

## **Appendix A      Buildout Methodology**

## Appendices

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# Fountain Valley General Plan Buildout Methodology

May 2023

## Purpose, Design, and Limitations

The following summarizes the methodology and factors used to calculate existing and buildout conditions for purposes of the General Plan and its analysis through an environmental impact report. All figures are estimates generated using the best available data for analysis at a citywide level, with additional detail provided by specific opportunity sites and traffic analysis zones.

Whenever possible, the figures generated were derived from authoritative data sources, such as the U.S. Census or California Department of Finance. Such sources are subject to their own error rates and may summarize data at different geographic levels or in different categories. When more precise data was not available, figures generated for existing and projected figures were compared to aggregated or citywide totals from authoritative sources, understanding that such comparisons are primarily for the purpose of determining order-of-magnitude accuracy.

It is important to note that the buildout figures represent an informed but estimated projection of a future condition. The actual construction of development will likely vary by parcel and planning area in terms of location and mix of uses. The analysis in the General Plan Environmental Impact Report provides a programmatic assessment of potential impacts, enabling tiering for future projects that are consistent with the assumptions on some CEQA topics (other project-level impacts will still need to be evaluated through the appropriate environmental clearance under CEQA).

## Existing Conditions

### Housing Units and Building Square Footage

Existing conditions figures (see Table 1) reflect the built environment as of May 2021, using parcel data from the City of Fountain Valley. The dataset was originally acquired in February 2019, verified in April 2019, and was later augmented with a list of development completed through the end of April 2021.

### Households and Population

The number of households was generated by multiplying the total number of housing units by the occupancy rate as reported by the California Department of Finance for 2020 (see source notes in Table 2). Population was generated by multiplying the total number of households by persons per household rates, as reported by the California Department of Finance for 2020.

### Employment

The number of jobs (employment) in Fountain Valley was generated by dividing building square footage (by land use) by employment generation factors (see Table 2). The building use and square footage data was obtained from the City of Fountain Valley. The employment generation factors were derived by first dividing the building square footage by factors sourced from the US Energy Information Administration's *Commercial Buildings Energy Consumption Survey (CBECS)*. The results were compared to total employment figures reported citywide and by

industry sector (with rough equivalents identified for each land use category), by the U.S. Census Bureau for 2019. The employment generation factors were adjusted as necessary to bring calculated figures for existing employment generally in line with figures reported by the U.S. Census in 2019.

## Buildout Conditions

### Proposed Plan

In coordination with a General Plan Advisory Committee, the City originally selected 10 opportunity sites suited for new growth and development: 16650 Harbor, Boomers (Holland Group), Fountain Valley Crossings Specific Plan, Golden Triangle, Harbor Shopping Center, Los Caballeros Sports Village (Warner Newhope Specific Plan), Miller (Harvest), Smith Farm, Southpark Specific Plan, and Warner Square. In general, most sites are currently designated for either General Commercial or Specific Plan and are expanding opportunities for residential development through a proposed change to one of two Mixed Use designations or amendment to the specific plan. Very High Density Residential would be introduced as a new designation for two sites, 16650 Harbor and Golden Triangle.

There are six other planning areas that represent specific plans and other special zoning areas that were previously adopted: Civic Center (2012), Fountain Valley Regional Medical Center (1993/2003), Harbor South Island (2016/2017), Orange County Memorial Medical Center (2007), Orange County Sanitation District (1993), and the Senior Campus (2001). The potential for new development in these areas is based on the forecasted buildout at the time of the respective zoning document's adoption, minus the amount of new development built between their adoption date and 2021. The most recent adoption/amendment date for each zoning document is noted above in parentheses.

Given the City's built out nature, growth outside of the opportunity areas and special planning areas is anticipated to be limited. No commercial growth is anticipated; however, some additional residential development is expected to occur on a small portion of single-family lots through the construction of accessory dwelling units. For parcels without the potential for new uses, existing building square footage (non-residential) and/or existing units (residential) were carried over into the future condition.

### Opportunity Sites

The City began identifying potential sites prior to commencing the General Plan update. Numerous property owners expressed interest in participating in the process and were added to the list of candidates. Following the project's formal initiation, additional owners came forward and were likewise added to the list for consideration. The preliminary candidate list included 14 sites throughout the City.

At the time, the discussion focused on planning for fiscally positive land uses to ensure fiscal sustainability following the sunset of Measure HH, a one-percent transactions and use tax intended to help balance the City's operating budget, in 2037. Market and fiscal analyses were intended to guide the decision-making process; however, the City was forced to plan almost exclusively for new housing development following the final RHNA allocation for the 2021-2029 planning period.

The site selection process ultimately became an exercise in evaluating candidate sites based on their suitability for housing development. This included factors such as access to infrastructure, proximity to transit, and location

relative to low, medium, and high resources areas, as defined by the California Department of Housing and Community Development. Limited non-residential growth, specifically retail and service uses, was planned for through the adoption of two new mixed-use designations. In the end, 11 sites were selected for further analysis, including three sites that were not originally candidates. During the update process, one of the sites (Slater Avenue) was approved for development and was then removed from the list of opportunity sites, instead being reflected as part of the current development trends. Buildout factors for the opportunity sites can be found in Table 4. These factors were generated by the consultant team, with input from the City, based on concepts shared by the property owners at public meetings as well as a comparison of development elsewhere in southern California that matched the vision established for each opportunity site.

PlaceWorks concluded that the City should not assume a maximum theoretical buildout based on maximum density/intensity standards but should forecast and plan for a level of growth that accommodates and goes slightly beyond current market demand. The following information substantiates the General Plan buildout development assumptions and adjustments.

### **Realistic vs Maximum Theoretical Buildout**

Density and intensity standards are provided in a general plan to convey the maximum scale and intensity for broad land use categories. Zoning standards are then applied at a parcel level to guide and control density and intensity at a development project level. When calculating buildout, a jurisdiction is permitted to assume that every single parcel will develop at the maximum permitted density/intensity. However, this assumption of absolute buildout runs the risk of overestimating the amount of building space and residential units within the identified planning horizon (in this case the year 2045). Overestimating buildout can lead to unnecessary and misleading concerns, mitigation measures, and planning efforts, as well as a misallocation of current and future public funds. Accordingly, the City of Fountain Valley General Plan calculated a realistic or more likely buildout scenario for projecting growth between 2020 and 2045.

### ***Past Development Trends***

While 25 years is a long period of time, the City of Fountain Valley is a highly urbanized place containing relatively few vacant lots. The process of intensifying and/or redeveloping parcels of land that already contain functional uses and structures is often substantially more complicated and costly compared to developing vacant land. A review of the City's property records indicates that the pace of new development, intensification, and redevelopment has occurred over a much longer period of time to reach where the City is today. The average floor area ratio (amount of building space compared to the total area of the parcel) throughout the opportunity sites is 0.21 to 0.28 for commercial, 0.12 for office, and 0.39 for mixed commercial and industrial use. Smith Farms is the only site to contain an existing dwelling unit, as the remaining sites are exclusively non-residential.

### ***Current Development Trends***

Of course, past development trends do not necessarily match the likely and/or desired scale, intensity, or pace of new development envisioned by the updated General Plan. Current development trends can be identified through recent development projects and applications. The following list contains residential and mixed use projects that were under construction, entitled, or in review as of May 2023. Non-residential development projects are omitted, as they are consistent with current development trends. The projects are listed by planning area, with the proposed project intensity details shown alongside the maximum intensity standards of the desired general plan

or zoning designation. This list demonstrates that some current projects are building to their maximum potential and others are building at roughly 60% to 75% of the maximum potential.

| Site Name                    | Acres | General Plan Land Use | Maximum Density | Actual Density | Total Units |
|------------------------------|-------|-----------------------|-----------------|----------------|-------------|
| Prado Family Homes           | 1.95  | HDR                   | 30              | 25.7           | 50          |
| Villa Serena                 | 4.07  | LMDR                  | 10.8            | 7.4            | 12          |
| Moiola                       | 12.9  | LMDR                  | 10.8            | 5.7            | 74          |
| Villa Asteria                | 1.02  | LMDR                  | 10.8            | 7              | 7           |
| Guadalupe Manor <sup>1</sup> | 0.73  | MDR                   | 15              | 39.7           | 29          |
| Slater Avenue <sup>2</sup>   | 3.34  | MU1                   | 65              | 81             | 270         |

Notes:

1. The City is currently processing a general plan amendment to upzone the property to VHDR.
2. Approved development includes density bonus units, allowing the project to exceed the designation's maximum density threshold.

*Market Analysis*

PlaceWorks conducted a market analysis for the General Plan update in 2019 (final Fountain Valley General Plan Update, July 2019). The report concluded that the demand for new residential development could reach upwards of 1,200 units through 2040, although the report also noted that housing demand could increase given the forthcoming RHNA allocation. The study suggested that future demand for office and industrial space would continue to be in line with historical rates, and demand for retail would continue to be tied to household growth and spending. The market analysis was updated as part of an overall fiscal analysis to reflect the short- and long-term effects of the COVID pandemic, including a substantial curtailing of the office market for the foreseeable future.

While such findings may seem to justify relatively low levels of growth (especially compared to maximum buildout standards), jurisdictions must plan increased capacity throughout planning areas to create responsive and flexible market areas. New development requires not only market demand but also property owners willing to sell and/or redevelop. This means that new development is often limited to a fraction of the land theoretically available and suitable for reuse and/or development.

*Density Bonus Assumptions*

State law allows a graduated density bonus for the inclusion of affordable housing units --- for an increasing number of affordable units (by percentage), a project is allowed an increasing ability to exceed the permitted density. The amount of density bonus is generally capped at 35 percent. Updates to state housing law (Assembly Bill 1763, effect January 1, 2020), enables projects that are 100 percent affordable (either 100% lower income or 80% lower and 20% moderate (as defined in Section 50053 of the Health and Safety Code), to obtain a density bonus of 80 percent, or no limit if within one-half mile of a major transit stop.

However, not every project will include affordable units and not every project that includes affordable units will need a density bonus. Projects are not required to build at densities that exceed maximum limits; the law only requires that jurisdictions grant the density bonus if requested. The buildout methodology was based on past development trends, current development trends, and a forecasted market analysis. These trends accounted for any units approved (density bonus or otherwise), to determine the appropriate density and amount of development to assume.

Additionally, the optimal density of affordable units may be at or below the density levels assumed for forecasting buildout. Generally, projects that require more than six or seven stories require Type 1 construction (steel and concrete structure), which is dramatically more expensive compared to Type V construction (wood structure). Accordingly, affordable projects are rarely greater than 70 units per acre, although a focus on smaller units can allow for densities up to 100 units per acre or more while remaining at or below six stories.

### *Roadway Network Performance*

Fehr & Peers conducted an analysis of existing roadway conditions and future roadway conditions under the proposed project, including an analysis of roadway segments and intersections that are likely to experience roadway congestion issues created by future growth, even with feasible mitigation. While roadway congestion (level-of-service or LOS) is not a topic evaluated in the environmental impact report (removed through Senate Bill 743, passed in 2013), the performance of the City's roadway network remains a concern of the City and its residents, businesses, and other stakeholders. PlaceWorks and Fehr & Peers recommended modifications for select segments given known or likely roadway performance issues alongside the City's desire to make adjustments to a select number of roadway classifications.

### *Specific Plans*

Fountain Valley has eight active specific plans guiding more specialized growth in select areas of the City. Although most plans are built out to their entitled potential, the Fountain Valley Crossings, Southpark, Warner Newhope specific plans are anticipated to accommodate significant growth in the future. Table 5 describes the existing development and entitled capacity for each specific plan area.

#### *Civic Center Specific Plan*

The plan area is at full buildout and is not anticipated to turn over during the planning period.

#### *Fountain Valley Medical Center Specific Plan*

Although the City does not anticipate future development activity, as the plan area is largely built out, additional development capacity does exist. The City is proactively accounting for future growth despite the limited prospects.

#### *Harbor Boulevard South Island Specific Plan*

One residential development was completed in 2022, which includes 50 lower income units. The City is anticipating turnover during the planning period and has incorporated the specific plan's full development capacity into the buildout figures.

#### *Orange Coast Memorial Medical Center Specific Plan*

The plan area is at full buildout and is not anticipated to turn over during the planning period.

#### *Orange County Sanitation District Specific Plan*

The current facility is built out to service capacity and the OC Sanitation District has not expressed the need to expand operations at this time. Additional growth is not anticipated during the planning period.

#### *Senior Campus Specific Plan*

The plan area is at full buildout and is not anticipated to turn over during the planning period.

### *Southpark Specific Plan*

Multiple planning areas within the Southpark Specific Plan are built out to near full capacity; however, three planning areas remain either partially or completely undeveloped. Future development in the undeveloped planning areas is represented by the growth projections associated with Southpark opportunity site. To allow maximum development flexibility, the analysis evaluated the buildout of the currently entitled non-residential square footage and an additional 1,100 multifamily units. In addition, incremental growth is planned in the developed planning areas to account for potential redevelopment activity at increased intensities.

### *Warner Newhope Specific Plan*

The plan area encompasses the Los Caballeros Sports Village, including the acreage designated as an opportunity site. Outside of the opportunity site, the City does not anticipate future development activity in the specific plan.

### *All Other Areas of the City*

In addition to the projects discussed previously, the City assumed a small increase of residential units through the construction of accessory dwelling units, which are broadly distributed throughout the City by traffic analysis zone (not concentrated in a subset of neighborhoods).

## Current General Plan

As part of the technical analyses, it is common to evaluate a buildout scenario that reflects the currently adopted General Plan. It is also important to keep the overall buildout approach generally consistent with that used in developing the Proposed Plan buildout, with obvious exceptions for areas that are planned differently—in this case, the opportunity sites. The buildout for opportunity sites was based on the land designations as of May 2021, using a combination of current assumptions stated in the 1995 Land Use Element (Table 2-1) and past and current trends.

## Other Projections

### Orange County Projections (OCP)

The Center for Demographic Research (CDR) is the entity through which jurisdictions in Orange County distribute and generate population, housing, and employment projections for Orange County. This includes the use of OCP figures to communicate expected growth for the regional transportation plan. The latest OCP figures were finalized (September 2018) prior to the current land use planning and buildout efforts associated with the General Plan update. Interim adjustments can be made to the OCP figures if significant changes in land use or other policies will have a significant impact on the projections, and if these changes can be documented. The buildout for the Fountain Valley General Plan will be finalized upon the adoption of the General Plan in 2023, with implementation beginning immediately thereafter. The General Plan land use plan and buildout projections will be incorporated into the OCP figures in 2024.

### Southern California Association of Governments (SCAG)

As the metropolitan planning organization SCAG is responsible for developing long-range transportation plans and a sustainability strategy for the vast majority of Southern California. The centerpiece of that planning work is Connect SoCal, the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). This effort includes population, housing, and employment projections for each jurisdiction between 2020 and 2045.

SCAG is required by federal law to prepare and update (ever four years) a long-range RTP that identifies a feasible transportation system, adequate financial plan, and strategies to move people and goods efficiently. SCAG must also develop a SCS to integrate land use and transportation strategies that will achieve California Air Resources Board (CARB) greenhouse gas emissions reduction targets. In regard to housing, the SCS must demonstrate, on a regional level, areas sufficient to house all the population of the region, including the eight-year projection of the Regional Housing Needs Assessment (RHNA).

SCAG is also responsible for preparing the RHNA, a quantification of the housing need in each jurisdiction during specified planning periods. SCAG adopted the 6th cycle RHNA allocation plan in October 2020, which will cover the planning period October 2021 through October 2029. Per Senate Bill 375 (2008), the RHNA must be consistent with the adopted SCS. The update process for the 2020 RTP/SCS began in 2018, and a draft of the proposed RTP/SCS was released in November 2019. SCAG's Regional Council approved the final RTP/SCS (aka Connect SoCal) on May 7, 2020, for the limited purpose of federal transportation conformity, so that SCAG could submit the plan to the Federal Highway Administration and Federal Transit Administration for review prior to the June 1, 2020, deadline, as required by the federal Clean Air Act. The Regional Council approved Connect SoCal in its entirety in September 2020, following additional engagement with stakeholders to consider the impacts of the novel coronavirus (COVID-19) pandemic on the plan and its implementation.

The buildout for the Fountain Valley General Plan will be finalized upon the adoption of the General Plan in 2023, with implementation immediately thereafter. The General Plan land use plan and buildout projections will be incorporated into the 2024 RTP/SCS, for which the update process should begin in 2023.

**Table 1: Existing Conditions, Potential Growth, and Buildout Conditions for Fountain Valley, 2020 to 2045**

| PLANNING AREA                                     | EXISTING <sup>1</sup> |                            |               | GROWTH <sup>2</sup> |                            |              | BUILDOUT      |                            |               |
|---|-----------------------|----------------------------|---------------|---------------------|----------------------------|--------------|---------------|----------------------------|---------------|
|   | Housing Units         | Bldg. Sq. Ft. <sup>3</sup> | Jobs          | Housing Units       | Bldg. Sq. Ft. <sup>3</sup> | Jobs         | Housing Units | Bldg. Sq. Ft. <sup>3</sup> | Jobs          |
| <b>OPPORTUNITY AREAS</b>                          | <b>1</b>              | <b>1,237,015</b>           | <b>2,746</b>  | <b>5,093</b>        | <b>650,915</b>             | <b>1,963</b> | <b>5,094</b>  | <b>1,890,930</b>           | <b>4,709</b>  |
| 16650 Harbor                                      | 0                     | 44,126                     | 131           | 179                 | -44,126                    | -131         | 179           | 0                          | 0             |
| Boomers   | 0                     | 16,608                     | 50            | 673                 | 34,340                     | 75           | 674           | 50,948                     | 125           |
| Fountain Valley Crossings                         | 0                     | 818,474                    | 1,507         | 1,100               | -253,759                   | 217          | 1,100         | 564,715                    | 1,724         |
| Golden Triangle                                   | 0                     | 8,136                      | 24            | 117                 | -8,136                     | -24          | 117           | 0                          | 0             |
| Harbor Shopping Center                            | 0                     | 195,738                    | 580           | 404                 | -72,166                    | -280         | 404           | 123,572                    | 300           |
| Los Caballeros Sports Village                     | 0                     | 131,065                    | 389           | 812                 | -131,065                   | -389         | 812           | 0                          | 0             |
| Miller (Harvest)                                  | 0                     | 0                          | 0             | 471                 | 0                          | 0            | 471           | 0                          | 0             |
| Smith Farm  | 1                     | 0                          | 0             | 25                  | 0                          | 0            | 26            | 0                          | 0             |
| Southpark   | 0                     | 0                          | 0             | 1,100               | 1,144,485                  | 2,543        | 1,100         | 1,144,485                  | 2,543         |
| Warner Square                                     | 0                     | 21,868                     | 65            | 211                 | -14,658                    | -48          | 211           | 7,210                      | 17            |
| <b>ALL OTHER AREAS OF THE CITY <sup>4,5</sup></b> | <b>19,393</b>         | <b>10,689,637</b>          | <b>29,624</b> | <b>1,160</b>        | <b>644,535</b>             | <b>2,195</b> | <b>20,553</b> | <b>11,334,172</b>          | <b>31,819</b> |
| <b>CITYWIDE TOTAL</b>                             | <b>19,394</b>         | <b>11,925,652</b>          | <b>32,485</b> | <b>6,232</b>        | <b>454,100</b>             | <b>1,951</b> | <b>25,647</b> | <b>12,379,752</b>          | <b>34,436</b> |

Notes:

- Existing represents conditions as derived from the City of Fountain Valley and projects already under construction per the April 2021 development project report.
- The potential growth for new development in specific plan / special zoning area is based on the forecasted buildout at the time of the respective zoning document's adoption, minus the amount of new development built between its adoption date and 2045.
- Only includes nonresidential building square footage.
- The City has included an assumption for growth on a small portion of residential parcels (720) through the construction of accessory dwelling units (ADUs), with the ADUs distributed throughout the City and not concentrated in a subset of neighborhoods. Additional growth includes known projects in the pipeline.
- Also includes existing building square footage/housing units and entitled capacity for areas of specific plans that are not identified as opportunity areas. Specific Plan buildout is guided by the entitlements set forth in the respective plans, as well as changes enacted through the Housing Element update. See Table 5 for additional details.

Source: City of Fountain Valley with assistance from PlaceWorks, 2023.

**Table 2: Land Use and Employment Factors (Citywide) for Existing Conditions**

| Existing Land Use Category           | Residential Factors |                  | Use Ratio (pct of land) |        |          |      | Employment Generation Rate <sup>1</sup> |          |      |
|--------------------------------------|---------------------|------------------|-------------------------|--------|----------|------|---|----------|------|
|                                      | Occ Rate            | PPH <sup>2</sup> | Res                     | Retail | Services | Base | Retail                                  | Services | Base |
| Commercial and Services              |                     |                  |                         | 20%    | 80%      |      | 396                                     | 325      |      |
| Education <sup>3</sup>               |                     |                  |                         |        | 100%     |      |   |          |      |
| General Office                       |                     |                  |                         |        | 100%     |      |   | 300      |      |
| Hospital                             |                     |                  |                         |        | 100%     |      |   | 258      |      |
| Industrial                           |                     |                  |                         |        |          | 100% |   |          | 700  |
| Mixed Commercial and Industrial      |                     |                  |                         | 15%    |          | 85%  | 396                                     |          | 700  |
| Mobile Homes                         | 97%                 | 2.94             | 100%                    |        |          |      |   |          |      |
| Multi-Family Residential             | 97%                 | 2.94             | 100%                    |        |          |      |   |          |      |
| Public Facilities                    |                     |                  |                         |        | 100%     |      |   | 1,757    |      |
| Religious Facilities                 |                     |                  |                         |        | 100%     |      |   | 1,757    |      |
| Single Family Residential - Attached | 97%                 | 2.94             | 100%                    |        |          |      |   |          |      |
| Single Family Residential - Detached | 97%                 | 2.94             | 100%                    |        |          |      |   |          |      |
| Utilities                            |                     |                  |                         |        |          | 100% |   |          | 800  |

Notes:  
 1. Approximate amount of non-residential building square footage per employee.  
 2. Persons per household; California Department of Finance, 2021.  
 3. Existing employment retrieved from Ed-Data.org, a partnership of the California Department of Education, EdSource, and the Fiscal Crisis and Management Assistance Team/California School Information Services (FCMAT/CSIS).

**Table 3: Land Use and Employment Factors (Citywide) for Future Conditions**

| General Plan Land Use Category  | Residential Factors  |          |                  | Use Ratio (pct of land) |      |        |          |      | Employment Generation Rate <sup>1</sup> |          |       |
|---|----------------------|----------|------------------|-------------------------|------|--------|----------|------|---|----------|-------|
|   | Density <sup>2</sup> | Occ Rate | PPH <sup>3</sup> | FAR <sup>4</sup>        | Res  | Retail | Services | Base | Retail                                  | Services | Base  |
| Local Commercial  |                      |          |                  | 0.35                    |      | 15%    | 85%      |      | 500                                     | 349      |       |
| General Commercial  |                      |          |                  | 0.5                     |      | 15%    | 85%      |      | 500                                     | 349      |       |
| Office Commercial   |                      |          |                  | 0.5                     |      |        | 100%     |      |   | 349      |       |
| Commercial Manufacturing  |                      |          |                  | 0.6                     |      |        | 15%      | 85%  |   | 800      | 1,000 |
| Low Density Residential   | 5                    | 0.95     | 2.95             |                         | 100% |        |          |      |   |          |       |
| Low Medium Density Residential  | 10.8                 | 0.95     | 2.95             |                         | 100% |        |          |      |   |          |       |
| Medium Density Residential  | 15                   | 0.95     | 2.95             |                         | 100% |        |          |      |   |          |       |
| High Density Residential  | 30                   | 0.95     | 2.95             |                         | 100% |        |          |      |   |          |       |
| Very High Density Residential   | 65                   | 0.95     | 2.95             |                         | 100% |        |          |      |   |          |       |
| Mixed Use 1 <sup>5</sup>  | 65                   | 0.95     | 2.95             | 2                       | 95%  | 2.5%   | 2.5%     |      | 500                                     | 349      |       |
| Mixed Use 2 <sup>5</sup>  | 40                   | 0.95     | 2.95             | 2.25                    | 90%  | 5%     | 5%       |      | 500                                     | 349      |       |
| Parks and Open Space <sup>6</sup>   |                      |          |                  |                         |      |        |          |      |   |          |       |
| Public Facilities   |                      |          |                  |                         |      |        | 100%     |      |   | 1,757    |       |
| Specific Plan <sup>7</sup>  | See Table 5          |          |                  |                         |      |        |          |      |   |          |       |
| Notes:<br>1. Approximate amount of non-residential building square footage per employee.<br>2. Dwelling units per acre.<br>3. Persons per household; California Department of Finance, 2021.<br>4. Floor Area Ratio – describes the total amount of building square footage relative to the lot area (in square feet).<br>5. Potential to increase permitted density to 75 units per acre when located more than 400 feet from an R-1 zone or separated from an R-1 zone by the I-405 Freeway.<br>6. Parks and open space amenities do not correlate directly with employment. Facility maintenance activities are associated with Public Facilities employment.<br>7. Specific Plan buildout is guided by the entitlements set forth in the respective plans, as well as changes enacted through the Housing Element update. See Table 5 for additional details. |                      |          |                  |                         |      |        |          |      |   |          |       |

**Table 4: Buildout Factors (Opportunity Sites) for Future Conditions**

| Opportunity Site                           | Land Use | Density <sup>1</sup> | Intensity (FAR) <sup>1</sup> |         |      | Use Ratio (pct. of land) <sup>1</sup> |        |         |      |
|--|----------|----------------------|------------------------------|---------|------|---------------------------------------|--------|---------|------|
|  |          | DU/ac <sup>2</sup>   | Retail                       | Service | Base | Res.                                  | Retail | Service | Base |
| 16650 Harbor                               | VHDR     | 50                   | -                            | -       | -    | 100%                                  | -      | -       | -    |
| Boomers <sup>3</sup>                       | MU2      | 85                   | 2.25                         | 2.25    | -    | 90%                                   | 5%     | 5%      | -    |
| Fountain Valley Crossings <sup>4</sup>     | SP       | 22                   | -                            | -       | -    | -                                     | -      | -       | -    |
| Golden Triangle                            | VHDR     | 50                   | -                            | -       | -    | 100%                                  | -      | -       | -    |
| Harbor Shopping Center                     | MU2      | 35                   | -                            | -       | -    | 90%                                   | 5%     | 5%      | -    |
| Los Caballeros Sports Village <sup>4</sup> | SP       | 45                   | -                            | -       | -    | -                                     | -      | -       | -    |
| Miller (Harvest)                           | HDR      | 22                   | -                            | -       | -    | 100%                                  | -      | -       | -    |
| Smith Farm                                 | LMDR     | 6                    | -                            | 2.0     | -    | 100%                                  | -      | -       | -    |
| Southpark <sup>4</sup>                     | SP       | 31                   | -                            | -       | -    | -                                     | -      | -       | -    |
| Warner Square <sup>3</sup>                 | MU1      | 100                  |                              |         |      | 95%                                   | 2.5%   | 2.5%    |      |

Notes:  
 1. Density, intensity, and use ratio determined by PlaceWorks in collaboration with the City of Fountain Valley.  
 2. Dwelling units per acre.  
 3. Density assumption reflects designation maximum (75 units per acre) plus anticipated density bonus units (27.5 percent of by-right unit total).  
 4. Specific Plan buildout is guided by the entitlements set forth in the respective plans. See Table 5 Specific Plan Buildout for additional details.

**Table 5: Assumptions for Specific Plans for Existing and Future Conditions**

| Opportunity Site                       | Existing Conditions |                   |               | Future Conditions <sup>1</sup> |                   |               |
|--|---------------------|-------------------|---------------|--------------------------------|-------------------|---------------|
|  | Res Units           | Non-Res Bldg Sqft | Total Jobs    | Res Units                      | Non-Res Bldg Sqft | Total Jobs    |
| Fountain Valley Civic Center           | 88                  | 83,720            | 248           | 88                             | 83,720            | 248           |
| Fountain Valley Crossings <sup>2</sup> | 0                   | 3,139,886         | 6,825         | 1,100                          | 3,347,812         | 8,030         |
| Fountain Valley Medical Center         | 456                 | 685,261           | 2,656         | 456                            | 939,432           | 3,642         |
| Fountain Valley Senior Campus          | 210                 | 76,656            | 200           | 210                            | 75,656            | 197           |
| Harbor Blvd South Island               | 0                   | 483,898           | 1,875         | 50                             | 483,898           | 1,875         |
| Orange Coast Memorial Medical Center   | 0                   | 0                 | 0             | 0                              | 0                 | 0             |
| Orange County Sanitation District      | 0                   | 17,803            | 10            | 0                              | 17,803            | 10            |
| Southpark <sup>2</sup>                 | 0                   | 1,268,384         | 2,643         | 1,100                          | 2,381,916         | 5,383         |
| Warner Newhope <sup>2</sup>            | 390                 | 266,406           | 665           | 1,202                          | 135,341           | 276           |
| <b>Total Specific Plans</b>            | <b>1,144</b>        | <b>6,022,014</b>  | <b>15,122</b> | <b>4,206</b>                   | <b>7,465,578</b>  | <b>19,661</b> |

Notes:  
 1. Reflects entitled residential and non-residential capacity, unless noted otherwise.  
 2. Portions of this specific plan are included as Opportunity Sites and therefore reflect residential and non-residential capacity in excess of what is entitled in the currently adopted plan.