



# City of Fountain Valley General Plan

*A Nice Place to Live*

PUBLIC REVIEW DRAFT  
MAY 2023



**Above** ↑ The City hosts an annual Hyundai Hope on Wheels 5k in partnership with business sponsors to raise funds for pediatric cancer research and local non-profit charities.  
-Photo courtesy Hyundai Hope on Wheels 5k & Color Fun Run

# Acknowledgements

*The City would like to thank everyone involved in this effort, including members of the general public and those who served in an official capacity as acknowledged below.*

## City Council

Kim Constantine, Mayor  
Glenn Grandis, Mayor Pro Tem  
Ted Bui  
Jim Cunneen  
Patrick Harper

## Planning Commission

Dave Osborn, Chair  
Azzam Saad, Vice-Chair  
Mary-Ellen Esquer  
Richard Lopez  
Bill Spear  
Herman Jack Ajamian (alternate)

## City Staff

Maggie Le, City Manager  
Omar Dadabhoy, Deputy City Manager / Community Development Director  
Temo Galvez, Deputy Public Works Director / City Engineer  
Rob Frizzelle, Community Services Director  
Bill McQuaid, Fire Chief  
Matt Sheppard, Chief of Police

## General Plan Advisory Committee

Jim Cunneen, Chair  
Sheri Vander Dussen, Vice-Chair  
Robert Alcantara  
Cheryl Brothers  
Bonnie Castrey  
Paula Coker  
Kim Constantine  
Matt Cortez  
Karl Lutke  
Emily Randle  
Azzam Saad  
Steven Schwartz  
Kerry Wakely  
Mike White

### *Former GPAC Members:*

*Clarence F. Alvey Jr., Ted Bui, Bill Cameron, Tracy Cameron  
Margie Drilling, Ramon Galvez-Arango, Steve Nagel,  
Vince Sosa, Michael Vo*

## Consultant Team



Fehr & Peers (Transportation)  
Fuscoe (Infrastructure)

*[by 2045]*

*...Because we have  
worked together,  
respectfully, and  
inclusively as a  
community,  
Fountain Valley  
has become an **even  
nicer place** to live  
and do business.*

-An excerpt from the City of Fountain Valley General Plan Vision

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## Documents Incorporated by Reference

The following documents are provided under separate cover but are incorporated by reference into the General Plan.

- Housing Element (full document as certified by the State Department of Housing and Community Development)
- Local Hazard Mitigation Plan
- Vulnerability Assessment

# Introduction





*[COVER PHOTO]* The fountain that welcomes visitors to Fountain Valley’s City Hall was redesigned to conserve water following the multiyear drought that ended in 2016. The resulting retrofit evokes the City’s namesake while remaining committed to the City’s long term water conservation goals.

## Overview

*The General Plan is the City’s primary long-range policy and planning document guiding the physical development, conservation, and improvement of Fountain Valley.*

**Every city in California is required by state law to adopt a general plan containing goals and policies that expresses the community’s vision of its future, improves public safety, and enhances access to and the use of available resources.**

**State mandated topics include land use, circulation, housing, conservation, open space, noise, safety, and climate adaptation and sustainability. Optional topics include economic development, fiscal sustainability, community design, growth management, air quality, healthy communities, and governance.**

## History

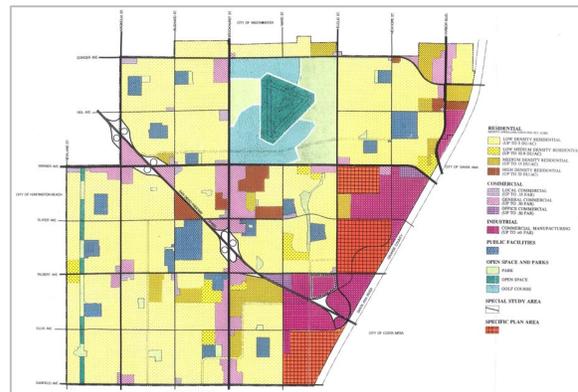
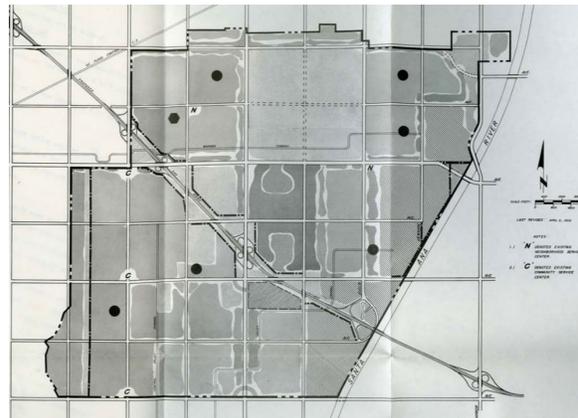
Fountain Valley was originally part of a swamp area that encompassed much of central Orange County. From the 1880s to the early 1900s the area was called “Gospel Swamps” by the residents. Early settlers built drainage canals to make the land viable for crops, which were served by the artesian wells that ultimately gave the city its name.

In the 1940s, the construction of the Prado Dam and other facilities fortified the area’s protection from ongoing flood risks. After the close of World War II, developers across Orange County rapidly purchased croplands and subdivided properties, to build new single-family homes for returning service men and women. The City of Fountain Valley was incorporated in 1957 with 160 of the 189 registered voters casting a ballot (91 in favor).

The new City Council commissioned a local firm to develop a master plan to guide the development of Fountain Valley and its transition from agricultural uses to residential tracts. No new tract development was allowed until all elements of the master plan were adopted. The first housing tract broke ground in 1962 and development rapidly expanded, with the City’s population reaching nearly 32,000 by 1970 and just over 55,000 by 1980.

The Master Plan, now called the General Plan, has been revised many times to address changes in economic conditions and state laws, ensuring the City and its residents and businesses are positioned for health and prosperity.

As Fountain Valley nears its seventh decade, the General Plan looks ahead to 2045, focusing on maintaining a high quality of life, managing new growth, and ensuring a sustainable, responsible, and resilient future that is consistent with the City’s Guiding Vision.



**Above** ↑

*(top)* A bubble diagram from the original (1962) Master Plan depicts the form and structure that still guides the City today.

*(middle)* An aerial image of Fountain Valley in 1967 showing the rapid expansion of housing and the newly built 405 Freeway. Photo from [Fountain Valley](#) by Daniel Aaron Gibb, 2007.

*(bottom)* The triangular set of airfields in the middle of Mile Square Park, used for aircraft training by the military, remained in place through 1999 and can still be seen in the City’s 1995 General Plan.

## Guiding Vision

# *A Portrait of Fountain Valley in 2045*



Fountain Valley—the best small town in Southern California—is regionally recognized as a premier community where people desire to live, learn, work, and grow. We have worked together as a community to preserve the quality of life, while also capitalizing on the region’s foundational changes in demographics, economics, and technology. Throughout these years of change, we have continually looked for and found guidance in our General Plan.

### Purpose of the Vision

The Vision Statement for the Fountain Valley General Plan is the framework that expresses the community’s shared outcomes for the City’s future. It defines expectations for what Fountain Valley will be 20+ years in the future as defined by its physical character; quality of life; variety of businesses; fiscal balance; and housing, economy, environment, safety, and comparable indicators. These expectations are based on community values concerning the characteristics and qualities of life that are important today and should be retained in the future, as well as how the community should evolve and respond to changing conditions. The General Plan supports the realization of the Vision.

It is important to remember that this is a long-range plan, intended to guide decisions in the city for the next 20+ years. The Guiding Vision and the Goals and Policies that support it may seem ambitious today because they represent the community’s desired future. Not everything will happen at once, in fact some portions may not happen at all. The Guiding Vision is aspirational, and the General Plan provides a framework to guide decisions along a path to achieve the Vision. Many of these ideas will take years or decades to come to fruition. Other ideas may happen right away.

Like the City’s original Master Plan, the success of this update to the General Plan and the viability of the Guiding Vision will be measured by how the goals and policies are implemented.



## *Living in Fountain Valley.*

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Fountain Valley is a nice place to live, work, and raise a family. We have wonderful neighborhoods, fantastic recreational options for all, a wealth of community and cultural activities, great schools, reputable health care options, and a wide range of shopping, dining, and employment opportunities. Residents find value and fulfillment through involvement in civic, social, and faith-based endeavors.



## *Growing in Fountain Valley.*

---

We maintain and enhance the beauty and safety of our neighborhoods, while diversifying our housing stock to provide residential opportunities across ages and incomes. Property owners continue to reinvest in homes and neighborhoods and the City continues to invest in the public realm and services. We grow strategically to carefully blend the new with the old, employ environmentally sustainable practices, and attract and retain strong and emerging markets. We carefully plan for our future to ensure that we know where we are going, and that our public facilities and infrastructure meet demands, are well maintained, are efficient and cost effective, and are environmentally sustainable.



## *Learning in Fountain Valley.*

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Fountain Valley Unified School District, our high schools, and our community college are nationally ranked as top tier education providers. Our graduates are prepared to continue their training and education; become successful tradespeople, artists, professionals, and entrepreneurs; and grow into the leaders of tomorrow and caring members of the community. Our culture of lifelong learning has enabled residents of all ages to grow and benefit from changes in technology and the economy.



## *Working in Fountain Valley.*

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Our local economy has flourished over the last two decades. A number of national and global firms make Fountain Valley their home, attracted by our strategic location and our small-town charm. Nevertheless, entrepreneurship is our city's economic calling card. Affordable locations, loyal customers, inclusive business networking, and a supportive municipal government have provided the foundation for new businesses to start, grow, and prosper. In turn, many of these businesses provide the shopping, dining, entertainment, and recreation options that make our neighborhood and community commercial districts some of the most popular gathering places in Orange County.



## *Governance in Fountain Valley.*

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Throughout the changing times, our local government has provided consistent, wise, and transparent stewardship of our community, our economy, and our local environment. Elected and appointed officials are connected to and responsive to the community they serve. Residents and businesses are engaged in civic affairs because they know what is going on and their voices are heard in public decision-making. The City of Fountain Valley is an employer of choice, attracting and retaining dedicated and highly qualified staff who provide effective and efficient public services.

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## Element Structure

The General Plan presents the City's planning land use and planning framework through a set of five elements: land use, mobility, housing, open space and conservation, and public facilities and safety.

Together, these elements address all the topics required by state law as well as optional topics considered important by the City and the community. Some topics are addressed entirely within a single element while others are touched on in multiple elements.

A description of each element is provided in the following pages.

## What's in an Element?

Each element includes a set of goals and policies that address topics related to the Element. Some Elements may also include tables and maps to communicate requirements, projections, or other relevant information.

**Goals.** Goals are statements of desired future conditions toward which efforts, regulations, and use of resources are directed.

**Policies.** Policies are statements that guide decision-making and specify an intended level of public commitment on a subject.

**Tables and Maps.** Tables and maps shall also be considered City policy presented in a tabular or spatial format. Photographs and graphics are not City policy but are provided to illustrate issues or outcomes and to visually enhance the overall narrative.

## Land Use



The Land Use Element provides a long-range guide for the physical development of the city, reflecting the Guiding Vision for a high quality of life. This Element guides the overall distribution, location, and size of development, ensuring that existing neighborhoods are protected, growth is carefully managed, and new development is fiscally sustainable. This Element will guide the City's priorities and decisions related to new development projects, public investment, and economic development.

## Mobility



The Mobility Element establishes City's plan to move people, goods, and resources within and through the community. The City seeks to maintain its roadway and trail networks and provide more complete streets, offering ways all people to travel safely and efficiently within and around Fountain Valley by foot, bike, car, and transit. This Element will guide decisions about how the City maintains the roadway network, manages impacts of new growth, and expands its multimodal network.

## Housing



The Housing Element directs the City's policies, programs, and land use planning to address the needs of existing and future residents. This includes planning and facilitating new housing, maintaining and improving the quality and affordability of current housing, and actively furthering fair housing. Unlike other elements, the Housing Element must be certified by the state. The Housing Element, as certified by the State, is incorporated by reference and provided under separate cover. The full, certified version includes all analysis required by state law.

## Open Space and Conservation



The Open Space and Conservation Element identifies open space, historic, cultural, and natural resources and establishes priorities for the retention, enhancement, and expansion of these resources to improve the quality of life and overall environment. This Element provides high-level direction for the City's open space planning and activities to promote sustainability for current and future generations.

## Public Facilities and Safety



The Public Facilities and Safety Element ensures the City is resilient in emergency situations and well served by community facilities and services at all times.

The Element identifies and assesses the level of risk associated with natural and human-generated hazards and establishes policies and actions to plan for and respond to hazardous conditions, minimize vulnerabilities, and adapt to changes over time. This Element incorporates (by reference) the City's Hazard Mitigation Plan, which is provided under separate cover.

The Element also provides guidance to ensure that existing and future Fountain Valley residents, businesses, and institutions have access to high quality public services, facilities, and infrastructure.

# The Update Process

## Years in the Making

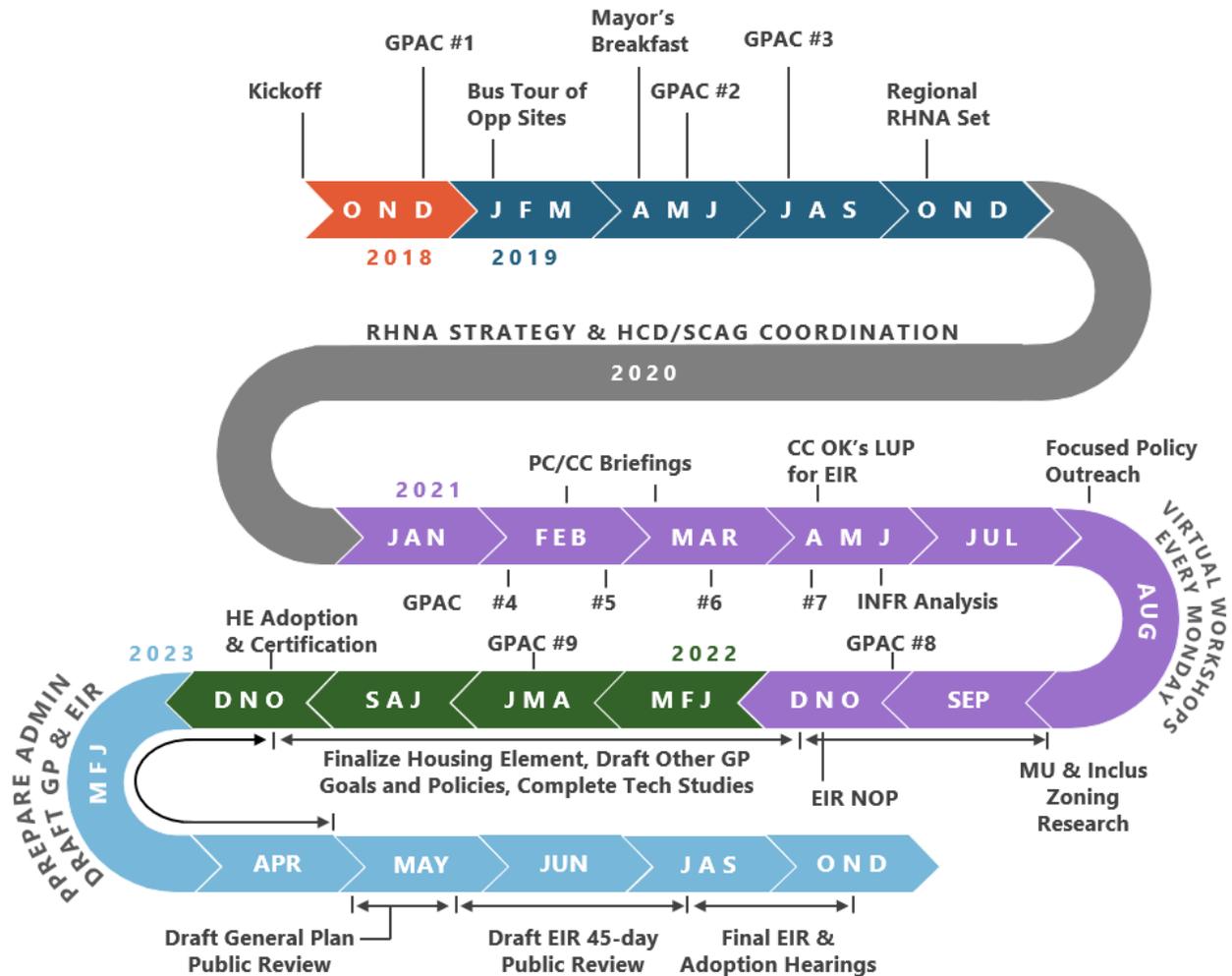
The City’s last comprehensive General Plan update took place in 1995 and has largely remained as adopted since then. The Circulation Element was updated in 2008 and the Housing Element was updated periodically (in accordance with state law), with major updates in 2000, 2010, 2014, and 2022.

In 2016, the voters of Fountain Valley approved Measure HH (a one-cent transaction tax) to address a structural deficit in the budget. As Measure HH was designed to sunset in 2037, the City initiated a series of actions both to

protect existing revenue and generate new revenue to achieve fiscal sustainability.

One strategy was to update the City’s General Plan to evaluate opportunities for growth and increased revenue through the reuse and/or intensification of land. A comprehensive update would enable the City to fully understand the implications and changes needed to grow responsibly.

The update effort would also ensure consistency with state laws passed in the intervening years, including the sixth cycle (2021-2029) of Housing Element updates and accommodation of the City’s fair share of future growth known as the Regional Housing Needs Assessment (RHNA) allocation.



When the City kicked off the General Plan update in 2018, jurisdictions in southern California anticipated that the sixth cycle RHNA would be similar in scale to allocations in prior cycles. In late 2019, the State Department of Housing and Community Development (HCD) assigned a RHNA of 1.34 million to the Southern California Association of Governments (SCAG) region. In March 2020, SCAG finalized its RHNA allocation, assigning Fountain Valley a RHNA of nearly 5,000 units (1,300% increase from prior cycles).

Accordingly, the City spent the balance of 2020 and part of 2021 to devise a land use plan that could both accommodate the RHNA allocation and achieve fiscal sustainability. After months of intensive analysis and public outreach, the City arrived at an initial draft land use plan in early 2021 and began conducting technical analyses; holding additional public meetings; and updating the goals and policies of other Elements.

As the COVID pandemic hit in 2020, the City leveraged virtual outreach tools to keep the public engaged and safe, including an online workshop series in August 2021 to educate and obtain direction from the community regarding

the direction and priorities for updating the General Plan goals and policies.

The City spent the balance of 2021 and part of 2022 navigating the certification process for the Housing Element. Near the end of 2021, after securing preliminary approval from HCD regarding the suitability of the City’s sites inventory to accommodate the RHNA, the City finalized its draft land use plan and initiated the environmental analysis, hosting a public scoping meeting and announcing the preparation of an environmental impact report (EIR).

To ensure compliance with state law and retain local land use control, the City completed the HCD certification process and adopted the Housing Element separately in late 2022. Additional attention was spent coordinating with water agencies to crafting water policy that would accommodate the projected buildout in the context of a prolonged drought.

The Draft General Plan and Draft Environmental Impact Report (EIR) were released in early 2023 for public review and comment. [Balance to be written after public review is completed]



## VIRTUAL WORKSHOPS COMING IN AUGUST!

**The City is hosting a series of workshops for residents and stakeholders to learn more about and help shape how Fountain Valley will grow and change over the next 20+ years.**

**Workshop Schedule** Sessions 6 to 8 PM. See the City’s website for information on how to join.

<b>Aug 2</b> <b>1</b> <b>Housing &amp; Equity</b>	<b>Aug 9</b> <b>2</b> <b>Community Design</b>	<b>Aug 16</b> <b>3</b> <b>Circulation &amp; Mobility</b>	<b>Aug 23</b> <b>4</b> <b>Health &amp; Safety</b>	<b>Aug 30</b> <b>5</b> <b>Economic &amp; Fiscal Dev’t</b>
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**Above** ↑ A General Plan Advisory Committee (GPAC) met throughout the General Plan Update process to provide direction to the project team, hear public input and discussion, and make recommendations to the City Council.

## Advisory Committee

The City Council established a General Plan Advisory Committee (GPAC) to provide input recommendations to city staff, the consultant team, and ultimately the City Council on key components, such as the vision, opportunity areas, land use plan, goals, and policies.

The 15-member GPAC was designed to represent the Fountain Valley community through 15 seats:

- City Council (2 seats)
- Planning Commission
- HCD Advisory Board
- Fountain Valley Community Foundation
- Measure HH Committee
- Fountain Valley Elementary School District
- Huntington Beach High School District
- Fountain Valley Chamber of Commerce
- Fountain Valley – Large Business
- Orange County Board of Realtors
- At-large Fountain Valley Resident Quad 1
- At-large Fountain Valley Resident Quad 2
- At-large Fountain Valley Resident Quad 3
- At-large Fountain Valley Resident Quad 4

The GPAC hosted a total of 10 meetings that were also attended by the general public and focused on the following topics:

- Vision and values
- Land use alternatives (multiple)
- Housing Element (multiple)
- Goals, policies, programs, and priorities
- Draft General Plan and Draft EIR

## Additional Outreach

While the GPAC was the primary channel for the community to participate, other opportunities and methods of public outreach included:

- In-person and virtual workshops
- Opportunity site survey, bus tour, and virtual tour
- Property owner and stakeholder interviews
- Planning Commission & City Council briefings, joint workshops, and hearings
- Public review periods
- Social media / e-blasts
- City website updates

Community members and other stake holders were encouraged to take advantage of these many opportunities to learn, provide input, and help make Fountain Valley ready for the future.

## Consistency and Implementation

By state law, the General Plan must be internally consistent and all other City plans, documents, programs, and activities must be consistent with the General Plan. City documents with the strongest connection to the General Plan include the annual budget, strategic plan, zoning code, specific plans, environmental impact reports, capital improvement program, Measure HH, and urban water management plan.

Additional implementation takes place through routine or individual decisions, actions, plans, programs, regulations, mitigation measures, and investments made, implemented, or conducted by the City. Implementation activities are also carried out by other local agencies and service providers as well as residents, property owners, developers, and institutions.

While implementation will occur throughout the entire lifetime of the General Plan, Appendix A (aka, the Implementation Plan) provides a list of actions that should be initiated and/or completed within the next five years, as well as actions that are required by state law regarding climate adaptation and resiliency and open space planning. Implementation related to housing is predominantly maintained in the full version of the state-certified Housing Element.

The Implementation Plan provides the basis for establishing priorities, scheduling, and assigning staff and other resources. Implementation is often contingent upon adequate funding. While many actions can be pursued through initiatives already underway, others will require additional resources. As such, the exact mix and timing of programs, activities, and strategies the City may pursue will be opportunity driven, dependent on the availability of funding, staffing, and other necessary resources.

## Future Updates

There is no set, explicit, or quantified timeframe for a comprehensive update. The City conducts an annual review of the General Plan to assess the level of implementation and effectiveness of the goals, policies, and actions. This annual review is formerly reviewed by City Council and submitted to the Governor's Office of Planning and Research. A more extensive review of the overall General Plan may be warranted every five years, with comprehensive updates every 10 to 15 years or as deemed necessary.

The most common update is an amendment to the Land Use Map as property owners seek to develop something different from what is currently allowed. The Housing Element is updated every eight years in connection with regional transportation planning efforts. The topic of safety must be reviewed by jurisdictions upon subsequent updates of the Housing Element. While the City does not currently contain disadvantaged communities as viewed through the lens of environmental justice, the

topic of environmental justice must be reviewed upon the subsequent and concurrent update of any two or more elements. Based on the connection between housing and safety updates, the three topics can be expected to be reviewed every eight years.

As discussed under the Guiding Vision, many of the big ideas embodied in this General Plan will not take place overnight. Both goals and policies are intended to be long-term in nature and are not intended to be changed frequently.

**Below** ↓ An aerial view from 2020 looking west, showing a portion of Fountain Valley's local and regional context.

*The City offers a collection of neighborhoods, excellent schools, an abundance of parks, major health care facilities, and a variety of places to shop, eat, work, and do business with convenient access to the coast and surrounding communities.*

*Photo taken by D Ramey Logan, CC BY-SA 3.0.*



# Land Use Element





[COVER PHOTO] An aerial view of Fountain Valley looking south with Mile Square Regional Park in the foreground, bordered by the multifamily and commercial uses along Warner and Brookhurst, Hyundai's American headquarters in the background, and single family neighborhoods that extend throughout the city.

## Purpose

**As stewards of the land, we must plan for uses and development that add value to the community in terms of function, design, and fiscal return, and ensure that Fountain Valley is a nice place to live for people of all ages and incomes today and in the future.**

**The Land Use Element guides how we will develop, use, and arrange land to achieve our Guiding Vision. Specifically, this Element:**

- **Designates the distribution, location, and balance of land uses.**
- **Describes potential buildout capacity through 2045.**
- **Describes each land use designation, including building density and intensity standards.**
- **Ensures compatibility between land uses.**

## Introduction

The Land Use Element provides guidance to ensure that future growth in Fountain Valley expands opportunities and emulates community values while protecting existing neighborhoods and enhancing overall quality of life.

The Goals and Policies, and the land use plan are implemented by local ordinances, including the Fountain Valley Municipal Code, specifically Title 21 (zoning code), which defines the specific allowable uses and sets precise development standards for each piece of property. Several specific plans also implement this element and provide more detailed land use and design direction for parts of the city.

The element includes:

**Goals and Policies.** Goals and policies guide land-use decisions and help shape future development and public investment.

**Land Use Plan.** Composed of the land use map, land use designations, and anticipated growth.

**Tables and Figures.** Tables and figures (including maps) shall also be considered City policies, offering either greater detail or a visual depiction of the context or intended outcome.



**Above** ↑ VCA's specialty and emergency animal hospital on Euclid Street offers care to animals, serving Orange County and all of southern California 24 hours a day, 365 days a year. Photo courtesy of SRS Real Estate Partners.

# Goals & Policies

## GOAL LU-1

An arrangement of **compatible land uses** that protects and maintains attractive and safe neighborhoods while promoting dynamic activity centers and preserving conventional commercial and industrial uses.

### Policy LU-1.1 Land use compatibility and viability.

Require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. Require that new residential developments are located, scaled, buffered, and designed so as to not hinder the economic viability and continuity of areas planned for nonresidential uses.

### Policy LU-1.2 Land Use Plan consistency.

Consider proposed development that is consistent with the Land Use Plan (i.e., it does not require a change in Land Use Designations), to be generally compatible and consistent with surrounding land uses and a community's identity. Other policies in the General Plan and development standards in the Development Code may require additional site, building, and landscape design treatment to ensure compatibility.

### Policy LU-1.3 Mix of land uses.

Maintain a balanced mix of high quality residential, retail, employment, industrial, open space, and public facility land uses to ensure a range of living options, fiscal sustainability, and convenient access to shops, restaurants, services, and well-paid and highly skilled jobs.

### Policy LU-1.4 Mixed-use activity centers.

Encourage and facilitate the creation and maintenance of dynamic activity centers throughout the city that incorporate a mix of uses and public gathering space that promote a sense of place and community identity.

### Policy LU-1.5 Reuse of public land.

Prioritize the reuse of land that is owned by non-city public agencies for public uses such as civic buildings, parks, or recreation facilities.

### Policy LU-1.6 School planning.

Coordinate with school districts on facility improvements, expansion, and contraction planning and activities.

### Policy LU-1.7 New elementary school.

Coordinate with school districts and development applicants to plan and provide expanded or new elementary school facilities near the Southpark and Crossings properties.



**Above** ↑ In the foreground are hotels by the Brookhurst/ 405 interchange, with single family homes and Fountain Valley High School in the background.



**Right** → Aerial view from 1974 of Fountain Valley looking southwest, showing the Santa Ana River Channel and the still relatively new 405 freeway.

This image shows how much of Fountain Valley was already planned and developed by 1974, with single family neighborhoods and business parks built alongside the freeway.

Photo courtesy of Orange County Archives.

## GOAL LU-2

A balanced mix of land uses and development types that results in **fiscal sustainability** and support continuously improving public facilities and services.

### Policy LU-2.1 Fiscal impacts.

Require proposed new development to demonstrate that it can and will be adequately served by public facilities without negatively impacting existing capacities and levels of service. Require new development and changes in use requiring discretionary City approval to be fiscally neutral or beneficial.

### Policy LU-2.2 Fair share contributions.

Require new development to pay for its fair share of the cost for on- and off-site improvements.

### Policy LU-2.3 Mixed-use development.

Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.

### Policy LU-2.4 Crossings Specific Plan.

Stay engaged with property owners, developers, brokers, and other stakeholders to facilitate development that makes progress toward the vision of the Crossings Specific Plan.

### Policy LU-2.5 Reduced commuting.

Attract and retain businesses that provide jobs suited to the labor force residing in Fountain Valley. Additionally, support and assist the development of housing affordable to the workforce commuting into Fountain Valley.

**Below** ↓ Looking west along Condor Avenue, the Activity Core Target Area in the Workplace Neighborhood District of the Crossings Specific Plan is in the foreground. The intent is to facilitate a transition to an active and dynamic mixed-use environment that creates an “experiential retail” setting that creates a stronger sense of place and vibrancy.



## GOAL LU-3

Neighborhoods, places, and buildings that are well maintained, demonstrate pride and reinvestment, and reinforce a **sense of community**.

### Policy LU-3.1 Pride and identity.

Enhance the sense of identity and increase the feeling of pride among residents, business owners, employees, and visitors by encouraging excellent physical design and continual property maintenance and improvements.

### Policy LU-3.2 Scale and character.

Ensure that all new development is compatible with the scale and character of the surrounding neighborhoods in Fountain Valley.

### Policy LU-3.3 Quality of life uses.

Protect and improve public parks, trails, open space areas, public plazas, historical assets, and public facilities that define and enhance the City's quality of life.

### Policy LU-3.4 Building design.

Nonresidential buildings and related improvements should exhibit authentic and enduring design. Although no specific architectural style is required, the City prefers that designs for individual buildings stay true to a single architectural style and discourages franchise architecture. Buildings shall present fully finished facades on all sides visible from freeways or streets.

### Policy LU-3.5 Corridor design.

Buildings, streetscapes, landscaping, and associated improvements along the City's arterial streets should be attractive and promote a cohesive sense of place.

### Policy LU-3.6 Parking design.

Require surface and structured parking lots to be safe and convenient for all users. Parking areas shall also be attractive, particularly when visible from the public realm, with landscaping providing visual relief, buffering, and shade for vehicles and pedestrians.



← **Left** The City preserves and celebrates its historical roots at the 2.3-acre Heritage Park, just west of the library. In the foreground is a historical real estate office of Tom Talbert, a farmer that organized the drainage of the swampy lands of Fountain Valley. In the background are townhomes built in 2013.

## GOAL LU-4

**Economic development thinking integrated throughout the municipal organization in a way that sustains long-term economic growth and attracts private investment.**

### Policy LU-4.1 Economic development objectives.

Invest in economic development through the City's economic development program to maintain and enhance the attractiveness of Fountain Valley for private investment, to increase local job opportunities for residents, and to facilitate growth in the local economy that contributes to and enhances Fountain Valley's premier quality of life.

### Policy LU-4.2 Economic development thinking.

Integrate economic development thinking throughout city government by providing economic development training for key city staff, discussing economic and fiscal implications in staff reports for land use cases, and regularly communicating the City's economic development efforts and successes.

**Right** → ALDI supermarket selected Fountain Valley as one of its first stores to mark its 2016 entrance into the southern California region. Roughly two years later, façade enhancements for ALDI and adjacent storefronts upgraded and unified the Warner Marketplace shopping center.



### Policy LU-4.3 Strategic action plan.

Adopt and periodically update an economic development strategic plan that states the City's vision for economic development, identifies objectives for the time frame of the strategy, establishes strategies and action plans, and that may also identify target sectors, partnerships, and marketing and communications.

### Policy LU-4.4 Existing businesses.

Partner with the Orange County Small Business Development Center, the Service Core of Retired Executives, the Orange County Workforce Development Board, and other economic development services providers and funding sources to assist existing business and business startups to be more profitable and to thrive and grow locally.

### Policy LU-4.5 Marketing and communications.

Maintain regular public communications of the City's economic development efforts and successes, maintain regular communications with existing businesses and economic development stakeholders, and, consistent with the adopted economic development strategic plan, invest in communications to market Fountain Valley as a location for new businesses and private investment.

# Land Use Plan

As stewards of the land, we must plan for uses and development that add value to the community in terms of function, design, and fiscal return, and ensure that Fountain Valley is and continues to be a nice place to live for people of all ages, abilities, and incomes.

## Approach

The land use plan strives to maintain the City's existing suburban fabric while allowing for growth and dynamic activity centers, designating and arranging land uses to:

- Preserve the nature of existing residential neighborhoods and manage the growth of new housing.
- Provide convenient access to shops and services for residents and opportunities for new and established businesses to thrive.
- Maintain local and regional park space.
- Focus growth in areas planned or suitable for reuse and intensification: specific plan areas, vacant properties, and underutilized sites that can generate new spaces for activity, a more urban and mixed-use lifestyle, and new business and job opportunities.

## Land Use Map

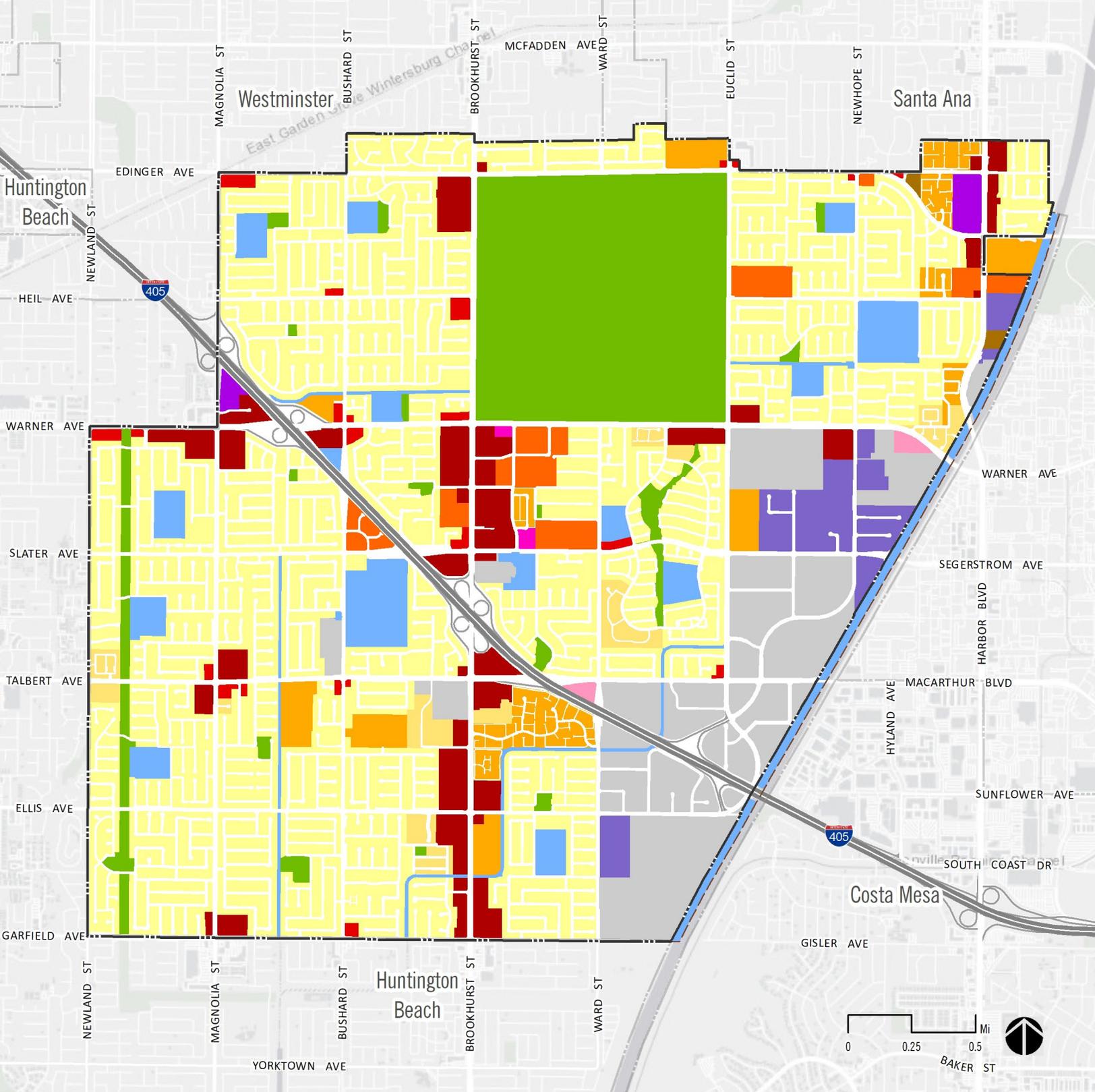
As depicted in Figure LU-01, the land use map displays the pattern, distribution, and intensity of land use designations across the entire city, down to the parcel level.

## Land Use Designations

The land use designations establish the types and intensity of land uses permitted in Fountain Valley. A description of the typical uses and development density and/or intensity ranges for each land use designation is provided in Table LU-1.

*Below ↓ The GPAC evaluated potential growth scenarios relative to the City's land resources and participated in an exercise to identify strategies to manage where and how state-mandated growth could be accommodated. Strategies that were refined after this session included expanding areas where multi-family housing was allowed, introducing new mixed-use land use designations, and promoting ADUs.*





Source: PlaceWorks 2022

Date: 5/11/2023

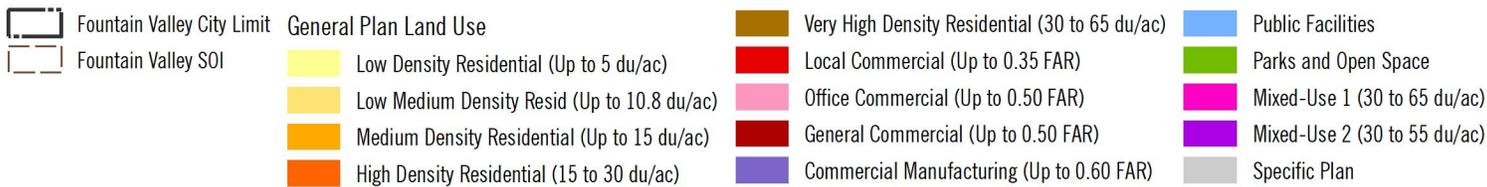


Table LU-1 Land Use Designations

Land Use Designation	Density / Intensity	Description of General Purpose and Typical Uses
<b>RESIDENTIAL</b>		
Low Density Residential (LDR)	Up to 5 du/ac	Single family detached housing in a suburban neighborhood structure, served by common infrastructure, public facilities, and services.
Low Medium Density Residential (LMDR)	Up to 10.8 du/ac	Single family detached and attached housing types in a suburban neighborhood structure, with housing options ranging from small-lot or large-lot single-family detached homes to townhomes to duplexes.
Medium Density Residential (MDR)	Up to 15 du/ac	Single family attached and small-scale multifamily housing types, including townhomes, small apartment complexes, and small-lot single family detached or attached homes.
High Density Residential (HDR)	15 to 30 du/ac	Higher density single family attached and multifamily housing, typically in proximity to transit service, employment opportunities, retail and service businesses, and community services and facilities.
Very High Density Residential (VHDR)	30 to 65 du/ac	Compact and/or large multifamily residential housing, typically in proximity to transit service, employment opportunities, retail and service businesses, and community services and facilities.
<b>COMMERCIAL</b>		
Local Commercial (LC)	Up to 0.35 FAR	Small-scale stores and personal service uses located in proximity to residential neighborhoods and are meant to serve local residents and workers with convenient access to local goods and services.
General Commercial (GC)	Up to 0.50 FAR	A wide range and intensity of retail and service commercial uses that are meant to serve those in Fountain Valley as well as those living in the larger surrounding market area. Also supports the development and continued operation of recreational, hospitality, cultural, entertainment, and employment opportunities.
Office Commercial (OC)	Up to 0.50 FAR	Administrative and professional office, as well as complementary commercial uses. Particularly appropriate in areas where such uses may serve as a buffer between two less compatible land uses.
Commercial Manufacturing (CM)	Up to 0.60 FAR	A mix of office and clean, light industrial, and complementary retail uses in an integrated development setting. Typical uses include office-industrial flex spaces, multilevel corporate offices, and small-scale manufacturing that do not produce significant pollutants or nuisance.

Table LU-1 Land Use Designations

Land Use Designation	Density / Intensity	Description of General Purpose and Typical Uses
<b>MIXED USE</b>		
<b>Mixed-Use 1 (MU1)</b>	30 to 65 <sup>1</sup> du/ac and 2.25 FAR	Large scale and/or intensity building(s) on parcels up to 5 acres that contain a mix of higher density residential uses and non-residential uses such as retail, dining, entertainment, and offices. Building and site design fosters lively and pedestrian-friendly streetscapes and connectivity to surrounding uses and neighborhoods.
<b>Mixed-Use 2 (MU2)</b>	30 to 55 <sup>1</sup> du/ac and 2.20 FAR	A master planned project area on parcels larger than 5 acres containing a range of residential product types and densities mixed with non-residential uses, such as retail, dining, entertainment, offices, and public spaces. Building and site design fosters lively and pedestrian-friendly streetscapes and connectivity to surrounding uses and neighborhoods, with public spaces to promote community gathering.
<b>OTHER</b>		
<b>Public Facilities (PF)</b>	n/a	Public and quasi-public facilities to meet current and future needs, including schools, police and fire stations, infrastructure, and civic uses.
<b>Parks and Open Space (OS)</b>	n/a	Active and passive recreational uses, including parks and natural preservation areas.
<b>Specific Plan (SP)</b>	Varies per adopted specific plan	Master planned development intended to allow for a more flexible mix and intensity of uses in return for exceptional design and stronger promotion of the Guiding Vision and General Plan goals and policies.

1. On parcels designated for mixed use (MU1 or MU2), the maximum density can reach 75 du/ac when the following conditions exist: the nearest property line of the perimeter of a mixed-use designation is either separated by the 405 freeway from or located at least 400 feet from the property line of an R1 designation in the City of Fountain Valley.

## Measuring Density & Intensity

The General Plan provides the maximum density or intensity for each land use designation. The zoning code further refines these standards and prescribes additional regulations that affect a building's form, character, and use.

### Residential Density

Each residential land use designation includes a range of allowable densities, calculated as the number of dwelling units allowed per acre (du/ac). The maximum density represents a potential maximum density (number of housing units per acre) that could be achieved if all other requirements are met, including zoning standards in the municipal code.

### Nonresidential Intensity

Floor area ratio (FAR) is a measurement used to identify nonresidential land use intensity. The FAR is the ratio of the total gross floor area of all buildings on a lot compared to the total area of that lot.

Higher FARs generally indicate larger buildings and/or more stories, but as shown in Figure LU-02, the size and height of the building can vary a great deal within the same FAR. Note, FAR is also a measure used in regulating the intensity of mixed-use areas and projects.

## Mixed Use Density and Intensity

To encourage a dynamic mixture of residential, office, and commercial uses in mixed-use areas (Mixed-Use 1 and Mixed-Use 2), the density and intensity standard shall be both floor area ratio and dwelling units per acre. The cumulative building square footage (residential and non-residential) shall not exceed the maximum FAR, and the dwelling units per net acre shall not exceed the (du/ac) specified for the land use designation.

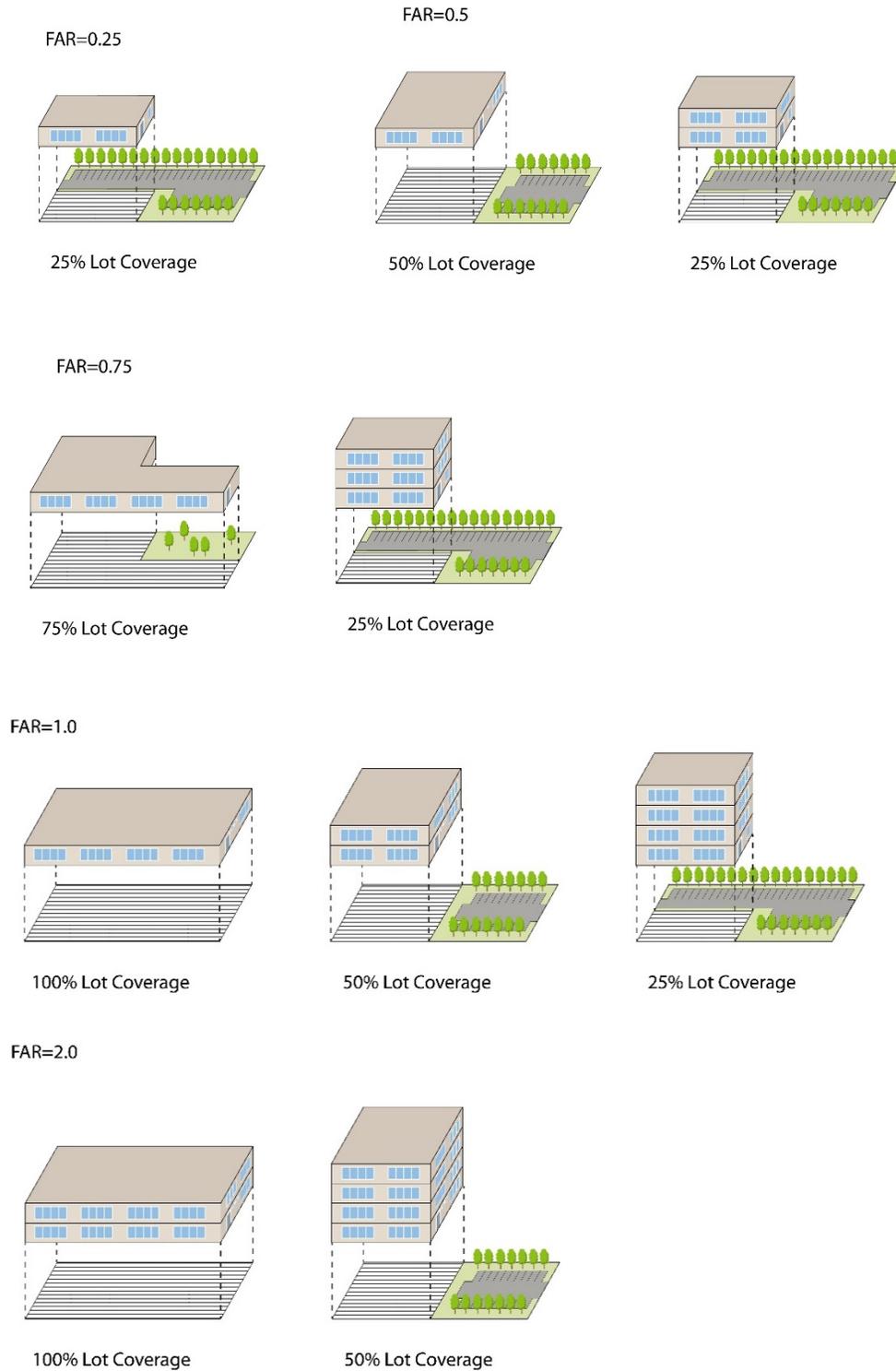
The FAR calculation excludes square footage associated with structured parking (above or below ground), to facilitate mixed-use development served by adequate parking.

Note: Residential-only projects are not permitted in Mixed-Use areas.

## Rounding

When calculating the square footage allowed for a proposed development, no upward rounding is permitted in determining the final permitted intensity. Likewise, no upward rounding is permitted in calculating the allowable number of residential units. For example, in a calculation producing a yield of 12.7 units for a given development site, 12 units are permitted.

Figure LU-2 Diagrammatic Examples of Floor Area Ratio



## 2045 Buildout Capacity

Table LU-2 reflects the long-term buildout capacity for residents, housing units, and jobs by 2045. This buildout figure should be used when planning the City’s infrastructure and services and in coordinating with regional planning efforts. Growth above these estimates may require significant investments in new infrastructure systems and/or expansions of public services and facilities.

Table LU-2 Buildout Table

LAND USE CATEGORY	EXISTING (2021)			GROWTH			BUILDOUT		
	Housing Units	Pop	Jobs	Housing Units	Pop	Jobs	Housing Units	Pop	Jobs
Low Density Residential	12,553	37,653	380	799	1,197	8	13,352	38,850	388
Low Medium Density Residential	775	2,322	0	25	71	-	800	2,393	-
Medium Density Residential	2,637	7,778	9	-	-	-	2,637	7,778	9
High Density Residential	2,285	6,558	-	498	1,234	-	2,783	7,792	-
Very High Density Residential	-	-	155	296	828	(155)	296	828	-
Local Commercial	-	-	1,102	-	-	-	-	-	1,102
Office Commercial	-	-	388	-	-	-	-	-	388
General Commercial	-	-	11,715	-	-	-	-	-	11,715
Commercial Manufacturing	-	-	2,804	-	-	-	-	-	2,804
Mixed-Use 1	-	-	180	481	1,147	(130)	481	1,147	50
Mixed-Use 2	-	-	630	1,078	3,010	(205)	1,078	3,010	425
Public Facilities	-	-	-	-	-	-	-	-	-
Parks and Recreation	-	-	-	-	-	-	-	-	-
Specific Plan	1,144	3,284	15,122	3,062	8,586	4,539	4,206	11,870	19,661
<b>CITYWIDE TOTAL</b>	<b>19,395</b>	<b>57,595</b>	<b>32,485</b>	<b>6,238</b>	<b>16,073</b>	<b>4,057</b>	<b>25,633</b>	<b>73,668</b>	<b>36,542</b>
<b>Breakdown of Specific Plans</b>	<b>1,144</b>	<b>3,284</b>	<b>15,122</b>	<b>3,062</b>	<b>8,586</b>	<b>4,539</b>	<b>4,206</b>	<b>11,870</b>	<b>19,661</b>
Civic Center	88	253	248	-	-	-	88	253	248
Fountain Valley Crossings	-	-	6,825	1,100	3,089	1,205	1,100	3,089	8,030
Fountain Valley Medical Center	456	1,305	2,656	-	-	986	456	1,305	3,642
Fountain Valley Senior Campus	210	603	10	-	-	-	210	603	10
Harbor Blvd. South Island	-	-	200	50	142	(3)	50	142	197
OC Memorial Medical Center	-	-	1,875	-	-	-	-	-	1,875
Sanitation District Plant	-	-	-	-	-	-	-	-	-
Southpark	-	-	2,643	1,100	3,085	2,740	1,100	3,085	5,383
Warner/Newhope	390	1,123	665	812	2,270	(389)	1,202	3,393	276

Notes:

1. All figures subject to rounding.
2. “Existing” represents conditions as of 2021.
3. Potential growth for new development in specific plans is the difference between the entitled buildout and the existing conditions as of 2021. Housing figures for the Fountain Valley Crossings, Southpark, and Warner/Newhope specific plans reflect entitlement plus additional capacity added through the Housing Element update (specific plans to be amended and aligned with the new buildout figures as part of the Housing Element implementation).
4. The City has included an assumption for growth on a small portion of residential parcels (706) through the construction of second units, which are distributed throughout the city proportional to the distribution of Low Density Residential. Additional growth includes known projects in the pipeline.
5. Figures shown as (negative) reflect an assumption that some parcels will transition to different uses that are consistent with the adopted land use plan.

Sources: City of Fountain Valley and PlaceWorks, 2022.

## Specific Plan Areas

A specific plan is a planning and zoning tool for the systematic implementation of the general plan in a defined area. While specific plans may be adopted to simply provide more detailed policy direction, specific plans are used in Fountain Valley to lay out a specific vision, zoning regulations, and design guidelines regarding the type, location, and intensity of development, as well as the capacity needs of infrastructure systems and necessary tools to finance public improvements.

The following provides a brief description of the specific plans in Fountain Valley, followed by Figure LU-02, which more clearly defines the boundaries of each specific plan.

### Civic Center

Adopted in 2011, the Civic Center Specific Plan introduced a mixed-use site plan and regulations to redevelop an eight-acre parcel directly adjacent to City Hall and the central Police Station. The Specific Plan led to the successful replacement (in 2013) of an office building and community college building with a 127-room hotel and 88 townhomes that enjoy direct access to the Library and Heritage Park.

### Fountain Valley Crossings

The Fountain Valley Crossings Specific Plan was established by the City in 2018 to promote reinvestment and new development in a 162-acre area straddling the 405 Freeway. The Specific Plan envisions and facilitates the transition of a cluster of business and industrial parks into three distinct districts that introduce a mixed-use activity center, highly amenitized office settings, and upgraded and more flexible industrial spaces. The new development will be supported by enhanced pedestrian and cyclist infrastructure and human-scale building design. The vision is to create a destination for both Fountain Valley residents and visitors.

### Fountain Valley Medical Center

The Fountain Valley Medical Center Specific Plan establishes policies and regulations to guide the continued operation and improvement of the 56-acre campus that contains a hospital, medical offices, lab and medical procedure facilities, senior apartments, and assisted-living facilities.

### Fountain Valley Senior Campus

The Fountain Valley Senior Campus Specific Plan provides the planning and regulatory structure for the reuse of an 11-acre site that previously contained a vacant elementary school. Adopted in 2001, the Specific Plan led to the successful development (in 2004) of 210 affordable senior housing units and a two-story senior community center at the intersection of Bushard Street and Talbert Avenue.

### Harbor Blvd. South Island

The Harbor Boulevard South Island Specific Plan provides policies and regulations for the reuse and intensification of a 6.5-acre collection of parcels along Harbor Boulevard and the Santa Ana River. In 2022, the northern planning area was successfully redeveloped from a used car dealership into 50 units of affordable housing.

### Orange Coast Memorial Medical Ctr.

The Orange Coast Memorial Medical Center Specific plan establishes policies and regulations for the continued operation and improvement of the 15-acre campus that contains a hospital, medical offices, and lab and medical procedure facilities.

### Sanitation District Plant

The Sanitation District Plant plan establishes a master site plan, policies, procedures, and regulations for the ongoing use and future improvement of the 108-acre site that contains the wastewater treatment plant that is owned and operated by the Orange County Sanitation District.

### Southpark

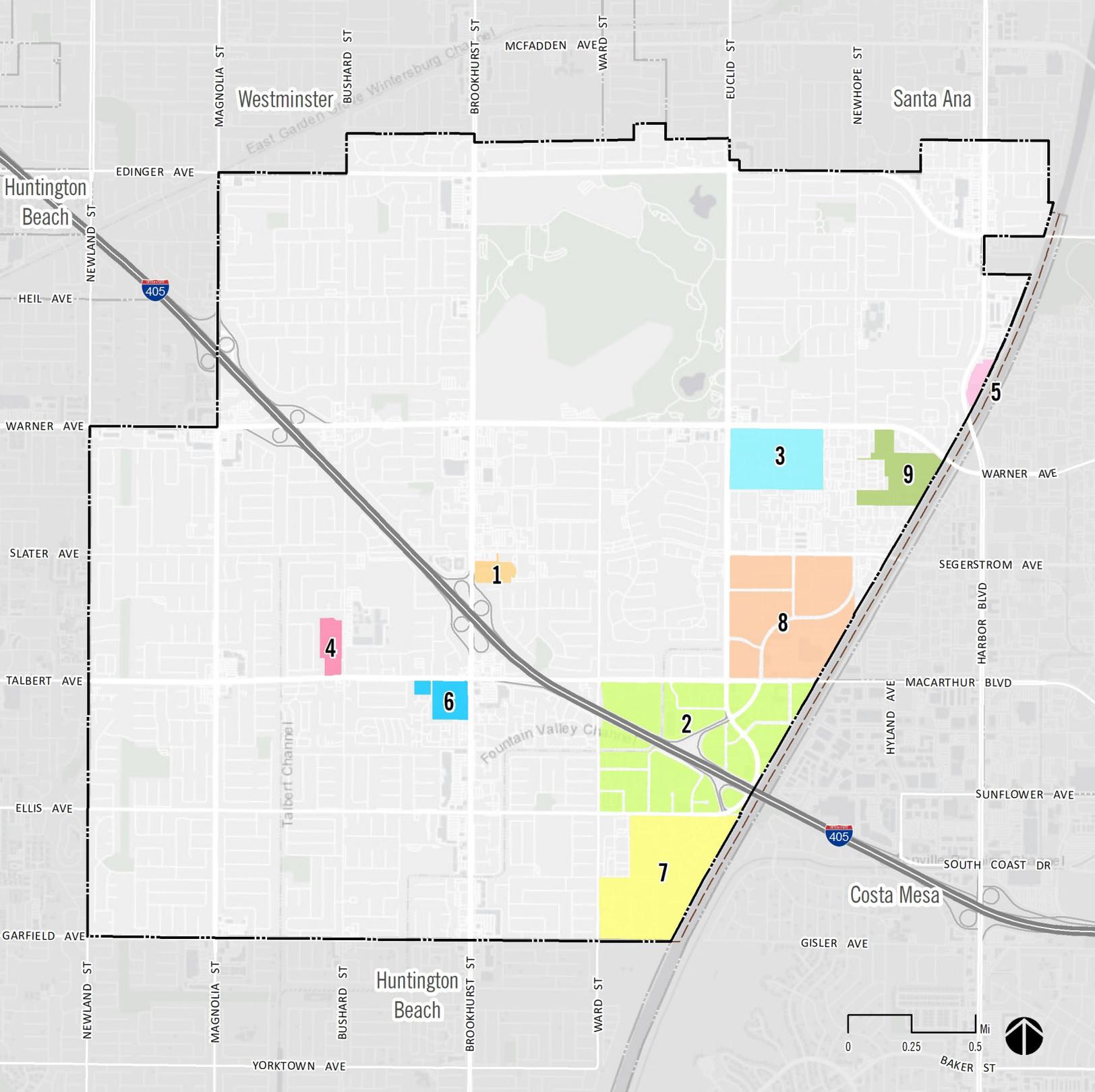
The Southpark Specific Plan was adopted in 1987 to create a master planned center of industrial, employment, and commercial uses on a 126-acre collection of parcels between Euclid Avenue and the Santa Ana River Channel. While much of the specific plan area has been successfully developed into retail, office, and light industrial uses, a little over 35 acres of land remain vacant or used intermittently for farming (as of 2023).

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 nonresidential entitlement.

### Warner/Newhope

The Warner/Newhope Specific Plan establishes a master site plan, policies, and regulations for the ongoing use and future improvement of the 38-acre area that contains a unique mixture of residential, recreational, office, light industrial, and storage uses.

As directed by the Housing Element, a specific plan amendment will augment the total number of housing units allowed in the specific plan.



Source: PlaceWorks 2022

Date: 4/11/2023

- |  |   |   |
|--|---|---|
|  Fountain Valley City Limit | <b>Specific Plan</b>  |  5) Harbor Blvd. South Island          |
|  Fountain Valley SOI        |  1) Civic Center                   |  6) Orange Coast Memorial Medical Ctr. |
|  |  2) Fountain Valley Crossings      |  7) Sanitation District Plant          |
|  |  3) Fountain Valley Medical Center |  8) Southpark                          |
|  |  4) Fountain Valley Senior Campus  |  9) Warner/Newhope                     |



# Mobility Element



[COVER PHOTO] Multipurpose pathways start just east of Heil Avenue after one enters the Fountain Valley Recreation Center and Sports Park, making it easy for people to access the park using whichever means of transportation suits them best.

## Purpose

**The Mobility Element promotes a range of efficient ways to get around the city through a safe, interconnected, multimodal transportation system.**

**This element provides guidance and support to:**

- **Provides overall guidance to satisfy the local and subregional mobility needs of our residents, visitors, and businesses while maintaining the quality of life outlined in the Vision.**
- **Addresses the range of mobility options, including vehicular, trucking, transit, pedestrian, bicycle, other modes of active transportation.**

## Introduction

The Mobility Element provides guidance and support to meet the needs of residents, businesses, emergency service providers, and other roadway users. The element also recognizes key objectives for improving air quality, reducing the environmental impacts of vehicular travel, and achieving other community goals such as coordinating with transit providers and increasing pedestrian and multimodal mobility options.

Additional policy direction helps the City to coordinate with other jurisdictions and agencies to plan and improve roadway and goods movement networks throughout the region.

The element includes:

**Goals and Policies.** The goals and policies encourage travel by a variety of modes, including walking, bicycling, public transit, and automobiles to meet the needs of users of all ages, abilities, and incomes.

**Figures.** Figures (including maps) shall also be considered City policies, offering either greater detail or a visual depiction of the context or intended outcome.



**Above** ↑ Aerial perspective of the 405 Freeway and the Bushard Street, Slater Avenue, and Brookhurst overpasses, as well as the local networks along and through the residential neighborhoods.

# Goals and Policies

## GOAL CM-1

A safe and efficient **network of streets** that are adequate for residents, businesses, visitors, and emergency services.

### Policy CM-1.1 Level of service.

Maintain a citywide level of service (LOS) not exceeding LOS D for intersections during the peak hours. Require new development projects to mitigate off-site traffic impacts to the maximum extent feasible to maintain the City's LOS standard within three years of the issuance of the first building permit for a development project or within five years of the first grading permit, whichever occurs first.

### Policy CM-1.2 Local traffic mitigation fee.

Regularly review and update the mitigation fee. Development contributing measurable impacts to intersections on the Deficient Intersection List and projects contributing cumulatively, or individually, 10 % or more of the traffic using any intersection will be assessed a mitigation fee determined by the City and other involved jurisdictions and administered as part of the City's Capital Improvement Program.

### Policy CM-1.3 Mitigation fees for projects outside the city.

Coordinate with other jurisdictions to determine minimally acceptable impact fee levels for development applications' fair share contribution, provided it is done so in a reciprocal manner.

### Policy CM-1.4 Measure M revenue.

Prohibit Measure M sales tax revenues from replacing private developer funding that has been committed for any project.

### Policy CM-1.5 Regional network.

Support the development of regional transportation facilities that ensure the safe and efficient movement of people and goods between the city and outside areas, accommodating regional travel demands while minimizing impacts on Fountain Valley residents and businesses.

### Policy CM-1.6 Interagency coordination.

Coordinate with adjacent cities and agencies on long-term plans, proposed development projects, and capital improvements while minimizing adverse traffic impacts on Fountain Valley residents and businesses.

### Policy CM-1.7 Traffic management.

Utilize intelligent transportation systems and research changing trends in mobility to more efficiently and safely move people and vehicles while managing motor vehicle speeds.

### Policy CM-1.8 Truck routes.

Plan and designate truck routes that support the effective transport of goods while minimizing the negative impacts on local circulation, neighborhoods, and noise-sensitive land uses.

## GOAL CM-2

A comprehensive and **multimodal network** of streets, bikeways, and pedestrian areas that facilitates the safe and efficient movement of people and goods while minimizing vehicle miles traveled.

### Policy CM-2.1 Multimodal and complete network.

Plan, design, and maintain a citywide network of travelways for motorists, bicyclists, pedestrians, and transit riders of all ages and abilities. Create safe, desirable, and convenient linkages between neighborhoods, recreational amenities, schools, and commercial, employment, and activity centers through complete facilities, amenities, and safety features.

### Policy CM-2.2 Regional network.

Coordinate development of the City's active transportation and transit network with adjacent jurisdictions, OCTA, and other appropriate agencies. Connect bicycle and pedestrian trails to local and regional trails in adjacent jurisdictions.

### Policy CM-2.3 Design of new facilities.

Balance accommodations for vehicles, transit, bicycles, and pedestrians in the design of new streets and streetscape improvements.

### Policy CM-2.4 Traffic calming.

Use traffic calming measures in residential areas and activity centers to enhance the safety of pedestrians and bicyclists, provided such measures are warranted, appropriate, and do not impede emergency response access and response.

### Policy CM-2.5 Site design.

Require new development to incorporate amenities and pathways so that pedestrians and bicyclists can access the site and onsite businesses safely and conveniently from the public right-of-way and parking areas.

### Policy CM-2.6 Access management.

Minimize access points and curb cuts along arterials and in the proximity of an intersection to improve traffic flow and safety for vehicles and bicycles. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.

### Policy CM-2.7 VMT reduction.

Promote new development and transportation demand management (TDM) strategies that will reduce household and employment vehicle miles traveled (VMT). Prioritize the implementation of TDM strategies over the expansion of roadway capacity.

### Policy CM-2.8 First mile/last mile connectivity.

Support strategies that strengthen first/last mile connectivity to enhance the viability and expand the use of public transit, both to improve quality of life and reduce traffic congestion in the city.

**Policy CM-2.9 Safe routes to schools and parks.**

Facilitate the implementation of safe routes to schools and parks by partnering with the school districts, residents, property owners, and community stakeholders.

**Policy CM-2.10 Transit service and stops.**

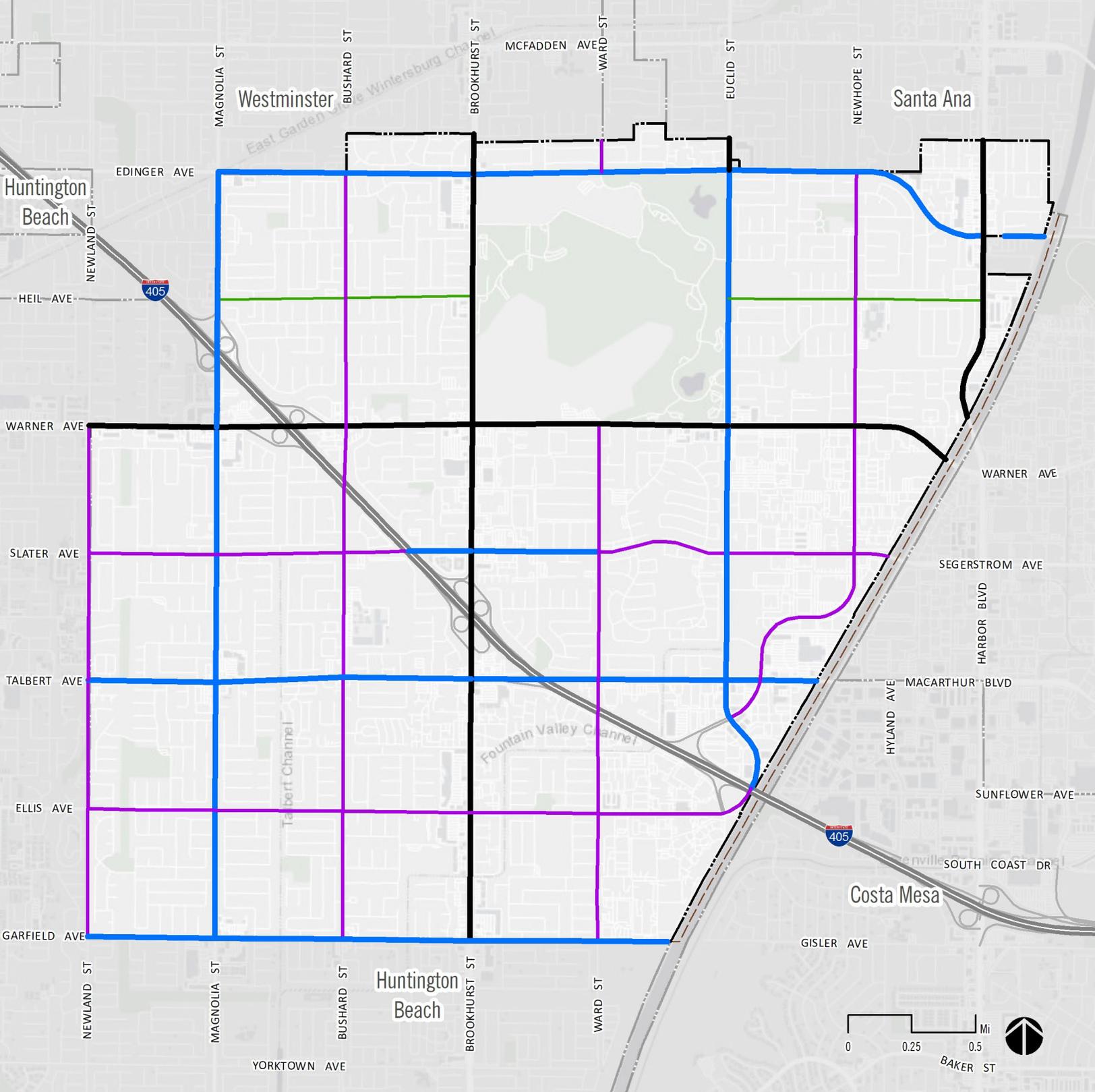
Coordinate with OCTA to increase frequency of bus service and install, improve, and maintain safe, clean, comfortable, well-lit, and rider-friendly transit stops that are well marked and visible to motorists.

**Policy CM-2.11 Parking strategies.**

Support shared parking and other strategies to ensure new development projects are appropriately parked and will not negatively impact adjacent neighborhoods, without increasing development costs and creating large, underutilized parking areas.

**Below** ↓ *Fountain Valley enjoys an abundance of off-street walking and biking trails throughout Mile Square Park (shown here) in the northern part of the city and through the set of linear parks in the southern part. These trails connect into sidewalks and class II bike lanes along most arterials and planned improvements along Heil Avenue to create a large multi-modal network within and around Fountain Valley.*





Source: Fehr and Peers 2022

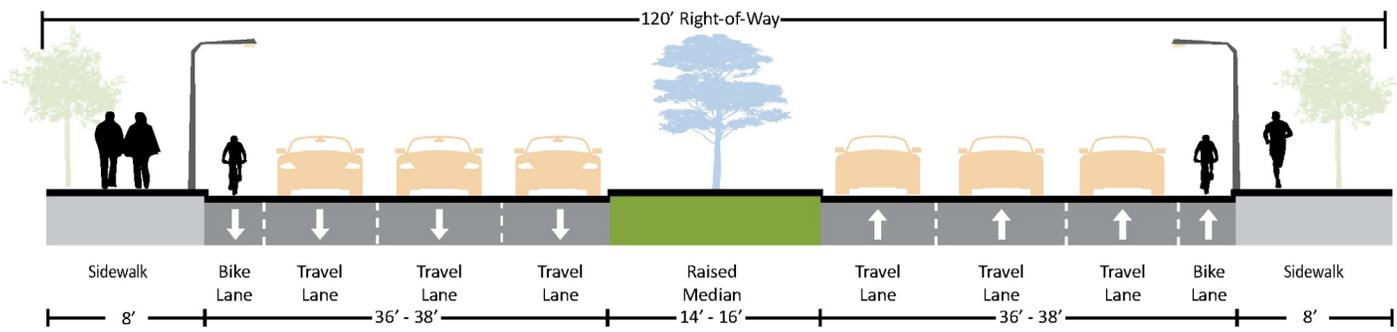
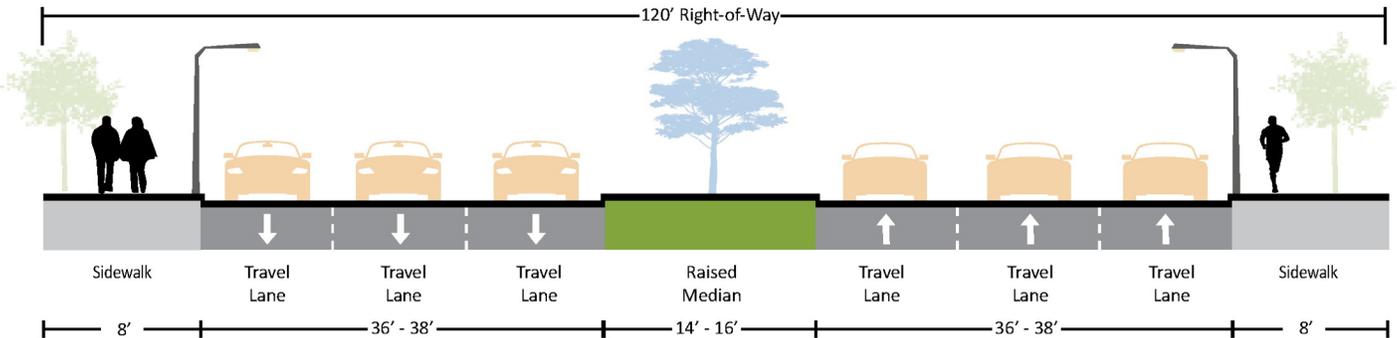
Date: 4/11/2023

- |  |  |  |
|--|--|--|
|  Fountain Valley City Limit | <b>Roadway Classification</b>  |  Secondary Arterial |
|  Fountain Valley SOI        |  Major Arterial   |  Park Boulevard     |
|  |  Primary Arterial |  |

Figure CM-2 Street Sections – Major and Primary Arterials

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**Major Arterial (6 Lanes Divided)**



**Primary Arterial (4 Lanes Divided)**

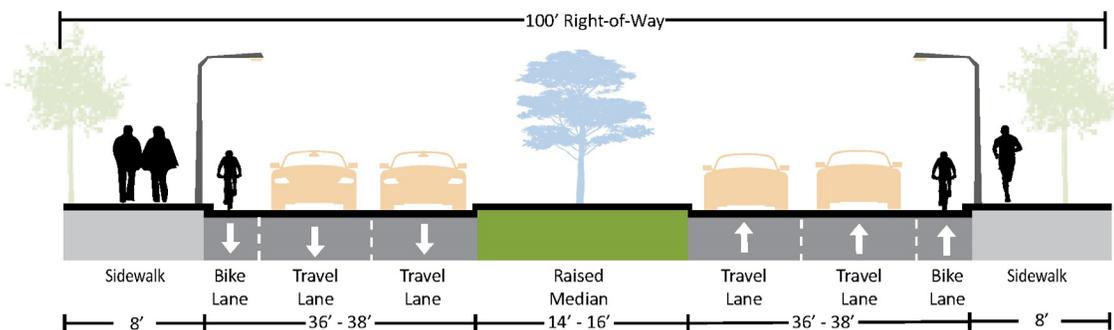
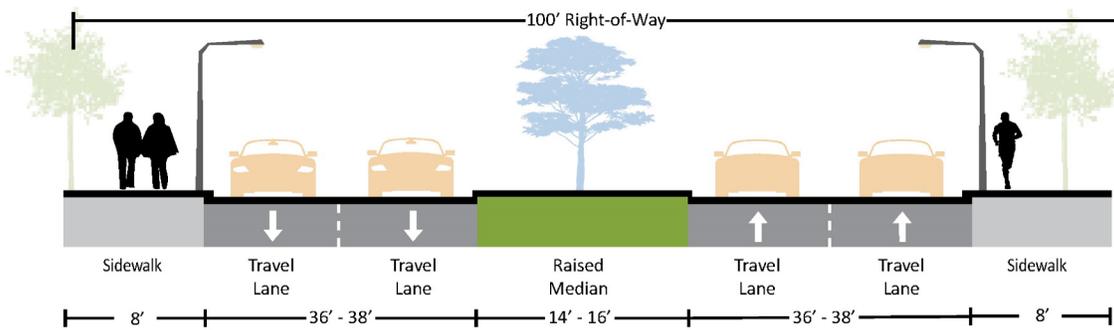
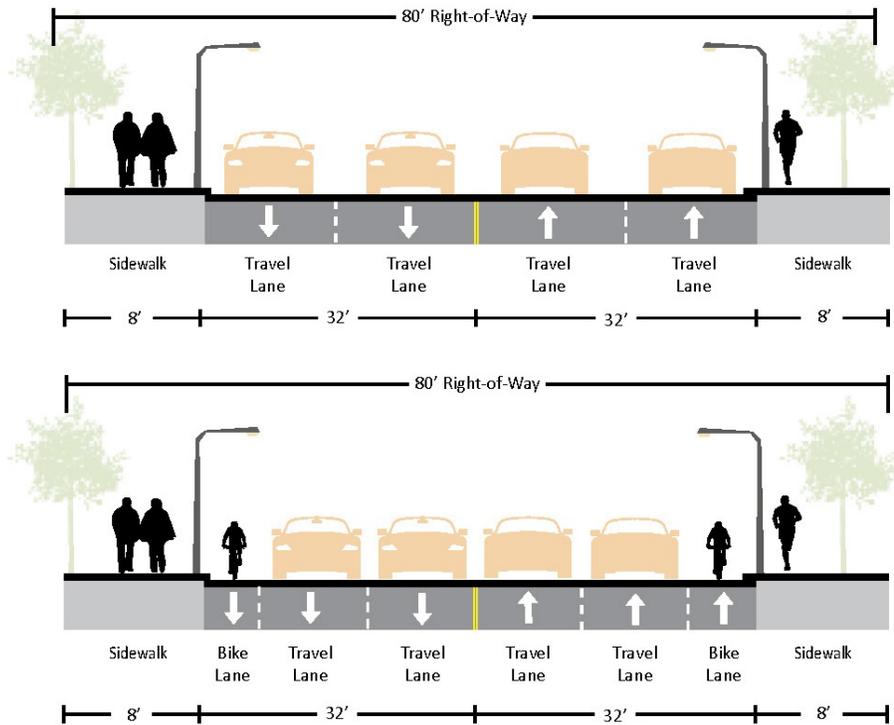


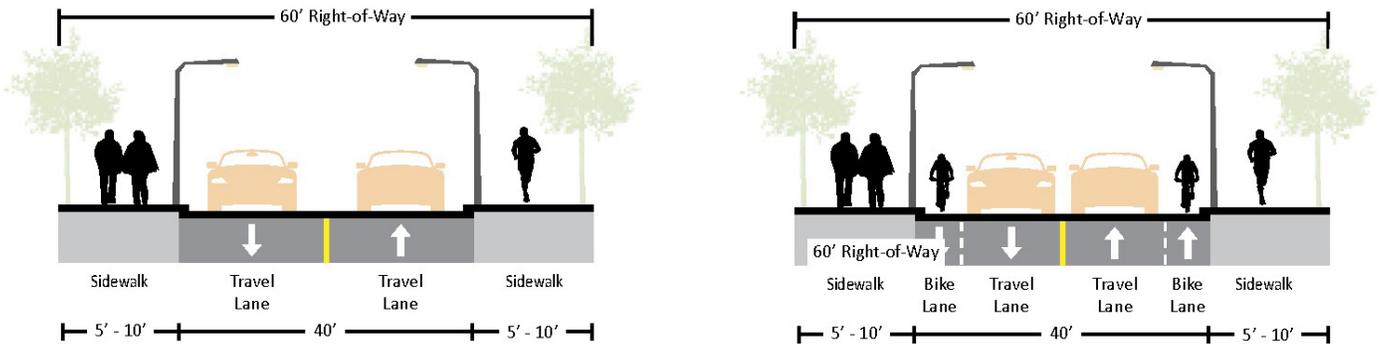
Figure CM-3 Street Sections – Secondary Arterial, Collector, and Park Blvd

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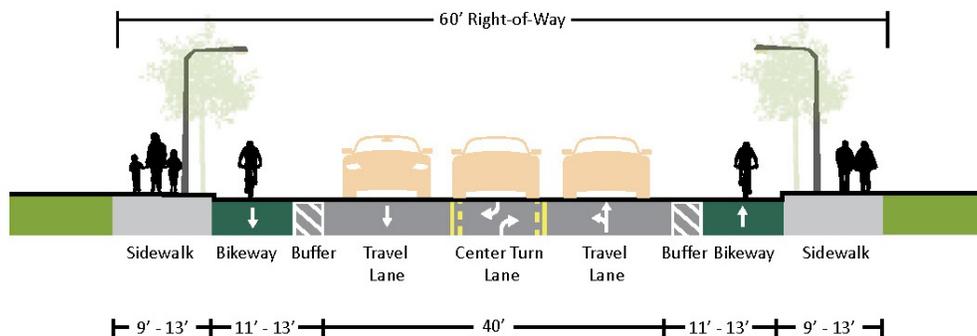
**Secondary Arterial (4 Lanes Undivided)**

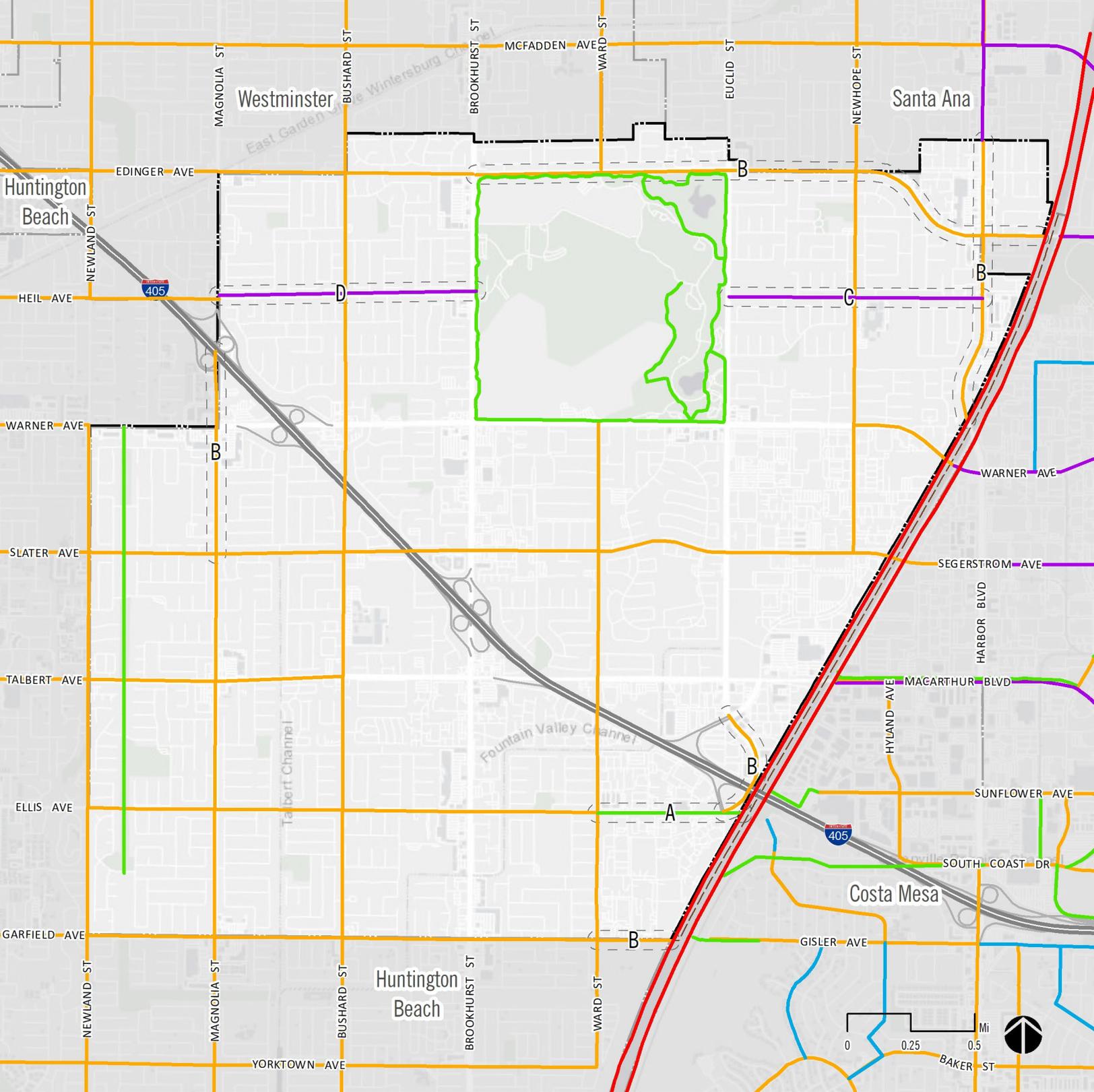


**Collector Roadway (2 Lanes Undivided)**



**Heil Avenue Park Boulevard**





Source: Fehr and Peers 2022

Date: 5/16/2023

Fountain Valley City Limit  
 Fountain Valley SOI

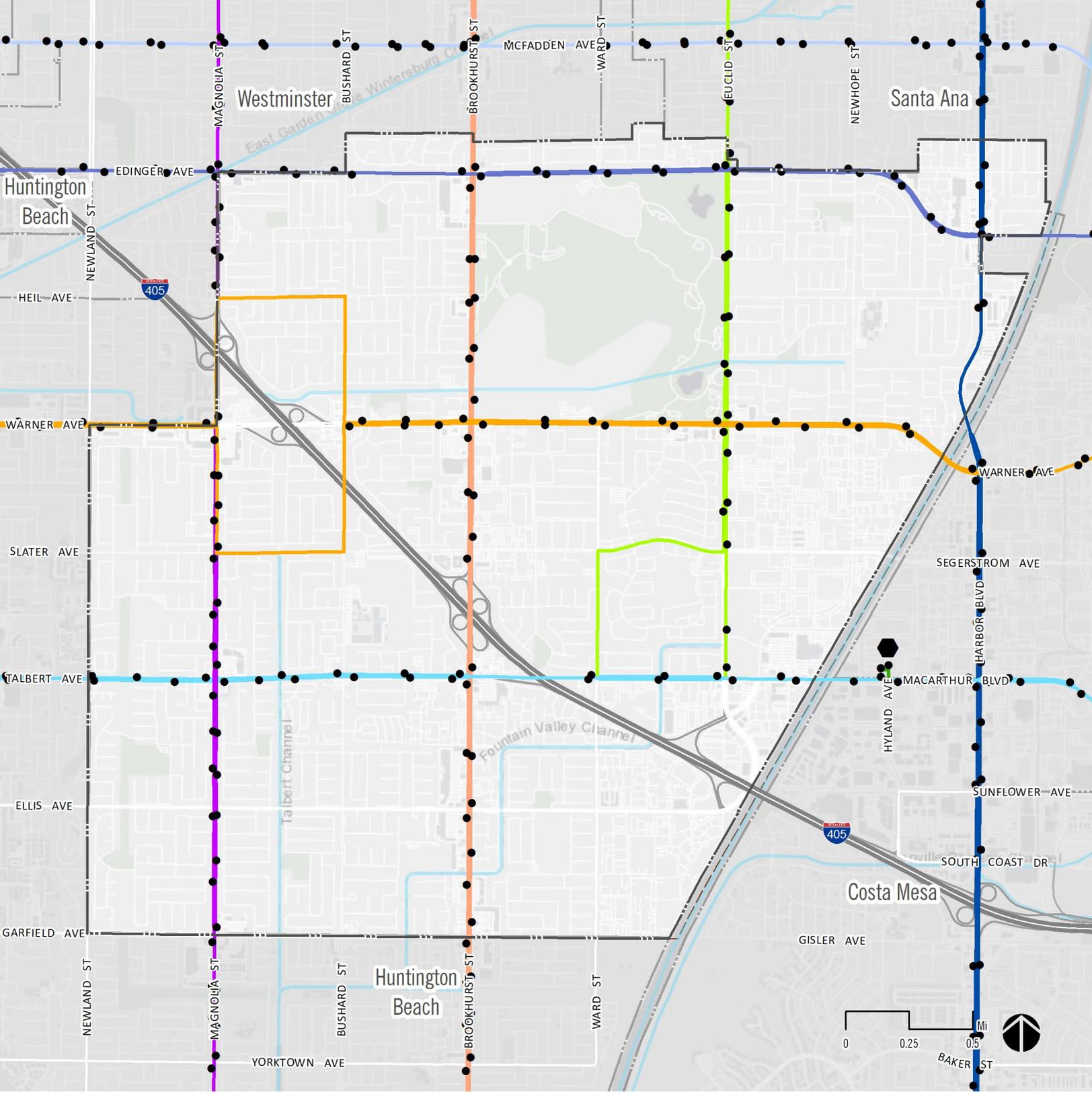
Santa Ana River Trail

**Bikeway Classification**

- Class I
- Class II
- Class III
- Class IV

**Proposed Bikeways**

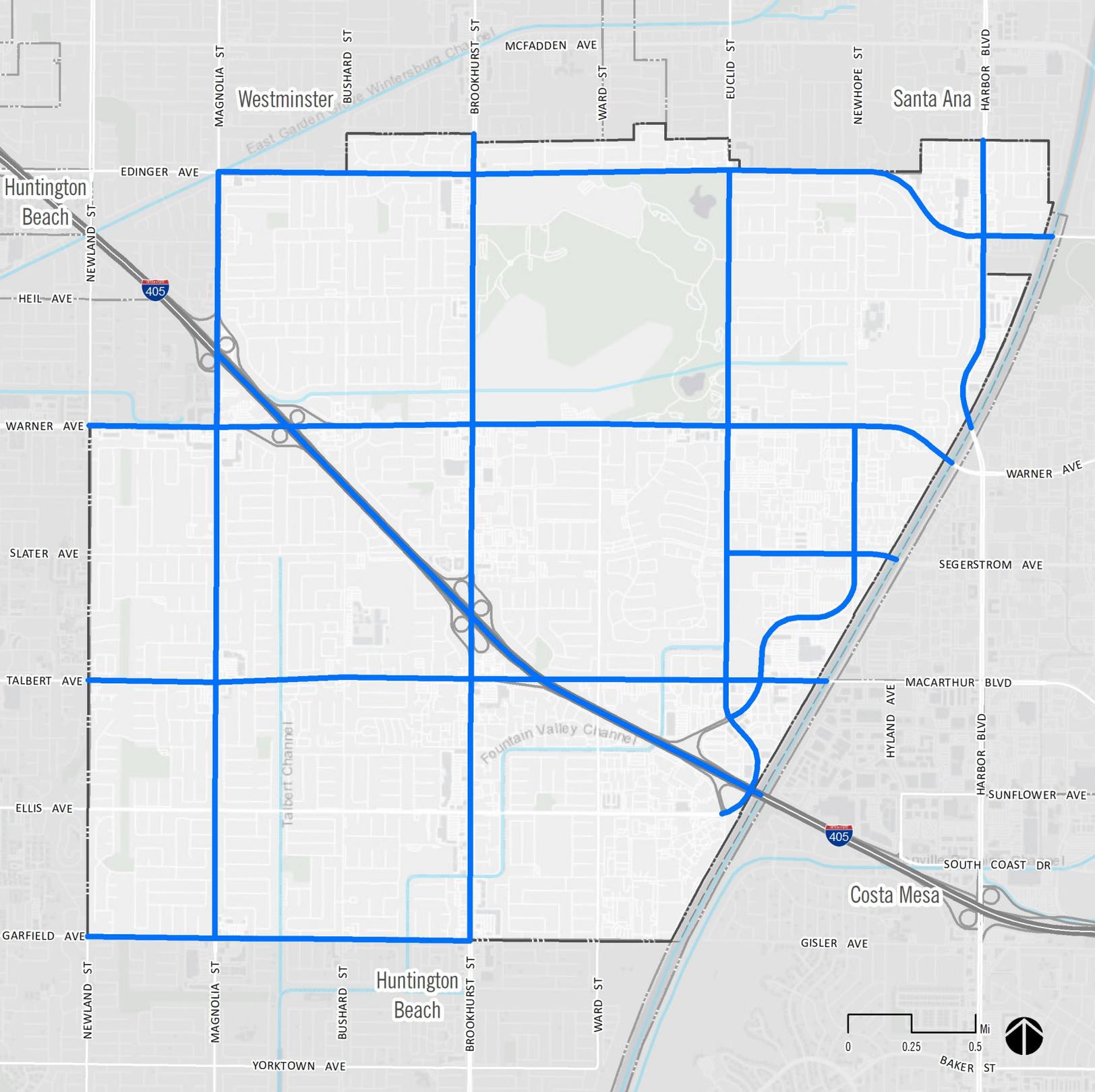
- A, No existing infrastructure - Proposed Class I
- B, No existing infrastructure - Proposed Class II
- C, No existing infrastructure - Proposed Class IV
- D, Existing Class II - Proposed Class IV



Source: PlaceWorks 2022

Date: 4/11/2023





Source: Fehr & Peers 2022

Date: 4/17/2023

- Fountain Valley City Limit
- Fountain Valley SOI
- Truck Routes

# Housing Element





[COVER PHOTO] Solana Walk, built in 2013, is a collection of modern style townhomes and detached single family homes community along Slater Avenue.

## Purpose

**The Housing Element of the Fountain Valley General Plan identifies and establishes the City's strategy for the maintenance and development of housing to meet the needs of existing and future residents. It establishes policies that will guide City decision making and an action program to implement housing goals for the state-designated eight-year planning period: October 15, 2021, through October 15, 2029. These commitments are an expression of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as an expression of the concern that every Fountain Valley household has a suitable living environment.**

## Introduction

The City's housing strategy is based on a comprehensive evaluation of existing and previous housing programs and policies; an analysis of the City's population, economy, and housing characteristics; an assessment of fair housing issues; and a discussion of the physical and regulatory resources and constraints for housing production.

The policies and programs direct how the City, service providers, developers, and property owners can facilitate a mix and balance of housing types and costs to meet the needs of all segments of the community while enhancing and preserving the community's character. Additional guidance addresses the provision of affordable housing for special needs groups, the promotion of fair housing for all residents, and the maintenance of the existing affordable housing stock.

**Certified Housing Element.** The City's full, certified Housing Element that meets all requirements of state law is incorporated by reference and provided under separate cover. State law requires an update to the Housing Element every eight years.

The following content is excerpted from the certified Housing Element:

**Goals and Policies.** Goals and policies that provide the foundation for the City's housing strategy and programs for the 2021-2029 planning period.

**Figures.** Figures (including maps) shall also be considered City policies, offering either greater detail or a visual depiction of the context or intended outcome.



**Above** ↑ Prado Family Homes opened in 2022, providing 50 units of supportive affordable housing for extremely low- and low-income families and veterans who previously experienced homelessness. Funded in large part by the City and built by Related California (photo source), the development also includes supportive services for both populations.

# Goals and Policies

## GOAL H-1

Promote and encourage the development of a **variety of housing opportunities** to accommodate current and projected households.

### Policy H-1.1 Construction of new units.

Promote the construction of additional dwelling units to accommodate Fountain Valley's share of regional housing needs in accordance with adopted land use policies.

### Policy H-1.2 Variety of housing options.

Provide a variety of housing opportunities for all income levels through different land uses and densities.

### Policy H-1.3 Infrastructure and services.

Coordinate new residential development with the provision of infrastructure and public services.

### Policy H-1.4 Transit proximity.

Locate higher density residential development close to public transportation.

## GOAL H-2

Assist in the provision of housing **affordable to lower income households**.

### Policy H-2.1 Infill housing.

Promote infill housing development through the adaptive reuse of underutilized parcels.

### Policy H-2.2 Innovation.

Promote and encourage the use of innovative construction methods, design standards, lot configurations, and energy conservation techniques that will facilitate the production of quality, affordable, and attractive new housing which varies in type, design, form of ownership, and size, and is compatible with abutting development.

### Policy H-2.3 Range of rental and ownership options.

Encourage new housing construction for rental and ownership housing in a mixture of price ranges.

### Policy H-2.4 Mixed-use residential.

Promote development of compatible mixed-use projects with residential components at higher densities within commercial designations.

### Policy H-2.5 Planned unit developments.

Continue to utilize planned unit developments and specific plans to allow and promote a variety of lot sizes and housing types in new development.

## GOAL H-3

Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

### Policy H-3.1 Regulatory incentives.

Encourage regulatory incentives that streamline the development and maintenance of housing, with additional incentives to develop and retain affordable housing.

### Policy H-3.2 Alternatives and exemptions.

Adopt new City requirements with the intent of reducing costs for housing. When new City requirements would increase costs, seek alternative options, and provide exemptions for affordable housing.

### Policy H-3.3 Additional housing options.

Implement the City's Development Code to permit the development of single room occupancy units, accessory dwelling units, and transitional, supportive, and emergency housing (including low barrier navigation centers) in specified zones.

## GOAL H-4

Encourage the maintenance and rehabilitation of the City's existing housing stock.

### Policy H-4.1 Proactive approach.

Concentrate proactive code enforcement and rehabilitation efforts in areas with deteriorated housing conditions.

### Policy H-4.2 Private rehabilitation.

Encourage private efforts to rehabilitate the existing housing stock.

### Policy H-4.3 Rehabilitation assistance.

Provide rehabilitation assistance to ensure maintenance of the older housing stock.

### Policy H-4.4 Code enforcement.

Continue to enforce health, safety, and development codes to eliminate conditions that are detrimental to the health, safety, and general welfare of residents.

### Policy H-4.5 Neighborhood stability.

Provide public services and improvements that enhance and create neighborhood stability.

## GOAL H-5

Conserve and support affordable housing opportunities in the city.

### Policy H-5.1 Homeownership opportunities.

Promote and expand affordable home ownership opportunities for lower and moderate income households in the city.

### Policy H-5.2 Housing funding.

Pursue available housing funds provided by federal, state, private, and/or local sources to preserve affordable housing.

### Policy H-5.3 Support organizations.

Continue to support innovative public, private, and non-profit housing development organizations' efforts in the provision of affordable housing, particularly for special needs groups.

### Policy H-5.4 Homeless needs.

Address the long and short-term needs of those who are experiencing homelessness through continued support of local private and non-profit groups that provide shelter and services.

### Policy H-5.5 Conserve existing stock.

Conserve the existing stock of affordable rental housing. Limit the proportion of multifamily housing units permitted to convert to owner-occupied status.

## GOAL H-6

Promote housing opportunities for all persons regardless of race, age, religion, sex, marital status, disability status, ancestry, national origin, or color.

### Policy H-6.1 Fair housing.

Promote fair housing practices throughout the city.

### Policy H-6.2 Special needs housing.

Promote a variety of housing types to meet the special needs of persons with disabilities, elderly households, and others who may need assisted living.

### Policy H-6.3 Displacement.

Minimize the displacement of lower income and special needs households.

### Policy H-6.4 ADA compliance.

Continue to require compliance with the Americans with Disabilities Act standards in all new residential developments and continue to enforce the building code provisions requiring accessible design.

### Policy H-6.5 Organizations and agencies.

Continue working with various organizations and agencies that assist those with special needs, such as persons experiencing homelessness, persons with disabilities, low income households, and elderly persons.

### Policy H-6.6 Homeless and transitional housing.

Monitor, on an annual basis, the effectiveness of current City regulations that permit emergency shelters/homeless services and adjust development standards, incentives, and approval processes, as appropriate, to ensure existing policies continue to provide opportunities for homeless and transitional housing in Fountain Valley.

**Below** ↓ A mockup of the Central Cities Navigation Center, a year-round low barrier navigation center being developed through a partnership between the cities of Fountain Valley, Garden Grove, and Westminster. The navigation center will provide emergency housing and wrap-around services to individuals experiencing homelessness.



# Open Space and Conservation Element





[COVER PHOTO] A variety of birds enjoy one of two lakes in Mile Square Park, which also hosts Kids’ Fishing Derbies. The lakes are just one part of the 607-acre County regional park that is partitioned into four operators: two golf courses, the regional park, and the Fountain Valley Recreation Center and Sports Park.

## Purpose

**The City’s parks, open spaces, historic resources, cultural resources, and natural resources play a fundamental role in supporting the overall wellness and quality of life for Fountain Valley residents, enhancing the physical environment and quality of life.**

### **The Open Space and Conservation Element:**

- **Establishes goals for the City’s system of parks and recreation facilities and programs.**
- **Preserves historic, cultural, and natural resources.**

## Introduction

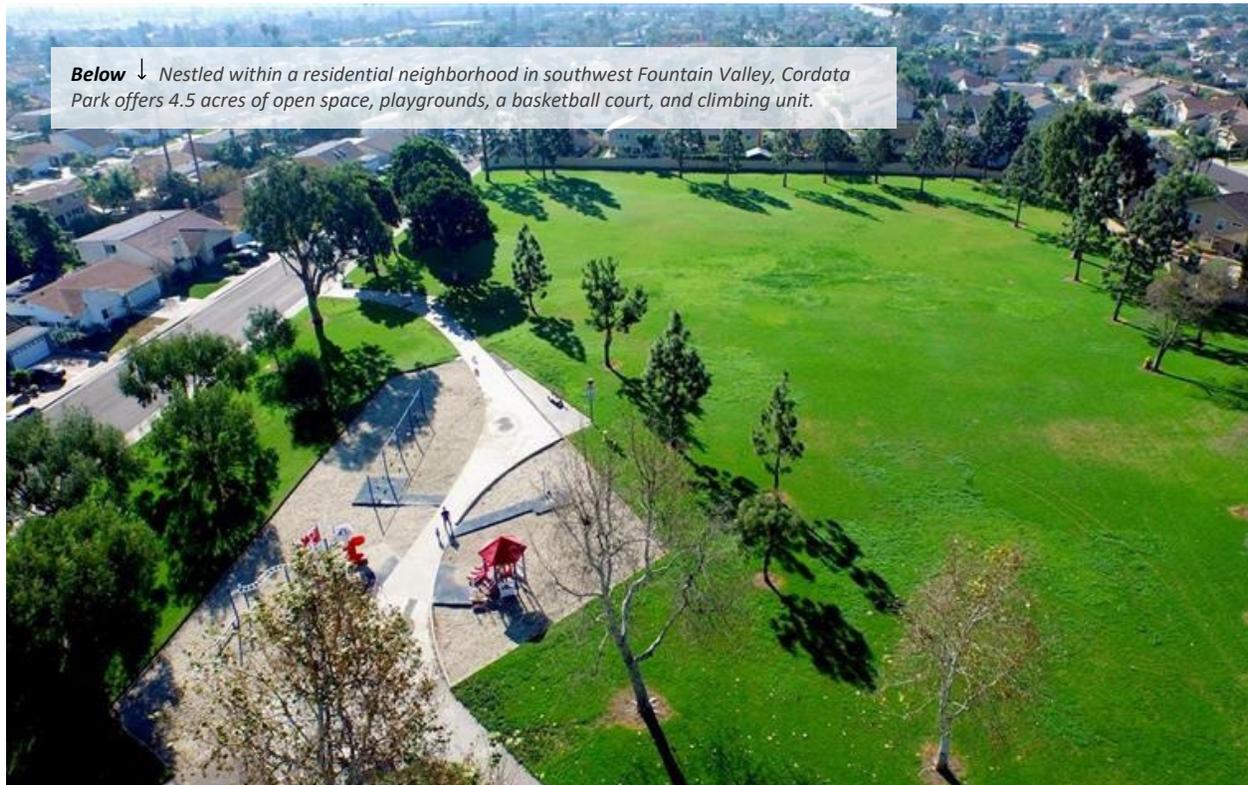
Fountain Valley’s high-quality parks and open spaces are a source of pride for the community because they provide cultural, recreational, social, and educational opportunities for people of all ages, incomes, and abilities. Parks and recreational spaces and facilities play a pivotal role in the overall health and livability of the community.

The City of Fountain Valley is committed to preserving its historic, cultural, and natural resources (including biological resources, energy, air quality, and water). Preserving the quality of these resources is not only beneficial to current residents, but crucial to the sustainability of future generations.

The element includes:

**Goals and Policies.** The goals and policies defined in this element promote the maintenance and development of high quality parks that meets the physical, mental, and social needs of the Fountain Valley Community and their varying life stages and lifestyles, and preserve the City’s finite historic, cultural, and natural resources.

**Tables and Figures.** Tables and figures (including maps) shall also be considered City policies, offering either greater detail or a visual depiction of the context or intended outcome.



# Goals & Policies

## GOAL OSC-1

An integrated system of parks and recreation facilities and programming that enable residents of all ages and abilities to be healthy and use their leisure time in a rewarding, relaxing, and creative manner.

### Policy OSC-1.1 Parks standards.

Require developers of new residential or mixed-use residential projects to provide or pay fees equivalent to a ratio of three acres of park lands and recreation space facilities for every 1,000 residents added.

### Policy OSC-1.2 Maintain and improve existing parks.

Maintain and improve neighborhood and community parks, as well as special facilities such as sports fields and bicycle, hiking, and nature trails.

### Policy OSC-1.3 Accessibility and interests.

Design and program parks and recreational facilities for people of all ages and abilities. Monitor the needs and interests of the surrounding neighborhoods and overall community to improve and adapt park facilities and programming.

### Policy OSC-1.4 Mile Square Park.

Coordinate with the County to maximize the amount of programmed and unprogrammed recreational and open space, year-round activities, and special events that are available to all residents of Fountain Valley.

### Policy OSC-1.5 School reuse.

When considering proposals to convert school property to private development, prioritize the retention of a comparable amount of public open space as part of the future use.

### Policy OSC-1.6 Multipurpose open space.

Maximize the use of public utility easements, flood control channels, school grounds, and other quasi-public areas for recreational uses and playfields.

### Policy OSC-1.7 Trail linkages.

Establish and maintain pedestrian and bicycle trails as linkages between open space and recreation facilities within the community.

### Policy OSC-1.8 Public plazas.

In large mixed-use developments, require publicly-accessible open space areas that can be used for activities such as outdoor performances, farmers markets, outdoor dining, and community gathering.

Table OS-01 Parks and Recreation Amenities

Name	Type	Acres	Amenities and Notes
Orange County Mile Square Regional Park	Regional	286.4	Archery, ball fields, grills, bike rentals, bike trails, Camping, fishing, fitness par course, interpretive programs, nature area, paddle boat rentals, picnic areas, playgrounds, restrooms, shelters, soccer field, urban natural area, volleyball courts (future uses of and amenities in 93-acre expansion in 2021 to be determined in subsequent stages of master planning by the County)
Fountain Valley Recreation Center and Sports Park	Regional	78.2	Benches, community rooms, gymnasium, playground, soccer field, racquetball courts, basketball courts, restrooms, picnic tables, tennis courts, softball/baseball fields, restrooms
Fulton Park	Community	20.7	Jogging course, playground
Courreges Park	Community	18.8	Benches, picnic tables, playground
Westmont Park	Community	11.2	Benches, jogging course, picnic tables, playground
Harper Park	Community	8.5	Benches, grill, jogging course, playground
Heritage Park (including Veteran's Park)	Community	2.2	Benches, bocce ball court, gazebo, historical structures, picnic tables, Orange County Public Library, reflecting pond, Veteran's Memorial Monument
Cordata Park	Neighborhood	6.2	Basketball court, playground, picnic tables
Los Alamos Park	Neighborhood	3.9	Basketball court, benches, grill, picnic tables, playground
Allen Park	Neighborhood	3.2	Benches, grill, picnic tables, playground
Vista View Park	Neighborhood	3.1	Benches, grills, picnic tables, playground
Helm Park	Neighborhood	2.9	Basketball court, benches, grill, playground, picnic tables
Ellis Park	Neighborhood	2.7	Basketball court, benches, playground, picnic tables, patio, tennis court, volleyball court
Monroe Park	Neighborhood	2.5	Benches, grill, picnic tables, playground
La Capilla Park	Neighborhood	2.3	Benches, playground
Stonecress Park	Neighborhood	2.3	Basketball court, benches, picnic tables, playground
Plavan Park	Neighborhood	1.9	Benches, picnic tables, playground
Moiola Park	Neighborhood	1.0	Benches, picnic tables, playground
McDowell Park	Neighborhood	1.0	Benches, grill, patio, picnic tables, playground
Nieblas Park	Neighborhood	1.0	Benches, patio, picnic tables, playground
Colony Park	Neighborhood	0.6	Picnic tables, playground
<b>TOTAL PARK SPACE</b>	--	<b>460.5</b>	Excludes private open space (Green Valley (17.7 ac), Greenbrook (1.3 ac)) and the area between Bluebird and Garfield Avenues that is designated open space but is currently used as a nursery (5.7 ac)
Center at Founders Village	Community Center	2.8	Event space, banquet facilities
Mile Square Golf Course	Golf Course	169.5	18-hole golf course, driving range, clubhouse, banquet facilities
David Baker Golf Course	Golf Course	73.6	18-hole golf course, driving range, clubhouse, banquet facilities

Note: Figures subject to rounding.



**Above** ↑ Organized sports and playground activity at the Fountain Valley Recreation Center and Sports Park. The facility offers numerous sports facilities, unprogrammed open space, and hosts various festivals.

## GOAL OSC-2

**Natural, historic, and cultural resources** that are protected and enhanced as sources of community pride and identity.

### Policy OSC-2.1 Urban forest.

Maintain and enhance a diverse and healthy urban forest on public and private lands to beautify the city, retain its status as a Tree City USA, expand shade for pedestrians and parking areas, reduce the urban heat island effect, and improve air quality.

### Policy OSC-2.2 Tree preservation.

Replace dead, missing, or removed trees on public property and encourage and facilitate tree replacement and preservation on private property. If replacement is not possible, for every tree not replaced, plant two new trees on public property that is close to the unreplaced tree.

### Policy OSC-2.3 National and state historic resources.

Preserve historical sites and buildings of state or national significance in accordance with the Secretary of Interior Standards for Historic Rehabilitation.

### Policy OSC-2.4 Local historic resources.

Encourage property owners to maintain the historic integrity of the site by (listed in order of preference): preservation, adaptive reuse, or memorialization. If the local historic resource cannot remain in place, relocate appropriate structures to Heritage Park if feasible.

### Policy OSC-2.5 Heritage Park.

Maintain and enhance Heritage Park as a community resource to commemorate and celebrate the community's history.

### Policy OSC-2.6 Biological resources.

Coordinate with the County to maintain and enhance the Mile Square Park Urban Nature Center to minimize negative impacts from programming, activities, and improvements on biological resources at Mile Square Park.

### Policy OSC-2.7 Tribal cultural resources.

Ensure compliance with statutory tribal notification and consultation requirements and CEQA mitigation measures as part of planning, permitting, and construction activities.

### Policy OSC-2.8 Public education.

Support public education efforts for residents and visitors about the unique historic, natural, and cultural resources in Fountain Valley.



**Above** ↑ 1898 Courreges Tank House is Fountain Valley's oldest standing building. It was moved to its current location in Heritage Park in 2017 along with the family's 1951 Farmall Super C tractor. A second photo shows the tower as it originally stood on the Courreges Ranch in the early 20<sup>th</sup> century.

## GOAL OSC-3

**Air, water, and energy**  
resources that are protected  
from pollution and overuse.

### Policy OSC-3.1 Regional air quality.

Support regional efforts to monitor and reduce air pollution and collaborate with other agencies to improve air quality at the emission source.

### Policy OSC-3.2 Alternative fueled vehicles.

Support and facilitate the expansion of infrastructure for alternatively fueled public and private automobiles and trucks to reduce vehicle emissions and improve local and regional air quality.

### Policy OSC-3.3 Energy and water conservation.

Encourage new development and substantial rehabilitation projects to exceed energy and water conservation and reduction standards set in the City's Municipal Code and the California Building Code.

### Policy OSC-3.4 Turf replacement.

Continue to encourage and facilitate the replacement of turf grass with native and drought-tolerant plants and/or artificial turf to reduce the use of water for irrigation.

### Policy OSC-3.5 Groundwater quality and supply.

Support regional efforts to improve the quality and quantity of groundwater sources available to the City.

### Policy OSC-3.6 Stormwater pollution.

Minimize non-point source pollutants and stormwater runoff to comply with and, where feasible, exceed regional, state, and federal standards.

### Policy OSC-3.7 Low impact techniques.

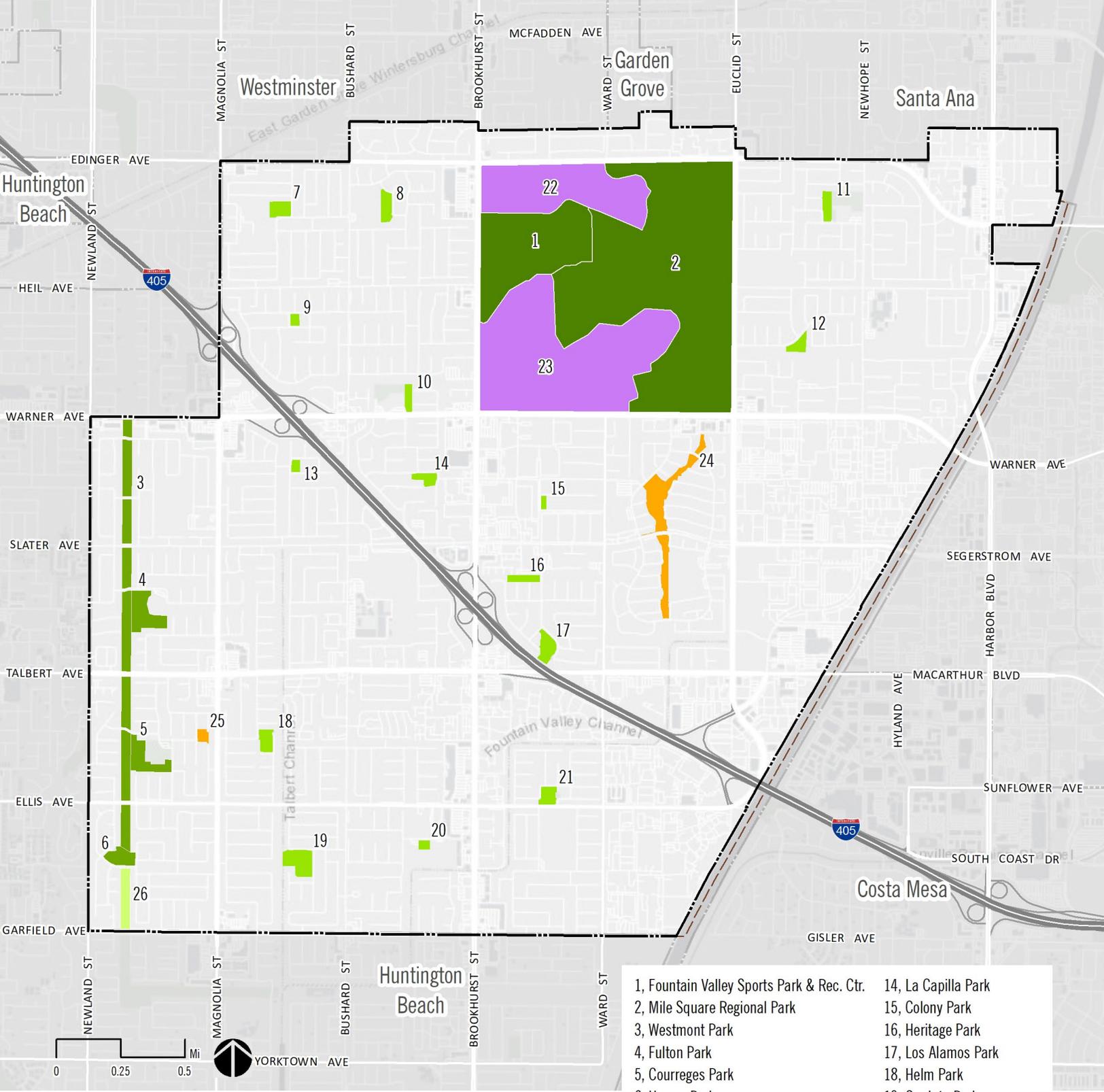
Encourage the use of low impact development techniques that retain or mimic natural features for stormwater management.

### Policy OSC-3.8 Renewable energy.

Promote the use of renewable energy sources to serve public and private sector development to reduce reliance on fossil fuels and increase resiliency during prolonged and excessively high temperatures.

### Policy OSC-3.9 Public education.

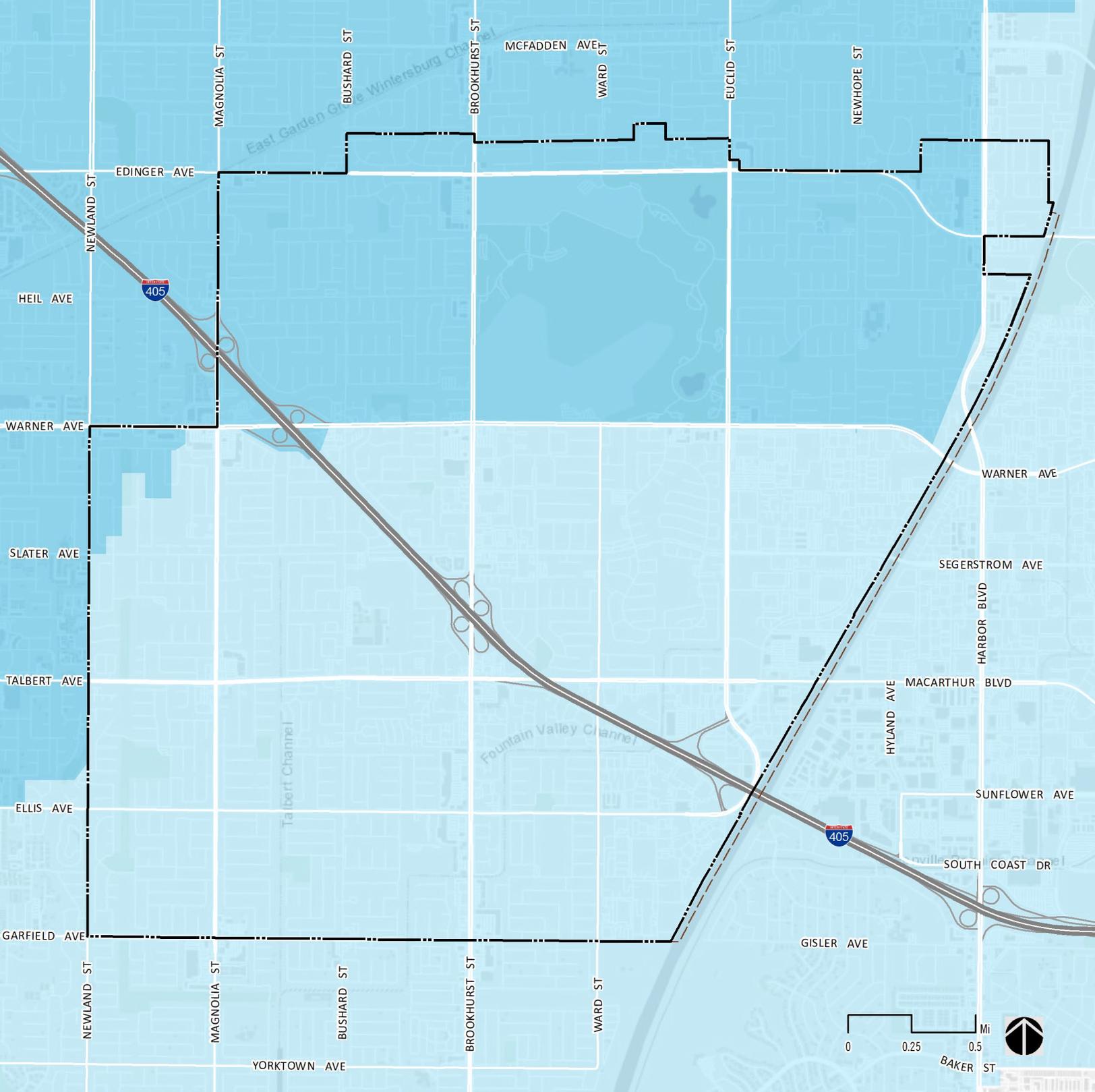
Provide and support public education efforts for residents and businesses about the importance of and proper practices to comply with air and water quality regulations.



Date: 4/11/2023 Source: PlaceWorks 2022

- |                            |                            |              |
|----------------------------|----------------------------|--------------|
| Fountain Valley City Limit | <b>Park Classification</b> | Golf Course  |
| Fountain Valley SOI        | Regional Park              | Private Park |
|                            | Community Park             | Open Space   |
|                            | Neighborhood Park          |              |

- |  |                               |
|--|-------------------------------|
| 1, Fountain Valley Sports Park & Rec. Ctr. | 14, La Capilla Park           |
| 2, Mile Square Regional Park               | 15, Colony Park               |
| 3, Westmont Park                           | 16, Heritage Park             |
| 4, Fulton Park                             | 17, Los Alamos Park           |
| 5, Courreges Park                          | 18, Helm Park                 |
| 6, Harper Park                             | 19, Cordata Park              |
| 7, Vista View Park                         | 20, Moiola Park               |
| 8, Allen Park                              | 21, Ellis Park                |
| 9, Nieblas Park                            | 22, David L Baker Golf Course |
| 10, Plavan Park                            | 23, Mile Square Golf Course   |
| 11, Monroe Park                            | 24, Green Valley Park         |
| 12, Stonecross Park                        | 25, Greenbrook HOA            |
| 13, McDowell Park                          | 26, Open Space/Nursery        |



Source: Fuscoe 2022

Date: 4/11/2023

- Fountain Valley City Limit
- Fountain Valley SOI
- Watershed
- Anaheim Bay-Huntington Harbour Watershed
- Santa Ana River Watershed

# Public Facilities and Safety Element





[COVER PHOTO] Fountain Valley Fire Department responding to a call. The Department provides paramedic and rescue, fire suppression, fire prevention and public safety education services, and coordinates the City's emergency preparedness program to plan and train for disasters.

## Purpose

**The City is committed to providing infrastructure and services, and protecting life, property, and commerce from disruptions and loss associated from human-caused and natural hazards, disasters, and other threats to public health and safety. The Public Facilities and Safety Element:**

- **Identifies potential hazards along with policies that guide planning and response to prevent and reduce the loss of life and property.**
- **Provides policies to increase resilience for residents, businesses, workers, and visitors, especially those that are the most vulnerable.**
- **Promotes a healthy noise environment and protects sensitive receptors from the adverse impacts of noise and vibration.**
- **Ensure current and future residents, businesses, and institutions are adequately served by infrastructure.**
- **Emphasizes the importance of quality and accessible health care, education, community services, and cultural activities.**

## Introduction

Public services, health, safety, and protection from the risks of natural and human-caused disasters, emergencies, and hazards are vital in establishing a safe and healthy environment for Fountain Valley residents, visitors, and workers.

The ability to live and prosper is also dependent on the effective provision and management of water, wastewater, stormwater, solid waste, power, and communication systems.

The element includes:

**Goals and Policies.** The goals and policies guide development decisions related to noise and infrastructure capacity, promotes City strategies to increase resiliency, and directs City resources to ensure quality public facilities and services.

**Figures.** Figures (including maps) shall also be considered City policies, offering either greater detail or a visual depiction of the context or intended outcome.

**Other documents incorporated by reference.** The City's Local Hazard Mitigation Plan and Vulnerability Assessment are provided under separate cover but are incorporated by reference into the General Plan.

*Below ↓ Image of the 1938 flood, which sent as much as five feet of water down some streets and killed 45 people in Orange County, prompting the Federal government to sponsor flood control measures throughout the Santa Ana River Basin. Photo courtesy of Orange County Archives*



# Goals and Policies

## GOAL PFS-1

Reliable and cost-effective **infrastructure systems** and services that adequately serve residents and businesses.

### Policy PFS-1.1 Water supply and distribution.

Coordinate with Orange County Water District and Metropolitan Water District of Orange County to maintain high water quality and ensure adequate water supply for personal, business, and institutional use, as well as landscaping and fire protection.

### Policy PFS-1.2 Approval beyond projected supplies.

Approve new development with more than 100 units or 25,000 square feet of nonresidential building space only if either:

- the projected water demand of the proposed development can be accommodated by the remaining projected supplies in the latest adopted Urban Water Management Plan, or
- the developer of the proposed development provides a separate water supply assessment that is approved by the Director of Public Works and demonstrates that there is an adequate 25-year water supply that will serve the proposed project and not diminish the water supply of existing residents and businesses in Fountain Valley.

### Policy PFS-1.3 Irrigation.

Encourage the use of water-efficient and recycled water irrigation systems.



**Above** ↑ Orange County Water District's groundwater replenishment system (GWRS) in Fountain Valley is the world's largest water purification system for indirect potable reuse. After wastewater is treated at the Orange County Sanitation District, it flows to the GWRS where it undergoes a state-of-the-art purification process, treating up to 130 million gallons per day.

### Policy PFS-1.4 Sewer system.

Provide and maintain wastewater collection facilities that adequately serve existing land uses and future development projects. Coordinate with the Orange County Sanitation District to maintain adequate and efficient wastewater collection and treatment facilities.

### Policy PFS-1.5 Stormwater drainage.

Provide and maintain stormwater collection facilities to adequately protect residents and businesses from flood hazards, upgrading existing facilities to current standards whenever financially feasible. Coordinate with the Orange County Flood Control District to maintain and enhance the capacity of regional stormwater drainage facilities.

### Policy PFS-1.6 Electricity and natural gas.

Coordinate with Southern California Edison and Southern California Gas Company to ensure the safe, reliable, and cost-effective delivery of electricity and natural gas to homes, businesses, and institutions.

### Policy PFS-1.7 Waste management.

A waste management system that meets or exceeds state recycling and waste diversion mandates while providing cost-effective disposal of waste for residents, businesses, and institutions.

### Policy PFS-1.8 Telecommunications.

Partner with service providers to ensure access to a wide range of state-of-the-art telecommunication systems and services for homes, businesses, institutions, and public spaces.

**Below** ↓ *Solar panels were installed on the roof of the police station in 2013. Following that success, additional panels were installed in the parking lot of the Fountain Valley Recreation Center.*



## GOAL PFS-2

**Minimized risk** of injury, loss of life, property damage, and economic and social disruption caused by human-generated and natural hazards.

### Policy PFS-2.1 Disaster planning and coordination.

Improve the City's ability to prepare for and respond to large-scale disasters through coordination and sharing data, experience, and strategies with other emergency management agencies and the private sector in state or regional efforts on disaster planning, preparedness, and response.

### Policy PFS-2.2 Local hazard mitigation plan implementation.

Require adherence to the goals, objectives and actions in the Local Hazard Mitigation Plan and subsequent amendments to reduce and mitigate damages from hazards in the city.

### Policy PFS-2.3 Seismic retrofits.

Encourage seismically vulnerable structures to be retrofitted to withstand seismic hazards based on the latest building code.

### Policy PFS-2.4 Stormwater drainage improvements.

Support the Orange County Flood Control District's effort to collaborate with US Army Corps of Engineers to improve the East Garden Grove-Wintersburg Channel to reduce or eliminate the FEMA Flood Hazard Zone A in Fountain Valley.

### Policy PFS-2.5 Flood levees.

Prohibit construction near levees that would adversely affect the integrity of a levee or would impede maintenance, inspection, or planned levee expansion.

### Policy PFS-2.6 Critical and public facilities.

Require that new critical and public facilities be located and designed to operate during and minimize their exposure and susceptibility to flooding, seismic and geological effects, and urban fires. Retrofit existing City facilities and encourage existing private facilities to be retrofitted so that they can remain operational during an emergency.

### Policy PFS-2.7 Underground utilities.

Require that underground utilities be designed to withstand seismic forces, accommodate ground settlement, and hardened to fire risk.

## GOAL PFS-3

High quality **emergency services** that establish a real and perceived sense of safety and security for residents, businesses, and visitors.

### Policy PFS-3.1 Police and fire service.

Maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls.

### Policy PFS-3.2 Interagency support.

Continue to participate in mutual aid system and automatic aid agreements to back up and supplement capabilities to respond to emergencies.

### Policy PFS-3.3 Hazardous materials.

Ensure 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.

**Below** ↓ Fountain Valley's Police and Fire Departments conducting a mock accident as part of the "Every 15 Minutes" program that teaches youth the dangers of alcohol-related traffic accidents.



## GOAL PFS-4

A community that is able to **withstand and recover** from emergencies, natural disasters, and climate-related hazards.

### Policy PFS-4.1 Resiliency infrastructure.

Establish and maintain a local system of public and private resilience hubs, cooling centers, and emergency shelters that provide safe places for residents during hazard events or emergency conditions.

### Policy PFS-4.2 Expediting public services.

Coordinate with local, state, and federal agencies to reestablish and expedite public services to assist affected residents and businesses and accelerate the short- and long-term recovery process after hazard events or emergency conditions.

### Policy PFS-4.3 Vulnerable populations.

Coordinate with and encourage the use of community-based networks to aid vulnerable populations in preparing for emergencies and provide assistance with evacuation and recovery.

### Policy PFS-4.4 Water shortage contingency.

Prepare for a reduced, long-term water supply resulting from more frequent and severe drought events, coordinating with water providers to implement extensive water conservation measures and ensure adequate water supplies.

### Policy PFS-4.5 Regional and local flood control.

Collaborate with Orange County Flood Control District and evaluate the need to expand the capacity of local flood control facilities to minimize flood hazards based on changing weather conditions associated with climate change.

### Policy PFS-4.6 Sustainable and resilient design.

Require the development or rehabilitation of any public facility or capital improvement to incorporate site design and building practices that promote sustainability, energy efficiency, and resiliency. Encourage and facilitate such designs and practices in the development and rehabilitation of private buildings and facilities.

## GOAL PFS-5

Protect public health and welfare by eliminating existing **noise** problems and preventing significant degradation of the acoustic environment.

### Policy PFS-5.1 Land use compatibility.

Approve development and require mitigation measures to ensure existing and future land use compatibility as shown in the City's Noise Control Ordinance and state interior and exterior noise standards.

### Policy PFS-5.2 New residential.

When new residential development is proposed adjacent to land designated for industrial or commercial uses, require the developer to assess the potential noise impacts and fund feasible noise-related mitigation measures.

### Policy PFS-5.3 New nonresidential.

When new nonresidential development is proposed adjacent to land designated for residential uses, require the developer to assess the potential noise impacts and fund feasible noise-related mitigation measures.

### Policy PFS-5.4 Transportation noise.

Minimize potential transportation noise through proper roadway design, coordination of commercial vehicle routing, and other traffic control or abatement measures.

### Policy PFS-5.5 Noise from businesses and events.

Minimize persistent, periodic, or impulsive noise impacts of business operations as well as special events to reduce and avoid noise impacts on surrounding neighborhoods.

**Below** ↓ *The City maintains a Noise Control Ordinance that regulates activity such as the construction of Prado Family Homes work (shown below) as well as the noise levels in the interior and exterior of homes and businesses to ensure compatibility and a healthy and enjoyable environment.*



## GOAL PFS-6

High quality **public facilities and services and attractive public spaces** that define Fountain Valley as a preeminent community.

### Policy PFS-6.1 Public library.

Coordinate with the County to maintain, expand, and improve library services, technologies, and facilities to meet the needs of the community, increase library patronage, and support the library's role as a focal point of community engagement and events.

### Policy PFS-6.2 Academic excellence.

Advocate for the continued pursuit of academic excellence in all of the school districts serving Fountain Valley.

### Policy PFS-6.3 Lifelong learning and workforce training.

Advocate for the continued provision and expansion of educational and training offerings available through the Coast Community College District to support lifelong learning and workforce training.

### Policy PFS-6.4 Medical facilities.

Maintain and enhance a collaborative relationship with Fountain Valley Regional Hospital, Orange Coast Memorial Medical Center, and other medical service providers to best serve the community, create healthy communities, and maintain and attract a skilled workforce.

### Policy PFS-6.5 Landscaping in public spaces.

Maintain and enhance landscaping in parks, parkways, and medians to beautify spaces while using native and drought-tolerant species to ensure healthy and resilient vegetation. Incorporate and preserve mature and specimen trees at key gateways, landmarks, and public facilities.

### Policy PFS-6.6 City gateways.

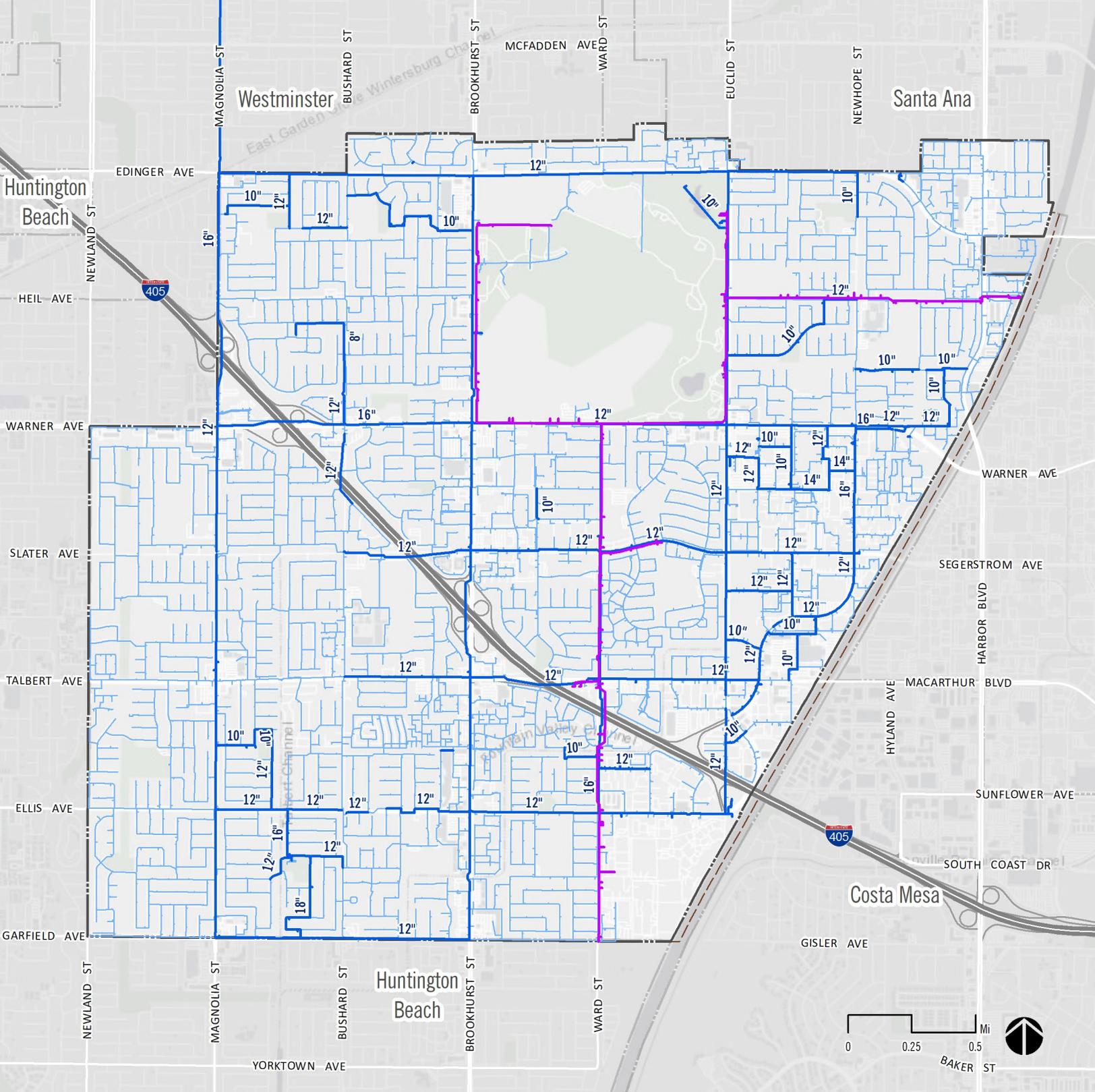
Promote imaginative and distinctive features that project a positive image and community character at City gateways.

### Policy PFS-6.7 Public art.

Encourage the incorporation of art in public spaces that celebrates the community's history and envisions a greater future.



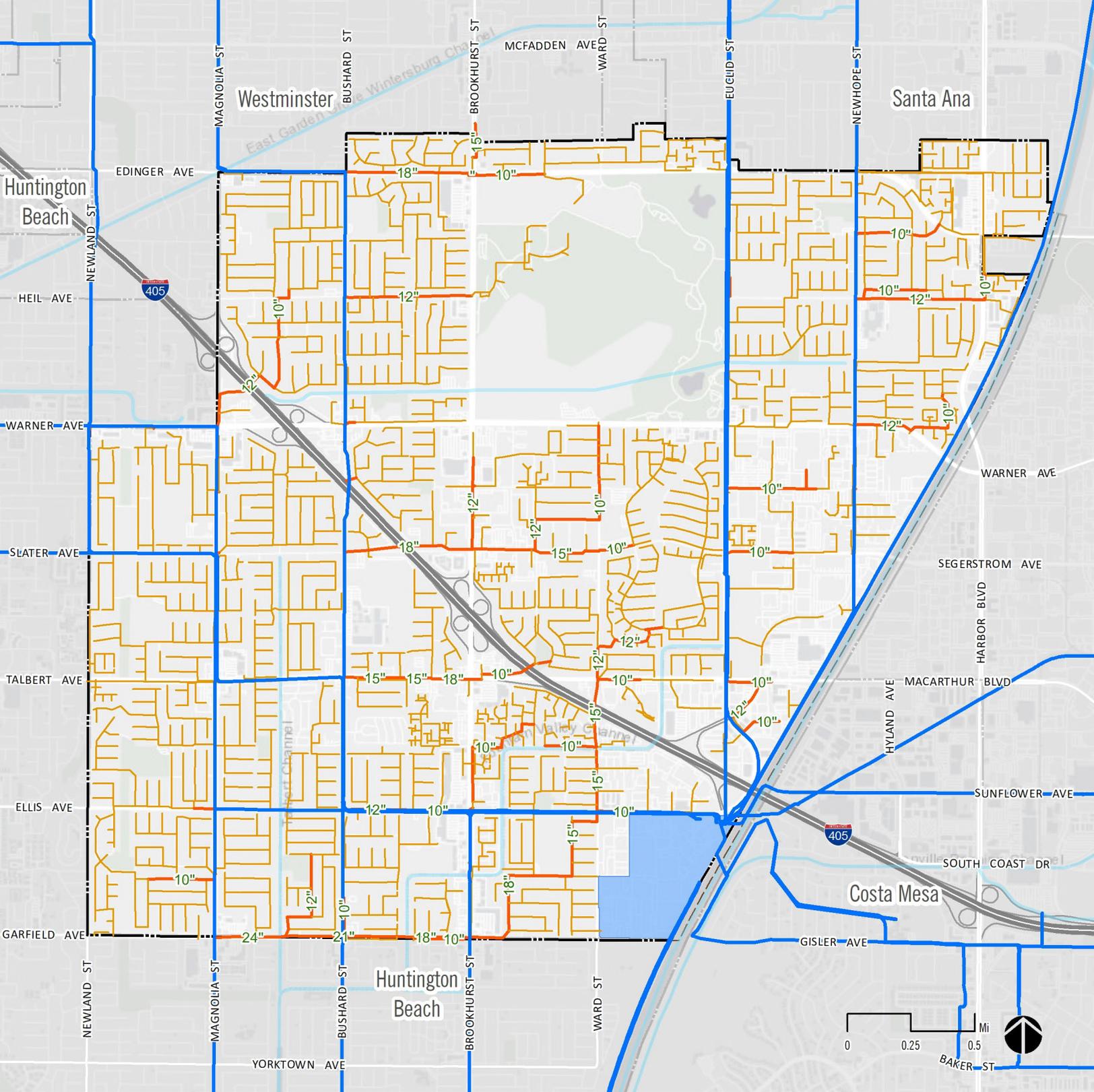
**Above** ↑ The first Art on a Box was installed on the southwest corner of the Brookhurst and Edinger. The original work by Katy Wright, a Fountain Valley resident and artist, depicts Fountain Valley's historic drive-in movie theater.



Source: Fuscoe 2022

Date: 4/11/2023

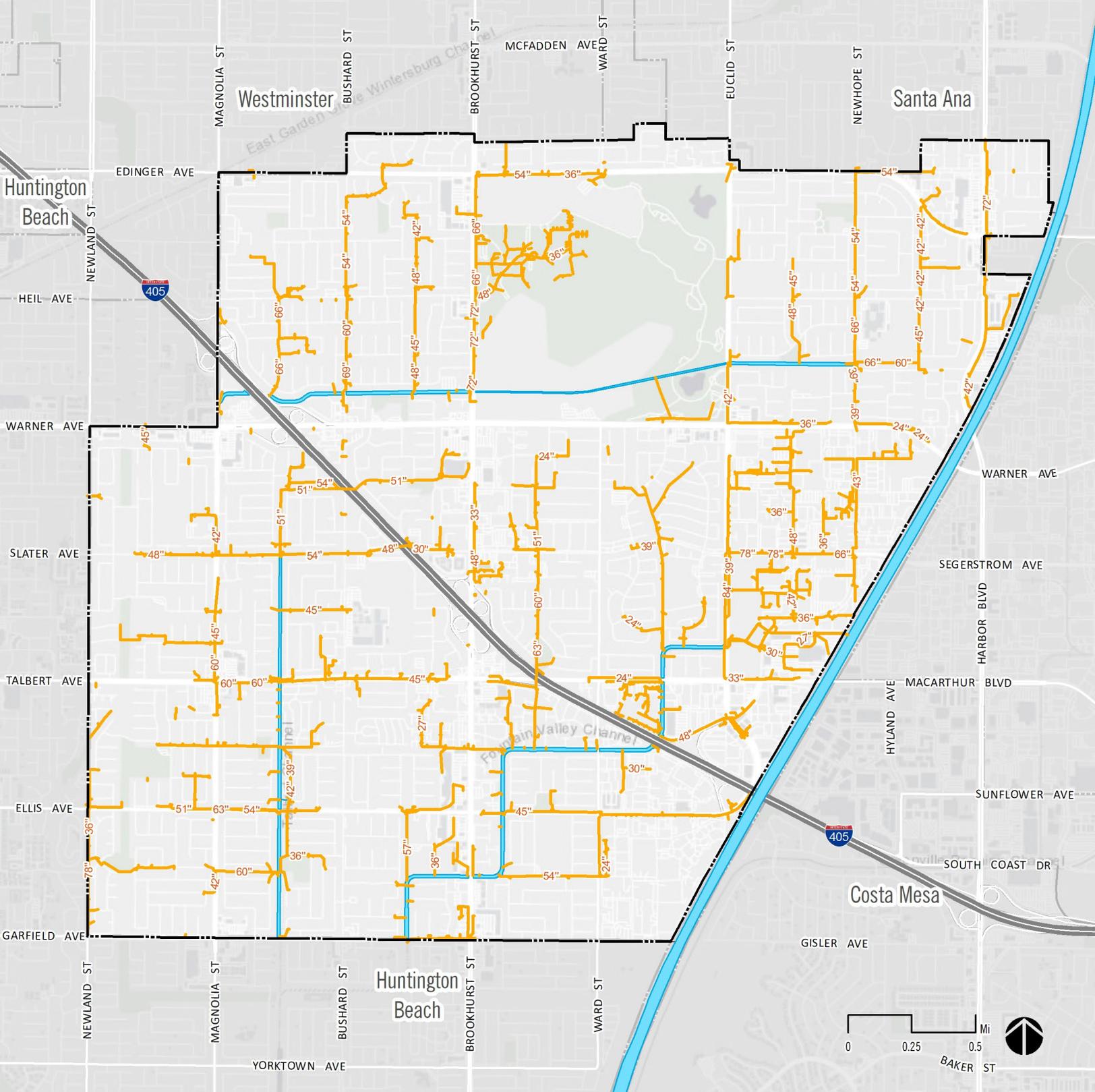
- Fountain Valley City Limit
- Fountain Valley SOI
- OCWD Recycled Water Pipes
- City Water Lines**
- 8" and Below in Diameter
- 9" - 20" in Diameter



Source: Fuscoe 2022

Date: 4/17/2023

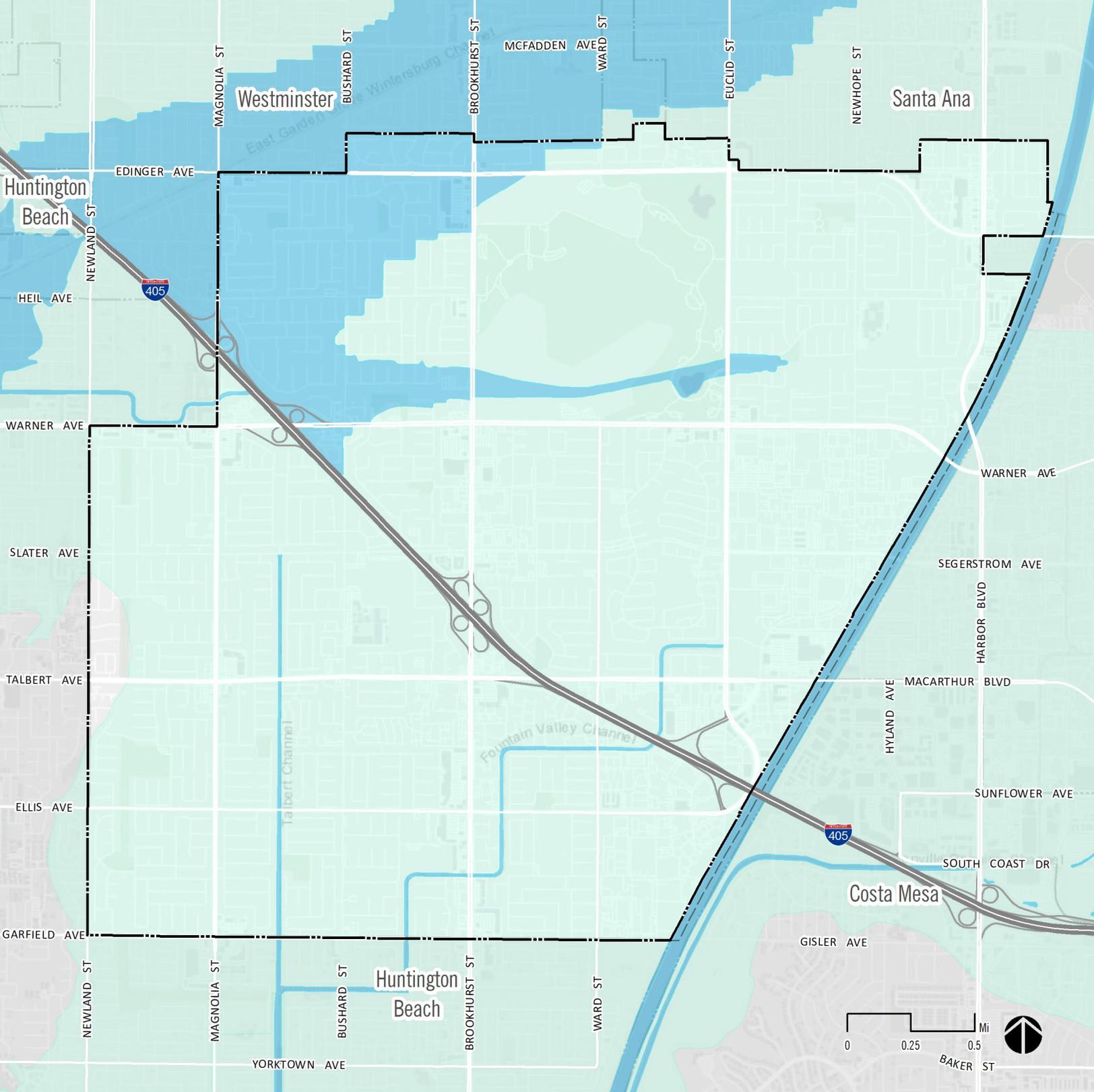
- |                            |                              |                              |
|----------------------------|------------------------------|------------------------------|
| Fountain Valley City Limit | <b>OCSD Sewer Facilities</b> | <b>City Sewer Facilities</b> |
| Fountain Valley SOI        | Sewer Lines                  | 8" and Below in Diameter     |
|                            | OCSD Facilities              | 9" - 24" in Diameter         |



Source: Fuscoe 2022

Date: 4/11/2023

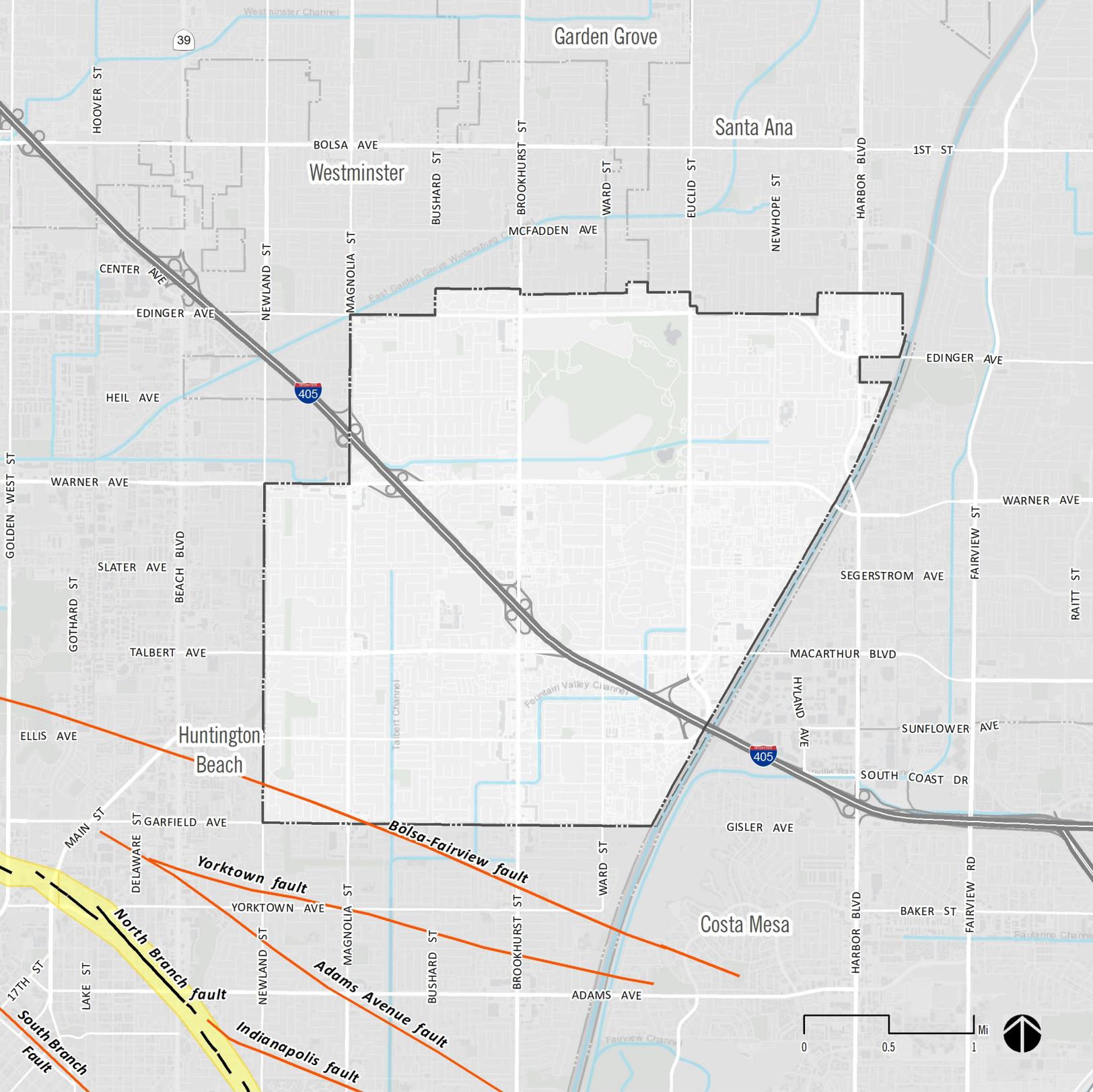
-  Fountain Valley City Limit
-  City Storm Drain Facilities
-  Fountain Valley SOI
-  OCFCD Facilities



Source: FEMA 2016

Date: 4/11/2023

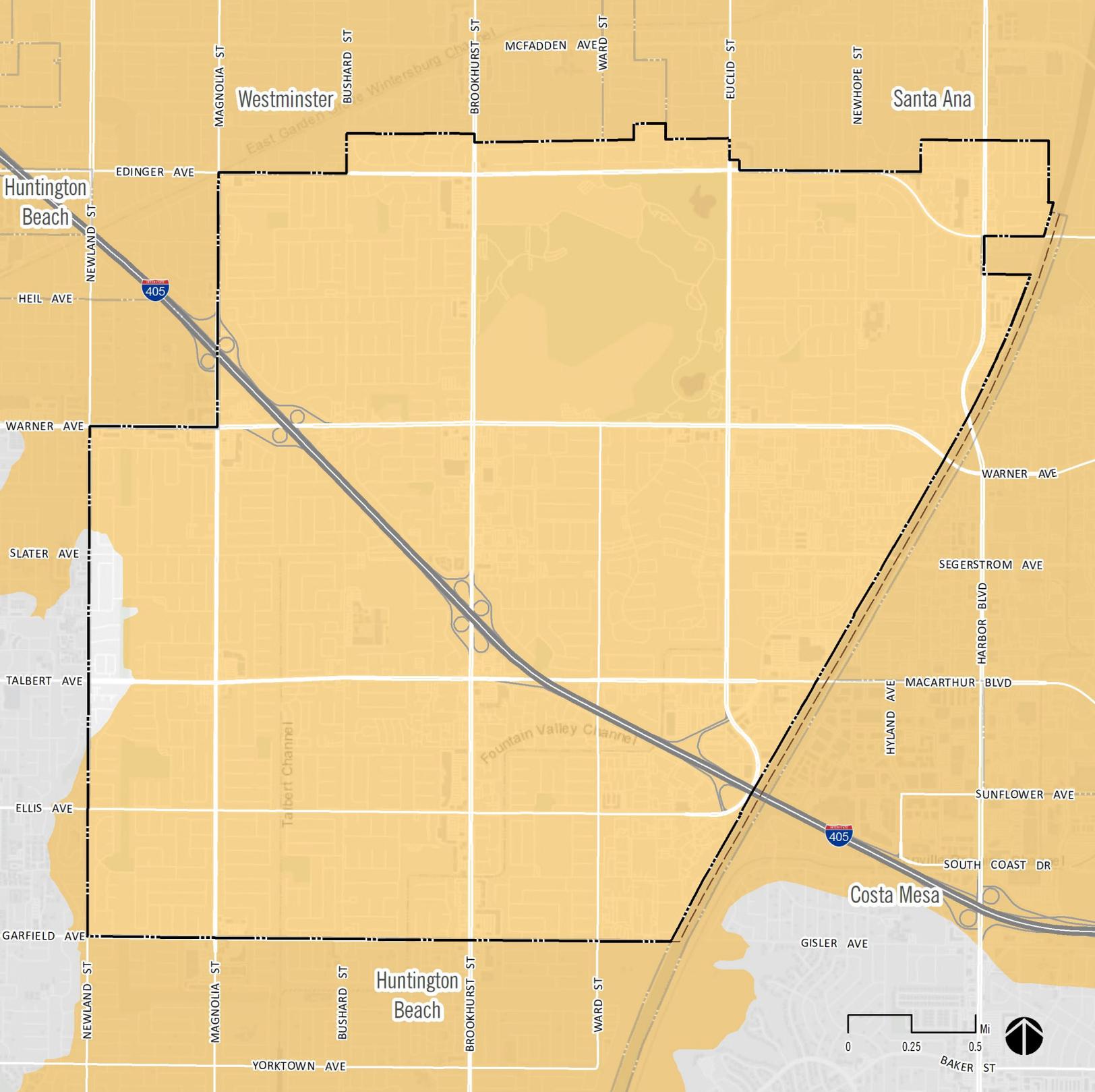
- Fountain Valley City Limit
- Fountain Valley SOI
- FEMA 100 year Flood Plain
- FEMA 500 year Flood Plain



Source: CGS 2022

Date: 4/11/2023

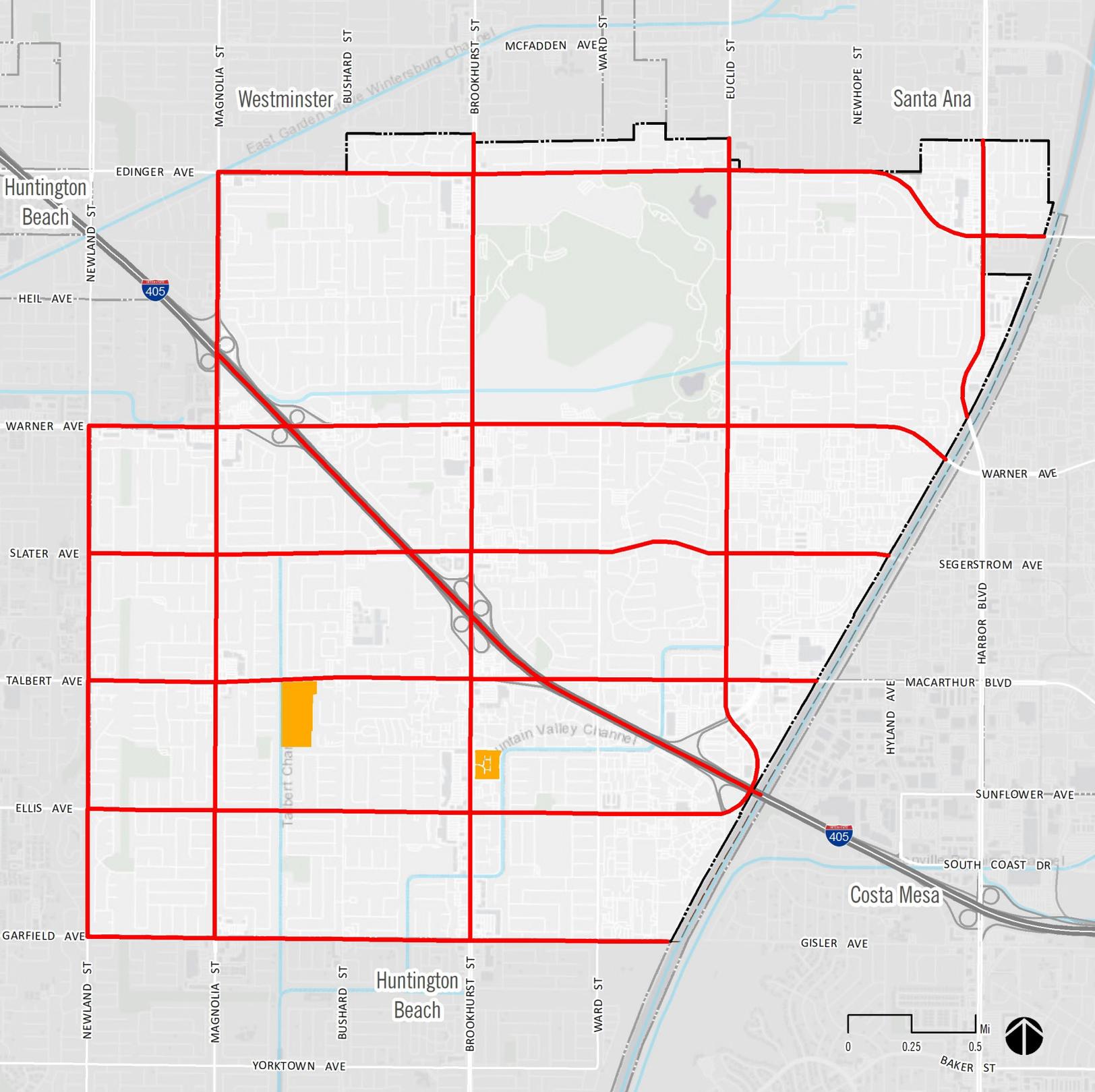
- Fountain Valley City Limit
- Fountain Valley SOI
- Alquist Priolo Fault Traces
- Other Quaternary Faults
- Alquist Priolo Fault Zone



Source: CGS 2021

Date: 4/11/2023

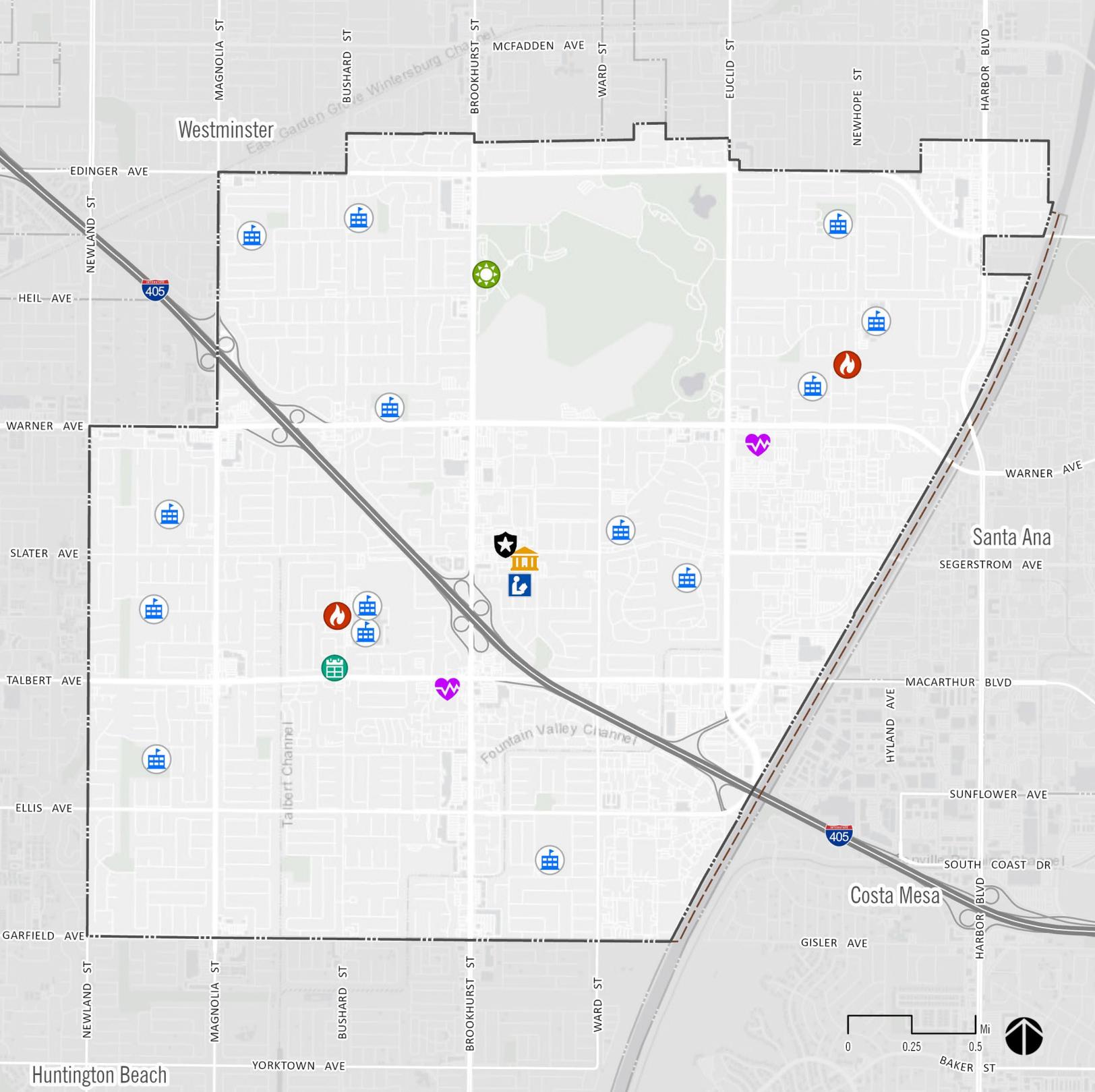
- Fountain Valley City Limit
- Fountain Valley SOI
- Liquefaction Zone



Source: PlaceWorks 2023

Date: 4/17/2023

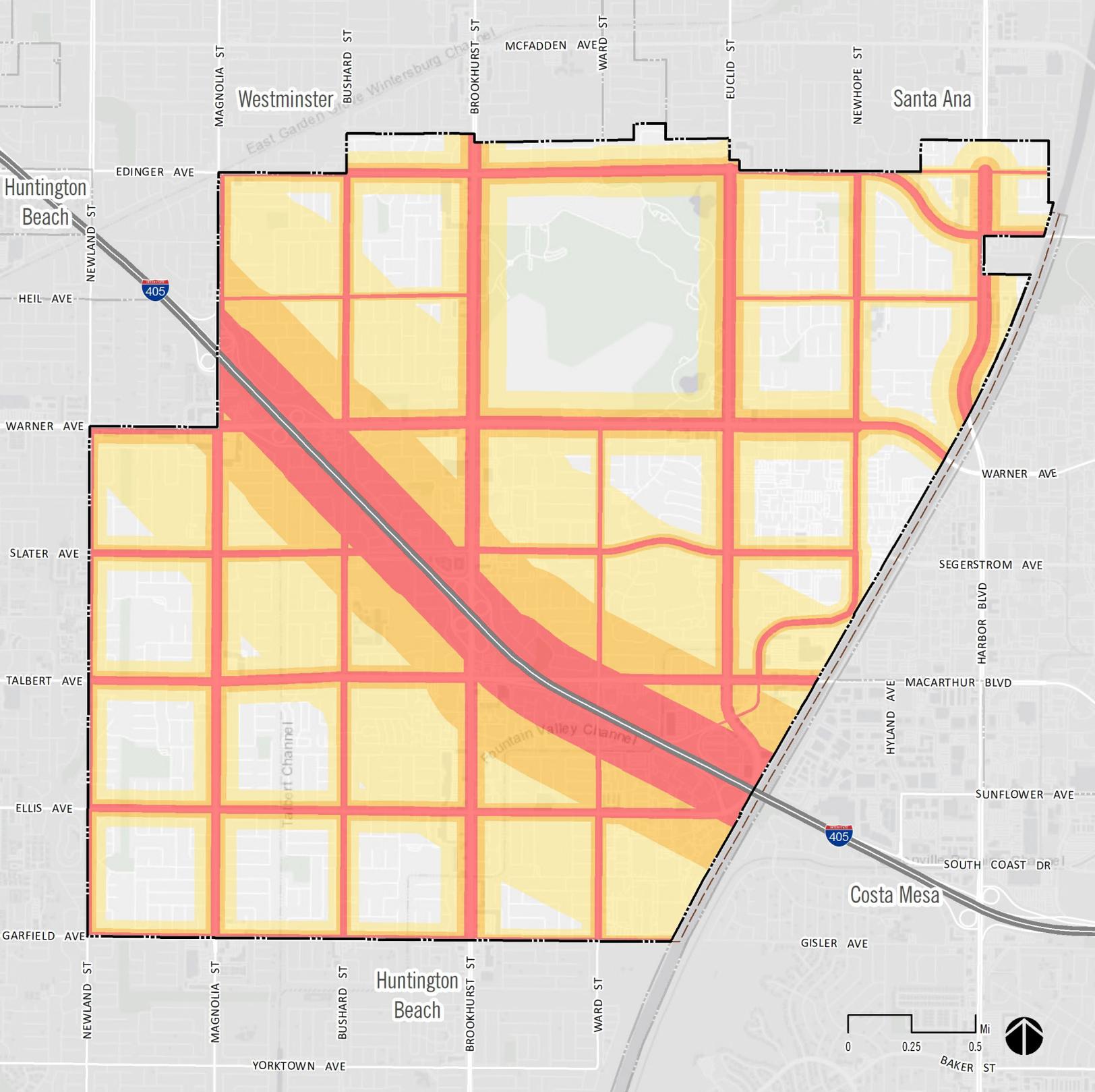
- Fountain Valley City Limit
- Fountain Valley SOI
- Evacuation Routes
- Evacuation Constrained Parcels



Source: PlaceWorks 2022

Date: 4/11/2023

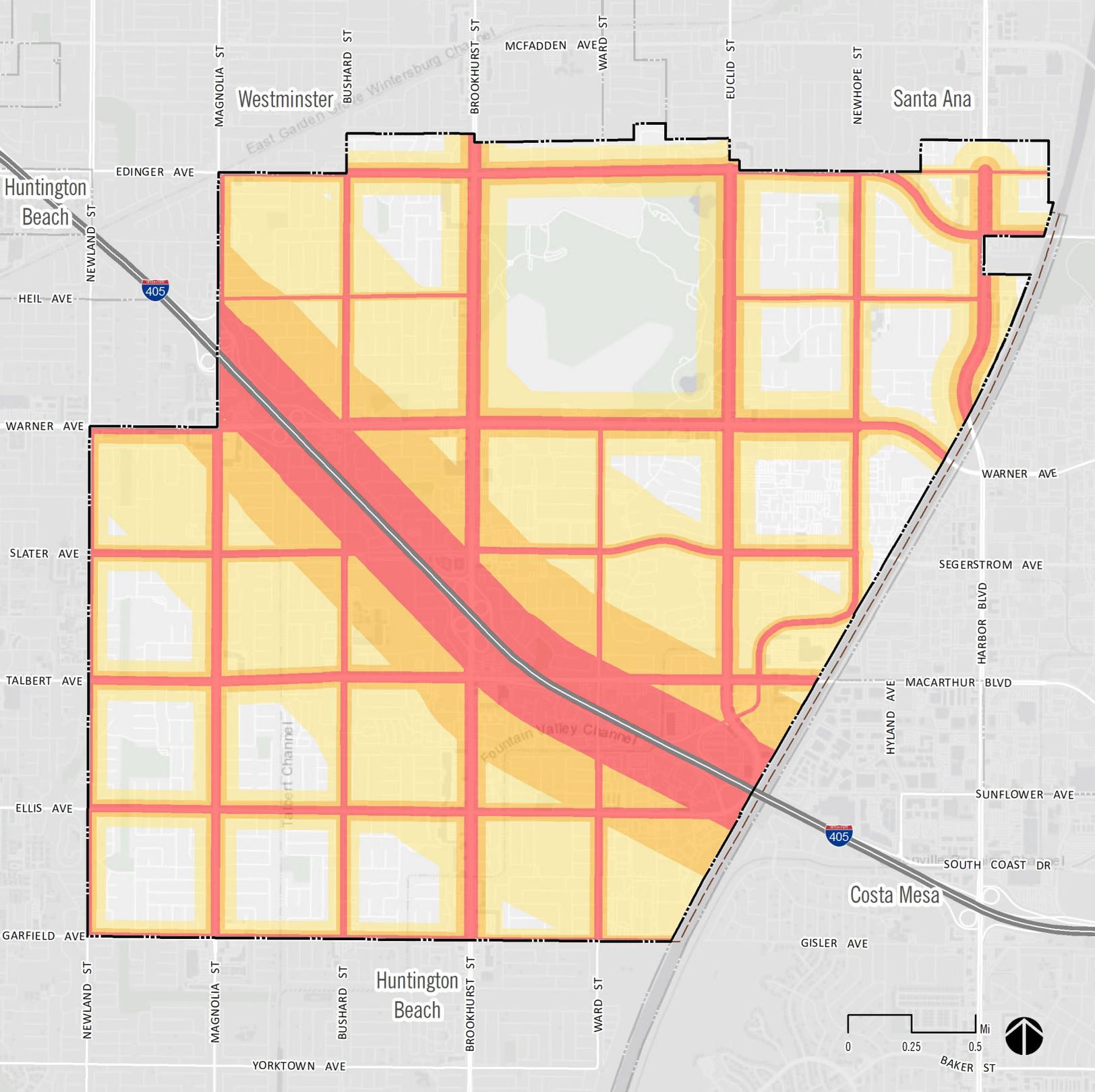
-   
 Fountain Valley City Limit
-   
 Fountain Valley SOI
-   
 City Hall
-   
 Fire Station
-   
 Library
-   
 Medical Center
-   
 Police Department
-   
 Recreation Center
-   
 School
-   
 Senior Center



Source: PlaceWorks 2023

Date: 4/17/2023

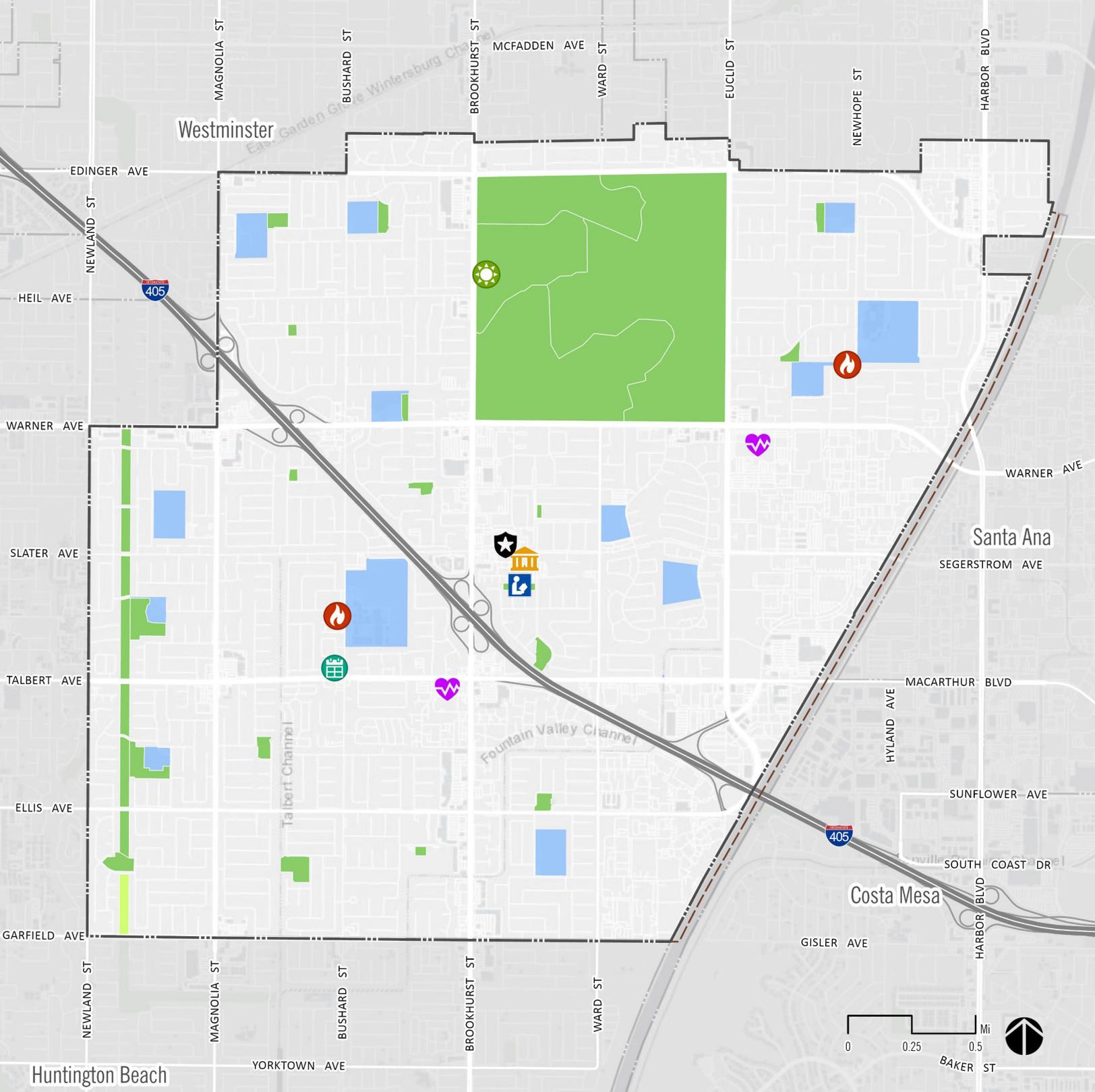




Source: PlaceWorks 2023

Date: 4/17/2023





Source: PlaceWorks 2022

Date: 4/17/2023

- |                            |                     |                   |                   |            |
|----------------------------|---------------------|-------------------|-------------------|------------|
| Fountain Valley City Limit | Critical Facilities | Library           | Recreation Center | Schools    |
| Fountain Valley SOI        | City Hall           | Medical Center    | Senior Center     | Park       |
|                            | Fire Station        | Police Department |                   | Open Space |

# Appendix A. Implementation Plan

## Purpose

Implementation consists of actions taken to carry out the policies and continue progress toward achieving the General Plan goals. The actions are organized by element and include initiatives by the City as well as decisions that involve public and private development projects, investments, and programs.

The Implementation Plan provides a list of actions that should be initiated and/or completed within the next five years, as well as actions that are required by state law regarding climate adaptation and resiliency and open space planning. Implementation related to housing is predominantly maintained in the full version of the state-certified Housing Element.

Actions or activities that are already part of the City's current workflow are excluded unless there is to be a substantive change, such as an expansion, elimination, or development of new rules. The Implementation Plan focuses on a running five-year cycle to focus City resources, with annual reviews to determine whether any current activities fall short or additional actions are needed to support the General Plan goals and policies.

## Structure and Components

### Reference Code

The short code assigned to the implementation action for reference purposes and to distinguish it from a goal, policy, or other component of the General Plan. For example, in IMP-LU-1, the first part (IMP) stands for the Implementation Plan. The next letters (LU) reference the element and the number (1) helps further identify the action. Numbering does not indicate priority.

### Action

The statement of activity to take place, beginning with a brief descriptor to quickly understand the specific focus, followed by a longer narrative.

### Lead

The primary agency, department, or division responsible for initiating and spearheading the execution of the implementation action. The default reference is to a City entity.

### Support

An agency, department, or division that will assist the lead entity or should be included in the execution of the implementation action. The default reference is to a City entity.

### Related Policies

Policies from the General Plan that relate most directly to the specific action.

### Timeframe

**Immediate:** the highest priority; should be initiated within the first year of being listed in the Implementation Plan and completed as soon as possible (may take multiple years).

**Short-term:** a high priority; should be initiated within the next three years and completed as soon as possible.

**Mid-term:** a priority; these actions should be initiated when appropriate resources and opportunities are available; should become a higher priority after two years and be initiated and completed within the next five years.

## Land Use Element

- IMP-LU-1 Objective development standards.** Prepare objective development and design standards as necessary to implement changes in General Plan policy and based on experience implementing new mixed-use zoning districts (coordinate with IMP-CM-6).  
**Lead:** Planning  
**Support:** Public Works  
**Related Policies:** LU-1.4, LU-2.3, LU-3.2, LU-3.4, LU-3.5, LU-3.6, CM-2.3, CM-2.4, CM-2.5, CM-2.6, CM-2.11, H-2.2, H-2.5, H-3.1, OSC-2.1, PFS-5.1  
**Timeframe:** immediate
- IMP-LU-2 Crossings Specific Plan.** Continue to proactively engage with property and business owners on an ongoing basis to understand short- and long-term opportunities to improve and/or transition properties consistent with the specific plan.  
**Lead:** City Manager  
**Support:** Planning  
**Related Policies:** LU-1.7, LU-2.4  
**Timeframe:** immediate (and ongoing)
- IMP-LU-3 Land use compatibility and viability.** Evaluate the buildout of new mixed-use and higher density residential projects as well as recently created development standards (MU1, MU2, R5) to determine whether revisions are needed to regulations or guidelines to ensure greater land use compatibility and viability.  
**Lead:** Planning  
**Support:** Public Works, Housing & Community Development  
**Related Policies:** LU-1.1, LU-1.2, LU-1.4  
**Timeframe:** short-term
- IMP-LU-4 Fiscal impacts.** Establish thresholds for requiring a fiscal analysis. Add discussion of fiscal findings for approved projects in quarterly or annual fiscal reporting to City Council.  
**Lead:** City Manager  
**Support:** Finance, Planning, Public Works  
**Related Policies:** LU-2.1, LU-2.2, LU-4.2  
**Timeframe:** short-term
- IMP-LU-5 Economic development thinking.** Design an economic development training session for inclusion as part of the new hire onboarding process and for periodic retraining of key staff, commissioners, and decision makers.  
**Lead:** City Manager  
**Support:** Planning, Housing and Community Development, Finance  
**Related Policies:** LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-4.5  
**Timeframe:** mid-term

**IMP-LU-6 Strategic action plan.** Prepare and adopt an economic development strategic plan.

**Lead:** City Manager

**Support:** Planning, Housing and Community Development, Finance

**Related Policies:** LU-4.3

**Timeframe:** short-term

## Mobility Element

**IMP-CM-1 Traffic management.** Develop and implement a safety and capacity monitoring system for roads to assist in prioritizing mobility improvements and provide consistency with the regional congestion management program.

**Lead:** Public Works

**Support:** Planning

**Related Policies:** CM-1.7

**Timeframe:** mid-term

**IMP-CM-2 Truck routes.** Coordinate with the Orange County Transportation Authority (OCTA) and neighboring jurisdictions to refine a system of regional truck routes.

**Lead:** Public Works

**Support:** Planning

**Related Policies:** CM-1.6, CM-1.8

**Timeframe:** mid-term

**IMP-CM-3 Multimodal and complete network.** Update budgeting and planning processes to prioritize complete streets improvements based on traffic management and monitoring trends and community input.

**Lead:** Public Works

**Support:** Planning

**Related Policies:** CM-2.1, CM-2.4

**Timeframe:** short term

**IMP-CM-4 Network linkages.** Develop and adopt an active transportation plan, prioritizing improvements to Heil Avenue and then completing linkages between open space and recreation facilities within Fountain Valley and to regional facilities.

**Lead:** Planning

**Support:** Public Works

**Related Policies:** CM-2.1, CM-2.2, CM-2.3, OSC-1.7

**Timeframe:** mid-term

**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

## 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

**Related Policies:** OSC-2.6

**Timeframe:** immediate

**IMP-OSC-5 Rewilding Santa Ana River.** In accordance with legislation enacted through SB 1425 (2022), coordinate with Orange County Flood Control District to restore the Santa Ana River to a natural state, while maintaining adequate flood protection.

**Lead:** Parks and Recreation

**Support:** Planning, Public Works Orange County Flood Control District

**Related Policies:** OSC-2.6

**Timeframe:** mid-term

**IMP-OSC-6 National and state historic resources.** Evaluate Fountain Valley buildings and structures for potential listing as historic resources. Contact and inform property owners of potentially significant historical resources on the benefits and requirements associated with historical designation. As feasible and appropriate, relocate assets of local historic value to Heritage Park.

**Lead:** Planning

**Support:** Recreation & Community Services, Fountain Valley Community Foundation

**Related Policies:** OSC-2.3, OSC-2.4, OSC-2.5

**Timeframe:** mid-term (and ongoing)

**IMP-OSC-7 Alternative fueled vehicles.** Establish mechanism(s) to streamline permitting, reduce fees, or assist in obtaining funding for residents and businesses to install alternative fueling or electric charging systems. Evaluate options to increase the percentage of City fleet vehicles and equipment that runs on alternative fuels or electricity.

**Lead:** Environmental Services

**Support:** Planning, Public Works, Southern California Edison

**Related Policies:** OSC-3.1, OSC-3.2, OSC-3.8

**Timeframe:** mid-term

**IMP-OSC-8 Low impact techniques.** Create and adopt design guidelines and standards for low impact development techniques.

**Lead:** Planning

**Support:** Public Works

**Related Policies:** OSC-3.7

**Timeframe:** mid-term

## Public Facilities and Safety Element

**IMP-PFS-1 Water supply and system.** Update the Urban Water Management Plan, evaluating projected water supplies and demands associated with 2045 buildout conditions. Update the City's Water Master Plan based on the results and as otherwise necessary to ensure adequate water service and facilities.

**Lead:** Public Works

**Support:** Planning

**Related Policies:** PFS-1.1, PFS-1.2, PSF-4.4

**Timeframe:** immediate (and ongoing)

**IMP-PFS-2 Sewer system.** Convey buildout figures and forecasted phasing estimates associated with the General Plan update to the Orange County Sanitation District (OCSD) and coordinate to ensure new development does not negatively impact the current level of service. Update City Sewer Master Plan to maintain and upgrade, as necessary, the collection and conveyance system. Coordinate with OCSD on the District's plans to expand and/or improve the treatment plant's capacity as necessary.

**Lead:** Public Works

**Support:** Planning

**Related Policies:** OSC-1.4

**Timeframe:** short-term (and ongoing)

**IMP-PFS-3 Seismic retrofits.** Develop a program to identify and rehabilitate seismically vulnerable structures within the city.

**Lead:** Building

**Support:** Planning

**Related Policies:** PFS-2.3

**Timeframe:** mid-term

**IMP-PFS-4 Natural gas shutoff valves.** Require earthquake sensitive automatic natural gas shutoff valves in new multifamily and single family homes, office and commercial facilities, and high-occupancy industrial buildings. Encourage the installation of such valves in existing businesses and residences.

**Lead:** Building

**Support:** Planning, Environmental Services

**Related Policies:** PFS-2.3

**Timeframe:** mid-term

**IMP-PFS-5 Flood control improvements.** Coordinate with the Orange County Flood Control District and US Army Corps of Engineers to improve the East Garden Grove-Wintersburg Channel to reduce or eliminate the FEMA Flood Hazard Zone A in Fountain Valley.

**Lead:** Public Works

**Support:** Orange County Flood Control District, US Army Corps of Engineers

**Related Policies:** PFS-2.4, PFS-4.5

**Timeframe:** mid-term

**IMP-PFS-6 Disaster planning and coordination.** Update Hazard Mitigation Plan and/or Emergency Operations Plan as necessary to ensure that Fountain Valley maintains eligibility for pre-disaster mitigation funding, address new safety and climate adaptation and resiliency concerns, prioritize response and services for vulnerable populations, evaluate the performance of evacuation routes under disaster or hazardous event conditions (see AB 747, 2019), and further coordination with neighboring jurisdictions and relevant agencies. Also coordinate with the County and surrounding jurisdictions when they update their Hazard Mitigation Plans.

**Lead:** Fire

**Support:** Emergency Preparedness Committee, City Manager, County of Orange, surrounding jurisdictions and relevant agencies

**Related Policies:** PFS-3.2, PFS-4.2, PFS-4.3

**Timeframe:** mid-term

**IMP-PFS-7 Multilingual emergency and recovery communication.** Ensure that communication, informational materials, and assistance in evacuation and short-term recovery activities is accessible to residents that speak languages other than English. Provide alerts about potential, developing, and ongoing emergency situations through extensive early-warning and notification systems that convey information to all residents, in multiple languages and formats to ensure it is widely accessible. Support hiring multi-lingual staff and offer language training to existing staff to improve communication and assistance with non-English-speaking residents.

**Lead:** Fire

**Support:** Emergency Preparedness Committee, City Manager

**Related Policies:** PFS-2.1, PFS-2.2, PFS-3.2, PFS-4.2, PFS-4.3

**Timeframe:** mid-term

**IMP-PFS-8 Resiliency infrastructure.** Coordinate with private and public entities to expand the number and geographic distribution of publicly accessible cooling centers and resilience hubs. As feasible, ensure that City facilities used as cooling centers have backup power supplies, including onsite renewable energy generation and energy storage systems.

**Lead:** Planning

**Support:** Emergency Preparedness Committee, City Manager

**Related Policies:** PFS-4.1, PFS-4.2, PFS-4.3, PFS-4.6

**Timeframe:** mid-term

**IMP-PFS-9 Vulnerable populations.** Expand and/or establish connections with local community organizations to aid vulnerable populations in preparing for emergencies and provide assistance with evacuation and recovery.

**Lead:** Emergency Preparedness Committee, Fountain Valley Community Foundation

**Support:** City Manager

**Related Policies:** PFS-4.3

**Timeframe:** mid-term

**IMP-PFS-10 Hardening buildings and facilities.** Coordinate with private and public entities to encourage hardening of buildings and storage of hazardous waste to minimize increased risks from hazardous events such as floods, earthquakes, fire, and severe weather.

**Lead:** Fire

**Support:** Emergency Preparedness Committee

**Related Policies:** PFS-3.3, PFS-4.1, PFS-4.2, PFS-4.3, PFS-4.6

**Timeframe:** mid-term

**IMP-PFS-11 Resilient City facilities.** As feasible, renovate existing City-owned assets and design future facilities to incorporate renewable energy generation systems, battery storage systems, and energy-efficient design and features.

**Lead:** Public Works

**Support:** Environmental Services

**Related Policies:** PFS-3.3, PFS-4.1, PFS-4.2, PFS-4.3, PFS-4.6

**Timeframe:** mid-term

**IMP-PFS-12 Resilient buildings and facilities.** Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve onsite resilience. Prioritize coordination to encourage and facilitate creating more resilient medical centers and other non-City critical facilities. Support financing efforts to increase community access to these features.

**Lead:** Planning

**Support:** Environmental Services, Public Works

**Related Policies:** PFS-3.3, PFS-4.1, PFS-4.3, PFS-4.6

**Timeframe:** mid-term

**IMP-PFS-13 Heat mitigation at public facilities.** Increase shading and heat-mitigating materials in the public realm, at public facilities, and transit stops.

**Lead:** Public Works

**Support:** Environmental Services, Planning, Building, Orange County Transportation Authority, Orange County Public Libraries

**Related Policies:** PFS-4.5, PFS-6.5, OSC-2.1

**Timeframe:** mid-term

**IMP-PFS-14 Additional emergency access.** Coordinate with property owners of evacuation constrained areas to retrofit and add secondary vehicular exit routes in the case that the property's existing access point is blocked.

**Lead:** Planning

**Support:** Public Works, Fountain Valley Community Foundation

**Related Policies:** PFS-6.6, PFS-6.7

**Timeframe:** mid-term

**IMP-PFS-15 Public art.** Continue the Art in a Box program and establish a public mural program to beautify the public realm, celebrate the City's history, and support local artists. Prioritize locations at city gateways and central points of interest.

**Lead:** Planning

**Support:** Public Works, Fountain Valley Community Foundation

**Related Policies:** PFS-6.6, PFS-6.7

**Timeframe:** mid-term

