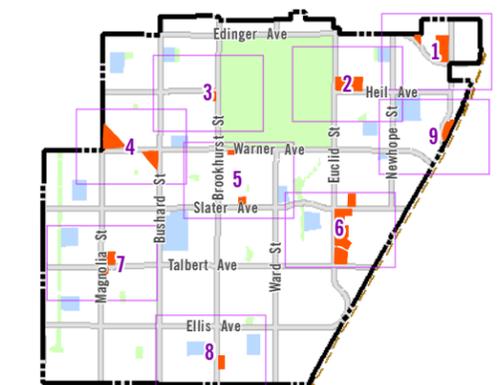


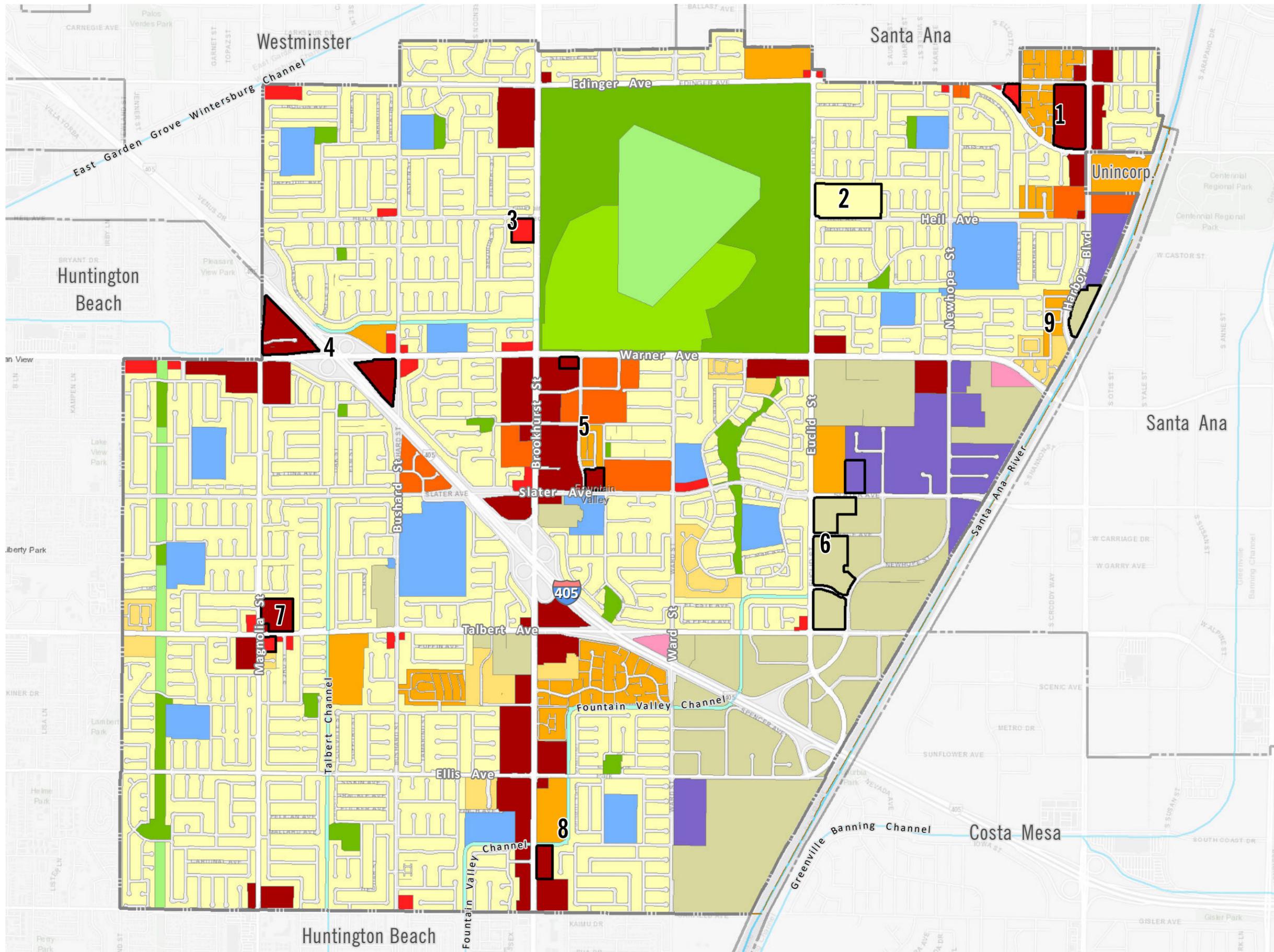
Opportunity Sites

- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- City Hall
- Fountain Valley Regional Hospital
- Library & Heritage Park
- Community Center
- School
- Park/Open Space

- Opportunity Site Acreage
- 1-A, Golden Triangle, 2.34 Ac
 - 1-B, Harbor Shopping Center, 16.69 Ac
 - 2, Miller Property, 18.64 Ac
 - 3, Mile Square Plaza, 4.35 Ac
 - 4-A, Boomer's/FV Skating Center/Motel 6, 15.61 Ac
 - 4-B, SPEC Services, 8.70 Ac
 - 5-A, Warner Square, 1.84 Ac
 - 5-B, Silky's/Slater & San Mateo Offices, 3.34 Ac
 - 6-A, Metal Crafters, 5.48 Ac
 - 6-B, Southpark 1, 9.77 Ac
 - 6-C, Southpark 2, 15.61 Ac
 - 6-D, Southpark 3, 9.97 Ac
 - 7-A, Talbert Village, 8.11 Ac
 - 7-B, SE Talbert & Magnolia 1.88 Ac
 - 8, Fountain Center Plaza, 4.47 Ac
 - 9, South Island, 6.53 Ac

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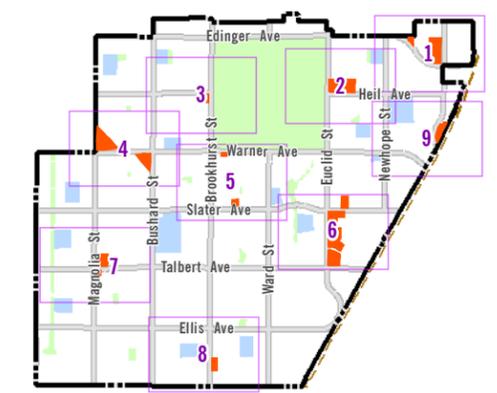




General Plan Land Use

- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- Current General Plan**
- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Res (Up to 10.8 du/ac)
- Medium Density Residential (Up to 15 du/ac)
- High Density Residential (Up to 20 du/ac)
- Local Commercial (Up to 0.35 FAR)
- Office Commercial (Up to 0.50 FAR)
- General Commercial (Up to 0.50 FAR)
- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course
- Park
- Specific Plan

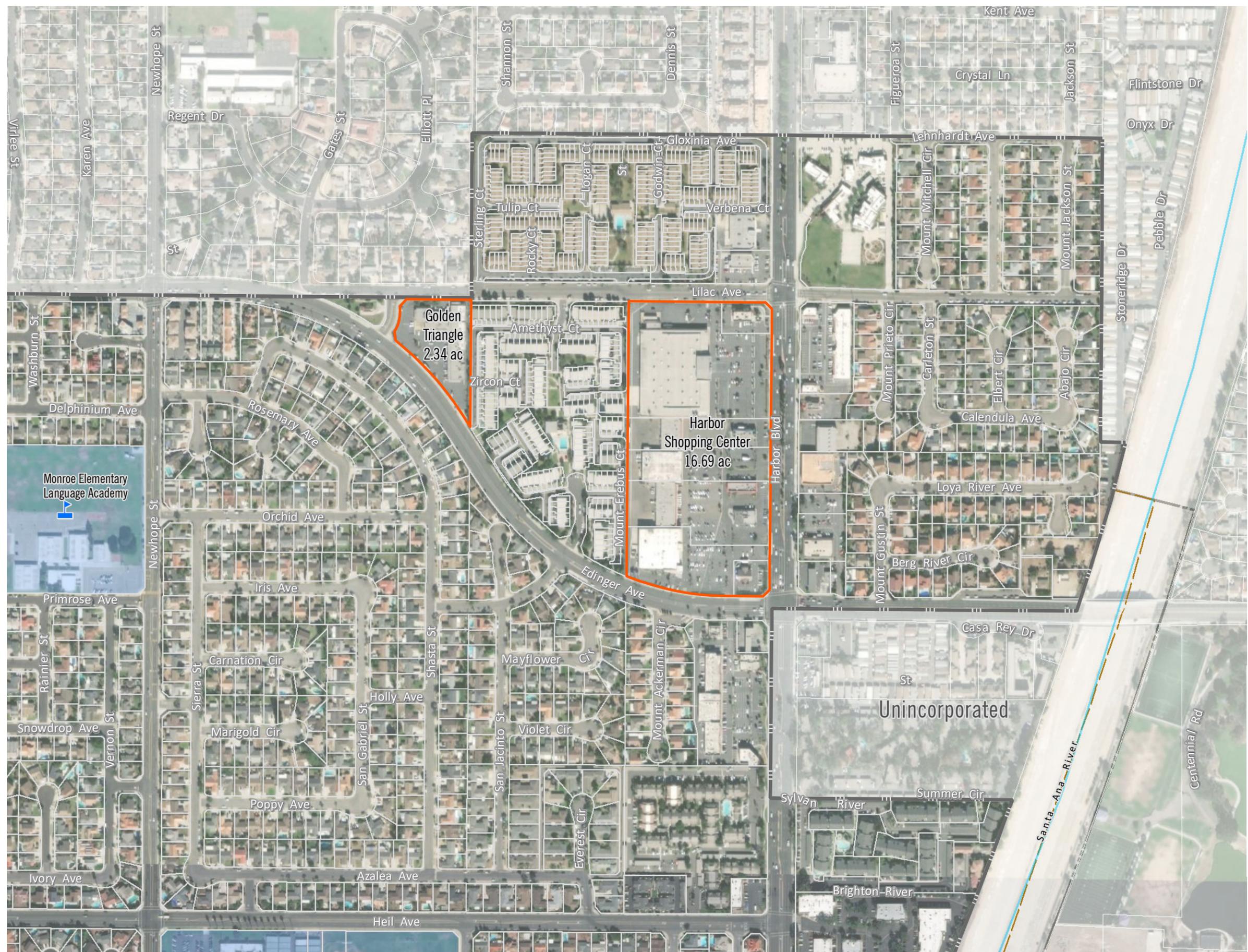
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Opportunity Sites

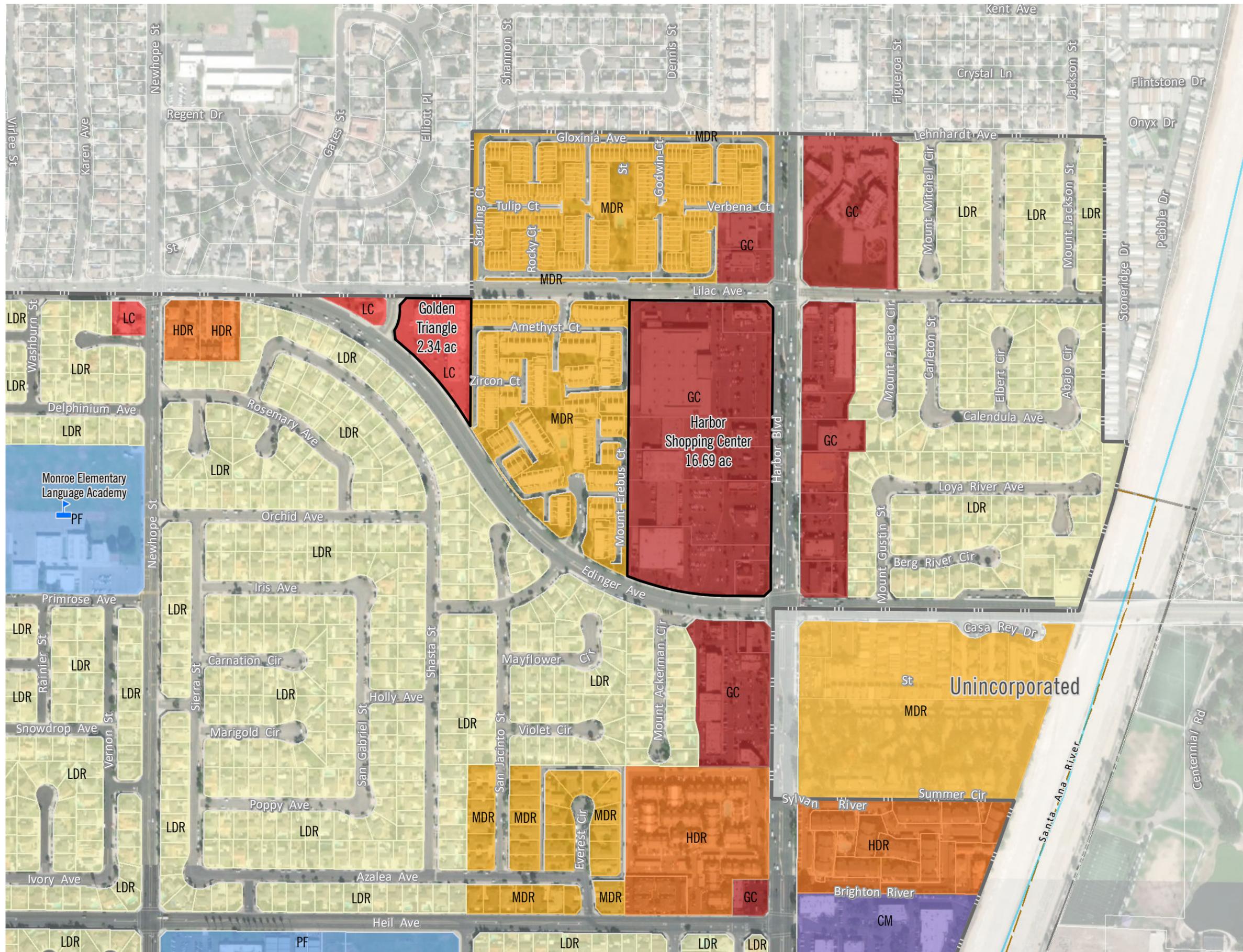
Golden Triangle & Harbor Shopping Center

-  Potential Opportunity Site
-  Fountain Valley City Limits
-  Fountain Valley SOI
-  Surrounding City Limits
-  City Hall
-  Fountain Valley Regional Hospital
-  Library & Heritage Park
-  School
-  Community Center
-  Park/Open Space



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0 200 400 800 1,200 1,600 Feet Date: 12/11/2018

Opportunity Sites 1

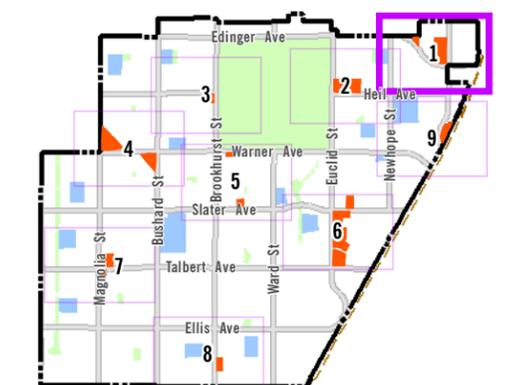
Golden Triangle & Harbor Shopping Center

- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits

Current General Plan

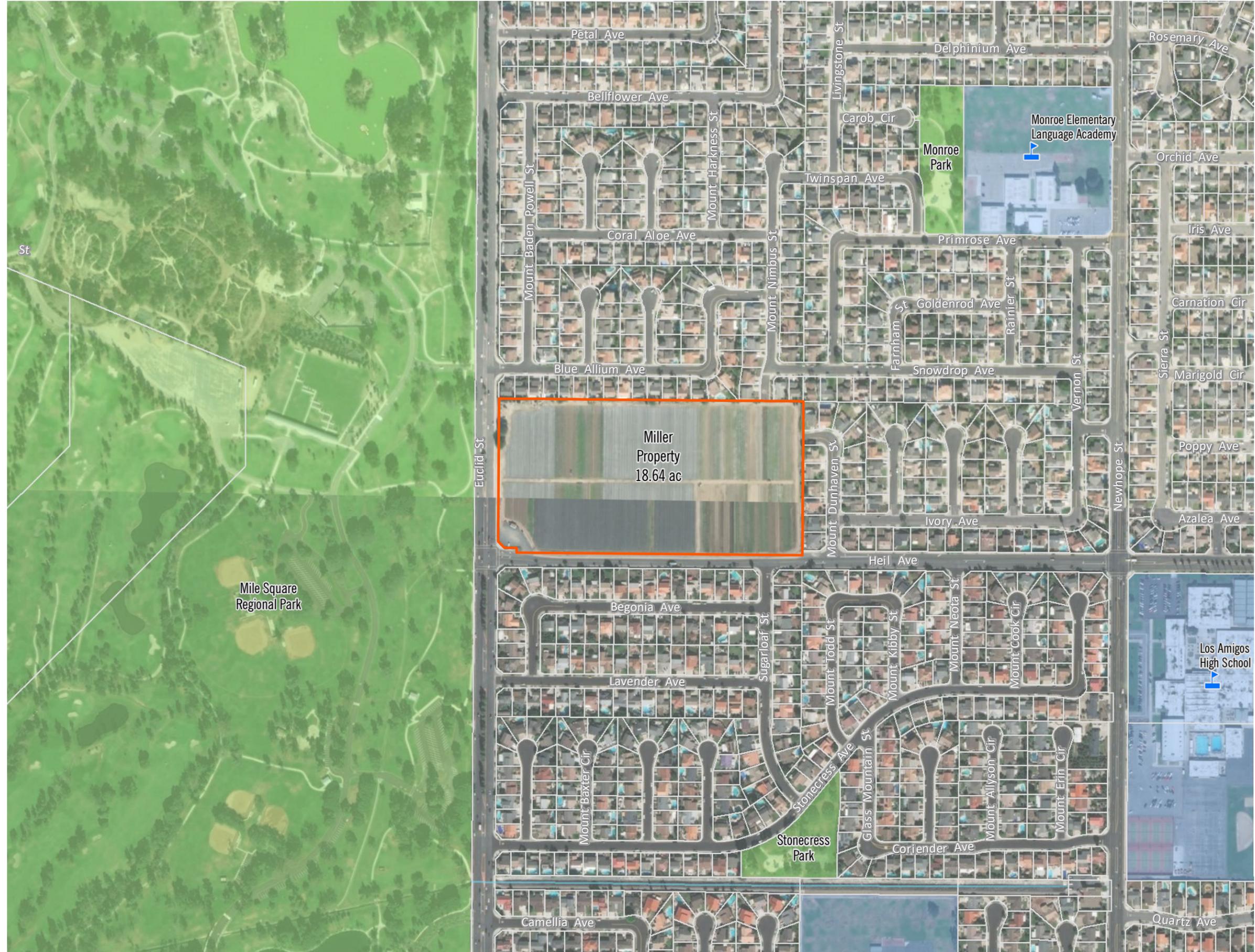
- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
- Medium Density Residential (Up to 15 du/ac)
- High Density Residential (Up to 20 du/ac)
- Local Commercial (Up to 0.35 FAR)
- Office Commercial (Up to 0.50 FAR)
- General Commercial (Up to 0.50 FAR)
- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course
- Park
- Specific Plan

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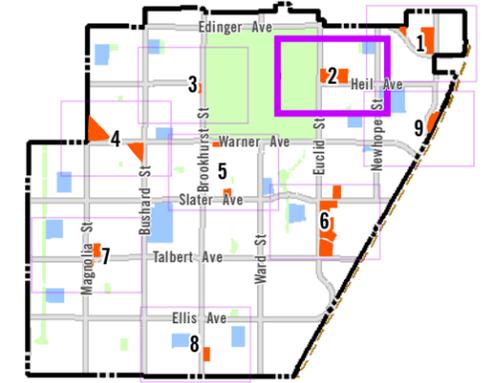
Opportunity Sites

Miller Property



- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- City Hall
- Fountain Valley Regional Hospital
- Library & Heritage Park
- School
- Community Center
- Park/Open Space

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Opportunity Sites

Miller Property



- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits

Current General Plan

- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
- Medium Density Residential (Up to 15 du/ac)
- High Density Residential (Up to 20 du/ac)
- Local Commercial (Up to 0.35 FAR)
- Office Commercial (Up to 0.50 FAR)
- General Commercial (Up to 0.50 FAR)
- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course
- Park
- Specific Plan

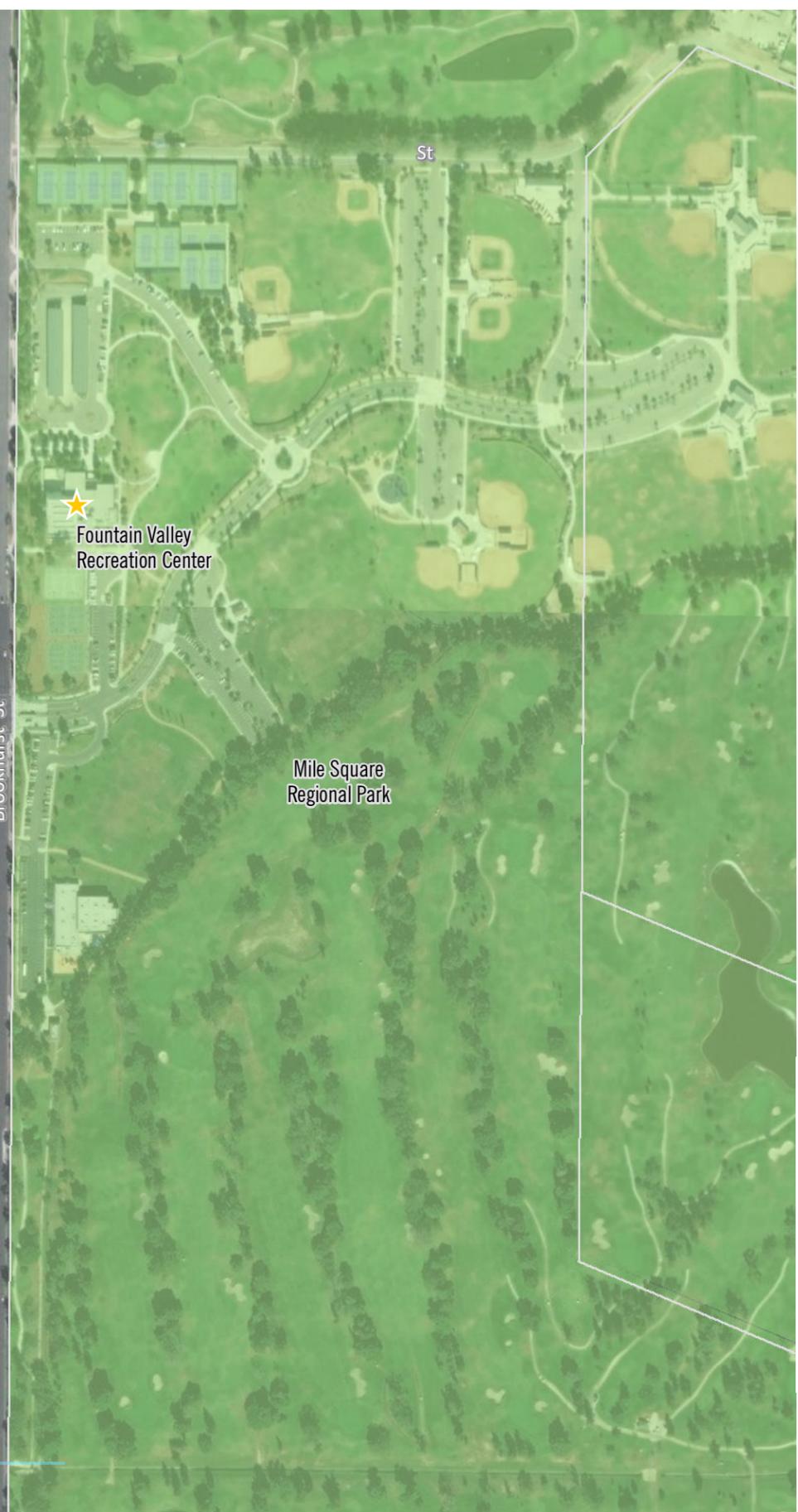
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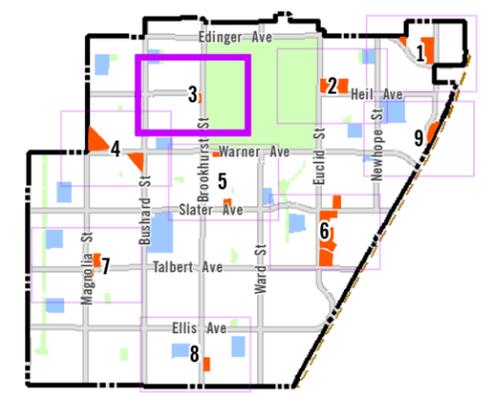
Opportunity Sites

Mile Square Plaza

-  Potential Opportunity Site
-  Fountain Valley City Limits
-  Fountain Valley SOI
-  Surrounding City Limits
-  City Hall
-  Fountain Valley Regional Hospital
-  Library & Heritage Park
-  School
-  Community Center
-  Park/Open Space



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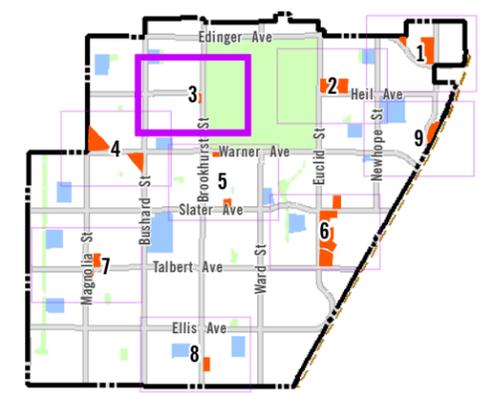
Opportunity Sites

Mile Square Plaza



- Potential Opportunity Site
 - Fountain Valley City Limits
 - Fountain Valley SOI
 - Surrounding City Limits
- Current General Plan**
- Low Density Residential (Up to 5 du/ac)
 - Low Medium Density Resid (Up to 10.8 du/ac)
 - Medium Density Residential (Up to 15 du/ac)
 - High Density Residential (Up to 20 du/ac)
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 - Office Commercial (Up to 0.50 FAR)
 - General Commercial (Up to 0.50 FAR)
 - Commercial Manufacturing (Up to 0.60 FAR)
 - Public Facilities
 - Flood Control Channel
 - Open Space
 - Golf Course
 - Park
 - Specific Plan

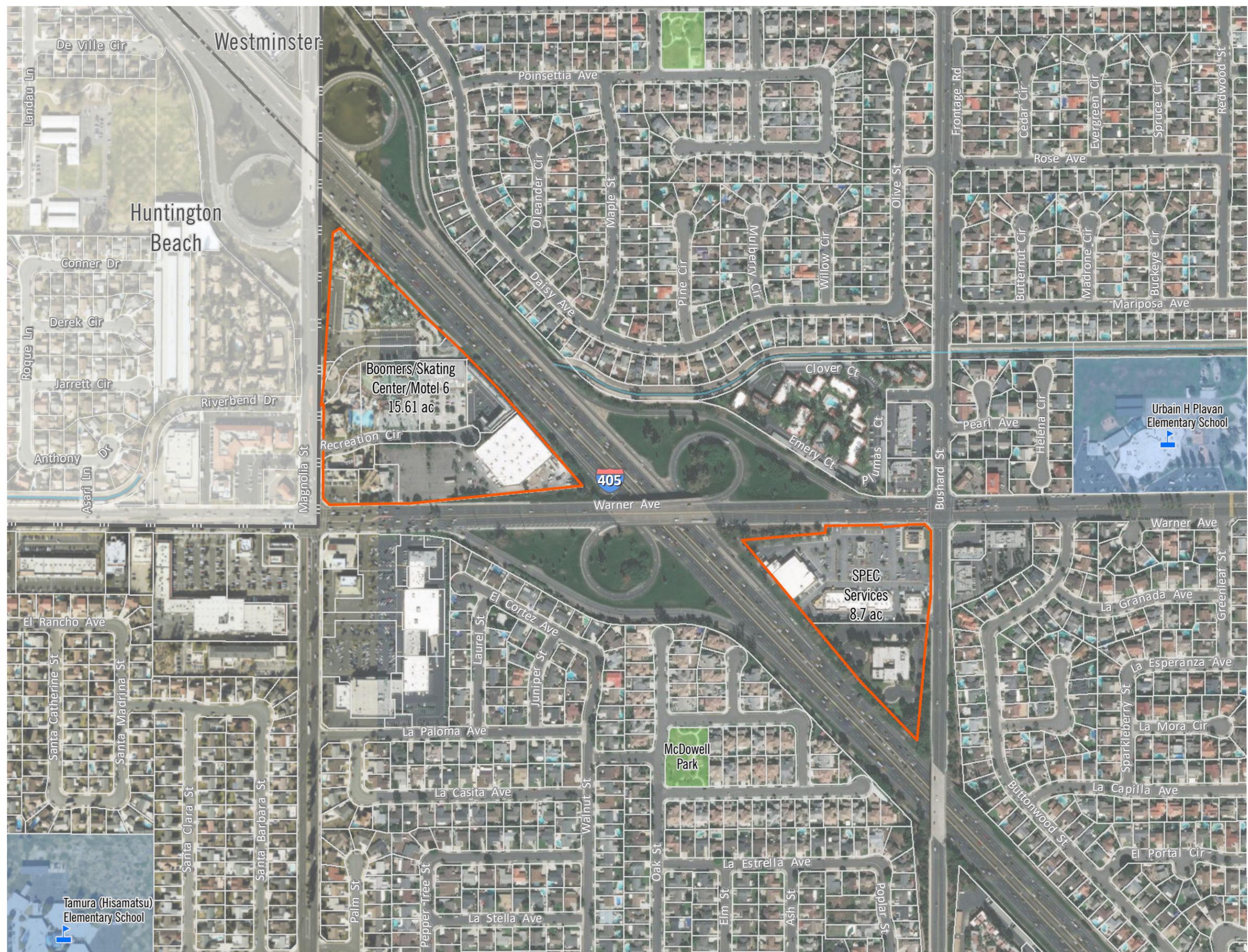
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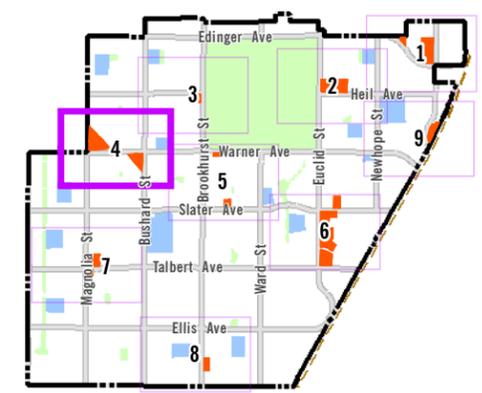
Opportunity Sites

Boomer's/Skate Center/ Motel 6, & SPEC Services

-  Potential Opportunity Site
-  Fountain Valley City Limits
-  Fountain Valley SOI
-  Surrounding City Limits
-  City Hall
-  Fountain Valley Regional Hospital
-  Library & Heritage Park
-  School
-  Community Center
-  Park/Open Space



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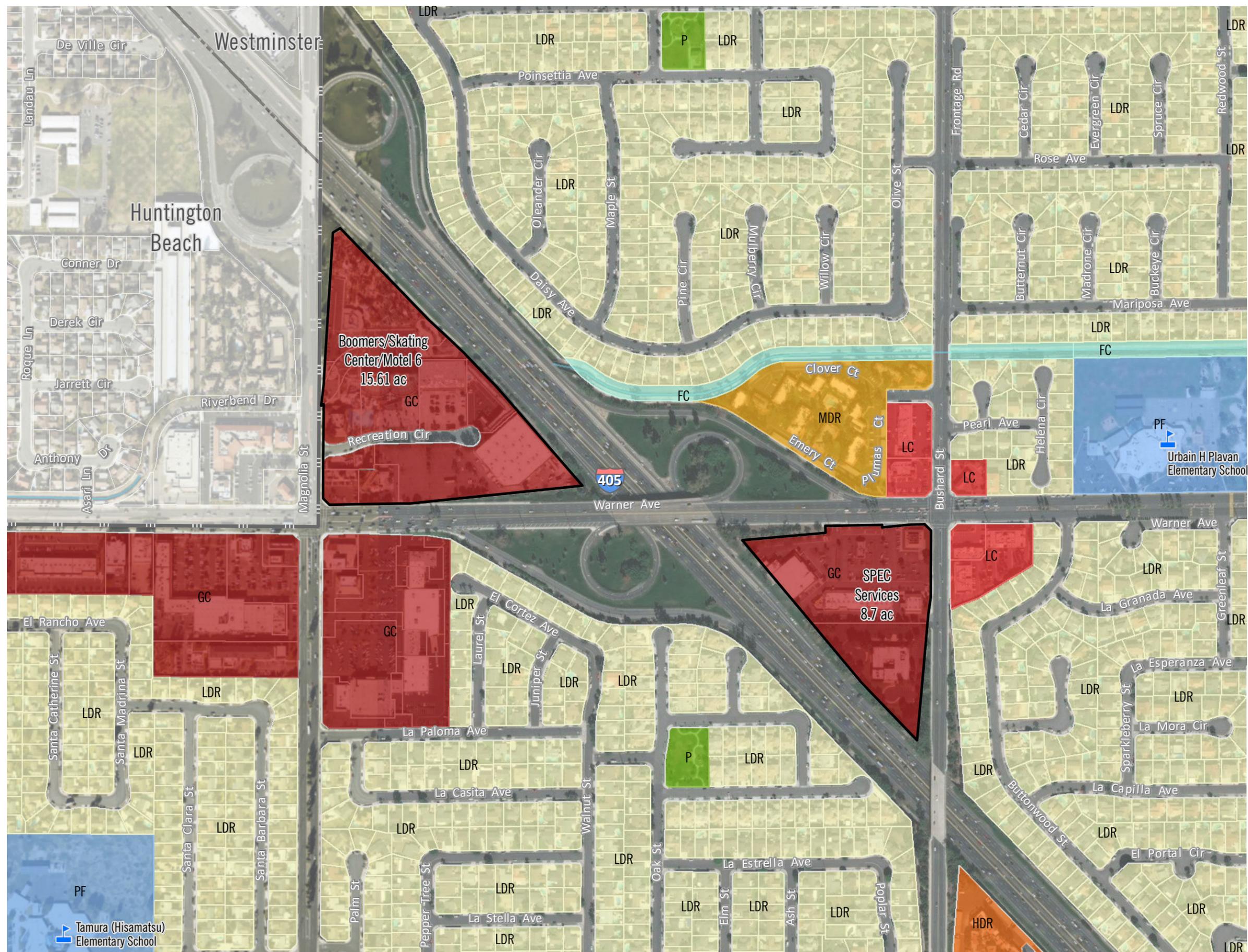
Opportunity Sites

Boomer's/Skate Center/ Motel 6, & SPEC Services

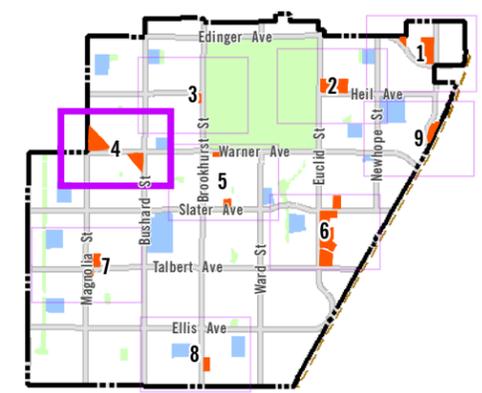
- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits

Current General Plan

- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
- Medium Density Residential (Up to 15 du/ac)
- High Density Residential (Up to 20 du/ac)
- Local Commercial (Up to 0.35 FAR)
- Office Commercial (Up to 0.50 FAR)
- General Commercial (Up to 0.50 FAR)
- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course
- Park
- Specific Plan



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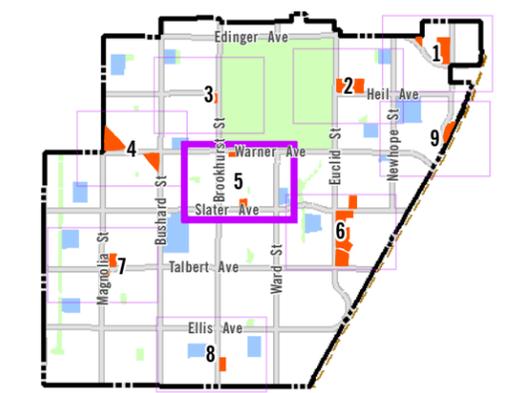
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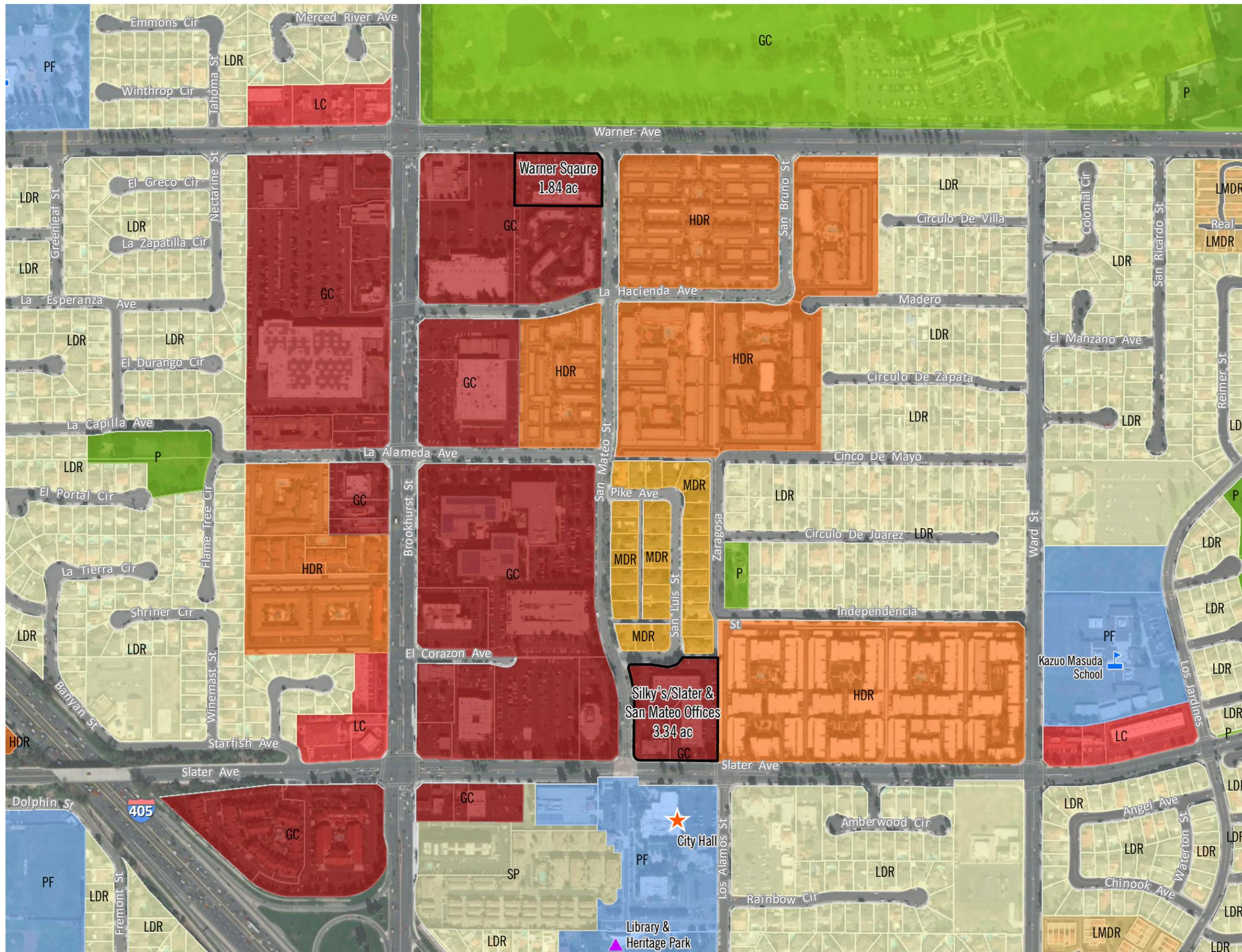
Opportunity Sites 5

Warner Square, Silky's/Slater & San Mateo Offices

- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- City Hall
- Fountain Valley Regional Hospital
- Library & Heritage Park
- School
- Community Center
- Park/Open Space

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0 200 400 800 1,200 1,600 Feet
Date: 12/11/2018

Opportunity Sites 5

Warner Square, Silky's/Slater & San Mateo Offices

- Potential Opportunity Site
 - Fountain Valley City Limits
 - Fountain Valley SOI
 - Surrounding City Limits
- Current General Plan**
- Low Density Residential (Up to 5 du/ac)
 - Low Medium Density Resid (Up to 10.8 du/ac)
 - Medium Density Residential (Up to 15 du/ac)
 - High Density Residential (Up to 20 du/ac)
 - Local Commercial (Up to 0.35 FAR)
 - Office Commercial (Up to 0.50 FAR)
 - General Commercial (Up to 0.50 FAR)
 - Commercial Manufacturing (Up to 0.60 FAR)
 - Public Facilities
 - Flood Control Channel
 - Open Space
 - Golf Course
 - Park
 - Specific Plan

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Fountain Valley
2040 General Plan

Opportunity Sites 6

Metal Crafters & Southpark



- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- ★ City Hall
- + Fountain Valley Regional Hospital
- ▲ Library & Heritage Park
- ▢ School
- ★ Community Center
- Park/Open Space

0 200 400 800 1,200 1,600 Feet Date: 12/11/2018

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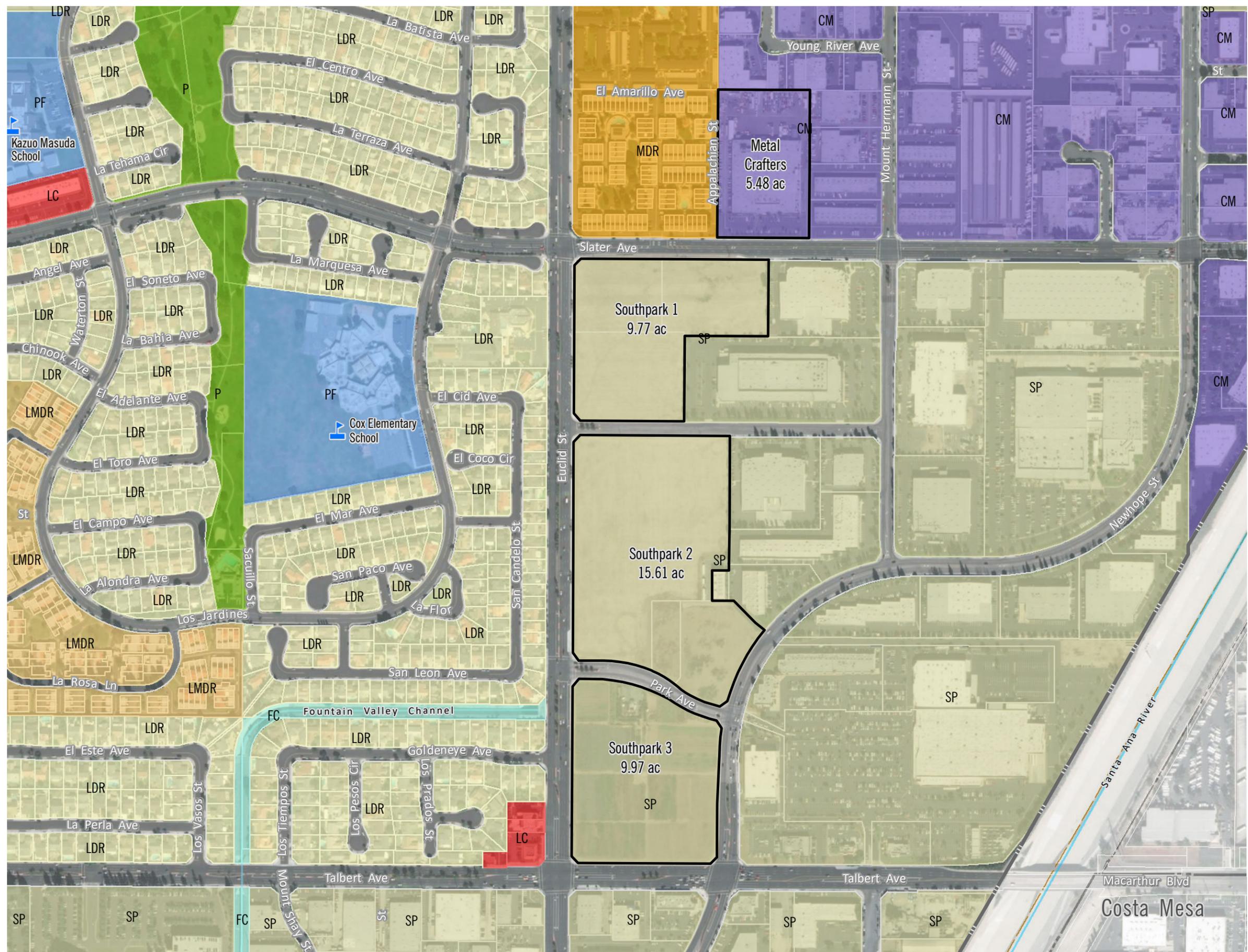
Opportunity Sites

Metal Crafters & Southpark

- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits

Current General Plan

- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
- Medium Density Residential (Up to 15 du/ac)
- High Density Residential (Up to 20 du/ac)
- Local Commercial (Up to 0.35 FAR)
- Office Commercial (Up to 0.50 FAR)
- General Commercial (Up to 0.50 FAR)
- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course
- Park
- Specific Plan

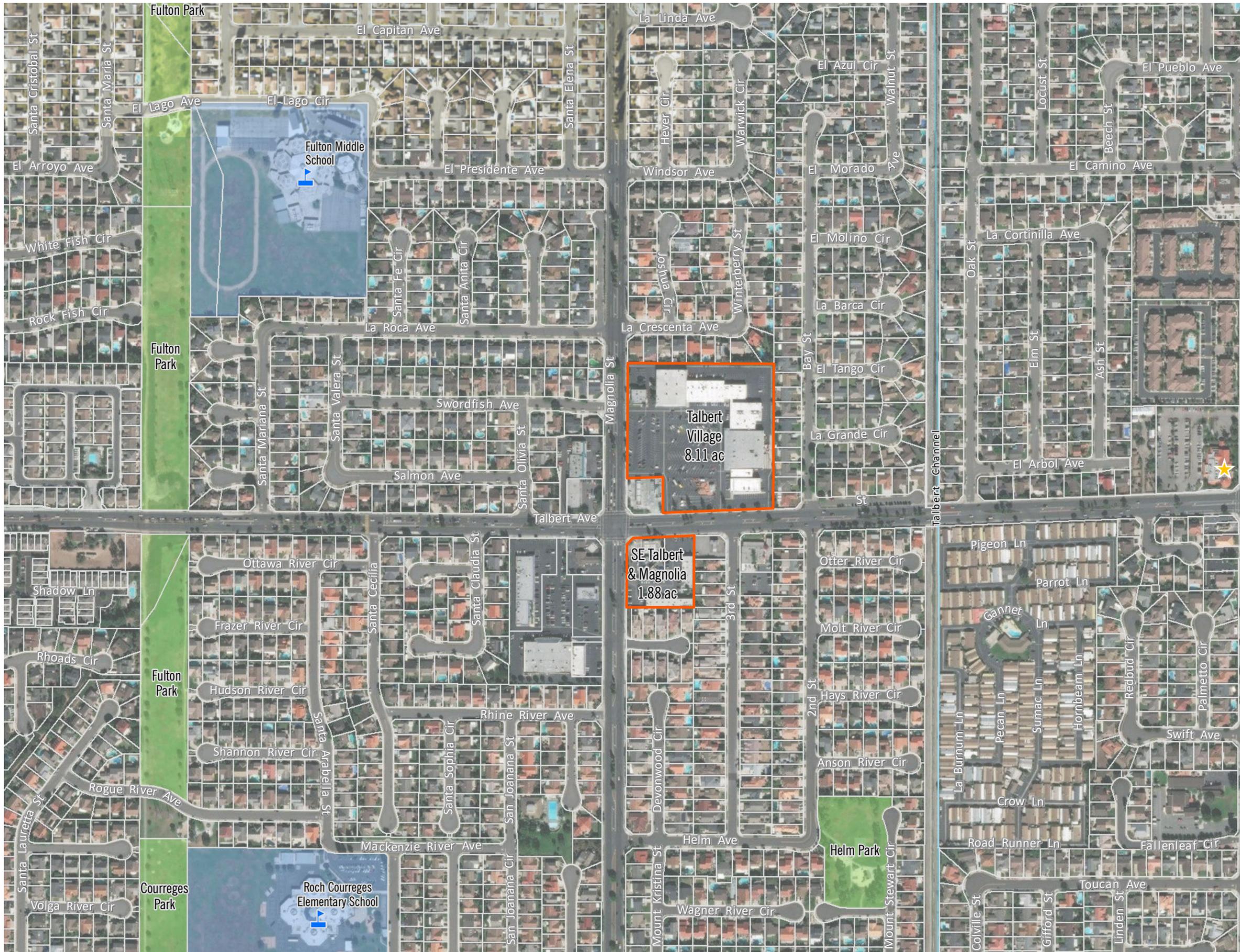


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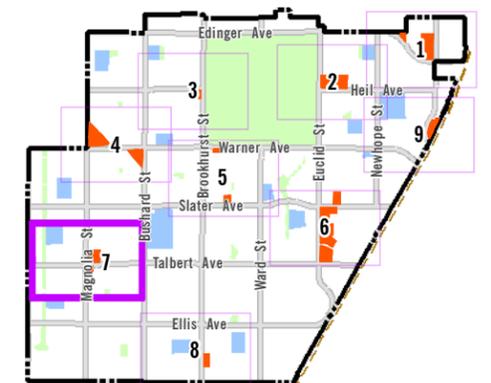
Opportunity Sites

Talbert Village



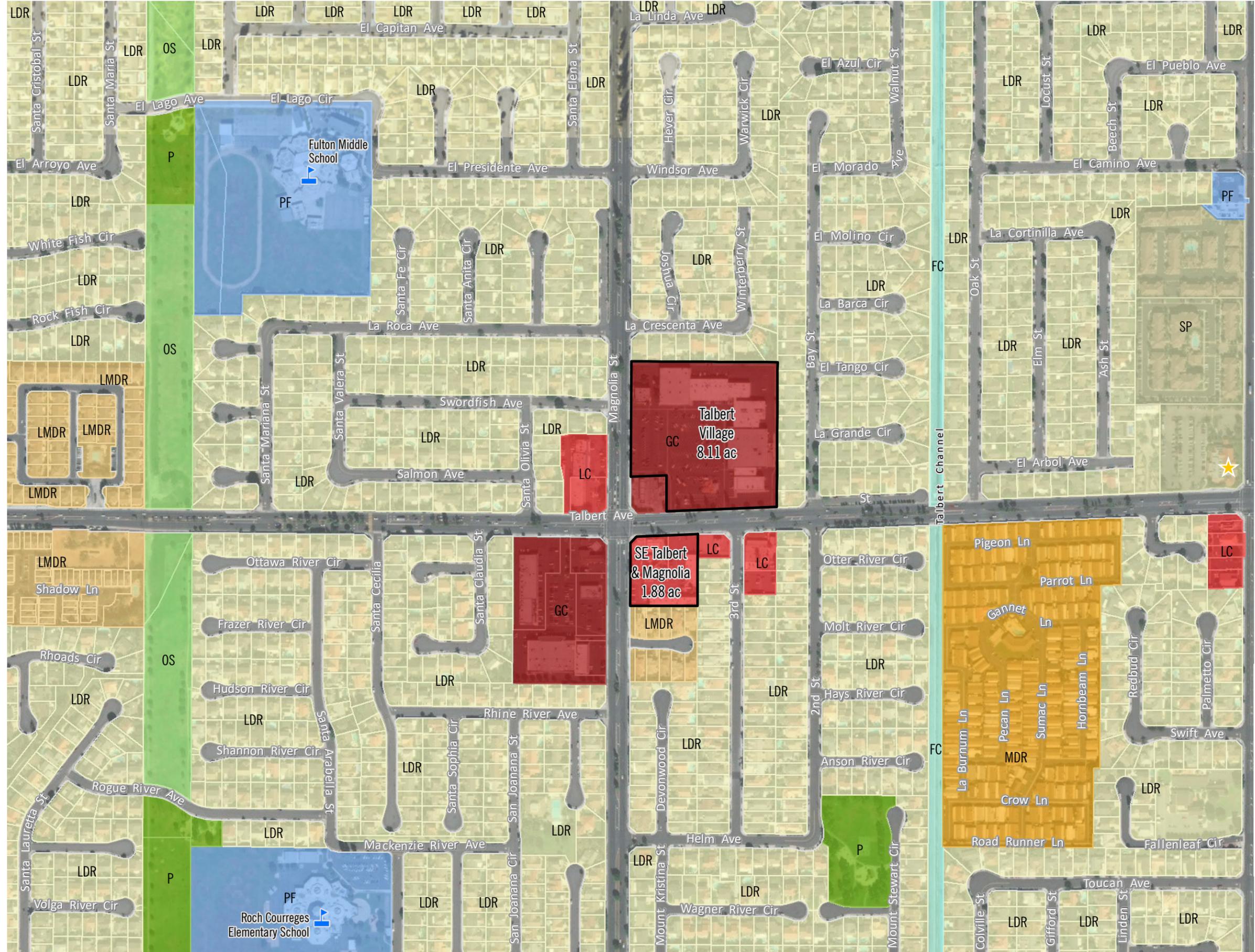
- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- City Hall
- Fountain Valley Regional Hospital
- Library & Heritage Park
- School
- Community Center
- Park/Open Space

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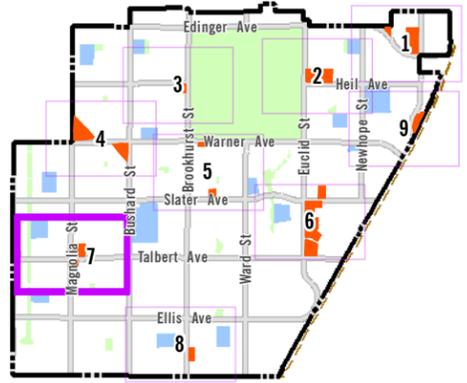
Opportunity Sites

Talbert Village



- Potential Opportunity Site
 - Fountain Valley City Limits
 - Fountain Valley SOI
 - Surrounding City Limits
- Current General Plan**
- Low Density Residential (Up to 5 du/ac)
 - Low Medium Density Resid (Up to 10.8 du/ac)
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 - High Density Residential (Up to 20 du/ac)
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 - Office Commercial (Up to 0.50 FAR)
 - General Commercial (Up to 0.50 FAR)
 - Commercial Manufacturing (Up to 0.60 FAR)
 - Public Facilities
 - Flood Control Channel
 - Open Space
 - Golf Course
 - Park
 - Specific Plan

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Opportunity Sites

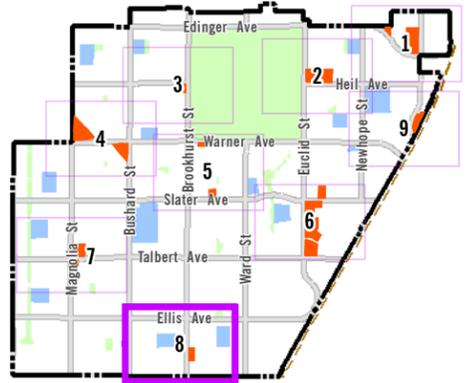
Fountain Center Plaza

-  Potential Opportunity Site
-  Fountain Valley City Limits
-  Fountain Valley SOI
-  Surrounding City Limits
-  City Hall
-  Fountain Valley Regional Hospital
-  Library & Heritage Park
-  School
-  Community Center
-  Park/Open Space



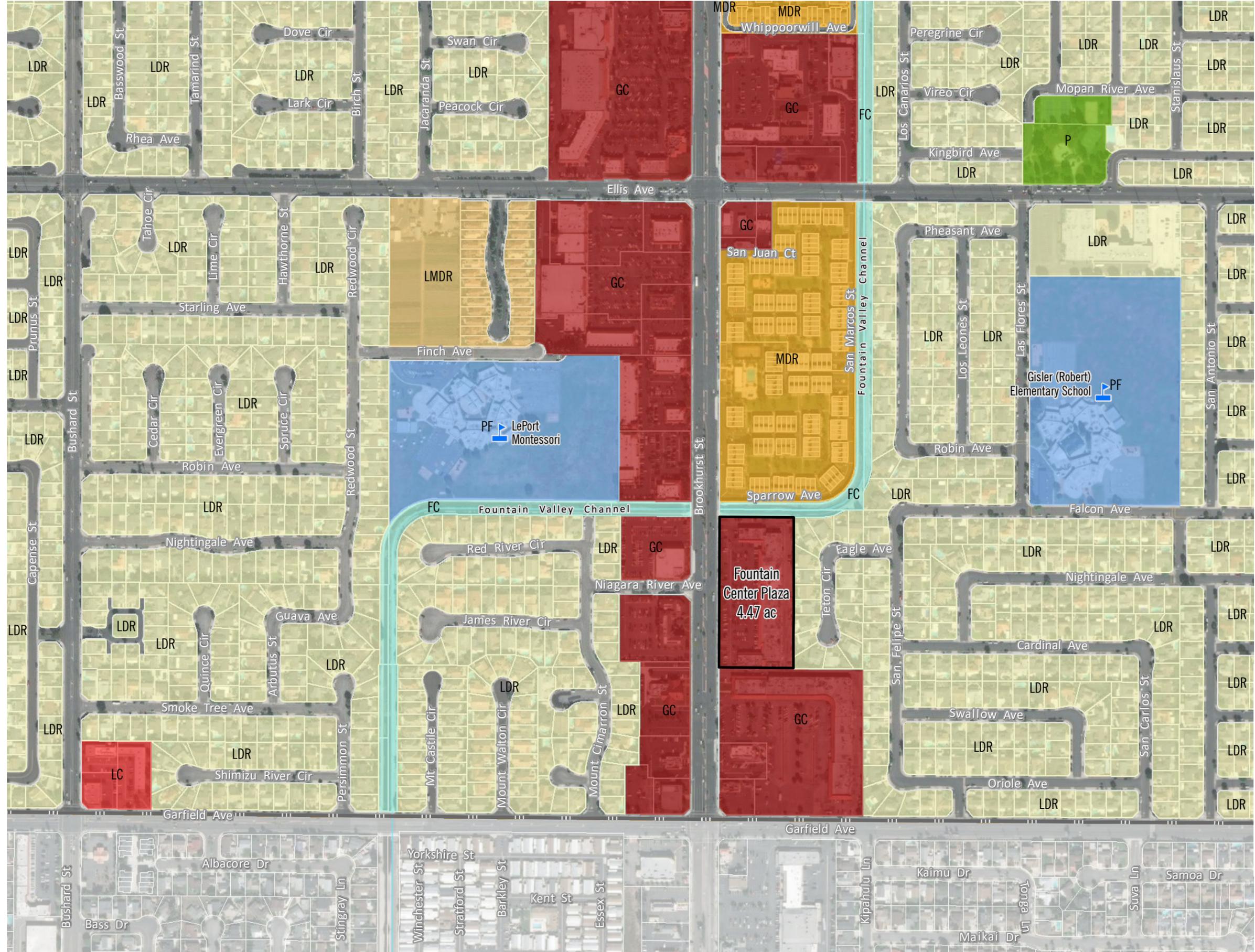
Fountain Center Plaza
4.47 ac

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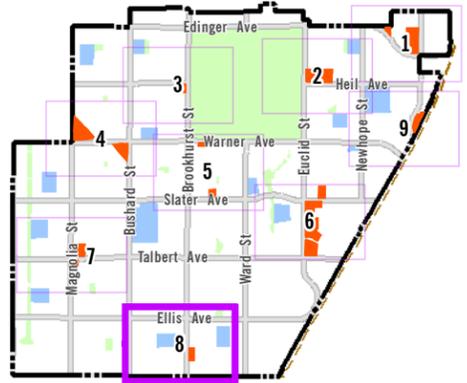
Opportunity Sites

Fountain Center Plaza



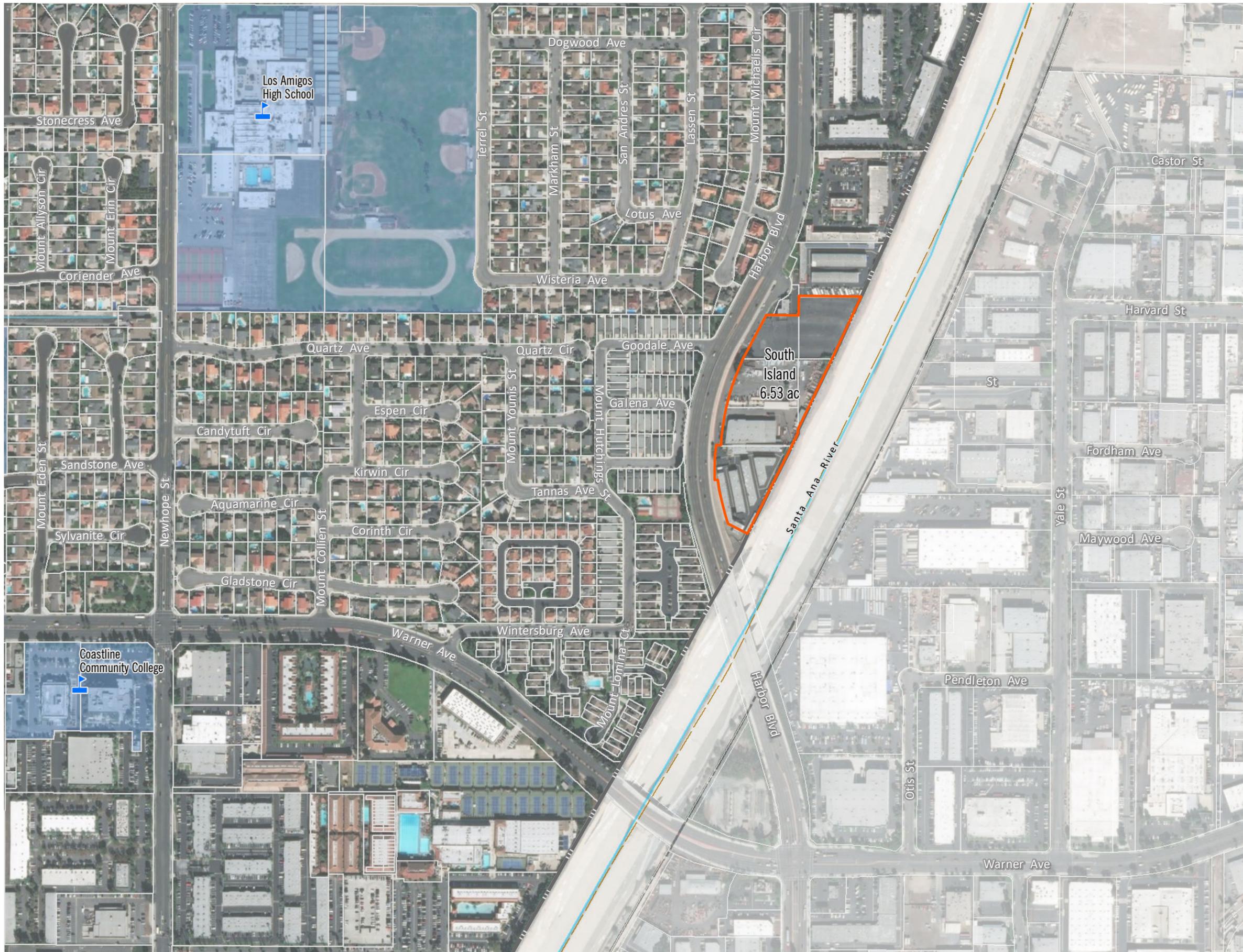
- Potential Opportunity Site
 - Fountain Valley City Limits
 - Fountain Valley SOI
 - Surrounding City Limits
- Current General Plan**
- Low Density Residential (Up to 5 du/ac)
 - Low Medium Density Resid (Up to 10.8 du/ac)
 - Medium Density Residential (Up to 15 du/ac)
 - High Density Residential (Up to 20 du/ac)
 - Local Commercial (Up to 0.35 FAR)
 - Office Commercial (Up to 0.50 FAR)
 - General Commercial (Up to 0.50 FAR)
 - Commercial Manufacturing (Up to 0.60 FAR)
 - Public Facilities
 - Flood Control Channel
 - Open Space
 - Golf Course
 - Park
 - Specific Plan

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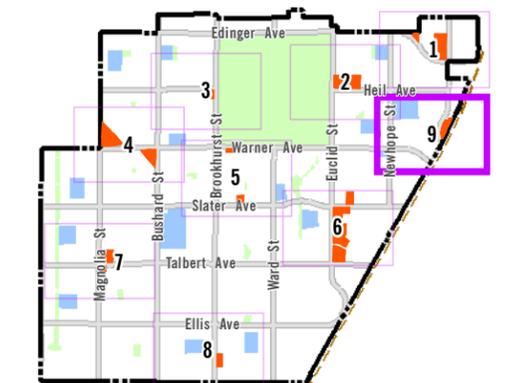
Opportunity Sites

South Island



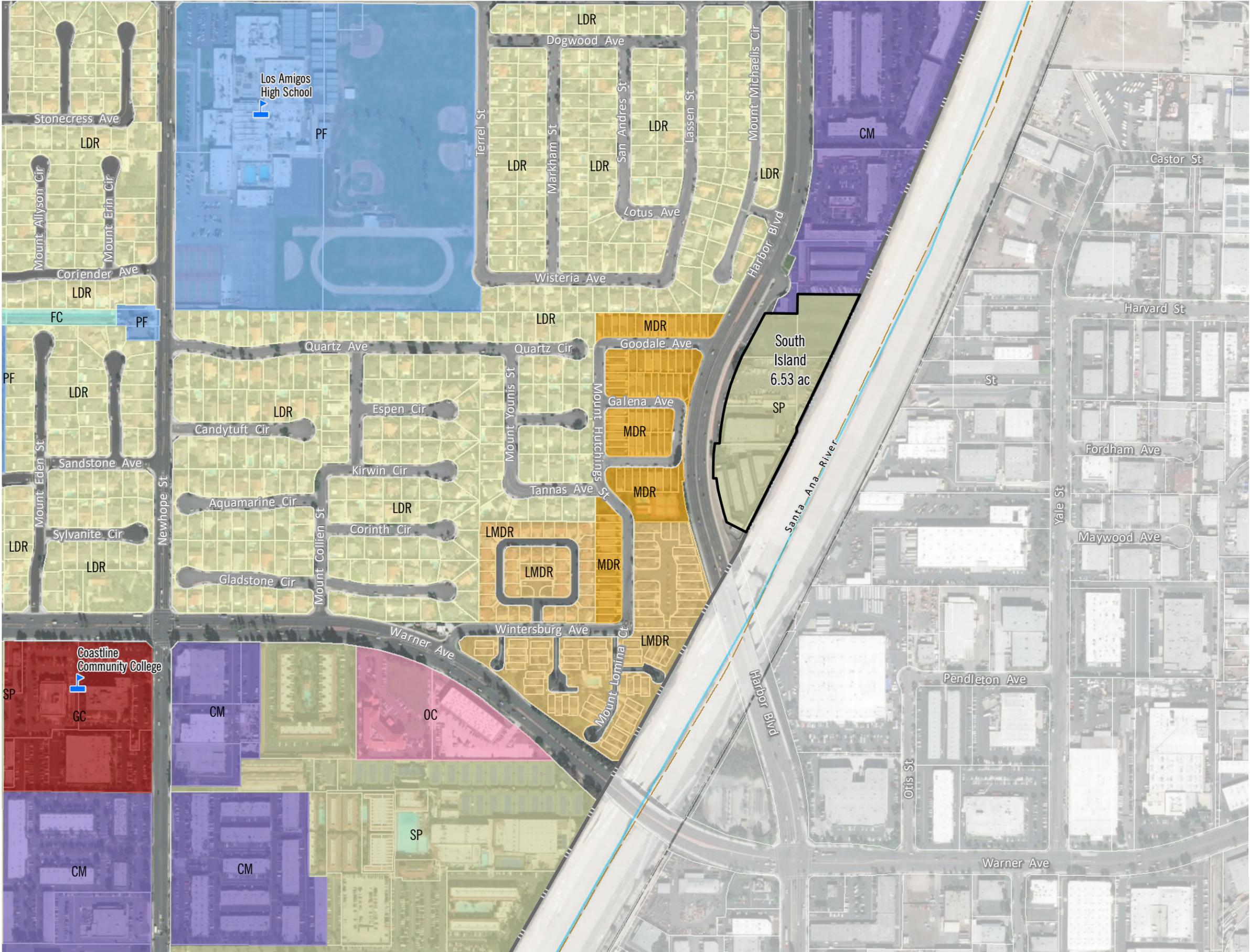
- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- City Hall
- Fountain Valley Regional Hospital
- Library & Heritage Park
- School
- Community Center
- Park/Open Space

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Opportunity Sites

South Island



- Potential Opportunity Site
- Fountain Valley City Limits
- Fountain Valley SOI
- Surrounding City Limits
- Current General Plan**
- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
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- High Density Residential (Up to 20 du/ac)
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- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
- Flood Control Channel
- Open Space
- Golf Course
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