

October 2023 | Final Environmental Impact Report
State Clearinghouse No. 2022100563

CITY OF FOUNTAIN VALLEY GENERAL PLAN FINAL EIR

City of Fountain Valley

Prepared for:

City of Fountain Valley

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1. Introduction

1.1 INTRODUCTION

This Final Environmental Impact Report (FEIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

According to the CEQA Guidelines, Section 15132, the FEIR shall consist of:

- (a) The Draft Environmental Impact Report (DEIR) or a revision of the Draft;
- (b) Comments and recommendations received on the DEIR either verbatim or in summary;
- (c) A list of persons, organizations, and public agencies comments on the DEIR;
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- (e) Any other information added by the Lead Agency.

This document contains responses to comments received on the DEIR for the City of Fountain Valley General Plan Project during the public review period, which began June 9, 2023, and closed July 24, 2023. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency (“City of Fountain Valley” or “City”). This document and the circulated DEIR comprise the FEIR, in accordance with CEQA Guidelines, Section 15132.

1.2 FORMAT OF THE FEIR

This document is organized as follows:

Section 1, Introduction. This section describes CEQA requirements and content of this FEIR.

Section 2, Response to Comments. This section provides a list of agencies and interested persons commenting on the DEIR; copies of comment letters received during the public review period, and individual responses to written comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a number (A1 through A-2 for letters received from agencies and organizations). Individual comments have been numbered for each letter and the letter is followed by responses with references to the corresponding comment number.

Section 3. Revisions to the Draft EIR/Additional Information. This section contains revisions to the DEIR text and figures as a result of the comments received by agencies and interested persons as described in

1. Introduction

Section 2, and/or errors and omissions discovered subsequent to release of the DEIR for public review. This section also includes revisions to additional documents that are part of the proposed project (e.g., proposed General Plan, existing conditions reports, etc.).

The responses to comments contain material and revisions that will be added to the text of the FEIR. The City of Fountain Valley staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the DEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the DEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of DEIRs should be “on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. ...CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.”

CEQA Guidelines Section 15204 (c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.” Section 15204 (d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

In accordance with CEQA, Public Resources Code Section 21092.5, copies of the written responses to public agencies will be forwarded to those agencies at least 10 days prior to certifying the environmental impact report. The responses will be forwarded with copies of this FEIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on DEIRs.

2. Response to Comments

Section 15088 of the CEQA Guidelines requires the Lead Agency (City of Fountain Valley) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the DEIR and prepare written responses.

This section provides all written responses received on the DEIR and the City's responses to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the DEIR are excerpted in this document, the sections are shown indented. Changes to the DEIR text are shown in underlined text for additions and ~~strikeout~~ for deletions.

Table 2-1, *List of Commenters*, provides a list of agencies and persons that submitted comments on the DEIR during the public review period.

Table 2-1 List of Commenters

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
Agencies & Organizations			
A1	Orange County Transportation Authority (OCTA), Dan Phu, Manager – Environmental Programs	July 24, 2023	2-3
A2	Sakioka Company, George Sakioka	July 24, 2023	2-7

2. Response to Comments

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2. Response to Comments

LETTER A1 – Orange County Transportation Authority (OCTA), Dan Phu, Manager – Environmental Programs (1 page)



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July 24, 2023

Omar Dadabhoy
Deputy City Manager/Community Development Director
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

Via email: omar.dadabhoy@fountainvalley.org

Subject: Notice of Availability (NOA) of Draft Environmental Impact Report (DEIR) regarding the 2045 Fountain Valley General Plan Update

Dear Mr. Dababhoy:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Notice of for the Notice of Availability for the Draft Environmental Impact Report regarding the 2045 Fountain Valley General Plan Update. The following comments are provided for your consideration:

- Please note the following underbuilt roadways and their planned buildout designation per the Master Plan of Arterial Highways (MPAH) are listed within the study area on Pages 5.12-6 and 5.12-7 in the Environmental Impact Report:
 - Garfield Avenue as a Primary Arterial with 4 lanes, divided.
 - Heil Avenue as a Secondary Arterial with 4 lanes, undivided.
 - Ward Street as a Secondary Arterial with 4 lanes, undivided.

A1-1

The Draft 2045 General Plan Update should consider the planned buildout of these roadways, as it relates to potential future right-of-way needs. If there is a desire to amend the Master Plan of Arterial Highways, please contact OCTA staff.

- On Page 5.12-14 in the Environmental Impact Report, Euclid Street north of Edinger Avenue is currently categorized as a Major Arterial. The existing Circulation Plan Map on Page 21 from Appendix 5.12-1 denotes this facility as a Secondary Arterial.

A1-2

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

Dan Phu
Manager, Environmental Programs

DP:tc

Orange County Transportation Authority
550 South Main Street / P.O. Box 14184 / Orange / California 92863-1584 / (714) 560-OCTA (6282)

2. Response to Comments

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2. Response to Comments

A1. **Response to Comments from Orange County Transportation Authority (OCTA), Dan Phu, Manager – Environmental Programs, dated July 24, 2023.**

A1-1 The commenter states that the proposed project should consider the planned buildout of Garfield Avenue, Heil Avenue, and Ward Street, as it relates to potential future right-of-way needs.

This comment does not address the adequacy of the DEIR, and therefore, no revisions to the environmental analysis are warranted. Garfield Avenue and Ward Street were analyzed in base and future modeling as the noted Master Plan of Arterial Highways (MPAH) designations and maintain right-of-way (ROW) consistent with the MPAH in the proposed circulation element. Heil Avenue was analyzed as a Secondary Arterial in the base condition and as a “Park Boulevard,” with one travel lane in each direction and a center turn lane, in the future condition. The traffic analysis concluded that Heil Avenue, as a two-lane facility, would be able to accommodate traffic flow at an acceptable level of service.

The City’s intent is to retain Heil Avenue’s official classification as a Secondary Arterial, consistent with the MPAH, until such time that the City is prepared to pursue an MPAH amendment, as shown in the revised Implementation Plan (see Section 3, *Revisions to the Draft EIR/Additional Information*, of this FEIR). Even if the City reclassifies Heil Ave consistent with the Park Boulevard classification, the right-of-way will remain consistent with that of the Secondary Arterial designation, enabling the City to restripe Heil Avenue in the future, should the roadway need to be reclassified back to a Secondary Arterial classification with minimal construction costs or need for right-of-way expansion.

General Plan Figure CM-1 has been revised to more clearly indicate the City’s intent to retain Heil Avenue’s official classification as a Secondary Arterial, consistent with the MPAH, until such time that the City is prepared to pursue an MPAH amendment for the “Park Boulevard” classification, or equivalent MPAH classification (see Section 3, *Revisions to the Draft EIR/Additional Information*, of this FEIR).

A1-2 The commenter states that on page 5.12-14 of the DEIR, Euclid Street north of Edinger Avenue is currently categorized as a Major Arterial but that the Circulation Plan in Appendix 5.12-1 denotes this facility as a Secondary Arterial.

This comment does not address the adequacy of the DEIR, and therefore, no revisions to the environmental analysis are warranted. The comment is on a figure within the existing conditions report which contains an error. However, the final proposed Mobility Element correctly denotes the Euclid north of Edinger as a Major Arterial.

2. Response to Comments

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2. Response to Comments

LETTER A2 – Sakioka Company, George Sakioka (2 pages)



July 24, 2023

VIA HAND DELIVERY AND EMAIL

Mr. Omar Dadabhoy
Community Development Director
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708
Phone: 714-593-4426
Via email: omar.dadabhoy@fountainvalley.org

Re: *Draft Environmental Impact Report for the Fountain Valley 2045 General Plan Update*

Dear Mr. Dadabhoy,

As the owner of the Southpark Property identified in the proposed 2045 General Plan Update, I am submitting these comments on the Draft EIR prepared for the update. We note that the Draft EIR lacks a breakdown that shows how the aggregated development and population growth amounts that are indicated in the General Plan, were created, and correspond to the Housing Element. Specifically, for example, Table 3.1 at Page 3-8, shows a city-wide total of 25,633 of planned units of housing, and an employment population of 36,542. However, I could not locate any information as to where the employees would be located or where the housing is expected to be located. Does the General Plan EIR analysis incorporate the exact same assumptions as the Housing Element?

A2-1

For example, in the Housing Element, it is recognized that there is an additional roughly 800,000 square feet of non-residential development permitted under the current Specific Plan. Table LU-2 of the General Plan mentions growth in employment of 2,740 jobs. Does that correspond to the 800,000 square feet of non-residential development? How are square footages translated into estimated numbers of jobs?

A2-2

The General Plan also provides the following text with respect to Southpark: "As directed by the Housing Element, a specific plan amendment will introduce the ability to add higher density housing in place of or in addition to the specific plan's remaining non-residential

A2-3

14850 Sunflower Avenue, Santa Ana, CA 92707 • 714•545•8611

2. Response to Comments

Mr. Omar Dadabhoy
Community Development Director
City of Fountain Valley
July 24, 2023
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entitlement.” Please note, that the property owner expects any residential development to be in addition to, not instead of, the remaining non-residential entitlement. Does the Draft EIR assume (and analyze the impacts of) both the 1,100 housing units shown in the Housing Element for Southpark, and the roughly 800,000 square feet of non-residential development?

A2-3
CONT'D

A2-4

Thank you for the opportunity to comment on the Draft EIR.

Best regards,



George M.K. Sakioka
Sakioka Company, LLC

Cc: Amy R. Forbes, Gibson Dunn (via email)
Don Sutro, Southpark Company (via email)

2. Response to Comments

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2. Response to Comments

A2. Response to Comments Sakioka Company, George Sakioka, dated July 24, 2023.

A2-1 The commenter states that the EIR lacks a breakdown that shows how the aggregated development and population growth amounts that are indicated in the DEIR were created and how they correspond to the Housing Element. The commenter asks if the DEIR analysis incorporates the same assumptions as the Housing Element.

The General Plan EIR analyzes at least the same number or a greater number of housing units than anticipated by the City's certified 6th Cycle Housing Element, depending on the site. The assumptions, specifically residential density, are generally higher than those used in the Housing Element to reflect density bonus units and inclusionary units not counted towards accommodating the City's RHNA allocation. For the Crossings and South Park specific plans, the same number of units were analyzed in the General Plan EIR as was identified in the Housing Element.

A2-2 The commenter states that the Housing Element indicates that there will be an additional 800,000 square feet of non-residential development, and that the DEIR indicates that there would be an additional 2,740 jobs. The commenter asks if the 800,000 square feet corresponds to 2,740 jobs, and asks how the square footages are translated into the estimated number of jobs.

The commenter is correct in that the employment growth of 2,740 jobs corresponds with the roughly 800,000 remaining square feet of non-residential development as currently permitted under the current specific plan.

The estimated number of jobs are calculated by dividing non-residential building square footage by an employment generation factor (average square feet per employee) for each land use category. Table 3 in the Fountain Valley General Plan Buildout Methodology (see Appendix A, *Buildout Methodology*, of this FEIR) describes the employment generation factors used for each land use category. For the Southpark Specific Plan, the following employment generation factors were used:

- Retail uses: 500 square feet per employee
- Service uses: 349 square feet per employee
- Base uses: 1,000 square feet per employee

A2-3 The commenter states that the property owner expects that any residential development, as proposed, would be in addition to, not instead of, the remaining non-residential entitlement.

See response to Comment A2-1.

2. Response to Comments

A2-4 The commenter asks if the DEIR assumes, and analyzes, the impacts of both 1,100 housing units as shown in the Housing Element for Southpark, and 800,000 square feet of non-residential development.

The Draft EIR analyzes both the 1,100 housing units shown in the Housing Element and the roughly 800,000 square feet of non-residential development permitted by the specific plan.

2. Response to Comments

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3. Revisions to the Draft EIR/Additional Information

3.1 INTRODUCTION

This section contains revisions to the DEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of DEIR publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the DEIR. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the DEIR. Changes made to the DEIR are identified here in ~~strikeout text~~ to indicate deletions and in underlined text to signify additions. This section also includes revisions to additional documents that are part of the proposed project (e.g., proposed General Plan, existing conditions reports, etc.).

3.2 REVISIONS/ADDITIONAL INFORMATION IN RESPONSE TO WRITTEN COMMENTS

The following text has been revised in response to comments received during the public comment period.

In response to letter A1, the Implementation Plan of the General Plan has been revised to clearly illustrate the City's intent to retain Heil Avenue's official classification as a Secondary Arterial until the City is prepared to pursue an MPAH amendment.

3. Revisions to the Draft EIR/Additional Information

Implementation Plan

IMP-CM-5 Traffic calming. Establish process to evaluate need, priority for, and level of traffic calming measures and improvements.

Lead: Public Works

Support: Planning

Related Policies: CM-2.4

Timeframe: short-term

IMP-CM-6 Site design. Adopt design standards and guidelines for on-site, non-motorized circulation (coordinate with IMP-LU-1).

Lead: Public Works

Support: Planning

Related Policies: CM-2.5, CM-2.6, CM-2.7, CM-2.8, CM-2.10, CM-2.11

Timeframe: mid-term

IMP-CM-7 Safe routes to schools and parks. Coordinate with OCTA and school districts to identify schools serving residents that lack safe walking and biking routes to school. Collaborate with OCTA and school districts to obtain funding to plan and implement improvements. Develop a process to prioritize the application of grant funding to schools that are in or serve children in low resource areas.

Lead: Public Works

Support: Planning

Related Policies: CM-2.9

Timeframe: mid-term

IMP-CM-8 Heil Avenue classification and OCTA coordination. Execute a formal agreement with OCTA to formalize and initiate the City's intent to redesign Heil Avenue for two lanes of travel (consistent with the City's Park Boulevard classification), while retaining the Secondary Arterial classification on the MPAH until an improvement project is submitted. The letter will also clarify that the City's Park Boulevard classification will maintain the same right-of-way in the event that additional capacity and reclassification is needed in the future. This will ensure that the City's continues to receive its Measure M2 funding allotment.

Lead: Public Works

Support: Planning

Related Policies: CM-2.1, CM-2.2, CM-2.3, CM-2.4, CM-2.7, 2.9

Timeframe: short-term

3. Revisions to the Draft EIR/Additional Information

Implementation Plan

IMP-CM-9 Heil Avenue improvement. Seek and obtain funding to improve Heil Avenue consistent with the Park Boulevard classification, including conceptual plans, specifications, and estimates. In parallel, coordinate with OCTA to demonstrate that the capacity needs of Heil Avenue are consistent with the Park Boulevard classification and officially reclassify the roadway on the MPAH. Once funding and MPAH reclassification is secured, proceed with final plans, specifications, and estimates, followed by construction.

Lead: Public Works

Support: Planning

Related Policies: CM-2.1, CM-2.2, CM-2.3, CM-2.4, CM-2.7, 2.9

Timeframe: mid-term

Open Space and Conservation Element

IMP-OSC-1 Parks master plan. Prepare and adopt a City parks master plan that evaluates existing facilities and analyzes potential needs, costs, and phasing for improvements based upon existing and forecasted populations.

Lead: Recreation & Community Services

Support: Planning, Orange County Parks, Southern California Edison, school districts with joint use agreements

Related Policies: OSC-1.1, OSC-1.2, OSC-1.3, OSC-1.4, OSC-1.5, OSC-1.6, OSC-1.7

Timeframe: short-term

IMP-OSC-2 Public plazas. Review and revise mixed use development standards, as necessary to adjust size, location, and design requirements for public plaza space.

Lead: Planning

Support: None

Related Policies: OSC-1.8

Timeframe: short-term

IMP-OSC-3 Urban forest. Review and revise the City's Tree Program as necessary to ensure a healthy and diverse urban forest.

Lead: Public Works

Support: Planning

Related Policies: OSC-2.1, OSC-2.2

Timeframe: mid-term

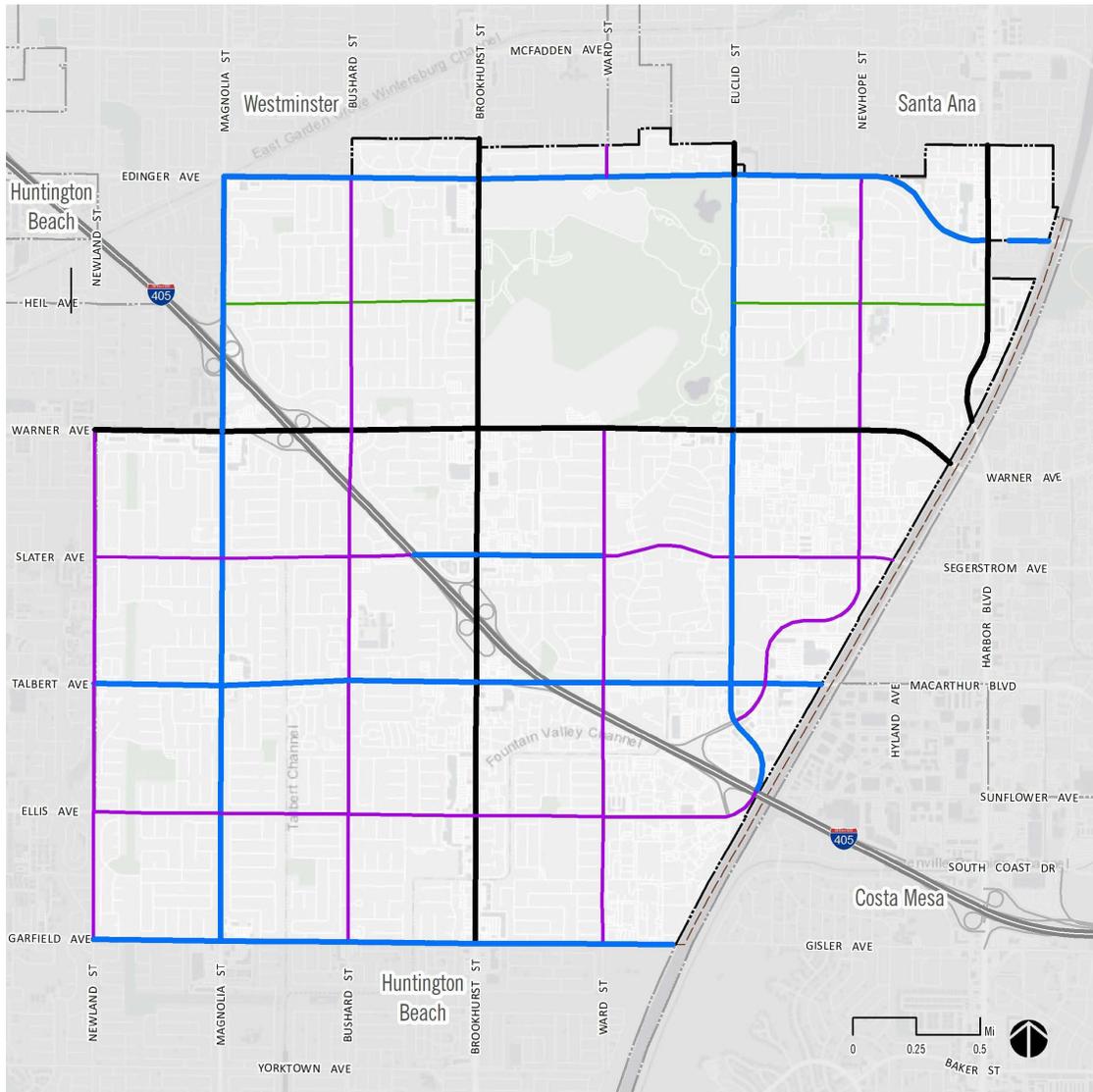
IMP-OSC-4 Rewilding portions of Mile Square Park. In accordance with legislation enacted through SB 1425 (2022), coordinate with Orange County Parks to advocate for an expansion of the Urban Natural Area and rewilding of other areas as part of the Mile Square Park expansion effort.

Lead: Parks and Recreation

Support: Planning Orange County Parks

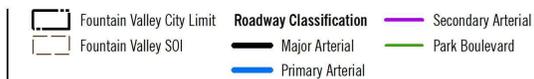
3. Revisions to the Draft EIR/Additional Information

In response to letter A1, Figure CM-1 of the General Plan has been revised to more clearly indicate the City’s intent to retain Heil Avenue’s official classification as a Secondary Arterial.



Source: Fehr and Peers 2022

Date: 4/11/2023



[This figure shows Heil Avenue as a Park Boulevard, which is consistent with the City’s intent and vision. However, Heil Avenue shall remain designed and classified as a Secondary Arterial until it is formally reclassified in the MPAH.](#)



DRAFT Figure CM-1
 Roadway Network

3. Revisions to the Draft EIR/Additional Information

In response to letter A2, Appendix A, *Buildout Methodology*, has been included to more clearly illustrate the breakdown and assumptions used in the buildout for the DEIR.

Appendix A is included as an attachment to the FEIR.

Several sections of the DEIR (Table 1-1, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*; page 5.2-39 and page 5.2-40 in Section 5.2, *Air Quality*, and Chapter 6, *Unavoidable Impacts, Irreversible Changes, and Growth-Inducing Changes*) have been updated, due to a typographical error, to reflect that Impact 5.2-1 will be a significant and unavoidable impact.

Chapter 1 – Executive Summary

Table 1-1 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.2 AIR QUALITY			
Impact 5.2-1: Buildout of the General Plan Update, and associated emissions, would exceed the assumptions of the South Coast AQMD’s AQMP.	Potentially significant	<p>Mitigation Measure 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 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 shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:</p> <ul style="list-style-type: none"> ■ Require fugitive dust control measures that exceed South Coast Air Quality Management District’s Rule 403, such as: <ul style="list-style-type: none"> ● Requiring use of nontoxic soil stabilizers to reduce wind erosion. ● Applying water every four hours 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 construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits. ■ Ensuring construction equipment is properly serviced and maintained to the manufacturer’s standards. 	Less than significant Significant and unavoidable

3. Revisions to the Draft EIR/Additional Information

Table 1-1 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ■ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ■ Using 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. <p>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.</p> <p>Mitigation Measure 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 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:</p> <ul style="list-style-type: none"> ■ 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 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. 	

3. Revisions to the Draft EIR/Additional Information

Table 1-1 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ■ 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. 	

Section 5.2 – Air Quality

LEVEL OF SIGNIFICANCE

Level of Significance Before Mitigation: Impact 5.2-1 would be potentially significant.

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 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 shall require feasible mitigation measures to reduce air quality emissions. Potential 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 to active soil disturbing activities.

3. Revisions to the Draft EIR/Additional Information

- Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits.
- Ensuring 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 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.

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.

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 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

3. Revisions to the Draft EIR/Additional Information

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.

Level of Significance After Mitigation: Impact 5.2-1 would be ~~less than significant~~ significant and unavoidable.

Chapter 6 – Unavoidable Impacts, Irreversible Changes, and Growth-Inducing Impacts

Air Quality

- **Impact 5.2-1:** Buildout of the General Plan Update, and associated emissions, would exceed the assumptions of the South Coast AQMD’s AQMP.
- **Impact 5.2-2:** Construction activities associated with future development that would be accommodated under the General Plan Update could generate short-term emissions in exceedance of the South Cost AQMD’s threshold criteria.
- **Impact 5.2-3:** Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD’s threshold criteria and cumulatively contribute to the South Coast Air Basin’s nonattainment designations.