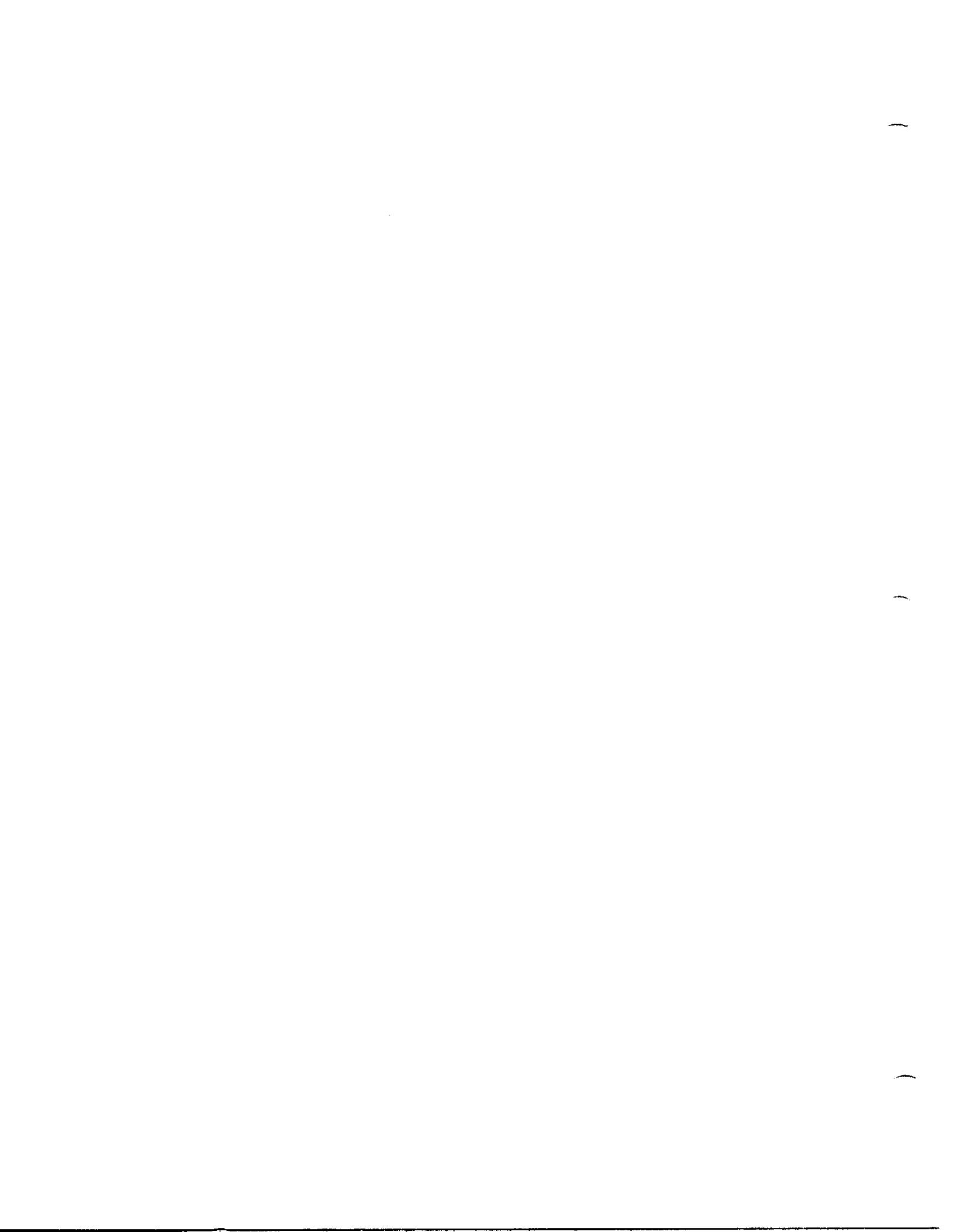


Fountain Valley Medical Center

Specific Plan

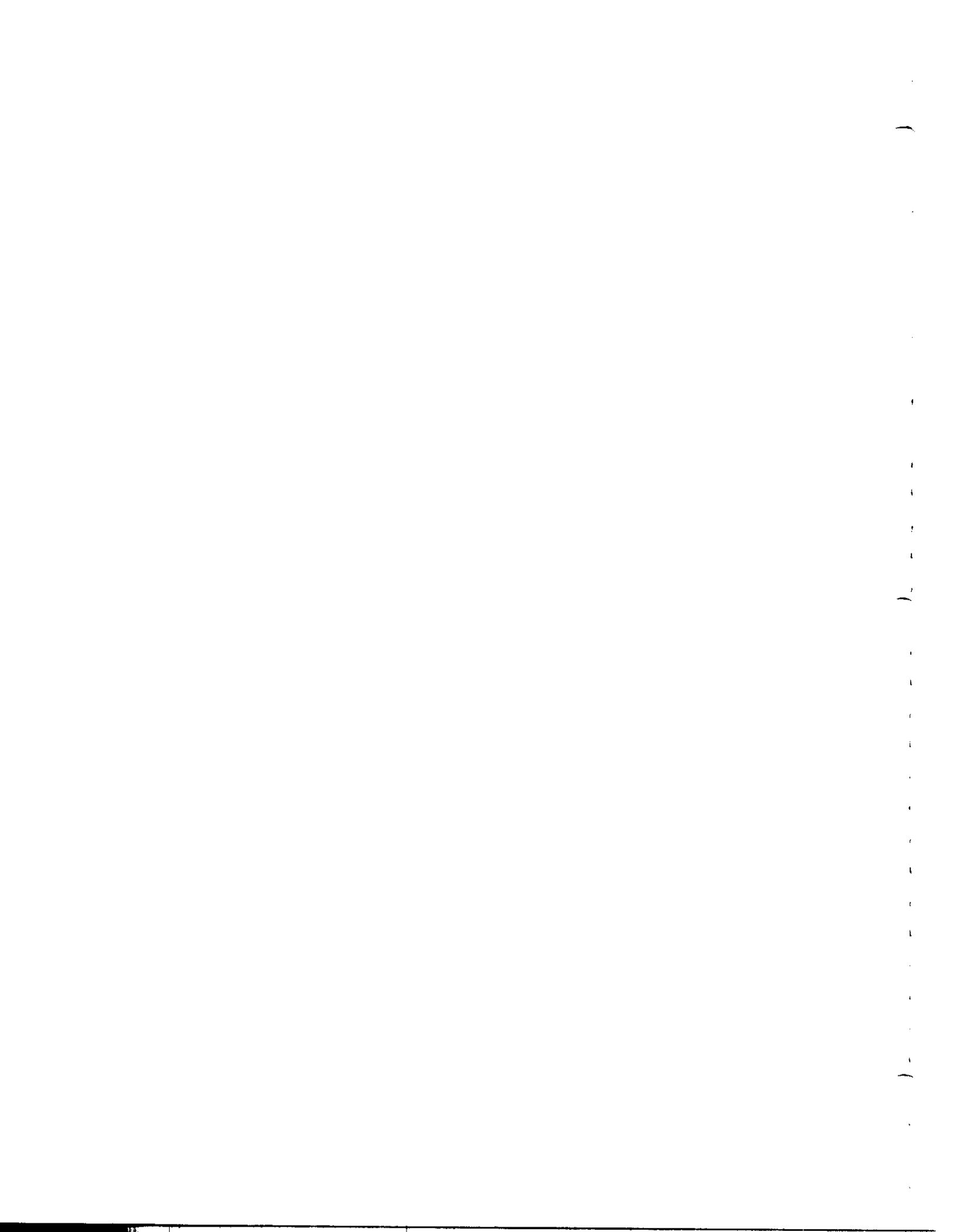


FOUNTAIN VALLEY MEDICAL CENTER
SPECIFIC PLAN

City of Fountain Valley



Fountain Valley Medical Development Company
11180 Warner Avenue, Suite 451
Fountain Valley, CA 92708



FINAL

**FOUNTAIN VALLEY MEDICAL CENTER
SPECIFIC PLAN**

Submitted to:
CITY OF FOUNTAIN VALLEY
10200 Slater Avenue
Fountain Valley, CA 92708

Submitted by:
FOUNTAIN VALLEY MEDICAL DEVELOPMENT COMPANY
11180 Warner Avenue, Suite 451
Fountain Valley, CA 92708

Approved by Planning Commission: June 23, 1993 by Resolution No. 92-26

Approved by City Council: August 3, 1993 by Resolution No. 8569

Amended by City Council: January 19, 1999 by Resolution No. 8806

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1.0 SPECIFIC PLAN SUMMARY

1.1 PURPOSE AND INTENT

The Fountain Valley Medical Center Specific Plan establishes comprehensive guidance and regulations for the existing and proposed development of approximately 55.8 acres located within the City of Fountain Valley, California. The Specific Plan establishes development regulations for the implementation of the approved land use plan. The Specific Plan will carry out the land use plan by the establishment of policies and site development regulations which will replace the current property zoning. This Specific Plan is regulatory, adopted by ordinance, and is consistent with the City of Fountain Valley General Plan. The adoption of the Specific Plan will establish the type, location, intensity and character of development for the ultimate build-out of the Medical Center.

The Specific Plan combines the concepts, procedures and regulations of several documents into one. The Land Use Concept Plan provides for expansion and future development of the project in accordance with anticipated future needs. The Circulation Concept Plan provides for adequate on-site circulation and parking in accordance with the proposed Land Use Concept. Similarly, the Landscape Concept Plan provides for a consistent landscape program for the medical center. The Specific Plan also contains development standards to assure future development fosters compatibility with existing on-site development.

2.0 INTRODUCTION

2.1 PROJECT LOCATION

The project area is located in the central portion of Orange County, within the City of Fountain Valley. The City of Fountain Valley is located approximately 30 miles southeast of the City of Los Angeles, west of the Santa Ana River and north of the I-405 (San Diego) freeway. More specifically, the project site is located at the southeast corner of the intersection of Warner Avenue and Euclid Street, in the northeast portion of the City of Fountain Valley. Refer to Exhibit 1 for a regional location map and to Exhibit 2 for a vicinity map.

2.2 EXISTING SITE CHARACTERISTICS

The 55.8-acre project area houses the existing Fountain Valley Regional Hospital and Medical Center. The campus presently accommodates the Fountain Valley Regional Hospital consisting of a one-story hospital structure and a two-story women and children's hospital, two three-story and two four-story medical office buildings, a two-story utility building, a currently vacant skilled nursing facility, and several modular offices. The 19.1-acre portion of the project area located east of Mt. Hope Street is presently vacant. Refer to Exhibit 3 for more detail on the existing uses in the project area.

All existing uses are owned and operated by the Fountain Valley Medical Development Corporation (FVMDC) with the exception of a three-story medical office building located south of the hospital and fronting Euclid Street. This structure as well as the vacant two-acre parcel south of it are under separate ownership. Planning for this vacant site is included in the Specific Plan.

2.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This Specific Plan has been prepared in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared for the Specific Plan. It has been determined that this project may have significant environmental impacts, and therefore an Environmental Impact Report (EIR) is warranted. The EIR has been prepared to respond to the existing and proposed project. The applicability will include future development projects, precise plans, tentative tract maps, parcel maps, and any other development processed in conformance with the Fountain Valley Medical Center Specific Plan.

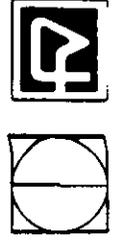
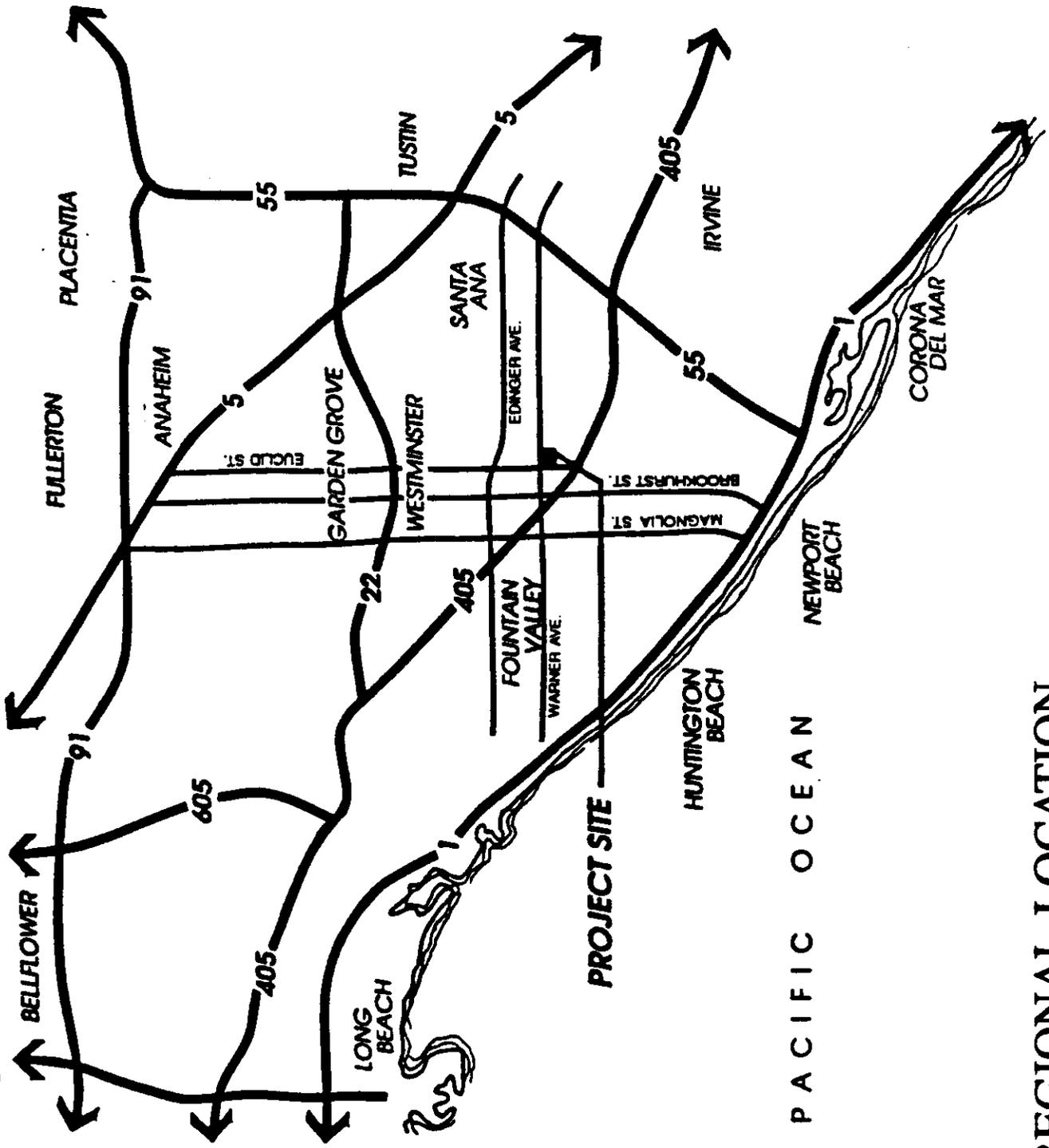


Exhibit 1

REGIONAL LOCATION
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN

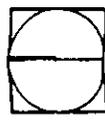
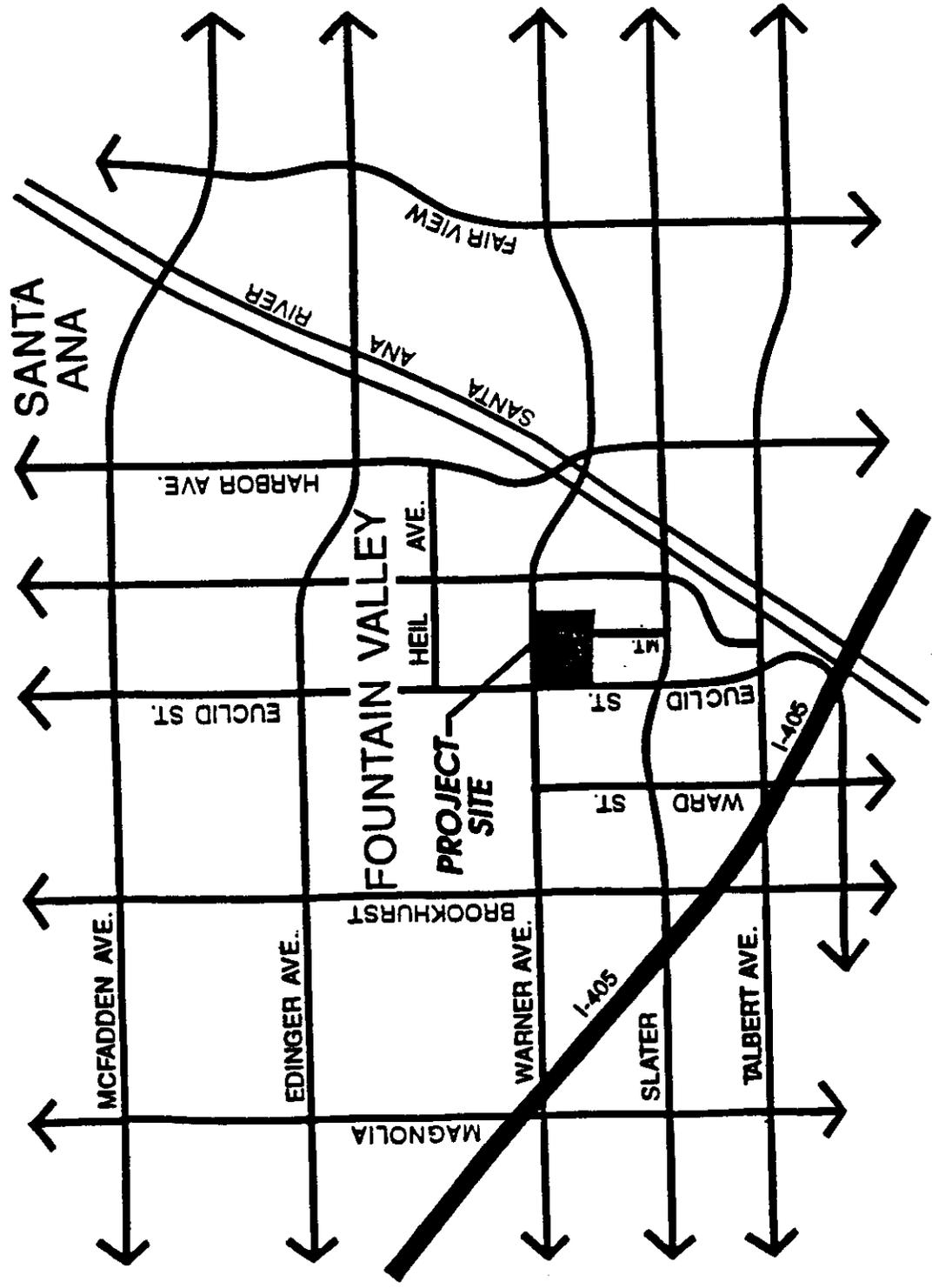


Exhibit 2



PROJECT VICINITY
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN

Future development projects which are consistent with the Specific Plan will require either no further environmental documentation or, in special cases, only very focused environmental analysis as documented in Section 15162 (Subsequent EIR's) of the CEQA guidelines.

2.4 AUTHORITY AND SCOPE

The Fountain Valley Medical Center Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both Planning Commission and City Council after which the Specific Plan must be adopted by the City Council to be in effect.

This Specific Plan is a regulatory plan which will serve as the zoning ordinance for the subject property. Proposed development plans, agreements, site plans, tentative tract maps or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan.

2.5 PROJECT OBJECTIVES

In preparing this Specific Plan, consideration has been given to existing facilities, potential expansion and/or redevelopment of some existing facilities, additional facilities proposed to be constructed in the immediate future, and long-term future uses. The Specific Plan will serve as a planning tool to implement the physical development of the project area by regulating new development and providing mechanisms to ensure consistent implementation. Recognizing these goals, the following project objectives have been established.

- To continue to meet the needs of the community and region by providing for appropriate facility expansion, new programs and services;
- To plan and locate new land uses to assure compatibility with other existing medical facilities;
- To provide for future permitted uses which respond to anticipated needs;
- To assure adequate supporting infrastructure exists to service future development;

- To provide a logical and efficient on-site circulation system, including parking to appropriately service facilities;
- To establish a cohesive and efficient signage program to facilitate on-site circulation and ease of use by medical center patrons;
- To establish a cohesive landscape program which enhances the visual appearance of the medical center;
- To provide development standards in support of Specific Plan concepts; and
- To implement the goals, objectives, and policies of the City of Fountain Valley General Plan.

3.0 DEVELOPMENT PROGRAM

The Specific Plan Development Program contains three major components: 1) A Conceptual Land Use Development Plan, 2) A Conceptual Circulation Plan, and 3) A Conceptual Landscape Plan. Each of these program elements is described in the following discussion with supporting statistical data and graphic exhibits.

3.1 CONCEPTUAL DEVELOPMENT PLAN

The Medical Center campus is comprised of two areas separated by Mount Hope Street, a private street running in a north-south direction. (Refer to Exhibit 3.) The area west of Mount Hope Street is approximately 36.7 acres in size, and has been developed over the past 20 years to include the existing hospital and supporting facilities. The area east of Mount Hope Street is approximately 19.1 acres in size and is undeveloped with the exception of one building at the southwest corner of this site which presently is vacant. Table 1 illustrates existing site utilization and development intensity. Overall, current development intensity reflects an approximate 0.26 Floor Area Ratio (FAR), including medical offices not owned by FVMDC.

The Conceptual Development Plan which is illustrated in Exhibit 4A addresses three general categories of anticipated future development: 1) Immediate Development; 2) Potential Redevelopment of Existing Facilities; 3) Ultimate Build-out of presently vacant land. The medical center campus has been broken down into Planning Areas to facilitate description of activities anticipated. Areas shown with vertical cross hatching on Exhibit 4A are planned for immediate development and include the proposed Medical Office Building 5 (MOB 5). (Refer to Section 3.1.1, Sub-area 1A for additional information.) Areas shown with diagonal cross hatching indicate potential future redevelopment areas and include existing hospital facilities. (Refer to Section 3.1.1, Sub-area 1B for additional information.) Shaded grey areas indicate future or ultimate development and include vacant land on Euclid Street (Sub-area 1C) and areas east of Mount Hope Street (Planning Areas 2 and 3). Table 2 presents a statistical summary of future development, and illustrates anticipated development intensity.

**TABLE 1
EXISTING SITE UTILIZATION
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**

FUNCTION	SQ.FT.¹	SUB-FUNCTIONS
PLANNING AREA 1		
I. HOSPITAL		
a. Main Facility	222,800 (293 Beds)	In-patient services, emergency services, outpatient services: G.I. lab, surgery, respiratory, radiology; administration.
b. Utility Building	40,880	Storage, purchasing, office, outpatient, cardiac rehab, Physical Therapy
c. Education Administration	7,200 7,200	Maternity, Public Education, Human Resources, Quality Assurance.
d. Maintenance	6,000	Maintenance, Housekeeping, Biomedical.
SUB-TOTAL	284,080	
II. OFFICES		
a. M.O.B. 1 & 2	98,533	Medical offices
b. M.O.B. 3	73,770	Medical offices
c. M.O.B. 4	72,838	Medical offices
d. Euclid Building ²	29,370	Medical offices
SUB-TOTAL	274,511	
TOTAL - PLANNING AREA 1	558,591	
PLANNING AREA 2		
I. VACANT	-0-	Undeveloped
TOTAL - PLANNING AREA 2	-0-	
PLANNING AREA 3		
I. SKILLED NURSING	62,963	Vacant facility
TOTAL PLANNING AREA 3	62,963	
TOTAL EXISTING - ALL AREAS	621,554	
TOTAL EXISTING DEVELOPMENT INTENSITY³	0.26 FAR	

Source: Fountain Valley Medical Development Company, December 7, 1992

¹All figures represent gross square footage.

²Not owned by FVMDC.

³Total existing development intensity reflects existing development (gross square feet) divided by total site area, including vacant properties.

Warner Avenue

Legend

- ① Building
- 1 Main Hospital Facility
- 2 Utility Building
- 3 Education/Administration
- 4 Maintenance
- 5 Medical Office Building 1
- 6 Medical Office Building 2
- 7 Medical Office Building 3
- 8 Medical Office Building 4
- 9 Eucld Office Building
- 10 Skilled Nursing Facility

- Development Area
- Development Sub-Area
- Immediate Development Area
- Future Development Area
- Potential Future Redevelopment Area

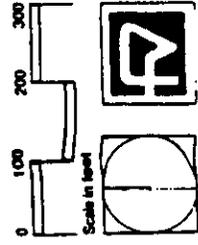
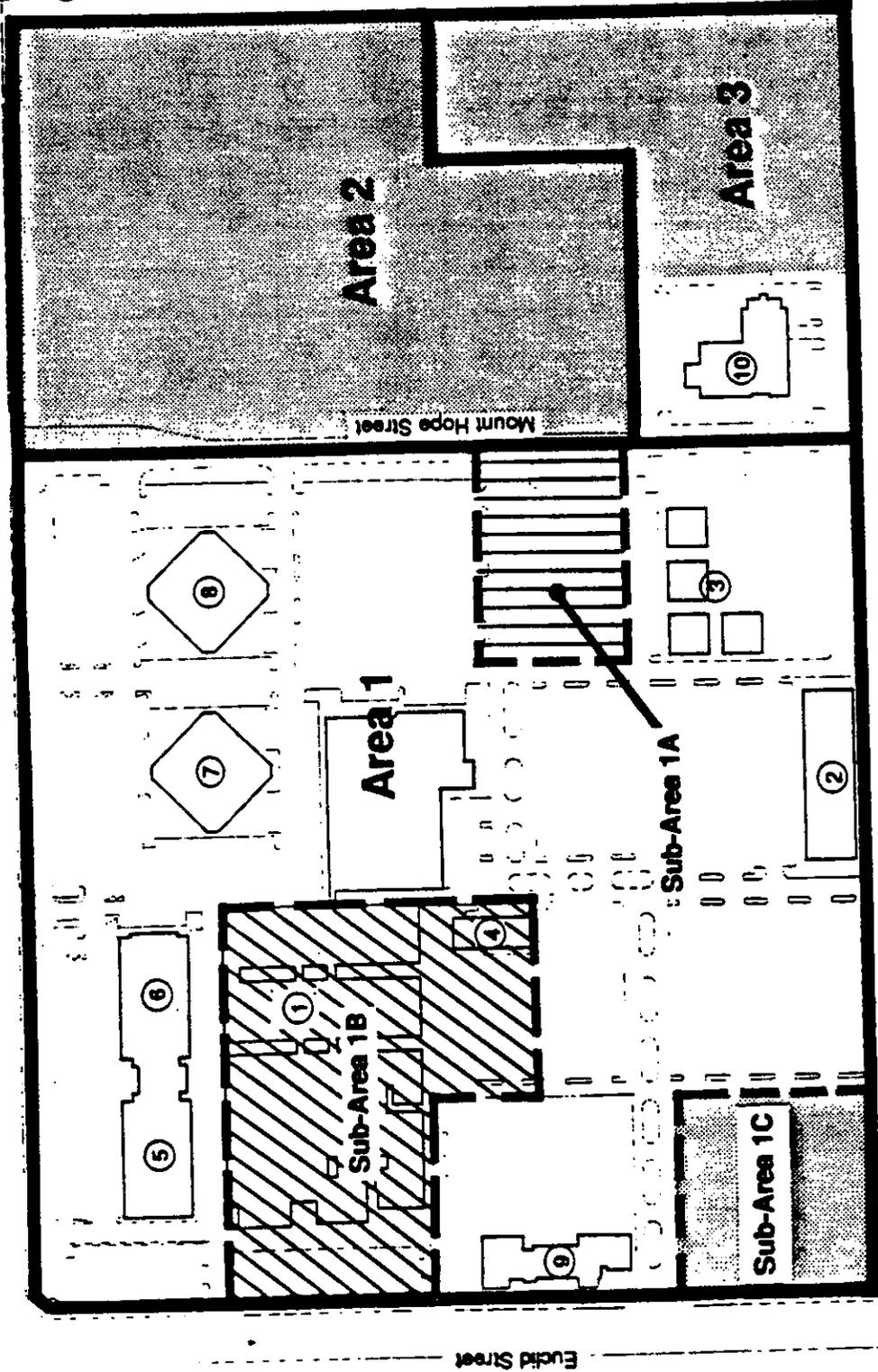


Exhibit 4A



**CONCEPTUAL DEVELOPMENT PLAN
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**

**TABLE 2
STATISTICAL SUMMARY OF FUTURE DEVELOPMENT
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**

FUNCTION	SQ.FT.¹	BEDS/ROOMS
PLANNING AREA 1		
Sub-area 1A - Medical Office Building 5	75,000	N.A.
Sub-area 1C - Euclid Office Building ²	29,370	N.A.
Sub-total	114,672	
PLANNING AREA 2³		
Ambulatory Retirement Housing	462,780	456 Units
Sub-total	462,780	
PLANNING AREA 3		
Skilled Nursing Facility	50,000	100 Beds
Non-Ambulatory Retirement Housing	60,000	100 Beds
Sub-total	110,000	
TOTAL FUTURE DEVELOPMENT	677,150 SF	
TOTAL DEVELOPMENT INTENSITY⁴	0.53 FAR	

Sources: Fountain Valley Medical Development Company and Gilbert Aja Associates, Architects, December 2, 1992

¹All figures represent gross square footage.

²Not owned by FVMDC. Future development assumed to be same as existing structure. See Table 1.

³Future development in Planning Areas 2 and 3 is conceptual in nature. Final configurations may change.

⁴Total Development Intensity reflects addition of future development and existing development, divided by total site area. (1,298,204 total development + 2,430,648 sq.ft. total site area = 0.53 FAR.)

As illustrated in Table 2, new facilities proposed as part of the Development Plan represent approximately 677,150 additional square feet for all Planning Areas, bringing the Medical Center total to approximately 1,298,704 square feet at ultimate build-out. This represents a development intensity of 0.53 FAR. Construction of the Development Plan is anticipated to occur over an approximate 8 year period, and will likely occur in several phased increments.

The following discussion outlines the character and type of uses anticipated by Planning Area. Additional detail with respect to permitted uses is contained in Section 4.0.

3.1.1 Planning Area 1

Planning Area 1 is comprised of approximately 36.7 acres, located west of Mount Hope Street. As Table 1 illustrates, the area is presently developed with a total of approximately 558,591 square feet of medical and office uses. Exhibit 4A indicates several sub-areas where new development or possible re-development may occur.

Sub-Area 1A on Exhibit 4A schematically illustrates the area planned for immediate development (within 1-2 years). Exhibit 4B provides a schematic plan for the proposed development of Medical Office Building 5 (MOB 5), and highlights modifications to occur to parking areas adjacent to the proposed building. A variety of modifications to on-site circulation are also proposed. (A separate Precise Plan submittal package has been prepared for this building and is being processed concurrent with this Specific Plan. Refer to Appendix A to this document for further information.) Approval of this Specific Plan will establish land use entitlement for 75,000 square feet of development for the MOB 5 project.

Sub-Area 1B on Exhibit 4A generally illustrates area presently occupied by the hospital. This area is indicated for potential re-development at some future time. No specific plans exist. The intent, however, is to provide the flexibility within the Specific Plan to permit possible future reconfiguration of existing facilities. No increase in development intensity or square footage is anticipated at the present time. If future demand should indicate the need for increased development intensity, an amendment to this Specific Plan would be required, including a traffic and environmental analysis to assure that appropriate measures are incorporated in project design to prevent any adverse impacts.

Sub-Area 1C, illustrated in Exhibit 4A, is approximately 4.1 acres in size and is presently vacant. This property is not owned by the project applicant and is assumed for future development of approximately 29,370 square feet of medical office. Approval of this Specific Plan will establish land use entitlement up to the maximum intensity specified. Subsequent approval of a Precise Plan in compliance with the Specific Plan will be required. Any increase in development intensity would require an amendment to the Specific Plan, including a traffic and environmental analysis to assure that appropriate mitigation measures are incorporated in project design to prevent adverse impacts.

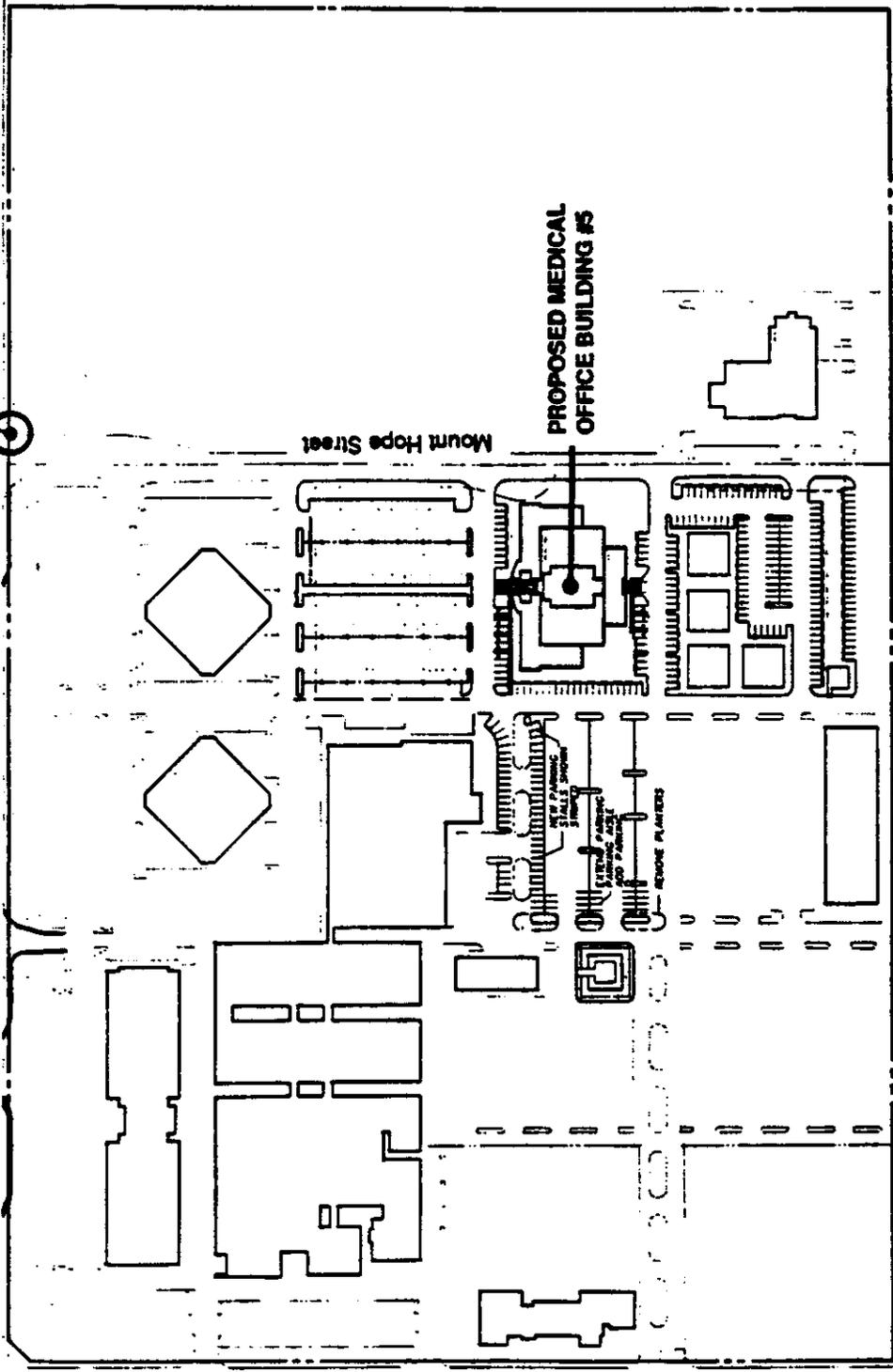
Warner Avenue

New Signalized Intersection

Dissemination Lane

Dissemination Lane

Bus Turnoff



Euclid Street

PROPOSED MEDICAL OFFICE BUILDING #5

Mount Hope Street

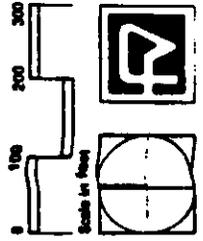
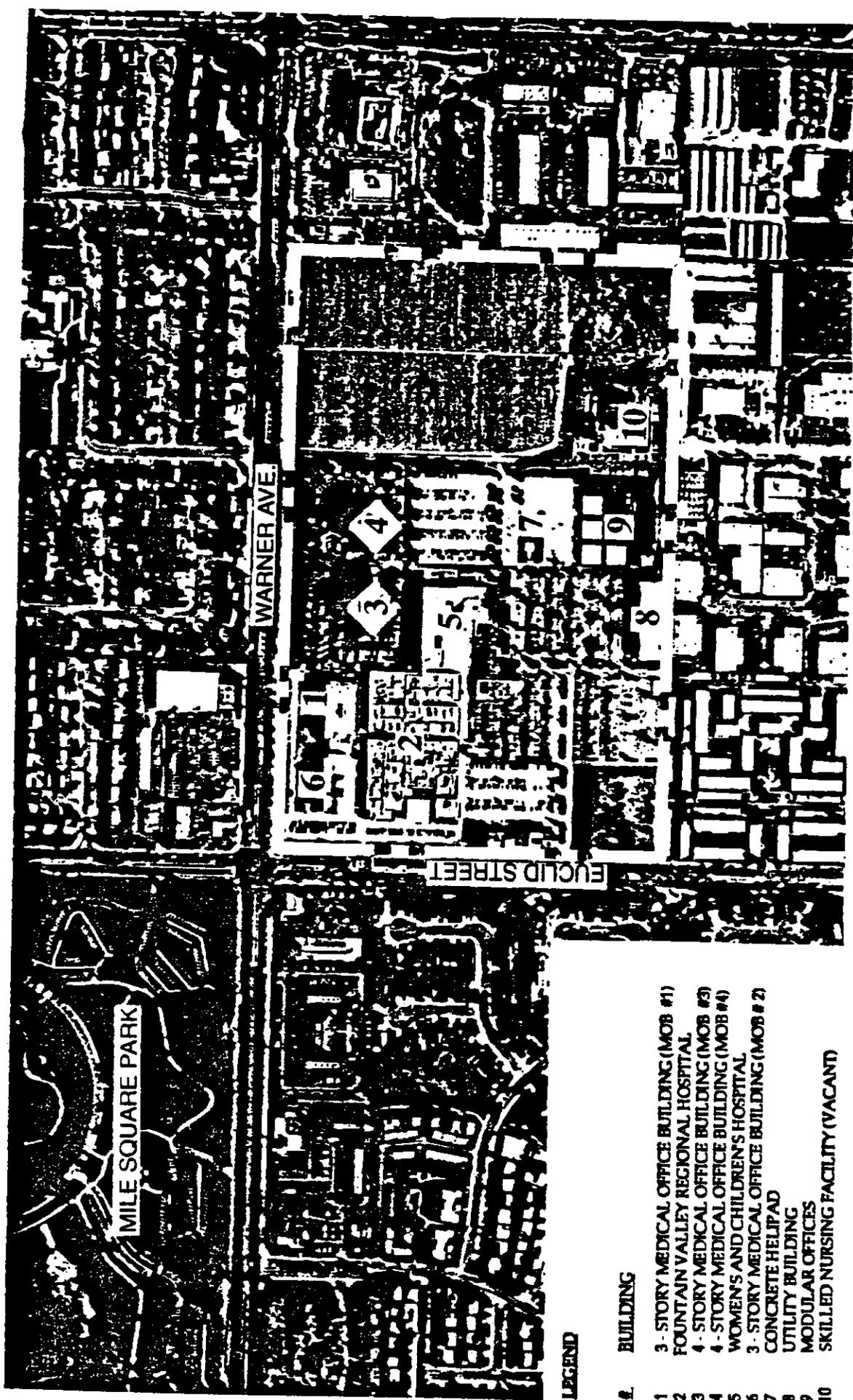


Exhibit 4B

MEDICAL OFFICE BUILDING 5-PROPOSED SITE PLAN
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN



LEGEND

- 1 3 - STORY MEDICAL OFFICE BUILDING (MOB #1)
- 2 FOUNTAIN VALLEY REGIONAL HOSPITAL
- 3 4 - STORY MEDICAL OFFICE BUILDING (MOB #3)
- 4 4 - STORY MEDICAL OFFICE BUILDING (MOB #4)
- 5 WOMEN'S AND CHILDREN'S HOSPITAL
- 6 3 - STORY MEDICAL OFFICE BUILDING (MOB #2)
- 7 CONCRETE HELIPAD
- 8 UTILITY BUILDING
- 9 MODULAR OFFICES
- 10 SKILLED NURSING FACILITY (VACANT)

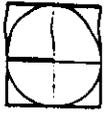


Exhibit 3

**AERIAL PHOTOGRAPH/EXISTING DEVELOPMENT
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**

3.1.2 Planning Area 2

Exhibit 4C illustrates a Conceptual Site Plan for the area east of Mount Hope Street. While this exhibit shows the character of proposed future development, it is strictly a conceptual illustration and does not reflect specific project planning. Table 3 provides a statistical summary of proposed development intensity for all areas east of Mount Hope Street based on the conceptual plan illustrated in Exhibit 4C.

As shown in Exhibit 4C, Planning Area 2 is a 12.5 acre site which fronts on Warner Avenue and is designated for Future Development. For purposes of analysis, this timeframe has been assumed to represent the Year 2000 although market demand will be the primary determinant of future development timing.

Table 3 indicates that Planning Area 2 is proposed to accommodate approximately 462,780 square feet of development. The conceptual plan presently envisions the construction of retirement housing for ambulatory seniors.

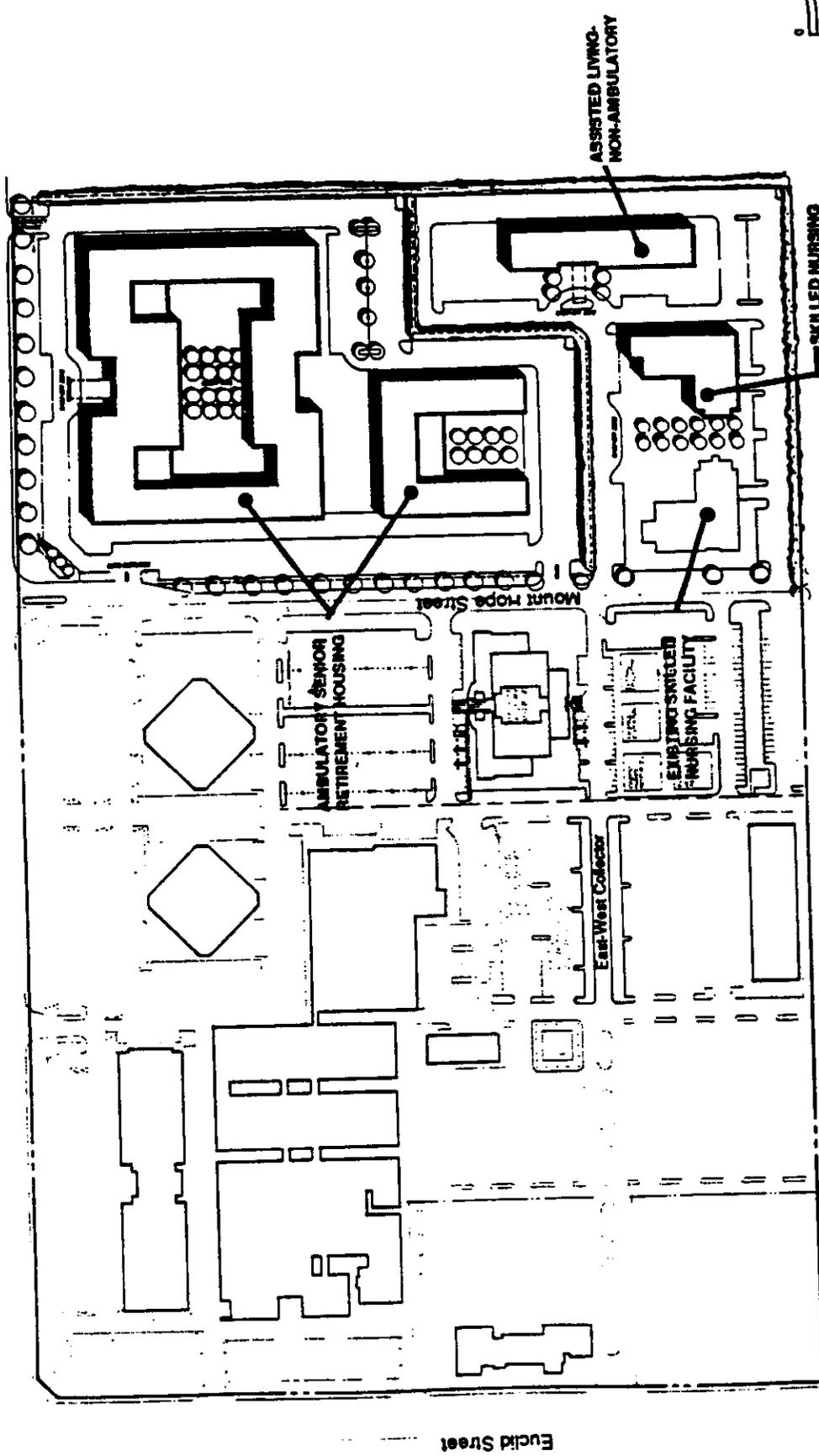
Approval of this Specific Plan will establish land use entitlement. Construction of a specific project will require subsequent approval of a Precise Plan in compliance with the Specific Plan. Any increase in development intensity would require an amendment to the Specific Plan, including a traffic and environmental analysis to assure that appropriate measures are incorporated in project design to prevent any adverse impacts.

3.1.3 Planning Area 3

As shown in Exhibit 4C, Planning Area 3 is a 6.6 acre site which is accessed from Mount Hope Street. The timeframe for this future development is assumed to be the same as Planning Area 2, for purposes of analysis. Table 3 indicates that Planning Area 3 is proposed to accommodate approximately 110,000 square feet of development. The conceptual plan presently envisions the construction of an Assisted Living Facility for non-ambulatory seniors and a Skilled Nursing Facility.

Approval of this Specific Plan will establish land use entitlement. Construction of a specific project will require subsequent approval of a Precise Plan in compliance with the Specific Plan. Any increase in development intensity would require an amendment to the Specific Plan, including a traffic and environmental analysis to assure that appropriate measures are incorporated in project design to prevent any adverse impacts.

Warner Avenue



NOTE:
This site plan is conceptual and is for illustrative purposes only. Final building and parking configurations may change.

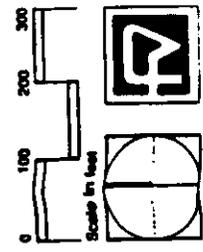


Exhibit 4C

CONCEPTUAL SITE PLAN-EAST CAMPUS FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN

TABLE 3
CONCEPTUAL FUTURE DEVELOPMENT - PLANNING AREAS 2 & 3
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN

FUNCTION	SQ.FT.¹	# OF STORIES	BEDS/ UNITS	PARKING/ RATIO
PLANNING AREA 2				
Ambulatory Retirement Housing	355,000	3	350 UNITS	1/UNIT
Ambulatory Retirement Housing	107,780	3	106 UNITS	1/UNIT
Sub-total	462,780 SF		456 UNITS	
PLANNING AREA 3				
Assisted Living Non-Ambulatory Facility	60,000	3	100 BEDS	1 SPACE/ 2.5 BEDS
Skilled Nursing Facility	50,000	3	100 BEDS	1 SPACE/ 1.67 BEDS
Sub-total	110,000 SF		200 BEDS	
TOTAL - PLANNING AREAS 2 & 3	572,780 SF		456 UNITS 200 BEDS	

SOURCE: Gilbert Aja Associates, Architects

¹All figures represent gross square footage and are conceptual. Final configurations may change.

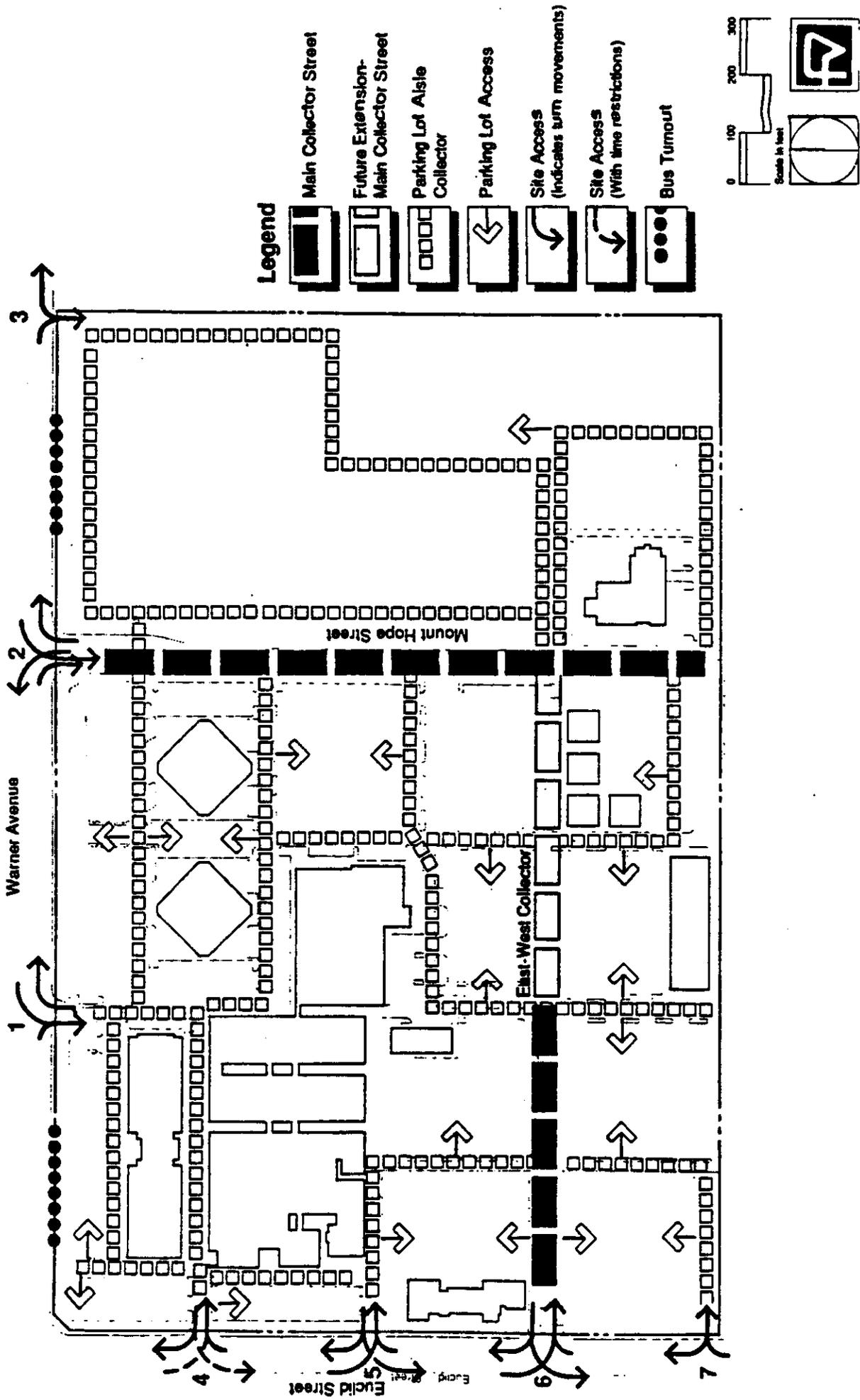
3.2 CONCEPTUAL CIRCULATION PLAN

3.2.1 Regional Circulation

Warner Avenue is designated as a Super Street on the County Master Plan of Arterial Highways. A specific study of this major arterial is presently getting underway. The results of this study could include changes in the vicinity of the medical center, particularly to the intersection of Warner Avenue and Euclid Street. Ultimate improvements due to the Super Street program would be funded and implemented on a regional basis. At the present time, however, there is no information with respect to potential improvements.

Independent of the Super Street program, a number of improvements to the Warner Avenue street frontage will be made in conjunction with future development of the medical center. These are briefly described below:

- A bus stop bay will be improved on the south side of Warner Avenue between Euclid Street and the first access drive. The turnout will be widened and the existing bus stop structure relocated. These improvements are schematically illustrated in Exhibit 4B and 5, and would occur in conjunction with the development of Medical Office Building 5.
- Two right-turn deceleration lanes will be widened by four feet along the south edge of Warner Avenue. These lanes will occur immediately west of the major access drive to the west portion of the medical center and at Mount Hope Street (see Exhibits 4B and 5). Improvements will occur in conjunction with the development of Medical Office Building 5.
- An additional bus stop turn-out and shelter will be provided on the south side of Warner Avenue, east of Mount Hope Street (see Exhibit 5). This improvement will occur in conjunction with the future development of Planning Area 2.



- Legend**
-  Main Collector Street
 -  Future Extension- Main Collector Street
 -  Parking Lot Aisle Collector
 -  Parking Lot Access
 -  Site Access (Indicates turn movements)
 -  Site Access (With time restrictions)
 -  Bus Turnout

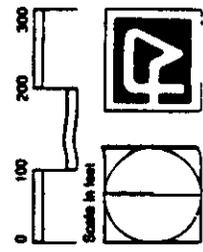


Exhibit 5

**CONCEPTUAL CIRCULATION PLAN
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**

3.2.2 Site Access

As Exhibits 1 and 2 illustrate, major access to the Fountain Valley Medical Center is provided by Warner Avenue and Euclid Street.

There are currently three access points to the medical center along Warner Avenue. One of the existing access points is proposed to be closed and one is proposed to be reconstructed. With approval of the Conceptual Circulation Plan illustrated in Exhibit 5, one new access point from Warner Avenue will also be provided. A total of three access points from this roadway will still exist after Specific Plan approval, but the configuration will be modified. Each of these access points is described briefly below:

- Access Point 1 - Warner Avenue. The existing access point located approximately 600 feet east of Euclid Avenue is proposed to be reconstructed to permit right and left turn movements into the medical center from Warner Avenue, and right turns only exiting.

Alterations and improvements to this access point will occur in conjunction with the immediate development of Planning Area 1A (1993/94) which encompasses Medical Office Building 5. (See Exhibits 4A and 4B, and Appendix A for specific information.)

- Access Point 2 - Warner Avenue/Mount Hope Street. Mount Hope Street will be the primary access point from Warner Avenue and will be improved to provide one ingress lane and two egress lanes. This intersection will also be signalized to accommodate full turning movements. Improvements to the Mount Hope Street/Warner Avenue intersection will occur in conjunction with the immediate development of Planning Area 1A which encompasses Medical Office Building 5. (See Exhibits 4A and 4B, and Appendix A for specific information.)
- Access Point 3. As Exhibit 5 illustrates, an additional access point is proposed at the easterly edge of the project site in Planning Area 2. Access would be limited to a right turn in and out of the site at this point. Improvement of this access point will occur with the future development of Planning Area 2. No specific timeframe has been established for this development, but it is assumed to occur by the Year 2000.

The Conceptual Circulation Plan also incorporates four access points off of Euclid Street. Each of these access points is described briefly below, and are illustrated on Exhibit 5.

- Access Point 4. This access point presently exists and provides the primary access for emergency vehicles to the hospital as well as access for doctors and medical center patrons. Left turns are prohibited at this access point during the evening peak period (3:00 to 6:00 p.m.) for all but emergency vehicles. Right turn movements are unrestricted.

- **Access Point 5.** This existing access point provides full right and left turn movements to and from Euclid Street. No changes will occur at this access point with any future development proposed as part of this Specific Plan.
- **Access Point 6.** As Exhibit 5 illustrates, this is the major entry point to the medical center from Euclid Street. This existing access point provides full right and left turn movements to and from Euclid Street. No changes to this access point are anticipated with future development proposed as part of this Specific Plan.
- **Access Point 7.** An additional right turn only in and out of the site is indicated at the southerly boundary of the Specific Plan Area. Improvements are assumed to occur in conjunction with development of Planning Area 1C. No specific timeframe for this development has been established although it is assumed to occur by the Year 2000.

3.2.3 On-site Circulation

Two major on-site collector streets are planned for the medical center. These are illustrated on Exhibit 5 with heavy dashed lines and are described briefly below.

- **Mount Hope Street.** This street will be ultimately developed as a three lane collector street (40 feet wide) and will serve both the west and east portions of the medical center, as well as providing points of access to parking areas on each side of the street. Improvements to the intersection of Warner Avenue and Mount Hope Street will occur in conjunction with the development of Medical Office Building 5 (Planning Area 1A). Exhibit 4B highlights parking and on-site circulation improvements which will occur with MOB 5. Improvement of other portions of the roadway to the ultimate width of 40 feet will occur in conjunction with the future development of Planning Areas 2 and 3 located east of Mount Hope Street.

With approval of the Specific Plan, it is proposed that Mount Hope Street be re-named to Medical Center Drive. This name change will aid in promoting the identity of the medical center and will facilitate on-site circulation.

- **East-West Collector.** A second collector street will be developed to extend from Euclid Street to ultimately connect with Mount Hope Street. This street will be two lanes with a minimum width of 26 feet. As the heavy dashed black line on Exhibit 5 illustrates, this street will only be partially improved in conjunction with the development of Medical Office Building 5 (Planning Area 1A).

With the construction of MOB 5, various alterations will be made to reconfigure existing parking aisles and to remove existing median planters to facilitate on-site circulation.

Exhibit 4B highlights parking and circulation improvements that will occur with MOB 5. When any additional development of areas east of Mount Hope Street is initiated, this *collector street will be constructed to extend directly to Mount Hope Street, immediately behind the planned MOB 5.* Exhibit 4C illustrates the ultimate configuration of this East-West Collector and adjacent parking areas.

With approval of the Specific Plan, the East-West Collector will be formally named Hospital Campus Drive. This action will facilitate on-site circulation.

3.2.4 Parking

On-site facilities will be served by surface parking lots throughout the site. Parking will be provided for future uses in accordance with standards presented in Section 4.0 of this document.

Certain modifications to existing surface parking on the west portion of the medical center are anticipated to accommodate development of Medical Office Building 5 and to improve on-site circulation. These are schematically illustrated in Exhibit 4B.

Access to parking areas serving the existing office buildings fronting on Warner Avenue will also be designated as "Visitor Only" parking. Control will be facilitated by new signage as well as daily on-site inspection by the Fountain Valley Medical Center personnel.

3.3 CONCEPTUAL LANDSCAPE PLAN

Exhibit 6 illustrates the Conceptual Landscape Plan for the medical center. The intent of the landscape concept is to provide a unifying visual element which continues and strengthens the existing character of landscaping within the medical center. The thematic components of the concept are described below.

3.3.1 Major Landscape Edges

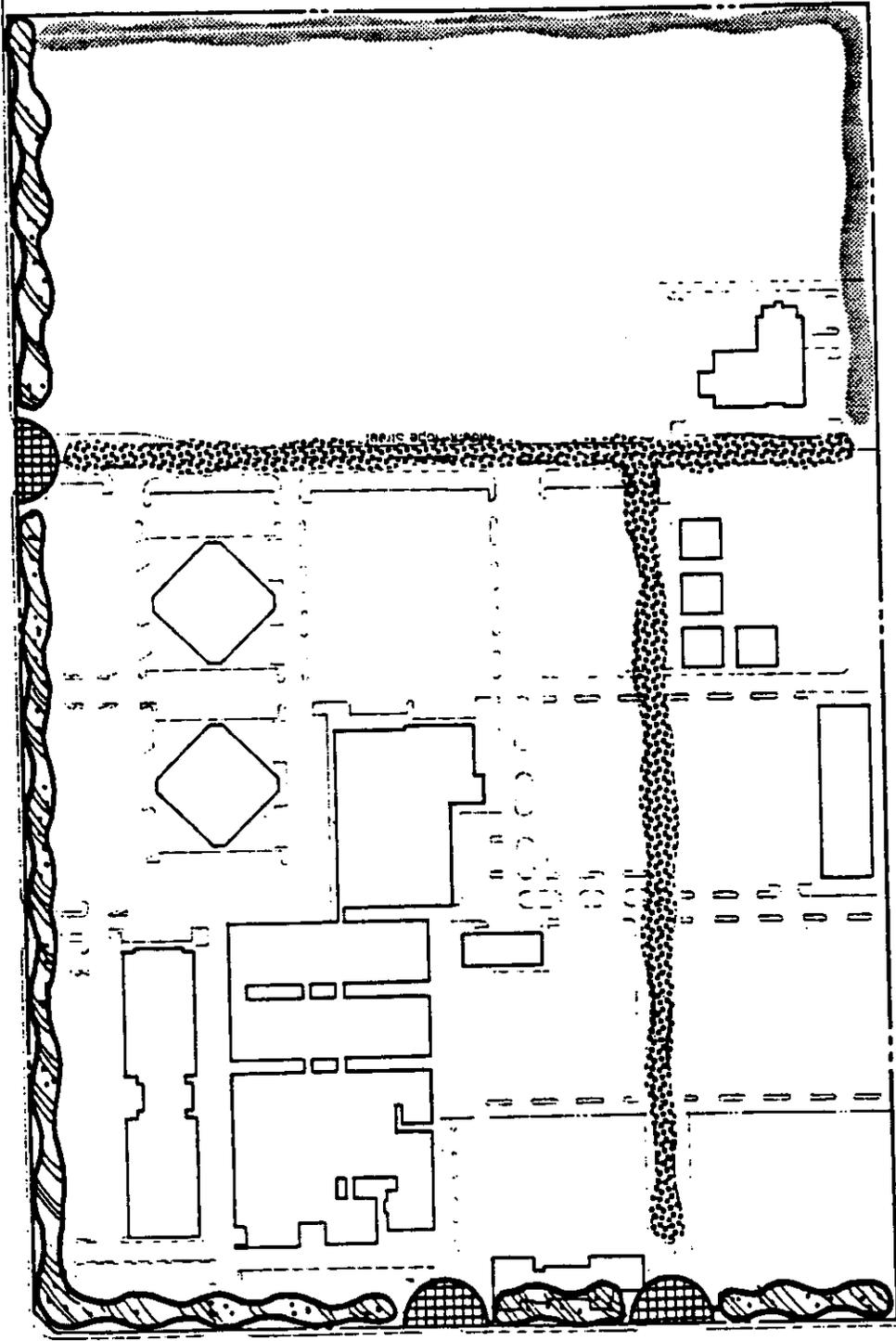
Major Landscape Edges occur along Warner Avenue and Euclid Streets, as shown in Exhibit 6. The character of both of these project edges is described below.

- **Euclid Street Project Edge.** All development occurring along this edge shall maintain a landscape edge having an average depth of 20 feet and a minimum depth of 15 feet. Measurement shall be from the street rights-of-way to either the nearest building or parking area, less any land which may be required for any future street dedications. Landscape improvements to the Euclid Street edge related to any new development shall consist of Canary Island Pines and turf. (This palette reflects the existing theme along Euclid Street.)
- **Warner Avenue Project Edge.** All development occurring along this edge shall maintain a minimum 25 foot landscape edge measured from the street rights-of-way to the nearest parking area, less any land which may be required for any future street dedications. Landscape improvements to the Warner Avenue edge related to any new development shall consist of Canary Island Pines and turf. (This palette reflects the existing theme along Warner Avenue.)

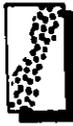
3.3.2 Landscape Entry Treatments

Landscape Entry Treatments are indicated on Exhibit 6 at Access Point 2 - Mount Hope Street at Warner Avenue, Access Point 5 on Euclid Street, and Access Point 6 - East/West Collector Street at Euclid Street. Consistent landscape features incorporating the use of Jacaranda trees shall occur at these major entry points. Entry treatments may also include project identification monument signs of a consistent design.

Warner Avenue



Legend

-  Project Edge
-  Collector Street Theme Landscaping
-  Project Entry Features
-  Perimeter Landscape Screening

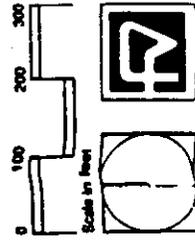


Exhibit 6

**CONCEPTUAL LANDSCAPE PLAN
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**

3.3.3 Collector Street Theme Landscaping

Consistent theme landscaping shall be developed along Mount Hope Street and the East-West Collector Street running between Euclid Street and Mount Hope Street. Improvements would occur in conjunction with development of Planning Area 2 or 3. Theme trees to be utilized include Canary Island Pines and London Plane Trees.

The development of ambulatory retirement housing within Planning Area 2 may require special treatment along the east edge of Mount Hope Street. Treatments may be designed to include berming and/or wall elements to create a sense of identity and privacy.

3.3.4 Perimeter Landscape Screening Edge

As shown on Exhibit 6, perimeter landscape screening is proposed along the east and south boundaries of Planning Areas 2 and 3. These areas, as previously noted, are planned for retirement housing and skilled nursing facilities. The project site is bordered in these areas by existing uses which include office, commercial, industrial and multi-family development. In order to provide a sense of privacy and security to future residents and patients, a special landscape treatment to visually screen proposed retirement housing and skilled nursing facilities shall be incorporated in specific project design. This screening may incorporate landscape materials as well as walls or fences as considered necessary to mitigate visually obtrusive situations.

This perimeter edge shall have a minimum width of 10 feet and shall include evergreen trees and Ficus Retusa at an average spacing of one tree for each 15 lineal feet. Development of this landscape screening edge shall occur in conjunction with development of Planning Areas 2 and 3.

3.3.5 Parking Areas

Parking areas throughout the medical center shall incorporate the use of Alder (*alnus cordata*) trees as the primary theme tree. Guidelines for parking area landscaping are outlined in Section 4.4.3 of this document.

4.0 DEVELOPMENT REGULATIONS

4.1 INTRODUCTION

The Fountain Valley Medical Center Specific Plan has been formulated in accordance with the Fountain Valley General Plan. These Development Regulations will serve as the primary mechanism for implementation of the Specific Plan. The purpose of this section is to provide minimum development standards within the Medical Center. Wherever regulations contained in this document conflict with the regulations of the Fountain Valley Municipal Code, the regulations contained herein shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within this document. All development within the boundaries of the Fountain Valley Medical Center Specific Plan shall comply with all provisions of the Uniform Building Code and other governing local building codes.

4.2 NOTES AND DEFINITIONS

4.2.1 General Notes

- 1) Water service to and within the Specific Plan area shall be furnished by the City of Fountain Valley and the Metropolitan Water District.
- 2) Sewage Disposal facilities to and within the Specific Plan area shall be provided by City of Fountain Valley and the Orange County Sanitation District.
- 3) Subdivision of property within the Specific Plan area shall be in accordance with the State Subdivision Map Act and the Fountain Valley Municipal Code.
- 4) All development within the Specific Plan area shall comply with the provisions of this development plan text. To the extent that the Development Plan text does not specifically apply, then the general requirements of the City of Fountain Valley Municipal Code shall apply. All construction shall comply with all the provisions of the Uniform Building Code and other governing local codes.
- 5) When any ambiguity occurs between this Development Plan and the Fountain Valley Municipal Code, this Development Plan shall control unless specifically provided otherwise.

- 6) **Permissible land uses are those prescribed by the provisions of the Development Regulations, Sections 4.4.1 and 4.4.2.**
- 7) **All uses shall occur inside enclosed structures.**
- 8) **All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials and infectious wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.**
- 9) **Any fire equipment and access shall be approved by the Fountain Valley Fire Department.**
- 10) **All new buildings shall meet Title 24 requirements for energy conservation. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heating and lighting systems.**
- 11) **Prior to the issuance of building permits for each structure, the applicant shall submit and the Director of Planning and Building shall approve, a plan for pedestrian and handicapped access, including handicapped parking spaces and building access, interior sidewalks, and pedestrian crossings of interior circulation roadways. The provisions for handicapped access shall comply with the requirements of Title 24.**
- 12) **Setback requirements are as specified in this text. All setbacks shall be determined as the perpendicular distance from the existing street right-of-way line, or property line, to the foundation point of the closest structure, or parking area as specified, less any land which may be required for any future street dedications.**
- 13) **This Specific Plan may be amended by the same procedure as it was originally adopted. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. An amendment may be initiated by the City Council. Any such amendment requested by the property owner shall be subject to current City Policy and Procedures.**
- 14) **Standards contained in this Specific Plan shall apply only to new construction or redevelopment identified in the Development Plan. All structures and other**

- 14) Standards contained in this Specific Plan shall apply only to new construction or *redevelopment identified in the Development Plan*. All structures and other improvements existing at the time of Specific Plan adoption shall be considered conforming.
- 15) Prior to the issuance of each building permit, the applicant shall submit for review and approval by the Director of Planning and Building, documentation demonstrating project compliance with the City's Trip Reduction and Travel Demand Management Program (Ordinance No. 1165).

4.2.2 Definitions

Definitions as contained in Section 21.08 of the Fountain Valley Municipal Code shall apply to the Fountain Valley Medical Center Specific Plan Area, except as provided below:

4.2.2.1 Land Uses

- 1) **Administrative Services** - Those functions necessary and incidental to the management and administration of operations within the medical center.
- 2) **Inpatient Services** - Hospital patient services which require overnight, or extended stays.
- 3) **Outpatient Services** - Hospital patient services which do not require overnight stay.
- 4) **Residential Care** - Medically-oriented residential units that do not require the acuity level generally associated with inpatient services but which require overnight, or extended stays, including housing for indefinite periods.
- 5) **Support Services** - Miscellaneous services complementary to the delivery of primary medical services which facilitate and enhance the functioning of the medical center for both patrons and employees.

4.3 DEVELOPMENT PLAN

4.3.1 Land Use Development Plan

The Development Plan addresses three general categories of anticipated development: 1) Immediate Development; 2) Potential Redevelopment of certain existing facilities; and 3) Ultimate build-out of presently vacant land. The Development Plan is illustrated in Exhibit 4A of this Specific Plan. Table 2 presents a statistical summary of the Development Plan. New facilities proposed represent approximately 677,150 square feet, bringing the Medical Center to a total of approximately 1,298,704 square feet at ultimate build-out. Construction is anticipated to occur over an approximate 8 year period, and will likely occur in several phased increments.

4.3.2 Conceptual Circulation Plan

The Conceptual Circulation Plan, illustrated in Exhibit 5 of this Specific Plan provides for site access, a network of on-site collector streets, and parking facilities in support of the Land Use Development Plan. Parking will be provided for future uses in accordance with standards presented in this Section.

4.3.3 Conceptual Landscape Plan

The Conceptual Landscape Plan, illustrated in Exhibit 6 of this Specific Plan, outlines a landscape concept to visually enhance and unify the medical center. The concept plan addresses Major Landscape Edges, Landscape Entry Treatments, Collector Street Theme Landscaping and Perimeter Landscape Screening.

4.4 DEVELOPMENT STANDARDS

4.4.1 Permitted Uses

4.4.1.1 Planning Area 1

The following list of permitted uses applies to Planning Area 1, which is illustrated in Exhibit 4A. The individual uses listed are not intended to be an exhaustive list. Other compatible hospital related uses may be allowed at the discretion of the Fountain Valley Planning Department, with a determination of consistency with the intent of this Specific Plan.

1) Hospital facilities, including, but not limited to:

- a. Outpatient Services:
 - Antepartum Testing
 - Cancer Center
 - Skilled Nursing
 - Rehabilitation
 - Conditioning
 - Surgery Center
 - Clinical Center
 - Day Hospital
 - Back and Neck Center
 - Biofeedback
 - Breast Imaging Center
 - CT Scan
 - Dialysis
 - EEG/EMG/NICE Laboratory
 - First Aid Center
 - Fertility Services
 - G.I. Laboratory
 - Laboratory
 - Magnetic Resonance Imaging
 - Nuclear Medicine
 - Occupational Therapy
 - Pediatrics
 - Pharmacy
 - Physical Therapy
 - Pulmonary Services
 - Radiation Therapy

- Radiology
- Lithotripsy
- Computerized Axial Tomography
- Respiratory Therapy
- Sleep Disorder Center
- Speech Therapy
- Ultrasound

b. Inpatient Services:

- Critical Care
- Emergency Care Unit
- Obstetrics/Gynecology
- Cardiology
- Podiatry
- Cardiac Care Unit
- Intensive Care Unit
- Pediatric Services
- Neonatal Intensive Care
- Surgery/Waiting Rooms
- Radiology
- Laboratory
- Pathology
- Pharmacy

c. Administrative Services:

- Admitting
- Auxiliary Office
- Business Offices
- Information
- Registration
- Patient Relations
- Social Services

d. Support Services:

- Employee Child Care
- Health Education
- Power/Mechanical/Auxiliary Support and Storage
- Food Services
- Cashier
- Chapel/Chaplaincy Service
- Conference Center

- Dietitian
- Gift Shop
- *Laboratory*
- Pathology
- Medical Library
- Medical Records
- Pharmacy
- Blood Bank
- Engineering/Maintenance/Environmental Services
- Shipping/Receiving
- Microwave, Satellite, and Other Communication Facilities

- 2) Medical/Support Offices
- 3) Accessory uses normally incidental to hospital development.
- 4) Temporary structures and uses, including modular buildings.
- 5) Any other similar use which is found compatible by the Planning Commission.

4.4.1.2 Planning Areas 2 and 3

- 1) Residential Care:
 - Substance Abuse
 - Mental Health Services
 - Extended Care
 - Hospice Care
 - Skilled Nursing Care
 - Ambulatory Retirement Housing
 - Non-ambulatory Retirement Housing
- 2) Accessory uses normally incidental to Residential Care facilities.
- 3) Temporary structures and uses, including modular buildings.
- 4) Any other similar use which is found compatible by the Planning Commission.

4.4.2 Conditional Uses

4.4.2.1 Planning Area 1

- 1) Any use potentially utilizing or generating hazardous materials or wastes of a toxic, highly flammable, explosive or radioactive nature which meet or exceed thresholds specified in Section 4.4.3.13.

4.4.3 Site Development Criteria

4.4.3.1 Minimum Residential Unit Size

The minimum square footage for all senior housing units in Planning Areas 2 and 3 shall be 750 square feet.

4.4.3.2 Maximum Building Height

The maximum building height in all Planning Areas shall be 4 stories or 55 feet. A story is defined as occupied floor space, and does not include architectural features such as parapets and similar devices or mechanical equipment penthouses.

4.4.3.3 Building Setbacks

- 1) Warner Avenue: 40 feet
- 2) Euclid Street: 20 feet
- 3) On-site:
 - Rear Yard 10 feet
 - Side Yard 10 feet

Note: Rear and side yard setbacks are measured from the property line.

4.4.3.4 Building Separation

A minimum building separation of 20 feet for all new construction shall be provided in all Planning Areas.

4.4.3.5 Modular Structures

Temporary modular buildings shall be permitted for up to 90 days subject to the approval of the Director of Planning and Building. Permanent modular buildings will require issuance of a Conditional Use Permit by the Planning Commission.

4.4.3.6 Lighting

- 1) All lighting systems shall be designed and maintained in such a manner as to conceal the light source and to minimize light spillage and glare onto adjacent properties.
- 2) Lighting shall be used for the purpose of providing illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, pathways, and working areas. The design of light fixtures and structural supports shall be architecturally compatible with the surrounding buildings.

4.4.3.7 Equipment Screening

All roof, wall and ground mounted equipment shall be screened from all sides.

4.4.3.8 Storage Area Screening

- 1) All storage areas shall be screened from view from surrounding areas. Such screening shall be architecturally integrated with surrounding buildings.
- 2) Storage of materials or equipment shall not exceed screen height.

4.4.3.9 Security Walls and Fences

- 1) Any wall or fence along a street frontage that is over 3 feet in height shall be subject to setback requirements established in this Section.
- 2) All fencing or walls shall be concrete, masonry or other similar materials, not to exceed a height of 8 feet from the highest finish grade. Chain link with wood slats may be used for perimeter fencing when not visible from front setback areas and screened with landscaping.

4.4.3.10 Utilities

- 1) All new utilities of 12 KV or less within the project and along adjacent major arterials shall be installed underground.
- 2) All ground-mounted utility appurtenants such as transformers shall be located out of public view and adequately screened through the use of berming, landscaping and concrete or masonry walls.

4.4.3.11 Refuse Collection Areas

- 1) All outdoor refuse collection areas shall be visually screened from access streets, alleys, and adjoining properties.
- 2) No refuse collection areas shall be permitted between a street frontage and the building line.

4.4.3.12 Parking and Access

- 1) Off-street parking for the Fountain Valley Medical Center shall be provided on-site.
- 2) Should the Director of Public Works or Traffic Engineer reasonably determine that a parking problem exists on the Campus due to, but not limited to, inadequate parking management, parking lot layout or design, the City maintains the discretion to impose additional development conditions to abate the problem.
- 3) The design and layout of all parking areas shall be subject to the review and approval of the City Traffic Engineer and the Public Works Department.
- 4) Parking lot lighting shall be designed in a manner which minimizes impacts on adjacent land uses. Nighttime lighting shall be limited to that necessary for security and shielded from any adjacent residential area.
- 5) Handicapped access and parking shall comply with the requirements of Title 24, including design and provision of parking spaces, building access, interior sidewalks, pedestrian crossings of interior roadways and similar concerns.
- 6) Requirements for Off-Street Parking

Off-street parking shall be provided in accordance with the following standards:

<u>Use/Category</u>	<u>Parking Requirements</u>
Medical Offices	3.5 spaces/1,000 square feet
Hospital Services	2.5 spaces/bed
Residential Care	1.0 spaces/1,000 square feet
• Ambulatory Senior Retirement Housing	1.0 space/unit
• Non-ambulatory Assisted Living	1.0 space/2.5 beds
• Skilled Nursing Facilities	1.0 space/1.67 beds

4.4.3.13 Landscape Requirements

- 1) Detailed landscape and irrigation plans for any new development shall be prepared by a licensed Landscape Architect, and reviewed by the City of Fountain Valley Planning Department prior to issuance of any building permit, and installed prior to issuance of Certificate of Use and Occupancy.
- 2) Landscaping and irrigation shall be installed in accordance with the City of Fountain Valley Water Efficient Landscape Policy as outlined in Chapter 21.50 of the Municipal Code.
- 3) All landscaped areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within thirty (30) days from the date of damage.
- 4) Parking Lot Landscaping
 - a. Setback. The width of the landscaped edge adjacent to parking areas shall be a minimum of 10 feet from the perimeter boundary of the Specific Plan area, except for Major Landscape Edges as specified in Section 3.3.1 of this plan.
 - b. Where a parking lot contains ten (10) or more parking spaces and is visible from a street, not less than ten percent (10%) of the total area excluding any perimeter landscaping, shall be landscaped. Such landscaping shall not be concentrated in any one area.
 - c. Trees. Trees equal in number to one (1) per each six (6) parking stalls at parking lot edges, or when stalls face each other, are required. Parking lot trees shall be a minimum 15 gallon size. Trees of like species shall be utilized for each respective parking lot.
 - d. Shrubs. Shrubs may be used for screening parking areas. Shrubs of like species shall be used in large masses spaced in linear fashion at 3'-0" o.c. maximum. The center line of the shrub mass shall occur a minimum of 3'-6" from parking lot curb face.
- 5) All trees planted within landscape setback areas, project entries, property boundaries, internal street edges, and parking lot edges shall have a minimum size of 24 inch box. All other trees shall be a minimum of 15 gallon size.

4.4.3.14 Hazardous Materials Management

- 1) A Conditional Use Permit shall be required for uses involving hazardous materials. The nature of the hazardous material and threshold amount of hazardous materials for application of these requirements is described below:
 - a. Flammable liquid in excess of 180 gallons.
 - b. Combustible liquid in excess of 500 gallons.
 - c. Corrosives, oxidizers, and/or flammable solids or gases in excess of 55 liquid gallons, 500 solid lbs., or 3,000 gas cubic feet.
 - d. Explosives, unstable materials, and/or class 3 or 4 toxics will not be permitted.
 - e. Any quantity of any material that is determined by the Fire Chief to be potentially exceptionally hazardous to the area or environment.
- 2) Exterior storage of hazardous/flammable materials shall be subject to the provisions of Ordinance No. 1191 amending Section 21.40.040 of the Fountain Valley Municipal Code.
- 3) All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials, or infectious wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.
- 4) Noxious odors, fumes and emissions shall be controlled on site.

4.4.3.15 Maintenance

Property owners are responsible for the maintenance of all buildings, structures, yards, landscaping, signs, parking areas and other improvements in a manner which does not detract from the appearance of the surrounding area.

5.0 SPECIFIC PLAN IMPLEMENTATION

5.1 INFRASTRUCTURE

This section identifies the providers of public facilities necessary to support the proposed level of development, as outlined in Section 3.1 of this Specific Plan.

5.1.1 Water Supply

Water service to the Specific Plan area is furnished by the City of Fountain Valley and the Metropolitan Water District.

5.1.2 Sewer System

Sewage disposal facilities to the Specific Plan area are provided by the City of Fountain Valley and the Orange County Sanitation District. Waste treatment facilities are provided by the Orange County Sanitation District.

5.1.3 Solid Waste

Solid waste disposal, excluding infectious wastes, is provided by the Rainbow Disposal Company, under contract to the City of Fountain Valley.

5.1.4 Drainage

Off-site drainage facilities are provided by the City of Fountain Valley and the Orange County Flood Control District.

5.2 PUBLIC SERVICES

5.2.1 Fire Protection

Fire Protection services are provided to the Specific Plan area by the City of Fountain Valley.

5.2.2 Police Protection

Police Protection services are provided to the Specific Plan area by the City of Fountain Valley.

5.3 PERMIT REVIEW AND GENERAL ADMINISTRATION

5.3.1 Permitted Uses

All uses described as permitted uses are permitted provided a Precise Plan Approval or other development approval has been granted pursuant to the provisions of the City's Zoning Ordinance relating to the granting of a Precise Plan, or other similar approval.

5.3.2 Conditional Uses

All uses described as conditional uses are permitted providing a Conditional Use Permit has been granted pursuant to the provisions of the City's Zoning Ordinances relating to the granting of a Conditional Use Permit.

5.3.3 Subdivisions

The City of Fountain Valley Subdivision Ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process allows for the creation of lots as tentative parcel or tentative tract maps. The review and approval of subdivision maps will set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the City.

5.3.4 Environmental Determination

The processes for approval of Precise Plans, Conditional Use Permits and Subdivision Maps are discretionary, not ministerial, and are therefore subject to the requirements of the California Environmental Quality Act (CEQA). However, a Program EIR was prepared as part of this Specific Plan and is applicable to future development of the Medical Center. Therefore, projects consistent with the Specific Plan shall require either no further environmental documentation, or in special cases, only focused environmental analysis and action as documented in Section 15162 of the CEQA guidelines. Future projects determined to be clearly inconsistent with the Specific Plan, will require further environmental documentation.

5.3.5 Amendment Procedures

In accordance with the California Government Code Sections 65453 to 65454, Specific Plans shall be prepared, adopted and amended in the same manner as General Plans, except that Specific Plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent General Plan amendment unless it is determined by City staff that the proposed amendment would substantively affect the General Plan goals, objectives, policies or programs.

Amendments to the Specific Plan may require preparation of an Environmental Impact Report subject to the provisions of Section 15162 of the California Environmental Quality Act which addresses the preparation of Subsequent Environmental Impact Reports.

5.3.6 Applicability of Other Ordinances

In the event any of the development regulations or guidelines of this Specific Plan conflict with any other applicable provisions of City ordinances or regulations, the Specific Plan shall govern; otherwise all development activities, procedures, and land use activities and procedures within the area covered by the Specific Plan shall comply with all City of Fountain Valley ordinances and regulations, including but not limited to those regulating land use and development.

5.3.7 General Administration

- 1) The Fountain Valley Medical Center Specific Plan shall be administered and enforced by the City of Fountain Valley Planning Department in accordance with the provisions of the City Municipal Code.
- 2) Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the City Council. Those changes are as follows:
 - a. The addition of new information to the Specific Plan maps or text that does not materially change the effect of any regulations or guidelines.
 - b. Changes to the project infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing development capacity in the Specific Plan Area, nor change the concepts of the Plan.

- c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- 3) In addition to the above items, Precise Plan applications which are consistent with the Specific Plan may be approved administratively by the Planning Director. Such approvals may be appealed to the Planning Commission.

APPENDIX A

RESOLUTION NO. 93-28

A RESOLUTION OF THE FOUNTAIN VALLEY PLANNING COMMISSION APPROVING PRECISE PLAN NO. 398 FILED BY FOUNTAIN VALLEY MEDICAL DEVELOPMENT COMPANY FOR A 75,000 SQ. FT. FOUR-STORY MEDICAL OFFICE BUILDING LOCATED AT 11190 WARNER AVENUE.

WHEREAS, an application for Precise Plan No. 398 was submitted by Fountain Valley Medical Development Company in accordance with Municipal Code, Title 21; and

WHEREAS, the Planning Commission has imposed conditions, pursuant to the Precise Plan process, which mitigate potential negative effects of the proposed project; and

WHEREAS, the Fountain Valley Planning Commission considered said application at its noticed public hearing on June 23, 1993; and

WHEREAS, an Initial Environmental Study was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) which concluded that an environmental impact report be prepared; and that a Final EIR (State Clearinghouse No. 92111071) has been certified for the medical campus site; and the mitigation measures certified in that EIR mitigate any negative impacts of the development of the medical campus site; and

WHEREAS, the Planning Commission has determined that the proposed Precise Plan is consistent with the Fountain Valley General Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1

The Planning Commission finds that due notice of the public hearings in the Council Chambers, City Hall, 10200 Slater Avenue, was given as required by the Fountain Valley Municipal Code (FVMC), Title 21, and the Statutes of the State of California.

SECTION 2

Findings and Supporting Facts: The Planning Commission finds that the subject application meets the criteria for a Precise Plan found in Chapter 21.48 of the FVMC as follows:

SECTION 3

The Planning Commission finds that the application meets all the criteria for a Precise Plan.

SECTION 4

The Planning Commission has imposed conditions, pursuant to the Precise Plan process as required by the Final EIR which mitigate potential negative effects of the proposed project.

SECTION 5

That the Planning Commission hereby approves Precise Plan No. 398 for a 75,000 sq. ft., four-story medical office building located at 11190 Warner Avenue.

PLANNING DEPARTMENT CONDITIONS

1. Precise Plan No. 398 shall be approved and in effect for a period of 12 months from the original date of approval by the City Council, and/or Planning Commission. If no development has commenced at the end of this 12 month time period, project approval shall expire and be determined void. A one-year extension may be granted at the discretion of the City of Fountain Valley. A request for an extension of time should be made in writing by the applicant forty (40) days prior the expiration date. The site plan and elevations submitted shall be marked "Exhibit A" and made a part of this application approval and cannot be modified without prior approval by either the Planning Commission or Planning/Building Director.

Date Of Project Approval: June 23, 1993

Date of Project Expiration: June 23, 1994

2. The resolution is not effective unless it is signed by the applicant indicating and acknowledging his understanding of the conditions imposed herein. The failure of the applicant to sign this Precise Plan in no way shall be deemed to confer any greater rights than are contained in this Precise Plan.
3. By signing and accepting the resolution, the applicant accepts the benefits conferred by the Precise Plan subject to the conditions imposed herein. The failure of the applicant to sign this Precise Plan in now way shall be deemed to confer any greater rights than are contained in this resolution.

Resolution No. 93-28

Page 3

4. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this resolution, save and except that caused by City's active negligence.
5. The applicant shall comply with all federal, state, and local laws. Violation of any of those laws in connection with the use will be cause for revocation of this Precise Plan.
6. Precise Plan No. 398 is granted to the Fountain Valley Medical Development Company.
7. Signs for this facility shall be submitted to the Planning Commission for review and approval prior to installation.
8. The building elevation approved herein are marked "Exhibit B" and dated June 23, 1993.
9. No satellite dishes shall be installed on the subject property without approval of the Planning Commission.
10. All roof-mounted equipment shall be screened from the view of adjacent properties and right-of-way as specifically approved by the Planning/Building Director. Roof treatment shall be common and extended to all four (4) building elevations.
11. Refuse containment areas shall be provided with a screened and securable gate.
12. That the applicant shall provide signing on the trash dumpster prohibiting the salvage of any material from the trash dumpster.
13. This Precise Plan approval is contingent upon the approval by the City Council of the Specific Plan for the medical campus, the rezoning of the medical campus to SP "Specific Plan" and the Development Agreement for this Precise Plan.
14. This Precise Plan approval is contingent upon compliance with mitigation measures as outlined in the Final Environmental Impact Report for the Specific Plan.
15. Fountain Valley Medical Development Company shall submit to the Planning Services Manager for review and approval a Trip Reduction and Management Plan prior to the issuance of Certificate of Occupancy for Medical Office Building no. 5.

FIRE DEPARTMENT CONDITIONS

16. An automatic sprinkler system shall be provided:
17. Provide one 2A10BC State Fire Marshal tagged extinguisher for every 3,000 square feet of floor area.
18. High-piled stock requirements shall be required for:
 - a. Tire storage and other Class V commodities in excess of 6 feet in height.
 - b. Class I-IV commodities stored on racks in excess of 12 feet in height.
 - c. Class I-IV commodities stored in solid piles over 15 feet in height.
19. Street numbers and unit numbers are to be maintained in such a manner as to be plainly visible, not hidden from view by trees, shrubs, bushes, etc, and other obstructions on the property. Street numbers shall be located and be a minimum size so that they are clearly visible from the street. All numbers used shall not be less than 6 in. in height and ½ in. in stroke and be of contrasting color from the background.
20. Hydrants shall be installed and located in accordance with approvals from Fire Marshal and City Engineer prior to start of any combustible construction.

PUBLIC WORKS CONDITIONS

Street and Drainage

21. Without credit, provide for street improvements including, but not limited to curbs, gutters, street paving, traffic control devices and sidewalks for all dedicated roadways.
22. Grant no easement over any portion of this improvement between the time of approval of the tentative improvement and the time of final approval of the improvement, except as required by the City Engineer.
23. Prior to issuance of the building permit(s), a grading plan prepared by a registered Civil Engineer illustrating the following requirements shall be submitted to an approved by the City Engineer.
 - a. The finished grade shall be established so as to ensure that surface drainage shall not be impounded in the area to be occupied by buildings or structures and in accordance with the "flood plain" district as outlined in Chapter 21.37

of the FVMC. A flood plain certificate will be required prior to occupancy of the development.

- b. The existing grades shall be shown along the property lines of this improvement. Where the property line is defined by a dividing wall, grades shall be shown on top of the wall and the corresponding ground elevation of that station.
 - c. Adequate protection against erosion and slippage of all on-site slopes shall be provided. Retaining walls shall be provided where a grade differential of one floor or more exists along the perimeter of the development.
 - d. All existing building structures and easements shall be shown on the grading plan.
24. All vehicular access shall conform to the City of Fountain Valley standard plans specifications and shall be subject to final approval of the City Engineer. This shall include for closure of driveways in accordance with the Environmental Impact Report for the Fountain Valley Medical Center Specific Plan. This shall also include access modifications along Euclid Street as required by the City Engineer.
25. Prior to the approval of the grading plans, complete landscaping plans prepared and signed by a California licensed landscape architect shall be approved by the Public Works and Planning/Building Directors. The approved plans shall be fully implemented and the landscaping installed prior to release of utilities for buildings permitted under terms of this development. A bond subject to the approval of the City Attorney shall be posted with the City for a period of two years from the date of issuance of the initial Certificate of Occupancy guaranteeing proper maintenance of the landscaping. The amount of this bond shall be calculated as follows:
- Total Gross Acres of Development Site x 15 percent (percent of landscaping required per development site) x \$6,250.00 per acre per year x 2 years.
- All landscaped areas along the adjoining arterial highways shall be a minimum of 15 feet wide with elevations approximately 3½ feet above the sidewalk (FVMC 21.41.0505).
26. Provide street lighting facilities as recommended by the City Engineer.
27. Provide improvement plans as prepared by a Registered Civil Engineer for all improvements. The plans shall be 24 in. by 36 in. linen or mylar with a scale of 1"=40'. The plans shall include, but not be limited to, grading, paving, sidewalk, curb, gutter, street lighting and all underground utilities. Underground utilities shall

include, but not be limited to: electrical, communications, street lighting, gas, sewer, water and storm drain facilities. The design, layout and location of the electrical, communications and street lighting shall be in accordance with the requirements of the respective utility company.

28. Install and maintain disabled parking stalls and access facilities in accordance with City of Fountain Valley standards, requirements of the Office of the State Architect and Title 24 of the California Administrative Code and the State Building Code.
29. Furnish a comprehensive run-off study based upon a storm of a 25-year frequency. This study is to show existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any on-site or off-site facilities. The study shall show peak run-off flows that will occur from the existing undeveloped property. Methods to reduce the peak run-off flows from the developed property so that the maximum run-off flows from the developed property will be less than the peak flows from the undeveloped property shall be established. Retention or retarding basin with restricted drainage facilities shall be provided on the property to reduce the run-off flows from the developed property to less than the peak run-off flows from the undeveloped property. Hydraulic calculations must be approved by the City staff and the Orange County Flood Control District. Storm drain facilities shall be constructed as required by the City Engineer.
30. Dedicate right-of-way for street purposes as follows:
 - a. Dedicate 4 feet and fully improve street right-of-way to 64 feet from centerline of Warner Avenue along the frontage of the Fountain Valley Medical Center property as the determined by the City Engineer.
 - b. Dedicate street right-of-way to 65 feet from the centerline of Euclid Street along the frontage of the Fountain Valley Medical Center property as determined by the City Engineer.
 - c. Dedicate a triangular corner cut-off between Euclid Street and Warner Avenue. The triangular cut-off shall have 27 foot legs and an interior angle of approximately 90 degrees.
31. Design and install modifications of the traffic delineation on the adjacent arterial highways, which shall include modifications of raised curb medians on Warner Avenue and Euclid Street as required by the City Engineer and in accordance with the Environmental Impact Report for the Fountain Valley Medical Center Specific Plan,

32. **Widen Mt. Hope Street south of Warner Avenue to provide one inbound lane (20' wide) and two outbound lanes.**
33. **Design, and install a traffic signal at the intersection of Mt. Hope Street and Warner Avenue. signal phasing, timing, and equipment location shall be determined by the City Engineer.**
34. **Design and install modifications to channelization on Euclid Street to accommodate three northbound vehicle travel lanes at and near the intersections of Euclid Street and Warner Avenue as required by the City Engineer and in accordance with the Environmental Impact Report for the Fountain Valley Medical Center Specific Plan.**
35. **Prior to issuance of any grading and building permits, submit and have approved by the City Engineer and Planning Services Manager an on-site circulation/signing/stripping parking control plan in accordance with the Environmental Impact Report for the Fountain Valley Medical Center Specific Plan.**
36. **Provide improvement bonds in an amount equal to 100 percent of the total cost of construction of all public improvements prior to the approval of the improvement plans.**
37. **Comply with the applicable provision of City Ordinances concerning payment of fees or assessments, zoning regulations and subdivision development. All fees and assessments must be paid prior to the approval of the improvement plans and issuance of any permits.**
38. **Pay the storm drain pump station impact fee in the amount of \$7,500 per gross acre.**
39. **All streets, alleys and parking lots shall have a structural section in accordance with an approved soil report and to the satisfaction of the City Engineer.**
40. **All private streets and alleys shall be a minimum width of 25 feet with not parallel parking permitted. All turning radii within the subject development must provide an unimpeded area within an interior radius of 30 feet to an exterior radius of 50 feet.**
41. **Provide underground cable television facilities to each dwelling, commercial or industrial buildings, and along the adjacent arterial highways as required by the City Engineer.**

Water

42. Construct a minimum 8 in. waterline loop as determined by the required fire flows and on an alignment to the satisfaction of the City Engineer. Fire hydrants shall be provided and located to the satisfaction of the City Engineer and Fire Marshal.
43. Dedicate a 15 ft. waterline easement to the City of Fountain Valley.
44. Pay \$4 per front foot for the existing waterline in Warner Avenue in accordance with Title 14 of the FVMC.
45. Install a reduced pressure principle device on the domestic water supply line to the buildings as required by the City Engineer.
46. When building is required to be fire sprinklered, the developer shall install a double check detector check valve assembly as required by the Fire Marshal and City Engineer.
47. Install approved backflow devices for irrigation systems as required by the City Engineer.
48. Provide two resilient wedge valves at all tee connections and three resilient wedge valves at all cross connections. All fire lines shall have main line resilient wedge valves on both sides immediately adjacent to the service line.
49. The construction of all dedicated waterlines and their appurtenance shall be accomplished by a contractor having a C34 license.

Sewer

50. Provide sanitary sewer facilities in accordance with the City's Master Plan and to the satisfaction of the City Engineer.
51. Furnish a comprehensive sewer study to determine the capacity of the existing sewer line in Warner and the required line sizing for this site development.
52. The construction of all dedicated sewer lines and appurtenances shall be accomplished by a contractor having a C34 license.

53. Pay a Traffic Impact Fee in the amount of \$59 per net increase in vehicle trips ends generated by subject development as determined by City Engineer in accordance with the Traffic Impact Report included in the Environmental Impact Report for the Fountain Valley Medical Center Specific Plan (less any financial credits equal to the value of public traffic improvements which provide a direct benefit to the regional traffic circulation as determined by the Public Works Director).

APPROVED, ADOPTED, AND SIGNED THIS June 23, _____, 1993.

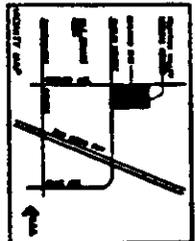
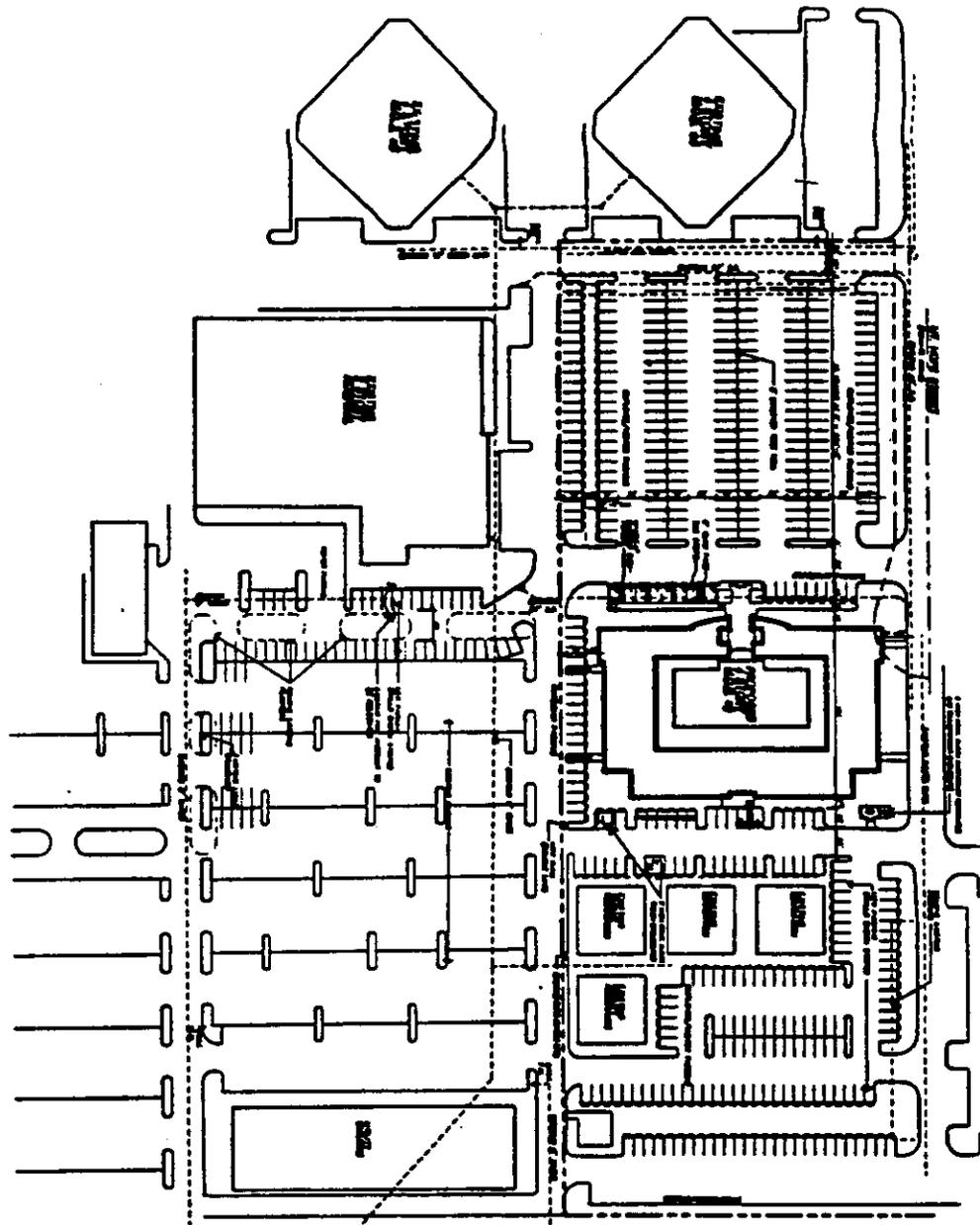


Chairman

Secretary

BY SIGNING THIS PRECISE PLAN, THE PERMITTEE ACKNOWLEDGES AND AGREES TO ALL OF THE CONDITIONS IMPOSED AND ACCEPTS THIS PRECISE PLAN SUBJECT TO THOSE CONDITIONS AND WITH THE FULL AWARENESS OF THE PROVISIONS OF CHAPTER 21.48 OF THE FOUNTAIN VALLEY MUNICIPAL CODE.

Applicant



THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE SOLE CONTRACT DOCUMENTS FOR THE PROJECT. ANY CHANGES TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY ADDENDUMS TO THESE PLANS AND SPECIFICATIONS.

GENERAL NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY AT ALL TIMES.

DATE: 10/15/88
BY: [Signature]

PROJECT: FOUNTAIN VALLEY MEDICAL OFFICE BUILDING NO. FIVE
LOCATION: 10000 FOUNTAIN VALLEY BLVD., FOUNTAIN VALLEY, CA 92703

ARCHITECT: GILBERT AIA ASSOCIATES ARCHITECTS
 10000 FOUNTAIN VALLEY BLVD., SUITE 100, FOUNTAIN VALLEY, CA 92703
 TEL: (714) 952-1100

ENGINEER: [Faint text]
 [Faint text]

CONTRACT NO.: [Faint text]
DATE: [Faint text]

OWNER: FOUNTAIN VALLEY MEDICAL DEVELOPMENT COMPANY
 10000 FOUNTAIN VALLEY BLVD., SUITE 100, FOUNTAIN VALLEY, CA 92703

DATE: 10/15/88



NO.	REVISION
1	ISSUED FOR PERMITTING
2	ISSUED FOR CONSTRUCTION

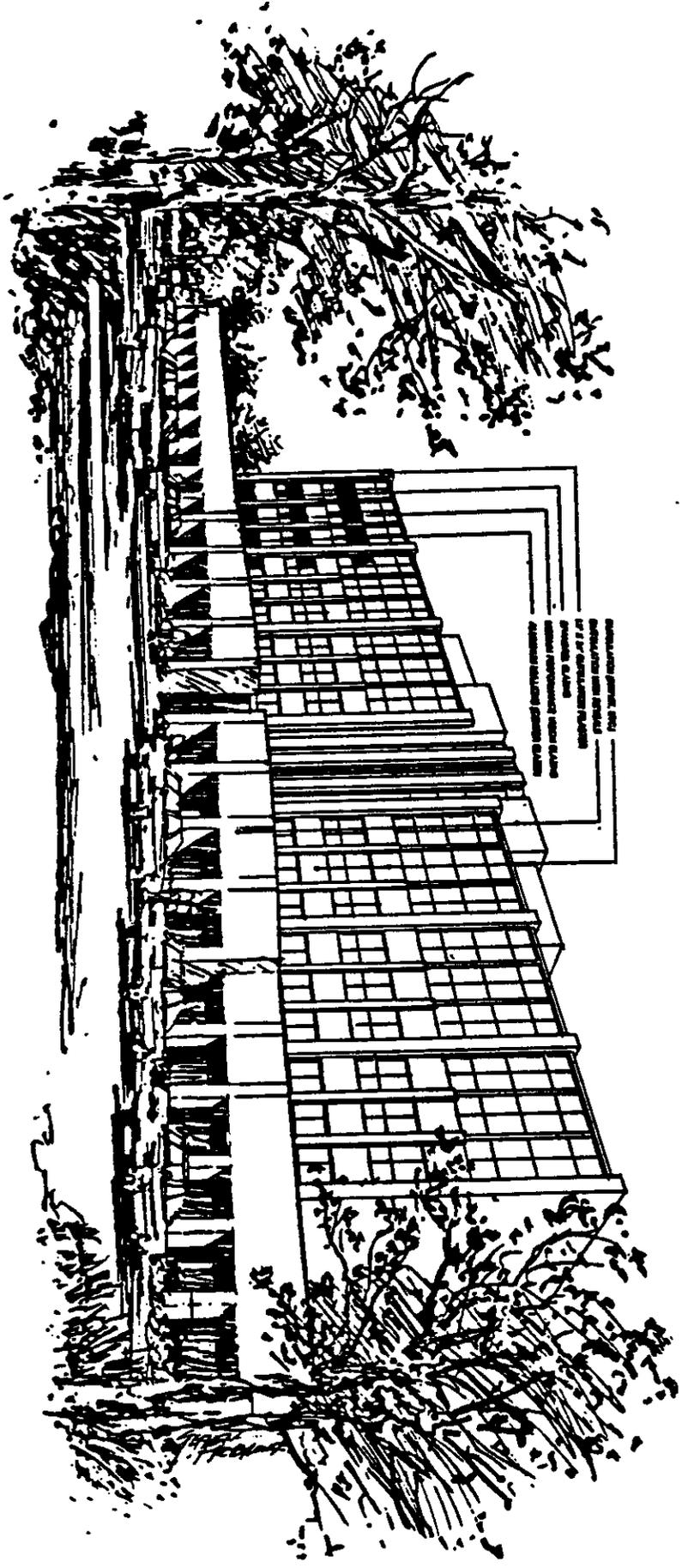
DATE:	10/15/88
BY:	[Signature]
PROJECT:	FOUNTAIN VALLEY MEDICAL OFFICE BUILDING NO. FIVE
LOCATION:	10000 FOUNTAIN VALLEY BLVD., FOUNTAIN VALLEY, CA 92703
ARCHITECT:	GILBERT AIA ASSOCIATES ARCHITECTS
ENGINEER:	[Faint text]
CONTRACT NO.:	[Faint text]
DATE:	[Faint text]
OWNER:	FOUNTAIN VALLEY MEDICAL DEVELOPMENT COMPANY
OWNER ADDRESS:	10000 FOUNTAIN VALLEY BLVD., SUITE 100, FOUNTAIN VALLEY, CA 92703

NO.	REVISION
1	ISSUED FOR PERMITTING
2	ISSUED FOR CONSTRUCTION

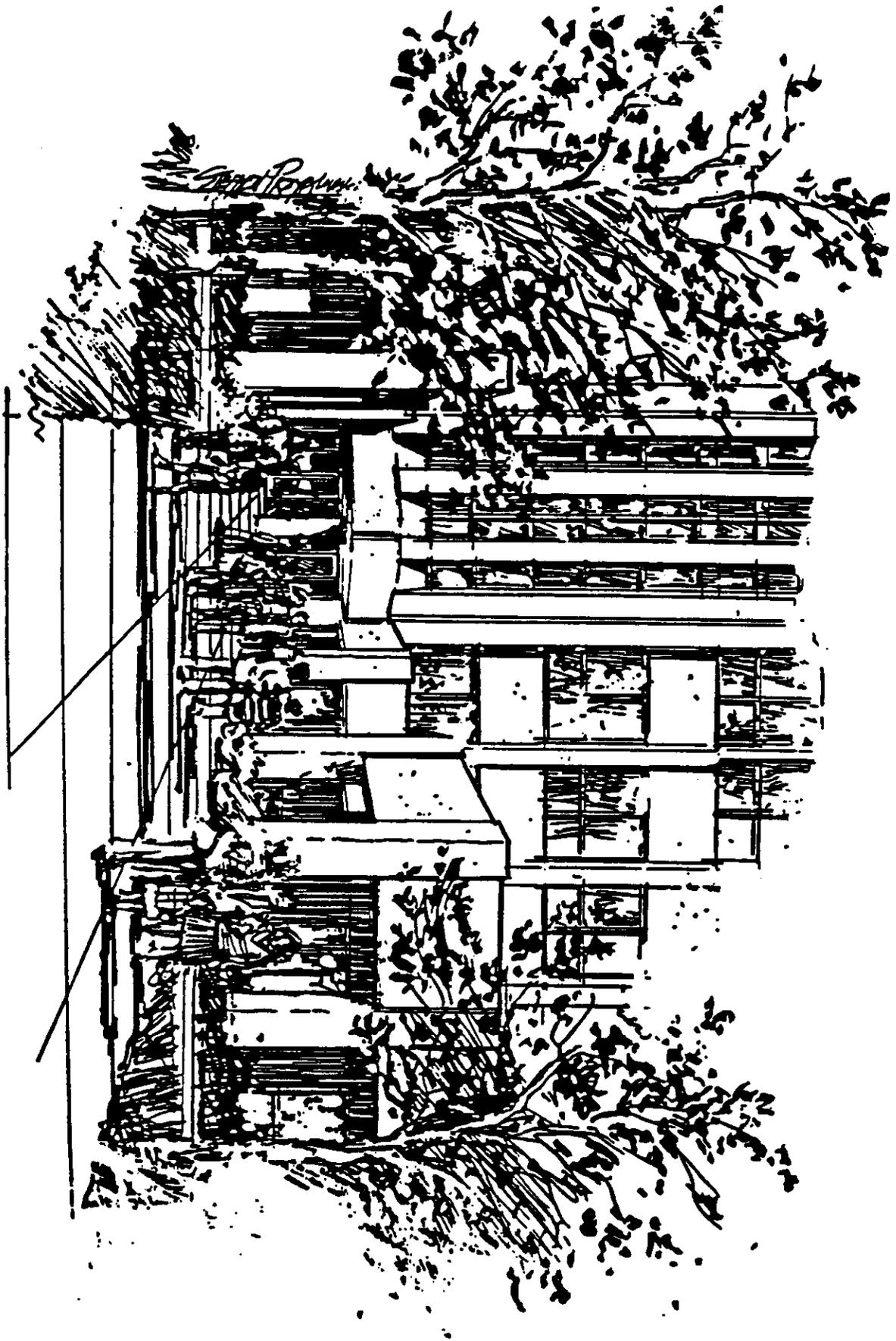
FOR THE CONTRACTOR:
 [Faint text]

FOUNTAIN VALLEY MEDICAL OFFICE BUILDING NO. FIVE
 FOUNTAIN VALLEY MEDICAL DEVELOPMENT COMPANY
 FOUNTAIN VALLEY, CALIFORNIA

GILBERT AIA ASSOCIATES ARCHITECTS
 10000 FOUNTAIN VALLEY BLVD., SUITE 100, FOUNTAIN VALLEY, CA 92703
 TEL: (714) 952-1100



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.



APPENDIX B

RESOLUTION NO. 8569

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN VALLEY APPROVING A SPECIFIC PLAN ON AN APPROXIMATELY 55 ACRE SITE AT THE SOUTHEAST CORNER OF EUCLID STREET AND WARNER AVENUE.

WHEREAS, the Fountain Valley Medical Company has petitioned the City of Fountain Valley to establish a Specific Plan on the approximately 55 acre site at the southeast corner of Euclid Street and Warner Avenue; and

WHEREAS, the Fountain Valley Planning Commission, on June 23, 1993, held a public hearing regarding this matter and adopted Resolution No. 93-26 recommending approval of a Specific Plan for the Fountain Valley Medical Campus; and

WHEREAS, a public hearing was conducted by the City Council on August 3, 1993, at which time interested persons had an opportunity to testify in support or opposition to the proposal.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1

On June 9, 1993, the Fountain Valley Planning Commission adopted Resolution No. 93-23 certifying as complete and adequate the Environmental Impact Report for the Fountain Valley Medical Center Specific Plan. The EIR, further identified as State Clearinghouse No. 92111071, has been received and considered by the City Council. The City Council does hereby find that pages 1-4 through 1-21, inclusive, of the Fountain Valley Medical Center Draft EIR dated March 1993 contains a summary of environmental mitigation measures to mitigate all environmental impacts for the proposed project. These mitigation measures will be imposed as conditions of developments.

SECTION 2

That the City Council hereby finds that the proposed Specific Plan area described precisely hereunder in Section 3 would provide for the orderly growth in the City in a manner consistent with Specific Plan land use designation of the updated General Plan.

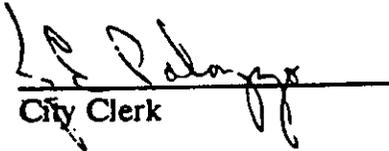
SECTION 3

The City Council hereby adopts the Specific Plan marked Exhibit "A" for the property situated generally the southeast corner of Euclid Street and Warner Avenue be approved. The proposed Specific Plan boundaries and acreage are depicted on the exhibit attached hereto and made a part of this resolution by reference. That exhibit is marked Exhibit "B", Specific Plan, for identification.

APPROVED, ADOPTED AND SIGNED this August 3, 1993.


Mayor

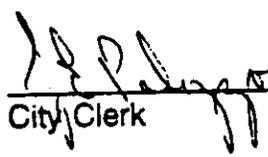
ATTEST:


City Clerk

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF FOUNTAIN VALLEY }

I, J.E. Palazzo, do hereby certify that I am the City Clerk of the City of Fountain Valley; that the foregoing Resolution was regularly introduced to said Council at its Regular meeting held on the 3rd day of August, 1993, and was at said meeting regularly passed and adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS:	CARROZZO, COLLINS, PETRIKIN, COOK
NAYS:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	SCOTT
ABSENT:	COUNCIL MEMBERS:	NONE



City Clerk

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APPENDIX	City Council Resolution No. 8569, adopting Specific Plan City Council Resolution No. 8806, adopting First Amendment City Council Resolution No. 8981, adopting Second Amendment	

LIST OF EXHIBITS

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3	CONCEPTUAL FUTURE DEVELOPMENT - PLANNING AREAS 1 & 3	3-7

1.0 SPECIFIC PLAN SUMMARY

1.1 PURPOSE AND INTENT

The Fountain Valley Medical Center Specific Plan establishes comprehensive development standards and regulations for the existing and proposed development of approximately 55.8 acres located within the city of Fountain Valley, California. The Specific Plan establishes development regulations for the implementation of the approved land use plan. The Specific Plan will carry out the land use plan by the establishment of policies and site development regulations which will replace the current property zoning. The Specific Plan is a regulatory and a policy document, adopted by resolution, and is consistent with the City of Fountain Valley General Plan. The adoption of the Specific Plan will establish the type, location, intensity and character of development for the ultimate build-out of the Medical Center.

The Specific Plan combines the concepts, procedures and regulations of several documents into one. The Land Use Concept Plan provides for expansion and future development of the project in accordance with anticipated future needs. The Circulation Concept Plan provides for adequate on-site, off-site access circulation and parking in accordance with the proposed Land Use Concept. Similarly, the Landscape Concept Plan provides for a consistent landscape program for the medical center. The Specific Plan also contains development standards to assure future development fosters compatibility with existing on-site development.

2.0 INTRODUCTION

2.1 PROJECT LOCATION

The project area is located in the central portion of Orange County, within the City of Fountain Valley. The City of Fountain Valley is located approximately 30 miles southeast of the City of Los Angeles, west of the Santa Ana River and north of the I-405 (San Diego) Freeway. More specifically, the project site is located at the southeast corner of the intersection of Warner Avenue and Euclid Street, in the northeast portion of the City of Fountain Valley. Refer to Exhibit 1 for a regional location map and to Exhibit 2 for a vicinity map.

2.2 EXISTING SITE CHARACTERISTICS

The 55.8-acre project area houses the existing Fountain Valley Regional Hospital and Medical Center. The campus presently accommodates the Fountain Valley Regional Hospital consisting of a one-story main hospital structure, a four-story hospital bed structure, a two-story women's and children's hospital, two three-story and three four-story medical office buildings, a two-story utility building, a maintenance building, several modular offices and a vacant lot on Euclid Street. Additionally the project area contains a senior retirement community, a medical office building on Euclid Street and a vacant lot south of the senior retirement community. Refer to Exhibit 3 for more detail on the existing uses in the project area.

2.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This Specific Plan has been prepared in accordance with the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) was prepared for the original Specific Plan. Additionally, an EIR was prepared for Amendment No. 2 to the Fountain Valley Medical Center Specific Plan to respond to the existing and proposed project. The applicability will include future development projects, precise plans, tentative tract maps, parcel maps, and any other development processed in conformance with the Fountain Valley Medical Center Specific Plan.

Future development projects which are consistent with the Specific Plan as amended will require either no future environmental documentation or, in special cases, only very focused environmental analysis as documented in Sections 15162, 15163 and 15164 (Subsequent EIR's, Supplemental EIR's and Addendums) of the CEQA guidelines (California Code of Regulations).

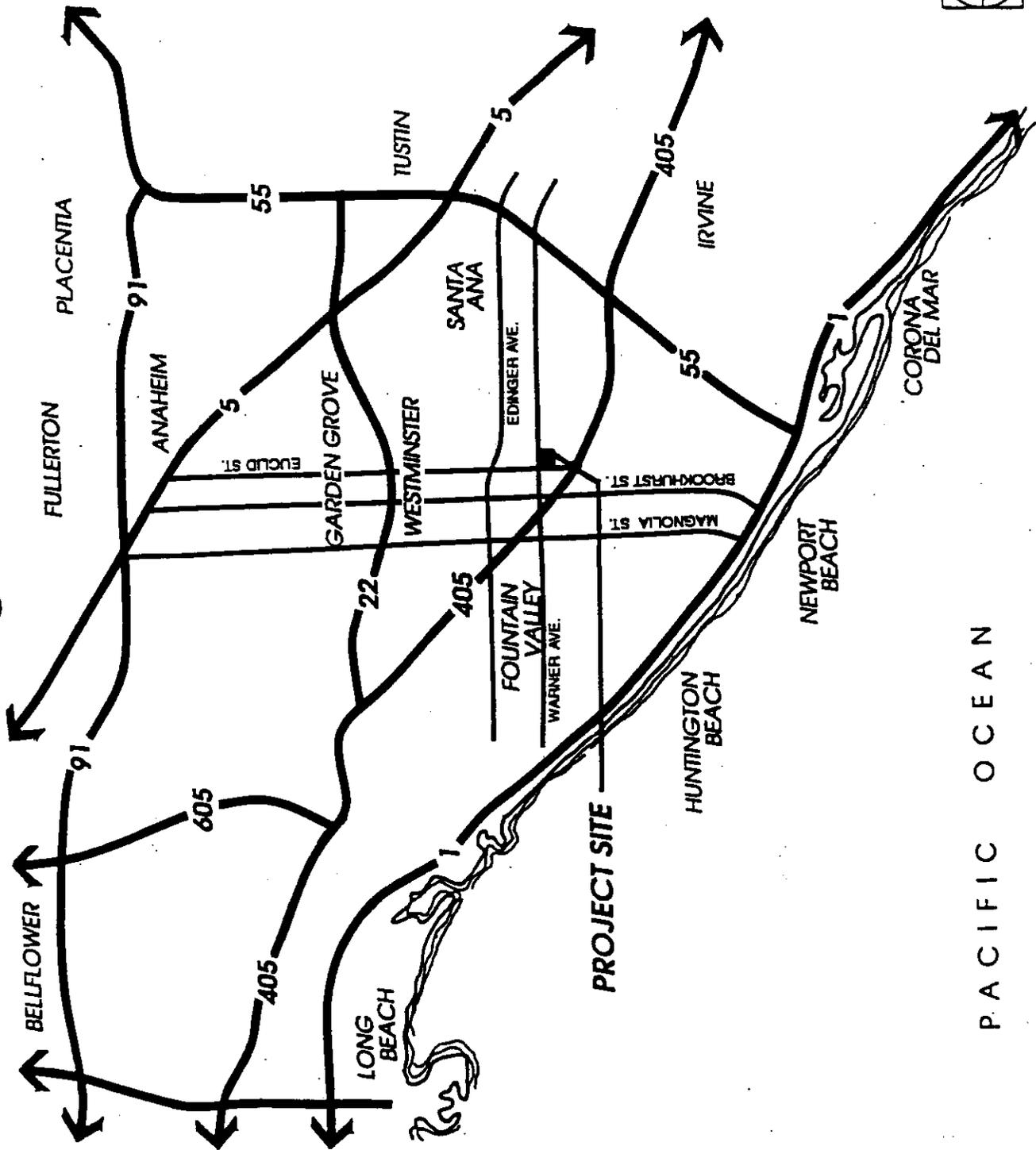


Exhibit I

REGIONAL LOCATION
FOUNTAIN VALLEY MEDICAL CENTER

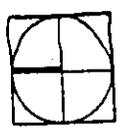
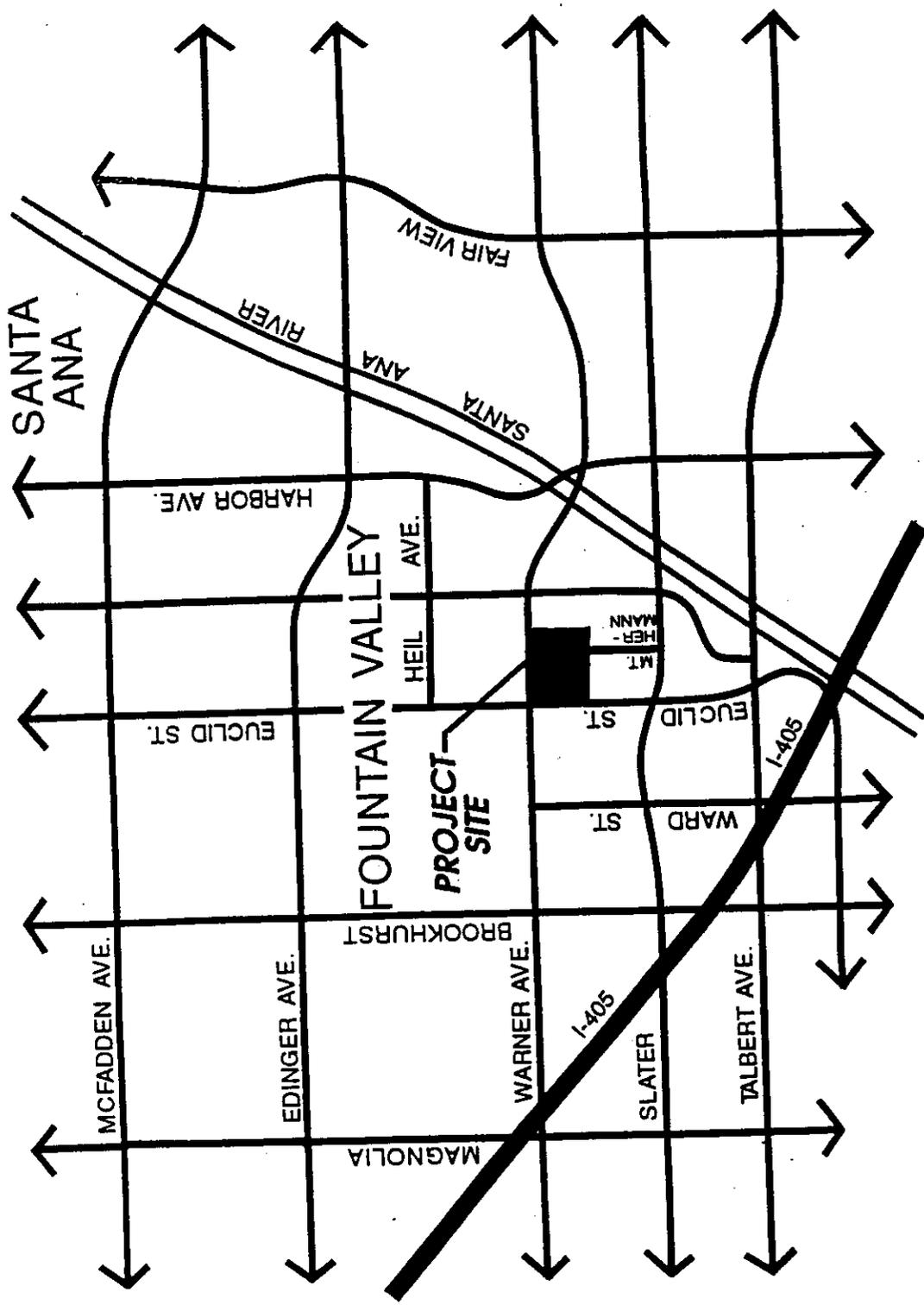
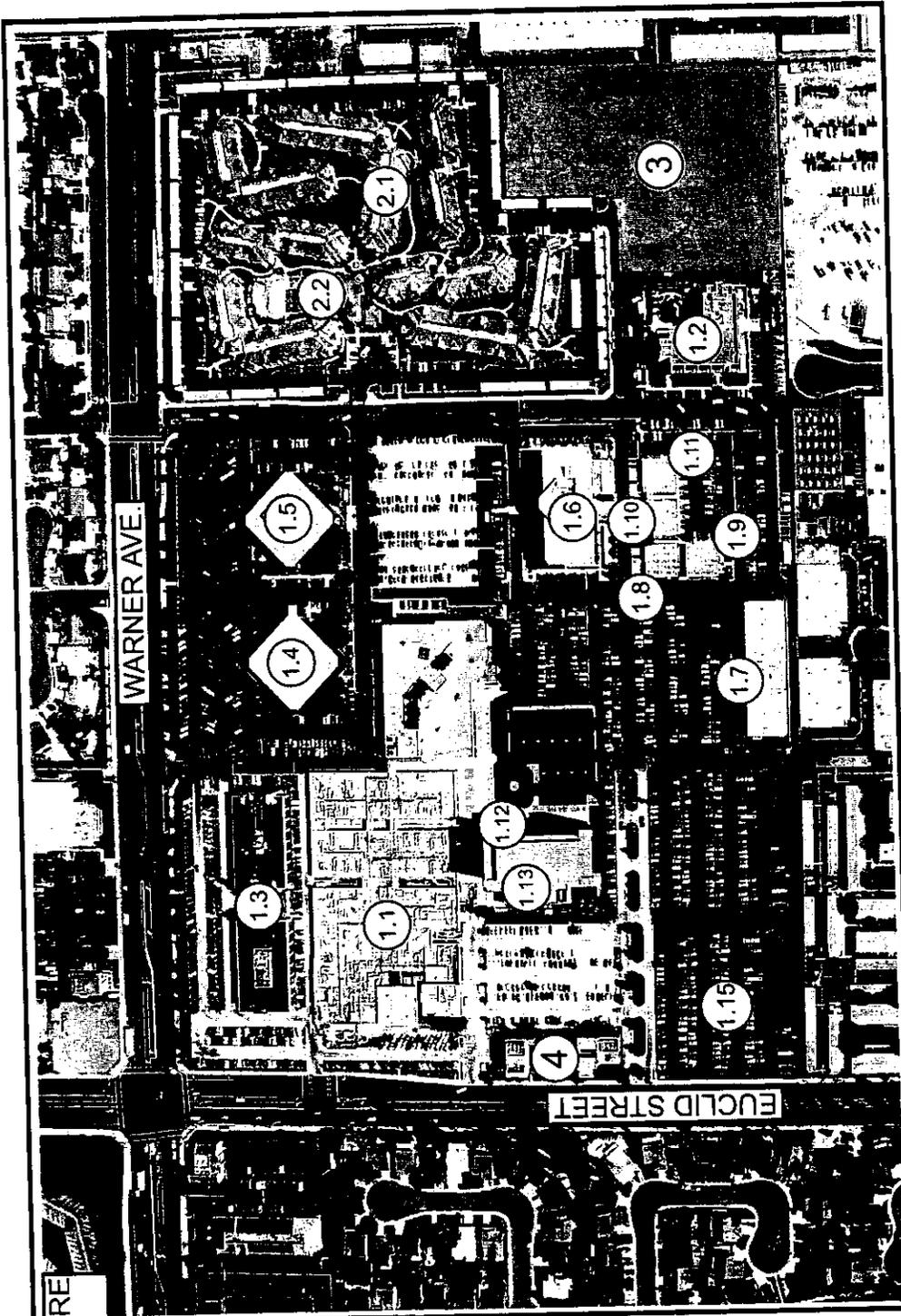


Exhibit 2

LOCATION MAP
 FOUNTAIN VALLEY MEDICAL CENTER



- 1.1 MAIN HOSPITAL AND WOMEN'S AND CHILDREN'S HOSPITAL
- 1.2 EAST PATIENT TOWER
- 1.3 3 - STORY MEDICAL OFFICE BUILDING (MOB #1 & #2)
- 1.4 4 - STORY MEDICAL OFFICE BUILDING (MOB #3)
- 1.5 4 - STORY MEDICAL OFFICE BUILDING (MOB #4)
- 1.6 4 - STORY MEDICAL OFFICE BUILDING (MOB #5)
- 1.7 UTILITY BUILDING
- 1.8 HUMAN RESOURCES TRAILER
- 1.9 QUALITY ASSURANCE TRAILER
- 1.10 EDUCATION/CLASSROOM TRAILER
- 1.11 OPTI-FAST PRENATAL TRAILER
- 1.12 MAINTENANCE BUILDING
- 1.13 APPROXIMATELY 5,460 SF UTILITY YARD
- 1.15 APPROXIMATELY 2.05 ACRES OF UNDEVELOPED LAND
- 2.1 APARTMENT BUILDING
- 2.2 RECREATION/ADMINISTRATION BUILDING
- 3 UNDEVELOPED LAND
- 4 EUCLID MEDICAL OFFICE BUILDING

**AERIAL PHOTOGRAPH/EXISTING SITE UTILIZATION
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**

2.4 AUTHORITY AND SCOPE

The Fountain Valley Medical Center Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both Planning Commission and City Council to be in effect.

This Specific Plan is a regulatory plan which will serve as the zoning ordinance for the subject property. Proposed development plans, agreements, site plans, tentative tract maps or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan.

2.5 PROJECT OBJECTIVES

The Specific Plan will serve as a planning tool to implement the physical development of the project area by regulating new development and providing mechanisms to ensure consistent implementation. Recognizing these goals, the following project objectives have been established:

- To continue to meet the needs of the community and region by providing for appropriate facility expansion, new programs and services;
- To plan and locate new uses to assure compatibility with other existing medical facilities;
- To provide for future permitted uses which respond to anticipated needs;
- To assure adequate supporting infrastructure exists to service future development;
- To provide a logical and efficient on-site circulation system, including parking to appropriately service facilities;
- To establish a cohesive and efficient signage program to facilitate on-site circulation and ease of use by medical center patrons;
- To establish a cohesive landscape program which enhances the visual appearance of the medical center;
- To provide development standards in support of Specific Plan concepts; and
- To implement the goals, objectives, and policies of the City of Fountain Valley General Plan

3.0 DEVELOPMENT PROGRAM

The Specific Plan Development Program contains three major components: 1) A Conceptual Land Use Development Plan, 2) A Conceptual Circulation Plan; and 3) A Conceptual Landscape Plan. Each of these program elements is described in the following discussion with supporting statistical data and graphic elements.

3.1 CONCEPTUAL DEVELOPMENT PLAN

The Specific Plan Area is comprised of four planning areas (Refer to Exhibit 4.) Table 1 illustrates existing site utilization and development intensity. Overall, current development intensity reflects an approximate 0.47 floor area ratio.

The Conceptual Development Plan which is illustrated in Exhibit 4 addresses three general categories of anticipated future development: 1) Immediate Development; 2) Potential Redevelopment of Existing Facilities; 3) Ultimate Build-out of presently vacant land. The Specific Plan Area has been broken down into Planning Areas to facilitate description of activities anticipated. Areas shown on Exhibit 4 planned for immediate development include the proposed Fountain Valley Regional Hospital Expansion Project. Table 2 presents a statistical summary of anticipated future development, and also illustrates development intensity.

As illustrated in Table 2, proposed site utilization as part of the Conceptual Development Plan represents approximately 246,970 additional square feet for all Planning Areas, bringing the Specific Plan Area total to approximately 1,398,154 square feet at ultimate build-out. This represents a development intensity of 0.58 FAR. Construction of the Conceptual Development Plan is anticipated to occur in several phased increments.

The following discussion outlines the character and type of uses anticipated by Planning Area. Additional detail with respect to permitted uses is contained in Section 4.0.

3.1.1 Planning Area 1

Planning Area 1 is comprised of approximately 37.20 acres and contains the following uses which constitute the Fountain Valley Regional Hospital: the 228,880-square-foot main Hospital, and the Women's and Children's Hospital; the East Patient Tower, containing approximately 60,000 square feet; five medical office buildings, containing an aggregate of approximately 318,931 square feet; a 40,800-square-foot utility building; a 6,000-square-foot maintenance building; several trailers; 2,020 parking spaces in surface parking lots; and a 2.05-acre parcel of undeveloped land. The existing floor area ratio in Planning Area 1 is 0.41.

EXHIBIT 4
02-28-03

LEGEND:

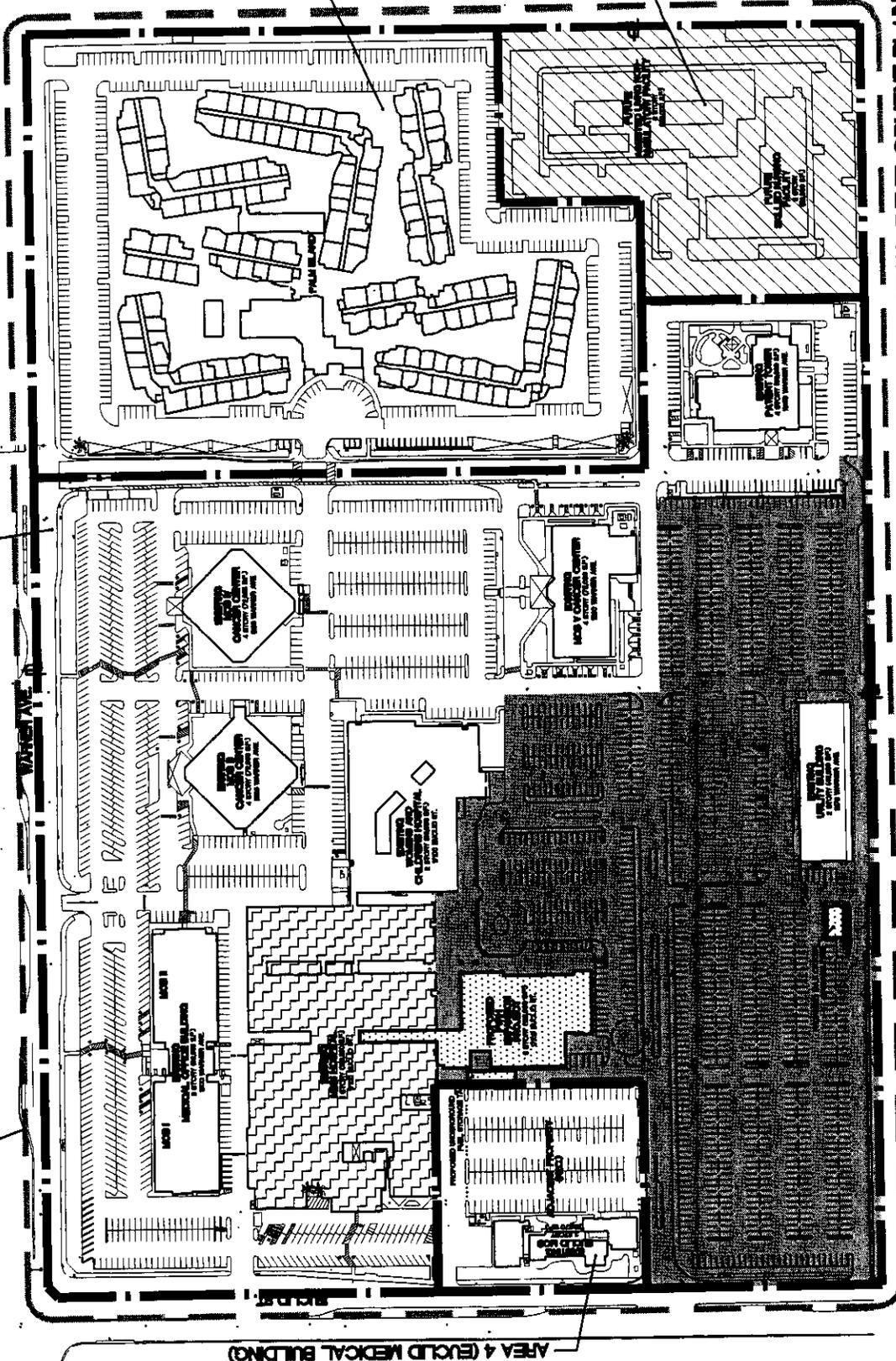
-  POTENTIAL FUTURE REDEVELOPMENT AREA
-  FUTURE DEVELOPMENT AREA
-  IMMEDIATE DEVELOPMENT AREA
-  DEVELOPMENT AREA
-  BOUNDARY
-  EMERGENCY MEDICAL SERVICE STOP AREA

**AREA 2
(PALM ISLAND SENIORS COMMUNITY)**

**AREA 3
(FUTURE SKILLED NURSING AND ASSISTED LIVING FACILITIES)**

**AREA 1
(FOUNTAIN VALLEY REGIONAL HOSPITAL CAMPUS)**

FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN AREA



**CONCEPTUAL DEVELOPMENT PLAN
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN**
NOT TO SCALE

AREA 4 (EXCUD MEDICAL BUILDING)

© Fountain Valley Medical Center 11/2002 4-52011.dwg 8-13-04-4:21 PM

**FOUNTAIN VALLEY REGIONAL HOSPITAL
Expansion Project**

Taylor & Associates Project No. 2109.10



**TAYLOR
& ASSOCIATES
ARCHITECTS**

**Table 1
EXISTING SITE UTILIZATION**

Revised: 2.28.03

AREA	SITE SQ. FT.	BUILDING SQ. FT.	USE	FAR
Fountain Valley Medical Center Specific Plan	55.8 acres (2,430,648 sf)	1,151,184 sf	Mixed	0.47
1. Fountain Valley Regional Hospital	37.20 acres (1,620,432 sf)	663,091 sf (400 licensed beds)	Hospital	0.41
1.1 Main Hospital and Womens and Childrens Hospital		222,880 sf (294 licensed beds)	In-patient services, emergency services, outpatient services, GI lab, surgery, respiratory, radiology, administration	
1.2 East Patient Tower		60,000 sf (106 licensed beds)	In-patient services	
1.3 Medical Office Building I & II		98,533 sf	Medical Offices	
1.4 Medical Office Building III		72,560 sf	Medical Offices	
1.5 Medical Office Building IV		72,838 sf	Medical Offices	
1.6 Medical Office Building V		75,000 sf	Medical Offices - Cancer Center	
1.7 Utility Building		40,880 sf	Storage, purchasing, office, outpatient, cardiac rehab, physical therapy	
1.8 Human Resources Trailer		3,600 sf	Support Services	
1.9 Quality Assurance Trailer		3,600 sf	Support Services	
1.10 Education/Classroom Trailer		3,600 sf	Support Services	
1.11 Opti-Fast Prenatal Trailer		3,600 sf	Support Services	
1.12 Maintenance Building		6,000 sf	Maintenance, housekeeping, biomedical	
1.13 Approximately 5,460 sf Utility Yard	Included above		Trash and biohazard storage enclosure	
1.14 Surface Parking Containing 2,020 spaces	Included above		Parking	
1.15 Approximately 2.05 acres of underdeveloped land	Included above		Undeveloped	
2. Palm Island	12.417 acres (540,885 sf)	458,723 sf (456 Units)	Housing - apartments	N/A
2.1 Apartment Building		448,062 sf (456 units)	Housing	
2.2 Recreation/Administration Building		10,661 sf	Recreation/Support Services	
2.3 Surface Parking Containing 477 spaces			Parking	
3. Undeveloped Land	Included above		Future development area	undeveloped
4. Euclid Medical Office Building	4.136 acres (180,164 sf)	29,370 sf	Medical Offices	0.33
4.1 Surface Parking Containing 151 spaces	2.05 acres (89,298 sf)		Parking	
	Included above			

**FOUNTAIN VALLEY REGIONAL HOSPITAL
Expansion Project**

Taylor & Associates Project No. 2109.10



**Table 2
PROPOSED SITE UTILIZATION**
Revised: 2.28.03

AREA	SITE SQ. FT.	BUILDING SQ. FT.	USE	FAR
Fountain Valley Medical Center Specific Plan	55.8 acres (2,430,648 sf)	1,398,154 sf	Mixed	0.58
1. Fountain Valley Regional Hospital	37.20 acres (1,620,432 sf)	800,061 sf (468 licensed beds)	Hospital	0.49
1.1 Main Hospital and Womens and Childrens Hospital		222,880 sf (206 licensed beds)	In-patient services, emergency services, outpatient services, GI lab, surgery, respiratory, radiology, administration	
1.2 East Patient Tower		60,000 sf (106 licensed beds)	In-patient services	
1.3 Medical Office Building I & II		98,533 sf	Medical Offices	
1.4 Medical Office Building III		72,560 sf	Medical Offices	
1.5 Medical Office Building IV		72,838 sf	Medical Offices	
1.6 Medical Office Building V		75,000 sf	Medical Offices - Cancer Center	
1.7 Utility Building		40,880 sf	Storage, purchasing, office, outpatient, cardiac rehab, physical therapy	
1.8 Proposed FVRH Project Expansion		128,000 sf (156 licensed beds)	Emergency Services, In-Patient Services	
1.9 Proposed Bulk Oxygen Storage Yard (Approx. 1,400 sf)	Included above		Oxygen Tank Farm (Storage Yard)	
1.10 Proposed Surface Parking Containing 2,288 spaces	Included above		Parking	
1.11 Future Medical Office Building VI	Included above	29,370 sf	Medical Offices	
2. Palm Island	12.417 acres (540,885 sf)	458,723 sf (456 Units)	Housing - apartments	N/A
2.1 Apartment Building		448,062 sf (456 units)	Housing	
2.2 Recreation/Administration Building		10,661 sf	Recreation/Support Services	
2.3 Surface Parking Containing 477 spaces			Parking	
3. Undeveloped Land	Included above	Future 110,000 sf (200 beds)	Future Nursing Home	0.61 (future)
3.1 Future Assisted Living Facility for Non-Ambulatory Services	4.136 acres (180,164 sf)	Future 60,000 sf (100 beds)	Future Non-Ambulatory Nursing Home	
3.2 Future Skilled Nursing Facility		Future 50,000 sf (100 beds)	Future Ambulatory Nursing Home	
3.3 Future Surface Parking Containing 100 spaces			Parking	
4. Euclid Medical Office Building	Included above	29,370 sf	Medical Offices	0.33
4.1 Surface Parking Containing 151 spaces	2.05 acres (89,298 sf)		Parking	
	Included above			

The existing four-story, 60,000-square-foot East Patient Tower, located south of Palm Island (at 11250 Warner Avenue) was first constructed in 1988 by the Fountain Valley Medical Development Company as a skilled nursing addition to the medical campus of the Fountain Valley Regional Hospital and Medical Center.

Prior to occupancy, the Fountain Valley Medical Development Company leased the building to Charter Healthcare. Charter Healthcare subsequently submitted plans to the Office of Statewide Health Planning and Development for necessary changes to the building to meet acute psychiatric licensed requirements. Charter Healthcare occupied the facility from approximately 1990 – 1993 as "Charter Healthcare". Fountain Valley Medical Development Company terminated the lease to Charter Healthcare in 1993 and reopened the facility as acute psychiatric and skilled nursing.

Over the past nine years, Fountain Valley Regional Hospital and Medical Center has operated the facility to meet the community's patient care needs. The East Patient Tower continues to be operating as a licensed acute care facility for acute psychiatric and acute medical/surgical patients and Fountain Valley Regional Hospital and Medical Center will continue to operate this facility as is.

Exhibit 4 identifies immediate development areas, future development areas and potential future redevelopment areas. As shown in Table 2, the future site utilization of Planning Area 1 includes elimination of the trailers and the maintenance building, and the construction of the Fountain Valley Regional Hospital Expansion Project, consisting of a 128,000-square-foot facility.

The Fountain Valley Regional Hospital Expansion Project is identified as immediate development, and a portion of Planning Area 1 is identified for future development. A portion of Planning Area 1 is also identified for the future construction of approximately 29,370 square feet of medical offices. Although this area is shown on Exhibit 4 as a parking lot for the Fountain Valley Regional Hospital Expansion Project, 29,370 square feet of medical offices may be constructed subject to planning and environmental review.

3.1.2 Planning Area 2

Planning Area 2 includes a senior residential facility consisting of a 456-unit facility (with a combined total of 448,062 square feet), a 10,661-square-foot recreational facility and a surface parking area containing 477 parking spaces. The existing density in Planning Area 2 is 35 dwelling units per acre. As shown in Tables 1 and 2, there are no changes between the existing site utilization and the proposed site utilization for Planning Area 2.

3.1.3 Planning Area 3

As shown in Exhibit 4, Planning Area 3 is a 4.1-acre vacant site which is accessed from Mount Hope Street. Table 2 indicates that Planning Area 3 is proposed to accommodate

approximately 110,000 square feet of development. The conceptual plan presently envisions the construction of an Assisted Living Facility for non-ambulatory seniors and a Skilled Nursing Facility.

Construction of a specific project will require subsequent approval of a Precise Plan in compliance with the Specific Plan. Any increase in development intensity would require an amendment to the Specific Plan, including a traffic and environmental analysis to assure that appropriate measures are incorporated in project design to prevent any adverse impacts.

3.1.4 Planning Area 4

Planning Area 4 contains the 29,370-square-foot Euclid Medical Building and a 166-space parking lot. As shown on Tables 1 and 2, there are no changes between the existing site utilization and the proposed site utilization for Planning Area 4.

Table 3 identifies remaining future development (excluding potential redevelopment) that may occur, inclusive of the implementation of the Fountain Valley Regional Hospital Expansion Project.

TABLE 3
CONCEPTUAL FUTURE DEVELOPMENT –
PLANNING AREAS 1 & 3

FUNCTION	SQ. FT. (1)	# OF STORIES	BEDS/ UNITS	PARKING/ RATIO	# OF PARKING SPACES
PLANNING AREA 1					
Expansion Project	128,000	6	156 (2)	2.5 SPACES/ BED	390 (3)
Medical Office Building	29,370	3	N/A	3.5/1000 SF	103
Sub-total	157,370		156		493
PLANNING AREA 3					
Assisted Living Non-Ambulatory Facility	60,000	3	100 BEDS	1 SPACE/ 2.5 BEDS	40
Skilled Nursing Facility	50,000	3	100 BEDS	1 SPACE/ 1.67 BEDS	60
Sub-total	110,000 SF		200 BEDS		100
TOTAL – PLANNING AREAS 1 & 3	267,370 SF		356 BEDS		593 (4)

Source: Taylor and Associates

- (1) All figures represent gross square footage and are conceptual. Final configurations may change.
- (2) 88 beds of the 156 beds are existing beds proposed to be relocated to the Expansion Project. Therefore, the total number of new beds will be 68.
- (3) Parking currently exists for the 88 existing beds that are being relocated to the Expansion Project. The additional parking required for the 68 new beds is 170 parking spaces.
- (4) 220 parking spaces associated with the 88 beds proposed to be relocated are existing parking spaces.

3.2 CONCEPTUAL CIRCULATION PLAN

3.2.1 Surrounding Street System

Since the initial approval of the Specific Plan, the following improvements to the Warner Avenue street frontage have occurred:

- A bus stop bay was improved on the south side of Warner Avenue between Euclid Street and the first access drive. The turnout was widened and the existing bus stop structure relocated. These improvements occurred in conjunction with the development of Medical Office Building 5.
- Two right-turn deceleration lanes were widened by four feet along the south edge of Warner Avenue. These lanes occur immediately west of the major access drive to the west portion of the medical center and at Mount Hope Street. Improvements occurred in conjunction with the development of Medical Office Building 5.
- An additional bus stop turn-out and shelter was provided on the south side of Warner Avenue, east of Mount Hope Street. This improvement occurred in conjunction with the development of Planning Area 2.

Roadways that will be utilized by development within the Specific Plan Area include Brookhurst Street, Euclid Street, Newhope Street, Harbor Boulevard, Edinger Avenue, Warner Avenue, Slater Street and Talbert Avenue. In the vicinity of the Specific Plan Area, the following roadway conditions exist:

Brookhurst Street: This north-south six-lane divided roadway is classified as a Major Arterial Street (120-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Euclid Street: This north-south four- to six-lane divided roadway is classified as a Primary Arterial (100-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Newhope Street: This north-south four-lane divided roadway is classified as a Secondary Arterial (80-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Harbor Boulevard: This north-south six-lane divided roadway is classified as a Major Arterial (120-foot right-of-way) on the City of Santa Ana General Plan Circulation Element.

Edinger Avenue: This east-west four-lane divided roadway is classified as a Primary Arterial (100-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Warner Avenue: This east-west six-lane divided roadway is classified as a Major Arterial (120-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Slater Avenue: This east-west four-lane divided roadway is classified as a Secondary Arterial (80-foot right-of-way) east of Ward Street and from Newland Street to I-405 and as a Primary Arterial (100-foot right-of-way) west of Ward Street to I-405 on the City of Fountain Valley General Plan Circulation Element.

Talbert Avenue: This east-west six-lane divided roadway is classified as a Primary Arterial (100-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

3.2.2 Site Access

As Exhibits 1 and 2 illustrate, major access to the Fountain Valley Medical Center is provided by Warner Avenue and Euclid Street.

There are currently three access points to the medical center along Warner Avenue. With approval of the Conceptual Circulation Plan illustrated in Exhibit 5, three access points from this roadway will still exist. Each of these access points is described briefly below:

- Access Point 1 – Warner Avenue. The existing access point located approximately 600 feet east of Euclid Avenue permits right and left turn movements into the medical center from Warner Avenue, and right turns only exiting.
- Access Point 2 – Warner Avenue/Mount Hope Street. Mount Hope Street is the primary access point from Warner Avenue. This intersection is signaled to accommodate full turning movements.
- Access Point 3 – Access is limited to a right turn in and out of the site at this point.

The Conceptual Circulation Plan also incorporates four access points off of Euclid Street. Each of these access points is described briefly below, and are illustrated on Exhibit 5.

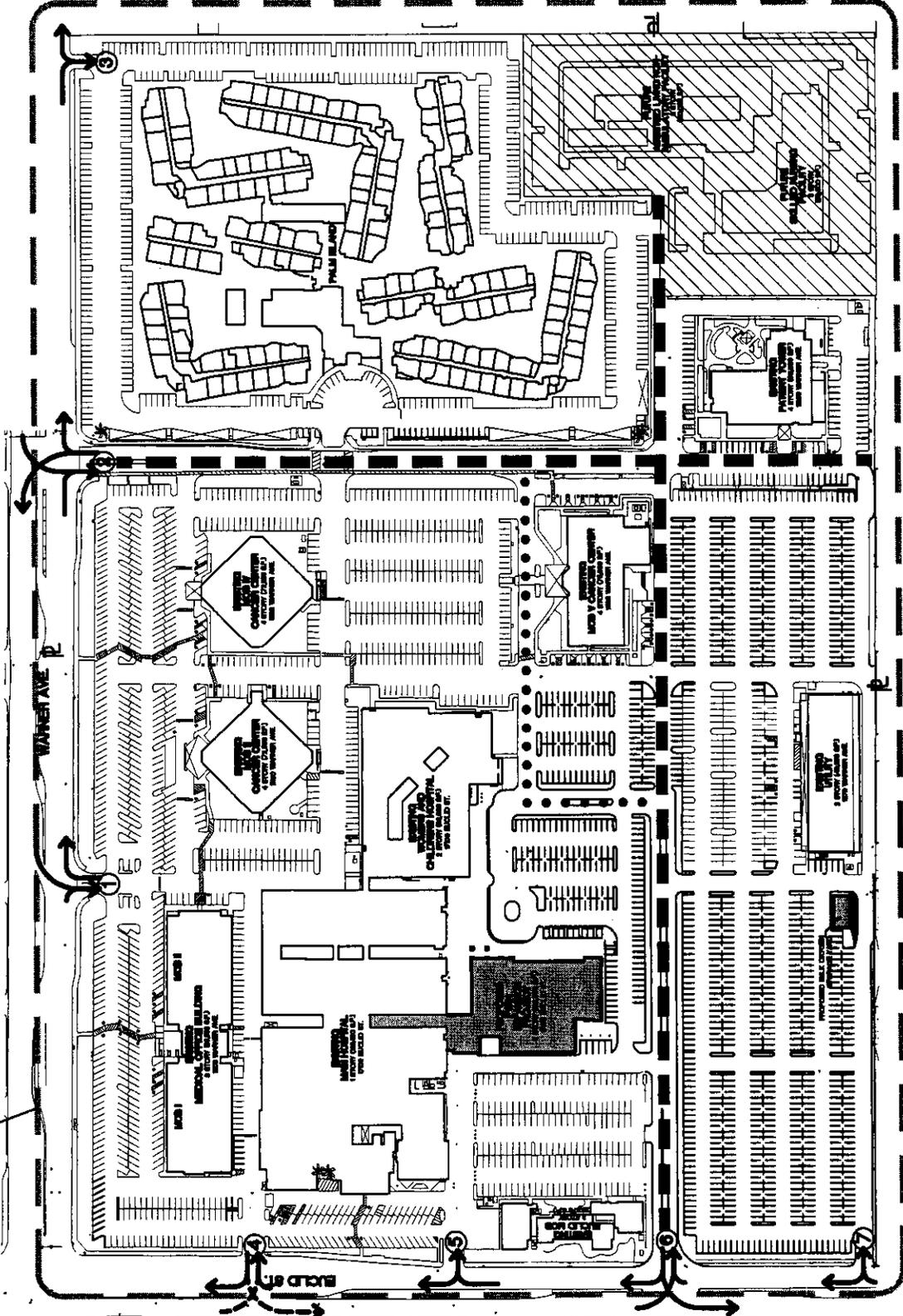
- Access Point 4. This access point presently exists and currently provides the primary access for emergency vehicles to the hospital as well as access for doctors and medical center patrons. Left turns (egress) are prohibited at this access point during the evening peak period (3:00 to 6:00 p.m.) for all but emergency vehicles. Right turn movements are unrestricted. With implementation of the Fountain Valley Regional Hospital Expansion Project, the access point for emergency vehicles would be redirected to Access Point 6.

EXHIBIT 5
2-28-03

LEGEND:

-  FVH EXPANSION PROJECT
-  FUTURE DEVELOPMENT AREA
-  MAIN COLLECTOR STREET
-  PROPOSED EXTENSION MAIN COLLECTOR STREET
-  SITE ACCESS (INDICATES TURN MOVEMENTS)
-  SITE ACCESS (WITH TIME RESTRICTIONS)
-  ACCESS POINT

FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN AREA



CONCEPTUAL CIRCULATION PLAN
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN
NOT TO SCALE

- Access Point 5 – This existing access point provides full right turn movements to and from Euclid Street. No changes will occur at this access point with any future development proposed as part of this Specific Plan.
- Access Point 6 – As Exhibit 5 illustrates, this is the major entry point to the medical center from Euclid Street. This existing access point provides full right and left turn movements to and from Euclid Street. With the implementation of the Fountain Valley Regional Hospital Expansion Project, this access point will be modified to improve vehicular turning radius.
- Access Point 7 – An additional right turn only in and out of the site is indicated at the southerly boundary of the Specific Plan Area. Improvements will occur in conjunction with development of the Fountain Valley Regional Hospital Expansion Project.

3.2.3 On-site Circulation

Two major on-site collector streets are identified for the Specific Plan Area. These are illustrated on Exhibit 5 and are described briefly below.

- Mount Hope Street. This street is a three lane collector street (40 feet wide) and serves both the west and east portions of the Specific Plan Area, as well as providing points of access to parking areas on each side of the street.

Mount Hope Street will be re-named Medical Center Drive. This name change will aid in promoting the identity of the medical center and will facilitate on-site circulation.

- East-West Collector. A second collector street currently exists from Euclid Street to Mount Hope Street. This street is two lanes with a minimum width of 26 feet. In conjunction with development of the Fountain Valley Regional Hospital Expansion Project, a northern link to the East-West Collector will be provided, as shown on Exhibit 5. This additional link, will supplement the southern East-West Collector.

The East-West Collector will be formally named Hospital Campus Drive. This action will facilitate on-site circulation.

3.2.4 Parking

On-site facilities will be served by surface parking lots throughout the site. Parking will be provided to future uses in accordance with standards presented in Section 4.0 of this document.

Certain modifications to existing surface parking on the south portion of the main hospital are anticipated to accommodate development of the Fountain Valley Regional Hospital Expansion Project and to improve on-site circulation. These are schematically illustrated in Exhibit 4.

3.3 CONCEPTUAL LANDSCAPE PLAN

Exhibit 6 illustrates the Conceptual Landscape Plan for the medical center. The intent of the landscape concept is to provide a unifying visual element which continues and strengthens the existing character of landscape within the medical center. The thematic components of the concept are described below.

3.3.1 Major Landscape Edges

Major Landscape Edges occur along Warner Avenue and Euclid Streets, as shown in Exhibit 6. The character of both of these project edges is described below.

- Euclid Street Project Edge. All development occurring along this edge shall maintain a landscape edge having an average depth of 20 feet and a minimum depth of 15 feet. Measurement shall be from the street rights-of-way to either the nearest building or parking area, less any land which may be required for any future street dedications. Landscape improvements to the Euclid Street edge related to any new development shall consist of Canary Island Pines, sycamore trees and turf. (This palette reflects the existing theme along Euclid Street.)
- Warner Avenue Project Edge. All development occurring along this edge shall maintain a minimum 25 foot landscape edge measured from the street rights-of-way to the nearest parking area, less any land which may be required for any future street dedications. Landscape improvements to the Warner Avenue edge related to any new development shall consist of Canary Island Pines and turf. (This palette reflects the existing theme along Warner Avenue.)

3.3.2 Landscape Entry Treatments

Landscape Entry Treatments are indicated on Exhibit 6 at Access Point 2 – Mount Hope Street at Warner Avenue, Access Point 5 of Euclid Street, and Access Point 6 – East/West Collector Street at Euclid Street. Consistent landscape features incorporating the use of Jacaranda trees shall occur at these major entry points (Access Point 2 and Access Point 5). At Access Point 6, existing Jacaranda trees may be replaced and will be supplemented with additional tree species. Entry treatments may also include project identification monument signs of a consistent design.

3.3.3 Collector Street Theme Landscaping

Consistent theme landscaping exists along Mount Hope Street. Consistent landscaping will be developed along the East-West Collector Street running between Euclid Street and Mount Hope Street.

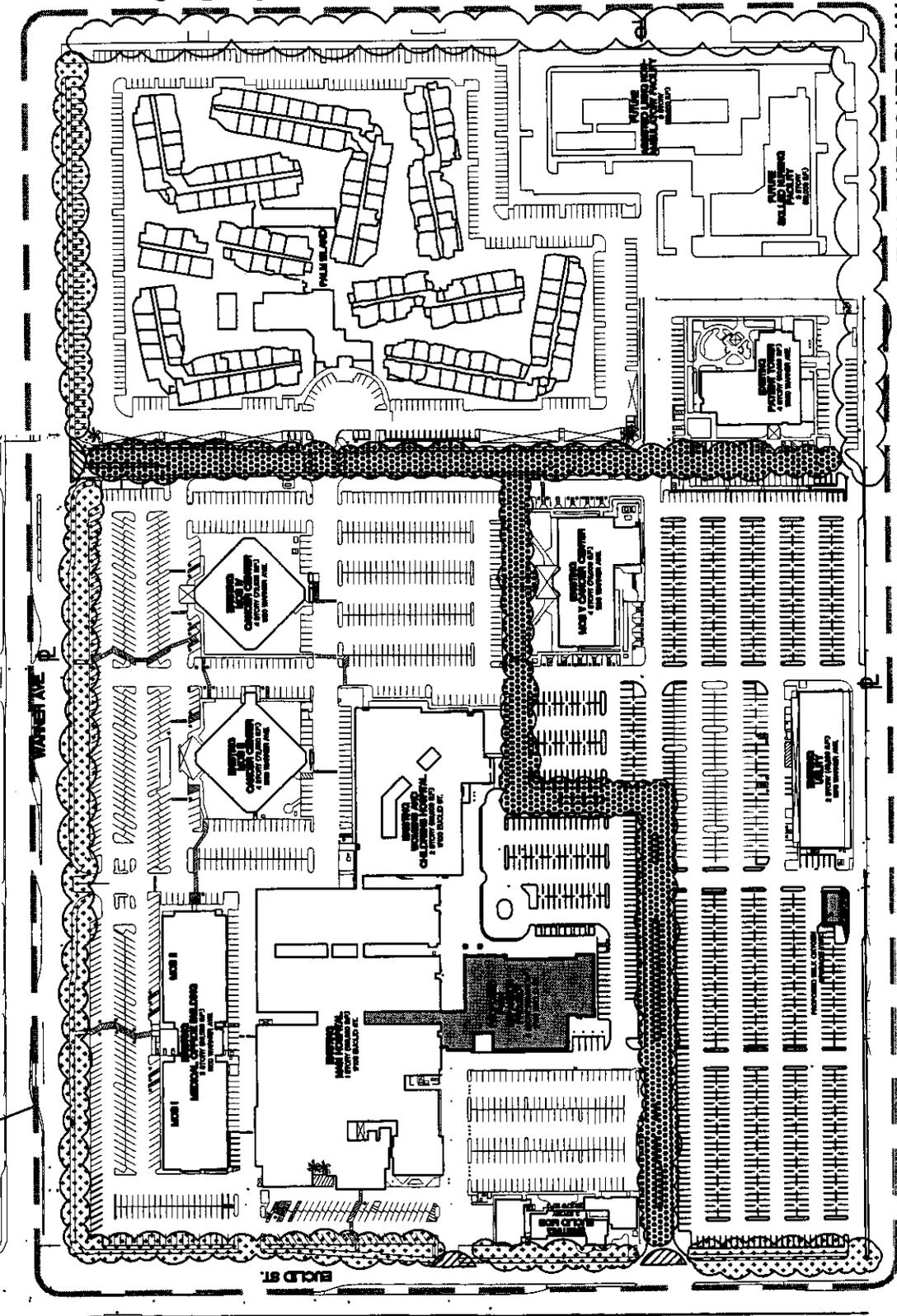
In conjunction with the construction of the north link of the East-West Collector, that portion of the East-West Collector occurring before the northern and southern link split,

FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN AREA

EXHIBIT 6
02-28-03

LEGEND:

-  FVH EXPANSION PROJECT
-  PROJECT EDGE
-  COLLECTOR STREET THEME LANDSCAPING
-  PERIMETER LANDSCAPE SCREENING
-  PROJECT ENTRY FEATURES



CONCEPTUAL LANDSCAPE PLAN
FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN
NOT TO SCALE

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will be supplemented with Washingtonia palms (or a similar tree) and an evergreen canopy tree in order to create a stronger identity expression. The existing trees along the northern link of the East-West Collector will be reinforced with additional evergreen trees.

3.3.4 Perimeter Landscape Screening Edge

As shown on Exhibit 6, perimeter landscape screening is proposed along the east and south boundaries of Planning Areas 2 and 3. These areas, as previously noted, are planned for retirement housing and skilled nursing facilities. The project site is bordered in these areas by existing uses which include office, commercial, industrial and multi-family development. In order to provide a sense of privacy and security to future residents and patients, a special landscape treatment to visually screen proposed retirements housing and skilled nursing facilities shall be incorporated in specific project design. This screening may incorporate landscape materials as well as walls or fences as considered necessary to mitigate visually obtrusive situations.

This perimeter edge shall have a minimum width of 10 feet and shall include evergreen trees at an average spacing of one tree for each 15 lineal feet. Development of this landscape screening edge shall occur in conjunction with development of Planning Areas 2 and 3.

3.3.5 Parking Areas

Parking areas throughout the medical center shall incorporate the use of Alter (*alnus cordata*), Jacaranda and cassia trees, or similar trees as the primary theme tree. Guidelines for parking area landscaping are outlined in Section 4.3.3 of this document.

4.0 DEVELOPMENT REGULATIONS

4.1 INTRODUCTION

The Fountain Valley Medical Center Specific Plan has been formulated in accordance with the Fountain Valley General Plan. These Development Regulations will serve as the primary mechanism for implementation of the Specific Plan. The purpose of this section is to provide minimum development standards within the Medical Center. Wherever regulations contained in this document conflict with the regulations of the Fountain Valley Municipal Code, the regulations contained herein shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within this document. All development within the boundaries of the Fountain Valley Medical Center Specific Plan shall comply with all provisions of the Uniform Building Code and other governing local building codes.

4.2 NOTES AND DEFINITIONS

4.2.1 General Notes

- 1) Water service to and within the Specific Plan area shall be furnished by the City of Fountain Valley and the Metropolitan Water District.
- 2) Sewage disposal facilities to and within the Specific Plan area shall be provided by City of Fountain Valley and the Orange County Sanitation District.
- 3) Subdivision of property within the Specific Plan area shall be in accordance with the State Subdivision Map Act and the Fountain Valley Municipal Code.
- 4) All development within the Specific Plan area shall comply with the provisions of this development plan text. To the extent that the Development Plan text does not specifically apply, then the general requirements of the City of Fountain Valley Municipal Code shall apply. All construction shall comply with all of the provisions of the Uniform Building Code and other governing local codes.
- 5) When any ambiguity occurs between this Development Plan and the Fountain Valley Municipal Code, this Development Plan shall control unless specifically provided otherwise.
- 6) Permissible land uses are those prescribed by the provisions of the Development Regulations, Sections 4.4.1 and 4.4.2

- 7) All uses shall occur inside enclosed structures.
- 8) All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials and infectious wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.
- 9) Any fire equipment and access shall be approved by the Fountain Valley Fire Department.
- 10) All new buildings subject to review by the City of Fountain Valley shall meet Title 24 requirements for energy conservation. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heat and lighting systems.
- 11) Prior to the issuance of building permits for each structure, the applicant shall submit and the Director of Planning and Building shall approve, a plan for pedestrian and handicapped access, including handicapped parking spaces and building access, interior sidewalks, and pedestrian crossings of interior circulation roadways. The provisions for handicapped access shall comply with the requirements of Title 24.
- 12) Setback requirements are as specified in this text. All setbacks shall be determined as the perpendicular distance from the existing street right-of-way line, or property line, to the foundation point of the closest structure, or parking area as specified, less any land which may be required for any future street dedications.
- 13) This Specific Plan may be amended by the same procedure as it was originally adopted. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. An amendment may be initiated by the City Council. Any such amendment requested by the property owner shall be subject to current City Policy and Procedures.
- 14) Standards contained in this Specific Plan shall apply only to new construction or redevelopment identified in the Development Plan. All structures and other standards contained in this Specific Plan shall apply only to new construction or redevelopment identified in the Development Plan. All structures and other improvements existing at the time of Specific Plan adoption shall be considered conforming.

- 15) Prior to the issuance of each building permit, the applicant shall submit for review and approval by the Director of Planning and Building, documentation demonstrating project compliance with the City's Trip Reduction and Travel Demand Management Program (Ordinance No. 1165).

4.2.2 Definitions

Definitions as contained in Section 21.08 of the Fountain Valley Municipal Code shall apply to the Fountain Valley Medical Center Specific Plan Area, except as provided below:

4.2.2.1 Land Uses

- 1) Administrative Services – Those functions necessary and incidental to the management and administration of operations within the medical center.
- 2) Inpatient Services – Hospital patient services which require overnight, or extended stays.
- 3) Outpatient Services – Hospital patient services which do not require overnight stay.
- 4) Residential Care – Medically-oriented residential units that do not require the acuity level generally associated with inpatient services but which require overnight, or extended stays, including housing for indefinite periods.
- 5) Support Services – Miscellaneous services complementary to the delivery of primary medical services which facilitate and enhance the functioning of the medical center for both patrons and employees.

4.3 DEVELOPMENT PLAN

4.3.1 Land Use Development Plan

The Conceptual Development Plan addresses three general categories of anticipated development: 1) Immediate Development; 2) Potential Redevelopment or certain existing facilities; and 3) Ultimate build-out of presently vacant land. The Conceptual Development Plan is illustrated in Exhibit 4 of this Specific Plan. Table 2 presents a statistical summary of the Conceptual Development Plan.

4.3.2 Conceptual Circulation Plan

The Conceptual Circulation Plan, illustrated in Exhibit 5 of this Specific Plan provides for site access, a network of on-site collector streets, and parking facilities in support of

the Land Use Development Plan. Parking will be provided for future uses in accordance with standards presented in this Section.

4.3.3 Conceptual Landscape Plan

The Conceptual Landscape Plan, illustrated in Exhibit 6 of this Specific Plan, outlines a landscape concept to visually enhance and unify the medical center. The conceptual plan addresses Major Landscape Screening.

4.4 DEVELOPMENT STANDARDS

4.4.1 Permitted Uses

4.4.1.1 Planning Areas 1 and 4

The following list of permitted uses applies to Planning Areas 1 and 4, which is illustrated in Exhibit 4. The individual uses listed are not intended to be an exhaustive list. Other compatible hospital related uses may be allowed at the discretion of the Fountain Valley Planning Department, with a determination of consistency with the intent of this Specific Plan.

1) Hospital facilities, including, but not limited to:

a. Outpatient Services:

- Antepartum Testing
- Cancer Center
- Skilled Nursing
- Rehabilitation
- Conditioning
- Surgery Center
- Clinical Center
- Day Hospital
- Back and Neck Center
- Biofeedback
- Breast Imaging Center
- CT Scan
- Dialysis
- EEG/EMG/NICE Laboratory
- First Aid Center
- Fertility Services
- G.I. Laboratory
- Laboratory
- Magnetic Resonance Imaging
- Nuclear Medicine
- Occupational Therapy

- Pediatrics
- Pharmacy
- Physical Therapy
- Pulmonary Services
- Radiation Therapy
- Radiology
- Lithotripsy
- Computerized Axial Tomography
- Respiratory Therapy
- Sleep Disorder Center
- Speech Therapy
- Ultrasound

b. Inpatient Services:

- Critical Care
- Emergency Care Unit
- Obstetrics/Gynecology
- Cardiology
- Podiatry
- Cardiac Care Unit
- Intensive Care Unit
- Pediatric Services
- Neonatal Intensive Care
- Surgery/Waiting Rooms
- Radiology
- Laboratory
- Pathology
- Pharmacy

c. Administrative Services

- Admitting
- Auxiliary Office
- Business Offices
- Information
- Registration
- Patient Relations
- Social Services

d. Support Services:

- Employee Child Care
- Health Education
- Power/Mechanical/Auxiliary Support and Storage
- Food Services
- Cashier
- Chapel/Chaplaincy Service

- Conference Center
- Dietitian
- Gift Shop
- Laboratory
- Pathology
- Medical Library
- Medical Records
- Pharmacy
- Blood Bank
- Engineering/Maintenance/Environmental Services
- Shipping/Receiving
- Microwave, Satellite, and Other Communication Facilities
- EMS Stop

- 2) Medical/Support Offices
- 3) Accessory uses normally incidental to hospital development
- 4) Temporary structures and uses, including modular buildings
- 5) Any other similar use which is found compatible by the Planning Commission

4.4.1.2

Planning Areas 2 and 3

- 1) Residential Care:
 - Substance Abuse
 - Mental Health Services
 - Extended Care
 - Hospice Care
 - Skilled Nursing Care
 - Ambulatory Retirement Housing
 - Non-ambulatory Retirement Housing
- 2) Accessory uses normally incidental to Residential Care facilities
- 3) Temporary uses normally incidental to Residential Care facilities
- 4) Any other similar use which is found compatible by the Planning Commission

4.4.2 Site Development Criteria

4.4.2.1 Minimum Residential Unit Size

The minimum square footage for all senior housing units in Planning Areas 2 and 3 shall average 700 square feet, provided that no individual unit shall be less than 530 square feet.

4.4.2.2 Maximum Building Height

The maximum building height in all Planning Areas shall be 4 stories or 55 feet, with the exception of the Fountain Valley Regional Hospital Expansion Project, which shall have a maximum building height of 6 stories or 90 feet. A story is defined as occupied floor space, and does not include architectural features such as parapets and similar devices or mechanical equipment penthouses. Building height is defined as the vertical distance measured from the ground to the ceiling of the uppermost story. The Fountain Valley Regional Expansion building shall not be more than 120 feet in height, as measured from the adjacent finished grade, or surface, to the uppermost portion of the parapet or equipment screen.

4.4.2.3 Building Setbacks

- 1) Warner Avenue: 40 feet (carports and other similar non-habitable and open structures may encroach to within 25' of Warner Avenue adjacent to Planning Area 2)
 - 2) Euclid Street: 20 feet
 - 3) On-site:
 - Rear Yard: 10 feet
 - Side Yard: 10 feet
- Note: Rear and side yard setbacks are measured from the property line.

4.4.2.4 Building Separation

A minimum building separation of 20 feet for all new construction shall be provided in all Planning Areas. Within Planning Area 2, the minimum separation for carports, garages, or other similar accessory buildings from main structures or other accessory structures shall be 5 feet.

4.4.2.5 Modular Structures

Temporary modular buildings shall be permitted for up to twelve months subject to the approval of the Director of Planning and Building. Permanent modular buildings will require issuance of a Temporary Use Permit.

4.4.2.6 Lighting

- 1) All lighting systems shall be designed and maintained in such a manner as to minimize light spillage and glare onto adjacent properties.
- 2) Lighting shall be used for the purpose of providing illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, pathways, and working areas. The design of light fixtures and structural supports shall be architecturally compatible with the surrounding buildings.

4.4.2.7 Equipment Screening

All roof, wall and ground mounted equipment shall be screened from public view on all sides.

4.4.2.8 Storage Area Screening

- 1) All storage areas shall be screened from view from public view. Such screening shall be architecturally integrated with surrounding buildings.
- 2) Storage of materials or equipment shall not exceed screen height.

4.4.2.9 Security Walls and Fences

- 1) Any wall or fence along a street frontage that is over 3 feet in height shall be subject to setback requirements of Section 3.3.1 Major Landscape Edges or Section 4.4.3.13 Landscape Requirements, as appropriate.
- 2) All fencing or walls shall be concrete, masonry or other similar materials, not to exceed a height of 8 feet from the highest finish grade. Chain link with wood slats may be used for perimeter fencing when not visible from front setback areas and screened with landscaping.

4.4.2.10 Utilities

- 1) All new utilities of 12 KV or less within the project and along adjacent major arterials shall be installed underground.
- 2) All ground-mounted utility appurtenances such as transformers shall be located out of public view and adequately screened through the use of berming, landscaping and concrete or masonry walls.

4.4.2.11

Refuse Collection Areas

- 1) All outdoor refuse collection areas shall be visually screened from access streets, alleys, and adjoining properties.
- 2) No refuse collection areas shall be permitted between a street frontage and the building line.

4.4.2.12

Parking and Access

- 1) Off-street parking for the Fountain Valley Medical Center shall be provided on-site.
- 2) The design and layout of all parking areas shall be subject to the review and approval of the City Traffic Engineer and the Public Works Department.
- 3) Parking lot lighting shall be designed in a manner which minimizes impacts on adjacent land uses. Nighttime lighting shall be limited to that necessary for security and screened from any adjacent residential areas.
- 4) Handicapped access and parking shall comply with the requirements of Title 24, including design and provision of parking spaces, building access, interior sidewalks, pedestrian crossing of interior roadways and similar concerns. Requirements for Off-Street Parking

Off-street parking shall be provided in accordance with the following standards:

<u>Use/Category</u>	<u>Parking Ratio</u>
Medical Offices	3.5 spaces/1,000 square feet
Hospital Services	2.5 spaces/bed
Residential Care	1.0 spaces/1,000 square feet
• Ambulatory Senior Retirement Housing	1.0 space/unit
• Non-ambulatory Assisted Living	1.0 space/2.5 beds
• Skilled Nursing Facilities	1.0 space/1.67 beds

4.4.2.13

Landscape Requirements

- 1) Detailed landscape and irrigation plans for any new development shall be prepared by a licensed Landscape Architect, and reviewed by the City of Fountain Valley Planning Department Prior to issuance of any building permit, and installed prior to issuance of Certificate of Use and Occupancy.

- 2) Landscaping and irrigation shall be installed in accordance with the City of Fountain Valley Water Efficient Landscape Policy as outlined in Chapter 21.50 of the Municipal Code.
- 3) All landscape areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within thirty (30) days from the date of damage.
- 4) Parking Lot Landscaping
 - a. Setback. The width of the landscaped edge adjacent to parking areas shall be a minimum of 10 feet from the perimeter boundary of the Specific Plan area, except for Major Landscape Edges as specified in Section 3.3.1 of this plan.
 - b. Where a parking lot contains ten (10) or more parking spaces and is visible from a street, not less than ten percent (10%) of the total area excluding any perimeter landscaping, shall be landscaped. Such landscaping shall not be concentrated in any one area.
 - c. Trees. Trees equal in number to one (1) per each six (6) parking stalls at parking lot edges, or when stalls face each other, are required. Parking lot trees shall be a minimum 15 gallon size. Trees of like species shall be utilized for each respective parking lot.
 - d. Shrubs. Shrubs may be used for screening parking areas. Shrubs of like species shall be used in large masses spaced in linear fashion at 3'-1" o.c. maximum. The center line of the shrub mass shall occur a minimum of 3'-6" from parking lot curb face.
- 5) All trees planted within landscape setback areas, project entries, property boundaries, internal street edges, and parking lot edges shall have a minimum size of 24 inch box. All other trees shall have a minimum of 15 gallon size.

4.4.2.14 Hazardous Materials Management

- 1) Hazardous waste materials shall be handled and disposed of in a manner specified by the State of California Hazardous Substances Control Law (Health and Safety Code Division 20, Chapter 6.5), standards established by the California Department of Health Services, Office of Statewide Health Planning and Development, and

- 2) according to the requirements of the California Administrative Code, Title 30, Chapter 22.
- 3) All uses involving hazardous materials shall be reviewed by the Fire Department.
- 4) Exterior storage of hazardous/flammable materials shall be subject to the provisions of Ordinance No. 1191 amending Section 21.40.040 of the Fountain Valley Municipal Code.
- 5) All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials, or infectious wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.
- 6) Noxious odors, fumes and emissions shall be controlled on site.

4.4.3.15

Maintenance

Property owners are responsible for the maintenance of all buildings, structures, yards, landscaping, signs, parking areas and other improvements in a manner which does not detract from the appearance of the surrounding area.

5.0 SPECIFIC PLAN IMPLEMENTATION

5.1 INFRASTRUCTURE

This section identifies the providers of public facilities necessary to support the proposed level of development, as outlined in Section 3.1 of this Specific Plan.

5.1.1 Water Supply

Water service to the Specific Plan area is furnished by the City of Fountain Valley and the Metropolitan Water District.

5.1.2 Sewer System

Sewage disposal facilities to the Specific Plan area are provided by the City of Fountain Valley and the Orange County Sanitation District. Waste treatment facilities are provided by the Orange County Sanitation District.

5.1.3 Solid Waste

Solid waste disposal, excluding infectious wastes, is provided by the Rainbow Disposal Company, under contract to the City of Fountain Valley.

5.1.4 Drainage

Off-site drainage facilities are provided by the City of Fountain Valley and the Orange County Flood Control District.

5.2 PUBLIC SERVICES

5.2.1 Fire Protection

Fire protection services are provided to the Specific Plan area by the City of Fountain Valley.

5.2.2 Police Protection

Police protection services are provided to the Specific Plan area by the City of Fountain Valley.

5.3 PERMIT REVIEW AND GENERAL ADMINISTRATION

5.3.1 Permitted Uses

All uses described as permitted are permitted provided a Precise Plan Approval or other development approval has been granted pursuant to the provisions of the City's Zoning Ordinance relating to the granting of a Precise Plan, or other similar approval.

5.3.2 Conditional Uses

All uses described as conditional uses are permitted providing a Conditional Use Permit has been granted pursuant to the provisions of the City's Zoning Ordinance relating to the granting of a Conditional Use Permit.

5.3.3 Subdivisions

The City of Fountain Valley Subdivision Ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process allows for the creation of lots as tentative parcel or tentative tract maps. The review and approval of subdivision maps will set forth the various conditions necessary to ensure the improvements of streets, utilities, drainage features, and other service requirements specified by the City.

5.3.4 Environmental Determination

The processes for approval of Precise Plans, Conditional Use Permits and Subdivision Maps are discretionary, not ministerial, and are therefore subject to the requirements of the California Environmental Quality Act (CEQA). However, a Program EIR was prepared as part of this Specific Plan, as amended, and is applicable to future development within the Specific Plan Area. Therefore, projects consistent with the Specific Plan, as amended, shall require either no further environmental documentation, or in special cases, only focused environmental analysis and action as documented in Sections 15162, 15163 and 15164 (Subsequent EIR's, Supplemental EIR's and Addendums) of the CEQA guidelines (California Code of Regulations). Future projects determined to be clearly inconsistent with the Specific Plan, will require further environmental documentation.

5.3.5 Amendment Procedures

In accordance with the California Government Code Sections 65453 and 65454, Specific Plans shall be prepared, adopted and amended in the same manner as General Plans, except that Specific Plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent General Plan amendment unless it is determined by City staff that the proposed amendment would substantively affect the General Plan goals, objectives, policies or programs.

Amendments to the Specific Plan may require preparation of an Environmental Impact Report subject to the provisions of Section 15162 of the California Environmental Quality Act which addresses the preparation of Subsequent Environmental Impact Reports.

5.3.6 Applicability of Other Ordinances

In the event any of the development regulations or guidelines of this Specific Plan conflict with any other applicable provisions of City ordinances or regulations, the Specific Plan shall govern; otherwise all development activities, procedures, and land use activities and procedures within the area covered by the Specific Plan shall comply with all City of Fountain Valley ordinances and regulations, including but not limited to those regulating land use and development.

5.3.7 General Administration

- 1) The Fountain Valley Medical Center Specific Plan shall be administered and enforced by the City of Fountain Valley Planning Department in accordance with the provisions of the City Municipal Code.
- 2) Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the City Council. Those changes are as follows:
 - a. The addition of new information to the Specific Plan maps or text that does not materially change the effect of any regulations or guidelines.
 - b. Changes to the project infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing development capacity in the Specific Plan Area, nor change the concepts of the Plan.
 - c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly as permitted.
 - d. Minor additions to existing structures that result in an increase in square footage (beyond that identified in Table 2) shall be subject to design review. An addition or alteration shall be considered minor if it does not alter the existing building's vertical or lateral support structural elements by more than three percent (3%). Such uses may be approved if it is determined that said uses do not result in environmental impacts. If it is determined that environmental impacts could result from any proposed minor addition, environmental

documentation shall be required to be prepared prior to approval of the minor addition. In addition to the above items, Precise Plan applications which are consistent with the Specific Plan may be approved administratively by the Planning Director. Such approvals may be appealed to the Planning Commission.

APPENDIX

RESOLUTION NO. 8569

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN VALLEY APPROVING A SPECIFIC PLAN ON AN APPROXIMATELY 55 ACRE SITE AT THE SOUTHEAST CORNER OF EUCLID STREET AND WARNER AVENUE.

WHEREAS, the Fountain Valley Medical Company has petitioned the City of Fountain Valley to establish a Specific Plan on the approximately 55 acre site at the southeast corner of Euclid Street and Warner Avenue; and

WHEREAS, the Fountain Valley Planning Commission, on June 23, 1993, held a public hearing regarding this matter and adopted Resolution No. 93-26 recommending approval of a Specific Plan for the Fountain Valley Medical Campus; and

WHEREAS, a public hearing was conducted by the City Council on August 3, 1993, at which time interested persons had an opportunity to testify in support or opposition to the proposal.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1

On June 9, 1993, the Fountain Valley Planning Commission adopted Resolution No. 93-23 certifying as complete and adequate the Environmental Impact Report for the Fountain Valley Medical Center Specific Plan. The EIR, further identified as State Clearinghouse No. 92111071, has been received and considered by the City Council. The City Council does hereby find that pages 1-4 through 1-21, inclusive, of the Fountain Valley Medical Center Draft EIR dated March 1993 contains a summary of environmental mitigation measures to mitigate all environmental impacts for the proposed project. These mitigation measures will be imposed as conditions of developments.

SECTION 2

That the City Council hereby finds that the proposed Specific Plan area described precisely hereunder in Section 3 would provide for the orderly growth in the City in a manner consistent with Specific Plan land use designation of the updated General Plan.

SECTION 3

The City Council hereby adopts the Specific Plan marked Exhibit "A" for the property situated generally the southeast corner of Euclid Street and Warner Avenue be approved. The proposed Specific Plan boundaries and acreage are depicted on the exhibit attached hereto and made a part of this resolution by reference. That exhibit is marked Exhibit "B", Specific Plan, for identification.

APPROVED, ADOPTED AND SIGNED this August 3, 1993.

Laurann Cook
Mayor

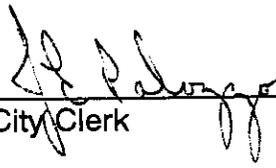
ATTEST:

[Signature]
City Clerk

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF FOUNTAIN VALLEY }

I, J.E. Palazzo, do hereby certify that I am the City Clerk of the City of Fountain Valley; that the foregoing Resolution was regularly introduced to said Council at its Regular meeting held on the 3rd day of August, 1993, and was at said meeting regularly passed and adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS:	CARROZZO, COLLINS, PETRIKIN, COOK
NAYS:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	SCOTT
ABSENT:	COUNCIL MEMBERS:	NONE



City Clerk

8806

RESOLUTION NO. 8806

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN VALLEY APPROVING A SPECIFIC PLAN AMENDMENT FOR THE FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN PERTAINING TO PLANNING AREA 2 TO FACILITATE THE DEVELOPMENT OF A 456 UNIT SENIOR RETIREMENT COMMUNITY

WHEREAS, Fountain Valley Senior Housing, LLC. has petitioned the City of Fountain Valley to amend the Fountain Valley Medical Center Specific Plan; and

WHEREAS, the Fountain Valley Medical Center Specific Plan was adopted by the City Council on August 3, 1993 by Resolution No. 8569; and

WHEREAS, the Fountain Valley Medical Specific Plan serves as the development regulation for approximately 55.8 acres located at the southeast corner of Warner Avenue and Euclid Street; and

WHEREAS, the Fountain Valley Medical Center Specific Plan contains development regulations for three different areas known as Planning Area 1, 2, and 3; and

WHEREAS, the Fountain Valley Planning Commission, on November 18, 1998, held a public hearing regarding this matter and adopted Resolution No. 98-35 recommending approval of the amendment to the Fountain Valley Medical Center Specific Plan; and

WHEREAS, a public hearing was conducted by the City Council on January 19, 1999 at which time interested persons had an opportunity to testify in support or in opposition of the proposal.

NOW, THEREFORE, be it resolved as follows:

SECTION 1

On November 18, 1998, the Fountain Valley Planning Commission adopted a Mitigated Negative Declaration and accompanying Mitigation Monitoring Program for the entitlements necessary to consider the Silver Oaks Senior retirement community. The City Council has received and reviewed all environmental documentation to fully evaluate the proposed request. A development agreement that is being approved contemporaneously herewith incorporates some of the mitigation measures that would justify granting the entitlements contained therein in this Specific Plan Amendment.

SECTION 2

The City Council finds that due notice of the public hearing held on January 15, 1999 in the City Council Chambers, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code, Title 21, and the statues of the State of California.

SECTION 3

The City Council hereby finds that the proposed Specific Plan Area Amendment, precisely described herein at Section 4, would provide for orderly growth in the City in a manner consistent with the Fountain Valley General Plan

SECTION 4

The City Council hereby adopts an amendment to the Fountain Valley Medical Center Specific Plan for Planning Area 2 as follows:

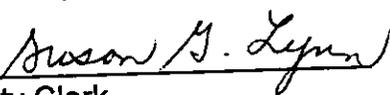
1. Section 4.4.3.1 Minimum Residential Unit Size - The minimum square footage for all senior housing units in Planning Area 2 and 3 shall average 700 sq. ft., provided that no individual unit shall be less than 530 sq. ft.
2. Section 4.4.3.3. Building Setbacks - 1) Warner Avenue; 40 ft.
Carports and other similar non-habitable and open structures may encroach to within 25' of Warner Avenue.
3. Section 4.4.3.4 Building Separation - A minimum building separation of 20 ft. for all new construction shall be provided in all Planning Areas. The minimum separations for carports, garages, or other similar accessory buildings from main structures or other accessory structures shall be 5 ft.

- 4. Section 4.4.3.9 Walls and Fences - 1) Any wall or fence along a street frontage shall be subject to the landscape requirements of Section 3.3.1 Major Landscape Edges or Section 4.4.3.13 Landscape Requirements as appropriate.

APPROVED, ADOPTED AND SIGNED THIS 19 DAY OF January 1999.


Mayer

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF FOUNTAIN VALLEY }

I, Jane Irvin, do hereby certify that I am the Deputy City Clerk of the City of Fountain Valley; that the foregoing Resolution was introduced to said Council at its Adjourned Meeting held on the 19th of January, 1999, and was at said meeting regularly passed and adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS: CARROZZO, CONLOSH, COOK, CRANDALL,
COLLINS

NAYS: COUNCIL MEMBERS: NONE

Jane Irvin
Deputy City Clerk

RESOLUTION NO. 8981

A RESOLUTION OF THE FOUNTAIN VALLEY CITY COUNCIL APPROVING AMENDMENTS TO THE FOUNTAIN VALLEY MEDICAL CENTER SPECIFIC PLAN PERTAINING TO THE DEVELOPMENT OF A 128,000 SQ. FT. HOSPITAL BUILDING

WHEREAS, the Fountain Valley City Council adopted The Fountain Valley Medical Center Specific Plan on August 3, 1993; and

WHEREAS, the Fountain Valley Medical Center Specific Plan establishes comprehensive guidance and development regulations for the existing and proposed development of approximately 55.8 acres located at the southeast corner of Warner Avenue and Euclid Street; and

WHEREAS, the Fountain Valley Medical Center contains development regulations for three (3) different areas known as Planning Area 1,2 and 3; and

WHEREAS, Code Amendment No. 02-01 has been received by the Fountain Valley Regional Hospital to amend the Fountain Valley Medical Center Specific Plan to facilitate the development of a 128,000 sq. ft. six-story hospital building in area 1; and

WHEREAS, the proposed Specific Plan Amendment has been publicly noticed in accordance with state and local laws; and

WHEREAS, the Fountain Valley Planning Commission approved an Environmental Impact Report pursuant to the provisions of CEQA on August 13, 2003; and

WHEREAS, the Fountain Valley Planning Commission considered the Specific Plan Amendment at a duly noticed public hearing on August 13, 2003; and

WHEREAS, the City Council does hereby find that the proposed amendments to the Fountain Valley Medical Center Specific Plan are consistent with the General Plan.

NOW, THEREFORE, THE FOUNTAIN VALLEY CITY COUNCIL DOES HEREBY RESOLVES AS FOLLOWS:

1. The Specific Plan as amended is consistent with the actions, policies and objectives of City Planning regulations.
2. The Specific Plan as amended is consistent with the General Plan.

SECTION 1

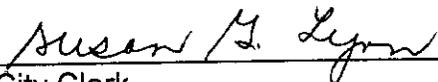
The City Council finds that due notice of the public hearing on September 16, 2003, in the Council Chambers, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code, Title 21, and the status of the State of California.

SECTION 3

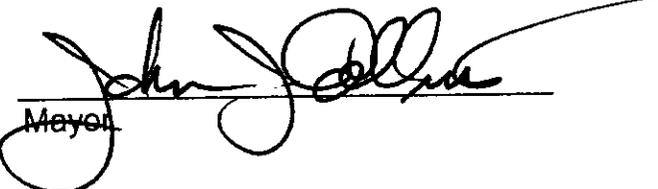
The City Council finds that the proposed Specific Plan Amendments increasing the maximum height to six-stories and 120 feet in Area 1, increasing the Floor Area Ratios, revising the on-site circulation and landscape plans, and general revisions to reflect recent development are consistent with the Fountain Valley General Plan and recommends that the City Council amend the Fountain Valley Medical Center Specific Plan identified in Exhibit "A".

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF SEPTEMBER, 2003.

ATTEST:

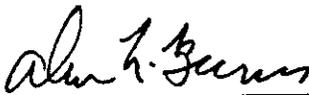


City Clerk



Mayor

APPROVED AS TO FORM:

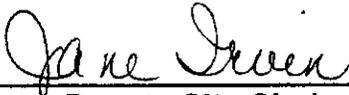


City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss.
CITY OF FOUNTAIN VALLEY)

I, Jane Irvin, do hereby certify that I am the Deputy City Clerk of the City of Fountain Valley; that the foregoing Resolution was introduced to said Council at its Regular Meeting held on the 16th of September, 2003, and was at said meeting regularly passed and adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS:	AYER, BROTHERS, CORROZZO, CRANDALL, COLLINS
NOES:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBER:	NONE



Deputy City Clerk