

FOUNTAIN VALLEY GENERAL PLAN UPDATE

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Acknowledgments

The preparation of the Fountain Valley General Plan update was facilitated by the City Council, Planning Commission, Citizens' Advisory Committee and City of Fountain Valley staff. The City would like to extend their thanks to all organizations, citizens and property owners who participated in the development of the Plan.

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1.0 INTRODUCTION



CHAPTER 1.0

1.2 REQUIREMENTS OF THE GENERAL PLAN

INTRODUCTION

1.1 PROJECT SETTING

The City of Fountain Valley is located in the northern portion of the County of Orange, 30 miles southeast of Los Angeles, along the Santa Ana River. The City is in close proximity to major Orange County attractions including the Pacific Ocean (4 miles); Orange County's John Wayne Airport (6 miles); the County Administration and Judicial Center (4.5 miles); Disneyland and Knott's Berry Farm (9 and 13 miles, respectively). Figure 1-1, Regional Location, shows the City's location in a regional context. Fountain Valley is bordered by the Cities of Costa Mesa to the east, Santa Ana to the north and east, Huntington Beach to the west and south, and Westminster and a portion of Garden Grove to the north. The San Diego Freeway (I-405) runs in a northwest to southeast direction, bisecting the City. Figure 1-2, Local Vicinity, shows the City's location in a local context.

The City of Fountain Valley consists of 9.75 square miles, and with the adopted Sphere of Influence contains approximately 9.8 miles. The sphere is comprised of two parcels located on the northeast edge of the city adjacent to the Santa Ana River. Figure 1-3, Sphere of Influence, shows both the existing corporate boundary and the Sphere of Influence area. For the purpose of this General Plan, the city and the sphere areas are the "planning area."

The City is, generally speaking, an urban community which has been almost fully developed with a broad mix of land uses including housing, commercial, industrial, public, recreation and open space uses. Fountain Valley is to a large degree built out; mostly infill projects remain available for development. The predominate land use is residential. Over the past few years Fountain Valley has seen a significant interest in commercial development and redevelopment.

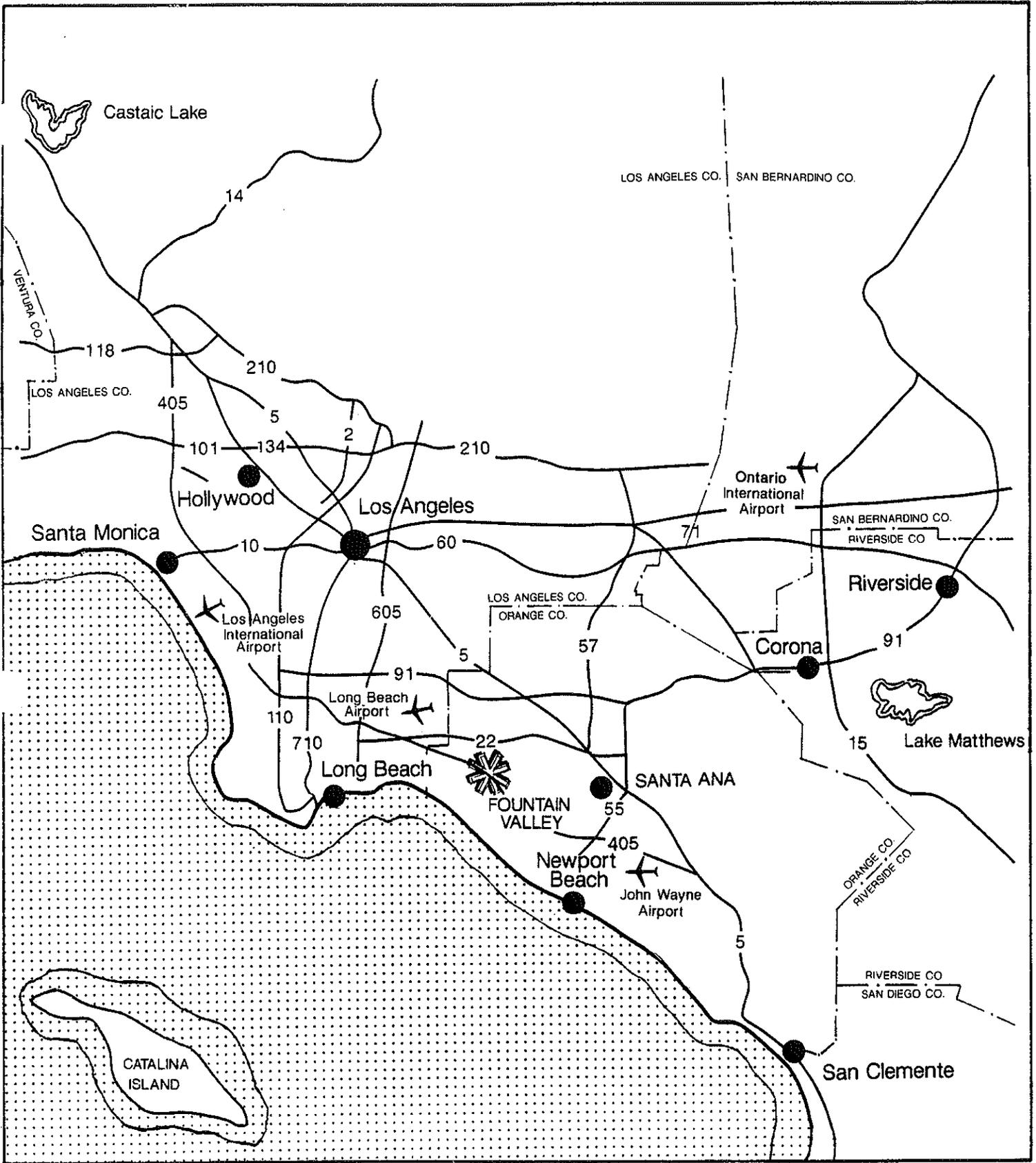
California law requires each city and county to have an adopted General Plan. The law specifies that each jurisdiction's General Plan address seven issue areas: land use, circulation, housing, conservation, open space, noise and safety. Within the Fountain Valley General Plan these issue areas are addressed in the following manner.

- o Land use issues include a discussion of current land uses within the City, development trends, a future land use plan for the City of Fountain Valley and its Sphere of Influence, as well as a means by which to manage the projected growth of the City.
- o Circulation issues include transportation routes through Fountain Valley, design standards for streets, as well as current and future traffic levels on city streets.
- o The Housing Element looks at current and future need for housing units, the capacity in the City for additional units, the types of households that will need some form of assistance or special housing, and ways to conserve existing housing.
- o Conservation issues concern natural and man-made resources in the City: plants, animals, and cultural resources.
- o Open space issues include a discussion of parks and recreation resources.
- o Existing and future noise from traffic and other activities are issues discussed in the Noise Element of the General Plan.
- o The Safety Element of the General Plan analyzes conditions in the City that may be hazardous to those who live and work there, such as fires, earthquakes, hazardous materials.

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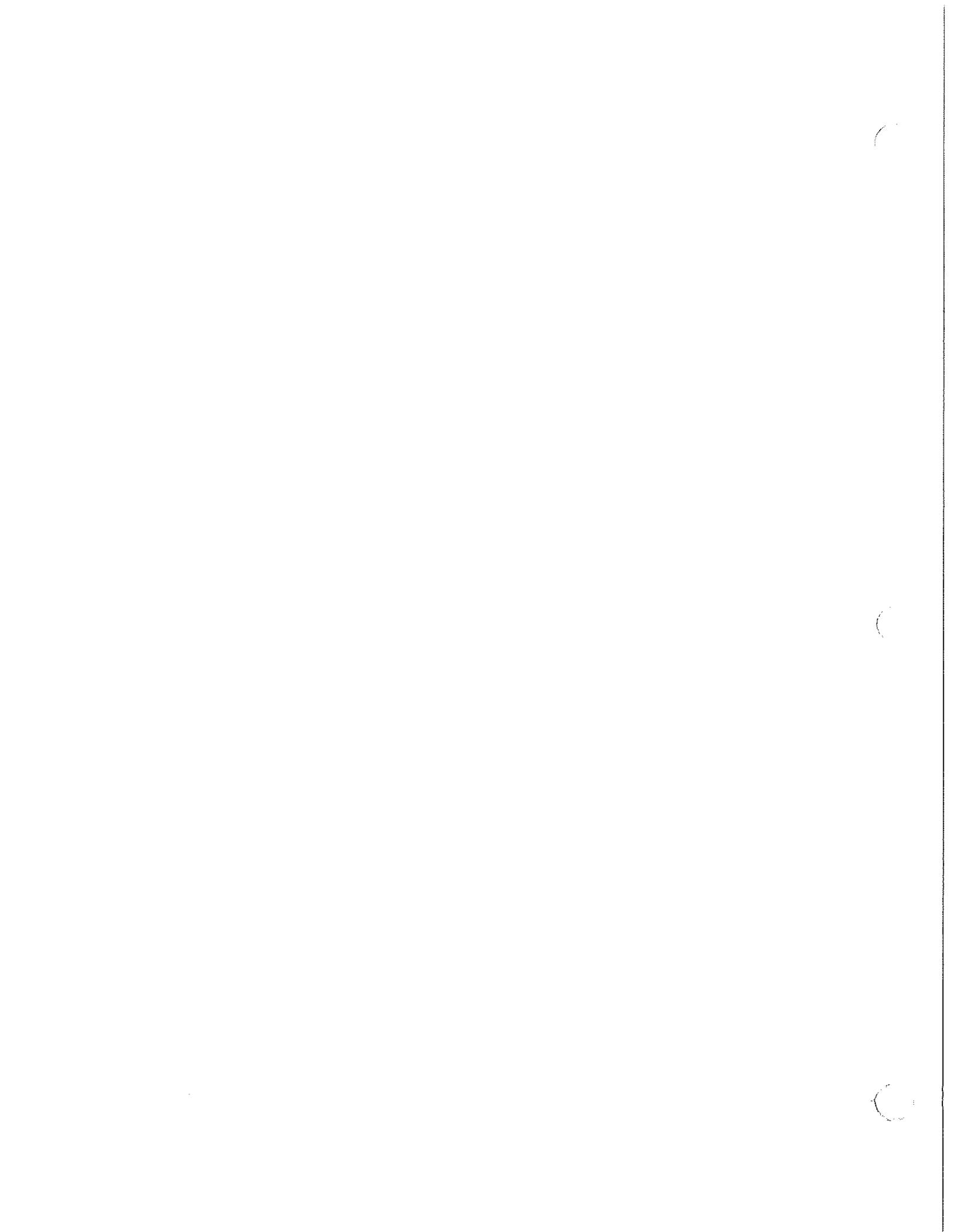
Regional Location

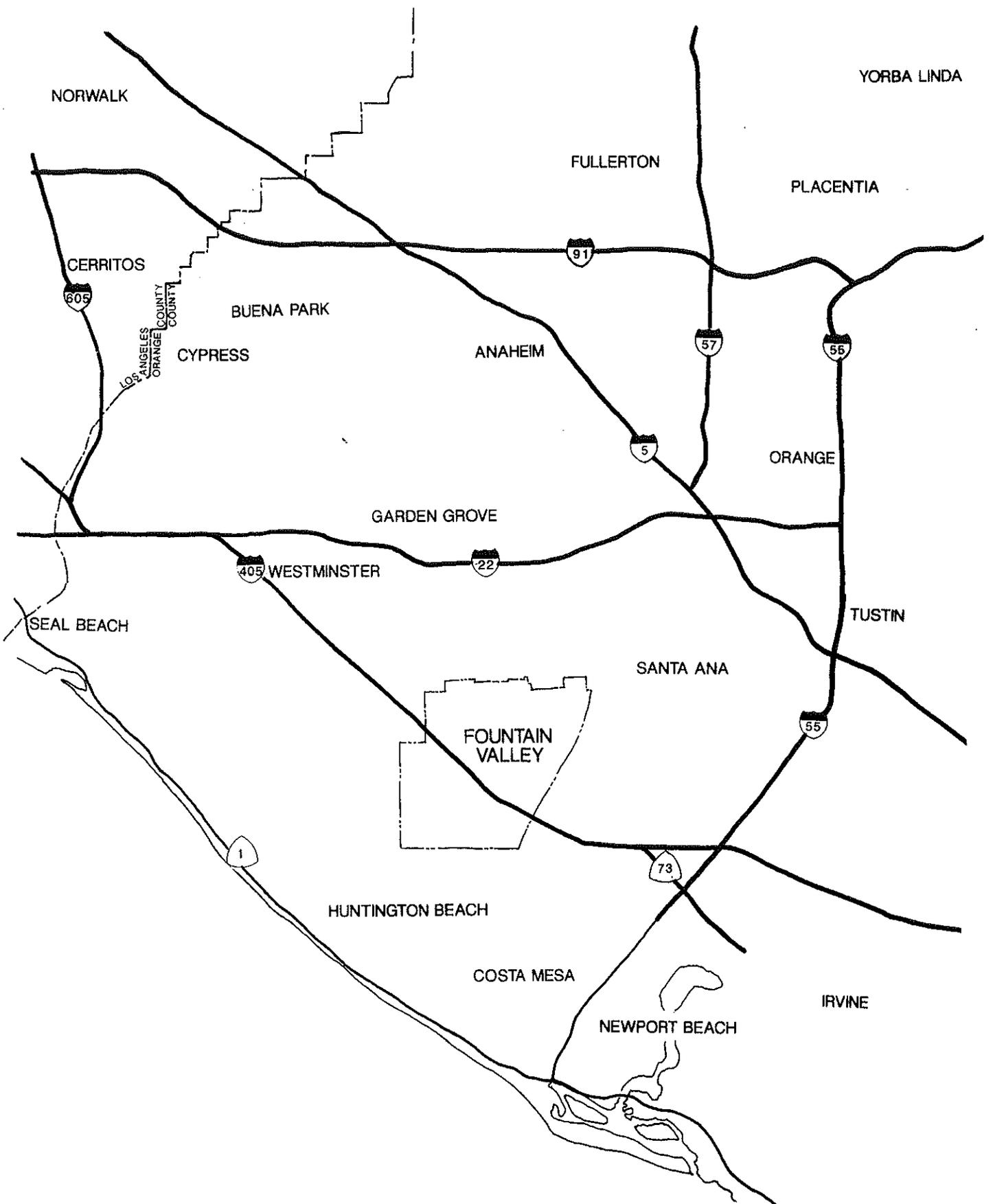
Figure 1-1

Fountain Valley



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Local Vicinity

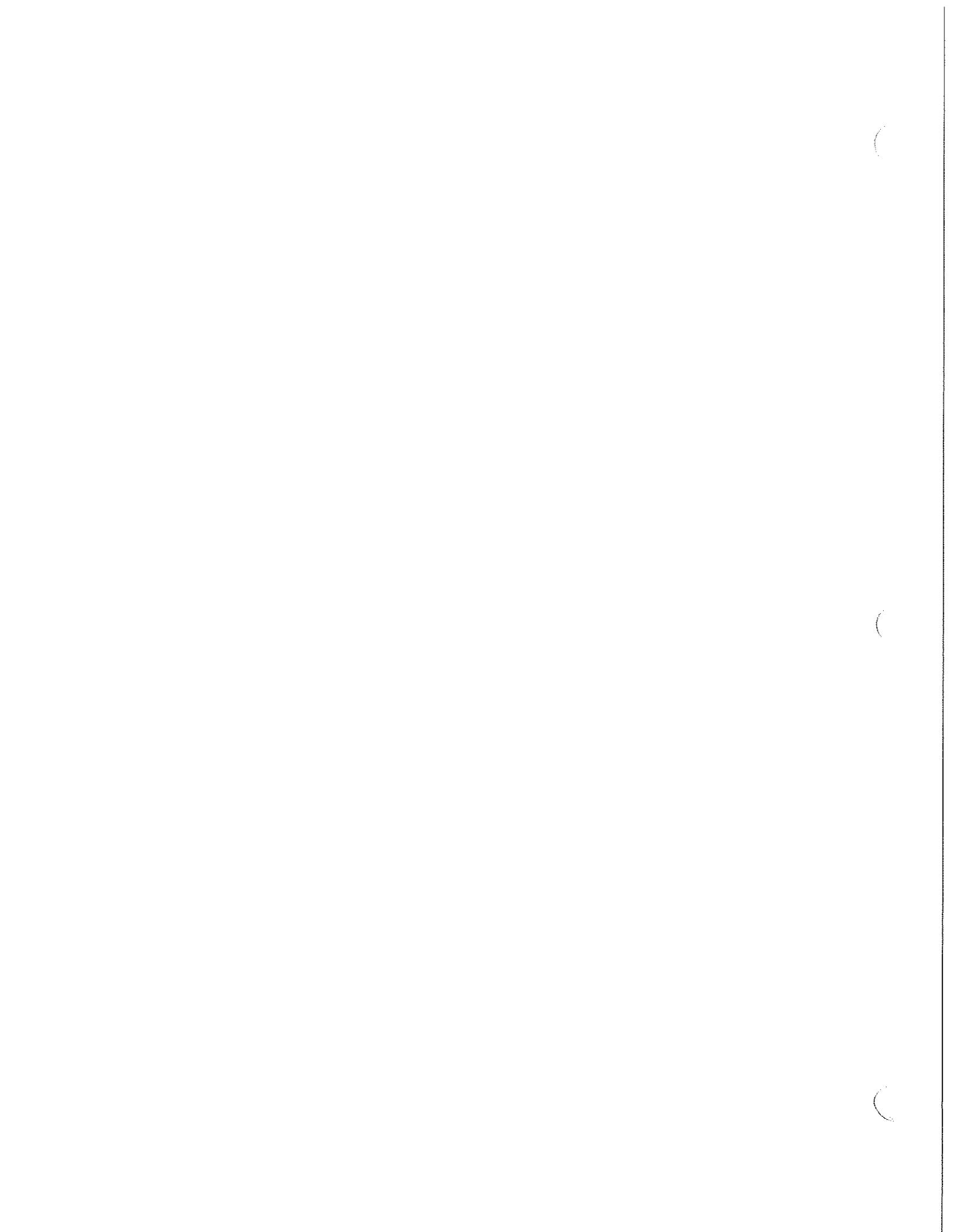
Figure 1-2

Fountain Valley



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1/25/95



- o In addition to the aforementioned elements, the City of Fountain Valley has elected to include an Air Quality Element and a Growth Management Element.

Each of these issue areas have goals and policies designed to provide a safe and pleasant environment within the City of Fountain Valley into the future.

Fountain Valley's General Plan document contains eleven chapters that address the seven issue areas as required by state law, the Air Quality Element, the Growth Management Element, and a glossary of terms.

1.3 PURPOSE OF THE GENERAL PLAN

The General Plan provides comprehensive planning for the future, a General Plan usually covers a twenty year time period. Estimates are made about future population, household types and employment base, so that plans for land use and facilities can be made to meet changing needs.

Each element, or chapter, covers a certain aspect of the city's growth and development. The elements are consistent with one another and, taken together, provide a guide for all aspects of planning for the future. As time passes, certain assumptions made in the General Plan may no longer be valid, due to changing circumstances or new information. State law provides for this by allowing amendments to the General Plan.

Throughout this General Plan, but specifically within the Land Use Element and the Growth Management Element of this General Plan, the concept of growth management is discussed; the intent of managing growth within Fountain Valley is not necessarily to limit or minimize growth, but rather ensure that the proper infrastructure and backbone systems are in place in order to accommodate growth as it occurs.

1.4 ORGANIZATION OF THE FOUNTAIN VALLEY GENERAL PLAN

The Fountain Valley General Plan consists of three separate volumes - the Synthesis Report, the Environmental Impact Report, and the General Plan and Implementation Strategy Report.

The Synthesis Report serves as a "State of the City" report, providing information on existing conditions. This background information is the basis for issues identification in the General Plan document. As mentioned previously, of the eleven chapters contained in the General Plan document, seven address the mandated elements as required by State law. Within each chapter there are a number of sections, the first section is the Introduction which briefly describes the scope of the Chapter. The remaining sections contain the goals and policies that address each concern within that issue area. The Master Environmental Impact Report (MEIR) documents how the proposed plan would affect the environment. It also offers a variety of alternatives which citizens can use to compare the plan's effects. Finally the Implementation Strategy Report provides implementation measures which identify specific strategies for attaining the goals and policies identified in the General Plan document.

1.5 GENERAL PLAN PHILOSOPHY

Fountain Valley's approach to the General Plan emphasizes four philosophical issues:

1. The General Plan must be developed by the same citizens it seeks to serve if it is to be effective. It cannot be imposed artificially on the citizens. The effort leading to this General Plan included start to finish public participation beginning with a series of Citizen Advisory Committee (CAC) meetings; interviews were conducted with key department heads, Planning Commissioners and City Council members; workshops with Planning Commission and City Council; as well as a series of conventional public hearings.
2. The Plan must reflect the uniqueness of Fountain Valley. Throughout its length, the General Plan has been written to recognize and reinforce the same characteristics which make Fountain Valley unique and which have shaped Fountain Valley physically and socially.
3. The Plan must be written in an easily understandable fashion. This means simply that no buzzwords have been used, technical terms have been defined in a glossary; and assertive policies have been tied to a specific target or goal.
4. The Plan must be technically competent. Upon completion, the General Plan will not only meet but far exceed the minimum requirements of California State Law.