

NOTE: THIS MEETING IS
BEING RECORDED

Joint Meeting of the Planning Commission & City Council

March 31, 2021



CALL TO ORDER

Council Members: Bui, Constantine, Grandis, Mayor Pro Tem/Vice Chair Harper, Mayor/Chair Vo

Planning Commissioners: Farrell, Lopez, Saad, Tahir, Vice-Chair Osborn, Chair Spear



1. INTRODUCTION



What does a general plan address?

■ 8 required & 6 optional topics/elements

- ▣ Land use
- ▣ Circulation & mobility
- ▣ Housing
- ▣ Open space & recreation
- ▣ Conservation
- ▣ Safety & resiliency
- ▣ Environmental justice
- ▣ Noise
- ☑ Growth management
- ☑ Economic development
- ☑ Community design
- ☑ Sustainability
- ☑ Healthy communities
- ☑ Governance



Fountain Valley's Future

- Set the stage for beneficial development
- Conduct inclusive and transparent community engagement
- Integrate new state mandates
- Focus on quality of life



GPAC (General Plan Advisory Committee)

| | | |
|--|--|-----------------------------------|
| Ramon Galvez-Arango HCD Advisory Board | Karl Lutke At-large FV Resident Quadrant 1 | Michael Vo Mayor |
| Tracy Cameron (<i>added 3/18</i>) FV Community Foundation | Clarence F. Alvey Jr. At-large FV Resident Quadrant 2 | Ted Bui City Council |
| Margie Drilling Measure HH Committee | Robert Alcantara At-large FV Resident Quadrant 3 | Azzam Saad Planning Commission |
| Jim Cunneen FV Elementary School Board | Sheri Vander Dussen At-large FV Resident Quadrant 4 | |
| Emily Randle FV Large Business Representative | Bonnie Castrey HB Union High School District Board | |
| Matt Cortez OC Board of Realtors | Paula Coker FV Chamber of Commerce Board | |

Former GPAC Members: Cheryl Brothers, City Council; Steve Nagel, City Council; Bill Cameron, Planning Commission; Vince Sosa, FV Community Foundation

GPAC Meetings

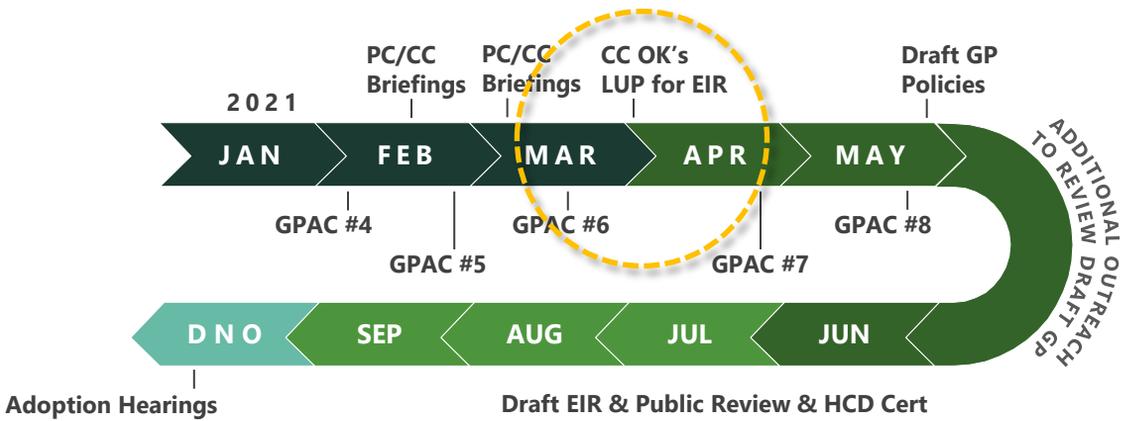
1. (Dec '18) GP overview and opportunity sites
2. (May '19) Citywide issues and values
3. (Jul '19) Draft GP Vision, RHNA intro, opportunity sites scenario exercise

2020 -- Draft RHNA Allocation/Appeal

4. (Feb '21) New RHNA, ADUs, mixed use and inclusionary options, GPAs in process
5. (Feb '21) Fiscal issues, draft RHNA strategy, private property concepts, RHNA distribution exercise
6. (Mar '21) Fiscal issues, draft Land Use Map, private property owner concepts

Goal for Tonight

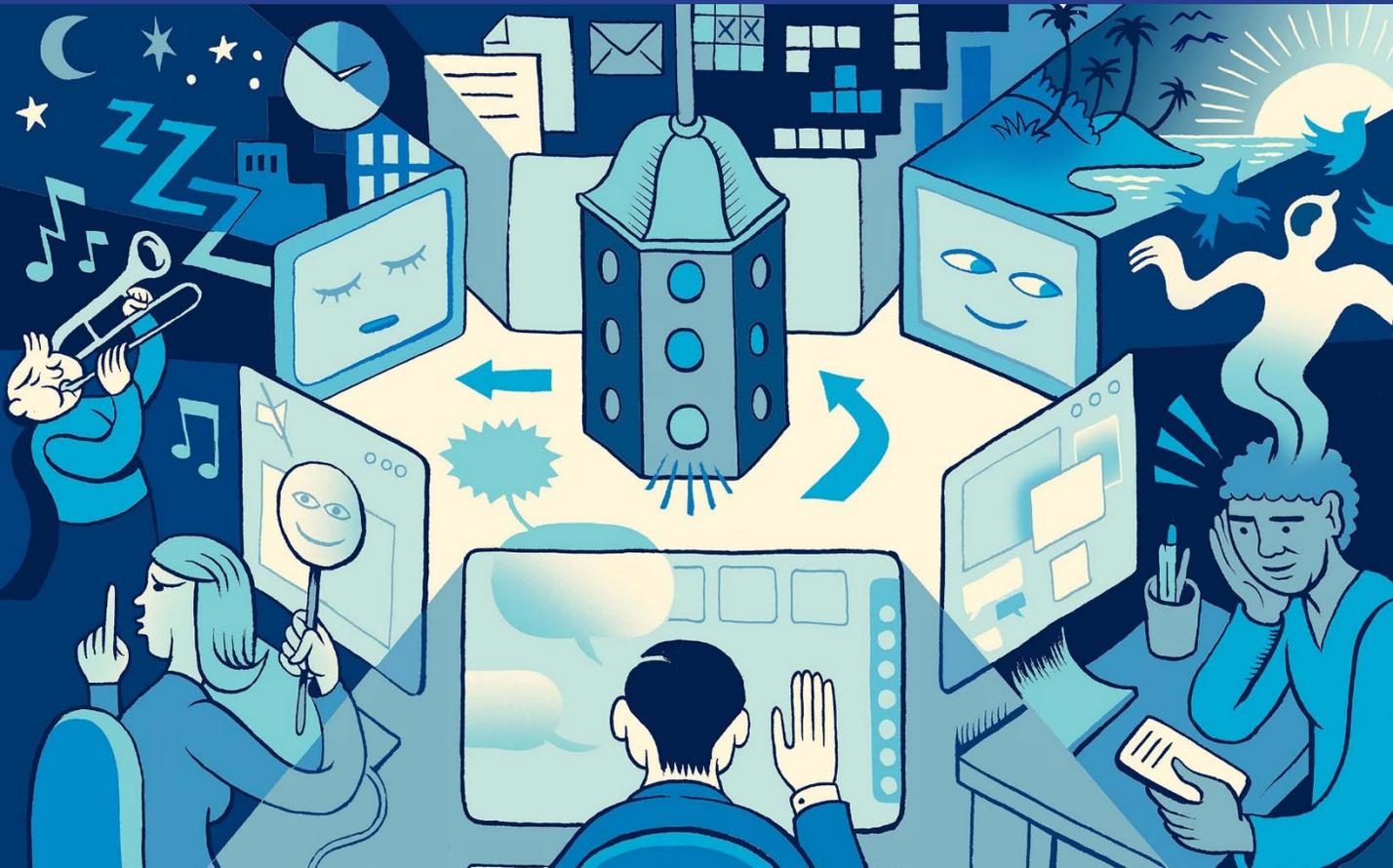
- Obtain authorization to move GPAC’s draft Land Use Plan (with or without changes) to the next stage of environmental analysis
- Tonight is NOT a final vote, but a mid-point opportunity to evaluate direction of the GP



Study Session

1. Introduction
2. Technical Background
 - a. GPAC issues, concerns, vision
 - b. RHNA & housing element law
 - c. Opportunity sites & GPAC strategy
 - d. Fiscal overview
 - e. PC/CC questions
3. GP Land Use Map
 - a. Private developer presentation
 - b. Citywide map of areas not changing
 - c. Areas of change
 - d. PC/CC questions
4. Public Comments
5. PC/CC Discussion
6. Next Steps

Virtual/In-Person Meeting Protocols



Virtual/In-Person Meeting Protocols

Everyone

- Please remain silent/muted
(unless called upon)
- Zoom - always be aware if your webcam and/or microphone are turned on
(avoid disruptions from people talking, typing, or moving around)

Virtual/In-Person Meeting Protocols

General Public – Question/Comment?

- **In Person:** Please fill out a speaker card and hand it to staff during the meeting or Public Comment period
- **On Zoom:** Please indicate so in the chat box during the meeting or Public Comment period
- **Public Comment Period:** During this period, City staff will call out your name so that you may ask questions or provide comments (up to 3 minutes)

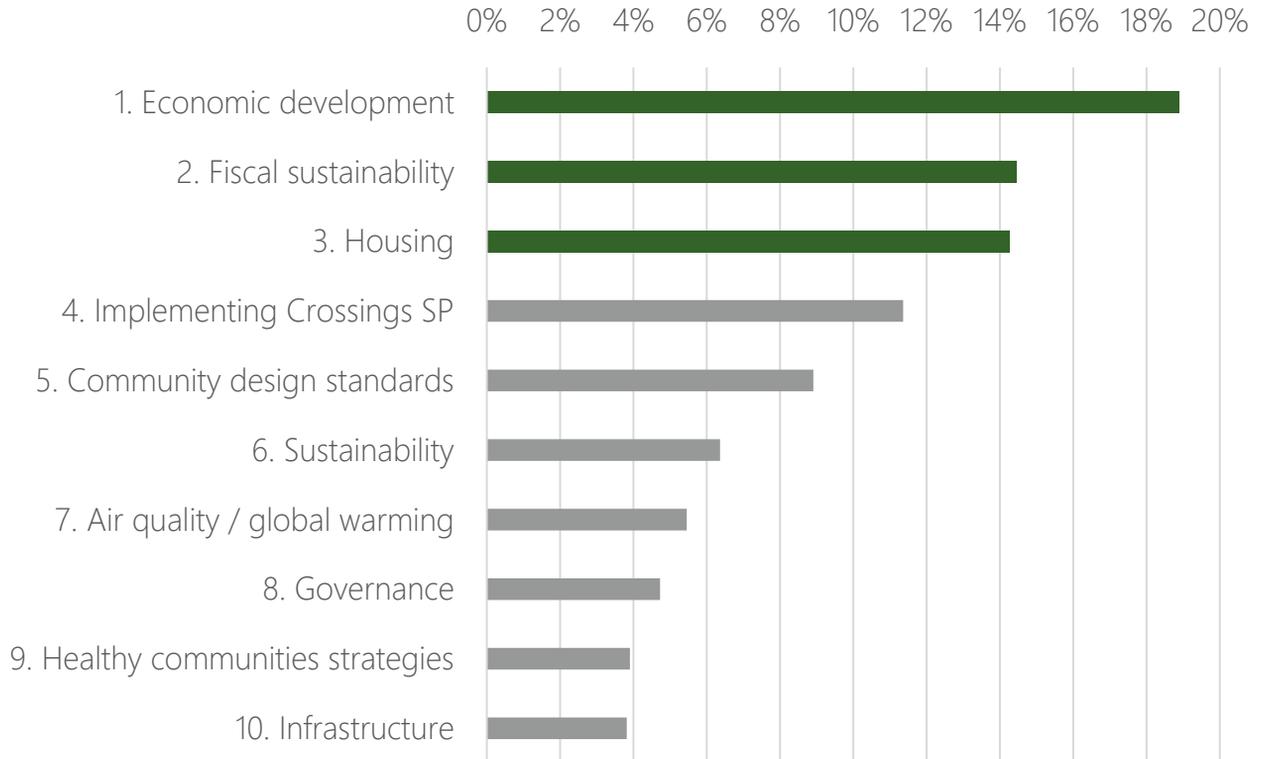
PC/CC on Zoom

- Please enter questions or comments in chat box at any time
- Use the “Raise Hand” feature if you need to talk or respond to a question

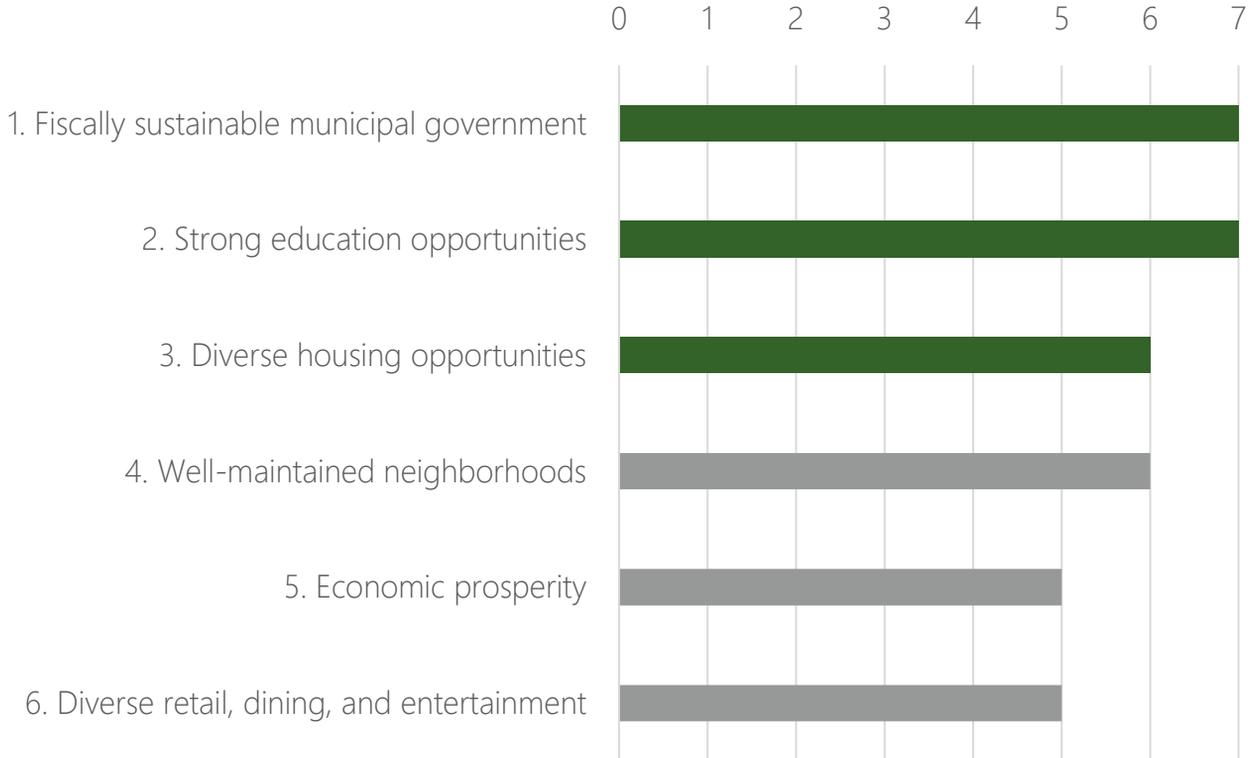
2. STAFF REPORT TECHNICAL BACKGROUND



Key Issues (Top 10 Ranked by GPAC)



Key Values (Top 6 Ranked by GPAC)



Learning



Governance



Living



VISION



Growing



Working



Housing Element

- Mandatory state certification
- 8-year planning period (2021 to 2029)
- RHNA | regional housing needs assessment
 - Projected housing demand, based on pent up existing demand and future growth
 - City required to zone suitable land and maintain capacity through 2029
 - The City is NOT required to build housing; that is the job of the for-profit and affordable housing builders

City's RHNA allocation

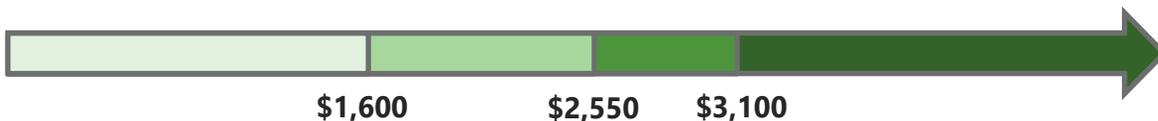
- **OC area median income (AMI): \$103K**
- **4,839 | 2021-2029 RHNA**
 - 1,307 very low (<50% AMI)
 - 786 low (50-80% AMI)
 - 834 moderate (80-120% AMI)
 - 1,912 above moderate (>120% AMI)
- **2,093 lower income
(i.e., affordable housing)**

What is affordable?

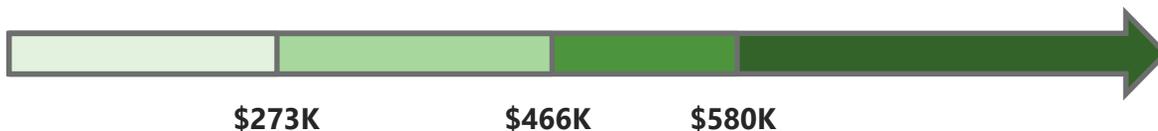
| Annual Income | Income Category |
|---------------|-----------------|
| <\$64K | very low |
| \$64-\$102K | low |
| \$102-\$124K | moderate |
| >124k | above moderate |



MAXIMUM AFFORDABLE RENT



MAXIMUM AFFORDABLE HOME PRICE



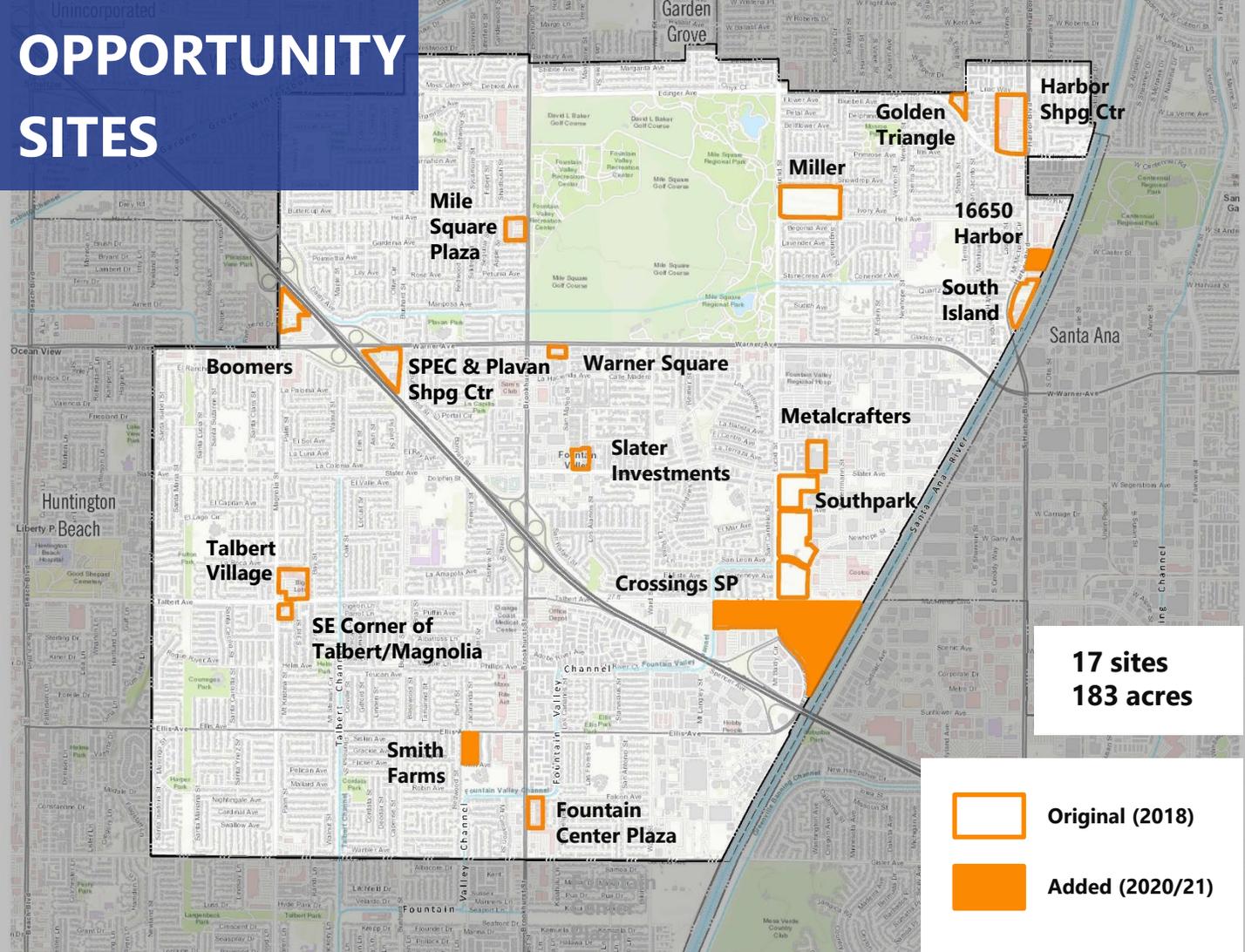
How to accommodate RHNA

- Existing/proposed projects
(Prado Family Homes)
- Vacant and underutilized land
(state default density presumes zoning of 30 du/ac has the capacity to accommodate lower income)
- Accessory dwelling units *(ADUs)*
- Mixed-use *(limited to 50% of capacity due to rezoning)*

Consequences of non-compliance

- **More frequent updates of housing element**
(4-year update cycle instead of every 8 years)
- **Increased legal liability**
(Attorney General may bring suit to compel compliance, with fines of at least \$10K to a maximum of \$100K/month)
- **Loss of local control**
(Open to lawsuit by private parties due to GP inadequacy; may be compelled to approve certain housing projects)
- **Ineligibility for grant funds**
(Some state funding programs may require compliance)

OPPORTUNITY SITES



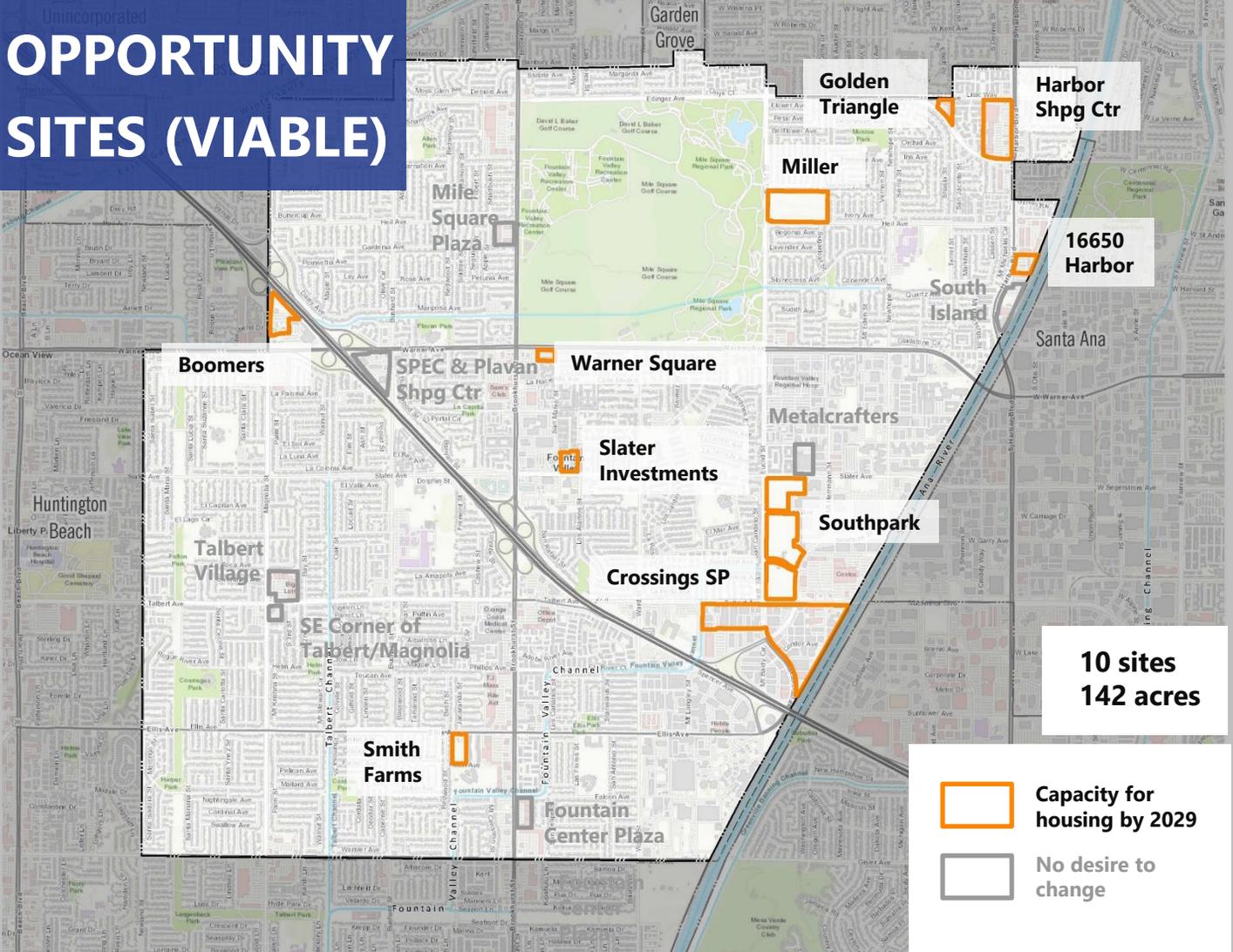
How to accommodate RHNA

- Vacant and underutilized land
 - 30 du/ac presumed by state law to have the capacity to accommodate lower income housing
- Suitable sites
 - appropriately zoned or rezoned for housing
 - If vacant, no more analysis needed
 - If underutilized, need evidence of likelihood to transition to housing by 2029
 - Property owner interest
 - Market evidence of turnover with higher zoning
 - Existing vacancy

Outreach & Analysis

- GPAC (2018/2019/2021)
- Opportunity sites survey/bus tour (2019)
- Development interviews (2019)
- Chamber Business Roundtable (2019)
- Mayor's Breakfast (2019)
- Property owner interviews (2019-2021)
- Market study (2019 with 2021 updates)
- Infra/Transportation study (2019)

OPPORTUNITY SITES (VIABLE)



**10 sites
142 acres**

 **Capacity for housing by 2029**

 **No desire to change**

Challenge

- Accommodate 4,839 units on 10 sites (142 acres), and maintain this capacity through 2029 **while addressing the City's key issues/values/vision**
- GPAC's solutions
 - New General Plan designations
 - Accessory Dwelling Units (ADUs)
 - Inclusionary housing requirements

New GP Designations

Very High Density Residential
(up to 40/65 du/ac)
40/65 density maximums
vary by levels of affordability



- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
- Medium Density Residential (Up to 15 du/ac)
- High Density Residential (Up to 30 du/ac)
- Local Commercial (Up to 0.35 FAR)
- Office Commercial (Up to 0.50 FAR)
- General Commercial (Up to 0.50 FAR)
- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course (not shown)
- Park
- Specific Plan

Mixed Use 1 (up to 65 du/ac)



Mixed Use 2 (up to 40 avg du/ac)



Very High Density Residential

- New designation
- Intent: help accommodate City's RHNA allocation while incentivizing the development of affordable housing
- Density ranges
 - 30 to 40 du/ac without additional affordable housing (*beyond potential 15% inclusionary*)
 - Up to 65 du/ac with 50%+ affordable housing

Very High Density Residential



Park Landing
Buena Park



Granite Court
Irvine



Hayward Park
San Mateo

Mixed Use



A mixed-use designation can achieve several community aspirations:

1. Walkable, pedestrian-friendly
2. Activity/gathering areas
3. Public open space
4. Efficient land use/shared facilities
5. Long-term rise in property values
6. Revitalization of infill locations
7. Increased transit usage
8. Fiscally positive land use while achieving housing goals

Mixed Use 1 (MU-1)

- Sites **smaller** than 5 acres
- Standard allowance:
 - 65 units per acre
 - 10%+ of ground floor for commercial/office
 - Max FAR: 1.9, *excluding structured parking*
 - Max height: 5 stories / 52 ft
- Intent: make redevelopment of infill parcels more economically feasible (higher costs due to structured or subterranean parking)

Examples of MU-1 Dev't

Stella
Marina Del Rey



244 du
9 KSF retail
3.9 ac

Malden Station
Fullerton



200 du
5 KSF retail
2.6 ac

Mixed Use 2 (MU-2)

- Sites **5 acres or larger**
- Standard allowance:
 - 40 du/ac averaged over the entire project site
 - Single family attached and multifamily
 - 20%+ of ground floor for commercial/office
 - 55 du/ac average 30%+ commercial/office
 - Maximum FAR: 2.2
 - Max height: 6 stories / 62 ft
- Intent: allow a wide variety of product types while controlling project magnitude

Examples of MU-2 Dev't



33/ac avg

200 du
150 hotel
60 KSF retail
6.0 ac

Bolsa Row
Westminster



64/ac avg

931 du
40 KSF retail
14.5 ac

Concar Passage
San Mateo

Special Mixed-Use Standards

- Interest from property owners and development community to increase max density from 65 to 100 du/ac
- GPAC concluded additional density acceptable when mixed-use projects are not near single family homes in the City
- Applies to Warner Square & Boomers opportunity sites

Accessory Dwelling Units (ADUs)



Detached ADU



Attached ADU



Junior ADU (JADU)



- City seeing substantial interest in ADUs (89 apps in 2019-2020); more interest than HCD's "safe harbor" assumptions (110 for 8 yrs)
- Ultimate capacity 26K ADUs; City projecting 989 ADUs by 2029

Accessory Dwelling Units (ADUs)



Detached ADU



Attached ADU



Junior ADU (JADU)



- Potential to provide independent living for adult children and aging parents, or others in need of affordable housing
- Land is already paid for, allowing ADUs to be affordable little to no public subsidy

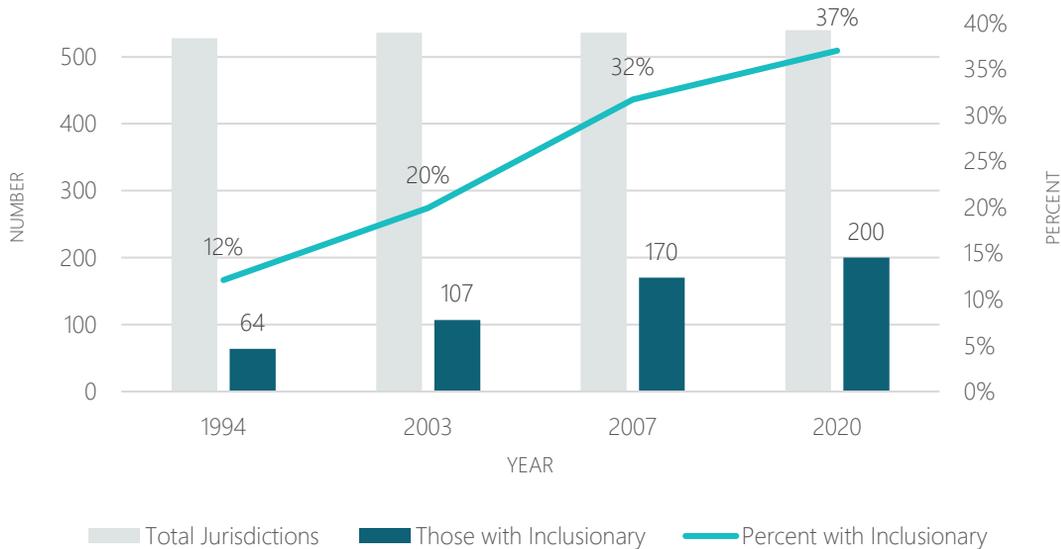
Inclusionary Housing

Exploring the *potential* to adopt inclusionary housing



Inclusionary Housing in CA

CA jurisdictions with some form of inclusionary housing program/policy



Inclusionary Housing Features

Common features

- 10% to 15% lower income housing
- Require affordability for 30+ years
- Increasingly mandatory (require vs encourage)
- Must build + at least one alternative
 - Fee
 - Land dedication
 - Off-site construction
 - Acquisition and rehab of existing units

Inclusionary Housing Benefits

- Ensures some affordable housing is built over the next 8 years
- Addresses City's requirement to maintain capacity through 2029
 - Reduces remaining lower income RHNA,
 - which reduces the pressure on remaining sites,
 - which reduces the need to rezone land as market rate development occurs

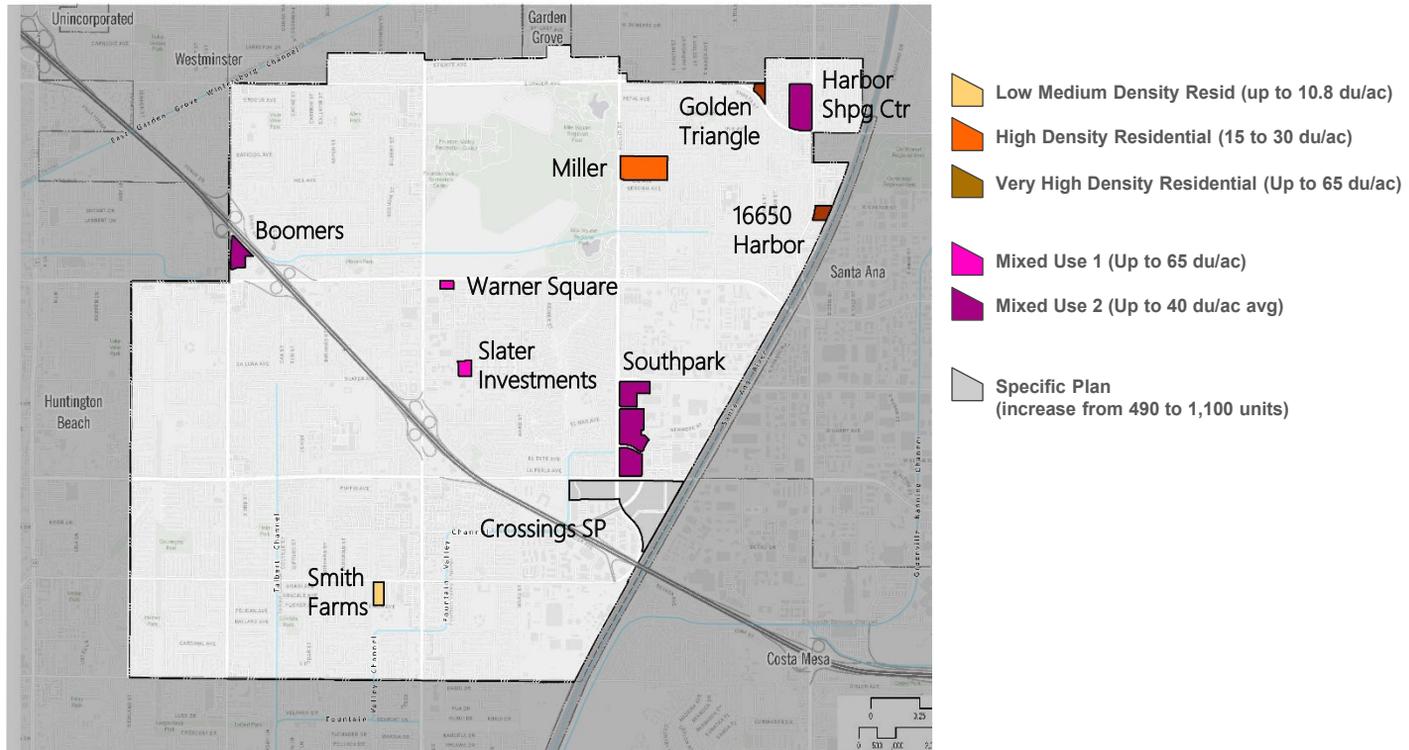
Inclusionary Housing Concerns

- Increases market rate housing prices
- Increases complexity of housing projects
- All future projects would be eligible for density bonus and development standard concessions (per state law)

Housing Capacity

| Project | Acres | Assumed Density | Affordability Capacity by Income Category | | | | Total |
|-------------------------|--------------|-----------------|---|----------|----------|-----------|------------|
| | | | Very Low | Low | Mod | Abv Mod | |
| Planned/Entitled | 19.94 | -- | 45 | 4 | - | 94 | 143 |
| Prado Family Homes | 1.95 | 25.7 | 45 | 4 | - | 1 | 50 |
| Villa Serena | 4.07 | 7.4 | - | - | - | 12 | 12 |
| Moiola | 12.90 | 5.7 | - | - | - | 74 | 74 |
| Starfish | 1.02 | 10.8 | - | - | - | 7 | 7 |

Draft GP Land Use Map Changes



Housing Capacity

| Project | Acres | Assumed Density | Affordability Capacity by Income Category | | | | Total |
|------------------------------|--------------|-----------------|---|-----|------------|--------------|--------------|
| | | | Very Low | Low | Mod | Abv Mod | |
| Planned/Entitled | 19.94 | -- | 45 | 4 | - | 94 | 143 |
| Opportunity Sites (1) | 141.7 | -- | 1,632 | | 698 | 1,757 | 4,087 |
| Golden Triangle | 2.3 | 50 | 115 | | - | - | 115 |
| 16650 Harbor | 3.6 | 50 | 180 | | - | - | 180 |
| Smith Farms | 4.2 | 6 | 3 | | 8 | 14 | 25 |
| Miller Property | 18.6 | 22 | 60 | | 120 | 220 | 400 |
| Warner Square (1) | 1.8 | 65 | 15 | | 30 | 55 | 100 |
| Slater Investments | 3.3 | 65 | 32 | | 65 | 120 | 217 |
| Boomers (1) | 6.8 | 37 | 37 | | 75 | 138 | 250 |
| Harbor Shopping Ctr | 16.7 | 36 | 90 | | 180 | 330 | 600 |
| Southpark | 35.4 | 28 | 550 | | 110 | 440 | 1,100 |
| Crossings SP | 49 | 22 | 550 | | 110 | 440 | 1,100 |

1. Warner Square & Boomers have both requested densities at 100 du/ac, which would add 510 to the overall total (which would become 4,597) and 77 to the lower income capacity (which would become 1,709).

Housing Capacity

| Project | Acres | Assumed Density | Affordability Capacity by Income Category | | | | Total |
|-------------------|----------|-----------------|---|-----|-----|---------|-------|
| | | | Very Low | Low | Mod | Abv Mod | |
| Planned/Entitled | 19.94 | -- | 45 | 4 | - | 94 | 143 |
| Opportunity Sites | 141.7 | 6 to 65 | 1,632 | | 698 | 1,757 | 4,087 |
| ADUs | citywide | -- | 740 | | 181 | 68 | 989 |

Discussion free assumption

| <u>Conservative Capacity</u> | |
|------------------------------|-----|
| ADUs built 2013-2017 | 22 |
| Assumption factor x 5 | 110 |
| Affordability factor | 90% |
| Lower income ADUs | 99 |

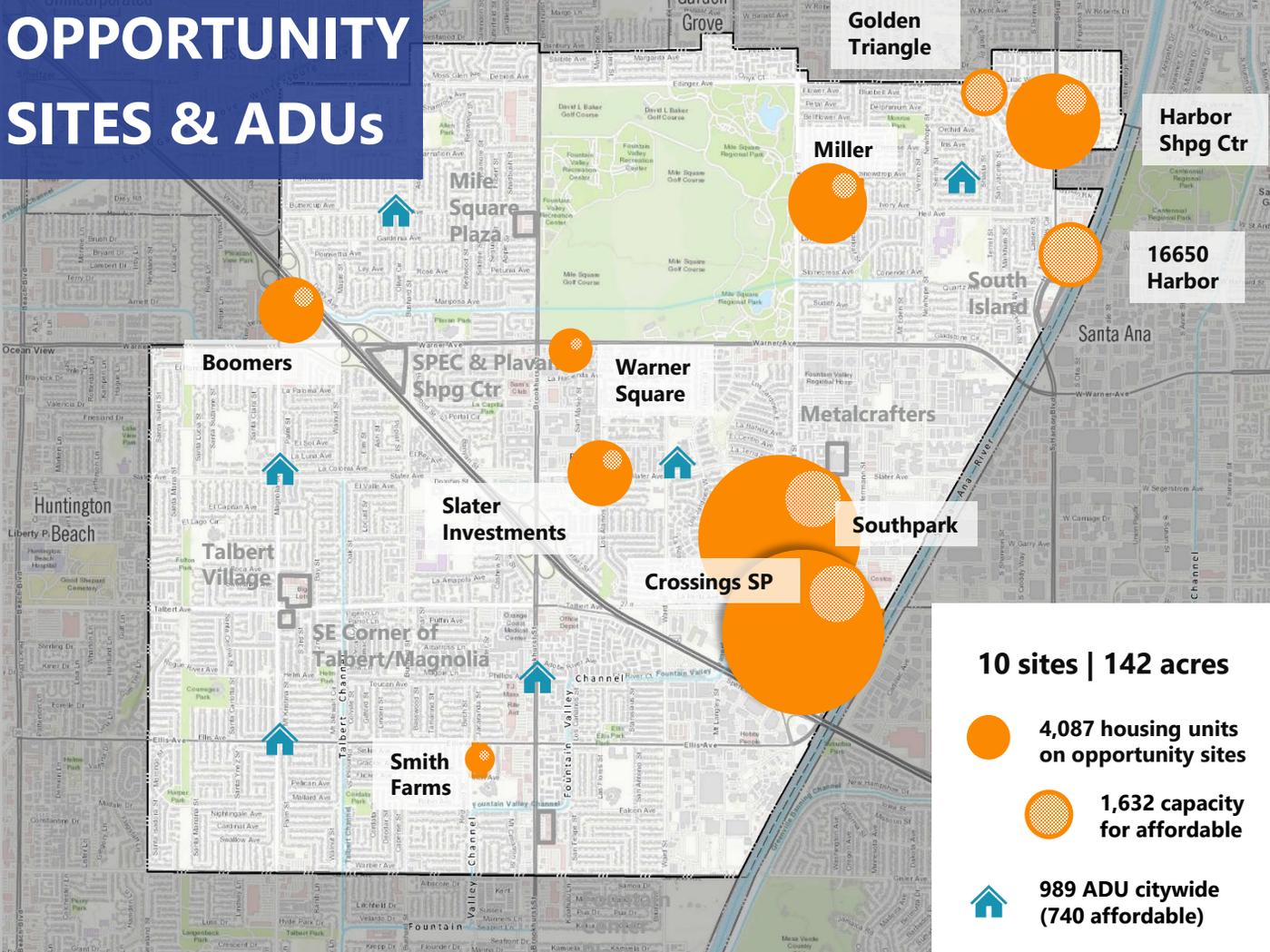
Too aggressive for HCD

| <u>Theoretical Maximum Capacity</u> | |
|-------------------------------------|--------|
| Single family parcels | 12,575 |
| Multifamily units | 4,296 |
| Capacity per state law | 26,224 |
| Capacity at 10% | 2,622 |

After discussions with HCD

| <u>Trend-Based Capacity for Affordable</u> | |
|--|------------|
| ADUs permits 2018-2020 | 76 |
| Projected ADUs 2021-2029 | 989 |
| Affordability factor | 75% |
| Projected affordable ADUs | 740 |

OPPORTUNITY SITES & ADUs



10 sites | 142 acres

 **4,087 housing units on opportunity sites**

 **1,632 capacity for affordable**

 **989 ADU citywide (740 affordable)**

Housing Capacity

| Project | Acres | Assumed Density | Affordability Capacity by Income Category | | | | Total |
|-----------------------|----------|-----------------|---|-----|------------|--------------|--------------|
| | | | Very Low | Low | Mod | Abv Mod | |
| Planned/Entitled | 19.94 | -- | 45 | 4 | - | 94 | 143 |
| Opportunity Sites | 141.7 | 6 to 65 | 1,632 | | 698 | 1,757 | 4,087 |
| ADUs | citywide | -- | 740 | | 181 | 68 | 989 |
| TOTAL CAPACITY | -- | -- | 2,421 | | 879 | 1,919 | 5,219 |
| RHNA Allocation | -- | -- | 2,093 | | 834 | 1,917 | 4,839 |
| Surplus Capacity | -- | -- | 328 | | 45 | 7 | 471 |

With these numbers, the City can accommodate its RHNA allocation and meet City's long-term Vision and goals

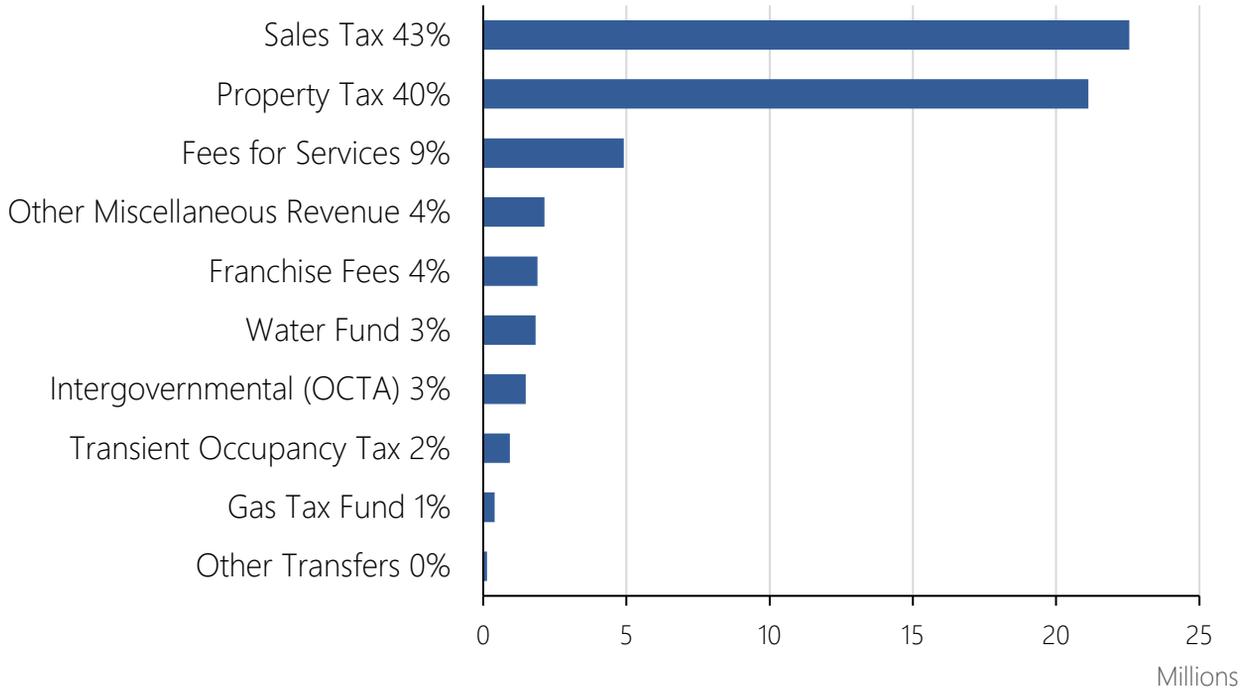
Note: numbers increase slightly if the City moves forward with special mixed-use standards (100 du/ac; increase 510 units) and inclusionary zoning (15%; increase 237 units)

On the Warner Square & Boomers opportunity sites, both properties have requested densities at 100 du/ac, which would add 510 to the overall total (which would become 4,597) and 77 to the lower income capacity (which would become 1,709). This would increase the overall housing capacity total to 5,729 and lower income capacity to 2,498.

Fiscal Overview

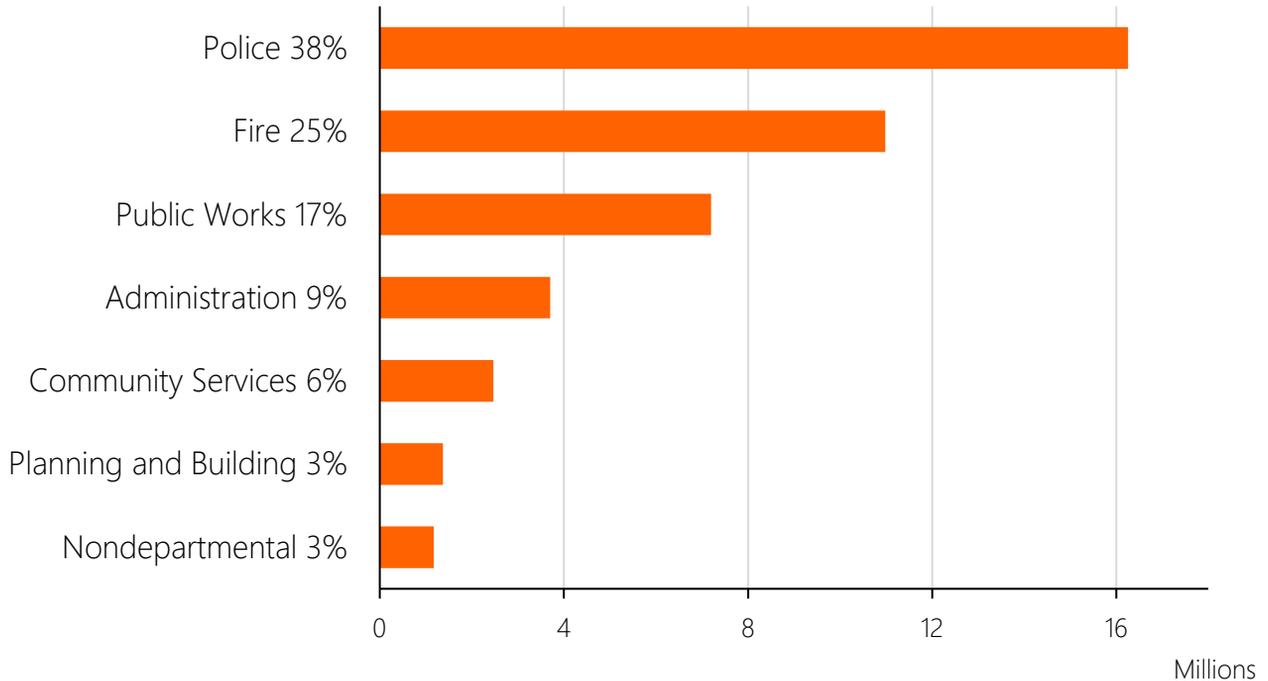
- General Plan fiscal analysis
- How to address structural budget shortfall when Measure HH expires in 2037
- Long-term perspective

City Budget: FY21 Revenue



General fund only

City Budget: FY21 Spending



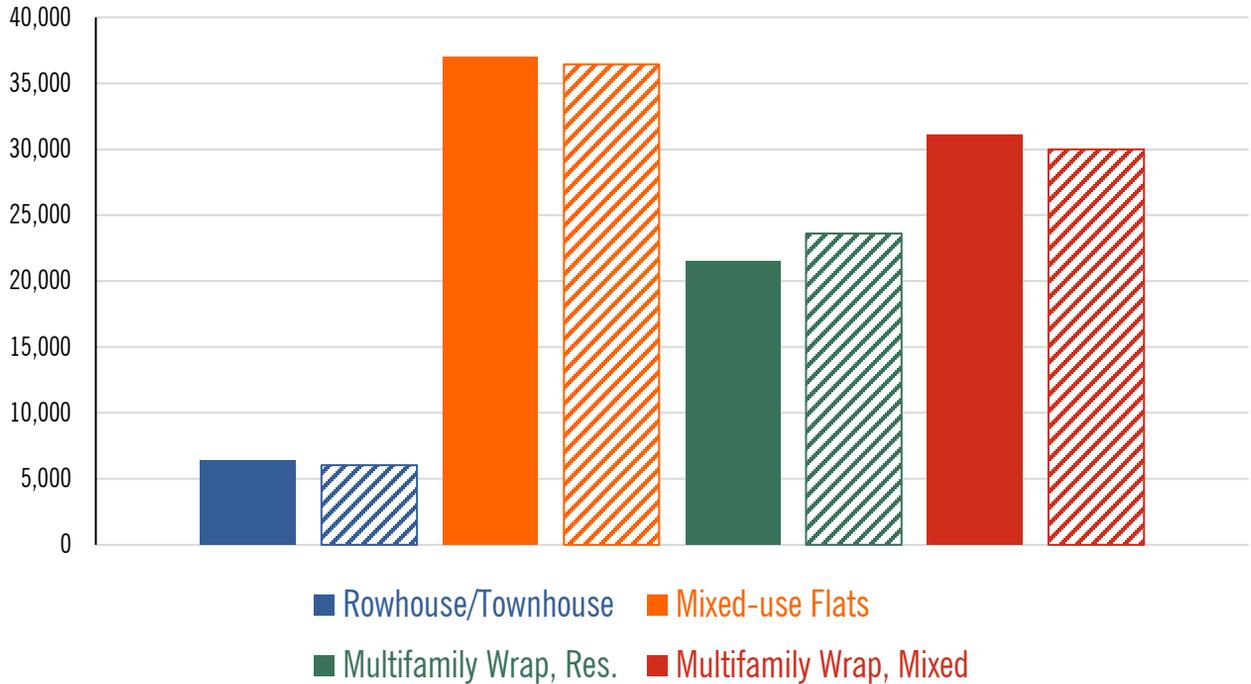
General fund only



Fiscal Overview

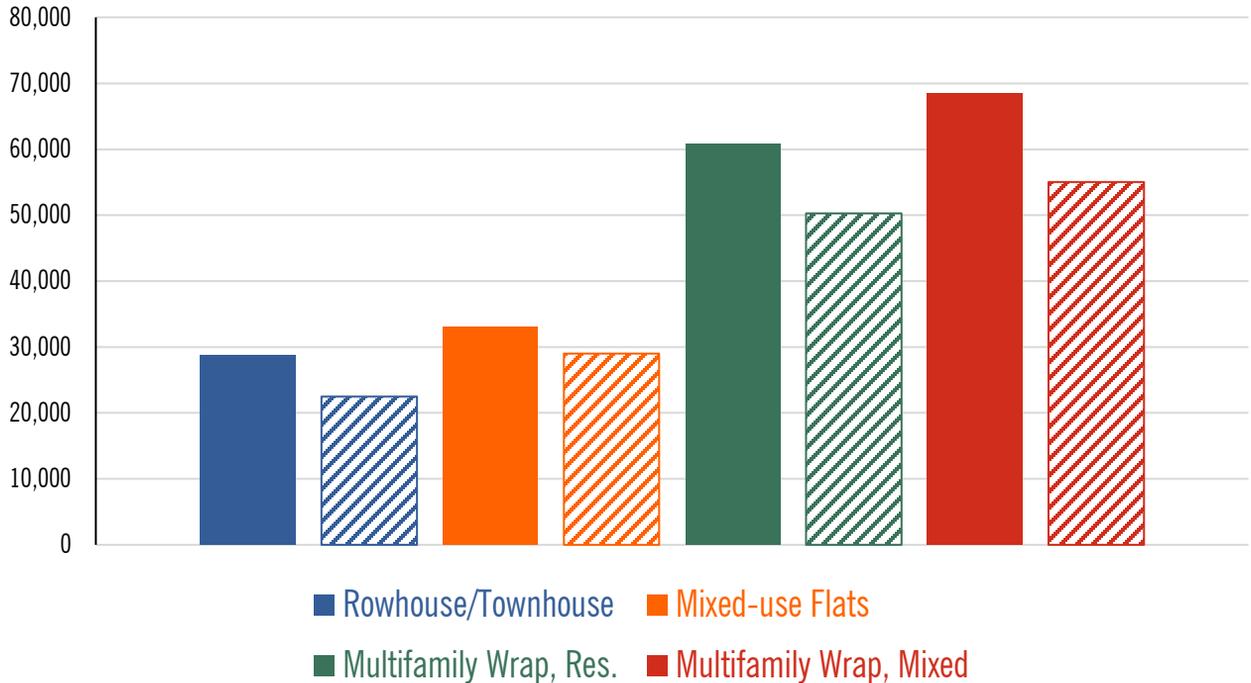
- Fiscal implications
 - Medium and high density housing
 - Mixed use development
- Net revenues
- Market rate and mixed-income
- Existing net revenues

Sales Tax per Acre



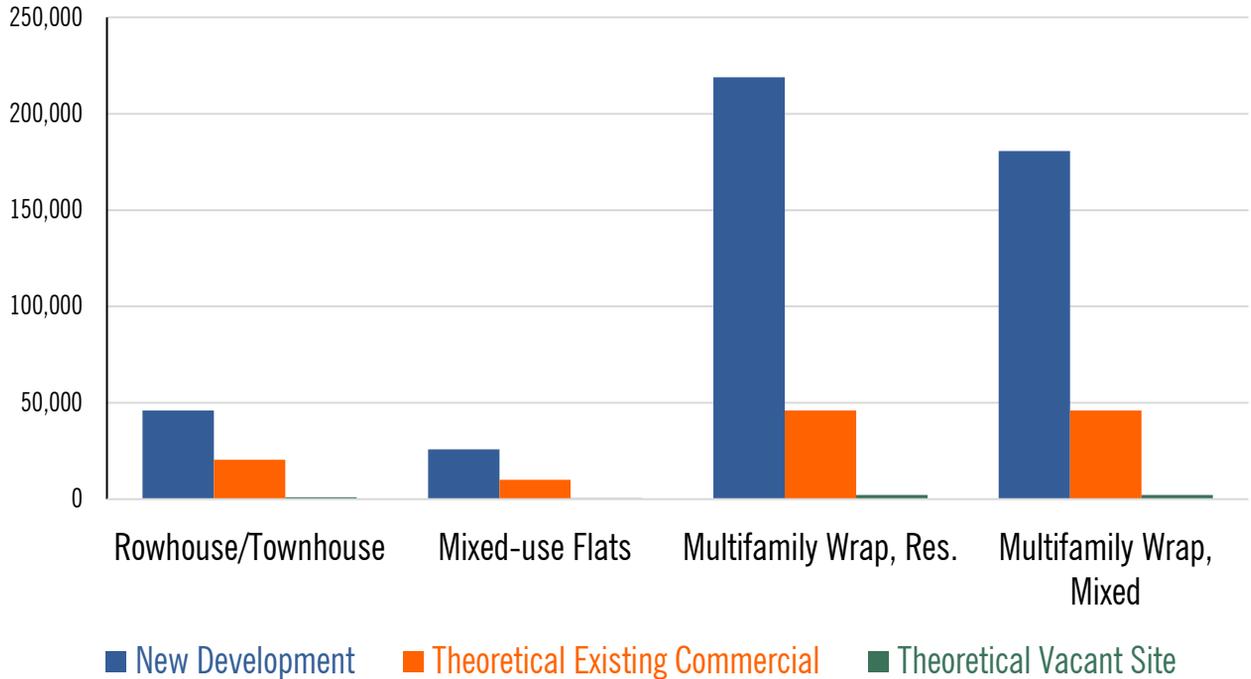
Note: Cross-hatching represents mixed-income development

Net Revenue per Acre

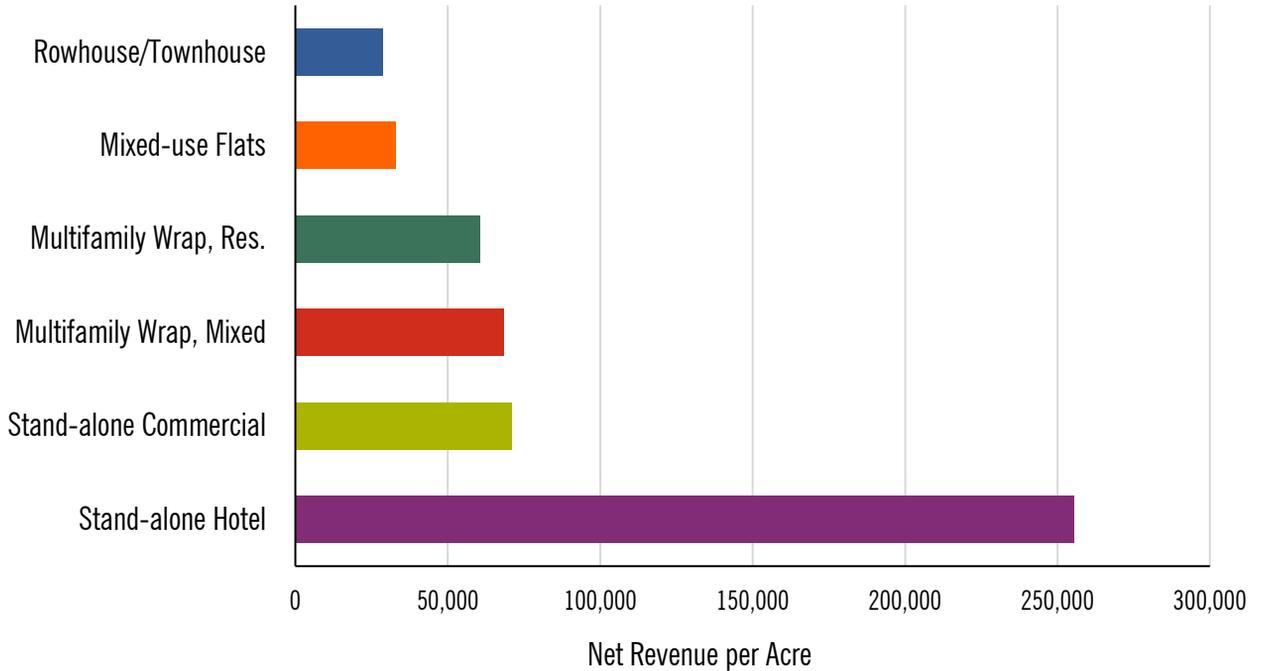


Note: Cross-hatching represents mixed-income development

Net Revenue Comparison



New Development Comparison





**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan

**PC / CC
QUESTIONS**



3. STAFF REPORT GP LAND USE MAP



Boomers – Developer Concept



Proposed Development

Ground floor non-residential: 20%

Non-Residential: 17,600 SF

Base Density: 65 du/ac (442 units)

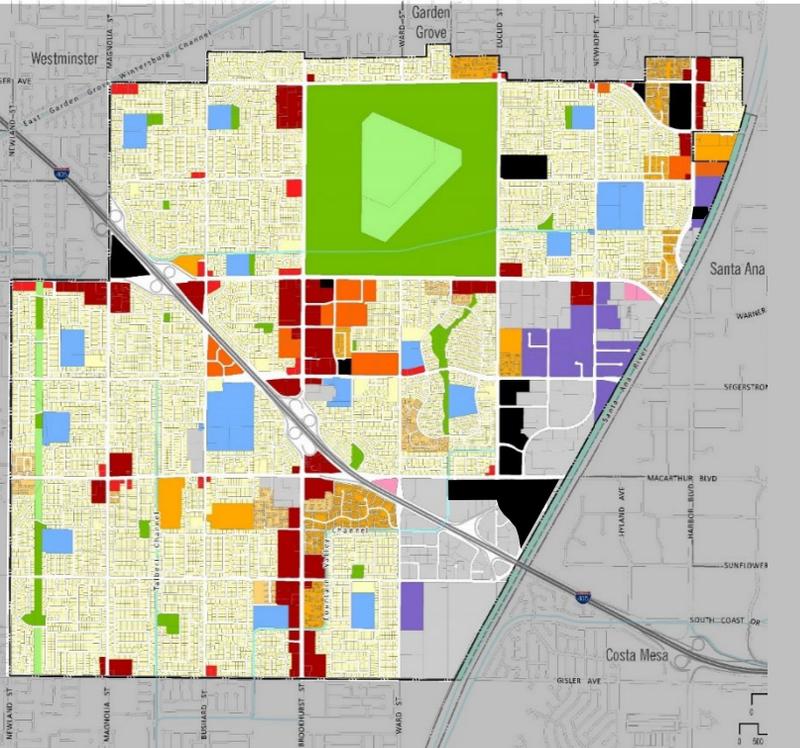
W/Affordable: 82 du/ac (556 units)

Lower Income Units: 0

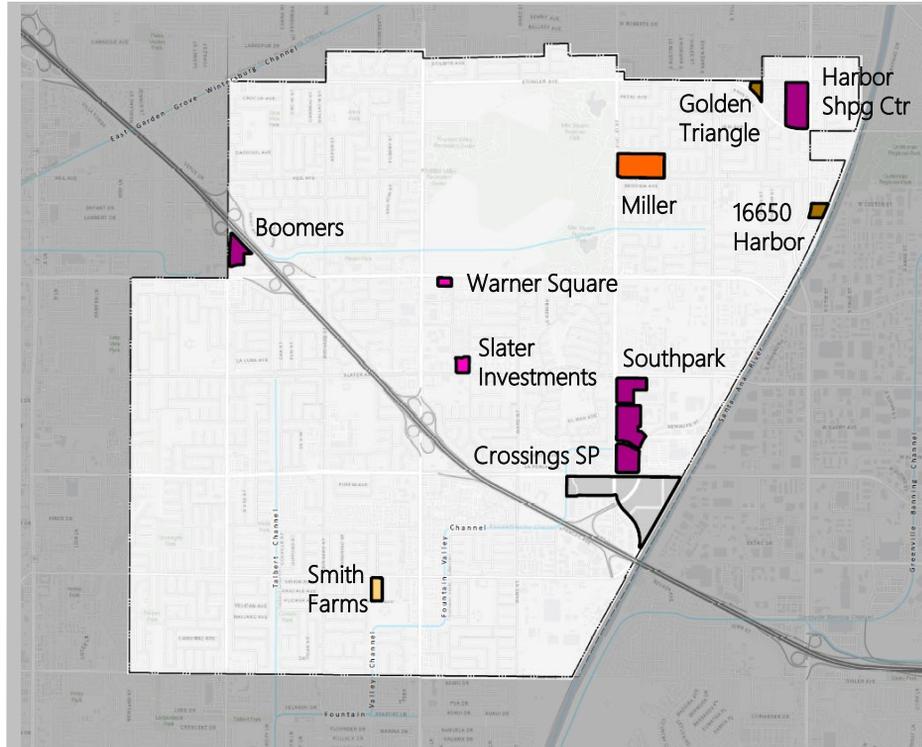
Areas of No Change

Areas of Change

All other areas are NOT proposed for change

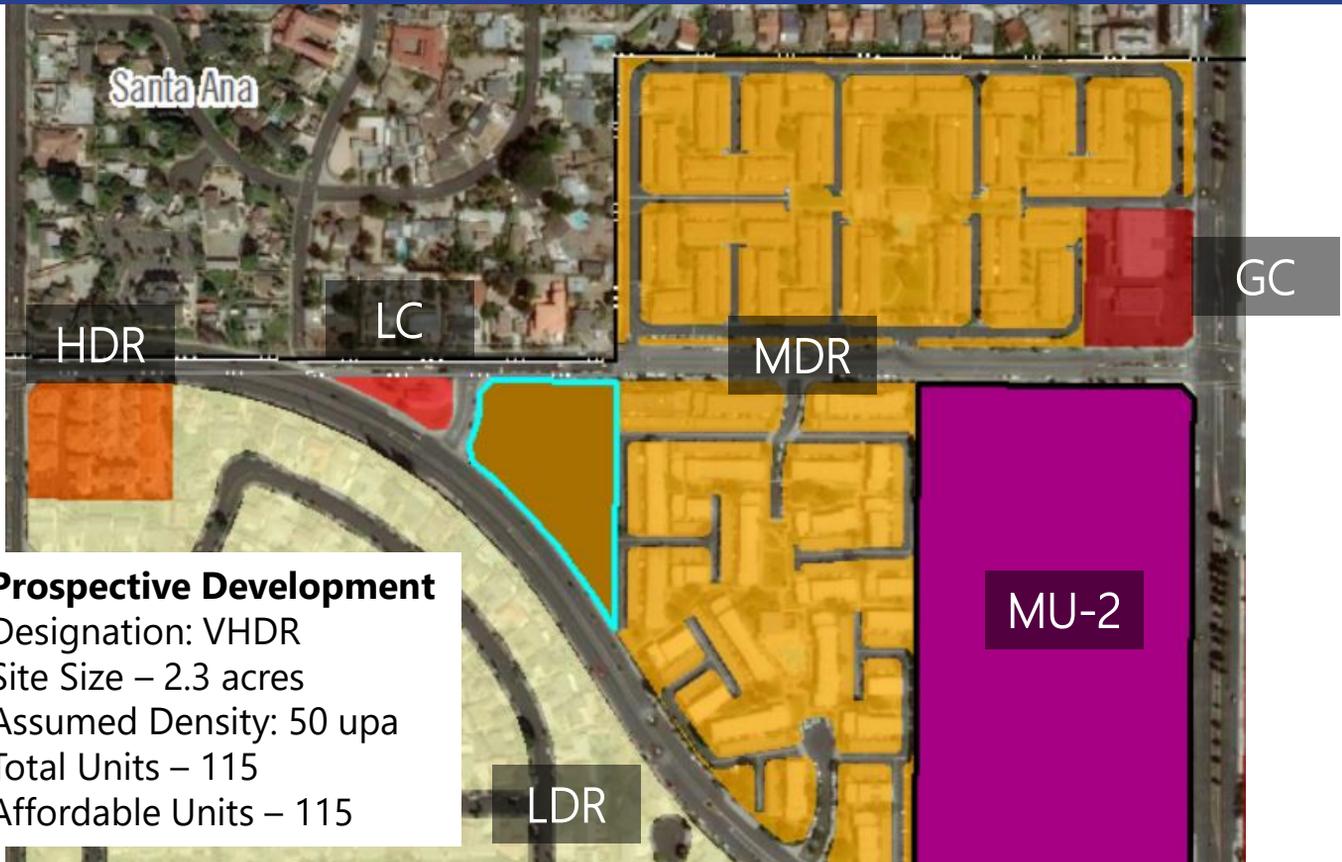


Draft GP Land Use Map Changes



-  Low Density Residential (Up to 5 du/ac)
-  Low Medium Density Resid (Up to 10.8 du/ac)
-  Medium Density Residential (Up to 15 du/ac)
-  High Density Residential (Up to 30 du/ac)
-  Very High Density Residential (Up to 65 du/ac)
-  Mixed Use 1 (Up to 65 du/ac)
-  Mixed Use 2 (Up to 40 du/ac avg)
-  Local Commercial (Up to 0.35 FAR)
-  Office Commercial (Up to 0.50 FAR)
-  General Commercial (Up to 0.50 FAR)
-  Commercial Manufacturing (Up to 0.60 FAR)
-  Public Facilities
-  Flood Control Channel
-  Open Space
-  Golf Course
-  Park
-  Specific Plan

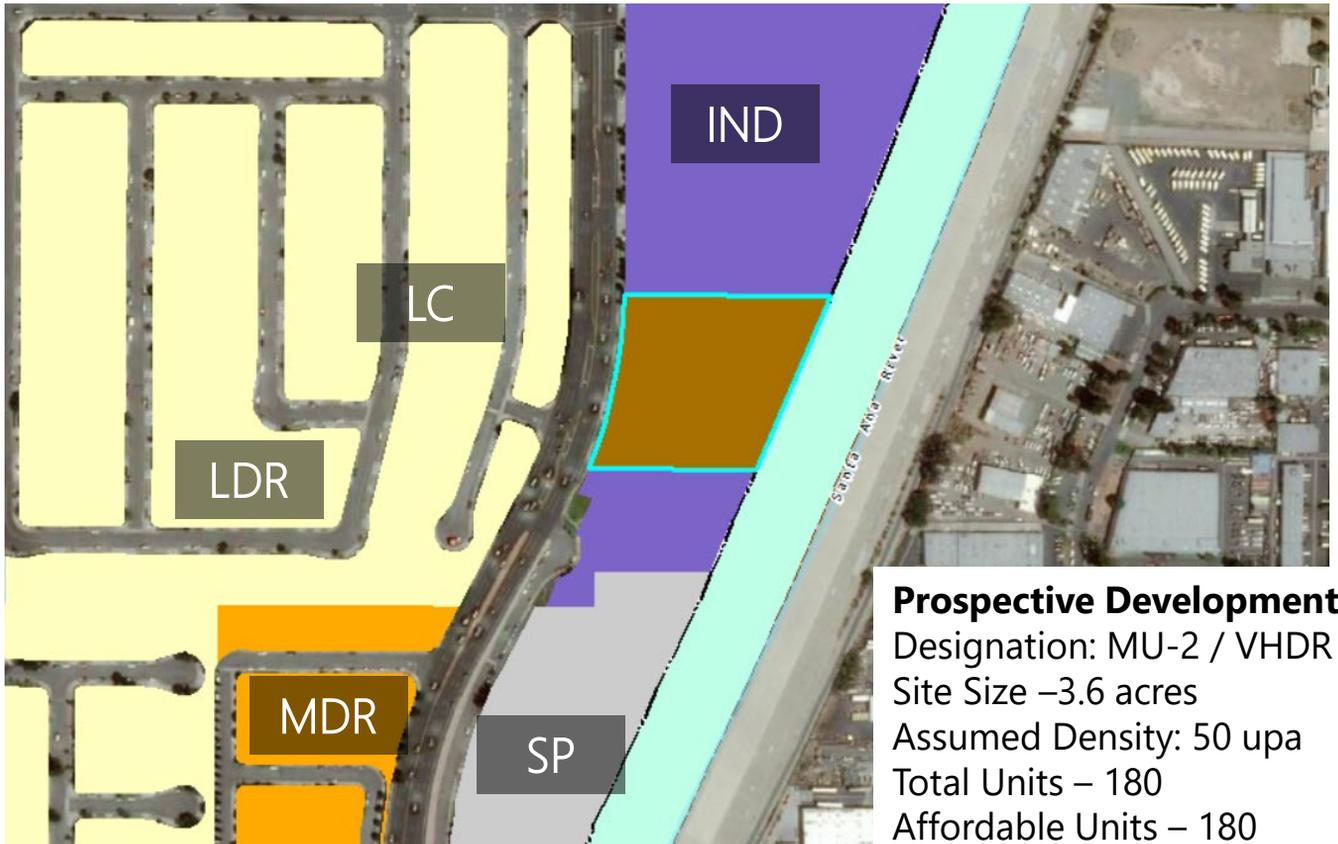
Golden Triangle – Proposed



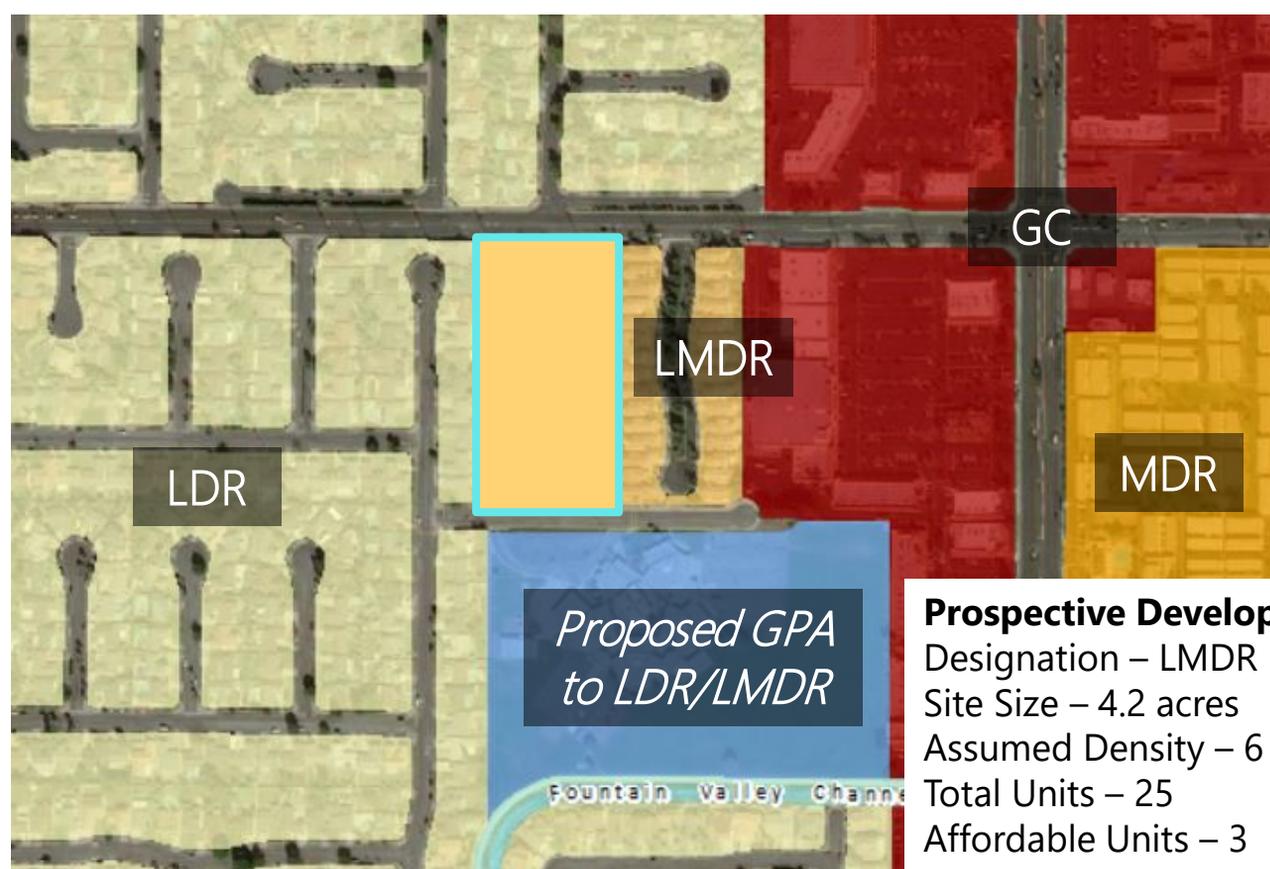
Prospective Development

Designation: VHDR
Site Size – 2.3 acres
Assumed Density: 50 upa
Total Units – 115
Affordable Units – 115

16650 Harbor Blvd – Proposed



Smith Farms – Proposed



LDR

LMDR

GC

MDR

*Proposed GPA
to LDR/LMDR*

Prospective Development

Designation – LMDR

Site Size – 4.2 acres

Assumed Density – 6 upa

Total Units – 25

Affordable Units – 3

Harvest (Miller) – Proposed

Prospective Development

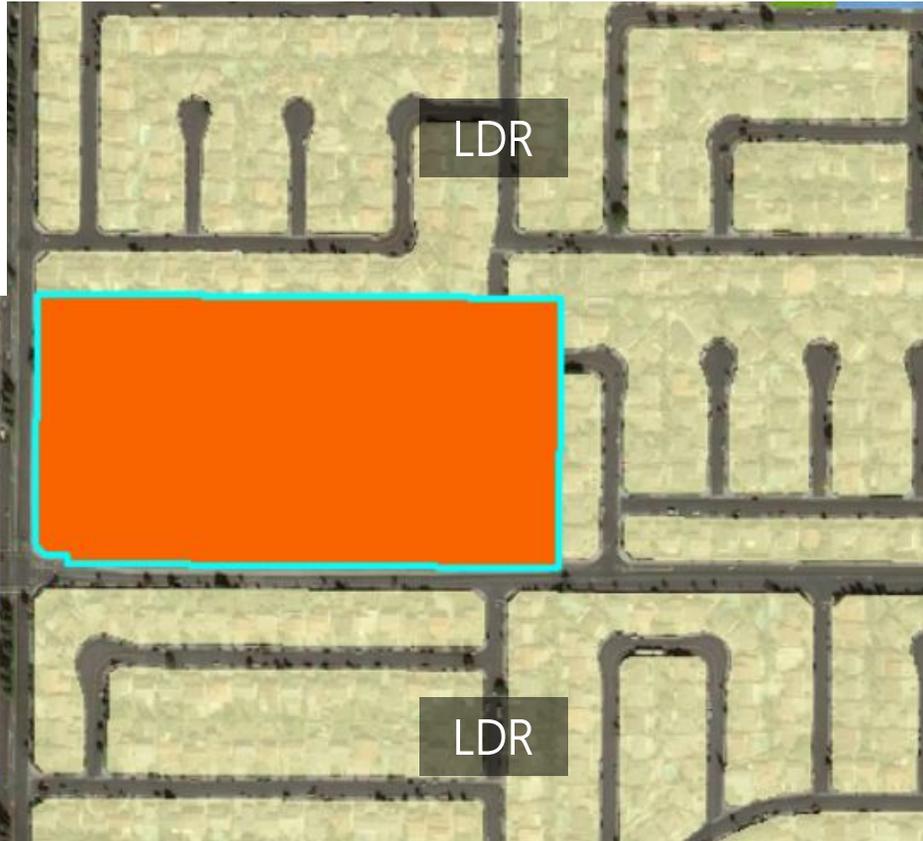
Designation – HDR

Site Size – 18.6 acres

Assumed Density – 22 upa

Total Units – 400

Affordable Units – 60



Warner Square – Proposed



Warner Square – Owner Concept



Perspective - View from Warner Ave

10150 Warner Avenue, Fountain Valley, CA 92708

23 February 2021

FOUNTAIN VALLEY

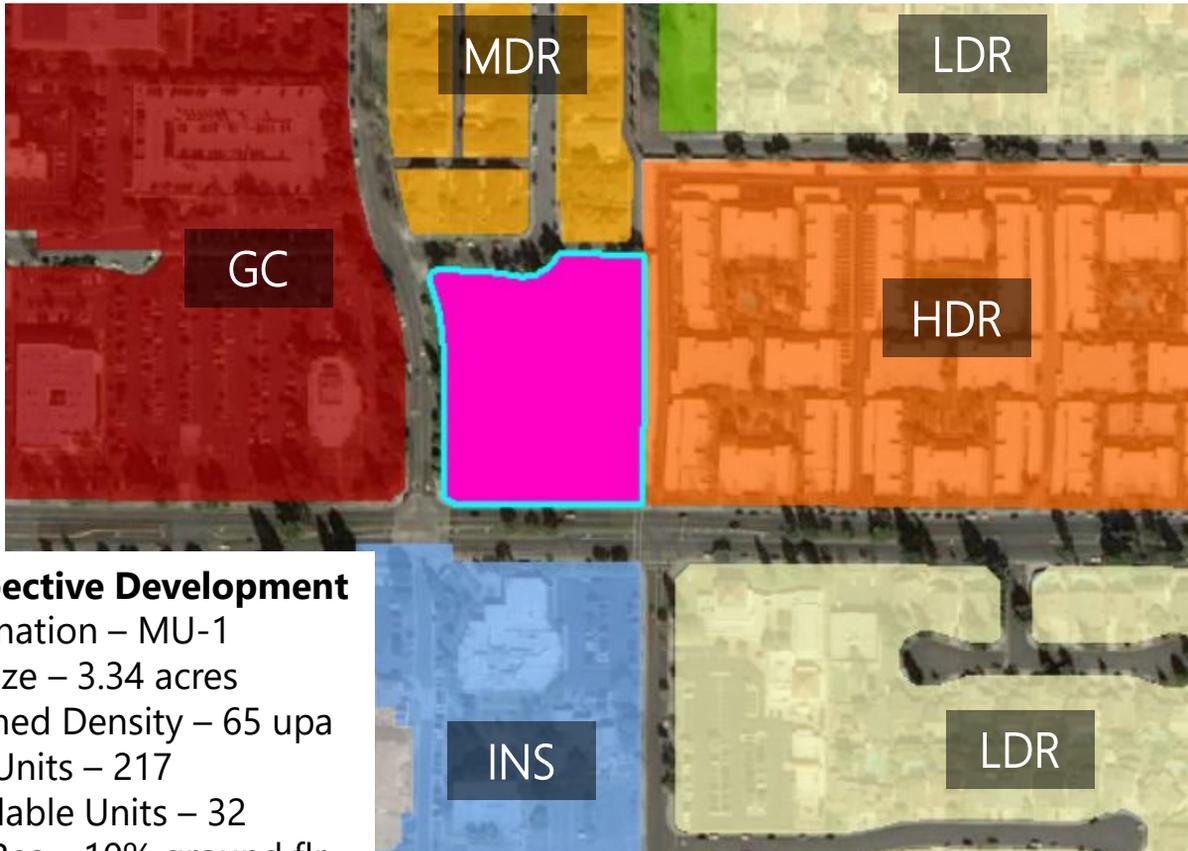


Proposed Development

Residential Mix: 83%
Non-Residential: 17%
Non-Res SF: 6,690

Assumed Density: 100 du/ac
Total Units: 184
Lower Income Units: unknown

Slater Investments – Proposed



Prospective Development

Designation – MU-1

Site Size – 3.34 acres

Assumed Density – 65 upa

Total Units – 217

Affordable Units – 32

Non-Res – 10% ground flr

Slater Investments – Owner Concept

Prospective Development

Designation – MU-1

Site Size – 3.34 acres

Assumed Density – 65 upa

Total Units – 217

Affordable Units – 32

Non-Res – 10% ground flr

Slater: 3.34 acres, 256 units (77 du/ac with density bonus),
5,000 SF restaurant w/ 2,000 SF patio



Boomers – Proposed

Prospective Development

Designation – MU-2

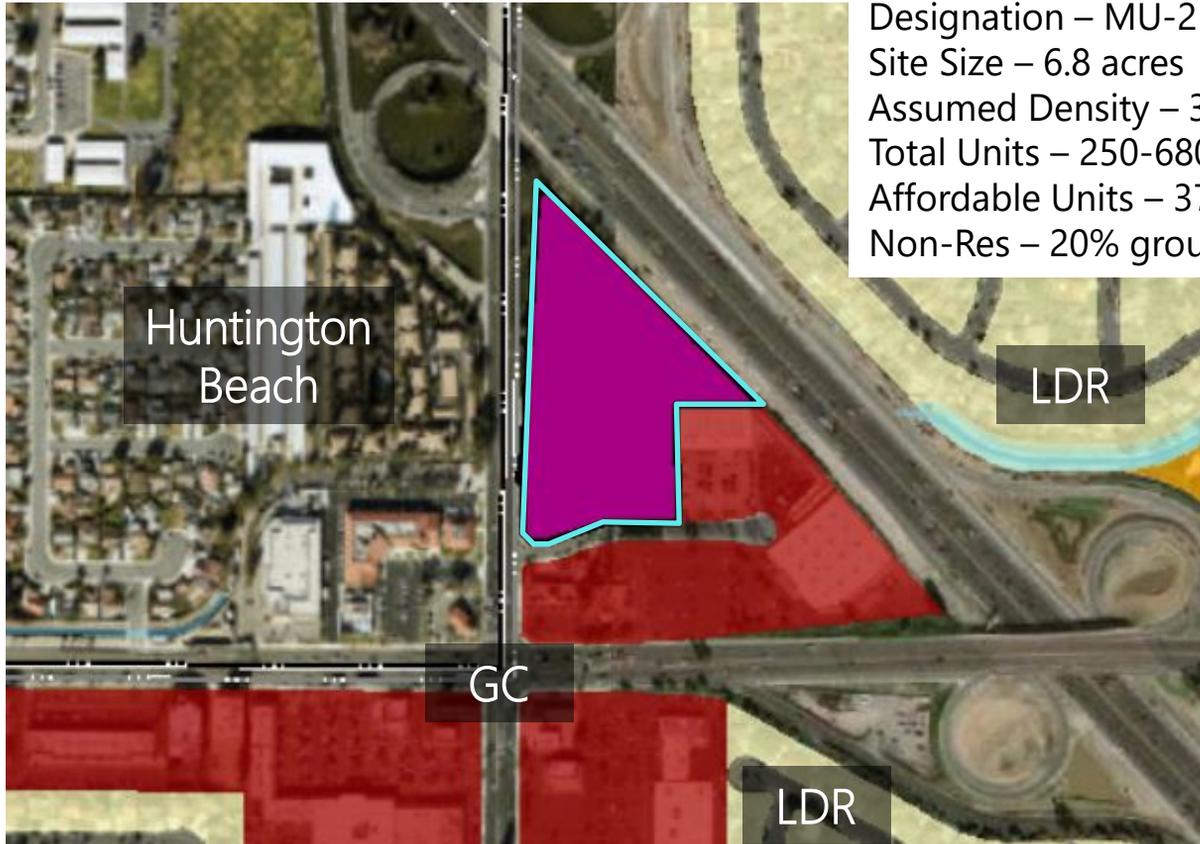
Site Size – 6.8 acres

Assumed Density – 37-100 upa

Total Units – 250-680

Affordable Units – 37-102

Non-Res – 20% ground flr



Huntington
Beach

LDR

GC

LDR

Boomers – Developer Concept



Proposed Development

Ground floor non-residential: 20%

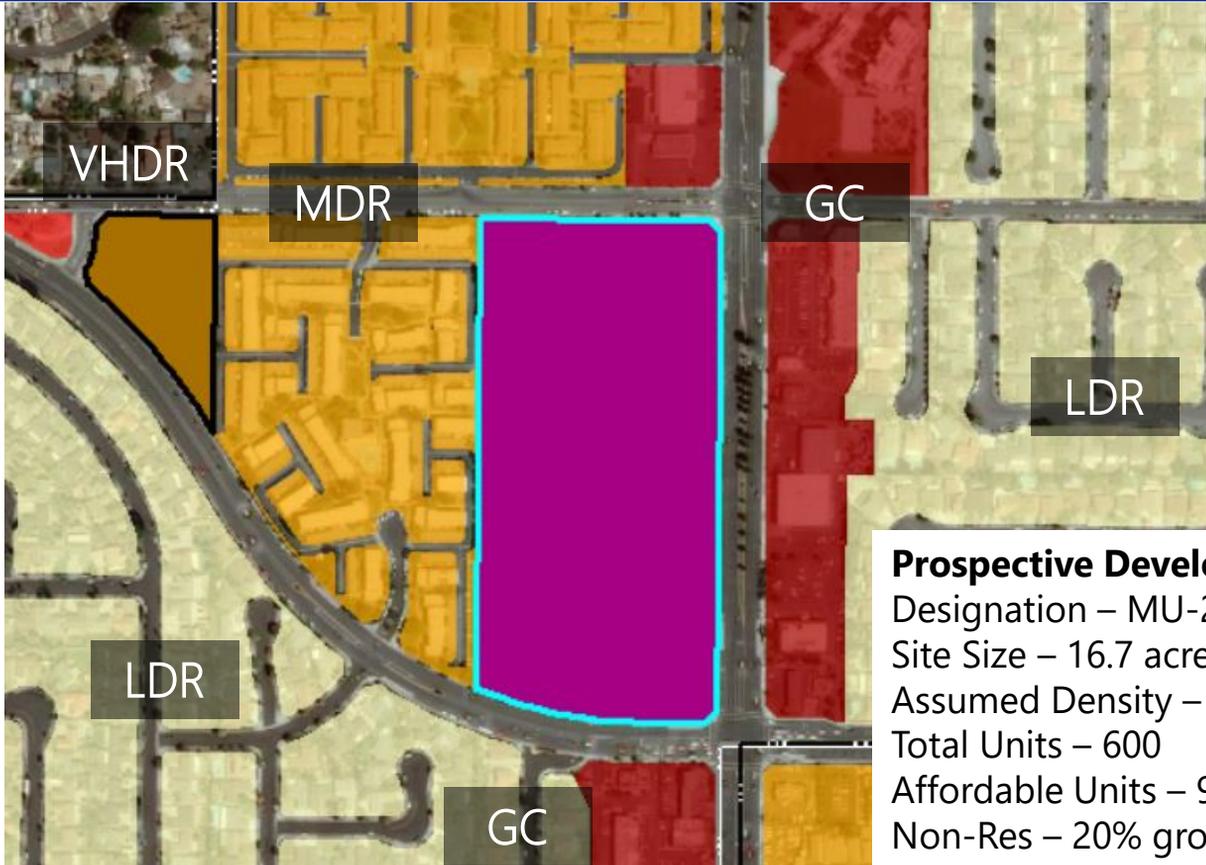
Non-Residential: 17,600 SF

Base Density: 65 du/ac (442 units)

W/Affordable: 82 du/ac (556 units)

Lower Income Units: 0

Harbor Shopping Ctr - Proposed



Prospective Development

Designation – MU-2

Site Size – 16.7 acres

Assumed Density – 36 upa

Total Units – 600

Affordable Units – 90

Non-Res – 20% ground flr

Southpark – Proposed



Prospective Development

Designation – MU-2

Site Size – 35.4 acres

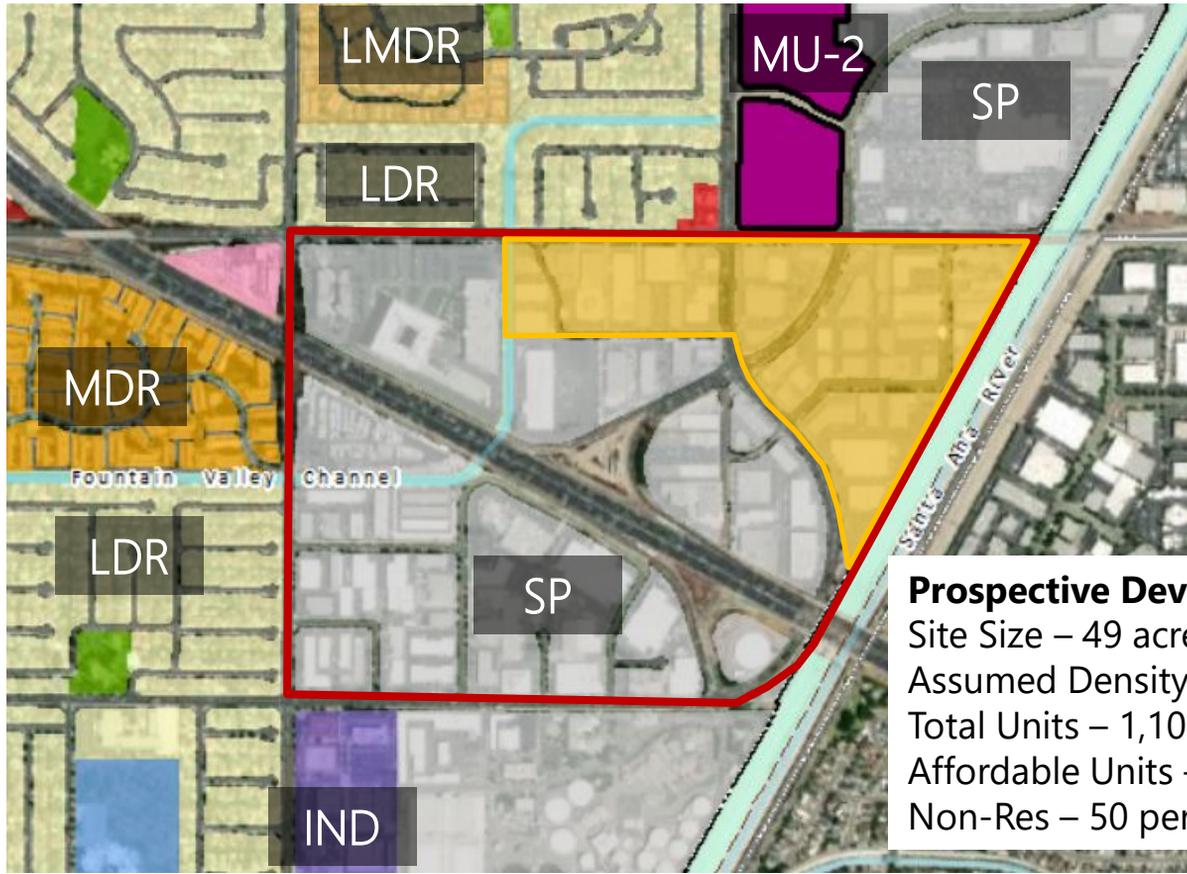
Assumed Density – 28 upa

Total Units – 1,100

Affordable Units – 550

Non-Res – 20% ground flr

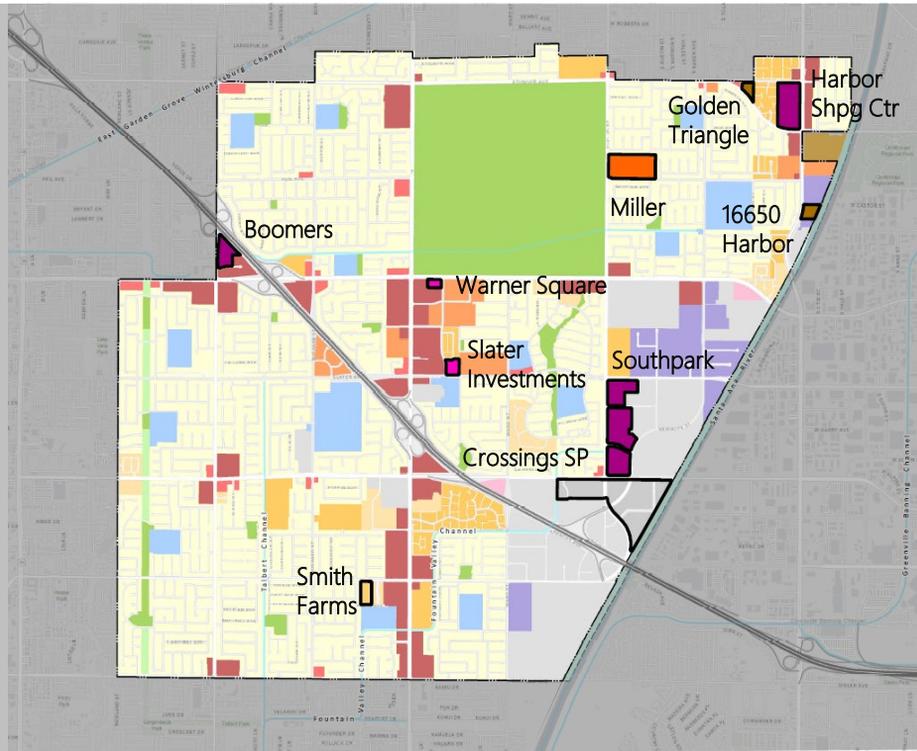
Crossings SP – Proposed



Prospective Development

- Site Size – 49 acres
- Assumed Density – 22 upa
- Total Units – 1,100
- Affordable Units – 550
- Non-Res – 50 percent

Draft GP Land Use Map



- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
- Medium Density Residential (Up to 15 du/ac)
- High Density Residential (Up to 30 du/ac)
- Very High Density Residential (Up to 65 du/ac)
- Mixed Use 1 (Up to 65 du/ac)
- Mixed Use 2 (Up to 40 du/ac avg)
- Local Commercial (Up to 0.35 FAR)
- Office Commercial (Up to 0.50 FAR)
- General Commercial (Up to 0.50 FAR)
- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course
- Park
- Specific Plan

Buildout Conditions - Summary

| Draft FV GPU | Residential Uses | | | Non-Residential Uses | |
|--------------------------------|------------------|--------------|---------------|----------------------|--------------|
| | HU | HH | POP | BLDG SQ FT | JOBS |
| Existing Conditions (Dec 2020) | 19,391 | 18,887 | 57,595 | 11,925,649 | 32,304 |
| Proposed Plan | 24,467 | 23,709 | 70,929 | 13,689,863 | 36,140 |
| Growth (2021-2045) | 5,076 | 4,822 | 13,334 | 1,764,187 | 3,836 |

| | | | |
|----------------------------|------|-----|-------|
| + Special MU Standards (1) | +510 | 484 | 1,429 |
| + 15% Inclusionary (2) | +237 | 225 | 664 |

- Address 4,839 RHNA through 2029
- More likely buildout through 2045
- Position the City for fiscal sustainability
- Pursue City Vision and Values

1. On the Warner Square & Boomers opportunity sites, both properties have requested and GPAC has recommended densities up to 100 du/ac, which would add 510 units to the overall total.

2. If the City moves forward with an inclusionary housing requirement, the lower income units will become in addition to the assumed densities for a number of opportunity sites, and would add 237 units to the total.



**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan

**PC / CC
QUESTIONS**





**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan

**4. PUBLIC
COMMENTS**



Public Comments

- If you have already requested to talk, please wait for City staff to call out your name
- You should then unmute yourself and will have up to 3 minutes to ask questions and/or provide comments
- If you have not already requested to talk, please use the “Raise Hand” feature and wait to be called upon

5. PC / CC DISCUSSION & DIRECTION



General Consensus & Input

- GPAC Strategy to accommodate RHNA and meet City's vision/values
 - New GP designations (VHDR, MU-1, MU-2) applied to opportunity sites
 - Special Mixed-Use Standards (100 du/ac)
 - Inclusionary Zone (15% lower income on new residential projects)
- Input before proceeding with draft Land Use Plan / Buildout for analysis in an EIR

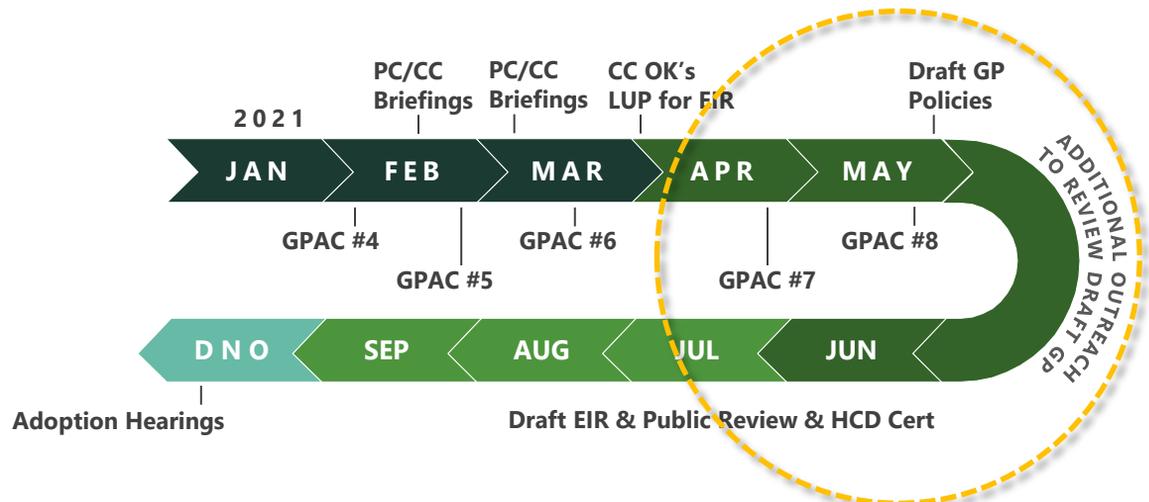
6. NEXT STEPS & ADJOURNMENT



SCHEDULE OVERVIEW *(subject to change)*

Key milestones 2021

- Start EIR (esp. tech studies)
- Prepare draft GP policies
- Additional outreach and public review
- Draft EIR & HCD certification



Get involved and stay connected

■ Electronically

- E-blasts: sign up via FV Notify Me
- Web: **www.fountainvalley.org/1282/General-Plan-Update**
- Email: **planning.building@fountainvalley.org**
- Social Media:
 - Twitter: @fv_cityhall
 - Facebook: @fountainvalleycalif
 - Instagram: fvproud



**FUTURE READY
FOUNTAIN VALLEY**
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THANK YOU!