384
Pool House	3,281
Retirement Community	318,309
Proposed Project Total	3,036,042
Approved Project Total	1,986,882
Net Difference	1,049,160

Source: CalEEMod Version 2022.1, Appendix A.

Note: kWh=kilowatt-hour

¹ The electricity use per year is based on the proposed square footage of the buildings and parking areas.

While the Proposed Project would generate additional energy demand at the site, it would still be required to comply with the latest Building Energy Efficiency Standards and CALGreen standards. The 2022 Building Energy Efficiency Standards include prescriptive photovoltaic (PV) system standards for residential land uses in addition to battery storage standards for multifamily residential uses of four stories or more. Compliance with the prescriptive standards would result in the installation of on-site PV systems and battery storage. The 2022 Building Energy Efficiency Standards also have performance standards as an alternative to the prescriptive standards pathway for residential. Although the performance standards pathway does not require installation of a PV system and where applicable, battery storage, it does require land uses that would opt for this compliance option to achieve an energy-efficiency performance of the “Standard Design Building.” As stated, the “Standard Design Building” represents the energy-efficiency performance of a project should it include all prescribed features (e.g., solar, battery storage) with no additional energy-efficiency features beyond what is

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required at minimum under the mandatory requirements and prescriptive pathway. Thus, proposed residential buildings that opt for the performance pathway would still achieve a similar level of energy efficiency as those that opt for compliance with the prescriptive pathway.

In addition to the proposed building energy efficiency, Southern California Edison (SCE) is required to comply with the state’s renewable portfolios standard (RPS), which mandates utilities to procure a certain proportion of electricity from eligible renewable and carbon-free sources and increasing the proportion through the coming years with an ultimate procurement requirement of 100 percent by 2045. The RPS requirements would support use of electricity by the Proposed Project that is generated from renewable or carbon-free sources. Overall, the Proposed Project would generally be consistent with the goals outlined in Appendix F of the CEQA Guidelines regarding increasing energy efficiency, decreasing reliance on fossil fuels, and increasing renewable energy sources.

As further discussed in Section 5.19, *Utilities and Service Providers*, the existing baseline total residential electricity consumption in SCE’s service area is forecasted to increase by approximately 33,789,961 kWh/year by the year 2045. Therefore, the Proposed Project’s electricity consumption would represent an insignificant percentage compared to the overall demand in the SCE’s service area, including buildout within the project site. The Proposed Project would be consistent with the requirements of these energy-related regulations, which would decrease electricity use and increase renewable electricity, and would not result in wasteful or unnecessary electricity demands. Therefore, the Proposed Project, similar to development pursuant to the 2023 Certified EIR, would not result in a significant impact related to energy for building use.

Natural Gas Energy

As shown in Table 11, *Operation-Related Natural Gas Consumption*, the natural gas demand by the new residential buildings would result in a net increase of 1,622,225 kilo-British thermal units per year following buildout of the Proposed Project.

Table 11 Operation-Related Natural Gas Consumption

Land Use	Natural Gas (kBTU/year) ¹
Apartments Mid-Rise	3,376,480
Condo/Townhouse High Rise	2,032,552
Condo/Townhouse	865,093
Pool House	14,638
Retirement Community	1,353,371
Proposed Project Total	7,642,134
Approved Project Total	6,019,909
Net Difference	1,622,225

Source: CalEEMod Version 2022.1, Appendix A.

Note: kBTU=kilo-British thermal units.

¹ The natural gas use per year is based on the proposed square footage of the proposed buildings.

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While the Proposed Project would result in an increase in natural gas demand, similar to the Approved Project, the new residential buildings would be consistent with the requirements of the Building Energy Efficiency Standard. Compliance with these codes would decrease overall reliance on fossil fuels to meet the natural gas demands of the Proposed Project and comply with the goals outlined in Appendix F of the CEQA Guidelines. Therefore, operation of the Proposed Project, similar to development pursuant to the 2023 Certified EIR, would result in less than significant impacts with respect to natural gas usage.

Transportation Energy

The residential buildings would consume transportation energy during operations from the use of motor vehicles associated with residents and visitors to the new residences. The Proposed Project is anticipated to generate a net increase in 767 average daily vehicle trips over the Approved Project (see Appendix L).

Fuel efficiency of vehicles after full buildout would on average improve compared to vehicle fuel efficiencies experienced under existing conditions, thereby resulting in a lower per capita fuel consumption assuming travel distances, travel modes, and trip rates remain the same. The improvement in fuel efficiency would be attributable to the statewide fuel reduction strategies and regulatory compliances (e.g., Corporate Average Fuel Economy [CAFE] standards), resulting in new cars that are more fuel efficient and the attrition of older, less fuel-efficient vehicles. The CAFE standards are not directly applicable to land use development projects, but to car manufacturers. Thus, the residents and visitors do not have direct control in determining the fuel efficiency of vehicles manufactured and that are made available. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the Proposed Project residents more fuel-efficient vehicle options. Lastly, as electricity consumed in California is required to meet the increasing renewable energy mix requirements under the State's RPS and accelerated by SB 1020, greater and greater proportions of electricity consumed for transportation energy demand envisioned under the Proposed Project would be generated from renewable energy sources rather than fossil fuels through 2045.

The Proposed Project would also include construction of a sidewalk along the south side of the project (north side of Heil Avenue) from Mt. Dunhaven Street to Euclid Street, as well as Class IV bike lane along Heil Avenue. These project features would help decrease transportation-related energy use and help promote active transportation modes. As discussed in Section 5.17, *Transportation/Traffic*, the City's VMT Screening Evaluation identified that the project site is within an area of low VMT within the City and the Proposed Project aligns with the existing land uses in the Proposed Project's transportation analysis zone (TAZ). Accordingly, the Proposed Project meets the Low VMT Area Screening criteria and would be considered to have a less than significant VMT impact (see Attachment C of Appendix M). As such, impacts would be less than significant with respect to operation-related fuel usage for the Proposed Project as compared to the Approved Project.

The Proposed Project, similar to development pursuant to the 2023 Certified EIR, would be consistent with the requirements of these energy-related regulations and would not result in wasteful or unnecessary fuel demands. Therefore, the Proposed Project would not result in a significant impact related to transportation energy during the operational phase.

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Conclusion

As substantiated above, the Proposed Project, as with development pursuant to the 2023 Certified EIR, would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in a substantial increase in the severity of impacts with respect to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact/No Changes or New Information. Development under the Proposed Project would be required to adhere to all federal, State, and local requirements for energy efficiency, including the California Energy Code Building Energy Efficiency Standards (California Code of Regulations [CCR] Title 24, Part 6) and the CALGreen Code (24 CCR Part 11). Building energy efficiency standards establish minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Compliance with Building Energy Efficiency Standards and CALGreen requirements would help to significantly reduce energy usage associated with the Proposed Project.

California Renewables Portfolio Standard Program

The State's electricity grid is transitioning to renewable energy under California's RPS Program. Eligible renewable sources under the RPS include wind, small hydropower, solar, geothermal, biomass, and biogas. The RPS goals have been updated since adoption of SB 1078 in 2002. In general, California has RPS requirements of 50 percent renewable energy by 2026 (SB 100), 60 percent by 2030 (SB 100), 90 percent by 2035 (SB 1020), and 100 percent carbon free by 2045 (SB 100 and SB 1020). The statewide RPS goal is not directly applicable to individual development projects but to utilities and energy providers such as SCE, which is the utility that would provide all of electricity needs for the Proposed Project. SCE's compliance with the RPS goals would support the State in meeting its objective in transitioning to renewable energy.

The statewide RPS goal is not directly applicable to individual development projects, but to utilities and energy providers such as SCE, which is the utility that would provide all of electricity needs for the Proposed Project. Compliance of SCE in meeting the RPS goals would ensure the State in meeting its objective in transitioning to renewable energy. Similar to the Approved Project, the Proposed Project would be subject to Building Energy Efficiency Standards and CALGreen requirements. The changes in building square footage under the Proposed Project would not result in new or increase the severity impacts as it pertains to consistency with renewable energy or energy efficiency plans compared to the Approved Project.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect

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to obstructing a state or local plan for renewable energy or energy efficiency. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.6.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant energy impacts, and therefore no mitigation measures were identified in the 2023 Certified EIR.

5.7 GEOLOGY AND SOILS

5.7.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that the Approved Project could subject residents, occupants, and visitors in the City to seismic hazards such as fault rupture, earthquakes and ground shaking, liquefaction, landslides, seismically induced settlement, and soil-related hazards (erosion, expansion, etc.). However, compliance with the California Building Code, and implementation of the General Plan policies would reduce impacts to a less than significant level. Additionally, the City is fully developed and highly urbanized, therefore, future development would be required to connect to the City’s sewer system. No septic tanks or alternative wastewater disposal systems would be installed as part of the Approved Project. The 2023 Certified EIR concluded that the Approved Project could potentially disturb paleontological resources during ground-disturbing activities. Compliance with state law and implementation of Mitigation Measures GEO-1 through GEO-3 would reduce impacts to paleontological resources.

5.7.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.					X

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
ii) Strong seismic ground shaking?				X	
iii) Seismic-related ground failure, including liquefaction?				X	
iv) Landslides?					X
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	

The analysis in this section is based in part on the following technical reports included as Appendix D, Appendix E, Appendix F, and Appendix G of this Addendum:

- *Due-Diligence Geotechnical Evaluation Proposed Residential Development 16300 Euclid Street Fountain Valley, California.* Leighton & Associates, Inc., July 2024.
- *Paleontological Assessment for the 16300 Euclid Street Project.* Brian F. Smith and Associates, Inc., July 2024.
- *Geotechnical Investigation Euclid and Heil Site Proposed 4-Acre Multi-Family Residential Development 16300 Euclid Street Fountain Valley, California.* Geocon West, Inc., March 2025.
- *Geotechnical Investigation Euclid and Heil Proposed 14-Acre Multi-Family Residential Development 16300 Euclid Street Fountain Valley, California.* Geocon West, Inc., March 2025.

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- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. The 2023 Certified EIR identified that there are no Alquist-Priolo Zones in the City and therefore, the City would not experience ground rupture.

No known active faults traverse the project site, and the project site is not within a designated Alquist-Priolo Earthquake Fault Zone (Leighton 2024). The nearest active fault to the project site is the Newport-Inglewood Fault Zone which is approximately 6.2 miles southwest of the project site. Therefore, the project site would not experience ground rupture. No impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

ii) **Strong seismic ground shaking?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR indicated that there are active faults within and near the City, and that the Approved Project would have a less than significant impact with adherence to federal, state and local regulations as well as implementation of General Plan Policies such as Policy PFS-2.1, Policy PFS-2.2, Policy PFS-2.3, Policy PFS-2.6, and Policy PFS-2.7.

No known active faults traverse the project site. However, the project site, like all areas in Southern California, is subject to ground movement associated with earthquakes along the active faults. The degree of ground shaking, and earthquake-induced damage is dependent on multiple factors, such as distances to causative faults, earthquake magnitudes, and expected ground accelerations. The project site may experience ground shaking from an earthquake occurring along one or more of the major active faults such as the Bolsa-Fairview Fault which is approximately 2.5 miles south of the project site (Leighton 2024). The Proposed Project would be required to comply with the recommendations from the geotechnical evaluations and the seismic design parameters of the California Building Code (CBC), which regulates all building and construction projects and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, evacuation, foundations, retaining walls, and site demolition, similar to the Approved Project. Compliance with the CBC and implementation of the General Plan policies, such as Policy PFS-2.3, would reduce impacts to less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the

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Approved Project would not result in any new impacts or increase the severity of impacts with respect to seismic ground shaking. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the City has a very high potential for liquefaction; however, a less than significant impact would occur with adherence to federal, state and local regulations as well as implementation of General Plan Policies such as Policy PFS-2.1, Policy PFS-2.2, Policy PFS-2.3, Policy PFS-2.6, and Policy PFS-2.7.

Liquefaction refers to loose, saturated sand, or gravel deposits that lose their load-supporting capability when subjected to intense shaking. Liquefaction potential varies based upon three main contributing factors: 1) cohesionless, granular soils having relatively low densities (usually of Holocene age); 2) shallow groundwater (generally less than 50 feet); and 3) moderate to high seismic ground shaking.

The project site is within an area potentially susceptible to liquefaction, and the geotechnical evaluations determined the project site's potential for liquefaction to occur is very high due to the presence of groundwater (Leighton 2024). However, the Proposed Project would be required to comply with the recommendations from the geotechnical evaluations including adherence to the CBC. As such, impacts related to liquefaction would be reduced to less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to seismic-related ground failure, including liquefaction. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

iv) Landslides?

No Impact. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact with adherence to federal, state and local regulations as well as implementation of General Plan Policies such as Policy PFS-2.1, Policy PFS-2.2, Policy PFS-2.3, Policy PFS-2.6, and Policy PFS-2.7.

The geotechnical evaluations determined that the project site is not within a seismically-induced landslide hazard zone as the site is flat. As such, no impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to landslides or local geologic hazards. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact with the implementation of a SWPPP, and a soil engineering evaluation, and compliance with the General Plan policies, such as Policy PFS-2.1, Policy PFS-2.2, and Policy PFS-2.6.

Erosion is a normal and inevitable geologic process whereby earthen materials are loosened, worn away, decomposed, or dissolved and removed from one place and transported to another. The project site contains relatively flat terrain, which decreases the project site's potential to accelerate erosion. The project site is undeveloped and contains exposed soil which could result in erosion. However, the Proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements, which includes the preparation of a SWPPP and Monitoring Program. The SWPPP for the Proposed Project would describe minimum and advanced construction BMPs for erosion control at the project site including but not limited to earth dikes and swales, mulching, slope drains, compost blankets. Additionally, adherence with existing General Plan policies such as PFS-2.1, PFS-2.2, and PFS-2.6, as identified in the 2023 Certified EIR, and compliance with the recommendations from the geotechnical evaluations would reduce impacts to less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to soil erosion. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact with regard to landslides, lateral spreading, subsidence, liquefaction, and collapse upon compliance with the CBC and implementation of the General Plan policies, such as Policy PFS-2.1, Policy PFS-2.2, Policy PFS-2.6, and Policy PFS-2.7.

The project site is relatively flat and, as discussed above in Section 5.7.2(a)(iv), the project site is not subject to landslides. Although the project site's potential for liquefaction to occur is very high, with adherence to existing federal, state, and local regulations, impacts would be reduced to less than significant. Liquefaction may cause lateral spreading; however, since the site is relatively flat and constrained laterally, the potential for lateral spreading due to liquefaction is considered low (Leighton 2024).

The City of Fountain Valley, including the project site, is subject to subsidence due to groundwater pumping (USGS 2024). As discussed in the 2023 Certified EIR, the sustainable groundwater management practices of the Orange County Water District (OCWD) and adherence to the General Plan policies, such as Policy PFS-2.1, Policy PFS-2.2, and Policy PFS-2.6, would reduce impacts of subsidence to less than significant.

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The project site contains alluvial soils; as discussed in the 2023 Certified EIR, alluvial soils have the potential to collapse. However, with adherence to CBC and the General Plan policies, such as Policy PFS-2.2, impacts would be reduced to less than significant. Additionally, the Proposed Project would be required to comply with the recommendations from the geotechnical evaluations.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to unstable soils. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that most of the City contains alluvial sediments and there is potential for expansive soils where clay is present. However, impacts would be less than significant with implementation of the CBC and General Plan policies such as Policy PFS-2.1, Policy PFS-2.2, and Policy PFS-2.6. Additionally, the application of methods such as drainage control devices to limit water infiltration near foundation, over-excavation and recompaction of engineered fill method, or support of the foundation with piles would reduce impacts to less than significant.

According to the geotechnical reports, the near surface onsite soils consist predominantly of sand and silty sand, and therefore have a very low expansion potential (Leighton 2024). However, as soil expansion may vary throughout the site, compliance with CBC and General Plan policies, such as Policy PFS-2.1, Policy PFS-2.2, and Policy PFS-2.6, would ensure that any variability in soil expansion would be addressed adequately. Additionally, the Proposed Project would be required to comply with the recommendations from the geotechnical evaluations. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to expansive soils. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The 2023 Certified EIR indicated that development under the Approved Project would connect to the City's sewer system and would not use septic tanks; therefore, no impact would occur.

As with the Approved Project, the Proposed Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Proposed Project is in an urbanized area of the City of Fountain Valley, and would connect to the City's wastewater system. No impacts related to septic systems would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project

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would not result in any new impacts or increase the severity of impacts with respect to septic tanks or alternative wastewater disposal systems. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact on paleontological resources with implementation of Mitigation Measures GEO-1 through GEO-3.

The Paleontological Assessment included a records search at the Natural History Museum of Los Angeles County and concluded no fossil localities were identified within or near the project site. The closest-known fossil locality is located approximately four miles southeast of the project site, consisting of Pleistocene-aged marine invertebrate fossils from the Palos Verdes Sand (Smith 2024b).

A review of published and unpublished literature was conducted and concluded there are no known nearby fossil locations. Furthermore, areas within Orange County with young alluvial fan sediments rarely produce fossils. Research revealed the presence of Holocene and late Pleistocene young alluvial fan deposits at the project site. Because the sediments at the project site are likely too young and very thick, as a result of high sedimentation rates by the Santa Ana River since the end of Pleistocene, data suggests that there is a low potential for paleontological resources to occur (Smith 2024b). Additionally, the project site was previously disturbed when the project site was used as a strawberry field. The Proposed Project would incorporate Mitigation Measure GEO-3 of the 2023 Certified EIR, which provides procedures in the event paleontological resources are discovered. Implementation of the Mitigation Measure would ensure that impacts are less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to paleontological resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.7.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The Certified EIR identified three mitigation measures for paleontological resources. Mitigation Measures GEO-1 and GEO-2 are not applicable to the Proposed Project. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and underlined to signify insertions.

GEO-1 ~~High Sensitivity. Projects involving ground disturbances in previously undisturbed areas mapped as having "high" paleontological sensitivity shall be monitored by a qualified paleontological monitor during all ground disturbing activities. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed~~

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~~fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.~~

~~GEO-2 **Low-to-High Sensitivity.** Prior to issuance of a grading permit for projects involving ground disturbance in previously undisturbed areas mapped with “low-to-high” paleontological sensitivity, the project applicant shall consult with a geologist or paleontologist to confirm whether the grading would occur at depths that could encounter highly sensitive sediments for paleontological resources. If confirmed that underlying sediments may have sensitivity, construction activity shall be monitored by a qualified paleontologist. The paleontologist shall have the authority to halt construction during ground disturbing activities as outlined in Mitigation Measure GEO-3.~~

~~GEO-3 **All Projects.** In the event of any fossil discovery, regardless of depth or geologic formation, ground disturbing activities shall halt within a 50-foot If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 100-foot radius buffer so as to protect the discovery from further potential damage, and a city-qualified paleontologist shall be consulted to assess the discovery of the find until its significance can be determined by a qualified paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology. The most likely repository is the Natural History Museum of Los Angeles County. The repository shall be identified, and a curatorial arrangement shall be signed prior to collection of the fossils. If the discovery is determined to be significant by the paleontologist, an MMRP shall be initiated, which will include notification of appropriate personnel involved and monitoring of earth disturbance activities:~~

- ~~Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed sediments of alluvial fan and formational deposits.~~
- ~~Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.~~

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- Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils will be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes will be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites will be protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.
- Isolated fossils will be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes will be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place.
- Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.
- In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.
- In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).
- Recovered specimens shall be prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.
- Recovered specimens shall be identified and curated of specimens into processional, accredited public museum repository with a commitment to archival conservation and

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permanent retrievable storage (e.g. the Natural History Museum of Los Angeles County). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (e.g., the City of Fountain Valley) will be consulted on the repository/museum to receive the fossil material.

- A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.

5.8 GREENHOUSE GAS EMISSIONS

5.8.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR identified significant greenhouse gas (GHG) emissions impacts associated with the Approved Project as a result of the forecasted growth in population and employment within the City and the magnitude of emissions reductions needed to achieve GHG reduction target. While buildout pursuant to the General Plan Update would result in a net decrease in GHG emissions from existing conditions, it would not achieve an 85 percent reduction in GHG emissions by 2045, even with implementation of the applicable policies and Mitigation Measure GHG-1. The General Plan Update would comply with the statewide strategies and General Plan Update goals and policies aimed to reduce GHG emissions and would not obstruct implementation of the CARB Scoping Plan. The General Plan Update would also be consistent with the SCAG's Connect SoCal goals aimed to reduce VMT per service population and would bring the City closer to a more equal distribution of employment and housing.

5.8.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

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The analysis in this section is based in part on the following technical reports included as Appendix A, Appendix L, and Appendix M of this Addendum:

- *Air Quality and Greenhouse Gas Background and Modeling Data*
- *Traffic Analysis*, Urban Crossroads, June 4, 2025.
- *Euclid and Heil Residential Vehicle Miles Traveled (VMT) Screening Evaluation*, Urban Crossroads, November 8, 2023.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact/No Changes or New Information. Buildout of the Approved Project would generate a substantial increase in GHG emissions and would have a significant and unavoidable impact on the environment.

Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas emissions on its own to influence global climate change significantly; hence, the issue of global climate change is by definition a cumulative environmental impact.

Proposed Project-related construction and operation-phase GHG emissions compared to the Approved Project are shown in Table 12, *Net Increase in GHG Emissions*. Implementation of the Proposed Project would result in the construction of a residential community with common open space amenities, which would generate GHG emissions. The annual average construction emissions were amortized over 30 years and included in the emissions inventory to account for one-time GHG emissions from the construction phase of the Proposed Project.

Table 12 Net Increase in GHG Emissions

Source	GHG (MTCO ₂ e/Year)
Mobile ¹	2,575
Area	25
Energy	886
Water ²	102
Solid Waste	192
Refrigerants	1
30-Year Amortized Construction Emissions ³	162
Proposed Project Total	3,942

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Table 12 Net Increase in GHG Emissions

Source	GHG (MTCO _{2e} /Year)
Approved Project Total ⁴	2,831
Net Difference	1,112
South Coast AQMD Working Group Bright-Line Threshold	3,000 MTCO _{2e} /Yr
Exceeds Bright-Line Threshold?	No

Source: CalEEMod, Version 2022.1.

Notes: MTons = metric tons; MTCO_{2e} = metric ton of carbon dioxide equivalent

¹ Weekday and weekend daily vehicle trips based on ITE Trip Gen 11th Edition and Urban Crossroads, June 2025 (Appendix L).

² Water demand from Kimley Horn Water Supply Assessment, 2025.

³ Total construction emission are amortized over 30 years per South Coast AQMD methodology (South Coast AQMD 2008).

⁴ Approved Project emissions based on construction and operation of 542 dwelling units (Appendix A).

Water demand, wastewater generation and solid waste generation, and energy demand for the project site would incrementally increase due to the introduction of 606 residential units. However, as shown in Table 12, construction and operation of the Proposed Project would not generate a net increase of annual emissions that exceed the South Coast AQMD Working Group bright-line threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year (South Coast AQMD 2010). Therefore, the Proposed Project's cumulative contribution to GHG emissions would be less than significant.

Operational GHG emissions from building energy use would also be minimized because the new residential buildings would be constructed to meet the current California Building Energy Efficiency Standards and Green Building Standards Code (CALGreen). Furthermore, as discussed in Section 5.3(b), it is anticipated that the construction activities and construction-related emissions under the Proposed Project would be similar to what was previously considered in the 2023 Certified EIR. Therefore, implementation of the Proposed Project is not anticipated to result in a substantial increase in GHG emissions compared to what was previously considered in the 2023 Certified EIR. Overall, there are no changes or new significant information that would require preparation of an EIR.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to generating greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR determined that the Approved Project would not conflict with CARB's Scoping Plan or SCAG's Connect SoCal. The following evaluates consistency of the Proposed Project to the California Air Resources Board (CARB) Scoping

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Plan and Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

CARB Scoping Plan

The 2023 Certified EIR did not identify any conflicts with the Approved Project to the California Air Resources Board's (CARB) Scoping Plan. The latest 2022 Climate Change Scoping Plan outlines the State's strategies to reduce GHG emissions in accordance with the targets established under AB 32, SB 32, and AB 1279 (CARB 2022). The Scoping Plan is applicable to State agencies and is not directly applicable to cities/counties and individual projects. However, new regulations adopted by the state agencies outlined in the Scoping Plan result in GHG emissions reductions at the local level. As a result, local jurisdictions benefit from reductions in transportation emissions rates, increases in water efficiency in the building and landscape codes, and other statewide actions that affect a local jurisdiction's emissions inventory from the top down. Statewide strategies to reduce GHG emissions include the Low Carbon Fuel Standard (LCFS) and changes in the corporate average fuel economy standards (e.g., Pavley I and Pavley California Advanced Clean Cars program).

The Proposed Project's GHG emissions would be reduced through compliance with the programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32, SB 32, and AB 1279. Thus, the Proposed Project would not conflict with the above statewide strategies identified to implement the CARB 2022 Scoping Plan. Therefore, there are no changes or new significant information which would require preparation of an EIR.

SCAG's Regional Transportation Plan/Sustainable Communities Strategy

The Certified EIR did not identify any conflicts with the 2020-2045 Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS Connect SoCal). Since the certification of the EIR, SCAG adopted the 2024-2050 RTP/SCS, Connect SoCal, in April 2024. Connect SoCal is a long-term plan for Southern California region that details the development, integrated management and operation of transportation systems and facilities that will function as an intermodal transportation network for the SCAG metropolitan planning area (SCAG 2024). This plan outlines a forecasted development pattern that demonstrates how the region can sustainably accommodate needed housing and job centers with multimodal mobility options. The overarching vision is to expand alternatives to driving, advance the transition to clean-transportation technologies, promote integrated and safe transit networks, and foster transit-oriented development in compact and mixed-use developments (SCAG 2024).

In addition, Connect SoCal is supported by a combination of transportation and land use strategies that outline how the region can achieve California's GHG-emission-reduction goals and federal Clean Air Act requirements. The projected regional development, when integrated with the proposed regional transportation network in Connect SoCal, would reduce per-capita GHG emissions related to vehicular travel and achieve the GHG reduction per capita targets for the SCAG region. The Connect SoCal Plan does not require that local general plans, specific plans, or zoning be consistent with the SCS, but provides incentives for consistency to governments and developers.

Based on the traffic study and ITE Trip Generation Manual 11th Edition (2021), the Proposed Project would generate 767 net daily vehicle trips compared to the Approved Project (Urban Crossroads 2025). However, as

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described in Section 5.14, *Population and Housing*, the Proposed Project would be within the residential growth projected for year 2050 and would not generate more impacts than identified in the 2023 Certified EIR. The Proposed Project would provide new multi-family housing, including design features such as open courtyards for entertainment and recreational activities, common open spaces with a recreational area and playground, Class IV bike lane along Heil Avenue, and improved pedestrian access to the project site. These features would promote alternate means of transport as well as active transportation within the community, such as walking or bicycling, thereby reducing VMT. As further discussed in Section 5.17, *Transportation/Traffic*, the City's VMT Screening Evaluation identified that the project site is within an area of low VMT within the City and the Proposed Project aligns with the existing land uses in the Proposed Project's transportation analysis zone (TAZ). Accordingly, the Proposed Project meets the Low VMT Area Screening criteria and would be considered to have a less than significant VMT impact (see Attachment C of Appendix M).

Therefore, the Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to generating greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.8.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measure from the 2023 Certified EIR is applicable for the City to achieve the GHG reduction targets of SB 32 and chart a trajectory to achieve the long-term GHG reduction goal set by AB 1279 and not applicable to the Proposed Project.

~~GHG-1 — The City of Fountain Valley shall prepare a Climate Action Plan (CAP) to achieve the GHG reduction targets of Senate Bill 32 and chart a trajectory to achieve the long-term GHG reduction goal set by AB 1279. The CAP shall be completed within 18 months of certification of the General Plan EIR. The CAP shall be updated every five years to ensure the City is monitoring the plan's progress toward achieving the City's greenhouse gas (GHG) reduction target and to require amendment if the plan is not achieving specified level. The update shall consider a trajectory consistent with the GHG emissions reduction goal established under SB 32 for year 2030, AB 1279 for year 2045, and the latest applicable statewide legislative GHG emission reduction that may be in effect at the time of the CAP update. The CAP update shall include the following:~~

- ~~■ GHG inventories of existing and forecast year GHG levels.~~
- ~~■ Tools and strategies for reducing GHG emissions to achieve the GHG reduction goals of Senate Bill 32 for year 2030.~~

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- ~~Tools and strategies for reducing GHG emissions to ensure a trajectory with the long-term GHG reduction and carbon neutrality goal for year 2045 of Assembly Bill 1279.~~
- ~~Plan implementation guidance that includes, at minimum, the following components consistent with the proposed CAP:~~
 - ~~Administration and Staffing~~
 - ~~Finance and Budgeting~~
 - ~~Timelines for Measure Implementation~~
 - ~~Community Outreach and Education~~
 - ~~Monitoring, Reporting, and Adaptive Management~~
 - ~~Tracking Tools.~~

5.9 HAZARDS AND HAZARDOUS MATERIALS

5.9.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR determined that construction and operations of development in accordance with the Approved Project could involve the transport, use, and/or disposal of hazardous materials. However, existing regulations with respect to hazardous materials transportation, management, and disposal are designed to be protective of human health. The Resource Conservation and Recovery Act (RCRA), Emergency Planning and Community Right-to-Know Act (EPCRA), state regulations, and General Plan policies would minimize impacts of potential hazardous materials. Therefore, the Approved Project would result in less than significant impacts. The 2023 Certified EIR indicated that there are hazardous material sites in the City that could impact the public or environment. However, development on or adjacent to these sites would require environmental site assessments which would reduce impacts, along with the General Plan policies. Moreover, the 2023 Certified EIR indicated that the City is approximately 4.3 miles west of the John Wayne Airport and therefore, the Approved Project would not result in a safety or noise hazard for people residing or working in the City. The 2023 Certified EIR determined that while construction activities could temporarily affect roadways which could impact emergency response times or evacuation routes, the Approved Project would not result in substantial circulation pattern changes, and implementation of the General Plan policies would reduce impacts. As the City is not within a Very High Fire Hazard Severity Zone (VHFHSZ), the City would not be at risk of wildfires. The 2023 Certified EIR determined that the Approved Project would result in less than significant impacts.

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5.9.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?					X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X	

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The analysis in this section is based in part on the following technical reports included as Appendix H of this Addendum:

- *Phase I and Limited Phase II Environmental Site Assessment*. Leighton and Associates, Inc., September 2021.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR determined that the buildout of the Approved Project would involve the transport, use, and/or disposal of hazardous materials; however, compliance with federal, state, local regulations and Policy PFS-3.3 in the General Plan would ensure that hazards impacts would be less than significant.

Construction of the Proposed Project would require small amounts of hazardous materials during construction, such as fuels, lubricants, grease and transmission fluids, and paints and coatings. The handling, use, transport, and disposal of hazardous materials during the construction phase of the Proposed Project would comply with existing regulations of several agencies—the Environmental Protection Agency (EPA), California Division of Occupational Safety and Health, US Occupational Safety and Health Administration (OSHA), and US Department of Transportation (USDOT), as well as General Plan Policy PFS-3.3, which requires that the use and storage of hazardous materials comply with applicable federal, state, county, and local laws and management plans to prevent and mitigate hazardous materials releases. As with the Approved Project, impacts would be less than significant.

Operation of the Proposed Project would transport, use, store, and dispose of small amounts of hazardous materials typical of residential facilities such as cleaning and maintenance supplies (cleaners, paint, and pesticides). Such cleaners and chemicals would be typical of residential uses and would be used in relatively small quantities, which would not result in a significant hazard to the public or the environment. No manufacturing, industrial, or other uses utilizing large amounts of hazardous materials would occur within the project site. Compliance with applicable federal and state laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur, as outlined by General Plan Policy PFS-3.3. Therefore, the Proposed Project would not create substantial hazards to the public or the environment. Impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the routine transport, use, or disposal of hazardous materials. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR determined that development under the Approved Project could impact the public or environment; however, compliance with federal, state, local regulations and Policy PFS-3.3 in the General Plan would ensure that hazards impacts would be less than significant.

Several agencies and databases including Department of Toxic Substances Control (DTSC), Orange County Sanitation District (OCSD), Regional Water Quality Control Board – Santa Ana Region (RWQCB), the City of Fountain Valley, Orange County Health Care Agency (OCHCA), South Coast AQMD, and National Pipeline Mapping System (NPMS) were contacted/used, and no records or pipelines regarding the project site were identified.

A records search identified that the past agricultural land use on the project site is considered a recognized environmental condition (REC), due to the use of herbicides, pesticides, and fertilizers. The previous agricultural use of the project site may have contributed to the potential degradation of the soil quality. During the field survey, the project site contained: seven containers, 5 gallons or less in size, of hazardous substances (oil, gasoline, and paint); two 5-gallon buckets of hydraulic oil; two steel storage containers containing fertilizers, soil, minor amounts of pesticides, and tools; an approximately 75-gallon steel above ground storage tank (AST); two empty plastic ASTs approximately 100 to 250 gallons in size; two steel ASTs approximately 250 gallons in size; and one plastic AST approximately 250 gallons in size.

During the field survey, borings were drilled and soil was analyzed, and no significant contamination was observed. As such, the ASTs are not considered a REC associated with the project site. The Phase II report included soil and groundwater analysis of the project site and concluded that arsenic, total petroleum hydrocarbons, and organochloride pesticides were determined to not exceed residential screening levels or exceeding laboratory detection limits.

Soil staining is associated with soils that contain an abundance of substances not naturally occurring and such substances altered the color of the soil (FEA 2024). Soil staining associated with the well pump and vehicle storage were observed. Given the potential for soil contamination associated with petroleum hydrocarbons from the pump, this represents a REC. However, the Phase II report determined that petroleum hydrocarbon staining observed in the vicinity of the well head and farming vehicles was determined to be de minimis or minor and does not pose a significant hazard. The Phase II study concluded that although the water well is not a REC, if not utilized during the future redevelopment, it should be abandoned in accordance with local and state guidelines. As stated in Section 3.2.7, *Well Decommissioning*, the existing well would be used to irrigate the project site during grading and construction activities and would then be decommissioned according to the City's regulations.

Furthermore, as discussed in Threshold 5.9.2(a), the Proposed Project would require small amounts of hazardous materials, which include fuels, lubricants, grease, transmission fluids as well as paints and coatings, and cleaning and maintenance supplies (such as cleaners, gasoline, paint and pesticides). Compliance with applicable federal and state laws and regulations governing the use, storage, transport, and disposal of hazardous materials, as well as implementation of General Plan Policy PFS-3.3, and would ensure impacts

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would be less than significant. Therefore, as with the Approved Project, the Proposed Project would not create substantial hazards to the public or the environment and impacts are less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the release of hazardous materials into the environment as a result of reasonably foreseeable upset and accident conditions. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR determined that the buildout of the Proposed Project could involve the transport, use, and/or disposal of hazardous materials; there are hazardous material sites in the City that could impact the public, including schools; however, cleanup of any hazardous materials, compliance with federal, state, local regulations, and implementation of policies in the General Plan would ensure that hazards impacts to schools would be less than significant.

There are no schools within 0.25-miles of the project site. However, Monroe Elementary School Language Academy at 16225 Newhope Street, is approximately 0.30 mile to the northeast of the project site. As discussed in Section 5.9.2(a), the construction and operation of the Proposed Project would handle small amounts of hazardous materials typical of construction activities and residential uses (during operation). The use, transportation, and storage of hazardous materials would be required to comply with all applicable state and federal regulations and Policy PFS-3.3 of the General Plan, which would ensure the proper handling of such materials. As discussed in Section 5.9.2(b), there is no evidence that a hazardous materials release or threatened release would occur on the project site (Leighton 2021). The Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified several hazardous material sites in Fountain Valley. However, properties contaminated by hazardous substances are regulated at the local, state, and federal level and are subject to compliance with stringent laws and

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regulations for investigation and remediation. The 2023 Certified EIR indicated that compliance with applicable regulations and Policy PFS-3.3 would reduce impacts to less than significant.

A records search of the Environmental Data Resources (EDR) with the GeoCheck system, California State Water Resources Control Board (SWRCB), and DTSC EnviroStor were used to supplement the information in the EDR database report (Leighton 2021). The records search identified the project site is not within the EDR database report. However, several hazardous sites ranging from 0.25-mile to 1 mile away have the potential to adversely impact the project site. However, the Phase I report stated the hazardous sites would not have an adverse effect on the project site due to the type of release (soil only), closure received from regulatory agency, distance of the facility to the project site, and direction of groundwater flow (southwest) and location of the facility to the project site (cross-gradient or down-gradient). No offsite facilities with potential vapor encroachment concern were identified in the EDR database. Additionally, onsite field survey for soil and groundwater determined that there is no evidence that a hazardous materials release or threatened release would occur on the project site. Therefore, the Proposed Project would not create a hazard to the public because of a hazardous materials site compiled pursuant to Government Code Section 65962.5. Impact would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts that would create a significant hazard to the public or the environment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. The 2023 Certified EIR identified that the John Wayne Airport in Santa Ana is approximately 4.3 miles east of the City of Fountain Valley. Therefore, the Approved Project would not result in a safety or noise hazard for people residing or working within the Plan Area and a less than significant impact would occur.

As stated in the 2023 Certified EIR, the City, including the project site, is not within two miles of an airport nor is it within an airport land use plan (ALUC 2008). The project site is approximately 4.3 miles southeast of John Wayne Airport. Therefore, no impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to safety hazards involving projects within an airport land-use plan or within two miles of an airport. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that the Approved Project would result in construction activities that could temporarily affect emergency response, however, buildout of the Approved Project would not result in substantial changes to the circulation patterns. Implementation of the General Plan policies (such as Policy PFS-2.1 and Policy PFS 2.2) would ensure impacts of the Approved Project are less than significant.

All construction and operational activities would occur within the project site boundaries and would not result in impacts to circulation patterns or emergency access routes within the project area. As such, the Proposed Project would not interfere with operations of emergency response agencies or with coordination and cooperation between agencies. Additionally, the Proposed Project would implement all applicable policies from the General Plan, such as Policy PFS-2.1 and Policy PFS-2.2. Additionally, the Proposed Project would comply with the City of Fountain Valley Municipal Code Chapter 2.57, Emergency Preparedness, which is intended to provide for the preparation and carrying out of plans for the protection of people in the City, and Fountain Valley Municipal Code Chapter 17.06, Emergency Response Systems and Hazardous Materials Ordinance, which includes requirements for emergency protection such as emergency responder radio covered in new building.

The Proposed Project would develop the vacant parcel with residential uses, internal drive aisles, and driveways connecting to the public streets. Construction-related vehicles and materials would be stored onsite and would not block vehicle circulation or access into the project site. The Proposed Project would be required to comply with the 2022 California Fire Code (CFC) as adopted by the City of Fountain Valley (Chapter 17.02, Fire Code Adopted). The Proposed Project is subject to the City's Plan Check review process as well as review by the Fountain Valley Fire Department to ensure adequate emergency access. Therefore, with adherence to local and state regulations, and review processes, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that the City is not within a Fire Hazard Severity Zone (FHSZ), nor is surrounded by a FHSZ; the nearest FHSZ to the City is approximately 5-miles southeast of the City. Implementation of the General Plan policies (Policy PFS-2.1, Policy PFS-2.2, and Policy PFS-3.1) would ensure impacts are less than significant.

The project site is not within a Very High FHSZ or any other FHSZ, and is not at risk for wildland fires due to the highly urbanized nature of the City (CAL FIRE 2024). The Proposed Project would be designed in

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accordance with the CBC and CFC, and project design plans would be reviewed by the Fountain Valley Fire Department (FVFD) and the City. Additionally, the Proposed Project would implement the General Plan policies, such as Policy PFS-2.1, PFS-2.2, and Policy PFS-3.1. Therefore, the Proposed Project would not expose people or structures to significant risk of loss, injury or death involving wildland fires, and less than significant impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to exposing people or structures to a significant risk due to wildland fires. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.9.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant hazards and hazardous materials impacts upon implementation of regulatory requirements, and therefore no mitigation measures were identified.

5.10 HYDROLOGY AND WATER QUALITY

5.10.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR indicated that construction and operational activities of the Approved Project could impact water quality, however, compliance with local, state, and federal regulations, as well as implementation of the General Plan policies would reduce impacts. Additionally, the 2023 Certified EIR stated that the OCWD, which supplies the City with water and oversees groundwater recharge, has multiple mechanisms to prevent groundwater overdraft, and that because the City is already developed, future development would not interfere with groundwater recharge. Additionally, implementation of the General Plan policies would reduce impacts. The 2023 Certified EIR indicated that peak flows would be decreased overall due to the implementation of landscaping as well as low impact development (LID) features and best management practices (BMPs).

As construction activities under the Approved Project could increase the potential for erosion or siltation, standard erosion control measures would be implemented as part of the Stormwater Pollution Prevention Program (SWPPP). The majority of the City is within Flood Zone X, and the northwestern portion is within the Flood Zone A. Development within flood hazard areas would comply with flood protection standards as listed in Section 21.14.040 Floodplain (FP) Overlay Zoning District-Flood Damage Prevention, of the Fountain Valley Municipal Code. The 2023 Certified EIR found that compliance with local, state, and federal regulations as well as implementation of the General Plan policies would reduce impacts. The General Plan policies found in the 2023 Certified EIR included Policies OSC-3.3, OCS-3.4, OSC-3.5, OSC-3.6, OSC-3.7, PFS-2.4, and PFS-2.5. Moreover, due to the distance and varying topography, impacts of tsunamis, seiches, and dam inundation would be less than significant. The 2023 Certified EIR indicated that new development would be required to adhere to regulatory requirements that ensure surface water and groundwater quality are not adversely affected,

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and that with the implementation of the General Plan policies, impacts were determined to be less than significant.

5.10.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) result in substantial erosion or siltation on- or off-site;				X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X	
iv) impede or redirect flood flows?				X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	

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The analysis in this section is based in part on the following technical reports included as Appendix I and Appendix J of this Addendum:

- *Hydrology and Hydraulics Report for Euclid and Heil*, Kimley-Horn, March 2025.
- *Preliminary Water Quality Management Plan (PWQMP) Shopoff Development (Euclid and Heil)*, Fountain Valley, Kimley-Horn and Associates, June 2025.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that that buildout of the Approved Project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

Areas that disturb one or more acres of land surface are subject to the Construction General Permit (CGP) (Order WQ 2022-0057-DWQ) adopted by the SWRCB. Preparation of a Stormwater Pollution Prevention Plan (SWPPP) is required for compliance with the CGP. Compliance with the permit would involve filing a Notice of Intent with the SWRCB and preparing and submitting a SWPPP prior to construction activities. The CGP requirements would need to be satisfied prior to beginning construction on any project located on a site greater than one acre. Construction would also need to abide by the requirements of Fountain Valley Municipal Code Chapter 14.40 of the City’s municipal code. Under the provisions of this chapter, any discharge that would result in or contribute to degradation of water quality via stormwater runoff is prohibited.

Operational activities of the Proposed Project (e.g., runoff from parking areas, solid waste storage areas, and landscaped areas) would generate pollutants that could adversely affect the water quality of downstream receiving waters if effective measures are not used to keep pollutants out of and remove pollutants from urban runoff. Standards governing discharges to stormwater from project operation are set forth in the Municipal Stormwater (MS4) Permit for Orange County in the jurisdiction of the Santa Ana RWQCB, Order No. R8-2009-0030 as amended by Order No. R8-2010-0062, NPDES No. CAS618030, issued by the RWQCB in 2010. A model water quality management plan (WQMP) and technical guidance document (TGD) were developed to provide guidance for “priority” new development and significant redevelopment projects that need to comply with the requirements of the MS4 permit. Per the MS4 permit and the City’s requirements for priority projects, the applicant prepared a preliminary WQMP for City review (see Appendix J).

The site is flat with an elevation of 48-ft at the north-east corner and elevation 45-ft at the south-west corner. Existing site runoff flows from the north to the south toward Heil Avenue. A small portion of the runoff within the ditch is directed easterly towards an existing catch basin located in the southeast area of the site on Heil Avenue. There is currently no storm drain within Heil Avenue between the catch basin to the west of the site and Sugarloaf Street (Kimley-Horn 2025a). The existing catch basin at the intersection of Heil Avenue and Euclid Street is connected to a 24-inch storm drain line that discharges into the Mile Square Park channel and ultimately drains into the East Garden Grove Wintersburg Channel, which is part of the Anaheim Bay/Huntington Harbor watershed which drains to the Pacific Ocean (Kimley-Horn 2025b).

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As shown on Figure 11, *WQMP Exhibit – Proposed Conditions*, the proposed drainage includes two drainage areas (DAs), DA-1 and DA-2. Within these DAs there would be 10 drainage management areas (DMAs). Within DA-1 there would be four DMAs, DMA-1, DMA-2, DMA-3 and DMA-4. Within DA-2 there would be six DMAs, DMA-1, DMA-2, DMA-3, DMA-4, DMA-5, and DMA-6. This site does not fall within a hydromodification zone and therefore the 2-year storm was not analyzed.

DA-1 would include the entirety of the proposed apartment side buildings within the west portion of the project site along Heil Street and Euclid Avenue. DA-2 would include the proposed for sale buildings within the remainder of the project site. The project site has a high groundwater level that causes infiltration BMPs to be infeasible. As a result, proprietary Modular Wetlands Systems (MWS) have been sized and proposed as part of the storm drain inlet design. As shown in Table 13, *Modular Wetland System Sizing*, DA-1 would place four MWS's that correlate to each DMA to treat the design capture flow of 0.79 cubic feet per second (cfs); similarly DA-2 would install six MWS to treat the design capture flow of 2.73 cfs. The MWS's all have allowable flows that surpass the necessary design capture flow (Kimley-Horn 2025b).

Table 13 Modular Wetland System Sizing

Area	% Impervious	A (Acres)	Peak Design Capture Flow Q (cfs)	Modular Wetland Allowable Flow Q (cfs)
For Sale Side (DA-2)				
DMA-1	80.0%	2.46	0.48	0.54
DMA-2	80.0%	2.12	0.41	0.62
DMA-3	80.0%	2.23	0.44	0.55
DMA-4	80.0%	2.32	0.45	0.55
DMA-5	80.0%	3.74	0.73	0.82
DMA-6	80.0%	1.13	0.22	0.27
Total for DA-2	-	14.00	2.73	3.35
Apartment Side (DA-1)				
DMA-1	80.0%	1.40	0.27	0.35
DMA-2	80.0%	1.56	0.30	0.46
DMA-3	80.0%	0.63	0.12	0.15
DMA-4	80.0%	0.50	0.10	0.12
Total for DA-1	-	4.09	0.79	1.08

Source: Kimley-Horn 2025b.

Notes: cfs = cubic feet per second

The Proposed Project would include a new on-site storm drain system, designed for the 100-year storm event, that would collect surface runoff at designated storm inlet locations across the site and convey flows downstream. Each inlet would be sized to limit ponding depths to less than the 6-inch curb height. The Proposed Project would also include detention basins required to maintain pre-development 100-year storm event flows to pre-development flows. As shown in Figure 12, *Existing Conditions - Hydrology*, there is an existing ditch along Heil Avenue that conveys a portion of the runoff to the west toward an existing catch basin at the

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Heil Avenue and Euclid Street intersection. Additionally, Figure 13, *Hydrology Exhibit – Proposed Conditions*, shows that within DA 2 there would be three detention tanks, and within DA 1 there would be one detention tank. Each DA would have a pump that would be designed such that runoff would not exceed the 100-year peak flow of the existing storm drain line at Euclid Street and Heil Avenue of 18.19 cfs. Without the detention basins, the 100-year peak flow rates would be 13.65 cfs and 35.98 cfs from DA 2 and DA 1 respectively. With the detention basins, the pump peak flow from DA 1 would be 4.04 cfs and within DA 2 the pump peak flow would be 14.15 cfs, thus reducing the overall 100-year event peak flow rate to 18.19 cfs.

The required storage volume for DA 1 would be 13,200 cubic feet (cf) and DA 2 would be 31,500 cf. The storage volume provided would be 13,500 cf and 33,600 cf respectively (Kimley-Horn 2025a).

As with the Approved Project, development in accordance with the Proposed Project would be required to comply with applicable regulations during construction and operation, such as implement a SWPPP and comply with the regulations established under the NPDES that control stormwater discharges. The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to water quality standards or waste discharge requirements or surface or groundwater quality. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

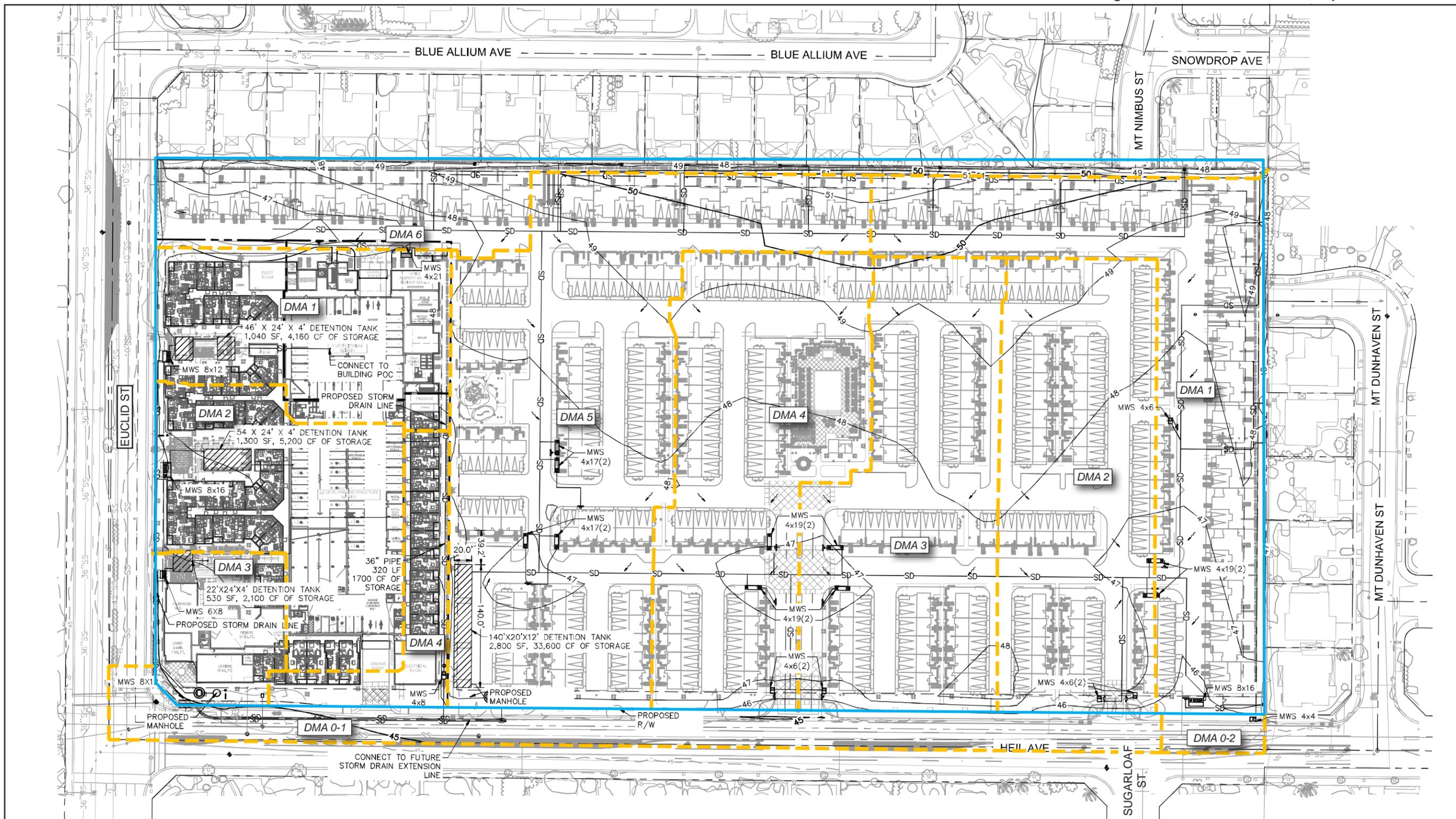
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would increase water demand but would not decrease groundwater supplies or interfere substantially with groundwater recharge.

The project site is in the Santa Ana River Basin which is covered by Alternative Plan 8-1³, and the groundwater management strategies laid out in the Alternative Plan have been approved by DWR. Due to the project having an Alternative Plan, the project is subject to the California Sustainable Groundwater Management Act (SGMA) requirements and is defined as having a medium-priority basin.

³ The California Sustainable Groundwater Management Act (SGMA), a three-bill package signed into law in 2014, creates a framework for the management of groundwater sources throughout the state. Under SGMA, local agencies form Groundwater Sustainability Agencies (GSAs) and create Groundwater Sustainability Plans (GSPs). If a GSA is not formed, special act districts, such as OCWD, can submit “Alternative Plans” to GSPs to meet SGMA requirements.

Figure 11 - WQMP Exhibit – Proposed Conditions



— Project Boundary
— Limits of Drainage Area
DMA X Drainage Management Areas (DMAs)

0 120
Scale (Feet)

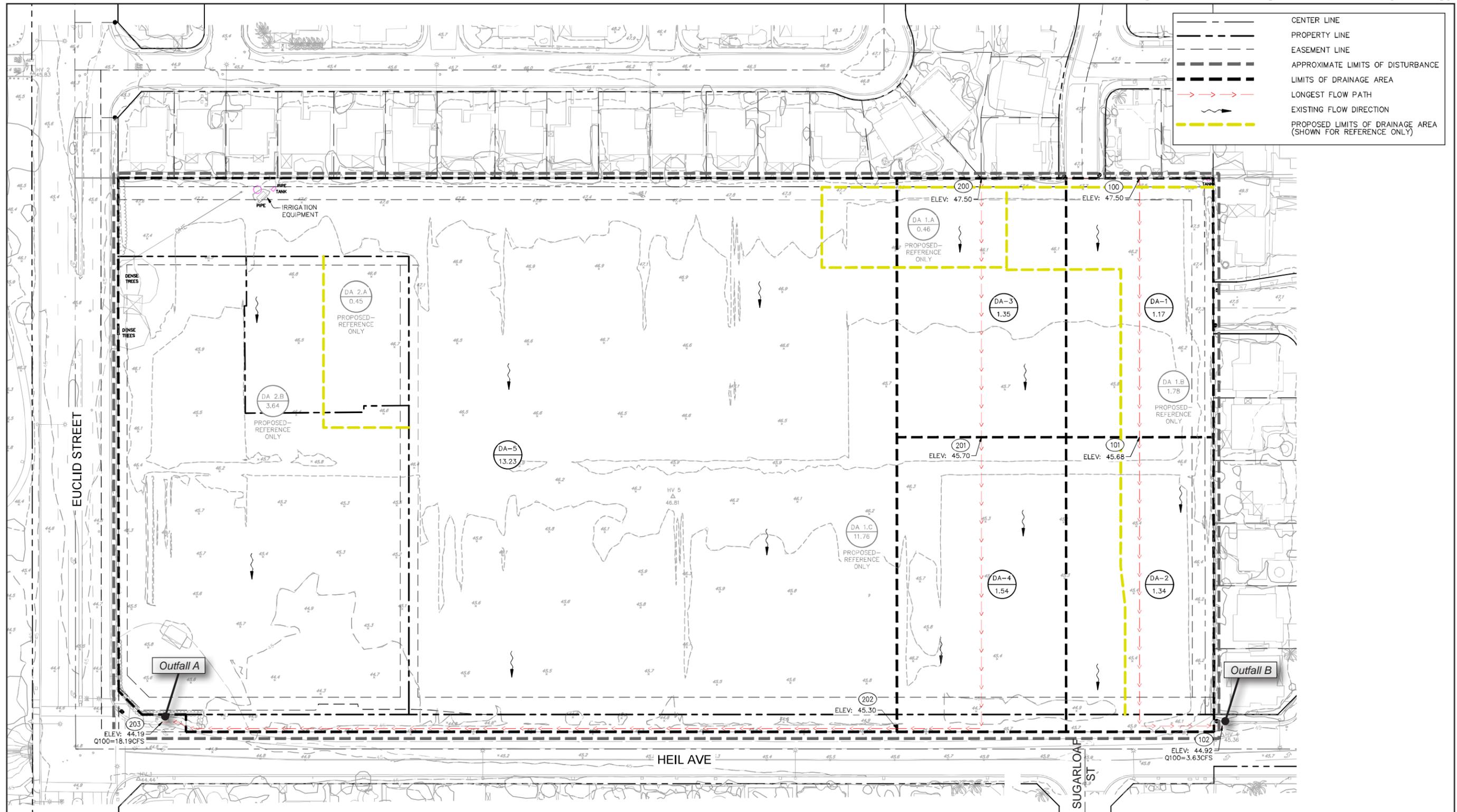


Source: Kinley Horn 2025.

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Figure 12 - Existing Conditions – Hydrology



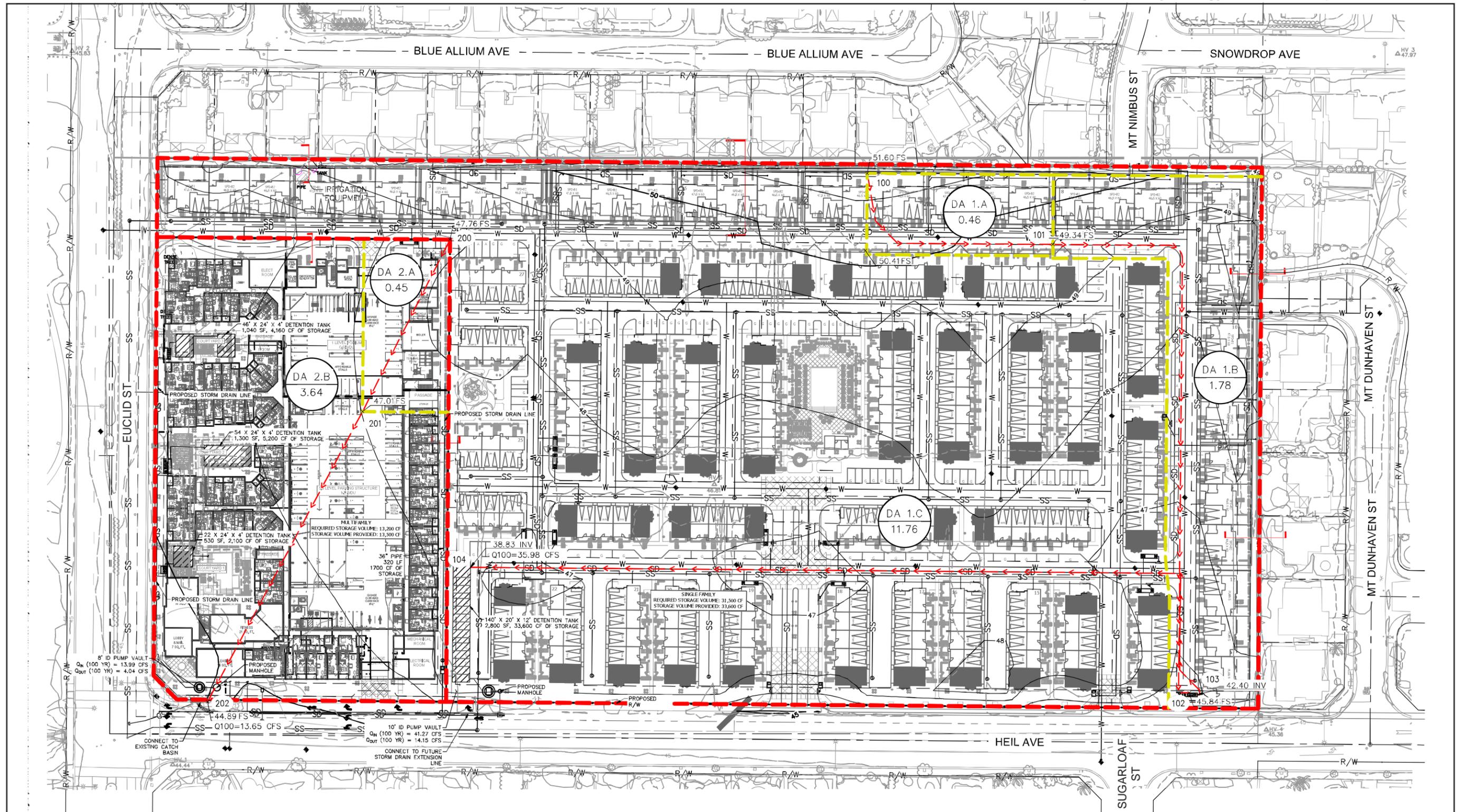
Source: Kimley Horn 2025.



5. Environmental Analysis

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Figure 13 - Hydrology Exhibit – Proposed Conditions



Source: Kimley Horn 2025.

0 120
Scale (Feet)



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Although the Proposed Project has more units than the approved project, the WSA for the Proposed Project identifies that the Proposed Project would have sufficient water supply to meet demands for all scenarios up to 2045. This is due in part to the City's diverse water supplies and being able to rely on the Metropolitan Water District of Southern California (MET) for imported water when potable water demand exceeds the allowable groundwater supply. The MET has taken numerous steps to ensure its member agencies, including the Municipal Water District of Orange County (MWDOC), have adequate supplies. The water supplies available to MWDOC, and as a result the City, are projected to meet full service demands based on the City's, MWDOC's, and the MET's 2020 Urban Water Management Plan's (UWMP) through 2045 during normal year, single dry year, and five consecutively dry years. The City's 2020 UWMP accounts for approximately 1,000 AFY of imported potable water from MET through MWDOC from 2025 to 2045 for normal years. MWDOC has not been utilizing its water allocations from MET and has substantial capacity to increase demands.⁴ Therefore, the City can also increase the imported water supply from the MET through MWDOC's purchase agreement, which has substantial room to accommodate new developments, including the Proposed Project for all three scenarios (Kimly Horn 2025c). Therefore, there is sufficient groundwater supply and imported water to meet the demand of the Proposed Project.

Additionally, the Proposed Project would decommission an existing covered water well located in the northwest corner of the project site. The water from the well would be used to irrigate the project site during grading and construction activities and would be used temporarily. However, once construction and grading activities have concluded, the well would be decommissioned according to City regulations. Therefore, the existing water well would not decrease groundwater supplies or interfere substantially with groundwater recharge.

The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that sustainable groundwater management of the basin would be impeded. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in a substantial erosion or siltation on- or off-site;

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR concluded that development pursuant to the General Plan would increase the amount of impervious surfaces and therefore could alter drainage patterns. However, the City would not develop in a manner that would increase erosion, siltation, or flooding on- or offsite with the implementation of required plans and best management practices during construction and operation. The 2023 Certified EIR concluded that the Approved Project would result in a less than significant impact.

As discussed in Section 3, *Project Description*, the Proposed Project would increase the buildout capacity of the Approved Project and could contribute to impacts beyond what was evaluated in the 2023 Certified

⁴ MWDOC. July 2, 2024. Correspondence with Alex Heide, Senior Water Resources Analyst.

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EIR. However, the Proposed Project would construct detention basins to ensure that the post-development 100-year peak flow is equal to the pre-development peak flow, thus reducing the peak flow from 49.63 cfs to 18.19 cfs (Kimley-Horn 2025a).

Additionally, as with the Approved Project, development pursuant to the Proposed Project would be required to implement a SWPPP during construction and BMPs per the WQMP during operations, which would minimize increases in peak flow rates and runoff volumes. Additionally, all new development or significant redevelopment projects would be required to follow regulations in the Orange County Drainage Area Management Plan (DAMP) which ensures that practices are implemented that address control of construction related pollutants discharges including erosion and sediment control (OC Gov 2024).

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to altering the existing drainage pattern in a manner that would result in substantial erosion or siltation on- or off-site. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that buildout of the Approved Project would increase the amount of pervious surfaces in the Plan Area and therefore could alter drainage patterns.

The Proposed Project would increase the buildout capacity when compared to the Approved Project, and could increase the impervious area on the site. However, as described in the Hydrology and Hydraulics Report, the Proposed project would have underground detention basins that would keep the peak flow below the existing peak flow conditions for the 100-year storm event (Kimley-Horn 2025a). Therefore, the post-development rate or amount of surface runoff would not result in flooding on- or offsite or exceed the capacity of existing or planned stormwater drainage systems. Furthermore, compliance with Fountain Valley Municipal Code Chapter 21.18 of the City's municipal code and NPDES regulations would also minimize flood hazards resulting from drainage alterations. Therefore, implementation of the General Plan policies and compliance with NPDES regulations and the City's municipal code would reduce the risk of flooding resulting from drainage alterations to less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to increase of surface runoff in a manner which would result in flooding. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that buildout of the Approved Project would not exceed the capacity of storm drain systems or provide substantial additional sources of polluted runoff.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. As stated in Section 5.10.c(i) above, impacts associated with stormwater drainage would be less than significant and there are no changes or new information requiring preparation of an EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to altering the existing drainage pattern in a manner that would result in substantial erosion or siltation on- or off-site. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

iv) impede or redirect flood flows?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that that buildout of the Approved Project would not impede or redirect flood flows.

The Proposed Project area is not within a FEMA-mapped special flood hazard area (Kimley-Horn 2025a). Additionally, as described in the 2023 Certified EIR, the project site is not within a dam inundation area or a tsunami inundation zone, or at risk of flooding from seiches. Moreover, project land uses, similar to development pursuant to the 2023 Certified EIR, would be subject to the same General Plan policies and flood hazard provisions in the City's municipal code. There would be no impacts and no changes or new information requiring preparation of a supplemental or subsequent EIR.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to impeding or redirecting flood flows. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that that buildout of the Approved Project would not result in flood hazards associated with flood zones, tsunami, or seiche zones, or due to dam inundation.

Like the Approved Project, the Proposed project is not within a 100-year flood zone designated by FEMA or within a dam inundation area (Kimley-Horn 2025a). Furthermore, like the Approved Project, the Proposed Project would not introduce land use intensity within areas potentially subject to tsunami or seiches. Moreover, these land uses, similar to development pursuant to the 2023 Certified EIR, would be subject to the same General Plan policies and flood hazard provisions in the City's municipal code. Therefore, there would be no impacts and no changes or new information requiring preparation of a supplemental or subsequent EIR.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to inundation by flooding, seiche, and tsunami. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR did not identify any significant impacts associated with obstruction of a water quality control plan or sustainable groundwater management plan. The project site is subject to the Santa Ana RWQCB's Basin Plan, which is primarily within the Santa Ana River Watershed, and the Alternate Plan 8-1 per SGMA. RWQCBs adopt a water quality control plan, or basin plan, that recognizes and reflects regional differences in existing water quality, the beneficial uses of the region's ground and surface waters, and local water quality conditions and problems. The water quality control plan is the basis for the RWQCB's regulatory programs and establishes water quality standards for the ground and surface waters of the region. The term "water quality standards," as used in the federal Clean Water Act, includes both the beneficial uses of specific water bodies and the levels of quality that must be met and maintained to protect those uses. The water quality control plan includes an implementation plan describing the actions by the RWQCB and others that are necessary to achieve and maintain the water quality standards.

Future development within the Approved Project and Proposed Project would be required to adhere to the State General Construction Permit, implement a project-specific SWPPP, adhere to the City's erosion and sediment control plan requirements, and be compatible with OCWD's groundwater management goal. These requirements would ensure that future development does not adversely impact surface and groundwater quality. In addition, implementation of low impact development and BMPs would ensure adequate water quality during operation of future development. The existing onsite well would be used for used to irrigate the project site during grading and construction activities then would be decommissioned after the conclusion of the construction phase. Additionally, as specified in the 2023 Certified EIR, future development will be connected to the City's public water supply and would not connect to the existing onsite well for use of groundwater during the operation phase.

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The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.10.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant hydrology and water quality impacts, and therefore no mitigation measures were identified.

5.11 LAND USE AND PLANNING

5.11.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that the Approved Project would not divide an established community and would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. Furthermore, the Approved Project was consistent with the applicable SCAG RTP/SCS goals and did not result in significant land use impacts related to specific SCAG policies, goals, and principles. Additionally, the Approved Project would not conflict with the City's land use plans and regulations. Implementation of regulatory requirements and the General Plan policies ensured impacts were less than significant.

5.11.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Physically divide an established community?					X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	

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a) **Physically divide an established community?**

No Impact. The 2023 Certified EIR identified that the Approved Project would have no impact on physically dividing an established community, and would comply with the General Plan policies, such as Policy LU-1.1, Policy LU-1.2, and Policy LU-3.2.

The project site is currently vacant and undeveloped and was formerly used as a strawberry field; operations ended in 2021. The Proposed Project would occur within the boundaries of the undeveloped project site. The Proposed Project would not create any new land use barriers, divide, or disrupt the physical arrangement of any surrounding communities, consistent with the Approved Project. The Proposed Project would develop residential uses adjacent to other residential uses. No impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The proposed compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to physically dividing an established community. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) **Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that the Approved Project would have a less than significant impact and would comply with Southern California Association of Governments' (SCAG) 2020 Connect SoCal Regional Transportation Plan/Sustainable Cities Strategy (RTP/SCS), and the City's development code and zoning map.

Regionally and locally adopted land use plans, policies, and regulations would be applicable to development of the Proposed Project including the SCAG's Connect SoCal 2024–2005 RTP/SCS and the Fountain Valley General Plan. The Proposed Project would comply with the goals of the 2024 Connect SoCal RTP/SCS by introducing new housing in the City, conserving the region's resources by constructing residential units on an infill site, and reducing travel distances by providing housing proximate to transit. The 2023 Certified EIR identified that the Approved Project would change the land use designation from Low Density Residential to High Density Residential. The project site is designated High Density Residential (15 to 30 du/ac) and is zoned R-4 High Density Multiple Dwelling (30 du/ac). Additionally, the Proposed Project would include two-story units, three-story units, and five-story apartment buildings. To aid in project scaling adjacent to existing residential uses the two-story units would be located along the north and east portions of the project site with the three-story units located in the central and southern portions of the project site. The highest density apartment buildings of the Proposed Project would be the five-story apartment buildings located along Euclid Street. The Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site; however the Proposed Project would include a Bonus Density which would result in an additional 64 units compared to the Approved Project. The Proposed Project would be subject to minimum parking requirements for ADA parking spaces under the CBC. As such, the Proposed Project would require a minimum of 12 ADA parking spaces. The Proposed Project would exceed the minimum parking spaces required and would provide 14 ADA parking spaces.

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The Proposed Project would also be subject to minimum parking requirements for EVCS and EV Ready parking spaces per the 2022 CALGreen Code. Pursuant to these requirements, a minimum of five percent of the total number of apartment units, including both the Market Rate and Senior Affordable Apartments, would be required to provide EVCS parking spaces, and 25 percent of apartment units would be required to provide EV Ready parking spaces. The minimum number of required EVCS parking spaces would be 19 and the minimum number of required EV Ready parking spaces would be 96⁵. The Proposed Project would exceed the minimum number of EVCS and EV Ready parking spaces. The Proposed Project would provide a total of 53 EVCS parking spaces and 209 EV Ready parking spaces. Therefore, the Proposed Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Proposed Project would result in a less than significant impact.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.11.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant land use and planning impacts, and therefore no mitigation measures were identified in the 2023 Certified EIR.

5.12 MINERAL RESOURCES

5.12.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that the City is mapped as MRZ-3, which is an area where the significance of mineral resources cannot be determined from available data, and that the Approved Project would not result in a loss of availability of known mineral resources. Additionally, the City does not contain any mineral resources sectors and active or inactive mines and there are no areas in the City designated for mineral resource use. As such, the Approved Project would not result in a loss of availability of known mineral resources and no impact would occur.

5.12.2 Impacts Associated with the Proposed Project

Would the project:

⁵ Market Rate Apartments: 304 units x 5% (EVCS) = 15 EV Charging Stations; 304 units x 25% (EV Ready) = 76 EV Ready.
Senior Affordable Apartments: 83 units x 5% (EVCS) = 4 EV Charging Stations; 83 units x 25% (EV Ready) = 20 EV Ready
Total: EVCS: 15 + 4 = 19; EV Ready: 20 + 76 = 96

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?					X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The 2023 Certified EIR identified that the City is within MRZ-3, which is an area where the significance of mineral deposits cannot be determined from available data, and no impacts would occur.

The project site is classified as MRZ-3 which is an area where the significance of mineral deposits cannot be determined from available data (DOC 1995). As with the Approved Project, the Proposed Project would not result in a loss of availability of known mineral resources. Therefore, no impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The 2023 Certified EIR identified that no mineral resources sectors, and active or inactive mines exist in the City and therefore, no impact would occur.

The City, including the project site, is classified as MRZ-3 which is an area where the significance of mineral deposits cannot be determined from available data (DOC 1995). Additionally, as identified in the 2023 Certified EIR, no mines are within the City and the City does not contain any areas designated for mineral resource use (DOC 2024b). Therefore, no impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts resulting in the loss of availability of a

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locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.12.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant mineral resources impacts, and therefore no mitigation measures were identified.

5.13 NOISE

5.13.1 Summary of Impacts Identified in the Program EIR

On-Site Construction Noise. The 2023 Certified EIR found construction activities associated with any individual development may occur near noise-sensitive receptors and because, depending on the project type, equipment list, time of day, phasing, and overall construction durations, noise disturbances may occur for prolonged periods of time or during the more sensitive nighttime hours, construction noise impacts associated with implementation of the 2023 Certified EIR were considered potentially significant. The Approved Project would be required to comply with the City's noise ordinance construction hour restrictions. The Certified EIR concluded that construction noise impacts to be significant and unavoidable with implementation of Mitigation Measure N-1.

Long-Term On-Site Stationary Noise. The 2023 Certified EIR concluded operational noise impacts attributable to stationary sources were found to be less than significant through compliance with the City's Noise Ordinance and with implementation of the applicable Safety Element policies.

Long-Term Off-Site Noise. The 2023 Certified EIR determined traffic noise increases would be less than significant at existing noise-sensitive uses. The Approved Project related traffic noise increases ranged from 0.0 dBA to 1.9 dBA CNEL. None of the Project-related traffic noise would cause the ambient noise levels to increase by 3 dBA CNEL or within the "normally unacceptable" or "clearly unacceptable" categories; nor would the Project cause the ambient noise levels measured at the property line of affected uses to increase by 5 dBA CNEL or more within the "normally acceptable" or "conditionally acceptable" categories.

Vibration. The 2023 Certified EIR found construction activities or commercial and industrial operations associated with any individual development may occur near noise-sensitive receptors. Project level details and possible equipment for future project-level developments under the Approved Project were not known at the time, however, construction activities, commercial, and industrial operations under the Approved Project were considered a potentially significant impact. The 2023 Certified EIR concluded vibration impacts attributable to construction and stationary sources were found to be less than significant with implementation of Mitigation Measures N-2 and N-3.

Airport Noise. The 2023 Certified EIR determined there are no airports or heliports in the City of Fountain Valley. The nearest airport is John Wayne Airport, in the City of Santa Ana, approximately 4 miles southeast of

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the City. The 2023 Certified EIR concluded that aircraft noise is not a major contributor to general community noise levels and would be less than significant.

5.13.2 Impacts Associated with the Proposed Project

A background discussion on the noise regulatory setting, ambient noise measurements, and the noise modeling can be found in Appendix K.

Ambient Noise Monitoring

To determine baseline noise levels in the project vicinity, ambient noise monitoring was conducted by PlaceWorks on Thursday, June 6, 2024. Four short-term (15-minute) measurement locations were conducted around the Project site. The short-term sound level meter used (Larson Davis LxT) for noise monitoring satisfies the American National Standards Institute (ANSI) standard for Type 1 instrumentation. The short-term sound level meter was set to “slow” response and “A” weighting (dBA). The meter was calibrated prior to and after each monitoring period. All measurements were at least 5 feet above the ground and away from reflective surfaces. Short-term measurement locations are described below and shown in Figure 14, *Approximate Noise Monitoring Locations*, and results are summarized in Table 14, *Short-Term Noise Measurements Summary in A-weighted Sound Levels*.

- **Short-Term Location 1 (ST-1)** was conducted on the project sites center most southern boundary of the project site, along the northern end of Heil Avenue across the residence at 11143 Begonia Avenue. The 15-minute noise measurement began at 2:32 PM on Thursday, June 6, 2024. The noise environment is characterized by roadway and residential noise from Heil Avenue. Noise levels measured 62.0 dBA L_{eq} and 75.0 dBA L_{max} during the measurement period at ST-1.
- **Short-Term Location 2 (ST-2)** was conducted at the center most western boundary along Euclid Street, across from Mile Square Regional Park. A 15-minute noise measurement began at 2:08 PM on Thursday, June 6, 2024. The noise environment is characterized primarily by roadways (i.e. cars, motorcycles, and music) and park (i.e. landscaping equipment) noise on East 6th Street. Noise levels measured 72.3 dBA L_{eq} and 90.7 dBA L_{max} during the measurement period at ST-2
- **Short-Term Location 3 (ST-3)** was conducted along the northern boundary of the center most southern boundary, to the rear of the residence at 11134 Blue Allium Ave. A 15-minute noise measurement began at 1:12 PM on Thursday, June 6, 2024. The noise environment is characterized primarily by residential noise (i.e. cars, landscaping, and birds) and industrial noises (i.e. angle grinder). Noise levels measured 48.6 dBA L_{eq} and 57.6 dBA L_{max} during the measurement period at ST-3.
- **Short-Term Location 4 (ST-4)** was conducted at the eastern boundary of the project site, adjacent to the residence at 16417 Mt Dunhaven St. A 15-minute noise measurement began at 1:35 PM on Thursday, June 6, 2024. The noise environment is characterized primarily by residential noise (i.e. cars, dogs barking, and birds) and the distant train and freeway noise. Noise levels measured 47.0 dBA L_{eq} and 62.3 dBA L_{max} during the measurement period at ST-4.

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Table 14 Short-Term Noise Measurements Summary in A-weighted Sound Levels

Monitoring Location	Description	15-minute Noise Level, dBA						
		L _{eq}	L _{max}	L _{min}	L ₅₀	L ₂₅	L ₈	L ₂
ST-1	At the center most southern boundary of the project site, along the northern end of Heil Avenue across the residence at 11145 Rushmore St.	62.0	75.0	44.1	55.0	62.2	67.1	70.7
ST-2	At the center most western boundary along Euclid Street, across from Mile Square Regional Park.	72.3	90.7	48.4	68.6	73.2	75.9	79.4
ST-3	Along the northern boundary of the center most southern boundary, to the rear of the residence at 11134 Blue Allium Ave.	48.6	57.6	45.6	48.2	49.0	50.3	51.8
ST-4	At the eastern boundary of the project site, adjacent to the residence at 16417 Mt Dunhaven St.	47.0	62.3	43.0	45.2	46.0	47.5	51.3

Source: PlaceWorks 2024
See Appendix K.

Noise Sensitive Receptors

Noise sensitive residential receptors are located adjacent to the Proposed Project. Residential receptors are located to the north, to the east, to the south, across Heil Avenue, and a park use to the west, across Euclid Street. There are existing masonry walls along residential property lines shielding backyard areas of receptors to the north along Blue Allium Avenue, to the east along Mt. Dunhaven Street, and south along Heil Avenue.

Would the project result in:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X	
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	

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- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact/No Changes or New Information. 2023 Certified EIR found construction noise and vibration impacts to be significant and unavoidable after implementation of Mitigation Measure N-1. Traffic noise increases were found to be less than significant at existing noise-sensitive uses. Operational noise impacts attributable to stationary sources were found to be less than significant through compliance with the City's Noise Ordinance and with implementation of the applicable Safety Element policies. The Proposed Project would construct a residential community with common open space amenities. The project site would be subdivided into a 14-acre parcel for townhomes and triplexes, 3.31-acre parcel for apartments, 0.78-acre parcel for senior affordable apartments, and 4.37 acres would make up the project's private streets. The Proposed Project would develop 606 units as opposed to 542 units, as assumed under the Approved Project.

Construction Noise

Noise generated by on-site construction equipment is based on the type of equipment used, its location relative to sensitive receptors, and the timing and duration of noise-generating activities. Each phase of construction involves different types of equipment and has distinct noise characteristics. Noise levels from construction activities are typically dominated by the loudest three pieces of equipment. The dominant equipment noise source is typically the engine, although work-piece noise (such as dropping of materials) can also be noticeable.

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The expected construction equipment mix was estimated and categorized by construction activity using the Federal Highway Administration Roadway Construction Noise Model (RCNM). Average noise levels from project-related construction activities are calculated by modeling the three loudest pieces of equipment per activity phase. Equipment for grading and site preparation is modeled at spatially averaged distances (i.e., from the acoustical center of the general construction site to the property line of the nearest receptors) because the area around the center of construction activities best represents the potential average construction-related noise levels at the various sensitive receptors for mobile equipment. Building construction and architectural coating are measured from the edge of the proposed buildings to the nearest sensitive receptors. Additionally, paving is measured from the area of the nearest paving activities to the nearest sensitive receptors. Construction noise modeling does account for existing masonry walls at adjacent residential property lines to the north, east, and west, with a conservative 3 dBA reduction based on existing wall heights and project construction noise source heights. Distances to sensitive receptors vary depending on construction activity location for each phase relative to adjacent off-site receptors and are shown in Appendix K. Results are summarized in Table 15, *Project Related Construction Noise Levels (dBA)*, at the nearest receptors. Construction noise levels at a reference distance of 50 feet would range between 74 dBA and 84 dBA L_{eq} throughout the construction period.

Table 15 Project-Related Construction Noise Levels

Construction Activity Phase	Noise Levels in dBA L_{eq}				
	RCNM Reference Noise Level at 50 feet	Residential Receptors to North	Residential Receptors to East	Residential Receptors to South	Park Receptors to West
Mass Rough Grading	84	67	61	65	62
Mass Site Preparation	81	64	58	61	59
Phase 1					
<i>Fine Grading</i>	84	67	61	65	58
<i>Utility Trenching</i>	80	68	67	67	62
Building Construction	76	73	73	67	62
Paving	79	72	71	65	58
Architectural Coating	74	71	71	64	47
Finishing/Landscaping	77	67	66	68	53
Phase 2					
<i>Fine Grading</i>	84	67	55	66	68
<i>Utility Trenching</i>	80	63	51	71	69
Building Construction	76	58	48	66	68
Paving	79	64	50	68	69
Architectural Coating	74	61	45	64	65
Finishing/Landscaping	77	62	49	69	69
Phase 3					
Fine Grading	84	69	55	62	68
Utility Trenching	80	68	51	60	69
Building Construction	76	66	48	54	68

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Table 15 Project-Related Construction Noise Levels

Construction Activity Phase	Noise Levels in dBA L_{eq}				
	RCNM Reference Noise Level at 50 feet	Residential Receptors to North	Residential Receptors to East	Residential Receptors to South	Park Receptors to West
Paving	79	67	50	57	69
Architectural Coating	74	64	45	52	65
Finishing/Landscaping	77	67	49	55	69
Maximum dBA L_{eq}		72	73	71	69
Exceeds FTA's 80 dBA L_{eq} Threshold?		No	No	No	No

Source: FHWA's RCNM software.
dBA L_{eq} = Energy-Average (L_{eq}) Sound Levels.
See Appendix K for construction noise inputs and calculations.
¹ Distanced were measured using Google Earth (2025).

The nearest sensitive receptors under the Proposed Project include single-family homes to the north and east of the site boundary. Construction equipment mix is anticipated to be similar to that of the Approved project and include concrete saws, dozers, excavators, tractors, loaders, backhoes, excavators, graders, air compressors, pavers and paving equipment, and rollers. These items were modeled using RCNM. Proposed Project construction noise levels would range between 45 dBA to 73 dBA L_{eq} at the nearest sensitive receptors throughout the construction activities depending on construction phase. Construction noise levels would not exceed the FTA threshold of 80 dBA L_{eq} at residential uses near the project site.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to construction noise. Additionally, implementation of the 2023 Certified EIR Mitigation Measure N-1 would guarantee that construction impacts would be reduced to a level of less significant. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

Mobile-Source Noise

The Proposed Project would generate an increase of 3,228 two-way trips per day with 236 AM peak hour trips and 264 PM peak hour trips compared to existing daily trips. A project will normally have a significant effect on the environment related to traffic noise if it substantially increases the ambient noise levels for adjoining areas. Most people can detect changes in sound levels of approximately 3 dBA under normal, quiet conditions, and changes of 1 to 3 dBA under quiet, controlled conditions. Changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is readily discernible to most people in an outdoor environment. Noise levels above 65 dBA CNEL are normally unacceptable at sensitive receptor locations such as residences, schools, and noise environments in these areas would be considered degraded. Based on this, a significant impact would occur if traffic noise increases by 3 dBA.

Traffic noise increases are calculated using a version of the FHWA RD-77-108 Traffic Noise Prediction Model. The traffic noise prediction model takes into account the following inputs: average daily traffic (ADT) volumes;

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vehicle mix; speeds; number of lanes; and day, evening, and night traffic splits. Model inputs associated with transportation noise were provided by Urban Crossroads (2025) (see Appendix L). Traffic noise modeling does not account for existing masonry walls at adjacent residential property lines. Table 16, *Project-Related Increases in Traffic Noise, dBA CNEL at 50 Feet*, shows that the addition of Proposed Project trips would result in an increase of up to 2 dBA over existing conditions. Existing noise sensitive land uses adjacent to the project site are developed with property line noise walls and would be shielded from project traffic noise increases. Project traffic noise impacts would be less than significant. Thus, the Proposed Project would not result in any new or more significant impacts than those identified in the 2023 Certified EIR. Consequently, the Proposed Project would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in Sections 15162(a) and 15163(a).

Table 16 Project-Related Increases in Traffic Noise, dBA CNEL at 50 Feet

Roadway	Roadway Segment		Traffic Noise Increase in dBA CNEL				
	From	To	Existing No Project	Opening Year No Project	Opening Year with Proposed Project	Opening Year Increase	Cumulative Increase
Euclid Street	the North	Edinger Ave	74	74	74	<1	<1
Euclid Street	Edinger Ave	Driveway 2	73	75	75	<1	2
Euclid Street	Driveway 2	Heil Ave	75	74	75	1	<1
Euclid Street	Heil Ave	Stonecress Ave	75	75	75	<1	<1
Euclid Street	Stonecress Ave	Warner Ave	74	75	75	<1	1
Euclid Street	Warner Ave	Slater Ave	73	73	74	1	1
Euclid Street	Slater Ave	Talbert Ave	74	74	74	<1	<1
Euclid Street	Talbert Ave	the South	71	72	72	<1	<1
Newhope Street	Edinger Ave	Heil Ave	73	73	73	<1	<1
Newhope Street	Heil Ave	Quartz Ave	71	71	71	<1	<1
Newhope Street	Quartz Ave	Warner Ave	72	72	72	<1	<1
Newhope Street	Warner Ave	Slater Ave	71	71	72	1	1
Sugarloaf Street	Heil Ave	the South	51	51	51	<1	<1
Edinger Avenue	the West	Euclid Ave	73	73	73	<1	<1
Edinger Avenue	Euclid Ave	the East	72	72	72	<1	<1
Heil Avenue	Euclid Ave	Driveway 1	60	60	61	1	1
Heil Avenue	Street A	Street B/ Sugarload St.	60	60	61	1	1
Heil Avenue	Street B /Sugarload St.	Mt. Neota St.	66	66	66	<1	<1
Heil Avenue	Mt. Neota St.	Newhope St.	66	66	66	<1	<1
Heil Avenue	Newhope St.	the East	62	62	62	<1	<1
Warner Avenue	the West	Euclid Ave	75	75	76	<1	1
Warner Avenue	Euclid Ave	Mt. Hope	74	74	74	<1	<1
Warner Avenue	Mt. Hope	Newhope St.	75	75	75	<1	<1

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Table 16 Project-Related Increases in Traffic Noise, dBA CNEL at 50 Feet

Roadway	Roadway Segment		Traffic Noise Increase in dBA CNEL				
	From	To	Existing No Project	Opening Year No Project	Opening Year with Proposed Project	Opening Year Increase	Cumulative Increase
Warner Avenue	Newhope St.	the East	75	75	75	<1	<1
Talbert Avenue	the West	Euclid Ave	75	75	75	<1	<1
Talbert Avenue	Euclid Ave	the East	74	74	75	<1	1

Source: PlaceWorks 2024
See Appendix K.

As with the Approved Project, implementation of the Proposed Project would result in an increase in traffic noise along Project area streets compared to existing conditions. The 2023 Certified EIR resulted in traffic increase along certain streets that were considered to be significant and unavoidable. However, the Proposed Project's traffic increase would be less than 3 dBA compared to existing conditions on all Project area streets, as shown in Table 16. Therefore, no significant traffic noise increases would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to traffic noise. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

Operational Noise

Stationary noise sources associated with development of the Proposed Project would include mechanical equipment, parking events, and recreational activities at outdoor common use areas. Market Rate and Senior Affordable Apartments would have enclosed mechanical and electrical rooms within the buildings and the six and a half-level parking structure would be wrapped by residential units. Recreational and outdoor common use areas would be centrally located within triplex and townhomes portion of the Proposed Project and within courtyards of proposed Market Rate and Senior Affordable Apartments. These recreational and outdoor common use areas would be shielded by proposed intervening building facades of proposed triplex, townhomes, Market Rate, or Senior Affordable Apartments in addition to the proposed 6-foot masonry perimeter wall. The Proposed Project would not expose existing noise sensitive uses to mechanical equipment, parking events, recreational, and outdoor common uses area noise.

The Proposed Project would include ground mounted heating, ventilation, and cooling (HVAC) equipment for proposed triplex and townhomes. Ground mounted residential HVAC units would generate noise levels of up to 69 dBA at 3 feet and due to distance attenuation would be reduced to 45 dBA at 50 feet (Carrier 2009). The nearest residential receptors would be approximately 30 feet to the north and east of the nearest Proposed Project ground mounted residential HVAC units. The Project would include a 6-foot masonry wall along the perimeter of proposed triplex and townhomes, in addition to the existing 6-foot masonry wall along the northern and eastern Project boundary line. HVAC noise levels at the residential receptors to the west would be approximately 42 dBA at the nearest residential receptors to the north and east. Proposed Project HVAC

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noise would comply with the City of Fountain Valley Municipal Code 6.28.050 and would not exceed daytime or nighttime base ambient noise level standards of 55 dBA and 50 dBA Leq, respectively. Therefore, no significant stationary noise changes to existing uses would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to operational noise. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact/No Changes or New Information. Construction vibration from the Proposed Project would be similar to the impacts described in the 2023 Certified EIR. Potential vibration impacts associated with development projects are usually related to the use of heavy construction equipment during the demolition or grading phases of construction. Construction can generate varying degrees of ground vibration depending on the construction procedures and equipment. Construction equipment generates vibration that spreads through the ground and diminishes with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The effects from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures.

Construction of housing sites would generally include the same types of construction equipment and, therefore, the magnitude of vibration levels generated would be similar. For reference, a peak particle velocity of 0.20 in/sec PPV is used as the limit for nonengineered timber and masonry buildings (which would apply to the off-site surrounding residential structures) (FTA 2018). Table 17, *Vibration Impact Levels for Typical Construction Equipment*, shows typical construction equipment vibration levels and reference vibration levels at a distance of 25 feet. The nearest construction activity would occur closest to the residences to the south of the Project site. The closest residential buildings to the Project site are 45 feet north and east.

Table 17 Vibration Impact Levels for Typical Construction Equipment

Equipment	in/sec PPV				
	Reference Levels at 25 Feet	Residential Receptors to North at 45 feet	Residential Receptors to East at 45 feet	Residential Receptors to South at 150 feet	Residential Receptors to West at 175 feet
Vibratory Roller	0.210	0.087	0.087	0.014	0.011
Large Bulldozer	0.089	0.037	0.037	0.006	0.005
Caisson Drilling	0.089	0.037	0.037	0.006	0.005
Loaded Trucks	0.076	0.031	0.031	0.005	0.004
Jackhammer	0.035	0.014	0.014	0.002	0.002
Small Bulldozer	0.003	0.001	0.001	0.000	0.000

Source: FTA 2018.

See Appendix K for vibration calculations.

¹ As measured from the edge of construction site using Google Earth Pro.

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As shown in Table 17, typical construction equipment, aside from vibratory rollers, produce vibration levels of less than 0.2 in/sec PPV at 25 feet. Assuming construction would occur along the project site boundary, the nearest structure to the proposed construction activities would be residential structures approximately 45 feet from the project site. Vibration levels attributable to a vibratory roller would attenuate to approximately 0.087 in/sec PPV at a distance of 45 feet. As shown in Table 17, Proposed Project construction vibration levels would not exceed 0.087 in/sec PPV throughout construction phases. The City of Fountain Valley does not have an established threshold for assessing construction vibration impacts. The FTA maximum acceptable vibration standard of 0.2 in/sec PPV for nonengineered timber and masonry is applied for assessing vibration impacts from project construction-related activities. Construction vibration levels would not exceed the FTA threshold of 0.2 in/sec PPV for nonengineered timber and masonry buildings at adjacent uses near the project site.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to excessive groundborne vibration or groundborne noise levels. Additionally, implementation of the 2023 Certified EIR Mitigation Measure N-2 would guarantee that construction impacts would be reduced to a level of less significant. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. There are no airports within the City of Fountain Valley. The nearest airport is the John Wayne Airport, in the City of Santa Ana, approximately 5 miles southeast of the Project site. Though the Fountain Valley residents may be exposed to periodic aircraft overflights from airports at other neighboring cities, the City of Fountain Valley is entirely outside the 60 dBA CNEL noise contour from any surrounding airport including the nearest airport of John Wayne in Santa Ana. Similar to the Approved Project, the Proposed Project would not expose people residing or working in the project area to excessive airport-related noise levels.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to excessive aviation noise levels. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.13.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2016 Certified EIR. Mitigation Measure N-3 was removed because it pertains to industrial projects, and the Proposed Project does not include the development of heavy industrial projects. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and underlined to signify insertions.

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N-1 Prior to issuance of demolition, grading and/or building permits on sites adjacent to sensitive receptors, a note shall be provided on construction plans indicating that during grading, demolition, and construction, the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:

- During the entire permitted activity, equipment and trucks used for the project shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustical attenuation), wherever feasible.
- Require impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered whenever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
- Prior to the start of construction activities, a sign shall be posted at the job site, clearly visible to the public, that includes permitted construction days and hours, as well as contact information for the City's Building Inspection Supervisor and contractor's authorized representative. If the authorized contractor's representative receives a noise or vibration complaint, they shall investigate, take appropriate corrective action, and report the action to the City.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queuing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws.
- ~~Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the established noise standards and when the anticipated construction duration is greater than is typical (e.g., two years or greater)~~

N-2 Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall

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be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.

5.14 POPULATION AND HOUSING

5.14.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that the Approved Project would directly result in population, housing, and employment growth in the City. However, the increase in population, housing, and employment growth of the Approved Project exceeded SCAG's regional forecasts for the City. The 2023 Certified EIR indicated that there are no feasible mitigation measures to mitigate growth and therefore, impacts were determined to be significant and unavoidable. The Approved Project would not displace people or housing as the General Plan policies are aimed at reducing displacement and increasing housing. Additionally, Government Code Section 66300(d)(2) requires that any project that would demolish residential units must create at least as many units as well be demolished.

5.14.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	

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- a) **Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that the Approved Project would result in population, housing, and employment growth which would exceed SCAG's estimates, and therefore, impacts would be significant and unavoidable.

The project site is zoned R4 High Density Residential, which allows up to 30 units per acre, and therefore, the Approved Project assumed a total of 542 units on the project site. The Proposed Project would not change the General Plan Land Use designation or zoning designation for the project site. However, the Proposed Project would increase the number of dwelling units per acre (du/ac) from 30 du/ac to 34 du/ac pursuant to the State Density Bonus Law. As such, the Proposed Project would develop 606 units as opposed to 542 units, as assumed under the Approved Project.

With the implementation of the State Density Bonus Law, an additional 64 units would be provided on the project site. SCAG's 2035 housing unit estimate is 24,130 in 2050,⁶ and therefore, the Proposed Project, as with the Approved Project would exceed SCAG's housing projections. The Proposed Project would result in an increase of 189 residents⁷, compared to the Approved Project.

The additional residents proposed as part of the Proposed Project would be within the 2050 population projection estimates of 74,930⁸, and make up 0.25 percent of the total 2050 population estimate. As such, the Proposed Project's population would be within SCAG's estimates. As with the Approved Project, the Proposed Project would result in an increase housing in the City which would exceed the SCAG growth estimates. Similar to the Approved Project, the Proposed Project would result in significant and unavoidable impacts.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to substantial unplanned population growth. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that the Approved Project would not displace people and/or housing. Impacts were determined to be less than

⁶ Housing units were calculated based on a 5 percent vacant rate using estimated household figures (25,400 households in 2050) (SCAG 2024).

⁷ Persons per household used in the 2023 Certified EIR: 2.95
Proposed Project would result in an increase of 64 units compared to the Approved Project.
 $2.95 \times 64 = 188.8$, 189 residents

⁸ Calculated by multiplying the 2050 household number of 25,400 by 2.95 persons/household.

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significant with the implementation of General Plan policies, such as Policy H-1.1, Policy H-1.2, Policy H-3.3, and Policy H-6.3, and compliance with Government Code Section 66300(d)(2).

The project site is currently vacant and undeveloped, and no housing exists on the project site. All project related activities and improvements would occur within the boundaries of the project site. The Proposed Project would result in additional dwelling units in the City and an increase in housing compared to the Approved Project. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and a less than significant impact would occur. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.14.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR identified significant and unavoidable population and housing impacts, however, no feasible mitigation measures were identified. Therefore, no mitigation measures are required for the Proposed Project.

5.15 PUBLIC SERVICES

5.15.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that an increase in development would result in an increased demand for fire protection, police protection, school services, and library services. The General Plan policies, along with review of project-specific information, would reduce impacts to public services facilities. Additionally, the payment of development impact fees would reduce impacts to school facilities. Overall, the 2023 Certified EIR indicated that impacts to public services would be less than significant.

5.15.2 Impacts Associated with the Proposed Project

Would the project:

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
i) Fire protection?				X	
ii) Police protection?				X	
iii) Schools?				X	
iv) Parks?				X	
v) Other public facilities?				X	

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

i) Fire protection?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that the Approved Project would result in an increased number of people in the City, thereby increasing the demand for fire services and facilities from the FVFD. However, the 2023 Certified EIR indicated that with the implementation of General Plan Policy PFS-3.1 and Policy PFS-3.2, impacts would be less than significant.

FVFD would provide fire protection and emergency services to the project site. The nearest Fountain Valley fire station to the project site is Fire Station #2, located at 16767 Newhope Street, approximately 0.84 mile southeast of the project site. Other stations may also respond to calls from the project site and/or support fire protection needs at the project site, including stations in automatic aid agreements (Fountain Valley 2024c).

The Proposed Project would result in an increase in residents and housing, and as with the Approved Project, the Proposed Project would be required to comply with applicable regulations such as the CBC, CFC, and City and FVFD's plan check process, and implement the General Plan policies, such as Policy

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PFS-3.1 and Policy PFS-3.2 which would ensure that there is adequate staffing and facilities, and that mutual aid and automatic aid continue to assist the City in responding to emergencies. Additionally, as a condition of approval the Proposed Project would be subject to an annual fee paid to the FVFD to provide emergency services to residents of the senior affordable units. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to demand for fire services in the service area. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

ii) Police protection?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that buildout of the Approved Project would result in an increase in demand for police protection services, which in turn would require the hiring of new staff and may result in the need to expand or construct new facilities. Adherence with General Plan Policy PFS-3.1 would reduce impacts to less than significant.

The Fountain Valley Police Department (FVPD) would provide police services to the project site. The FVPD is located at 10200 Slater Avenue, approximately 1.40 miles southwest of the project site.

The Proposed Project would result in an increase in residents and housing, and as with the Approved Project, the Proposed Project would be required to implement the General Plan policies, such as Policy PFS-3.1 which would ensure that there is adequate staffing and facilities to respond to emergencies. The Proposed Project would result in approximately 189 new residents compared to the Proposed Project and therefore would not have a substantial impact on police protection services. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to police services. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

iii) Schools?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that development in accordance with the Approved Project would increase population and thereby increase the need for school services. However, impacts would be less than significant with the implementation of the General Plan policies LU-1.6 and LU-1.7 and payment of development fees.

The project site is within the Garden Grove Unified School District (CDE 2024). A will-serve letter was sent from the Garden Grove Unified School District (District) on June 24, 2024. The will-serve letter stated that the District would be able to accommodate the influx of students from the Proposed Project, however

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this assessment does not account for other potential projects in the District's boundaries that may include an increase in more students. To accommodate the incoming students from the Proposed Project, renovation and upgrades to Los Amigos High School and Northcutt Elementary School will need to be made and payment of the District's school fees (Land 1 Developer Fees) prior to obtaining building permits is vital. As with the Approved Project, the Proposed Project would have to pay the development impact fees as outlined by the Garden Grove Unified School District. With payment of impact fees and implementation of the City's General Plan Policies LU-1.6 and LU-1.7, impacts would be reduced to less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to schools. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

iv) Parks?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR analyzed parks impacts in Section 5.16, *Recreation*, which stated that the Approved Project's buildout would increase use of parks. However, the City would have an excess of parkland available, and therefore, impacts would be less than significant.

Each jurisdiction determines the appropriate park standard based on the guidance provided by Section 666477 of the California Government Code, commonly referred to as the Quimby Act, which requires a standard of three acres of parkland per 1,000 residents. The City's park standard, as indicated in Chapter 21.79, Parkland Dedications, Reservations, and Fees, of the Fountain Valley Municipal Code, is three acres of parkland per 1,000 residents.

The 2023 Certified EIR indicated that the City has 460.5 acres of parkland, and that the Approved Project's parkland requirement of 221 acres would be met. The Proposed Project would pay in-lieu impact fees, per the City of Fountain Valley Municipal Code Section 21.79, Parkland Dedications, Reservations, and Fees, and would provide amenities such as a swimming pool and fitness room. Additionally, the City has sufficient parkland to accommodate the increase in residents of the Proposed Project (0.567 acre)⁹ since the City has a surplus in parkland. Therefore, impacts would be less than significant

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to parks. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

⁹ 3 acres per 1,000 residents
189 residents x 0.003 acres = 0.567 acre

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v) Other public facilities?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that buildout of the Approved Project would result in an increase in demand for library services in the City. However, the Fountain Valley Library's current square footage, staff, and collection size are adequate to serve future growth. Therefore, impacts would be less than significant.

The Proposed Project would result in an additional 189 residents than originally analyzed in the 2023 Certified EIR. However, such an increase would be considered minor and would not substantially increase the demand for library services or result in the need for new or an expansion of library facilities. Residents of the Proposed Project would have access to the other libraries through interlibrary loans. As with the Approved Project, the Proposed Project would be required to implement Policy PFS-6.1 which calls for coordination with the County to maintain, expand, and improve library services. Therefore, as with the Approved Project, the Proposed Project would result in less than significant impacts.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to libraries. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.15.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant public services impacts, and therefore no mitigation measures were identified in the 2023 Certified EIR.

5.16 RECREATION

5.16.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that the Approved Project would generate additional residents, which would increase the use of existing park and recreational facilities. The City requires a minimum of 3 acres of parkland per 1,000 residents. The 2023 Certified EIR indicated that even with the implementation of the Approved Project, the City would exceed its minimum parkland standard. The Approved Project determined that dedication of land or payment of in-lieu fees per Chapter 21.79, Parkland Dedications, Reservations, and Fees, of the Fountain Valley Municipal Code would fund park maintenance, acquisition, and development to ensure that the City maintains its parkland ratio. The 2023 Certified EIR indicated that subsequent environmental review for individual developments would be required to analyze impacts of new and/or expanded recreational facilities. Additionally, implementation of the General Plan policies would reduce impacts to parks and recreational facilities. Overall, the 2023 Certified EIR indicated that impacts were less than significant.

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5.16.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that population growth associated with the Approved Project's buildout would increase the use of neighborhood and regional parks. 2045 buildout of the General Plan would result in the need of 221 acres of parkland; however, the City's 460.5 acres of parkland exceed the requirements for both existing and future buildout population. Therefore, adherence to General Plan policies, such as Policy LU-1.5, Policy LU-3.3, Policy OSC-1.1, and Policy LU-1.2 would result in less than significant impacts.

The Proposed Project would generate 189 additional residents compared to the Approved Project. Based on the Fountain Valley Municipal Code Chapter 21.79, Parkland Dedications, Reservations, and Fees, the City requires a standard of three acres of parkland per 1,000 residents. The Proposed Project compared to the Approve Project's increase in residents would result in the additional need of 0.726¹⁰ acres. Total buildout of the Proposed Project would result in the need for 1.81 acres, which is within the City's existing 460.5 acres of parkland. Additionally, the Proposed Project would pay in-lieu impact fees per Chapter 21.79, Parkland Dedications, Reservations, and Fees, of the Fountain Valley Municipal Code, consistent with the Approved Project. The Proposed Project would also include recreational amenities such as a swimming pool, gaming areas, and a fitness room. Therefore, as with the Approved Project, impacts would be less than significant.

¹⁰ 189 additional residents x 0.003 acres = 0.726 acres

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The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to increasing the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact/No Changes or New Information. The 2023 Certified EIR identified that the development and operation of new or expanded recreational facilities would result in less than significant impacts as analyzed throughout the 2023 Certified EIR.

As stated previously, the Proposed Project compared to the Approved Project's increase in residents would result in the additional need of 0.726 acres. Total buildout of the Proposed Project would result in the need for 1.81 acres, which is within the City's existing 460.5 acres of parkland. The Proposed Project would pay in-lieu impact fees, per City of Fountain Valley Municipal Code Chapter 21.79, Parkland Dedications, Reservations, and Fees. The Proposed Project would include recreational facilities such as a swimming pool and fitness room, and no additional offsite recreational facilities would be required. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to including recreational facilities or requiring construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.16.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify significant recreation impacts, and therefore no mitigation measures were identified in the 2023 Certified EIR.

5.17 TRANSPORTATION/TRAFFIC

5.17.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR indicated that the Approved Project would include multiple policies as well as redesign Heil Avenue to provide multimodal facilities, and would therefore, not conflict with plans, programs, or ordinances addressing the circulation system. The 2023 Certified EIR concluded that while the Approved Project would result in many benefits from a Vehicles Miles Traveled (VMT)-efficiency perspective, since there would be a total net increase in Total VMT and Home-Based-Work Attraction (HBWA) VMT/Employee from Existing Baseline to the Approved Project, VMT impacts were determined to be significant and unavoidable;

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there are no feasible mitigation measures. The 2023 Certified EIR indicated that all future development under the Approved Project would undergo extensive review which would ensure that impacts to emergency access and incompatible and hazardous design would be less than significant.

5.17.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	
d) Result in inadequate emergency access?				X	

The analysis in this section is based in part on the following technical reports included as Appendix L and Appendix M of this Addendum:

- *Traffic Analysis*, Urban Crossroads, June 4, 2025.
- *Euclid and Heil Residential Vehicle Miles Traveled (VMT) Screening Evaluation*, Urban Crossroads, November 8, 2023.

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the Approved Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. With the implementation of the General Plan policies, such as Policy CM-1.7, Policy CM-2.1, Policy CM-2.2, Policy CM-2.9, and Policy OSC-1.7, impacts would be less than significant.

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The Proposed Project would provide higher-density residential uses proximate to bus stops. Additionally, the Proposed Project would construct sidewalks and a Class IV bike lane along Heil Avenue. The Proposed Project would be consistent with the Fountain Valley General Plan policies, such as Policies CM-1.7, Policy CM-2.1, Policy CM-2.2, Policy CM-2.9, and Policy OSC-1.7, which would provide multimodal facilities in the City, connect bicycle and pedestrian trails to local and regional trails accommodate alternative transit, enhance safety for pedestrians and cyclists, provide amenities for pedestrians and cyclists, and provide safe routes to schools. With implementation of the General Plan policies, as well as the construction of the proposed sidewalks and bike lane, the Proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Future development under the Proposed Project would conform with policies in 2023 Certified EIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that the growth of residents and employment would result in a net increase in Vehicle Miles Traveled (VMT), and the Approved Project resulted in a significant and unavoidable impacts related to VMT.

The Proposed Project would develop 606 residential units on the project site, which would result in an increase in VMT. The City VMT Guidelines outline screening criteria for identifying when a Proposed Project is expected to have a less than significant impact, which includes three steps (1) Transit Priority Area (TPA) Screening, (2) Low VMT Area Screening, and (3) Project Type Screening (see Appendix M). A project only needs to meet one of the three screening criteria to result in a less than significant impact.

Although the project site is serviced by Orange County Transit Authority (OCTA) Route 37 at the corner of Euclid Street and Blue Allium Avenue, approximately 232 feet north of the project site, the service intervals of the route are more than 20 minutes during peak commute hours which disqualifies the Proposed Project's location from being within a Transit Priority Area (TPA). The City VMT Guidelines specify that projects comprising of local-serving retail spaces of less than 50,000 square feet and local essential services are presumed to have a less than significant VMT impact. The Proposed Project does not include any local-serving retail or essential service land uses. Additionally, according to the City VMT Guidelines, small projects generating fewer than 110 net new daily vehicle trips are presumed to have a less than significant VMT impact. As the Proposed Project is expected to generate 3,228 two-way vehicle trips per day, which exceeds the 110 daily vehicle trips threshold, the Proposed Project would not meet the Project Type Screening.

The VMT Screening Evaluation identified that the project site is within an area of low VMT within the City of Fountain Valley, where VMT per service population is 15 percent below the City's average (see Attachment C

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of Appendix M). The proposed residential land use type for the Proposed Project aligns with the existing land uses in the Proposed Project's transportation analysis zone (TAZ), and the Proposed Project is not expected to alter existing trip lengths or travel patterns within the TAZ. Therefore, the Proposed Project meets the Low VMT Area Screening criteria and is considered to have a less than significant VMT impact.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. No changes proposed by the proposed compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to CEQA Guidelines Section 15064.3, subdivision (b). Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR stated that future development as a result of the Approved Project would undergo extensive review by the City and FVFD to ensure projects meet the City development standards so as to not cause incompatible uses. With such reviews and adherence to local and state requirements, impacts would be less than significant.

The Proposed Project would develop the project site with residential uses and would include construction of an internal drive aisle and driveways off of Heil Avenue and Euclid Avenue. The Proposed Project would construct a sidewalk and a Class IV bike lane along Heil Avenue. The Proposed Project would be developed in accordance with the CBC, CFC (Fountain Valley Municipal Code Chapter 17.02, Fire Code Adopted), and the engineering standards of the City of Fountain Valley. These improvements would be designed to accommodate the anticipated levels of vehicular and pedestrian activity, and the City and FVFD would review the Proposed Project's plans to ensure they meet the applicable development standards including providing adequate emergency and non-emergency access, sightlines, queuing, etc. Therefore, as with the Approved Project, the Proposed Project would result in a less than significant impact.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to substantially increasing hazards due to a geometric design feature or incompatible use. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Result in inadequate emergency access?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR indicated that future development as a result of the Approved Project would undergo extensive review by the City and FVFD to ensure projects provide adequate emergency access. With such reviews and adherence to local and state requirements, impacts would be less than significant.

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The Proposed Project would be constructed to comply with the CBC, CFC, and would be subject to review by the City and FVFD to ensure adequate emergency access. Therefore, with adherence to local and state regulations and review processes, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. Compared to the Approved Project, the Proposed Project would not result in any new or substantially more severe significant impacts with respect to inadequate emergency access. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.17.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The Certified EIR determined that there were no feasible mitigation measures that can reduce HBWA VMT/Employee. Therefore, no feasible mitigation measures were identified to reduce impacts and impacts at buildout of the Approved Project were determined to be significant and unavoidable.

5.18 TRIBAL CULTURAL RESOURCES

5.18.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR concluded that impacts to tribal cultural resources would be mitigated to a level of less than significant. As part of the 2023 Certified EIR, the City of Fountain Valley conducted tribal consultation pursuant to Senate Bill 18 (SB 18) and Assembly Bill 52 (SB 52) to identify resources that may be of cultural value to California Native American tribes. No tribes requested consultation. However, Mitigation Measure TCR-1, which requires a Native American monitor to be retained prior to ground-disturbing activities, would reduce impacts to less than significant.

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5.18.2 Impacts Associated with the Proposed Project

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or					X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X	

The analysis in this section is based in part on the following technical reports included as Appendix C of this Addendum:

- *Cultural Resources Study for the 16300 Euclid Street Project.* Brain F. Smith & Associates, January 2025

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

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- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).**

Less Than Significant Impact/No Changes or New Information. The Approved Project determined that with the implementation of federal, state, and local regulations impacts would be less than significant.

As discussed in Section 5.5, *Cultural Resources*, there are no historic resources on or within the project site, and according to the California Register of Historic Places and the National Register of Historic Places, there are no historical resources in the City (OHP 2024; NPS 2024). Therefore, no impact would occur.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to tribal cultural resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

- ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less Than Significant Impact/No Changes or New Information. The Approved Project concluded that future development could include ground disturbing activities that may impact tribal cultural resources, and with the implementation of General Plan Policy OSC-2.7 and Mitigation Measure TCR-1, impacts would be less than significant.

Similar to the Approved Project, the Proposed Project would include ground disturbing activities which may unearth and impact unknown/unrecorded sensitive tribal cultural resources. General Plan Policy OSC-2.7 would ensure compliance with statutory tribal notification requirements as part of construction activities, and Mitigation Measure TCR-1 would require retaining a tribal monitor during the construction phase of the Proposed Project and provides guidelines if a tribal cultural resource is discovered during ground disturbing activities. With compliance with local, state, and federal regulations, as well as implementation of the General Plan policies and Mitigation Measure TCR-1, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to tribal cultural resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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5.18.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measure, TCR-1, was taken directly from the 2023 Certified EIR.

TCR-1 Prior to any ground disturbing construction activities, the project applicant shall retain a Native American monitor. The tribal monitor shall only be present onsite during the construction phases that involve ground-disturbing activities. Ground-disturbing activities are defined as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within a project site. The tribal monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The onsite monitoring shall end when the grading and excavation activities are completed or when the tribal representatives and monitor have indicated that the project site has a low potential for affecting tribal cultural resources.

Upon discovery of any tribal cultural resources, construction activities shall cease in the immediate vicinity of the find until the tribal monitor can assess the find. The evaluation of all tribal cultural resources unearthed by project construction activities shall be evaluated by a qualified archaeologist and/or tribal monitor. If the resources are Native American in origin, the tribal monitor shall coordinate with the project applicant and Director of the Community Development Department regarding treatment and curation of these resources as well as notifying local tribes of the find. Typically, the tribe(s) will request reburial or preservation for educational purposes. The project applicant may continue work on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If the tribal monitor determines a resource to constitute a "historical resource" or "unique archaeological resource," time and funding sufficient to allow for implementation of avoidance measures or appropriate mitigation must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Section 21083.2(b) for unique archaeological resources.

If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The project applicant and Director of the Community Development Department shall be responsible for ensuring that a public, nonprofit institution with a research interest in the materials, such as the Orange County Museum of Natural History, curate any historic archaeological material that is not Native American in origin if such an institution agrees to accept the material. If no institution accepts the archaeological material, the project applicant and Director of the Community Development Department shall offer it to a local historical society for educational purposes or retain the material and use it for educational purposes.

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5.19 UTILITIES AND SERVICE SYSTEMS

5.19.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR determined that with the implementation of the General Plan policies and regulatory requirements, impacts to utilities and service systems would be less than significant. The 2023 Certified EIR determined that the Approved Project would increase sewer flows, however, the increase would not exceed the projected future capacity of the City’s wastewater infrastructure. With the implementation of the General Plan policies and compliance with Section 14.36.130, Cost, Replacement, and Extension Fee, of the City’s Municipal Code, impacts were determined to be less than significant. The 2023 Certified EIR indicated that the City’s Water System Master Plan is regularly updated to identify and address deficiencies, and as projects under the Approved Project are developed, they would be subject to City permits, fees, and applications in order to ensure that they would not place an undue burden on existing infrastructure. Future expansions would be required to comply with the Construction General Permit, and City, and County specific regulations to minimize impacts; also, implementation of the General Plan policies would reduce impacts. As mentioned in the 2023 Certified EIR, the City requires individual drainage analyses for development projects to ensure conformity with the Citywide drainage system, and new development and significant redevelopment projects must analyze the 10- and 25-year storm events to determine if there would be impacts to the storm drain system. Additionally, the General Plan policies would reduce impacts. The 2023 Certified EIR indicated that the Frank Bowerman Sanitary Landfill would be able to accommodate solid waste from the Approved Project, and that future development would be required to comply with the CALGreen Building Code Standards, as well as the General Plan policies. Overall, impacts to wastewater treatment and collection, water supply and distribution systems, storm drainage systems, and solid waste would be less than significant as determined by the 2023 Certified EIR. There was no impact discussion within the Certified EIR about impacts to electric power, natural gas, or telecommunications facilities.

5.19.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	

The analysis in this section is based in part on the following technical report included as Appendix N of this Addendum:

- *Water Supply Assessment Euclid and Heil*, Kimley-Horn, January 2025.

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR did not identify significant impacts to wet and dry infrastructure, such as water, wastewater, stormwater, electricity, and natural gas, and telecommunication facilities. The Certified EIR determined that a less than significant impact would occur for wet and dry utilities with compliance with regulatory requirements and standard conditions of approval.

Water

A Water Supply Assessment (WSA) was prepared for the Proposed Project (see Appendix N). The projected water demand from the WSA is shown in Table 18, *Total Potable and Recycled Water Demand for the Project*, and is estimated to be approximately 59,368,650 gallon per year (gpy) (or 182.21 acre-feet per year [afy]). Recycled water for the Proposed Project was calculated to be 1,500,000 gpy (or 4.60 afy) which would be used for all

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irrigated areas on the project site (Kimley-Horn 2025c). The net change in water demand for the project site compared to the approved project is also shown in Table 18. The difference between the approved project and the Proposed Project would be 6,423,940 gpy for potable water and 1,500,000 gpy for recycled water.

Table 18 Total Potable and Recycled Water Demand for the Project

	Dwelling Units	Residents	Water Demand per Capita (GPCD)	Potable Water Demand (GPY)	Recycled Demand Factor (GPY)
Approved Project					
Total Domestic Potable Demand	542	1,594	91	52,944,710	-
Proposed Project					
Total Domestic Potable Demand	606	1,782	91	59,189,130	-
Total Swimming Pool Potable Demand				179,520	-
Total Project Recycled Water Demand					1,500,000
Total (GPY)				59,368,650	1,500,000
Difference (GPY)				6,423,940	1,500,000
Total Difference (GPY)					7,923,940

Source: Kimley-Horn 2025c.

Notes:

GPY = Gallons per year

The analysis conservatively assumes no outdoor water demand for the Approved Project. Additionally, the same potable water demand factor from the WSA for the Proposed Project is used for the Approved Project. The WSA uses a conversion rate of 2.94 residents per dwelling unit, which is also used for the Approved Project.

The City sources its water from local groundwater, imported water, and recycled water. The City's main source of water supply is groundwater from the Orange County Groundwater Basin (OC Basin), which currently satisfies all potable water demands. Recycled water from OCWD meets excess demand for non-potable uses such as irrigation, commercial use, and industrial water processes. When groundwater cannot satisfy the demand alone, the City has the ability to import water from the Colorado River Authority and the State Water Project provided by MET and delivered by MWDOC.

In the fiscal year 2019–2020, the City's water supply consisted of 88 percent groundwater, 12 percent recycled water and 0 percent imported water. By 2045, the City's water supply portfolio is projected to be 73 percent groundwater, 14 percent recycled water, and 13 percent imported water.

The City's groundwater pumping is regulated by OCWD, who monitors the OC Basins's water elevation, water quality, production, and recharge. The OCWD manages basin groundwater levels by regulating the annual pumping on a basin production percentage (BPP) basis. The BPP is the ratio of potable groundwater produced within the city to all potable water used within the city from both supplemental and groundwater sources, excluding recycled water. The intent of the BPP is to determine how much water will be pumped from the basin each year and how that affects the basin's volume.

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Despite the City's groundwater wells being unaffected by contaminants such as seawater intrusion and per- and polyfluoroalkyl substances (PFAS), other agencies reliant on the OC Basin have been required to temporarily deactivate their groundwater wells to prevent the extraction of contaminated water. As the affected agencies have become less reliant on groundwater, the City has been able to pump above its BPP without adversely affecting the groundwater basin level. The City anticipates groundwater being a predominant source of potable water for the foreseeable future.

The City has the option to use imported water as a supplementary source to groundwater; however, it currently does not use imported water. Imported water is delivered to the City by MET through MWDOC. MET treats and conveys water from the State Water Project and the Colorado River Aqueduct.

Multiyear droughts and record low rainfalls at the State Water Project and the Colorado River Aqueduct sources have impacted MET's water availability. MET continues to implement conservation measures and improve its storage methods to ensure long-term water needs are met for its customers. Despite not importing water from 2019 to 2021, the City considers imported water an essential potable water source to be used as a supplementary source to groundwater on an as-needed basis. Imported water is included in the City's projected water supply between 2025 and 2045.

The City sources recycled water from treated wastewater to satisfy non-potable water demands such as irrigation, and commercial and industrial process water per Title 22 requirements. Orange County Sanitation District treats and disposes of the City's wastewater and delivers the treated water to OCWD with its treated water. OCWD further treats the water through its Green Acre Project and Groundwater Replenishment System. OCWD's Green Acre Project is a water recycling facility that provides recycled, non-potable water for irrigation and industrial demands. OCWD's Groundwater Replenishment System is an advanced water treatment facility that produces potable water meeting state and federal drinking water standards. The treated water is used for groundwater recharge at various locations throughout Orange County, including as a seawater intrusion barrier in the OC Basin.

The reliability of the City's water supply sources under "normal year," "single dry year," and "multiple dry year" scenarios in five-year increments through 2045 are shown in Table 19, *Normal, Single Dry, and Multiple Dry Year Supply and Demand*. Recycled water is considered fully reliable under all scenarios and is not considered in the dry-year demand analysis. Potable demand, on the other hand, will vary by year type. The City's 2020 UWMP assumed local groundwater supplies are available to the City through OCWD at a BPP of 85 percent. Potable water demand that exceeds the allowable groundwater supply at a BPP of 85 percent would be supplemented with imported water through the City's MET interconnect.

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Table 19 Normal, Single Dry, and Multiple Dry Year Supply and Demand (AFY)

	2025	2030	2035	2040	2045
Normal Year					
Supply Totals	9,989	9,911	10,024	10,118	10,118
Demand Totals	9,989	9,911	10,024	10,118	10,118
Difference	0	0	0	0	0
Single Dry Year					
Supply Totals	10,588	10,505	10,625	10,725	10,725
Demand Totals	10,588	10,505	10,625	10,725	10,725
Difference	0	0	0	0	0
Multiple Dry Year					
Supply Totals	10,588	10,505	10,625	10,725	10,725
Demand Totals	10,588	10,505	10,625	10,725	10,725
Difference	0	0	0	0	0

Source: City of Fountain Valley, 2020 UWMP, 2021; 2025c, Kimley Horn Water Supply Assessment, Euclid and Heid.

The City's 2020 UWMP accounts for approximately 1,000 AFY of imported potable water from MET through MWDOC from 2025 to 2045 for normal years. Per the City's 2020 UWMP, the MET 2020 UWMP, and MWDOC 2020 UWMP, imported water allocated to the City is available to supplement any potable local groundwater supply gaps that may arise. MWDOC has not been utilizing its water allocations from MET and has substantial capacity to increase demands.¹¹ Therefore, the City can also increase the imported water supply from the MET through MWDOC's purchase agreement, which has substantial room to accommodate new developments, including the Proposed Project for all three scenarios.

The Proposed Project would require a recycled water demand of 4.60 AFY. The City only uses recycled water for large, landscaped areas such as parks and golf courses and is not planning on expanding to any large landscape applications. As shown in Table 20, *Current and Projected Potable and Recycled Water Demands for the City of Fountain Valley*, the City anticipates an increase in recycled water demand from 1,184 AFY to 1,400 AFY, which can accommodate the Proposed Project's demand for recycled water.

Table 20 Current and Projected Potable and Recycled Water Demands for the City of Fountain Valley (AFY)

Use Type	2020	2025	2030	2035	2040	2045
Potable Water Demand	8,686	8,589	8,510	8,624	8,718	8,718
Recycled Water Demand	1,184	1,400	1,400	1,400	1,400	1,400
Total	9,870	9,989	9,910	10,024	10,118	10,118

Source: City of Fountain Valley, 2020 UWMP, 2021.

AFY = Acre-feet/year

¹¹ MWDOC. July 2, 2024. Correspondence with Alex Heide, Senior Water Resources Analyst.

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Additionally, the City has a Water Shortage Contingency Plan to ensure water security for essential needs within its service area. Therefore, the City’s existing and future water supply is able to accommodate the increased water demand associated with the Proposed Project.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to the relocation or construction of new or expanded water facilities. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

Wastewater Treatment

Compared to the Approved Project, which had 542 housing units, the Proposed Project would include 606 housing units. The Proposed Project would generate 53,431,785 gallons per year (gpy) (or 146,388 gpd) of wastewater, as shown in Table 21, *Net Increase in Wastewater Generation*. The net change in wastewater generation for the project site compared to the Approved Project is also shown in Table 21.

Table 21 Net Increase in Wastewater Generation

	Portable Water Demand (GPY)	Wastewater Generation (GPY) ¹
Approved Project	52,944,710	47,650,239
Proposed Project	59,368,650	53,431,785
Difference	-	5,781,546

Source: PlaceWorks 2024, King County, 2014.

Notes: gpy = gallons per year

¹ Wastewater generation is assumed to be 90 percent of the potable water demand.

As described in the 2023 Certified EIR, the City owns, operates, and maintains the majority of the sewer collection system within the City boundary and sewer flows from the City ultimately connect into Orange County Sanitation District (OCSD) sewer trunk lines that convey wastewater to OCSD wastewater treatment plants (WWTP). Treated wastewater from the City and other cities within Orange County is conveyed to Plant No. 1 for treatment and is recharged into the groundwater basin for future water supply. The 24-hour facility is bordered by Ellis Avenue, the Santa Ana River, and the Orange County Water District. As described in the 2023 Certified EIR, OCSD’s wastewater treatment plants have a total combined capacity of 390 million gallons per day (mgd) with the ability to route flows to either of the two WWTPs as needed. The 2018-2019 flows were estimated to be 185 mgd, indicating a residual capacity of 205 mgd. Given that the Proposed Project would generate an additional 0.15 mgd of wastewater, this increase is nominal compared to the combined residual capacity of both treatment plants. Thus, existing wastewater treatment facilities would accommodate the project-generated wastewater and maintain a substantial remaining capacity for future wastewater treatment. Furthermore, if development under the Proposed Project requires new sewer flow connections through OCSD, all connections are required to comply with current OCSD design guidelines and pay a sewer connection fee.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared

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to the Approved Project would result in any new or substantially more severe significant impacts with respect to the relocation or construction of new or expanded waste water facilities. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

Strom Drainage

Development of the Proposed Project would alter the on-site drainage patterns with the development of the buildings, roadways, and associated site improvements. However, the Proposed Project, would include detention basins within the site to provided storage to keep the peak 100-year storm event flows below the existing peak flows. The volumes required for the detention basins are 13,200 cf for the west apartment portion of the site and 31,500 cf for the east single family home portion of the site . The Proposed Project would include basins that are 13,500 cf and 33,600 cf, which are larger than the volume that is required to ensure that the volume of stormwater does not exceed the existing stormwater infrastructure capacity in the area (see Figure 13, *Hydrology Exhibit – Proposed Conditions*) (Kimley-Horn 2025a). Thus, stormwater runoff expected at buildout of the Proposed Project would not exceed existing storm drainage capacities.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. No changes proposed by the Proposed Project compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to the relocation or construction of new or expanded storm drainage facilities. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

Electric Power, Natural Gas, or Telecommunications Facilities

As shown in Table 22, *Net Increase in Electricity and Natural Gas Generation*, Buildout of the Proposed Project is expected to use approximately 1,049,160 kilowatt hours per year (kWh/year) more than the Approved Project. As described in the 2023 Certified EIR, the City is in Southern California Edison’s (SCE) service area. While the Proposed Project would generate additional energy demand at the site, the Proposed Project would be required to comply with the Energy Code (24 CCR Part 6).

Table 22 Net Increase in Electricity and Natural Gas Generation

	Electricity (kWh/year)	Natural Gas (kBTU/year)
Approved Project	1,986,882	6,019,909
Proposed Project	3,036,042	7,642,134
Difference	1,049,160	1,622,225

Source: PlaceWorks 2024.

Notes: kWh/y = kilowatt hours per year; kBTU/year= Kilo British Thermal Unit per year

As described in the 2023 Certified EIR, from the existing baseline total residential electricity consumption in SCE’s service area is forecast to increase by approximately 33,789,961 kWh/year by the year 2045. Thus, the Proposed Project’s electricity consumption would represent an insignificant percentage compared to the overall demand in the SCE’s service area, and the projected electrical demand would not require SCE to obtain new or expanded electric power supplies.

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For natural gas, the Proposed Project is estimated to increase to 1,622,225 kBTU/year beyond the Approved Project. SoCalGas's projected natural gas demand growth (mid-demand forecast) between 2019 and 2035 is approximately 1.9 percent. Total consumption in SCE's service area was 7,527 million (MM) therms, in 2019 and is forecast to increase to 7,672 MM therms in 2035 (CEC 2021). The proposed Project would equate to approximately 0.016 MM therms, which would be less than a tenth of a percent of the projected forecast for 2035.¹² Thus, the Proposed Project's natural gas consumption would represent an insignificant percentage compared to the overall demand in the SoCalGas's service area, and the projected natural gas demand would not require SoCalGas to obtain new or expanded electric power supplies.

Furthermore, the Proposed Project would comply with the requirements of the current Energy Code and CALGreen. CALGreen established planning and design standards for sustainable development, energy efficiency, water conservation, and material conservation to create a positive environmental impact. Additionally, the Proposed Project would not interfere with the achievement of the 50 percent Renewables Portfolio Standard (RPS) in SB 100 for 2026 and 60 percent standard for 2030. As discussed in Section 5.6, Energy, statewide RPS goals apply to utilities and energy providers, such as SCE, to ensure the State is meeting its objective in transition to renewable energy.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the 2023 Certified EIR. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts to the construction of new or expanded electric power, natural gas, or telecommunications facilities. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that that buildout of the Approved Project would have adequate water supply and delivery systems to meet project requirements.

The Proposed Project would generate a net increase in potable water demand of 6,423,940 gpy when compared to the Approved Project, as shown in Table 18. As noted in Impact 5.19.2(a) the City's 2020 UWMP accounts for approximately 1,000 AFY of imported potable water from MET through MWDOC from 2025 to 2045 for normal years. Per the City's 2020 UWMP, the MET 2020 UWMP, and MWDOC 2020 UWMP, imported water allocated to the City is available to supplement any potable local groundwater supply gaps that may arise. MWDOC has not been utilizing its water allocations from MET and has substantial capacity to increase demands.¹³ Therefore, the City can also increase the imported water supply from the MET through MWDOC's purchase agreement, which has substantial room to accommodate new developments, including the Proposed Project for all three scenarios. Additionally, the City's 2020 UWMP accounts for a BPP of 85 percent from

¹² 1 kBTU = 0.00000001 MM therms

¹³ MWDOC. July 2, 2024. Correspondence with Alex Heide, Senior Water Resources Analyst.

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2025 to 2045 for all three scenarios. If MWDOC permits the City to pump groundwater above its BPP from wells outside of PFAS-impacted areas, this would satisfy the increase in demand from the Proposed Project.

The Proposed Project would require a recycled water demand of 4.60 AFY. The City only uses recycled water for large, landscaped areas such as parks and golf courses and is not planning on expanding to any large landscape applications. As shown in Table 20, the City anticipates an increase in recycled water demand from 1,184 AFY to 1,400 AFY, which can accommodate the Proposed Project's demand for recycled water.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Furthermore, future environmental review of development projects would ensure minimal impacts to water supplies. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that that buildout of the Approved Project would have adequate sewer and wastewater treatment systems to meet project requirements.

As discussed in Impact 5.19.2(a), implementation of the Proposed Project would not result in an increase in wastewater that cannot be accommodated by OCSD's treatment plants. Furthermore, the City requires NPDES permits, which set limits on allowable concentrations in any wastewater discharge. The City's municipal code also requires dwelling units to connect to the City's public sewer network and prohibits certain polluting substances from being discharged into a public sewer. Additionally, within Chapter 14.36 of the municipal code, the City requires a connection permit and charges a development impact fee to finance public improvements and to pay for the development's fair share of improvements (Fountain Valley 2024). The connection permit shall require adherence to city construction standards and shall be inspected by the city building official or designee before connection is authorized by such a permit (Fountain Valley 2024). The Proposed Project would be required to comply with all provisions of the NPDES program and the municipal code and would not exceed wastewater treatment requirements.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Furthermore, future environmental review of development projects would ensure minimal impacts to wastewater treatment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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- d) **Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that that buildout of the Approved Project would be able to accommodate project-generated solid waste.

As described in Section 5.14, *Population and Housing*, the Proposed Project would result in an increase of 189 residents compared to the Approved Project. As shown in Table 23, *Net Increase in Solid Waste Generation*, the estimated solid waste generation of the Proposed Project would lead to a net increase of 0.60 tons per day (tpd). As described in the 2023 Certified EIR, solid waste generated in the City is transferred to the Frank Bowerman Sanitary Landfill, which has an estimated cease date of December 31, 2053, a maximum permitted throughput of 11,500 tpd, and a remaining capacity of 205,000,000 cubic yards. As shown in Table 24, *Landfill Capacity*, the residual disposal capacity of the Frank R. Bowerman Landfill is approximately 6,108 tpd.

Table 23 Net Increase in Solid Waste Generation

Land Use	Residents	2022 Actual Disposal Rates (ppd per resident) ^a	Solid Waste Generation (tons/day)
Proposed Project			
Apartments Mid Rise	189	6.4	0.60

Source: PlaceWorks 2025.
Notes: ppd = pounds per day
a CalRecycle 2024b

Table 24 Landfill Capacity

	Maximum Permitted Throughput, tons/day	Average Disposal, tons/day	Residual Disposal Capacity, tons/day	Remaining Capacity, cubic yards	Estimated Closing Year
Frank R. Bowerman Landfill	11,500	5,392	6,108	205,000,000	2053

Source: CalRecycle 2024a; CalRecycle 2023.

The 0.79 tpd would be less than 1 percent of the residual disposal capacity of the Frank R. Bowerman Landfill. Therefore, the Frank R. Bowerman Landfill and Olinda Alpha Landfill would not be impacted by the Proposed Project.

The Proposed Project, similar to other projects developed pursuant to the City's General Plan, would comply with the current CALGreen and AB 341. The 2022 CALGreen requires that all newly constructed buildings and demolition projects divert at least 65 percent of the nonhazardous construction and demolition materials generated at the project site from landfills. AB 341 mandates a solid waste diversion rate of 75 percent by 2020. Overall, impacts would be less than significant, and there are no changes or new significant information that would require preparation of an EIR.

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The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to being served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs. Furthermore, future environmental review of development projects would ensure adequate capacity for solid waste. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR identified that that buildout of the Approved Project would comply with federal, state, and local statutes and regulations related to solid waste.

Solid waste would be generated during construction and operation of the Proposed Project. AB 939, the Integrated Waste Management Act of 1989 (California Public Resources Code Sections 40000 et seq.) requires all local governments to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills (CalRecycle 2024b). This legislation requires cities to divert at least 50 percent of their solid waste generation into recycling every year. Compliance with AB 939 is measured for each jurisdiction, in part, as actual disposal amounts compared to target disposal amounts.

The target disposal rate for the City is 6.9 pounds per day (ppd) per resident. Actual disposal rates for the latest year of data (2022) were 6.4 ppd per resident (CalRecycle 2024b). Thus, solid waste diversion in Fountain Valley is consistent with AB 939, and the project's solid waste generation would be consistent with AB 939.

The Proposed Project would recycle construction waste in compliance with the 2022 CALGreen, collect recycle materials in compliance with AB 1327, and handle green waste in accordance with AB 1826. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991 (California Public Resources Code Sections 42900 et seq.) required the California Integrated Waste Management Board to develop a model ordinance requiring adequate areas for the collection and loading of recyclable materials in development projects. Local agencies were required to adopt and enforce either the model ordinance or an ordinance of their own by September 1, 1993. The City's municipal code Chapter 6.09, Recycling and Diversion of Waste from Construction and Demolition, includes waste recycling requirements in conformance with Public Resource Code Sections 42910 et seq. Overall, impacts would be less than significant, and there are no changes or new significant information that would require preparation of a supplemental or subsequent EIR.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to compliance with federal, state, and local statutes and regulations related to solid waste. Furthermore, future environmental review of development projects would ensure that solid waste reduction goals would be met. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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5.19.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify mitigation measures related to utilities and services. No mitigation measures are required.

5.20 WILDFIRE

5.20.1 Summary of Impacts Identified in the Program EIR

The 2023 Certified EIR identified that impacts as a result of wildfires would be less than significant. The City is not within a VHFHSZ and is not at risk for wildland fires due to its highly urbanized nature and surroundings. Adherence to the City’s Municipal Code Chapter 2.57, Emergency Preparedness, and Chapter 17.06, Emergency Response Systems and Hazardous Materials Ordinance, and California Fire and Building Codes, as well as implementation of the General Plan policies, would reduce impacts as a result of impairing emergency response and evacuation plans, exacerbating wildfires, and exposing people or structures to significant wildfire risks to less than significant.

5.20.2 Impacts Associated with the Proposed Project

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR determined that impacts of the Approved Project would be less than significant with the implementation of applicable local and state regulations, as well as the General Plan policies such as Policy PFS-2.6, Policy PFS-4.1, and Policy PFS-4.3.

All construction and operational activities would occur within the project site boundaries and would not result in impacts to circulation patterns or emergency access routes within the project area. As such, the Proposed Project would not interfere with operations of emergency response agencies or with coordination and cooperation between agencies. Additionally, the Proposed Project would implement all applicable policies from the General Plan, such as Policy PFS-2.1, Policy PFS-2.2, Policy PFS-2.6, Policy PFS-4.1, and Policy PFS-4.3. Additionally, the Proposed Project would comply with the City of Fountain Valley Municipal Code Chapter 2.57, Emergency Preparedness, which is intended to provide for the preparation and carrying out of plans for the protection of people in the City, and Fountain Valley Municipal Code Chapter 17.06, Emergency Response Systems and Hazardous Materials Ordinance, which includes requirements for emergency protection such as emergency responder radio covered in new building.

The Proposed Project would be designed in accordance with the CBC and CFC. Project design plans would be reviewed by the FVFD and the City. Fire suppression equipment specific to construction would be maintained onsite. Therefore, the Proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to compliance with federal, state, and local statutes and regulations related to impairing an adopted emergency response plan or emergency evacuation plan. Furthermore, future environmental review of development projects would ensure that emergency response plans are adequate. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR determined that the City is not within a VHFHSZ and is relatively flat and highly urbanized. Additionally, with the implementation of state and local codes, such as the CFC, and Chapter 2.57 and Chapter 17.06 of the Fountain Valley Municipal Code, as well as the General Plan policies, such as Policy PFS-2.2 and Policy PFS-3.2, impacts were determined to be less than significant.

The project site is generally flat, and the surrounding area of the project site is developed with residential uses and park/recreational uses. The City, including the project site, is not within a VHFHSZ and is not at risk for wildland fires due to the urbanized nature (CAL FIRE 2024).

The Proposed Project would be designed in accordance with the CBC and CFC. Project design plans would be reviewed by the FVFD and the City. Fire suppression equipment during construction would be maintained onsite. Additionally, the Proposed Project would be required to implement Policy PFS-2.2, Policy PFS-3.1, and Policy PFS-3.2 which would reduce impacts. Therefore, the Proposed Project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire due to slope, prevailing winds, and other factors. Impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts compared to the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to slope, prevailing winds, and other factors exacerbating wildfire risks and thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Furthermore, future environmental review of development projects would ensure that wildfire impacts are avoided. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR determined that the City is not within a VHFHSZ and with the implementation of General Plan Policy PFS-2.7, impacts would be less than significant.

The Proposed Project would develop the vacant project site with residential uses. The Proposed Project would be designed in accordance with the CBC and CFC. Project design plans would be reviewed by the FVFD and City. Additionally, the Proposed Project would connect to the existing utility lines in the surrounding roadways and would be installed to meet the service requirements of the providers. Therefore, as the surrounding area is highly urbanized and the City is not within a VHFHSZ, the Proposed Project would not include the installation or maintenance of infrastructure that could exacerbate fire risk or result in temporary, or ongoing impacts to the environment. Impacts would be less than significant.

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The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR for the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to the installation or maintenance of associated infrastructure. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2023 Certified EIR concluded that the City is not within a VHFHSZ, is generally flat, and that the majority of the City is within Flood Zone X, with the northwestern portion of the City within Flood Zone A. The 2023 Certified EIR concluded that it is unlikely that the City would be susceptible to downslope or downstream flooding or landslides as a result of post-fire slope instability. Impacts were determined to be less than significant with the implementation of General Plan Policies PFS-2.1 and PFS-2.2 and adherence to the goals, objectives, and actions of the Local Hazard Mitigation Plan.

As discussed in Impacts 5.10.2(c)(iv) and 5.10.2(d), the Proposed Project is not within a special flood hazard area, a dam inundation area, a tsunami inundation zone, or at risk of flooding from seiches. Additionally, as stated in Impact 5.7.2(a)(iv), the project site is not within a seismically-induced landslide hazard zone and the project site is generally flat. Adherence to the CBC and CFC would reduce impacts to a less than significant level. Similar to the Approved Project, the Proposed Project would also be required to comply with the goals and policies outlined in the General Plan including General Plan Policies PFS-2.1 and PFS-2.2 and adhere to the goals, objectives, and actions of the Local Hazard Mitigation Plan. Therefore, impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than the Approved Project. The Proposed Project compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.20.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2023 Certified EIR did not identify mitigation measures related to wildfire. No mitigation measures are required.

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5.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The Proposed Project would not result in impacts beyond what was previously analyzed in the 2023 Certified EIR. The geographic range and severity of impacts to biological resources resulting from the Proposed Project would be similar to those that would result from implementation of the Approved Project. The Proposed Project would not result in a significant impact to biological resources, consistent with the Approved Project, and COA BIO-1 would ensure impacts to nesting birds are reduced. The Proposed Project would incorporate all applicable mitigation measures identified in 2023 Certified EIR as discussed in Sections 5.5, *Cultural Resources*, 5.7, *Geology and Soils*, and 5.18, *Tribal Cultural Resources*, above. The Proposed Project would not result in any new impacts or substantially increase the severity of previously disclosed impacts related to

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biological, cultural, paleontological, or tribal cultural resources. Therefore, preparation of supplemental or subsequent EIR is not required by CEQA.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. Changes proposed by the Proposed Project compared to the Approved Project would not result in any new cumulatively considerable impacts or substantially increase the severity of previously disclosed cumulatively considerable impacts. The 2023 Certified EIR addresses cumulative impacts in accordance with CEQA Guidelines Section 15130. Pursuant to CEQA Guidelines Section 15130 (b)(1), the information used in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts identified in the 2023 Certified EIR used method No. 2. As discussed previously in this addendum, the Proposed Project would have no impact, or a less than significant impact/no changes as compared to the Approved Project. Therefore, all impacts are individually limited and would not result in any new cumulatively significant impacts compared to the Approved Project. Impacts would be less than significant, and the Proposed Project would not generate a new cumulatively considerable impact. The preparation of supplemental or subsequent EIR is not required by CEQA.

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The Proposed Project would result in an increase of 189 additional residents compared to the Approved Project. The Proposed Project would comply with applicable local, state, and federal laws governing general welfare and environmental protection. The implementation of the required mitigation measures specified in the Approved Project, and incorporated into this addendum would reduce impacts to less than significant. Changes proposed by the Proposed Project to the Approved Project would not result in any new substantial adverse impacts or substantially increase the severity of previously disclosed adverse impacts on human beings, either directly or indirectly. Therefore, a less than significant impact would occur and preparation of supplemental or subsequent EIR is not required by CEQA.

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6.2 CITY OF FOUNTAIN VALLEY

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6. List of Preparers

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