



AGENDA

CITY COUNCIL/ SUCCESSOR
AGENCY TO THE FOUNTAIN
VALLEY AGENCY
FOR COMMUNITY DEVELOPMENT/
FOUNTAIN VALLEY HOUSING AUTHORITY

Closed Session 5:00 p.m.

Regular Meeting 6:00 p.m.

Tuesday, April 21, 2026

Council Chambers

10200 Slater Avenue

Fountain Valley, CA 92708

<http://www.fountainvalley.org>

MEETING ASSISTANCE: In compliance with the Americans with Disabilities Act, anyone needing special assistance to participate in a meeting of the government bodies listed herein should contact the City Clerk's Office at (714) 593-4445. Notification 72 hours prior to the meeting allows the City to make reasonable arrangements to ensure accessibility to the meeting.

AGENDA COMMUNICATIONS: All revised or additional documents and writings related to an item on this agenda provided to all or a majority of the government body members after distribution of the agenda packet, are available for public inspection (1) in the City Clerk's Office at 10200 Slater Avenue, Fountain Valley, CA 92708 during normal business hours; and (2) in the Council Chambers at the time of the meeting. Unless directed otherwise by a government body listed herein all actions shall be based on/memorialized by the latest document submitted as a late communication.

PUBLIC COMMENTS/PUBLIC HEARINGS: Persons wishing to address the City Council or other government body listed complete a speaker card and give it to the City Clerk prior to the public comment period. **Requests to speak will not be accepted after the public comment session begins without permission of the Mayor/Chair.** Speakers must limit remarks to a total of (3) three minutes and address the City Council through the Mayor. Comments to individuals or staff are not permitted. **Scheduled Matters, including Public Hearings:** Indicate on the card what item you want to address. **Unscheduled Matters:** Indicate on the card what subject matter you want to address. Comments must be related to issues that are within the jurisdiction of the governing body listed on the agenda. Pursuant to the Brown Act, the governing body may not enter into discussion regarding items not on the agenda.

CONSENT CALENDAR: All matters listed under the Consent Calendar are considered by the governing bodies listed herein to be routine and will be enacted on simultaneously with one motion without discussion unless separate action and/or discussion is requested by a governing body member, staff, or a member of the public.

PUBLIC HEARINGS: Persons wishing to speak in favor of or in opposition to a proposal are given an opportunity to do so during the public hearing. Those wishing to address a governing body during the hearing are requested to complete the speaker card and submit it to the City Clerk prior to the hearing. If a proposed action is challenged in court, there may be a limitation to

raising only those issues raised during the hearing or in written correspondence received by the governing body at or before the hearing.

Note: The Fountain Valley City Council serves as the Successor Agency to the Fountain Valley Agency for Community Development (Successor Agency), the Fountain Valley Housing Authority, and the Fountain Valley Finance Authority. The Actions of the Successor Agency are separate and apart from the actions of the City Council.

ZOOM LINK INFORMATION

- Participants that choose to watch the City Council meeting through zoom are automatically placed in the waiting room and will only be allowed into the Zoom meeting if they request to make a public comment. In order to make a public comment, you will indicate through the chat feature which item you would like to speak on, and click on the “raise hand” icon to let the administrator know you wish to speak.
- All participants are muted unless you are requesting to speak, at which time you will be allowed to unmute and make your comment.
- All public comments are allowed up to 3 minutes to speak.

Topic: City Council Meeting

Time: Apr 21, 2026 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://fountainvalley.zoom.us/j/85937235475?pwd=AiCOj93CcvY6y3iX5PbZ4ftknwVWau.1>

Meeting ID: 859 3723 5475

Passcode: 570166

YOUTUBE INFORMATION

The City Council meeting is streamed live via Youtube, you can access the live City Council meeting by clicking on this link to access the broadcast on Youtube:

<https://www.youtube.com/@CityofFV>

CLOSED SESSION

CALL TO ORDER

5:00 p.m.

PUBLIC COMMENTS

(Closed Session matters only)

Persons wishing to speak on a Closed Session matter are requested to identify themselves by completing a blue speaker card indicating the item they want to address and to give the card to the City Clerk prior to the public comment period.

1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of case: Heirs of Sean McClintock v. City of Fountain Valley (Claim No. CJP-3053938)

2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (1 potential case)

OPEN SESSION

CALL TO ORDER

6:00 p.m.

INVOCATION

Pastor Brent Wagner

SALUTE TO THE FLAG

Vice Mayor Patrick Harper

CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/ ROLL CALL

Council Members: Bui, Constantine, Grandis, Vice Mayor / Vice Chair Harper, Mayor/Chair Cunneen

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

CITY MANAGER / MAYOR UPDATE

PRESENTATIONS

- Student Activities Update from Fulton Middle School ASB
- Arbor Day Proclamation – Presentation by Mayor Cunneen

FIRST CITY COUNCIL/ SUCCESSOR AGENCY/ HOUSING AUTHORITY/ PUBLIC COMMENTS

(Unscheduled Matters Only)

The Unscheduled Matters Public Comments portion will last 15 Minutes at the beginning of the meeting. Any requests to speak on unscheduled matters after the initial 15 minutes, will be heard at the end of the meeting, unless the Mayor approves an extension of this time. If an individual speaks during the First unscheduled matters time period, they do not get to speak at the end of the meeting as well. Persons wishing to speak on an unscheduled matter are requested to identify themselves by completing a blue speaker and to give the card to the City Clerk. Each person will have up to 3 minutes to speak. The City Clerk will call upon those that wish to speak.

PUBLIC COMMENTS (Scheduled Matters Only)

Persons wishing to speak on Agenda item(s) are requested to identify themselves by completing a blue speaker card indicating the item they want to address and to give the card to the City Clerk prior to the public comment period. Each person will be given up to 3 minutes to speak on the entire Consent Calendar, 3 minutes to speak on each item pulled from the consent calendar, and 3 minutes to speak on any agendized item(s) not appearing on the Consent Calendar.

CONSENT CALENDAR

Consent Calendar Items 1 – 5 will be approved simultaneously with one motion unless separate action/or discussion is requested.

1. Receive and File the Draft Minutes of the April 7, 2026 Regular City Council Meeting **Page 1**
2. Receive and File the Draft Minutes of the Special Meeting from April 9, 2026 **Page 15**
3. Approve the Register of Demands for the period of 3/26/2026 to 4/8/2026 **Page 16**

Recommended Action: Staff recommends Alternative No. 1 to approve the attached Register of Demands representing payments made by the City of Fountain Valley between 3/26/2026 and 4/8/2026 for a total of \$1,689,711.05.

4. Second Reading and Adoption of an Ordinance approving Code Amendment No. 25-07 – An Amendment to the Warner/Newhope Specific Plan to Remove the Maximum 25% Medical Office Use Requirement From Planning Area C in Section 4.4.3 of the Warner/Newhope Specific **Page 29**

Recommended Action: Staff is requesting City Council approval of Alternative No. 1 to adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a categorical exemption per the California Environmental Quality Act (CEQA) and approving Code Amendment No. 25-07 to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan, during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago office building located at 17220 Newhope Street.

5. Second Reading and Adoption of an Ordinance approving Code Amendment No. 26-01 – An Amendment To Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, And Add Section 21.46.120 To Permit Owner-Occupied And Rental Multi-Family **Page 70**

Recommended Action: Adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approving Code Amendment No. 26-01 to amend Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

PUBLIC HEARINGS

Each person will have up to 3 minutes to speak on each Public Hearing.

6. Public Hearing - Approval of the FY 26-27 Community Development Block Grant (CDBG) Annual Action Plan – Presentation by Ashlyn Newman, Neighborhood Improvement Manager **Page 85**

Recommended Action: Conduct a public hearing for the FY 26-27 Action Plan, approve the FY 26-27 Action Plan, and authorize the City Manager to execute all documents necessary to submit the final FY 26-27 Action Plan to HUD prior to the June 3, 2026, deadline.

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

CITY COUNCIL / SUCCESSOR AGENCY/ HOUSING AUTHORITY/ PUBLIC COMMENTS

(Unscheduled Matters Only)

Persons wishing to speak on an unscheduled matter are requested to identify themselves by completing a blue speaker and to give the card to the City Clerk. Each person will have up to 3 minutes to speak. The City Clerk will call upon those that wish to speak.

CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY AB 1234/GENERAL COMMENTS

ADJOURN THE MEETING OF THE CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY

The next Regular Meeting of the Fountain Valley City Council is May 5, 2026 at 6:00 p.m., in the Fountain Valley Council Chambers, 10200 Slater Avenue, Fountain Valley.



**MINUTES OF THE
CITY COUNCIL/ SUCCESSOR AGENCY TO THE FOUNTAIN
VALLEY AGENCY
FOR COMMUNITY DEVELOPMENT/ FOUNTAIN VALLEY
HOUSING AUTHORITY**

**Closed Session 4:00 p.m.
Study Session 5:00 p.m.
Regular Meeting 6:00 p.m.
Tuesday, April 7, 2026
Council Chambers**

CLOSED SESSION

CALL TO ORDER

4:00 p.m.

PUBLIC COMMENTS

(Closed Session matters only)

1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of case: Miller v. City of Fountain Valley (Claim No. CJP-3055716)

There was no reportable action.

2. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of case: Herrera v. City of Fountain Valley (Claim No. CJP-3054187)

There was nothing to report on this item.

STUDY SESSION

CALL TO ORDER

5:03 p.m.

PUBLIC COMMENTS

Katy Wright, Dan Hay

1. Boys and Girls Clubs Lease Agreement / Roof Replacement / Ad Hoc Committee – Presentation by Rob Frizzelle, Community Services Director

City Council requested that an 11-person committee be formed, made up of 5 staff, 4 members of the public, and 2 City Council members. Council Member's Glenn Grandis and Kim Constantine were appointed to serve on the committee. The 4 members of the public will go through the application and interview process prior to appointments being made.

OPEN SESSION

CALL TO ORDER

6:00 p.m.

INVOCATION

Mayor Jim Cunneen

SALUTE TO THE FLAG

Council Member Kim Constantine

CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/ ROLL CALL

Council Members Present: Bui, Constantine, Grandis, Vice Mayor/Vice Chair Harper, Mayor/Chair Cunneen

All present

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

Council Member Ted Bui participated in the meeting remotely, via Zoom, due to him having a cold. He was located at City Hall, in his office and there was no one present in his office.

CITY MANAGER / MAYOR UPDATE

Mayor Cunneen provided his update.

PRESENTATIONS

- Student Activities Update from Los Amigos High School

Mayor Cunneen introduced the students from the Los Amigos High School ASB:

Kenia Villarreal Giles, President
Monserrat Valle Chavez, Vice President
Kae Truong, Secretary
Carol Williams, Treasurer

FIRST CITY COUNCIL/ SUCCESSOR AGENCY/ HOUSING AUTHORITY/ PUBLIC COMMENTS

(Unscheduled Matters Only)

Andrew Di Giovanna

CONSENT CALENDAR

1. Receive and File the Draft Minutes of the March 17, 2026 Regular City Council Meeting

ACTION: Move to Receive and File the Draft Minutes of the March 17, 2026 Regular City

Council Meeting

MOTION: Grandis SECOND: Harper

AYES: Bui, Constantine, Grandis, Harper, Cunneen
NOES: None
ABSENT: None
ABSTAIN: None

2. Approve the Register of Demands for the period of 3/5/2026 to 3/25/2026

ACTION: Move to Approve the Register of Demands for the period of 3/5/2026 to 3/25/2026

MOTION: Grandis SECOND: Harper

AYES: Bui, Constantine, Grandis, Harper, Cunneen
NOES: None
ABSENT: None
ABSTAIN: None

3. Approval of Amended and Restated NPDES Stormwater Permit Implementation Agreement.

ACTION: Move to Approve the Amended and Restated NPDES Stormwater Permit Implementation Agreement

MOTION: Grandis SECOND: Harper

AYES: Bui, Constantine, Grandis, Harper, Cunneen
NOES: None
ABSENT: None
ABSTAIN: None

4. Approve Amendment No. 1 to CON-1396 with California Waters Development, Inc. for Water Feature Maintenance Services to extend the contract term one (1) year for a new total annual amount not to exceed \$16,520.

ACTION: Move to Approve Amendment No. 1 to CON-1396 with California Waters Development, Inc. for Water Feature Maintenance Services to extend the contract term one (1) year for a new total annual amount not to exceed \$16,520.

MOTION: Grandis SECOND: Harper

AYES: Bui, Constantine, Grandis, Harper, Cunneen
NOES: None
ABSENT: None

ABSTAIN: None

5. Fire Department SB 1205 Mandated Inspection Report

ACTION: Move to Approve the Fire Department SB 1205 Mandated Inspection Report

MOTION: Grandis SECOND: Harper

AYES: Bui, Constantine, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARINGS

6. Consider: (1) Approval of the WISE Agreement with the County of Orange and Related Documents; and (2) Authorization to Mail Proposition 218 Notice for Either a One-Year Residential Solid Waste Rate Adjustment or a Five-Year Residential Solid Waste Rate Adjustment Schedule, Based on Increased County Disposal Fees Under the WISE Agreement

Public Hearing Opened: 6:41 p.m.

No public comments

Public Hearing Closed: 6:42

ACTION: Move to Approve: (1) Approval of the WISE Agreement with the County of Orange and Related Documents; and (2) Authorization to Mail Proposition 218 Notice for Either a One-Year Residential Solid Waste Rate Adjustment or a Five-Year Residential Solid Waste Rate Adjustment Schedule, Based on Increased County Disposal Fees Under the WISE Agreement

MOTION: Harper SECOND: Grandis

AYES: Bui, Constantine, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

ABSTAIN: None

7. Public Hearing and Introduction: Code Amendment No. 25-07 – An Amendment to the Warner/Newhope Specific Plan to Remove the Maximum 25% Medical Office Use Requirement From Planning Area C in Section 4.4.3 and to Permit Medical Office Use By-Right in Planning Area C During the Hours of 6:00 a.m. to 7:00 p.m., in the Plaza Del Lago (PDL) Office Building Located at 17220 Newhope Street

Council Member Constantine recused herself from this item due to a possible conflict of interest related to her partner, related to tile work.

Public Hearing Opened: 6:54 p.m.

No public comments

Public Hearing Closed: 6:55

ACTION: Move to Approve: (1) Approval of the WISE Agreement with the County of Orange and Related Documents; and (2) Authorization to Mail Proposition 218 Notice for Either a One-Year Residential Solid Waste Rate Adjustment or a Five-Year Residential Solid Waste Rate Adjustment Schedule, Based on Increased County Disposal Fees Under the WISE Agreement

MOTION: Grandis SECOND: Bui

AYES: Bui, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

RECUSE: Constantine

8. Public Hearing and Introduction: Code Amendment No. 26-01 – An Amendment To Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, And Add Section 21.46.120 To Permit Owner-Occupied And Rental Multi-Family Uses By Right For Projects With 20% Or More Units Affordable To Lower Income Households

Public Hearing Opened: 6:54 p.m.

No public comments

Public Hearing Closed: 6:55

ACTION: Move to Approve: (1) Approval of the WISE Agreement with the County of Orange and Related Documents; and (2) Authorization to Mail Proposition 218 Notice for Either a One-Year Residential Solid Waste Rate Adjustment or a Five-Year Residential Solid Waste Rate Adjustment Schedule, Based on Increased County Disposal Fees Under the WISE Agreement

MOTION: Grandis SECOND: Cunneen

AYES: Bui, Constantine, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

ABSTAIN: None

ADMINISTRATIVE ITEMS

9. Approve the Proposed 2026 Legislative Platform

ACTION: Move to Approve the proposed 2026 Legislative Platform

MOTION: Constantine **SECOND:** Harper

AYES: Bui, Constantine, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

ABSTAIN: None

10. Project No. 24042; 2025 Sewer Rehabilitation and Replacement Project

1) Accept the bids and award a construction contract to CEM Construction Corporation for Project No. 24042, 2025 Sewer Rehabilitation and Replacement Project (Project), in the amount not-to-exceed \$2,031,630;

2) Accept the proposal from PSOMAS and authorize staff to issue a Purchase Order for the proposal amount of \$306,422 for Construction Management and Inspection services for the Project;

3) Accept the proposal from JIG Consultants and authorize staff to issue a Purchase Order for the proposal amount of \$24,585 for continued Construction Engineering Support services for the Project;

4) Accept the proposal from The Converse Professional Group and authorize staff to issue a Purchase Order for the proposal amount of \$19,848 for Materials and Soils Testing services for the Project; and,

5) Approve the Director of Public Works to have a one-time 20% Change Order authority for this Project.

ACTION: Move to Approve Project No. 24042; 2025 Sewer Rehabilitation and Replacement Project as presented.

MOTION: Constantine **SECOND:** Harper

AYES: Bui, Constantine, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

ABSTAIN: None

11. Accept the Garland/DBS, Inc. proposal and award a contract in a total not to exceed amount of \$2,410,107 for Citywide Facility Roofing replacements and repairs on various City facilities.

Public Comment: Dan Hay

ACTION: Move to Approve and Accept the Garland/DBS, Inc. proposal and award a contract in a total not to exceed amount of \$2,410,107 for Citywide Facility Roofing replacements and repairs on various City facilities.

MOTION: Grandis SECOND: Constantine

AYES: Bui, Constantine, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

ABSTAIN: None

12. Request Approval to Renew a Five-Year Agreement with Orange County Animal Care for the Continued Provision of Animal Care and Control Services

ACTION: Move to Approve to Renew a Five-Year Agreement with Orange County Animal Care for the Continued Provision of Animal Care and Control Services

MOTION: Constantine SECOND: Bui

AYES: Bui, Constantine, Grandis, Harper, Cunneen

NOES: None

ABSENT: None

ABSTAIN: None

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

Council Member Constantine requested that the City Council have a study session on making it mandatory for council members to be present for committee / commission interviews in order to vote on appointments. Second by Council Member Grandis

Council Member Constantine requested that the Planning Commission agenda be modified, similar to City Council to allow for non-agendized public comments to be heard at the beginning and end of the meeting. Second by Council member Grandis

Council Member Constantine requested that in the future, public comments on agendized items be heard prior to the staff report from city staff. There was no second.

Council Member Constantine requested that the City Council review the campaign sign guidelines. There was no second

CITY COUNCIL/ SUCCESSOR AGENCY/ HOUSING AUTHORITY/ PUBLIC COMMENTS

(Unscheduled Matters Only)

None

CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY AB 1234/GENERAL COMMENTS

Mayor Cunneen

March 18	Attended the OC Connect Breakfast and the 2026 Legislative Committee meeting
March 19	Attended the virtual meeting hosted by Alicia Berhow of Cox Communications
March 20	Attended the City of Orange State of the City event
March 21	Attended and led the first Mile with the Mayor
March 24	Attended the Semi-Annual Strategic Planning Session
March 26	Attended the Executive Committee meeting for SARFPA
March 30	Attended the Garden Grove Unified School District State of the District event
March 31	Attended the quarterly Sister Cities Advisory Committee meeting
April 1	Attended the OCTA Mayor forum
April 2	Attended the Monthly Chamber of Commerce Government Affairs Committee meeting
April 4	Attended the FV Easter Egg Hunt event

Vice Mayor Harper

March 19	Attended the OCTA Finance Subcommittee meeting
March 22	Attended the Historical Society Lunch
March 23	Attended the OCTA Board Meeting
March 24	Attended the Strategic Planning meeting
April 1	Attended the OCTA Mayors Forum for the 1 st District
April 6	Attended the OCTA Regional Planning meeting

Council Member Grandis

March 18	Attended the OCPA Strategic Planning Workshop
March 19	Attended the FVCF Board meeting and Volunteer meeting
March 21	Attended the FV Women's Club Murder Mystery
March 24	Attended the Strategic Planning Session
March 30	Attended the Charity Poker Planning Session
March 31	Attended the OCPA marketing and Communications committee meeting
April 2	Attended the FV Chamber Government Affairs Committee meeting
April 4	Attended the FV Easter Egg Hint

Council Member Constantine

March 18	Participated in the City of Fountain Valley Legislative Platform for 2026 Meeting at City Hall with Mayor Jim Cunneen and Meghan Wishner, our Management Analyst.
March 19	Participated, as the City of Fountain Valley Trustee to the Orange County Mosquito and Vector Control Board, their monthly Board Meeting at the Orange County Mosquito and Vector

Control District in Garden Grove. In the evening, I participated in the Fountain Valley Community Foundation Grants and Board Meetings (as the City's appointee to this Committee), and the Fountain Valley Community Foundation Volunteer Meeting all at Founders Village Senior and Community Center.

March 21 Participated in the City of Fountain Valley's first "Mile with the Mayor" as me, some City staff, and a few members of the public walked from the steps of Fountain Valley City Hall to the MemorialCare offices on San Mateo.

March 24 Participated in our twice a year Citywide Strategic Planning Meeting at the Fountain Valley Recreation Center.

March 25 Attended the graduation ceremony for 6 new Fountain Valley Police Department RSVP (Retired Senior Volunteer Program) members. To learn more, see the Fountain Valley City website: fountainvalley.gov. Later, I toured the construction site of Slater Avenue (Jefferson Fountain Valley) Top-Out Event Milestone at the corner of Slater and San Mateo. In the evening, I attended some of the Fountain Valley Planning Commission Meeting at City Hall, then watched the rest of it on the City of Fountain Valley's YouTube Channel.

March 26 Listened to the City of Fountain Valley Measure HH Advisory Oversight Committee Meeting via phone.

March 31 Had a lunch meeting with City Manager, Maggie at Pho Hanoi.

April 1 Attended the Fountain Valley Housing and Community Development Committee Meeting at Fountain Valley City Hall. The next one will be in September.

April 2 Participated in the Fountain Valley Chamber of Commerce GAC (Government Affairs Committee) Meeting on Zoom in which the guest speaker was local Assembly Member Tri Ta. Later, I watched the ACC-OC (Association of California Cities Orange County) and First 5 OC The Orange County Child Care Landscape Webinar: Challenges, Resources, and Next Steps on Zoom.

April 4 Participated in the City of Fountain Valley annual Easter Egg Hunt event at our Fountain Valley Sports Park. Then, I stopped in at the annual Easter Egg-Citement event for the Green Valley community on our Green Valley South Greenbelt.

April 6 Delivered around Founders Village Senior and Community Center monthly newsletters to various businesses such as Richard's Cookie Jar, Qargo Coffee, Park View Estates, Palm Island Adult Living Community 55+, Glee Donurts, and Gavin's Donuts and Bagels.

Council Member Bui

March 18 Attended the FV Connect event

March 21 Attended the Health Expo

March 24 Attended the Strategic Planning

March 25 Attended the Chamber of Commerce event and the OC San Board meeting

March 31 Attended the meeting with District Attorney Todd Spitzer

**ADJOURN THE MEETING OF THE CITY COUNCIL/SUCCESSOR AGENCY/HOUSING
AUTHORITY**

Mayor Cunneen adjourned the meeting at 8:28 p.m. to the next Meeting of the Fountain Valley City Council on April 21, 2026 at 6:00 p.m., in the Fountain Valley Council Chambers, 10200 Slater Avenue, Fountain Valley.

Jim Cunneen, Mayor

Attest:

Rick Miller, City Clerk



**MINUTES OF THE
CITY COUNCIL SPECIAL MEETING**

Tuesday, April 7, 2026
City Council Chambers

3:30 PM – SPECIAL MEETING
10200 Slater Ave
Fountain Valley, CA 92708

CLOSED SESSION

CALL TO ORDER

3:30 p.m.

CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/ ROLL CALL

Council Members Present: Bui, Constantine, Grandis, Vice Mayor/Vice Chair Harper, Mayor/Chair Cunneen

PUBLIC COMMENTS

None

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Paragraph (1) of subdivision (d) of Section 54956.9

Name of case: City of Fountain Valley v. Omni Metal Furnishing

No Reportable Action

2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9:
(1 potential case - facts unknown to potential plaintiffs)

No Reportable Action

**ADJOURN THE MEETING OF THE CITY COUNCIL/SUCCESSOR AGENCY/HOUSING
AUTHORITY**

Mayor Cunneen adjourned the special meeting at 3:56 pm

Jim Cunneen, Mayor

Attest:

Rick Miller, City Clerk



**CITY OF FOUNTAIN VALLEY
CITY COUNCIL
COUNCIL ACTION REQUEST**

To: Honorable Mayor and
Members of the City Council

Agenda Date: April 21, 2026

SUBJECT: City of Fountain Valley Register of Demands for the period of 3/26/2026 to 4/8/2026

Three-Year Strategic Goals

- Enhance the culture and environment of “A Nice Place to Live”
- Achieve fiscal stability by evaluating processes, and attract and retain revenue producing businesses/opportunities
- Attract and retain quality staff through best practices and trends
- Maintain, build, and modernize infrastructure to support growth and future needs of the City
- Not applicable

EXECUTIVE SUMMARY

Attached is the Register of Demands for the City of Fountain Valley to be ratified by the City Council.

DISCUSSION

Pursuant to the State of California’s Government Code 37201 through 37210, the Director of Finance or their designated representative hereby certifies to the accuracy of the following demands and to the availability of funds for payment thereof. Demands paid by the city shall be inspected and ratified by the legislative body on the next available Council agenda. The Finance Department has prepared the attached Register of Demands summarizing the City’s payments released since the previous City Council meeting.

FINANCIAL ANALYSIS

The attached Register of Demands represents payments made by the City of Fountain Valley between 3/26/2026 and 4/8/2026 for a total of \$1,689,711.05.

ATTORNEY REVIEW

The Attorney for the City reviewed this staff report and concurs with the recommended action.

PUBLIC NOTIFICATION

Not applicable.

ALTERNATIVES

Alternative No. 1: Approve the attached Register of Demands.

Alternative No. 2: Do not approve as presented and provide direction to staff.

RECOMMENDATION

Staff recommends Alternative No. 1 to approve the attached Register of Demands representing payments made by the City of Fountain Valley between 3/26/2026 and 4/8/2026 for a total of \$1,689,711.05.

Prepared by: Ryan Smith, Finance Director

Reviewed by: Colin Burns, City Attorney

Approved by: Maggie Le, City Manager

Attachment 1: Register of Demands 3/26/2026 to 4/8/2026.



City Of Fountain Valley
Register of Demands
3/26/2026 - 4/8/2026

Department

Check Date	Vendor	Description	Doc #	Check/ACH #	Amount
10000000 NON-DEPARTMENTAL					
03/26/26	PAPER RECYCLING & SH	FREE THE FILES DAY SHRED BINS	48173	2318396	338.00
03/26/26	STANDARD INSURANCE C	MAR 2026 - VISION ACTIVE	48162	2318422	3,195.44
03/26/26	STANDARD INSURANCE C	MAR 2026 - VISION COBRA	48163	2318423	134.20
03/26/26	MUNICIPAL DENTAL POO	APR 2026 DELTA DENTAL PPO	48180	2318393	12,862.92
03/26/26	MUNICIPAL DENTAL POO	APR 2026 DELTA DENTAL HMO	48181	2318394	1,578.12
04/02/26	THE LINCOLN NATIONAL	APR 2026 LIFE INSURANCE/LTD/ADD/EAP	48598	2318504	1,977.60
04/01/26	FOUNTAIN VALLEY POLI	PR PPE260324 - DED 8002	48599	5727	2,475.00
04/01/26	FOUNTAIN VALLEY CRED	PR PPE260327 - DED 9500	48600	5725	31,887.10
04/01/26	FOUNTAIN VALLEY FIRE	PR PPE260327 - DED 8000	48601	5726	3,001.52
04/02/26	EMPOWER/BENEFITS COR	PR PPE260327 - DED 7031, 7032, 7033, 7036	48602	5721	88,801.78
04/02/26	CALIFORNIA STATE DIS	PR PPE260327 - DED 6004, 6005, 6007	48603	5722	1,104.35
04/02/26	FRANCHISE TAX BOARD	ACCT# 20084Y320241 - 4/2/2026	48604	2318461	185.45
04/01/26	MISSION SQUARE RET P	PLAN #803216 - PR PPE260327 - DED 2013, 2015	48605	5732	3,012.71
04/01/26	MISSION SQUARE RET P	PLAN #800389 - PR PPE260327 - DED 2011, 2012	48606	5733	1,790.13
04/01/26	MISSION SQUARE RET P	PLAN #800414 - PR PPE260327 - DED 2014	48607	5734	226.75
04/01/26	MISSION SQUARE RET P	PLAN #108536 - PR PPE260327 - DED 2018	48608	5735	576.90
04/01/26	U.S. BANK N.A.	PR PPE260327 - DED 7029, 7030	48609	5736	3,576.38
04/01/26	FVPOA PAC	PR PPE260327 - DED 8005	48610	5728	465.00
04/02/26	INTERNAL REVENUE SER	PR PPE260327 - DED 1100, 3000	48611	5723	190,457.71
04/02/26	EMPLOYMENT DEVELOPME	PR PPE260327 - DED 4000	48612	5724	64,648.71
04/01/26	INTERNATIONAL BRO	PR PPE260327 - DED 8003	48614	5729	500.00
04/01/26	INTERNATIONAL BRO	PR PPE260327 - DED 8004	48615	5730	625.00
04/01/26	INTERNATIONAL BRO	PR PPE260327 - DED 8001	48616	5731	775.00
TOTAL NON-DEPARTMENTAL					414,195.77
10000010 NON-DEPARTMENTAL					
03/26/26	MUNICIPAL DENTAL POO	APR 2026 DELTA DENTAL PPO	48180	2318393	11,828.03
03/26/26	MUNICIPAL DENTAL POO	APR 2026 DELTA DENTAL HMO	48181	2318394	394.28
04/02/26	MISSION SQUARE RET P	MAY 2026 - PLAN #803210-RETIREE REIMB.	48646	5766	164,892.55
TOTAL NON-DEPARTMENTAL					177,114.86
10010100 CITY COUNCIL					
04/02/26	GARDEN GROVE UNIFIED	STATE OF THE DISTRICT - MAGGIE/JIM	47712	2318465	75.00
04/02/26	BUI, TED	D.C. ADVOCACY TRIP FLIGHTS, LODGING,	48283	5753	2,229.92
04/02/26	BUI, TED	PARKING AT CONFERENCE	48284	5753	15.00
TOTAL CITY COUNCIL					2,319.92
10010103 OFFICE OF CITY MANAGER					
04/02/26	GARDEN GROVE UNIFIED	STATE OF THE DISTRICT - MAGGIE/JIM	47712	2318465	75.00
TOTAL OFFICE OF CITY MANAGER					75.00

10010104 ADMIN SERVICES

03/26/26	ALLIANT INSURANCE SE	STATE OF THE CITY INSURANCE	47343	5689	1,168.00
03/26/26	ALLIANT INSURANCE SE	STATE OF THE CITY INSURANCE PT. 2	47480	5689	79.00
04/02/26	JPW COMMUNICATIONS	FEB 2026 COMMUNICATIONS, MARKETING, PR	48009	5763	7,780.77
04/02/26	JPW COMMUNICATIONS	FEB 2026 SOTC VIDEO PRODUCTION	48596	5763	3,033.75
04/02/26	AMAZON	2026 STATE OF THE CITY; OFFICE SUPPLIES	47684	5743	1,197.47
04/02/26	TOWNSEND PUBLIC AFFA	MAR. 26 GRANT WRITING SERVICES	47714	5776	6,000.00

TOTAL ADMIN SERVICES**19,258.99****10010105 RECORDS MANAGEMENT**

04/02/26	AMAZON	2026 STATE OF THE CITY; OFFICE SUPPLIES	47684	5743	319.60
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TOTAL RECORDS MANAGEMENT**319.60****10020200 HUMAN RESOURCES**

03/26/26	LIEBERT, CASSIDY & W	FEB 2026 CLIENT MATTER FO030-00001	48230	5704	2,070.00
03/26/26	LIEBERT, CASSIDY & W	FEB 2026 CLIENT MATTER FO030-00028	48231	5705	46.00
03/26/26	LIEBERT, CASSIDY & W	FEB 2026 CLIENT MATTER FO030-00038	48232	5706	6,280.00
03/26/26	LIEBERT, CASSIDY & W	FEB 2026 CLIENT MATTER FO030-00040	48242	5707	2,947.50
03/26/26	LIEBERT, CASSIDY & W	FEB 2026 CLIENT MATTER FO030-00041	48243	5708	2,300.00
03/26/26	LIEBERT, CASSIDY & W	FEB 2026 CLIENT MATTER FO030-00042	48245	5709	152.00
03/26/26	LIEBERT, CASSIDY & W	FEB 2026 CLIENT MATTER FO030-00038	48247	5710	3,218.50
03/26/26	HEALTH DIMENSIONS	2026 HEALTH FAIR	48157	2318387	2,800.00
03/26/26	DF POLYGRAPH	PRE-EMPLOYMENT POLYGRAPH SERVICES	48165	5694	400.00
03/26/26	CONCENTRA MEDICAL CE	03/11 - 03/16/26 HR OCCUPATIONAL MEDICAL	48202	2318374	639.20
04/02/26	LEE, LAUREN	MEDICAL EXPENSE REIMBURSEMENT	48502	5764	50.00
04/02/26	THE COUNSELING TEAM	MARCH 2026 EAP SERVICES	48545	2318501	1,575.00
04/02/26	CONCENTRA MEDICAL CE	03/19 - 03/23/26 HR OCCUPATIONAL MEDICAL	48572	2318452	1,031.90
04/02/26	EXPERIAN	2/28/26 - 3/27/26 PRE EMPLOYMENT CREDIT	48595	2318459	27.24

TOTAL HUMAN RESOURCES**23,537.34****10030300 PLANNING**

04/02/26	INFOSEND, INC	PC/SUP NOTICE DATA PROCESSING	48294	2318468	3,322.19
03/26/26	STRADLING YOCCA CARL	LEGAL SERVICES-PLANNING-AFFORDABLE	48271	2318424	165.00
03/26/26	STRADLING YOCCA CARL	LEGAL SERVICES-PLANNING-AFFORDABLE	48272	2318424	3,575.00
03/26/26	STRADLING YOCCA CARL	LEGAL SERVICES-PLANNING-AFFORDABLE	48273	2318424	220.00
03/26/26	ULTRASYSTEMS ENVIRON	OCMC MND BY ULTRASYSTEMS	48140	5718	1,282.50
03/26/26	AMAZON	LYSOL WIPES AND REPORT COVERS	48200	5690	29.13
04/02/26	BROTHERS, CHERYL	MAR 2026 COMMISSIONERS STIPEND	48503	5752	50.00
04/02/26	AZCONA, KRISTIN J.	MAR 2026 COMMISSIONERS STIPEND	48537	5747	50.00
04/02/26	HUEBNER, ALICIA	MAR 2026 COMMISSIONERS STIPEND	48538	5760	50.00
04/02/26	VU, ANH	MAR 2026 COMMISSIONERS STIPEND	48541	5777	50.00

TOTAL PLANNING**8,793.82****10030305 ECONOMIC DEVELOPMENT**

03/26/26	BLDG REFUND	ANNUAL MEMBERSHIP-VIRAMONTES	48154	2318370	800.00
03/26/26	BLDG REFUND	ANNUAL ASSOCIATE MEMBERSHIP-VARGAS	48155	2318371	120.00

TOTAL ECONOMIC DEVELOPMENT**920.00****10040400 FINANCE**

03/26/26	AMAZON	CHAIR LEG FLOOR PROTECTORS/TABS	48159	5690	19.78
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04/02/26	NBS GOVERNMENT FINAN	FIRE FACILITIES IMPACT FEE STUDY - FEB 2026	48210	2318475	625.00
04/02/26	SAMY, PETER	MILEAGE REIMBURSEMENT - CSMFO PALM	48589	5770	104.69
TOTAL FINANCE					749.47
10040401 PURCHASING					
03/26/26	QUADIEN T LEASING USA	POSTAGE MACHINE LEASE APR-JUNE 2026	48160	2318397	1,106.26
04/02/26	OFFICE DEPOT	202603 YARD PAPER DELIVERY (5)	48587	2318480	224.90
TOTAL PURCHASING					1,331.16
10050500 ENGINEERING					
03/26/26	AMAZON	MAR 2026 - PW ENG OFFICE SUPPLIES	48153	5690	23.91
03/26/26	PHAN, ANH	REFUND 14111 - OVERCHARGED 2023-1801	48149	2318431	1,809.00
03/26/26	STEVE LEE	REFUND INV 25870 - PERMIT CANCELLED	48150	2318432	2,366.45
04/02/26	INTERWEST CONSULTING	FEB 2026 - ENG PLAN CK EUCLID HEIL DEV	48505	5761	1,360.00
04/02/26	SHIFFLETT, MARK	REFUND INV #27939 PW PLAN CHECK	48631	2318495	176.70
04/02/26	CANON U.S.A., INC.	APR 2026 - CANON MAINTENANCE & SERVICES	48643	5754	433.37
TOTAL ENGINEERING					6,169.43
10050502 CONTRSUCTION INSP					
03/26/26	PHAN, ANH	REFUND 14111 - OVERCHARGED 2023-1801	48149	2318431	2,491.00
TOTAL CONTRSUCTION INSP					2,491.00
10050503 STREET LIGHTING					
04/02/26	BEAR ELECTRICAL SOLU	NOV 2025 - ST LIGHT REPAIRS	48204	5748	14,586.75
04/02/26	BEAR ELECTRICAL SOLU	DEC 2025 - STREET LIGHTS REPAIRS	48205	5749	12,048.75
04/02/26	BEAR ELECTRICAL SOLU	JAN 2026 STREET LIGHTS REPAIRS	48206	5750	7,834.00
04/02/26	BEAR ELECTRICAL SOLU	FEB 2026 - STREET LIGHTS REPAIRS	48207	5751	10,216.50
03/26/26	SO CALIF EDISON CO	1/26-2/24/26 - TS ELECTRICITY	48238	2318421	5,890.88
04/02/26	SO CALIF EDISON CO	2/25-3/25/26 TS ELECTRICITY OC SAN SIGNAL	48570	2318497	13.57
TOTAL STREET LIGHTING					50,590.45
10050550 RIGHTS-OF-WAY					
04/02/26	JMG SECURITY SYSTEMS	REFUND - INV #102369/3 JHM PARTS FOR	48664	5762	(1,969.19)
TOTAL RIGHTS-OF-WAY					(1,969.19)
10050551 TREE MAINTENANCE					
03/26/26	GREAT SCOTT TREE SER	TREE TRIMMING MAINTENANCE SERVICES	48178	5701	9,697.70
03/26/26	GREAT SCOTT TREE SER	TREE TRIMMING SERVICES	48168	5701	10,509.36
03/26/26	GREAT SCOTT TREE SER	WARNER AVENUE TRIMMING TREE	48167	5701	2,659.30
03/26/26	GREAT SCOTT TREE SER	TREE TRIMMING SERVICES	48170	5701	5,622.52
03/26/26	GREAT SCOTT TREE SER	TREE TRIMM MAINTENANCE SERVICES	48174	5701	7,166.24
04/02/26	GREAT SCOTT TREE SER	TREE TRIMMING MAINTENANCE	48563	5759	2,134.68
03/26/26	GREAT SCOTT TREE SER	EXTRA WORK CONTINGENCY MAINTENANCE	48175	5701	744.71
03/26/26	GREAT SCOTT TREE SER	TREE TRIMMING MAINTENANCE SERVICES	48176	5701	151.96
03/26/26	GREAT SCOTT TREE SER	TREE TRIM MAINTENANCE SERVICES	48171	5701	3,309.60
TOTAL TREE MAINTENANCE					41,996.07
10050552 PARK MAINTENANCE					
04/02/26	MERCHANTS LANDSCAPE	2/2026 PARKS LANDSCAPE MAINTENANCE	48214	5765	21,985.27
04/02/26	MERCHANTS LANDSCAPE	2/2026 PARKS & CIVIC FAC. LANDSCAPE	48216	5765	4,183.54
04/02/26	HERITAGE LANDSCAPE	LANDSCAPE SUPPLIES FOR CITY HALL	48244	2318467	625.49
04/02/26	SO CALIF EDISON CO	02/20/26 to 03/22/26 MCDOWELL PARK (OAK ST)	48234	2318496	28.14

04/02/26	JMG SECURITY SYSTEMS	REFUND - CREDIT 102423/3 JHM IRRIGATION	48665	5762	(969.75)
TOTAL PARK MAINTENANCE					25,852.69
10050554 PAVEMENT MAINTENANCE					
04/02/26	PRO-LINE INDUSTRIAL	GRAFFITI REMOVAL	48583	2318482	618.11
04/02/26	RED WING BUSINESS AD	SAFETY BOOTS-D.P.	48590	2318489	265.00
04/02/26	UNITED RENTALS NORTH	PROPANE FOR PATCH TRUCK	48249	2318508	83.74
04/02/26	ROSEBURROUGH TOOL IN	CONCRETE SAW BLADE AND TROWELS	48594	2318492	378.65
04/02/26	S C SIGNS SUPPLIES	SIGNS AND STRIPPING SUPPLIES	48226	2318493	226.28
04/02/26	RESOURCE BUILDING MA	READY MIX	48248	2318490	342.05
04/02/26	DUNN-EDWARDS CORPORA	PAINT SUPPLIES	48250	2318458	42.30
04/02/26	VULCAN MATERIAL COMP	EMULSION/TACK	48593	2318511	524.40
TOTAL PAVEMENT MAINTENANCE					2,480.53
10050555 STORM DRAIN MAINT					
04/02/26	RED WING BUSINESS AD	SAFETY BOOTS-B.H.	48586	2318489	249.08
03/26/26	FUSCOE ENGINEERING	FEB 2026 - MS4 AUDIT PREPARATION	48152	5697	5,776.25
03/26/26	WILLDAN ENGINEERING	THRU 2/27/26 WQMP HYDROLOGY REV POST	48182	2318428	3,245.00
03/26/26	SO CALIF EDISON CO	02/18/26 to 03/18/26 SANDLEWOOD PUMP	48233	2318420	578.00
TOTAL STORM DRAIN MAINT					9,848.33
10050557 STREET SWEEPING					
04/02/26	SCA OF CA, LLC	12/25 STREET SWEEPING SERVICES	48211	5771	35,407.69
TOTAL STREET SWEEPING					35,407.69
10050558 RECREATION CENTER					
04/02/26	MERCHANTS LANDSCAPE	2/2026 SPORTS PARK LANDSCAPE	48215	5765	42,618.77
04/02/26	SAKIOKA WHOLESALE NU	SPORTS PARK PLANTER ALONG HEIL	48585	2318494	399.20
04/02/26	ALAN'S LAWNMOWER & G	SAFETY GEAR	48259	2318434	729.57
TOTAL RECREATION CENTER					43,747.54
10060602 AMBULANCE SERVICES					
03/26/26	CALIF DEPT OF HEALTH	PP-GEMT-IGP PROGRAM PAYMENT #2 APRIL	48287	5691	182,615.84
TOTAL AMBULANCE SERVICES					182,615.84
10070700 PATROL					
04/02/26	AT&T MOBILITY	1/27/26-2/26/26 DEPARTMENT CELL PHONES	48506	2318437	3,457.44
04/02/26	CITY NET	FEB 2026 - OUTREACH SERVICES	48529	2318445	31,416.62
04/02/26	V&V MANUFACTURING, I	SERGEANT 275 BADGE	48521	2318509	159.85
04/02/26	CITY OF SANTA ANA	FEB 2026 - BOOKING FEES	48525	2318448	146.00
04/02/26	AMAZON	MILITARY GRADE TOURNIQUETS (15)	48508	5743	326.10
04/02/26	AMAZON	3-RING BINDERS RECORDS	48509	5743	32.02
04/02/26	CAVENAUGH & ASSOCIAT	TUITION - DUI & ARIDE - S. NGUYEN	48227	2318442	620.00
03/26/26	PORAC RETIREE MEDIC	PORAC - ROBERT CORTES JUL 2024 - DEC 2025	48229	5715	2,699.97
TOTAL PATROL					38,858.00
10070701 INVESTIGATION					
04/02/26	AMAZON	PROPERTY STORAGE BINS	48526	5743	179.87
04/02/26	AMAZON	CSI FLASH DRIVES	48524	5743	206.33
04/02/26	NICHOLS LOCAL GOVERN	FY 25/26 SB90 STATE MANDATED COST CLAIMS	48668	5768	4,100.00
TOTAL INVESTIGATION					4,486.20
10070702 TRAFFIC					

04/02/26	ALL CITY MANAGEMENT	3/1/26-3/14/26	CROSSING GUARDS	48507	5742	11,339.69
			TOTAL TRAFFIC			11,339.69
10070708 RANGE						
04/02/26	CITY OF WESTMINSTER	RANGE USE - 2/2, 2/23, 2/26		48520	2318449	1,380.00
04/02/26	ADKINS, BERTRUM A.	MAR 2026 - RANGEMASTER		48519	5739	1,000.00
			TOTAL RANGE			2,380.00
10070800 ANIMAL CARE SVCS						
04/02/26	COUNTY OF ORANGE	1/1/26-3/31/26 ANIMAL SHELTER		48522	2318453	21,480.26
			TOTAL ANIMAL CARE SVCS			21,480.26
10080800 RECREATION CENTER						
04/02/26	REC SVCS REFUND	2026 AWARDS & INSTALLATION AWARD		48295	2318487	75.00
04/02/26	REC SVCS REFUND	2026 LEVEL UP LURPA FEES		48296	2318488	105.00
04/02/26	AMAZON	OFFICE SUPPLIES		48638	5744	87.87
			TOTAL RECREATION CENTER			267.87
10080801 ATHLETICS						
03/26/26	REC SVCS REFUND	YBK WINTER 26 COACHES FULL REFUND		48185	2318411	80.00
04/02/26	REC SVCS REFUND	YBK WINTER COACHES FULL REFUND		48186	2318486	80.00
03/26/26	REC SVCS REFUND	YBK WINTER 26 COACH FULL REFUND		48187	2318410	80.00
03/26/26	REC SVCS REFUND	YBK WINTER 26 COACH FULL REFUND		48188	2318412	80.00
03/26/26	REC SVCS REFUND	YBK WINTER 26 COACH FULL REFUND		48189	2318414	40.00
03/26/26	REC SVCS REFUND	YBK WINTER 26 COACH REFUND SPLIT WITH		48190	2318408	40.00
03/26/26	REC SVCS REFUND	YBK WINTER COACH FULL REFUND		48191	2318406	80.00
03/26/26	REC SVCS REFUND	YBK WINTER 26 COACH FULL REFUND		48192	2318402	80.00
04/02/26	REC SVCS REFUND	YBK WINTER 26 COACH FULL REFUND		48193	2318484	80.00
03/26/26	REC SVCS REFUND	YBK WINTER 26 COACH FULL REFUND		48194	2318404	80.00
03/26/26	REC SVCS REFUND	WINTER 26 COACH FULL REFUND		48195	2318399	80.00
04/02/26	D&B UMPIRES	UMPIRE PAYMENT FOR GAMES 3/9/26-3/20/2026		48546	2318456	1,805.00
04/02/26	ULINE	SUPPLIES FOR EVENTS AND SPORTS PARK		48635	2318507	685.73
			TOTAL ATHLETICS			3,290.73
10080802 FIELD OPERATIONS						
04/02/26	GAIL MATERIALS	25 POUNDS OF INFIELD MIX FOR BALL FIELDS		48654	2318464	2,502.05
04/02/26	D HAUPTMAN CO//FOLD-	(3) SETS OF SOCCER NETS FOR GOALS		48543	2318455	1,011.38
			TOTAL FIELD OPERATIONS			3,513.43
10080810 SENIOR & COMM CENTER						
04/02/26	AMAZON	SWIFFER DUSTER REFILLS		48554	5743	14.77
04/02/26	AMAZON	FOLDABLE REACHER GRABBER PICKUP TOOL		48555	5743	18.45
04/02/26	AMAZON	DISINFECTING WIPES FOR FITNESS ROOM		48556	5743	133.22
04/02/26	AMAZON	LIBRARY CARD BAGS FOR VOLUNTEER		48557	5743	43.44
04/02/26	AMAZON	PULLDOWN BARBELL		48558	5743	27.46
04/02/26	AMAZON	OFFICE SUPPLIES		48559	5743	69.18
04/02/26	REC SVCS REFUND	2026 LEVEL UP LURPA FEES		48296	2318488	35.00
04/02/26	AMAZON	ENGRAVED NAMEPLATE		48560	5743	14.45
04/02/26	COM SVCS REFUND	REFUND FOR RENTAL ON 6/21/2026		48569	2318450	175.00
04/02/26	SPECTRUM GAS PRODUCT	SENIOR CENTER HELIUM TANK RENTAL		48641	2318500	13.00
			TOTAL SENIOR & COMM CENTER			543.97

10080811 SENIOR TRANSPORTATION

03/26/26	OCY MANAGEMENT LLC	SENIOR TRANSPORTATION SERVICES -	48184	5713	14,418.00
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TOTAL SENIOR TRANSPORTATION**14,418.00****10080820 CONTRACT CLASSES**

03/26/26	REC SVCS REFUND	REFUND FOR 127011	27851	2318405	195.00
03/26/26	REC SVCS REFUND	REFUND 122041	28774	2318400	127.00
03/26/26	REC SVCS REFUND	REFUND FOR CLASSES	30065	2318413	140.00
03/26/26	REC SVCS REFUND	PRORATED REFUND-LAST CLASS CANCELLED	43257	2318407	22.50
03/26/26	REC SVCS REFUND	PRORATED REFUND 222040-A2	45333	2318403	28.50
03/26/26	REC SVCS REFUND	PRORATED REFUND 212041-A2	45340	2318409	28.50
03/26/26	CS DANCE FACTORY	FALL PAYMENT FOR CONTRACT CLASSES	48183	2318375	2,412.80
03/26/26	COM SVCS REFUND	REFUND FOR INTERGRAL TAI CHI FOR	48197	2318373	24.00
03/26/26	N AMERICAN YOUTH ACT	INSTRUCTOR PAYMENT 100802	48169	5711	1,690.65
03/26/26	FOX, CAROLYN J.	INSTRUCTOR PAYMENT 100815.A	48196	5696	1,154.40
03/26/26	OC LIFESTYLE	INSTRUCTOR PAYMENT 105983	48198	5712	365.40
04/02/26	REC SVCS REFUND	REFUND FOR 432031-B2	48241	2318485	42.00
03/26/26	WEST GROVE VOLLEYBAL	INSTRUCTOR PAYMENT 101955	48291	5719	1,147.70
03/26/26	JACKSON, VICKIE LEE	INSTRUCTOR PAYMENT 101105	48292	5703	514.80
04/02/26	CHILCOTT, ELIZABETH	INSTRUCTOR PAYMENT FOR DRAWING AND	48561	5755	585.00
04/02/26	DANCE WITH KIMBERLY	INSTRUCTOR PAYMENT FOR LINE DANCING	48562	5756	382.00

TOTAL CONTRACT CLASSES**8,860.25****10080821 SPECIAL EVENTS**

04/02/26	BEARCOM	RADIOS RETNALS FOR EGG HUNT 2026	48549	2318438	977.65
04/02/26	THE GREEN ANGELS PRI	SECURITY FOR EGG HUNT 2026	48550	2318503	360.00
04/02/26	OC FAIR & EVENT CENT	RENTAL FOR STRAW CHECK	48551	2318477	140.00
04/02/26	OC FAIR & EVENT CENT	DEPOSIT CHECK FOR STRAW RENTAL	48552	2318478	140.00
04/02/26	JUMP N BOUNCE, LLC	PROVIDING INFLATABLES - EASTER	48553	2318470	4,568.00
04/02/26	ROCK RENTAL, LLC	EASTER EGG EVENT - GENERATOR R	48626	2318491	1,641.00
04/02/26	GRACE & HONOR	EASTER EGG EVENT - BUTTERFLY T	48628	2318466	2,604.37
04/02/26	CHRYSLER, BRADLEY	EASTER EGG EVENT - BALLOON ART	48629	2318444	400.00
04/02/26	THE CREATIVE ICE	EASTER EGG EVENT - BACKDROP AN	48630	2318502	350.00
04/02/26	ULINE	SUPPLIES FOR EVENTS AND SPORTS PARK	48635	2318507	752.00

TOTAL SPECIAL EVENTS**11,933.02****10080822 ANNUAL EVENTS**

03/26/26	REC SVCS REFUND	REFUND FOR CAMPOUT	29133	2318398	32.50
03/26/26	REC SVCS REFUND	REFUND FOR CAMPOUT 2025	39686	2318401	75.00

TOTAL ANNUAL EVENTS**107.50****10098001 GENERAL FUND**

03/26/26	RHA LANDSCAPE	PARKS & COMMUNITY SERVICES MASTER PLAN	48290	2318416	200.00
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TOTAL GENERAL FUND**200.00****11000000 ISF INFORMATION PROCESSING**

03/26/26	STEVE LEE	REFUND INV 25870 - PERMIT CANCELLED	48150	2318432	124.55
04/02/26	SHIFFLETT, MARK	REFUND INV #27939 PW PLAN CHECK	48631	2318495	9.30

TOTAL ISF INFORMATION PROCESSING**133.85****11010050 ISF IS ADMIN CAPITAL**

04/02/26	JMG SECURITY SYSTEMS	INSTALL OF SECURITY EQUIPMENT	48636	5762	590.00
04/02/26	JMG SECURITY SYSTEMS	INSTALL OF SECURITY EQUIPMENT	48637	5762	2,410.00
03/26/26	IMGB SOLUTIONS	FIREWALL SUPPORT	48282	2318389	2,625.00
04/02/26	AIRDATA UAV	DRONE SOFTWARE - PD	47748	5741	2,240.00
03/26/26	HOLM, ALEX	BUSINESS HOSTING PACKAGE (11/28/25-	47898	2318388	1,320.00
03/26/26	ESKILL CORPORATION	2/13/26-2/12/27 RENEWAL	48156	5695	3,150.00
03/26/26	CITYTECH SOLUTIONS,	CITYTECH SOFTWARE RENEWAL 1/26-12/26	48281	5692	57,012.00
03/26/26	GRANICUS, LLC	GRANICUS ENCODING APPLIANCE 2/01/26-	48161	5700	1,997.02
03/26/26	TPX COMMUNICATIONS	CITY & PD PHONE LINES 2/9 - 3/8/26	48286	2318425	5,484.82
03/26/26	INSIGHT PUBLIC SECTO	ADOBE RENEWAL 2026 - ACROBAT PRO	47564	5702	11,487.78
03/26/26	INSIGHT PUBLIC SECTO	ADOBE RENEWAL 2026 - CLOUD/PHOTOSHOP	48179	5702	11,198.61
04/02/26	CANVA	CANVA YEARLY SUBSCRIPTION 3/5-3/4/27	48639	2318441	10,500.00
03/26/26	TPX COMMUNICATIONS	CITY & PD PHONE LINES 3/9 - 4/8/26	48262	2318425	5,489.29
03/26/26	ZOHO CORPORATION	SERVICEDESK PLUS SUBSCRIPTION 05/26-04/27	47880	2318430	1,825.00
03/26/26	GOLDEN STAR TECHNOLO	TRIPP LITE UPS	48131	5698	365.50
03/26/26	ADVANCED OFFICE / IN	CONTRACT 41194 OVERAGE 2/18 - 3/17/26	48209	2318368	2.01
03/26/26	PINS ADVANTAGE	06/01/26 YEARLY SUBSCRIPTION	48129	5714	3,000.00
04/02/26	DEBTBOOK	GASB 87 & 96 SOFTWARE FOR FY25/26	48671	5757	11,025.00
03/26/26	CMS SOLUTIONS, INC	NEC SUPPORT	48276	5693	57.50
04/02/26	ADVANCED OFFICE / IN	CONTRACT 41290-01 OVERAGE 2/26 - 3/25/26	48634	2318433	1,095.51
TOTAL ISF IS ADMIN CAPITAL					132,875.04
1110000 ISF GOVERNMENT BUILDINGS					
03/26/26	TRUELINE CONSTRUCTIO	CON 1611 RETENTION RELEASE PRJ 25018	48036	2318426	5,941.75
TOTAL ISF GOVERNMENT BUILDINGS					5,941.75
11110000 ISF GB CITY HALL					
03/26/26	DMS FACILITY SERVICE	3/26 JANITORIAL SERVICES	48240	2318377	3,676.12
04/02/26	SMARDAN SUPPLY CO.	BREAKROOM SINK REPAIR	48225	5772	42.74
04/02/26	COMPLETE FIRE SERVIC	2026 ANNUAL FIRE EXT. SERVICE-CITY HALL	48254	2318451	1,924.82
04/02/26	GRAINGER, INC.	AIR FRESHENERS	48582	5758	436.88
03/26/26	PACIFIC COAST REFRIG	CITY HALL HVAC REPAIRS REVISION	48237	2318395	1,496.00
TOTAL ISF GB CITY HALL					7,576.56
11150000 ISF GB CITY YARD					
03/26/26	DMS FACILITY SERVICE	3/26 JANITORIAL SERVICES	48240	2318377	2,968.13
04/02/26	COMPLETE FIRE SERVIC	2026 ANNUAL FIRE EXT. SERVICE-CITY YARD	48253	2318451	2,152.06
04/02/26	GRAINGER, INC.	HEATER PARTS	48261	5758	280.15
04/02/26	AMTECH ELEVATOR SERV	4/1/26-4/30/26 ELEVATOR MAINT SERVICE-CITY	48574	5745	235.05
TOTAL ISF GB CITY YARD					5,635.39
11160001 ISF GB FS1					
03/26/26	FRONTIER COMMUNICATI	3/13 - 4/12/26 FS#1 PHONE	48264	2318383	235.51
04/02/26	ORANGE COAST PETROLE	VAPOR TEST AND NOZZLE REPAIR	48532	2318481	2,500.83
04/02/26	SO CALIF EDISON CO	03/02/26 to 03/30/26 FIRE STATION NO. 1	48644	2318498	2,400.19
TOTAL ISF GB FS1					5,136.53
11160002 ISF GB FS2					
04/02/26	J & A GLASS	WINDOW REPLACEMENT	48534	2318469	1,204.53
04/02/26	AR INDUSTRIES	GARAGE DOOR REPAIR	48530	2318435	849.00

03/26/26	SO CALIF EDISON CO	02/23/26 to 03/23/26	FIRE STATION NO. 2	48501	2318418	917.72
TOTAL ISF GB FS2						2,971.25
11170000 ISF GB POLICE DEPARTMENT						
03/26/26	PACIFIC COAST REFRIG		POLICE DEPARTMENT HVAC REPAIRS	48235	2318395	1,433.00
03/26/26	PACIFIC COAST REFRIG		POLICE DEPARTMENT HVAC REPAIRS	48236	2318395	1,135.00
03/26/26	DMS FACILITY SERVICE		3/26 JANITORIAL SERVICES	48240	2318377	7,651.77
04/02/26	AR INDUSTRIES		EMERGENCY ROLLUP DOOR REPAIR	48531	2318435	10,740.33
04/02/26	FRONTIER COMMUNICATI		3/7 - 4/6/26 JAIL PHONE	48633	2318463	117.08
04/02/26	COMPLETE FIRE SERVIC		2026 ANNUAL FIRE EXT. SERVICE-PD	48252	2318451	349.65
04/02/26	COMPLETE FIRE SERVIC		2026 ANNUAL FIRE EXT. SERVICE-PD VEHICLES	48255	2318451	358.66
04/02/26	COUNTY OF ORANGE		FEB 2026 - OCATS	48523	2318454	1,374.20
03/26/26	FRONTIER COMMUNICATI		3/13 - 4/12/26 PD DISPATCH	48263	2318382	130.20
04/02/26	AMTECH ELEVATOR SERV		4/1/26-4/30/26 ELEVATOR MAINT SERVICE-PD	48573	5745	212.51
04/02/26	KEN'S LOCKSMITHERY		KEYS FOR CABINET LOCK	48580	2318472	72.71
TOTAL ISF GB POLICE DEPARTMENT						23,575.11
11180000 ISF GB REC CENTER						
03/26/26	DMS FACILITY SERVICE		3/26 JANITORIAL SERVICES	48240	2318377	15,816.57
04/02/26	COMPLETE FIRE SERVIC		2026 ANNUAL FIRE EXT. SERVICE-REC CENTER	48257	2318451	586.08
04/02/26	COMPLETE FIRE SERVIC		2026 ANNUAL FIRE EXT. SERVICE-SPORTS	48258	2318451	142.45
04/02/26	ROAD RUNNER EXTERMIN		BEEES AT SPORTS PARK	48578	5769	50.00
04/02/26	GRAINGER, INC.		QUICK-CONNECT FILTER-SPORTS PARK	48576	5758	91.56
04/02/26	GRAINGER, INC.		FAN FOR GYM REC CENTER	48577	5758	421.70
TOTAL ISF GB REC CENTER						17,108.36
11180001 ISF GB SR CENTER						
03/26/26	DMS FACILITY SERVICE		3/26 JANITORIAL SERVICES	48240	2318377	5,658.55
04/02/26	FRONTIER COMMUNICATI		3/4 - 4/3/26 SC ELEV FIRE LINE	48632	2318462	392.67
04/02/26	COMPLETE FIRE SERVIC		2026 ANNUAL FIRE EXT. SERVICE-SENIOR	48251	2318451	155.40
04/02/26	AMTECH ELEVATOR SERV		4/1/26-4/30/26 ELEVATOR SERVICE-SENIOR	48536	5745	201.52
03/26/26	PACIFIC COAST REFRIG		FOUNDERS VILLAGE HVAC REPAIRS REVISION	48239	2318395	324.00
04/02/26	SO CALIF EDISON CO		03/02/26 to 03/30/26 SENIOR CENTER	48645	2318499	2,893.04
TOTAL ISF GB SR CENTER						9,625.18
11250001 PW - FLEET MGMT						
04/02/26	RED WING BUSINESS AD		SAFETY BOOTS-A.L.	48591	2318489	249.07
03/26/26	RINCON TRUCK CENTER,		STOCK PARTS	48219	2318417	113.12
03/26/26	GRAINGER, INC.		SHOP PARTS	48218	5699	157.38
03/26/26	RINCON TRUCK CENTER,		STOCK PARTS	48220	2318417	264.42
03/26/26	MCFADDEN DALE INDUST		SHOP SUPPLIES	48221	2318392	95.59
03/26/26	DANIEL'S TIRE SERVIC		TIRES FOR UNIT 224	48222	2318376	706.55
03/26/26	FACTORY MOTOR PARTS		PART FOR LEASED HYUNDAI	48224	2318379	50.84
TOTAL PW - FLEET MGMT						1,636.97
11370053 ISF EQ PD R&C CAPITAL						
04/02/26	PROFORCE MARKETING,		DUTY HANDGUNS (55)	48527	2318483	43,782.75
TOTAL ISF EQ PD R&C CAPITAL						43,782.75
11380053 ISF EQ R&C CAPITAL						
04/02/26	T & S RESTAURANT		EQUIPMENT FOR CONCESSION BUILDING	48547	5774	6,936.05

04/02/26	SYSTEMS SOURCE, INC	SENIOR CENTER FURNITURE - CHAIRS	48564	5773	1,982.52
TOTAL ISF EQ R&C CAPITAL					8,918.57
11400000 ISF CITY SELF INSURANCE					
04/02/26	ATHENS ADMINISTRATOR	44 - REPLENISHMENT OF CHECKS WRITTEN 3/1-	48679	5746	86,515.02
TOTAL ISF CITY SELF INSURANCE					86,515.02
11400411 SELF INSURANCE					
03/26/26	RETURN TO WORK PARTN	10633 - POLICE SERGEANT JOB ANALYSIS	47709	2318415	930.00
03/26/26	RETURN TO WORK PARTN	10631 - POLICE LIEUTENANT JOB ANALYSIS	47710	2318415	825.00
04/02/26	TEMPORARY STAFFING	PART TIME TEMP EMPLOYEE WE 03/01/2026	47716	5775	1,647.68
TOTAL SELF INSURANCE					3,402.68
11400430 SELF INSURANCE					
03/26/26	TRUST OF PORAC	APR 2026 - PORAC LTD (ACCT 54541)	48172	5717	1,343.50
04/02/26	THE LINCOLN NATIONAL	APR 2026 LIFE INSURANCE/LTD/ADD/EAP	48598	2318504	5,413.79
TOTAL SELF INSURANCE					6,757.29
23130324 FVHA AFFORDABLE					
03/26/26	STRADLING YOCCA CARL	PROFESSIONAL LEGAL SERVICES	48274	2318424	946.00
TOTAL FVHA AFFORDABLE					946.00
27070711 CRIMINAL DIV RSVP -SENIOR VOL					
04/02/26	OC UNIFORMS & TAILOR	RSVP SEIDNER UNIFORM	48510	2318479	249.42
04/02/26	OC UNIFORMS & TAILOR	RSVP D. BUI UNIFORM	48511	2318479	249.42
04/02/26	OC UNIFORMS & TAILOR	RSVP ABAOAG UNIFORM	48512	2318479	249.42
04/02/26	OC UNIFORMS & TAILOR	RSVP ALLISON UNIFORM	48513	2318479	249.42
04/02/26	OC UNIFORMS & TAILOR	RSVP GARCIA UNIFORM	48514	2318479	249.42
04/02/26	OC UNIFORMS & TAILOR	RSVP POIREL UNIFORM	48515	2318479	249.42
04/02/26	OC UNIFORMS & TAILOR	RSVP ROBINSON UNIFORM	48516	2318479	249.42
04/02/26	OC UNIFORMS & TAILOR	RSVP TAILORING	48517	2318479	114.02
04/02/26	OC UNIFORMS & TAILOR	RSVP UNIFORM NAME PLATES	48518	2318479	334.19
TOTAL CRIMINAL DIV RSVP -SENIOR VOL					2,194.15
30095301 CAPITAL IMP - ROAD REHAB					
04/02/26	DMS CONSULTANTS INC	01/01-03/19/26 DESIGN B4	48663	2318457	11,800.00
TOTAL CAPITAL IMP - ROAD REHAB					11,800.00
30095302 CAPITAL IMP - PAVEMENT REHAB					
04/02/26	BUCKNAM INFRASTRUCTU	FEB 2026 - PMP UPDATE	48279	2318440	3,002.94
TOTAL CAPITAL IMP - PAVEMENT REHAB					3,002.94
30095303 CAPITAL IMP - OTHER					
04/02/26	AGA ENGINEERS, INC	FEB 2026 - CITYWIDE TS TIMING PROJECT	48661	5740	1,900.00
04/02/26	AGA ENGINEERS, INC	FEB 2026 - ANNUAL TS SYSTEM MONITORING	48662	5740	1,040.00
TOTAL CAPITAL IMP - OTHER					2,940.00
50000000 WF NON-DEPARTMENTAL					
04/02/26	WCCG #1051 (DEPOSIT	METER - DEPOSIT REFUND	45891	2318512	2,451.36
04/02/26	YEE, GARY	UTILITY REFUND - FINALED 1/31/26	48617	2318514	22.16
04/02/26	CHRISTINA LIEN	UTILITY REFUND - FINAED 2/25/26	48618	2318443	12.36
04/02/26	NGO, LUCAS	UTILITY REFUND - FINALED 3/8/26	48619	2318476	23.16
04/02/26	THE RJ NOBLE COMPANY	UTILITY REFUND - FINALED 2/4/26	48620	2318505	2,491.62
04/02/26	KAROOSUNT, PENSRI	UTILITY REFUND - FINALED 3/10/26	48621	2318471	42.90

04/02/26	BOLLING, SHIRLEY	UTILITY REFUND - FINALED 3/11/26	48622	2318439	96.24
04/02/26	TRAN, KEN	UTILITY REFUND - FINALED 3/9/26	48623	2318506	16.72
04/02/26	ASCENSION CAPITAL RE	UTILITY REFUND - FINALED 3/10/2026	48624	2318436	50.09
04/02/26	MARTINEZ, NANCY	UTILITY REFUND - FINALED 3/10/26	48625	2318473	42.98
04/02/26	ZAMIR, FOUZIA	UTILITY REFUND - ACTIVE ACCOUNT	48680	2318516	800.00
04/02/26	MY DUONG	UTILITY REFUND ACTIVE ACCOUNT	48681	2318474	19,359.48
TOTAL WF NON-DEPARTMENTAL					25,409.07
50040403 WF UTILITY BILLING					
04/02/26	INFOSEND, INC	FEB 2026 UTILITY BILLING PLUS INSERTS	48640	2318468	4,453.54
TOTAL WF UTILITY BILLING					4,453.54
50050570 WF WTR PROD. OPNS					
03/26/26	DUNN-EDWARDS CORPORA	PAINT FOR WELL SITES	48228	2318378	84.41
04/02/26	VERIZON WIRELESS	1/26/2026-2/25/2026 WATER- PHONES, CP'S,	48592	2318510	747.24
03/26/26	LIFECOM	AIR MONITORS	48208	2318391	80.00
04/02/26	DUNN-EDWARDS CORPORA	PAINT FOR WELLS SITES	48567	2318458	69.00
04/02/26	GRAINGER, INC.	LIGHTS FOR WELL SITES	48568	5758	323.38
TOTAL WF WTR PROD. OPNS					1,304.03
50050571 WF DISTRIBUTION SYSTEM					
03/26/26	YO FIRE	SERVICE REPAIR	48148	2318429	3,142.88
03/26/26	FERGUSON ENTERPRISES	SERVICE BRASS	48144	2318380	863.11
03/26/26	FERGUSON ENTERPRISES	SERVICE MATERIAL	48141	2318380	1,076.17
03/26/26	FERGUSON ENTERPRISES	WRAP CLAMPS	48142	2318380	450.88
03/26/26	FERGUSON ENTERPRISES	1" COPPER	48145	2318380	890.66
03/26/26	FERGUSON ENTERPRISES	HAND TOOLS	48143	2318380	2,740.44
03/26/26	FERGUSON ENTERPRISES	SERVICE BRASS	48146	2318380	1,794.04
03/26/26	SMARDAN SUPPLY CO.	COPPER FITTINGS	48147	5716	884.52
04/02/26	YO FIRE	HYDRANT REPAIR	48267	2318515	466.54
03/26/26	HANSON AGGREGATES, L	ROAD BASE	48138	2318386	779.17
03/26/26	HANSON AGGREGATES, L	WASH CON SAND	48139	2318386	952.44
03/26/26	J & R CONCRETE	METER BOX LIDS	48136	2318390	489.45
03/26/26	BOOT BARN INC	SAFETY BOOTS-J.S.	48116	2318372	265.00
03/26/26	BOOT BARN INC	SAFETY BOOTS-J.A.	48119	2318372	213.28
04/02/26	GRAINGER, INC.	PAINT	48266	5758	667.43
04/02/26	SMARDAN SUPPLY CO.	HOSEBIB ADAPTER	48269	5772	38.36
03/26/26	PHAN, ANH	REFUND 14111 - OVERCHARGED 2023-1801	48149	2318431	1,651.27
03/26/26	STEVE LEE	REFUND INV 25870 - PERMIT CANCELLED	48150	2318432	1,651.27
04/02/26	YO FIRE	SERVICE REPAIR	48270	2318515	1,014.53
04/02/26	SMARDAN SUPPLY CO.	PRESSURE GAUGES	48268	5772	96.44
03/26/26	FERGUSON ENTERPRISES	SOFT COPPER	48199	2318381	1,953.39
04/02/26	FERGUSON ENTERPRISES	SERVICE REPAIR	48540	2318460	2,989.10
04/02/26	INFOSEND, INC	FEB 2026 UTILITY BILLING PLUS INSERTS	48640	2318468	47.81
TOTAL WF DISTRIBUTION SYSTEM					25,118.18
50050572 WF WTR QUAL & TREATMENT					
03/26/26	GALLADE CHEMICAL, IN	EMERGENCY STOCK REPLENISH FOR SODIUM	48277	2318385	1,352.67
03/26/26	USA BLUE BOOK	FLUORIDE REAGENT CHEM KEYS	48265	2318427	674.14

03/26/26	SMARDAN SUPPLY CO.	SAMPLE POINT REPAIR PARTS	48217	5716	220.74
TOTAL WF WTR QUAL & TREATMENT					2,247.55
50050574 WF METER M & R					
03/26/26	AQUA-METRIC SALES	2" METER REGISTERS	48137	2318369	3,181.02
03/26/26	PHAN, ANH	REFUND 14111 - OVERCHARGED 2023-1801	48149	2318431	491.55
03/26/26	STEVE LEE	REFUND INV 25870 - PERMIT CANCELLED	48150	2318432	491.55
TOTAL WF METER M & R					4,164.12
50095001 WATER FUND CAPITAL PROJECTS					
04/02/26	WOOD RODGERS INC	THRU 02/28/26 - DES CM WELL NO. 6	48660	2318513	2,053.75
04/02/26	MKN	THRU FEB 2026 - FY25 WATER MASTER PLAN	48280	5767	38,626.63
TOTAL WATER FUND CAPITAL PROJECTS					40,680.38
50150580 SF SEWER MAINTENANCE					
03/26/26	SO CALIF EDISON CO	02/13/26 to 03/16/26 SEWER LIFT STATION	48166	2318419	594.93
03/26/26	FULL TRAFFIC MAINTEN	REFLECTIVE TRAFFIC CONES	48293	2318384	424.13
TOTAL SF SEWER MAINTENANCE					1,019.06
50250590 SWF SOLID WASTE					
03/26/26	WSP USA, INC	1/01-2/27/26 - TRASH ORDER IMPL PLANNING	48203	5720	14,747.50
TOTAL SWF SOLID WASTE					14,747.50
60000000 CUSTODIAL - ASSET SEIZURE					
04/02/26	CITY OF FOUNTAIN VAL	PD ASSET SEIZURE DR#26-04459	48657	2318446	6,362.00
04/02/26	CITY OF FOUNTAIN VAL	PD ASSET SEIZURE DR#26-07635	48658	2318447	12,205.00
TOTAL CUSTODIAL - ASSET SEIZURE					18,567.00
				TOTAL	\$1,689,711.05



CITY OF FOUNTAIN VALLEY CITY COUNCIL COUNCIL ACTION REQUEST

To: Honorable Mayor and
Members of the City Council

Agenda Date: April 21, 2026

Subject: Second Reading and Adoption of an Ordinance approving Code Amendment No. 25-07 – An Amendment to the Warner/Newhope Specific Plan to Remove the Maximum 25% Medical Office Use Requirement From Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan and to Permit Medical Office Use By-Right in Planning Area C of the Specific Plan During the Hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago (PDL) Office Building Located at 17220 Newhope Street

Three-Year Strategic Goals

- Enhance the culture and environment of “A Nice Place to Live”
- Attract and retain revenue producing businesses
- Achieve fiscal stability in accordance with the 20-Year Financial Plan
- Attract and retain quality staff
- Not applicable

EXECUTIVE SUMMARY

At its meeting on April 7, 2026, the City Council introduced for a first reading an Ordinance approving Code Amendment (CA) No. 25-07 to amend the Warner/Newhope Specific Plan, to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan, during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago (PDL) office building located at 17220 Newhope Street; and approve a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA). The City Council approved the first reading by a vote of 4-0, with Council Member Constantine abstaining from the vote.

Prior to the first City Council meeting, the Planning Commission met on February 25, 2026, and voted 5-0 approving Resolution No. 26-03 recommending the City Council approve Code Amendment No. 25-07. As detailed in the staff report, the Plaza del Lago Owners Association intends to modify the Warner/Newhope Specific Plan allowing for additional medical use inside the Plaza del Lago professional office building. The proposed amendment would:

- Remove the maximum 25% medical office use requirement from Planning Area C from the Warner/Newhope Specific Plan.
- Permit medical office use by-right during the hours of 6:00 a.m. to 7:00 p.m.

- Remove the requirement for a parking study for new medical offices in Planning Area C

The Ordinance is now presented to the City Council for a second reading and adoption.

FINANCIAL REVIEW

There is no financial impact associated with approving the proposed code amendment.

PUBLIC NOTIFICATION

The item was published in the Orange County Register, and public notices were posted at City Hall and the Fountain Valley Library.

ENVIRONMENTAL CLEARANCE

The proposed CA is determined to be Categorical Exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines – Section 15061(b)(3) as it has no potential for resulting in a physical change to the environment. The proposed CA would allow for an increase in the type of existing, permitted land use, but does not propose the construction of any new square footage to the building.

ATTORNEY REVIEW

The Attorney for the City has reviewed the attached Ordinance.

ALTERNATIVES

Alternative No. 1: Adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a categorical exemption per the California Environmental Quality Act (CEQA) approving Code Amendment No. 25-07 to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan, during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago office building located at 17220 Newhope Street.

Alternative No. 2: Do not adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a categorical exemption per the California Environmental Quality Act (CEQA) and Code Amendment No. 25-07 to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan, during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago office building located at 17220 Newhope Street.

Alternative No. 3: Continue for further discussion.

RECOMMENDATION

Staff is requesting City Council approval of Alternative No. 1 to adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a categorical exemption per the California Environmental Quality Act (CEQA) and approving Code Amendment No. 25-07 to remove the maximum 25% medical office use requirement from Planning Area C in Section

Code Amendment No. 25-07

April 21, 2026

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4.4.3 of the Warner/Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan, during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago office building located at 17220 Newhope Street.

Prepared By: Matt Jenkins, Senior Planner

Reviewed by: Steven Ayers, Principal Planner

Approved by: Omar Dadabhoy, Community Development Director

- Attachments:
1. April 7, 2026 City Council Staff Report
 2. Ordinance for Code Amendment No. 25-07
 3. Notice of Exemption

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN VALLEY APPROVING A CATEGORICAL EXEMPTION PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING CODE AMENDMENT (CA) NO. 25-07 TO REMOVE THE MAXIMUM 25% MEDICAL OFFICE USE REQUIREMENT FROM PLANNING AREA C IN SECTION 4.4.3 OF THE WARNER / NEWHOPE SPECIFIC PLAN AND TO PERMIT MEDICAL OFFICE USE BY-RIGHT IN PLANNING AREA C OF THE SPECIFIC PLAN DURING THE HOURS OF 6:00 A.M. TO 7:00 P.M., IN THE PLAZA DEL LAGO OFFICE BUILDING LOCATED AT 17220 NEWHOPE STREET

WHEREAS, the Warner/Newhope Specific Plan (“WNSP”)(“Specific Plan”) was approved by the Fountain Valley City Council on October 5, 2004; and

WHEREAS, the Specific Plan contains development standards and intensities for individual planning areas; and

WHEREAS, the proposed amendment will continue to promote the development of the Specific Plan area in a manner that is sensitive to the surrounding community and environment; and

WHEREAS, on February 9, 2022, the Planning Commission approved a Conditional Use Permit (CUP 1900) for nine (9) additional residential condominium units in the Specific Plan; and

WHEREAS, staff analyzed the parking requirements at that time and a surplus of shared parking spaces were available in the Specific Plan area; and

WHEREAS, on May 22, 2025, the Planning Commission approved CUP 1927 for a wedding and event facility at the Los Caballeros Sports Village in the Specific Plan Area and determined a surplus of parking was provided in Planning Area K and K-1 of the WNSP; and

WHEREAS, removing the 25% limitation for medical office square footage in the Plaza del Lago (PDL) building and allowing for 100% medical office use in PDL would require an additional 11 parking spaces over non-medical office space; and

WHEREAS, the parking analysis performed in 2021 for CUP 1900 indicated a surplus of available shared parking in Planning Area K and K-1, and

WHEREAS, the proposed CA 25-07 has been publicly noticed in accordance with State Law and the Fountain Valley Municipal Code; and

WHEREAS, the Fountain Valley Planning Commission considered the proposed Code Amendment No. 25-07 at a duly noticed public hearing on February 25, 2026, and by a vote of 5-0, recommended the City Council approve CA 25-07.

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

SECTION 1

The City Council hereby determines that CA 25-07 is not subject to the California Environmental Quality Act (“CEQA”), pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2

The City Council finds that due notice of the public hearing on April 7, 2026, conducted in the City Council Chambers, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code, Title 21, and the State of California. Public notice of this hearing and a copy of the City Council agenda were posted at City Hall, Recreation Center and the Fountain Valley Library.

SECTION 3

The Warner/Newhope Specific Plan shall be amended as follows:

“... ”

Section 4.4.1 Permitted Uses

- Business support services
- Offices, administrative, business, professional.
- Research and Development (R&D).
- Personal storage (mini-storage) is a permitted use in Planning Area G.
- *Medical offices and services with operating hours between 6:00 a.m. and 7:00 p.m., seven (7) days per week.*

...”

“... ”

Section 4.4.3 Conditional Use Permit

- The following are permitted with approval of a Conditional Use Permit:
 - Medical offices and services (clinics, offices and laboratories) in Planning Area C *with operating hours between 7:00 p.m. and 6:00 a.m., seven (7) days per week.* ~~only in Planning Area C with approval of a parking study. A maximum of 25% of the building area may be devoted to Medical offices.~~
 - Schools, specialized training, and education
 - Photographic Studios
 - Automated Teller Machines (ATMs).
 - Parking.
 - Telecommunications facilities per Section 21.28 of the Fountain Valley Municipal Code

...”

SECTION 4

Pursuant to Fountain Valley Municipal Code section 21.34.050 the City Council does hereby find as follows:

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives and policies of the general plan, and would not create any inconsistencies with this title, in the case of a title amendment.

The proposed CA is consistent with the goals and actions of the general plan and specific plan. The amendment will promote General Plan Goal LU-1, which is to allow an arrangement of compatible land uses, while protecting and maintaining the surrounding neighborhood.

2. The proposed amendments would not be detrimental to the public convenience, health, interest, safety or welfare of the city.

The proposed amendment will allow for additional medical office use in the existing Plaza del Lago office building in the Warner/Newhope Specific Plan area, which allows for a variety of office uses in the existing 2-story office building. As indicated in the staff report, sufficient parking will be available for future medical office uses in the Plaza del Lago office complex, therefore the CA should not be detrimental to the interests of the public

3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city's environmental review procedures as indicated in Section 1 above.

4. The proposed amendment is internally consistent with other applicable provisions of Title 21 and the Warner / Newhope Specific Plan.

Removing the 25% square footage limitation on the medical office uses in Planning Area C will not affect any other development standard in the Specific Plan. The parking requirement is specific to Section 4.4.3 of the Specific Plan only and does not need to be amended in any other location in the Specific Plan.

SECTION 5

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council declares that it would have passed this ordinance and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

SECTION 6

The City Clerk shall certify the adoption of this ordinance and cause it to be published as required by law. This ordinance shall become effective thirty (30) days after the date of its adoption.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF _____, 2026.

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM

HARPER & BURNS LLP



Attorneys for the City

FOUNTAIN VALLEY PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS
10200 SLATER AVENUE

Wednesday, February 25, 2026
REGULAR MEETING – 6:00 PM

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in Planning Commission meetings, please contact the Planning Department at 714-593-4425. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

ZOOM LINK INFORMATION

- Participants that choose to watch the Planning Commission meeting through zoom are automatically placed in the waiting room and will then be admitted into the meeting. In order to make a public comment, you will indicate through the chat feature which item you would like to speak on, or click on the “raise hand” icon to let the administrator know you wish to speak.
- All participants are muted unless you are requesting to speak, at which time you will be allowed to unmute and make you comment.
- All public comments are allowed up to 3 minutes to speak.

CFV is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission Meeting

Time: Feb 25, 2026 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://fountainvalley.zoom.us/j/84406951186?pwd=b561KAU0DsY8mRo5NVr9sYvxOTayuJ.1>

Meeting ID: 844 0695 1186

Passcode: 662880

--

REGULAR MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL: Vu, Brothers, Huebner, Azcona, James, Chair Langer

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

Anyone wishing to speak during Public Comments must fill out and submit a blue speaker card. The Planning Commission can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on tonight’s agenda may do so during Public Comments. Speakers on items scheduled for Public Hearing or non-public hearing items will be invited to speak when those items are heard. (Three minutes per speaker)

It is customary for Commissioners to visit applicant sites. Unless any Commissioner has further disclosure statements at this time, it may be stated that no contact was made during the visit with the applicant, his/her agent or neighbors of the proposed project.

CONSENT CALENDAR

1. 12-17-2025 PLANNING COMMISSION MEETING MINUTES

Recommended Action: Receive and File the 12-17-2025 Planning Commission meeting

minutes.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 1940 – THE PICKLR

Petition submitted by Duyum Dulom to establish and operate a Pickleball facility located at 17904 Magnolia Street. This item is categorically exempt from CEQA per section 15301.

Recommended Action: Staff recommends that the Planning Commission adopt Alternative #1: Adopt Resolution No. 26-05 adopting a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approving Conditional Use Permit No. 1940 to establish and operate a pickleball facility located at 17904 Magnolia Street.

3. CODE AMENDMENT (CA) NO. 25-07 – PLAZA DEL LAGO – MEDICAL OFFICE LIMITATION

Petition submitted by Wallace Rodecker and the Plaza del Lago Owners Association to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner / Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan during the hours of 7:00 a.m. to 6:00 p.m., in the Plaza del Lago office building located at 17220 Newhope Street. This item is exempt from CEQA per section 15061(b)(3) of the CEQA Guidelines as it has no potential for resulting in a physical change to the environment, directly or indirectly.

Recommended Action: Pleasure of the Planning Commission.

4. CODE AMENDMENT (CA) NO. 26-01 - BY-RIGHT APPLICATION PROCESS 20% AFFORDABLE RESIDENTIAL PROJECTS

A CA to amend Fountain Valley Municipal Code Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households. The item is exempt from CEQA per Sections 15060(c)(2) and 15060(c)(3).

Recommended Action: Staff recommends that the Planning Commission adopt Alternative #1: Adopt Resolution No. 26-01 recommending the City Council adopt a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approve Code Amendment No. 26-01 to amend the Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, and add section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

NEW BUSINESS

None.

UNFINISHED BUSINESS

None.

PUBLIC COMMENTS

Anyone wishing to speak on non-agendized items may do so at this time.

ELECTION OF NEW PLANNING COMMISSION CHAIR AND VICE CHAIR

ELECTION OF NEW SIGN COMMITTEE MEMBERS

COMMENTS FROM STAFF

COMMENTS FROM COMMISSIONERS

ADJOURNMENT

Adjournment to the next regular Planning Commission meeting scheduled for March 25, 2026.

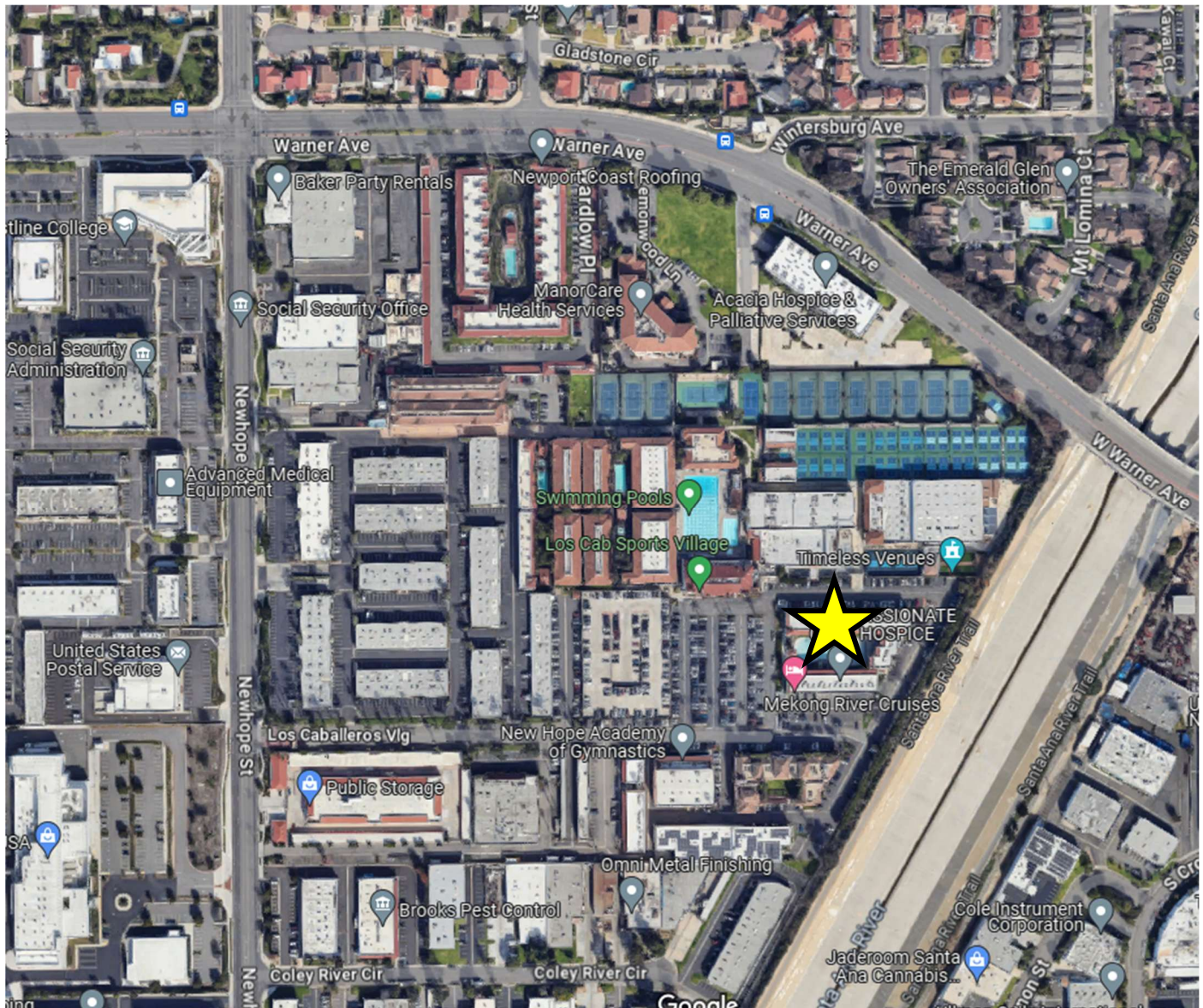
ALL ITEMS WHICH HAVE FINAL APPROVAL BY THE PLANNING COMMISSION MAY BE APPEALED TO THE CITY COUNCIL WITHIN 10 CALENDAR DAYS OF THE COMMISSION'S ACTION BY ANY APPLICANT OR PROPERTY OWNER WITHIN 1,000 FT. OF THE SUBJECT PROPOSAL. PERSONS WISHING FURTHER INFORMATION SHOULD CONTACT THE PLANNING DEPARTMENT (CHAPTER 21. 60 FVMC)

Planning Commission meetings can be viewed on FVTV via Spectrum Cable Channel 3, Frontier FiOS Channel 21, and AT&T U-Verse Channel 99. Commission Meetings are also posted on the City's website at www.fountainvalley.gov.

Vicinity Map

CA 25-07

Plaza del Lago



17220 Newhope Street



Request for Planning Commission Action

TO: Planning Commission **DATE:** February 25, 2026
FROM: Senior Planner, Matt Jenkins
SUBJECT: Code Amendment No. 25-07 – Plaza del Lago Medical Office Limitation

Project Location: Plaza del Lago
17220 Newhope Street
Fountain Valley, CA

APN: 169-421-11

Project Applicant: Wallace Rodecker / Rodecker Family Trust / Rodecker Companies, LLC.

Project Representative: Jim Henshall – CFG Investments, Inc.

Zoning: Warner Newhope Specific Plan

General Plan: Specific Plan Area

Proposal:

Petition submitted by Wallace Rodecker and the Plaza del Lago Owners Association to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner / Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago (PDL) office building located at 17220 Newhope Street (Attachment 1).

Background:

The Warner/Newhope Specific Plan (WNSP) is an approximate 37-acre site located at 17272 Newhope Street, with the main entrance to the development accessible from the east side of Newhope Street, across from the Fountain Valley Post Office. The plan area contains a mixture of residential, recreational, office, light industrial, and storage uses, most of which share parking and access. The WNSP is divided into 12 Planning Areas that describe and provide use standards for each area (Attachment 2). The Los Caballeros (Los Cab) Sports Club is located in Planning Area A and is the main tenant in

the Specific Plan. PDL, located in Planning Area C, was approved in 1979 for a 43,000 square foot, multi-tenant office complex, with no limitations on medical office use. Condition No. 10 from Planning Commission Resolution No. 79-32, did however, place a restriction prohibiting retail uses in PDL. In 2004, the current Specific Plan was adopted by the City Council and a 25% square footage limitation for medical office use was placed on the PDL office complex (Planning Area C), including the requirement for a Conditional Use Permit (CUP) subject to the review and approval of the Planning Commission.

In late 2025, and during the time the applicant prepared their application for the specific plan amendment, two (2) future tenants submitted CUP applications with the city and were approved by the Planning Commission for medical office uses in PDL:

- CUP 1938 #118 – T-Quan Acupuncture Clinic
- CUP 1939 #120 - ARWA Physical Therapy

With the addition of these two (2) tenants, the total percentage of medical office use in PDL increased to 23% - just below the 25% maximum outlined in the Specific Plan.

Code Requirement:

PDL is located in Planning Area C of the WNSP as shown on the attached Land Use Plan from the Specific Plan (Attachment 2). Allowable land uses are indicated in Section 4.4 of the Specific Plan, which also indicates uses permitted with approval of a CUP in Section 4.4.3.

4.4.3 Conditional Use Permit

- *The following are permitted with approval of a Conditional Use Permit:*
 - *Medical offices and services (clinics, offices and laboratories) only in Planning Area C with the approval of a parking study. A maximum of 25% of the building area may be devoted to medical offices.*
 - *Schools, specialized training and education.*
 - *Photographic studios.*
 - *Automated teller machines (ATMs).*
 - *Parking*
 - *Telecommunication facilities per Section 21.28 of the Fountain Valley Municipal Code.*

Proposed Code Amendment:

The proposed Code Amendment (CA) (Attachment 3) would remove the maximum 25% limit on medical office uses in Plaza del Lago and would allow medical office by-right, during the hours of 6:00 a.m. to 7:00 p.m. in the PDL building. The amendment would also remove the requirement for a parking study in Planning Area C.

As proposed, the Warner/Newhope Specific Plan would be amended as follows:

“ ...

Section 4.4.1 Permitted Uses

- Business support services
- Offices, administrative, business, professional.
- Research and Development (R&D).
- Personal storage (mini-storage) is a permitted use in Planning Area G.
- *Medical offices and services with operating hours between 6:00 a.m. and 7:00 p.m., seven (7) days per week.*

...”

“ ...

Section 4.4.3 Conditional Use Permit

- The following are permitted with approval of a Conditional Use Permit:
 - Medical offices and services (clinics, offices and laboratories) in Planning Area C *with operating hours between 7:00 p.m. and 6:00 a.m., seven (7) days per week.* ~~Only in Planning Area C with approval of a parking study. A maximum of 25% of the building area may be devoted to medical offices.~~
 - Schools, specialized training, and education
 - Photographic Studios
 - Automated Teller Machines (ATMs).
 - Parking.
 - Telecommunications facilities per Section 21.28 of the Fountain Valley Municipal Code

...”

Discussion:

The current request submitted by Wallace Rodecker and the Plaza del Lago Owners Association is to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan during the hours of 6:00 a.m. to 7:00 p.m., in the PDL office building adjacent to the Los Caballeros Sports Complex (Attachment 4). The applicant originally requested the hours to operate from 7:00 a.m. to 6:00 p.m., but recently amended the request (Attachment 5).

The PDL property is a 2-story professional office complex consisting of two, 2-story buildings separated by a large decorative pond with a total of 54 office condominium suites, totaling 43,440 square feet. Pedestrian access to the units is achieved by an exterior walkway at the first and second stories of the buildings, which faces inward towards the decorative pond. The complex utilizes the shared parking in the

Warner/Newhope Specific Plan, located in Planning Areas K and K-1, which is also shared by the Los Caballeros Sports Complex (Attachment 6).

Given the unique nature of the site and the mixture of land uses, per the WNSP, the required parking is not based on the parking standards outlined in Chapter 21.22 of the Fountain Valley Municipal Code (FVMC), but instead upon the actual demand for parking. When the Specific Plan was created in 2004, a parking demand study was prepared to establish a baseline condition for parking use and demand in the Specific Plan area. The study indicated there were 947 shared parking spaces available in Planning Area K, K-1, and I. The study also references 932 shared spaces available in Planning Area K and K-1 specifically. While not stated at the time of the Specific Plan adoption, staff's understanding is that the 25% maximum for medical uses in PDL was based on the availability of shared spaces.

While individual parking ratios based on land use are not utilized in the Specific Plan's parking analysis, the parking demand study references a parking requirement for PDL, whereas the required parking for medical office use was one (1) parking space per 143 square feet of floor space, and general office use was one (1) space per 250 square feet of floor space. Using these parking ratios to establish a parking requirement for PDL at the time of the Specific Plan approval in 2004, PDL would have required 206 parking spaces (Figure 1).

Figure 1			
	Square Footage (SF)	Parking Ratio	Spaces
25% Medical	10,860 SF	1 space per 143 SF	76
75% Office	32,580 SF	1 space per 250 SF	130
Total:	43,440 SF		206

If PDL was converted to 100% medical uses today at a parking ratio of one (1) space per 200 square feet using the city parking requirements in Table 3-3 from FVMC 21.22, the entire development would require 217 parking spaces (Figure 2). This results in an increase of 11 parking spaces.

Figure 2			
	Square Footage (SF)	Parking Ratio	Spaces
100% Medical	43,440 SF	1 space per 200 SF	217

Previous Planning Commission Approvals - CUP 1900 Parking Analysis:

On February 9, 2022, the Planning Commission adopted Resolution No. 22-06 approving CUP 1900 for the conversion of an existing childcare center into nine (9) residential condominium units at Los Cab. A parking observation analysis was conducted on two (2) non-consecutive weekdays, and one (1) Saturday during the hours of 7:00 a.m. to 7:00 p.m., in September 2021 (Attachment 7). Referring to parking in Planning Area K and K-1 with 932 shared parking spaces, the maximum occupancy of the shared parking area

observed during the weekday was 553 parking spaces. During the weekend, 482 was the highest observed demand. Conversely, the study concluded there was 379 spaces available during the weekday, and 482 spaces available during the weekend.

CUP 1927 – Timeless Venues:

In 2024, Timeless Venues received approval for a wedding and event venue facility at the Los Caballeros Sports Village. At the time it was indicated 996 shared parking spaces were provided at Los Cab as indicated in the staff report for CUP 1927. The parking analysis for Timeless Venues was based on a previous approval for a 9-unit condominium conversion project in 2022 for Los Cab and approved by the Planning Commission (CUP 1900). This parking analysis (Attachment 7) references the 932 shared parking spaces in Planning Areas K and K-1, specifically, not 996 spaces.

Timeless Venues typically holds events such as weddings, charity galas, and other social events that may primarily take place during the evening and weekend times, while typical medical office uses operate during daytime business hours. The proposed CA would approve medical occupancy by-right during the hours from 6:00 a.m. to 7:00 p.m. and would require a CUP to operate outside of those hours. Staff does not anticipate a conflict with medical office use during the daytime and a wedding and event facility primarily operating during the evening and weekends.

Using a conservative approach referencing the 932 shared parking spaces in Planning Area K and K-1, and the most recent parking analysis from CUP 1900 in prepared in 2021, Figure 3 provides the following parking analysis below:

Figure 3		
Attachment ____ (2021 Parking Analysis)	Weekday	Weekend
Total Parking in Shared Areas per 2021 parking analysis:	932	932
Highest Number of Spaces Occupied:	553	482
Timeless Venues Parking Requirement per CUP 1927:	140	140
Additional Required Parking for 100% Medical Use in PDL 100% (Figure 2):	11 spaces	11 spaces
Available Parking Observed per 2021 parking analysis:	379	450
Surplus Parking in Shared Planning area K and K-1:	228 spaces	299 spaces

Figure 3 provides a parking calculation using the least number of spaces reported in Planning Area K and K-1 at 932 shared parking spaces. The maximum observed parking spaces occupied per the 2021 parking analysis was used as a baseline condition, plus the maximum required parking spaces for Timeless Venues was used for a parking requirement per CUP 1927. Adding the additional 11 parking spaces required for PDL to be converted to 100% medical, an approximate surplus of parking is shown. Based on this calculation, approximately 228 parking spaces would be available during the weekday, and 299 parking spaces would be available during the weekend.

Conclusion:

PDL currently has 29 tenants controlling the 54 condominium office spaces, whereas several tenants control multiple units. According to the tenant roster provided for PDL, the office complex currently has limited vacancy with only five (5) single tenant spaces, and there currently is multiple general office practices occupying multiple condominium office spaces in PDL.

As previously discussed, the Specific Plan requires that any new structures or expansions would be required to verify there is a minimum of 5% or 47 parking spaces open and available. The Planning Commission recently approved two projects where there was a different parking requirement than the previous use, and it was documented that there was sufficient parking available for the new use in the Los Cab sports complex. As shown in the calculation in Figure 3 of this report, a surplus of parking is estimated in the shared parking area of Planning Area K and K-1.

Environmental Clearance:

The proposed CA is determined to be Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines – Section 15061(b)(3) as it has no potential for resulting in a physical change to the environment. The proposed CA would allow for an increase in the type of existing, permitted land use, but does not propose the construction of any new square footage to the building (Attachment 8).

Notice Furnished:

Public hearing notices were mailed to all property owners and commercial tenants within 1,000 feet of the subject property. The item was published in the Orange County Register and notices were posted at City Hall and at the City's website at www.fountainvalley.gov/AgendaCenter

Alternatives:

1. Adopt Resolution No. 26-03 recommending the City Council approve a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approve Code Amendment No. 25-07 to remove the maximum 25% medical office use requirement from Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan and to permit medical office use by-right in Planning Area C of the Specific Plan, during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago office building located at 17220 Newhope Street (Attachment 9).
2. Amend Resolution No. 26-03 and recommend the City Council approve a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approve Code Amendment No. 25-07 to increase the maximum percentage

of medical office use in Planning Area C in Section 4.4.3 of the Warner/Newhope Specific Plan from 25% to 50%, during the hours of 6:00 a.m. to 7:00 p.m., in the Plaza del Lago office building located at 17220 Newhope Street.

3. Continue the request and direct staff to prepare a resolution for denial.
4. Continue this request for additional information.

Recommended Action:

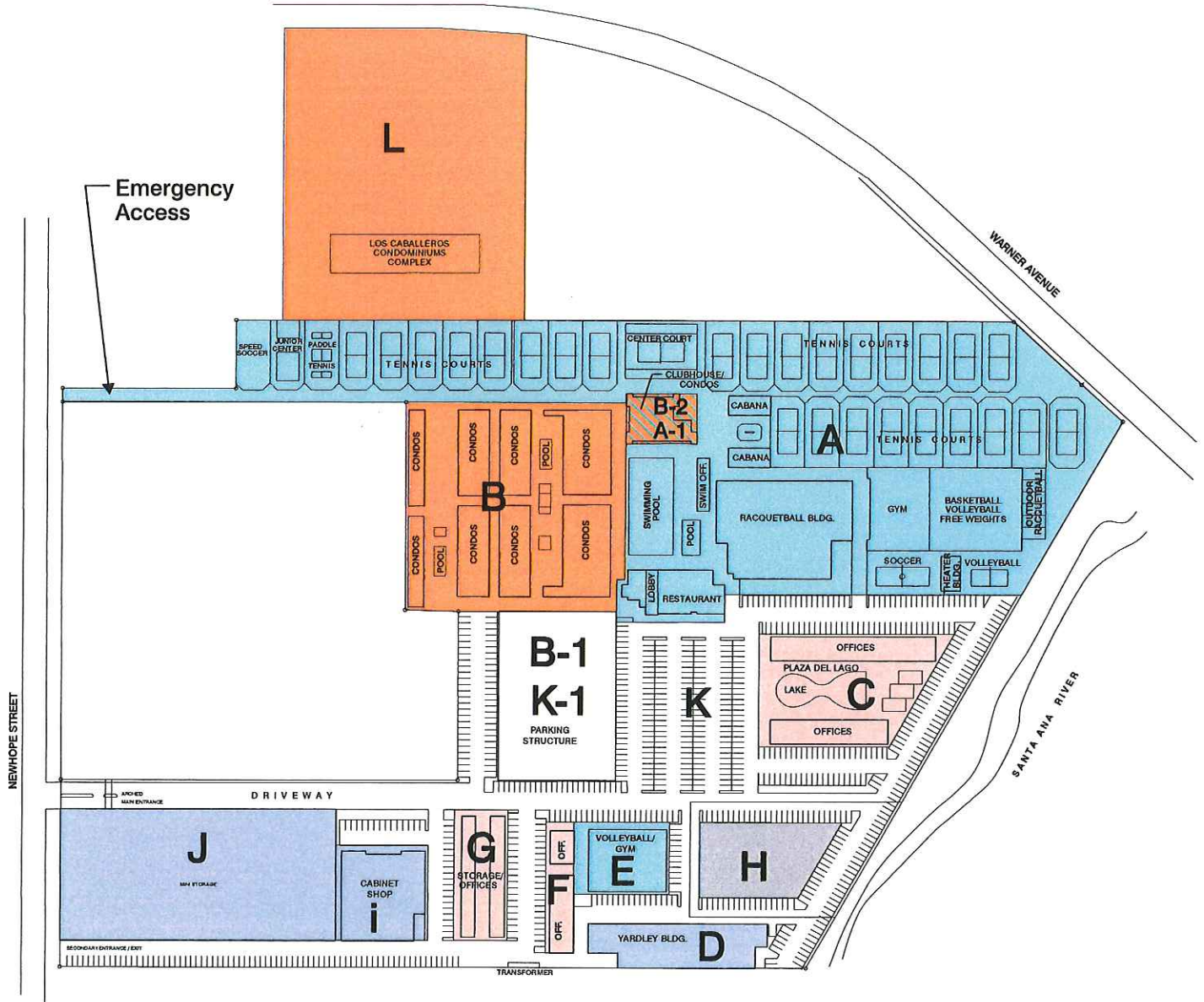
Pleasure of the Planning Commission.

Prepared By:	Matt Jenkins, Senior Planner
Reviewed By:	Steven Ayers, Principal Planner
Approved By:	Omar Dadabhoy, Community Development Director / Deputy City Manager

- Attachments:
1. Vicinity Map
 2. WNSP Land Use Map
 3. CC Ordinance
 4. CFG Investments request
 5. Amended hours
 6. WNSP Parking Graphic
 7. Parking Analysis dated October 2, 2021
 8. Notice of Exemption
 9. Resolution No. 26-03

City of Fountain Valley

Warner/Newhope Specific Plan



- High Density Residential
- Sports and Fitness
- Mixture High Density Residential and Sports & Fitness
- Professional Office
- Commercial Manufacturing
- Future Expansion Area
- Parking

Base Map Source: Hunsaker & Associates

Land Use Plan



Figure 4

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN VALLEY APPROVING A CATEGORICAL EXEMPTION PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING CODE AMENDMENT (CA) NO. 25-07 TO REMOVE THE MAXIMUM 25% MEDICAL OFFICE USE REQUIREMENT FROM PLANNING AREA C IN SECTION 4.4.3 OF THE WARNER / NEWHOPE SPECIFIC PLAN AND TO PERMIT MEDICAL OFFICE USE BY-RIGHT IN PLANNING AREA C OF THE SPECIFIC PLAN DURING THE HOURS OF 6:00 A.M. TO 7:00 P.M., IN THE PLAZA DEL LAGO OFFICE BUILDING LOCATED AT 17220 NEWHOPE STREET

WHEREAS, the Warner/Newhope Specific Plan (“Specific Plan”) was approved by the Fountain Valley City Council on October 5, 2004; and

WHEREAS, the Specific Plan contains development standards and intensities for individual planning areas; and

WHEREAS, the proposed amendment will continue to promote the development of the Specific Plan area in a manner that is sensitive to the surrounding community and environment; and

WHEREAS, the Planning Commission has reviewed and approved two (2) new land uses in the Specific Plan area since 2022; and

WHEREAS, staff analyzed the parking requirements at that time and a surplus of available shared parking spaces were available in the Specific Plan area; and

WHEREAS, the proposed CA 25-07 has been publicly noticed in accordance with State Law and the Fountain Valley Municipal Code; and

WHEREAS, the Fountain Valley Planning Commission considered the proposed Code Amendment No. 25-07 at a duly noticed public hearing on February 25, 2026, and by a vote of __-__ recommended the City Council approve CA 25-07 ; and

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

SECTION 1

The City Council hereby determines that CA 25-07 is not subject to the California Environmental Quality Act (“CEQA”), pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in

question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2

The City Council finds that due notice of the public hearing on _____, 2026, conducted in the City Council Chambers, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code, Title 21, and the State of California. Public notice of this hearing and a copy of the City Council agenda were posted at City Hall, Recreation Center and the Fountain Valley Library.

SECTION 3

The Warner/Newope Specific Plan shall be amended as follows:

“ ...

Section 4.4.1 Permitted Uses

- Business support services
- Offices, administrative, business, professional.
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- Personal storage (mini-storage) is a permitted use in Planning Area G.
- *Medical offices and services with operating hours between 6:00 a.m. and 7:00 p.m., seven (7) days per week.*

...”

“ ...

Section 4.4.3 Conditional Use Permit

- The following are permitted with approval of a Conditional Use Permit:
 - Medical offices and services (clinics, offices and laboratories) in Planning Area C *with operating hours between 7:00 p.m. and 6:00 a.m., seven (7) days per week.* ~~only in Planning Area C with approval of a parking study. A maximum of 25% of the building area may be devoted to medical offices.~~
 - Schools, specialized training, and education
 - Photographic Studios
 - Automated Teller Machines (ATMs).
 - Parking.
 - Telecommunications facilities per Section 21.28 of the Fountain Valley Municipal Code

...”

SECTION 4

Pursuant to Fountain Valley Municipal Code section 21.34.050 the City Council does hereby find as follows:

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives and policies of the general plan, and would not create any inconsistencies with this title, in the case of a title amendment.

The proposed CA is consistent with the goals and actions of the general plan and specific plan. The amendment will promote General Plan Goal LU-1, which is to allow an arrangement of compatible land uses, while protecting and maintaining the surrounding neighborhood.

2. The proposed amendments would not be detrimental to the public convenience, health, interest, safety or welfare of the city.

The proposed amendment will allow for additional medical office use in the existing Plaza de Lago office building in the Warner/Newhope Specific Plan area, which allows for a variety of office uses in the existing 2-story office building. As indicated in the staff report, sufficient parking will be available for future medical office uses in the Plaza del Lago office complex, therefore the CA should not be detrimental to the interests of the public

3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city's environmental review procedures as indicated in Section 1 above.
4. The proposed amendment is internally consistent with other applicable provisions of Title 21 and the Warner / Newhope Specific Plan.

Removing the 25% square footage limitation on the medical office uses in Planning Area C will not affect any other development standard in the Specific Plan. The parking requirement is specific to Section 4.4.3 of the Specific Plan only and does not need to be amended in any other location in the Specific Plan.

SECTION 5

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council declares that it would have passed this ordinance and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

SECTION 6

The City Clerk shall certify the adoption of this ordinance and cause it to be published as required by law. This ordinance shall become effective thirty (30) days after the date of its adoption.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF _____, 2026.

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM

HARPER & BURNS LLP

Attorneys for the City



17220 Newhope St., Suite. # 224 • Fountain Valley, CA 92708
(714) 557-1430 • Fax (714) 557-1439 • www.cfginvestments.com

VIA HAND DELIVERY AND EMAIL

December 22, 2025

Mr. Matt Jenkins
City of Fountain Valley----Community Development Department
10200 Slater Avenue
Fountain Valley, CA 92708

RE: Planning and Development Application Packet for an Amendment to the Warner/Newhope Specific Plan (Revised Cover Letter for Application)

Mr. Jenkins:

Please be advised CFG Investments, Inc. is the property management company for the Plaza del Lago Owners Association (“the Association”).

The Association and Mr. Wallace Rodecker previously submitted the Planning and Development Application Packet on October 1, 2025 which requests an amendment to the Warner/Newhope Specific Plan. The City has requested that this revised cover letter to the Application be submitted following the City’s initial review of the Application.

The applicant is Mr. Wallace Rodecker, and certain entities associated with Mr. Rodecker, who own business condominiums at the Plaza del Lago Professional Offices Complex. The Association also supports this Application. A \$10,000 application fee was also delivered with this Application for fees and costs related to the Application. Mr. Rodecker and the Association understand any amount of the application fee which is not used for reasonable fees and costs shall be returned by the City.

The Warner/Newhope Specific Plan states the area commonly known as the Plaza del Lago Professional Offices Complex (“the Complex”) is an office complex developed to house professional offices, including medical businesses, centered on an artificial lake. The Complex is located at 17220 Newhope St., Fountain Valley, CA 92708. There are 54 office units in the Complex, with 27 units located on both floors. (Warner/Newhope Specific Plan, p. 13.) Parking for the Complex is in the shared parking facilities at the Los Caballeros Complex which includes 932 shared parking spaces. (See Section 3.2.2 of the Warner/Newhope Specific Plan, p. 28.)

Under section 4.4.1 of the Warner/Newhope Specific Plan the permitted uses for the Complex are business support services, offices including administrative, business, and professional offices, and offices for research and development businesses. (Warner/Newhope Specific Plan, p. 42.) The Application is a request to the City of Fountain Valley to Amend the Warner/Newhope Specific Plan, Section 4.4.3---Conditional Use Permit by eliminating the language in this section stating: “A maximum of 25% of



the building area may be devoted to Medical Offices.” (Warner/Newhope Specific Plan, p. 42.)

The Application contends there should not be a restriction on the amount of square footage in the Complex being devoted to medical offices or medical-related businesses. This Application is also supported by the Association which is confirmed by a Resolution from the Association’s Board of Directors attached to the Application.

Section 4.4.3---Conditional Use Permit of the Warner/Newhope Specific Plan states:

“The following are permitted with approval of a Conditional Use permit:

- Medical offices and services (clinics, offices, and laboratories) only in Planning Area C with the approval of a parking study. A maximum of 25% of the building area may be devoted to Medical offices.
- Schools, specialized training, and education.
- Photographic studios.
- Automated teller machines (ATMs).
- Parking.
- Telecommunications facilities Per Section 21.28 of the Fountain Valley Municipal Code.”

The proposed amendment to Section 4.4.3 as requested by this Application would only be that the language stating, “A maximum of 25% of the building area may be devoted to Medical offices” be deleted from Section 4.4.3, and the amended section should be worded to state:

“The following are permitted by right:

- Medical offices and services (clinics, offices, and laboratories) in Planning Area C with medical offices and services that are businesses having normal operating hours between 7 a.m. and 6 p.m. on any day of the week. If a medical office or service wishes to have operating hours outside of the limit between 7 a.m. and 6 p.m. on any day of the week, this medical office or service must apply to the City of Fountain Valley for a conditional use permit and/or provide a new parking study establishing new baseline data for parking use in the area as requested by the City of Fountain Valley.
- Schools, specialized training, and education.
- Photographic studios.
- Automated teller machines (ATMs).
- Parking.
- Telecommunications facilities Per Section 21.28 of the Fountain Valley Municipal Code.”

Based on calculations by the City’s Community Development Department, the Complex presently has 21% of its interior office space devoted to medical offices or medical-related businesses. (8,960) square feet out of the total square footage of 43,400 being presently



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used for medical offices or medical-related businesses.) Recently, new owners, potential new owners, and potential new tenants who are medical offices or medical-related businesses have expressed an interest in locating their businesses at the Complex. The owners in the Complex should be given the ability to place these medical offices and medical-related businesses into the Complex since the Complex was developed by the City to have professional offices, including medical-related businesses, in this Complex.

Given the increase of health care businesses in Orange County, including in Fountain Valley, it is anticipated that additional medical-related businesses shall be interested in locating to the Complex in the future. The applicant and the Association believe there will not be any negative aspects to eliminating the 25% restriction on medical-related businesses at the Complex. On the contrary, it shall allow the Complex to continue to house businesses for medical use and professional use, which is exactly what the Complex was developed to do.

The current 25% restriction hinders the Complex in attracting the type of business which would allow the Complex to continue to be successful. This amendment would also allow the City to attract additional medical professionals and medical-related businesses to serve Fountain Valley residents for their healthcare needs.

If you have any questions concerning this Application, please contact the applicant or the undersigned.

Sincerely yours,



James F. Henshall, Jr.
CFG Investments, Inc.
17220 Newhope St., Suite 224
Fountain Valley, CA 92708
(714) 557-1430 (Office)
(714) 227-4427 (Cell)
jim@cfginvestments.com (Email)

From: [Jim Henshall](#)
To: [Matt Jenkins](#)
Cc: [Wallace Rodecker](#); [Steve Meyer](#); [Carm Gullo](#)
Subject: RE: Notice of Hearing Before Planning Commission-2-25-26
Date: Thursday, February 12, 2026 4:48:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Matt,

Thank you for your email.

As to Section 4.4.3 Conditional Use Permit, the language will need to be as follows:

Section 4.4.3 Conditional Use Permit

- The following are permitted with approval of a Conditional Use Permit:
 - Medical offices and services (clinics, offices and laboratories) in Planning Area C **with operating hours between 6:00 a.m. and 7:00 p.m., seven (7) days per week**, ~~only in Planning Area C with approval of a parking study. A maximum of 25% of the building area may be devoted to medical offices.~~
 - Schools, specialized training, and education
 - Photographic Studios
 - Automated Teller Machines (ATMs).
 - Parking.
 - Telecommunications facilities per Section 21.28 of the Fountain Valley Municipal Code

Let me know your thoughts on the language. I am in the office all day tomorrow.

Best regards,

Jim Henshall

CFG Investments, Inc., property management company for the Plaza del Lago Owners Association

17220 Newhope Street, Suite 224

Fountain Valley, CA 92708

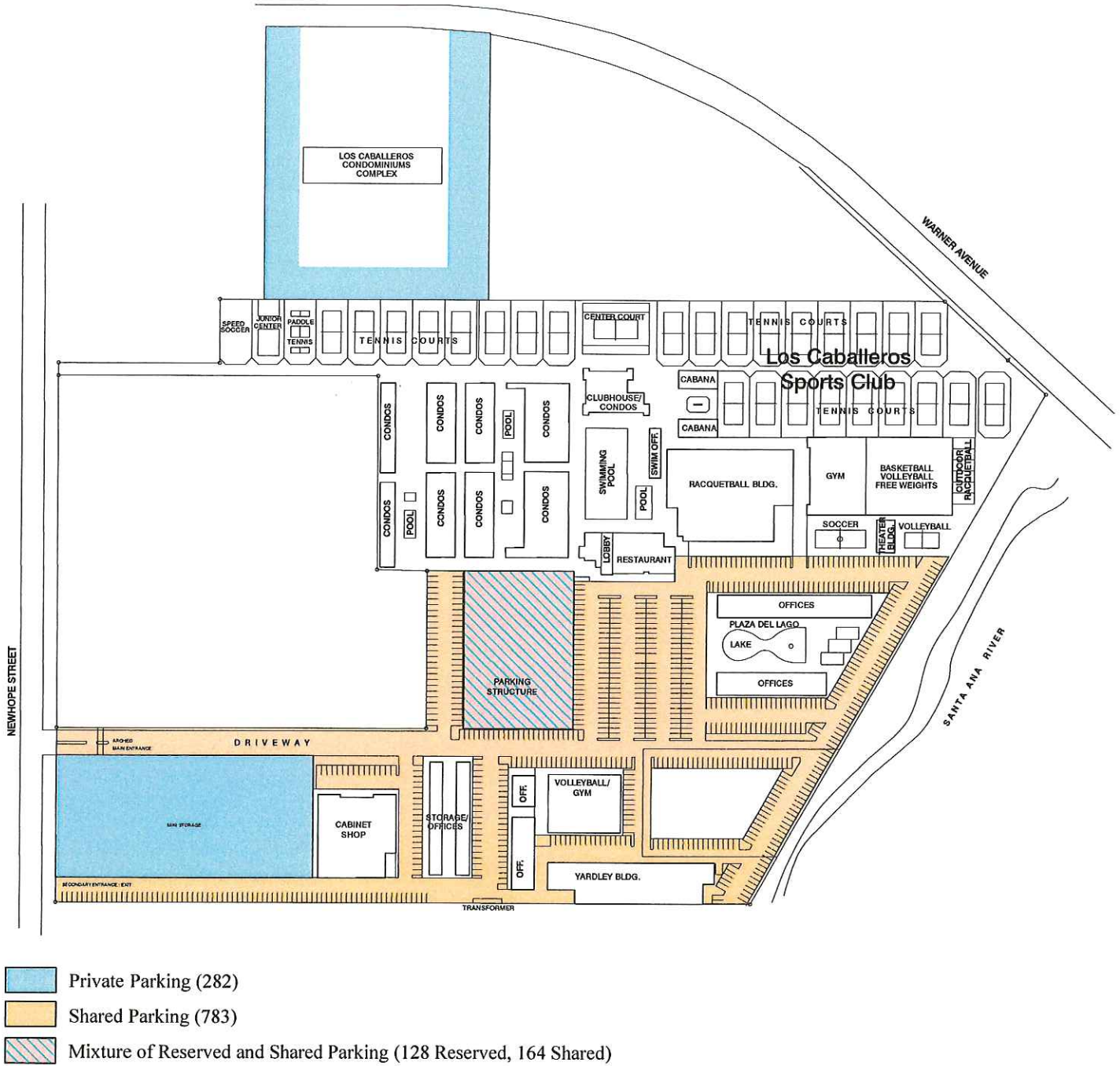
(714) 557-1430 (Office)

(714) 227-4427 (Cell)

jim@cfginvestments.com (Email)

City of Fountain Valley

Warner/Newhope Specific Plan



Base Map Source: Hunsaker & Associates

Parking Plan

Figure 6

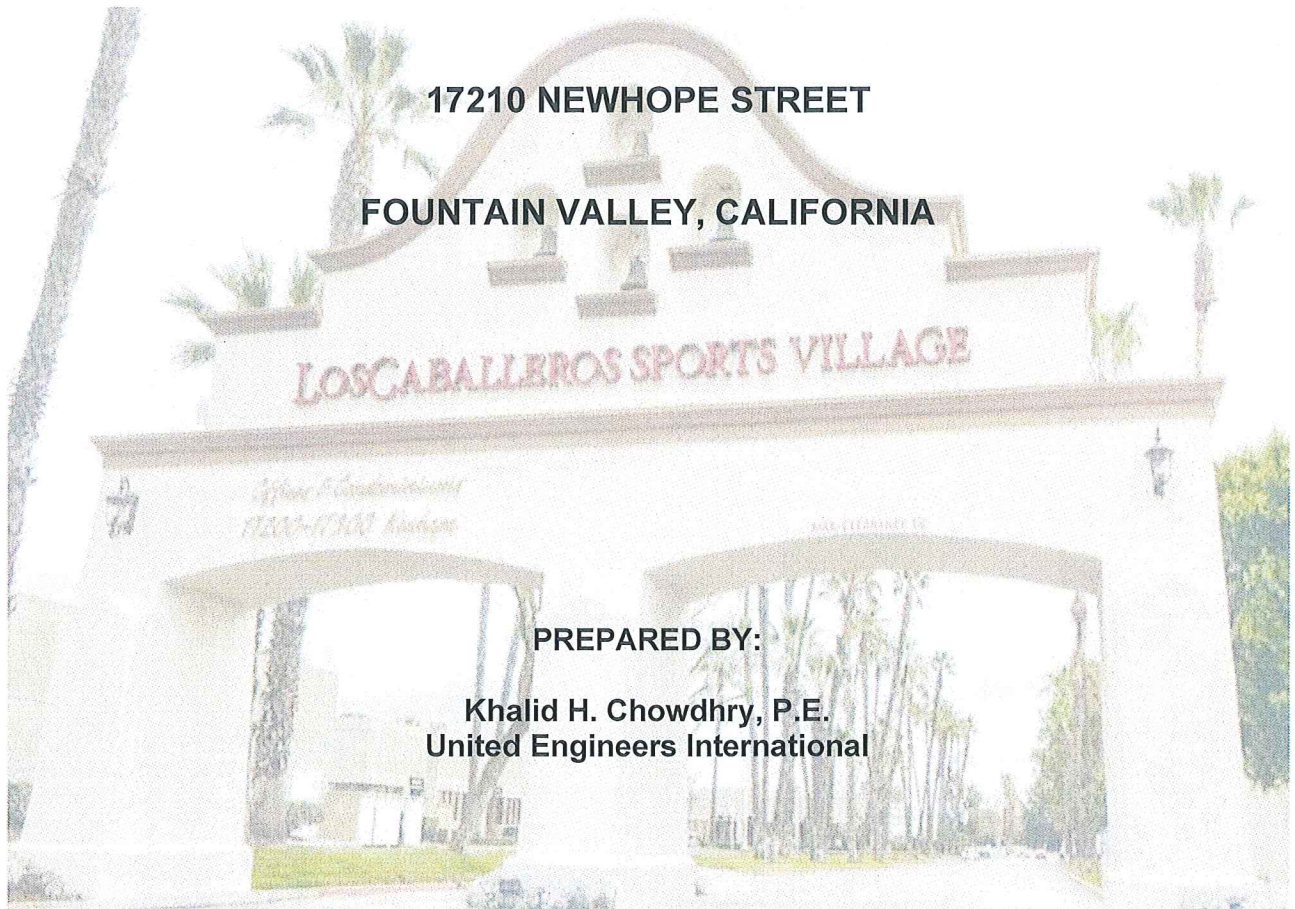


Not to Scale

PARKING OCCUPANCY AND SUPPLY STUDY
PROPOSED TENANT IMPROVEMENT FROM CHILD CARE FACILITY
TO CONDOMINIUM UNITS
FOR THE EXISTING
WARNER/NEWHOPE SPECIFIC PLAN
LOS CABALLEROS SPORTS VILLAGE/MIXED-USE DEVELOPMENT

17210 NEWHOPE STREET

FOUNTAIN VALLEY, CALIFORNIA



PREPARED BY:

Khalid H. Chowdhry, P.E.
United Engineers International

October 2, 2021

INTRODUCTION

United Engineers International has conducted a parking occupancy and supply analysis for the conversion of a child care facility to condominium units within the Los Caballeros Sports Village/Mixed-Use Development. The project is located at 17210 Newhope Street, Fountain

Valley, California. The existing development is governed by the Warner/Newhope Specific Plan that was adopted by the City of Fountain Valley in September 2004. Among other things, the Specific Plan regulates the parking conditions for the site. Per the Specific Plan and the City of Fountain Valley, the analysis was performed to determine if the current parking supply of the existing development can accommodate the proposed new condominium units.

This memorandum summarizes the peak parking generation and observed parking occupation for the proposed improvement and the details of the surrounding project area.

PROJECT DESCRIPTION

The proposed project is to convert a former 6,552 square-foot youth center, that included infant care, childcare and a game room, to nine residential condominium units. The youth center occupies the ground floor of a three-story building that has two levels of condominiums above the proposed improvement. The existing building is located within the Los Caballeros Sports Village/Mixed-Use Development. All vehicle access and parking will be provided by the existing driveways and parking spaces of the development.

SCOPE

United Engineers has prepared a parking occupancy study for the tenant improvement of the youth center/child care facility to nine-unit Condominium. Per the Fountain Valley Municipal Code, nine condominium units are required to provide about 21 parking spaces

(2.25 per unit). The Warner/Newhope Specific Plan, which divides the overall site into

Planning Areas, specifies that the shared parking for the development is located in Planning

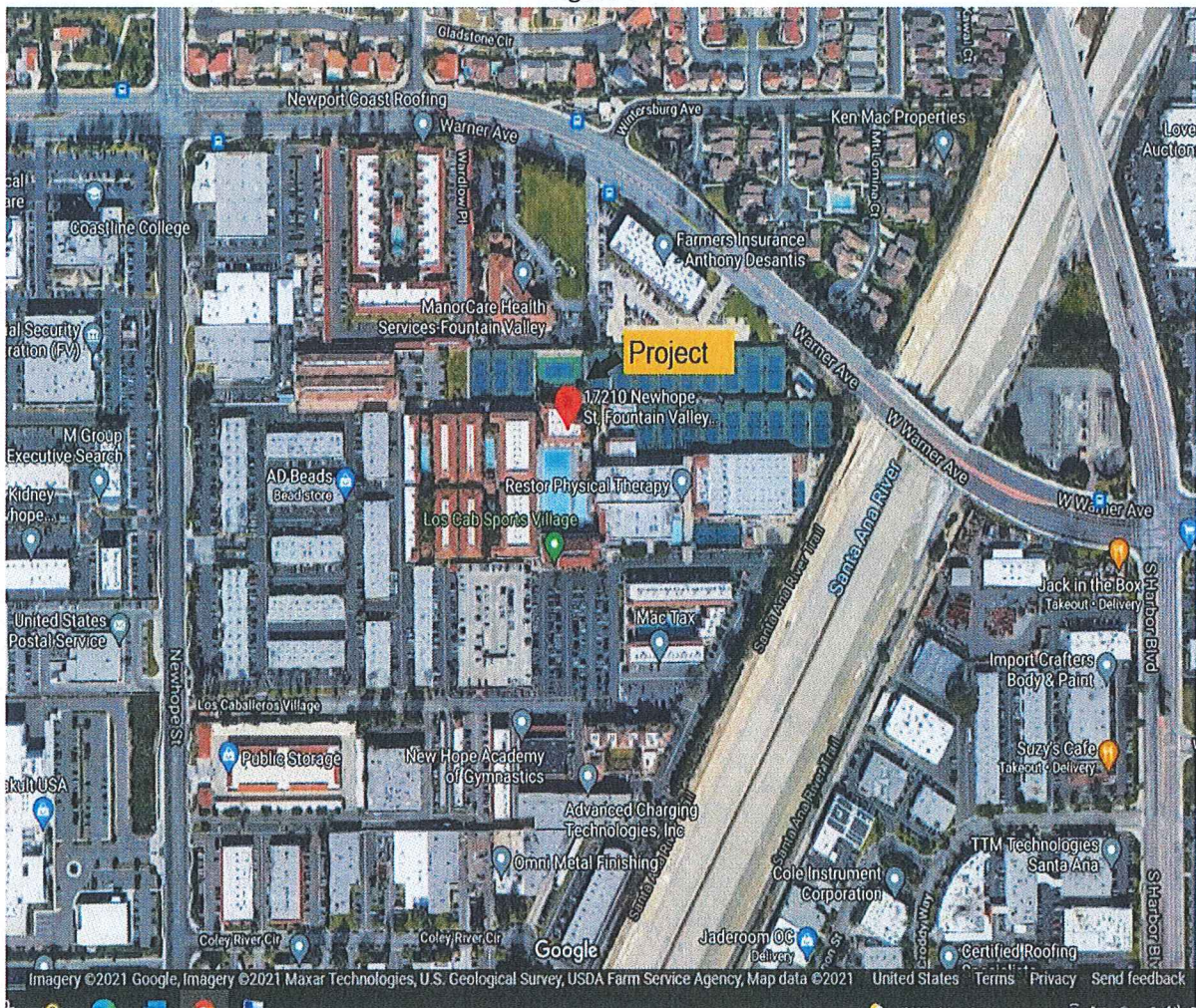
Areas K, K-1, and I. The Specific Plan states that the project location, Sub-Planning Area A-1, should take parking from Planning Area K and K-1. The Specific Plan also indicates that there are 932 parking spaces available in these Planning areas. To observe the existing parking demand the study has performed parking surveys of Lot K and K-1 from 7 am to 7 pm on a Tuesday and Wednesday (weekdays) and a Saturday (weekend).

The results, as described below, have determined the peak parking demand and parking percentage occupancy rate. The study indicates that there is enough excess capacity to accommodate the new parking demand of 21 parking spaces.

PROJECT LOCATION

The proposed condominiums are located within the 37-acre Warner/Newhope Specific Plan which makes up the Los Caballeros Sports Village/Mixed-Use Development. The development and Specific Plan are bounded by Newhope Street on the west, Warner Avenue on the north, the Santa Ana River on the east and light industrial uses on the south. The site is zoned Commercial Manufacturing and Office Commercial by the City of Fountain Valley General Plan. As mentioned previously, the Warner/Newhope Specific Plan divides up the overall development into planning areas. The Planning Areas are identified as A, A1, B, B-1, B-2, C, D, E, F, G, H, I, J, K, K-1, and L. The existing youth center that will be replaced is located in Sub-Planning Area A-1 and the condominiums on the second and third floor are in Sub-Planning Area B-2. A map of the project location is contained in Figure 1 below.

Figure 1



Existing Street System

Warner Avenue is generally an east-west running Major Arterial¹ within the vicinity of the project and is bordered by mostly residential land uses but also includes educational, health services and office uses. Warner Avenue is generally three lanes in each and left-turn pockets at intersections. The posted speed limit is 45 m.p.h. Parking is prohibited in the vicinity of the project.

Newhope Street is generally a north-south running Augmented Primary Arterial² within the vicinity of the project. Newhope Street south of Warner Avenue provides access to mostly health care, office and commercial uses. Newhope Street generally has two lanes in each direction with left-turn pockets at intersections. The posted speed limit is 40 m.p.h. Parking is prohibited in the vicinity of the project.

Area Transit

Route 72 of Orange County Transportation Authority, travels along Warner Avenue and serves the project area. The route goes from Warner and Pacific Coast Highway to Tustin Ranch and Legacy. The route provides daily service.

¹ Designation per the *City of Fountain Valley General Plan*, adopted March 21, 1995.

² Designation per the *City of Fountain Valley General Plan*, adopted March 21, 1995.

ANALYSIS Parking Generation

City of Fountain Valley Parking Requirements

The City of Fountain Valley requires residential condominiums to provide 2.25 vehicle parking spaces per unit per the City of Fountain Valley Municipal Code Section 21.22.040. This would require approximately 21 (rounding up) parking spaces for the proposed project.

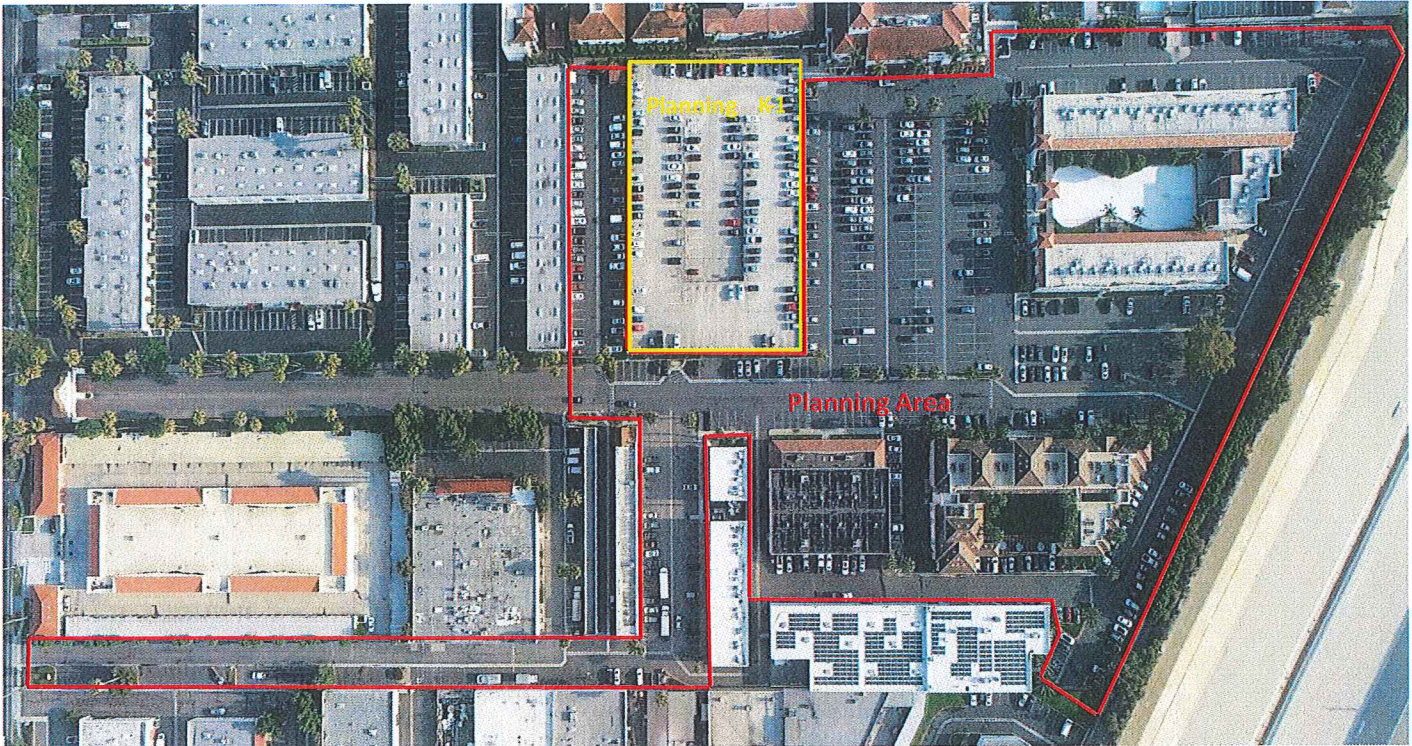
An analysis has been performed to determine the current peak parking demand of the existing shopping center. The analysis has done a parking occupation study on site to determine the actual parking demand and an analysis of the parking generation using the *ITE Parking Generation Manual, 5th Edition*.

Parking Occupancy Survey

To observe the existing parking demand, the study has performed parking surveys of Lot K and K-1 within the existing Los Caballeros Sports Village/Mixed-Use Development. Figure 2, on the following page, indicates the study area. It was determined to count the number of vehicle spaces occupied between 7 a.m. to 7 p.m. on a weekday and a weekend day. The on-site parking occupation surveys were taken on Tuesday, August 24, 2021, Wednesday, September 29, 2021, and Saturday, August 21, 2021.

Figure 2

Parking Occupancy Study Area



Planning Area 1 outlined in red □
Planning Area 1 outlined in yellow □

The results of the survey are indicated in Figure 3a (Weekday) and Figure 3b (Weekend) below:

Figure 3a

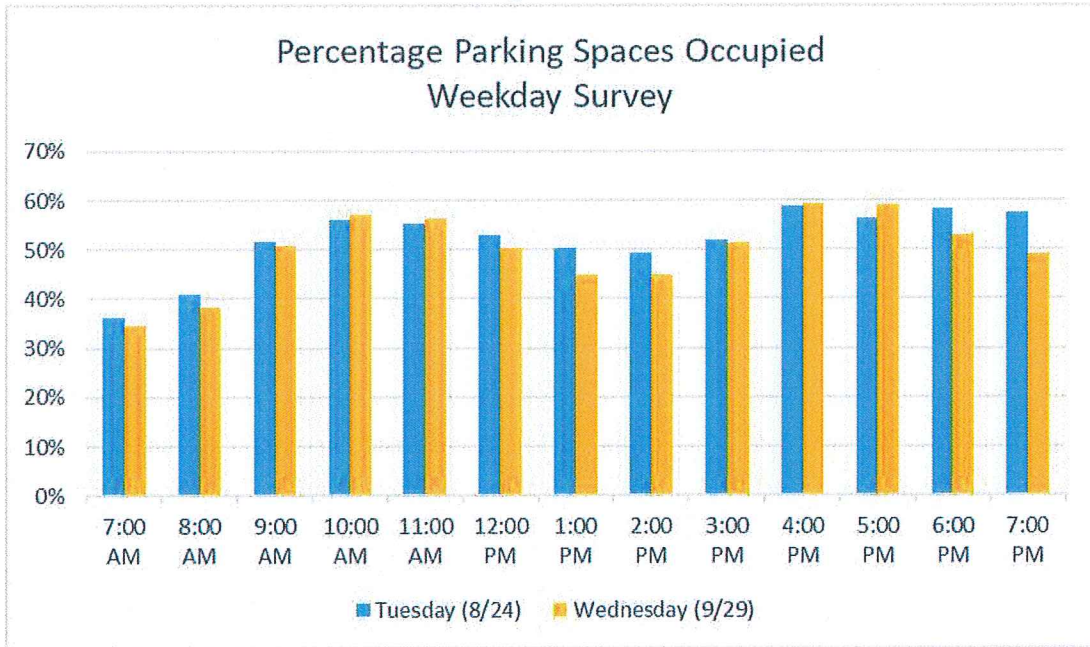
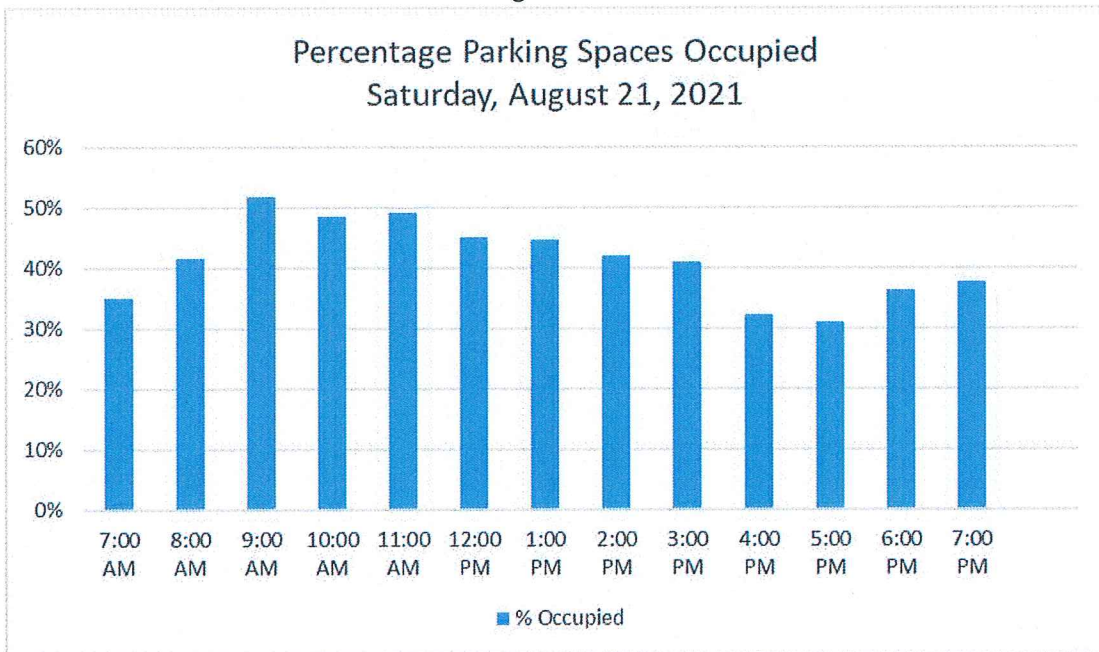


Figure 3b



As the graphs in Figures 3a and 3b illustrate, the percentage of parking spaces occupied throughout the day was below 60%. The two weekday surveys show that the parking demand is very similar and was slightly higher on Wednesday. The highest number of spaces occupied at any one time during the weekdays was 553. During the weekend survey (Saturday), 482 was the highest recorded parking demand. Therefore, there would be an approximate supply of 379 parking spaces available during the highest weekday demand and 450 parking spaces available during the highest weekend demand

ITE Parking Generation

The *ITE Parking Generation Manual, 5th Edition* lists the weekday peak parking generation rate as 1.21 spaces per unit and the peak parking weekend rate as 1.31 spaces per unit for Multifamily Housing (Land Use Code 220). Using the ITE rate, the number of spaces needed for the proposed condominium improvement would be 11 spaces for the weekday peak demand and 12 for the weekend peak demand. Therefore, the 2.25 vehicle parking space per unit per the City of Fountain Valley Municipal Code, as the most conservative, would dictate as the occupancy rate to design to.

CONCLUSION

The proposed project is to convert a former 6,552 square-foot youth center, that included infant care, childcare and a game room, into nine residential condominium units. The youth center occupied the ground floor of a three-story building that has two levels of condominiums above the proposed improvement. The existing building is located within the Los Caballeros Sports Village/Mixed-Use Development. All vehicle access and parking will be provided by existing driveways and parking spaces of the development. Per the Fountain Valley Municipal Code, nine condominiums are required to provide about 21 parking spaces (2.25 per unit). The Warner/Newhope Specific Plan indicates that the project location, Sub-Planning Area A-1, should take parking from Planning Area K and K-1. The Specific Plan also states that there are 932 parking spaces available in these Planning areas.

The key findings of the analysis are:

- There are sufficient parking spaces available to meet the peak parking demand of the proposed project without the need to add any additional parking spaces to the overall development. The occupancy study showed that there would be 379 parking spaces available during the highest weekday demand and 450 parking spaces available during the highest weekend demand
- A field survey of the parking demand was performed to measure the parking occupancy. This survey found that less than 60% of the parking was being utilized by the existing uses throughout the day.
- Using the ITE parking generation rate, the peak parking demand for a nine-unit condominium would be 11 spaces for a weekday and 12 spaces for a weekend.

CITY OF FOUNTAIN VALLEY
Planning Department
10200 Slater Avenue, Fountain Valley, CA 92708
714-593-4425 – fountainvalley.org

Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

County Clerk
County of Orange
12 Civic Center Plaza
Santa Ana, CA 92701

Project Title: CA 25-07 - Plaza del Lago Medical Office

Project Location/Address: 17220 Newhope Street, Fountain Valley, CA 92708

Project Activity/Description: Petition by Wallace Rodecker and the Plaza del Lago Owners Association to remove the maximum 25 % medical office use requirement from Planning Area C in Section 4.4.3 of the Warner / Newhope Specific Plan and to permit medical office by-right in Planning Area C in PDL.

Public Agency Approving Project: **City of Fountain Valley, Orange County, California**

Project Applicant: Wallace Rodecker / Plaza del Lago Owners Association

Project Applicant's Address: 17220 Newhope Street, Fountain Valley, CA 92708 Phone Number: (714)932-3016

Exempt Status: **(check one):**

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080 (b)(3); 15269 (a));
- Emergency Project (Sec. 21080 (b)(4); 15269 (b) (c));
- Categorical Exemption. State type and section number: 15301
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines which states that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Lead Agency
Contact Person: Matt Jenkins, Senior Planner Contact Phone: 714-593-4427

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?: Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Signed by Applicant

RESOLUTION NO. 26-03

A RESOLUTION OF THE FOUNTAIN VALLEY PLANNING COMMISSION ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THE CITY COUNCIL APPROVE CODE AMENDMENT NO. 25-07 TO REMOVE THE MAXIMUM 25% MEDICAL OFFICE USE REQUIREMENT FROM PLANNING AREA C IN SECTION 4.4.3 OF THE WARNER / NEWHOPE SPECIFIC PLAN AND TO PERMIT MEDICAL OFFICE USE BY-RIGHT IN PLANNING AREA C OF THE SPECIFIC PLAN DURING THE HOURS OF 6:00 A.M. TO 7:00 P.M., IN THE PLAZA DEL LAGO OFFICE BUILDING LOCATED AT 17220 NEWHOPE STREET

WHEREAS, the Warner/Newhope Specific Plan (“Specific Plan”)(“WNSP”) was approved by the Fountain Valley City Council on October 5, 2004; and

WHEREAS, the Specific Plan contains development standards and intensities for individual planning areas; and

WHEREAS, an application for a Code Amendment (CA) to the Warner/Newhope Specific Plan was submitted by Wallace Rodecker and the Plaza del Lago Owners Association in accordance with Municipal Code, Title 21 and Chapter 4.4.3 of the Warner/Newhope Specific Plan and

WHEREAS, the proposed amendment will continue to promote the development of the Specific Plan area in a manner that is sensitive to the surrounding community and environment; and

WHEREAS, the proposed CA 25-07 has been publicly noticed in accordance with State Law and the Fountain Valley Municipal Code; and

WHEREAS, the Fountain Valley Planning Commission considered said application at its noticed public hearing on February 25, 2026; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF FOUNTAIN VALLEY DOES HEREBY ORDAINS AS FOLLOWS:

SECTION 1

The Planning Commission hereby determines that CA No. 25-07 is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) as it has no potential for resulting in a physical change to the environment, directly or indirectly.

SECTION 2

The Planning Commission finds that due notice of the public hearing on February 25, 2026, conducted in the City Council Chambers, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code, Title 21, and the State of California. Public notice

of this hearing and a copy of the Planning Commission agenda were posted at City Hall, and at the City's website at www.fountainvalley.gov/AgendaCenter

SECTION 3

Pursuant to Fountain Valley Municipal Code section 21.34.050 the Planning Commission does hereby find as follows:

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives and policies of the general plan, and would not create any inconsistencies with this title, in the case of a title amendment.

The proposed CA is consistent with the goals and actions of the general plan and specific plan. The amendment will promote General Plan Goal LU-1, which is to allow an arrangement of compatible land uses, while protecting and maintaining the surrounding neighborhood. Medical office use is currently permitted in Planning Area C of the WNSP up to 25 %, and the amendment will allow for additional medical office use in Planning Area C of the WNSP up to 100%, during the hours of 6:00 a.m. and 7:00 p.m., seven (7) days per week.

2. The proposed amendments would not be detrimental to the public convenience, health, interest, safety or welfare of the city.

The proposed amendment will allow for additional medical office use in the existing Plaza de Lago office building in the WNSP area, which allows for a variety of office uses in the existing 2-story office building. As indicated in the staff report, sufficient parking will be available for future medical office uses in the Plaza del Lago office complex, therefore the CA should not be detrimental to the interests of the public. Section 3.2.3 Required Parking of the WNSP requires any new structure or expansion to existing structures in the Specific Plan is required to verify a minimum of 5% of the shared parking is available. As indicated in the staff report, there would be an estimated 228 parking spaces available in the shared parking areas during the weekday, and 299 shared spaces available during the weekend.

3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city's environmental review procedures as indicated in Section 1 above.
4. The proposed amendment is internally consistent with other applicable provisions of Title 21 and the Warner / Newhope Specific Plan.

Removing the 25% square footage limitation on the medical office uses in Planning Area C will not affect any other development standard in the Specific Plan. The parking requirement is specific to Section 4.4.3 of the Specific Plan only and does not need to be amended in any other location in the Specific Plan.

SECTION 4

The Planning Commission finds that Code Amendment 25-07 is consistent with the Fountain Valley Municipal Code, as well as the Fountain valley General Plan, and Warner / Newhope

Specific Plan, and recommends the City Council approve Code Amendment No. 25-07 as set forth in "Exhibit A" attached hereto and incorporated herein.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF FEBRUARY 2026.

Chairperson

Secretary

Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

County Clerk
County of Orange
12 Civic Center Plaza
Santa Ana, CA 92701

Project Title: CA 25-07 - Plaza del Lago Medical Office

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Exempt Status: (check one):

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080 (b)(3); 15269 (a));
- Emergency Project (Sec. 21080 (b)(4); 15269 (b) (c));
- Categorical Exemption. State type and section number: 15061
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines which states that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Lead Agency
Contact Person: Matt Jenkins, Senior Planner Contact Phone: 714-593-4427

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?: Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant



CITY OF FOUNTAIN VALLEY CITY COUNCIL COUNCIL ACTION REQUEST

To: Honorable Mayor and
Members of the City Council

Agenda Date: April 21, 2026

SUBJECT: Second Reading and Adoption of an Ordinance approving Code Amendment No. 26-01 – An Amendment To Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, And Add Section 21.46.120 To Permit Owner-Occupied And Rental Multi-Family Uses By Right For Projects With 20% Or More Units Affordable To Lower Income Households

Three-Year Strategic Goals

- Enhance the culture and environment of “A Nice Place to Live”
- Attract and retain revenue producing businesses
- Achieve fiscal stability in accordance with the 20-Year Financial Plan
- Attract and retain quality staff
- Not applicable

EXECUTIVE SUMMARY

At its meeting of April 7, 2026, the City Council introduced for a first reading an Ordinance approving Code Amendment (CA) No. 26-01 to amend Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households (Attachment 1). The Ordinance was introduced by a vote of 5-0 during the first reading without amendment.

As detailed in the attached report (Attachment 2), on October 7, 2025, the city received a letter from the California Department of Housing and Community Development (“HCD”) regarding the City’s implementation of its adopted and approved Housing Element – specifically Program 1a: Rezone to Accommodate Regional Housing Needs Allocation (RHNA). Program 1a of the Housing Element, as well as state law, stipulates that the City shall permit owner-occupied and rental multi-family uses by-right for projects with 20% or more units affordable to lower-income households. This change, which is already specifically provided for in state law, requires the city to process applications administratively for residential projects in which at least 20% of the units will be deed-restricted as affordable. The administrative review precludes any requirements from public hearings before the Planning Commission and City Council. The amendment also includes definitions to help clarify the meaning of ‘by right’, ‘permitted use’, ‘discretionary’, and ‘ministerial.’ Lastly, the amendment addresses permitted uses in Specific Plan Areas and addresses the proposed change in permitted projects with 20% affordable in Specific Plans as Table H-22 of the 2021-2029 Housing Element.

The Ordinance is now presented to the City Council for a second reading and adoption.

FINANCIAL REVIEW

There is no financial impact associated with approving the proposed code amendment.

PUBLIC NOTIFICATION

The item was published in the Orange County Register and public notices were posted at City Hall, Recreation Center, and Fountain Valley Library for the public hearing on April 7, 2026.

ENVIRONMENTAL IMPACT REVIEW

Adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) under Sections 15060(c)(2)(the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. The amendment is merely a text amendment to the FVMC as required by Program 1a of the 2021-2029 Housing Element and California Government Code 65583.2(h) and (i) to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower-income households. Moreover, for purposes of this section and Section 65583, the phrase “use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code (Attachment 3).

ATTORNEY REVIEW

The Attorney for the City has reviewed the attached Ordinance.

ALTERNATIVES

- Alternative No. 1: Adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approving Code Amendment No. 26-01 to amend Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.
- Alternative No. 2: Do not adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and do not approve Code Amendment No. 26-01 to amend Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

Alternative No. 3: Continue the request for additional information.

RECOMMENDATION

Staff is requesting City Council approval of Alternative No. 1 to adopt the attached Ordinance of the City Council of the City of Fountain Valley approving a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approving Code Amendment No. 26-01 to amend Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

Prepared By: Steven Ayers, Principal Planner

Approved By: Omar Dadabhoy, Community Development Director

Approved By: Maggie Le, City Manager

Attachments:

1. Ordinance for Code Amendment No. 26-01
2. April 7, 2026 Staff Report
3. Notice of Exemption

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN VALLEY APPROVING A CATEGORICAL EXEMPTION PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING CODE AMENDMENT (CA) NO. 26-01 TO AMEND THE FOUNTAIN VALLEY MUNICIPAL CODE (FVMC) SECTIONS 21.08.030, 21.15.030, AND 21.90.020, AND ADD SECTION 21.46.120 TO PERMIT OWNER-OCCUPIED AND RENTAL MULTI-FAMILY USES BY RIGHT FOR PROJECTS WITH 20% OR MORE UNITS AFFORDABLE TO LOWER INCOME HOUSEHOLDS

WHEREAS, the Fountain Valley City Council adopted the Development Code Update on December 7, 2000; and

WHEREAS, the 2021-2029 Housing Element, approved through Resolution No. 9853 by the City Council on October 4, 2022 was certified by the State Housing Community Development Department ("HCD") on October 13, 2022; and

WHEREAS, "Program 1a: Rezone to Accommodate RHNA" of the 2021-2029 Housing Element notes that the City shall permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households; and

WHEREAS, State HCD found that the FVMC is out of compliance with Program 1a of the 2021-2029 Housing Element and California Government Code Section 65583.2(h) and (i) which allows projects by right if they provide 20 percent of the units in the development as affordable to lower income households; and

WHEREAS, the City Council recognizes that certain State housing law requirements apply by operation of law and, to the extent of any inconsistency, supersede and control over conflicting provisions of the FVMC; and

WHEREAS, to promote administrative clarity, the City Council desires to amend the FVMC to expressly implement by-right housing provisions consistent with Government Code section 65583.2(h) and (i) and the City's certified Housing Element;

WHEREAS, the Fountain Valley Planning Commission considered the proposed CA 26-01 at a duly noticed public hearing on February 25, 2026, and by a vote of 5-0 recommended the City Council approve a Categorical exemption per CEQA and approve CA 26-01 to amend FVMC Section 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to allow projects by right if they provide 20 percent of the units in the development as affordable to lower income households; and

WHEREAS, the proposed CA 26-01 has been publicly noticed in accordance with State Law and the Fountain Valley Municipal Code.

SECTION 1

The City Council hereby determines that CA 26-01 is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2)(the activity would not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. The amendment is merely a text amendment to the FVMC as required by Program 1a of the 2021-2029 Housing Element and California Government Code 65583.2(h) and (i) to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households. Moreover, for purposes of this section and Section 65583, the phrase “use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

SECTION 2

The City Council finds that due notice of the public hearing on April 7, 2026, conducted in the City Council Chambers, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code, Title 21, and the State of California. Public notice of this hearing and a copy of the City Council agenda were posted at City Hall, Recreation Center and the Fountain Valley Library.

SECTION 3

Pursuant to Fountain Valley Municipal Code section 21.34.050 the City Council does hereby find as follows:

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives and policies of the General Plan, and would not create any inconsistencies with Title 21, in the case of a title amendment. The proposed amendment would promote and encourage the development of a variety of housing opportunities to accommodate current and projected households by promoting the construction of additional dwelling units to accommodate Fountain Valley’s share of regional housing needs in accordance with adopted land use policies (General Plan Housing Element Goal #1/Policy 1.1). CA 26-01 would be consistent with Program 1a of the 2021-2029 Housing Element, California Government Code Section 65583.2(h) and (i), and Title 21 and would not create any inconsistencies with Title 21, in the case of a title amendment.
2. The proposed amendment would not be detrimental to the public convenience, health, interest, safety or welfare of the city. CA 26-01 would clearly permit owner-

occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households per Program 1a of the 2021-2029 Housing Element and California Government Code 65583.2(h) and (i) to ensure consistency with the Fountain Valley Municipal Code to ensure public convenience, health, interest, safety, and welfare would be met.

3. The proposed amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city’s environmental review procedures as addressed in Section 1 above.
4. The proposed amendment is internally consistent with other applicable provisions of Title 21. As noted in finding 1 above, CA 26-01 would amend FVMC Sections 21.08.030, 21.15.030, and 21.90.020, and add 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households to provide internal consistency with other applicable provisions of Title 21 and the General Plan. There are no other known inconsistencies with the proposed amendment and other applicable provisions of Title 21.

SECTION 4

The permit required for Affordable Housing in Section 21.08.030 Table 2-2 is amended as follows and footnote (5) to Table 2-2 is added as follows:

“ ...

TABLE 2-2							
PERMIT REQUIRED BY DISTRICT							
Allowed Uses and Permit Requirements for Residential Zoning Districts			P	Permitted Use			
			CUP	Conditional Use Permit Required			
			SUP	Special Use Permit Required			
			—	Use Not Allowed			
LAND USE ⁽¹⁾	R1	GH	R2	R3	R4	R5	Specific Use Regulations
RESIDENTIAL USES							
Affordable housing	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	

Notes:

(5) The following types of residential projects shall be allowed by right pursuant to California Government Code section 65583.2(h) and (i): residential projects that include owner occupied and/or rental multi-family residential units located on sites identified in the City’s adopted Housing Element inventory as suitable to accommodate the City’s lower-income Regional Housing Needs Allocation, as that inventory may be amended from time to time, and that incorporate a minimum of 20 percent of the units in the development as affordable to lower-income households..

...”

SECTION 5

The permit required for Affordable Housing in Section 21.15.030 Table 2-10 is amended as follows and footnote (5) to Table 2-10 is added as follows:

“ ...

TABLE 2-10		
MIXED-USE DISTRICT LAND USE AND PERMIT REQUIREMENTS		
	P CUP —	Permitted Use Conditional Use Permit required Use not allowed
Allowed Uses and Permit Requirements for Mixed-Use Zoning Districts	PERMIT REQUIRED	
LAND USE (1)	MU-1 and MU-2	Specific Use Regulations
MANUFACTURING AND PROCESSING USES		
RESIDENTIAL USES		
Affordable housing	P ⁽⁵⁾	

Notes:

(5) The following types of residential projects shall be allowed by right pursuant to California Government Code section 65583.2(h) and (i): residential projects that include owner occupied and/or rental multi-family residential units located on sites identified in the City’s adopted Housing Element inventory as suitable to accommodate the City’s lower-income Regional Housing Needs Allocation, as that inventory may be amended from time to time, and that incorporate a minimum of 20 percent of the units in the development as affordable to lower-income households.

...”

SECTION 6

Section 21.90.020(2) is hereby amended to include the definition of “by right”

...”

“By right” means a use that is allowed without discretionary review or approval that would not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of a site shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A by right use may still be subject to design review, provided that the design review does not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. The by-right approval process may also be referred to as a ministerial approval process, where the review of a project is based upon fixed/mandatory standards and does not involve the use of personal judgment.

...”

SECTION 7

The definition of “permitted use” in Section 21.90.020(16) is hereby amended as follows:

...”

“Permitted use” means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district. **The use shall be allowed by right without discretionary review or approval that would not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of a site shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A by right use may still be subject to design review, provided that the design review does not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. The by-right approval process may also be referred to as a ministerial approval process, where the review of a project is based upon fixed/mandatory standards and does not involve the use of personal judgment.**

...”

SECTION 8

Section 21.90.020(4) is hereby amended to include the definition of “discretionary”

...”

“Discretionary” means a use or project that is not classified as by right/ministerial and constitutes a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code (CEQA). These projects are subject to review based on best practices and expert judgment rather than fixed/mandatory requirements. Discretionary review typically includes evaluation based on required findings, public notice, public hearing, inclusion of conditions of approval (and or Mitigation Measures), decision by an appointed and/or elected body and the opportunity to appeal.

...”

SECTION 9

Section 21.90.020(13) is hereby amended to include the definition of “ministerial”

...”

“Ministerial.” See “By right.”

...”

SECTION 10

Section 21.46.120 “Specific plan uses.” shall be added as follows:

“ ...

Permitted uses shall be outlined in each specific plan. Notwithstanding any provision of a specific plan to the contrary, the following types of residential projects shall be allowed by right pursuant to California Government Code section 65583.2(h) and (i): residential projects that include owner occupied and/or rental multi-family residential units located on sites identified in the City’s adopted Housing Element inventory as suitable to accommodate the City’s lower-income Regional Housing Needs Allocation, as that inventory may be amended from time to time, and that incorporate a minimum of 20 percent of the units in the development as affordable to lower-income households.

...”

SECTION 11

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council declares that it would have passed this ordinance and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

SECTION 12

The City Clerk shall certify to the adoption of this ordinance and cause it to be published as required by law. This ordinance shall become effective thirty (30) days after the date of its adoption.

PASSED, APPROVED AND ADOPTED THIS 21ST DAY OF APRIL, 2026.

ATTEST:

Rick Miller, City Clerk

Jim Cunneen, Mayor

APPROVED AS TO FORM

HARPER & BURNS LLP



Attorneys for the City
City of Fountain Valley



**CITY OF FOUNTAIN VALLEY
CITY COUNCIL
COUNCIL ACTION REQUEST**

To: Honorable Mayor and
Members of the City Council

Agenda Date: April 7, 2026

SUBJECT: Public Hearing and Introduction: Code Amendment No. 26-01 – An Amendment To Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, And Add Section 21.46.120 To Permit Owner-Occupied And Rental Multi-Family Uses By Right For Projects With 20% Or More Units Affordable To Lower Income Households

Three-Year Strategic Goals

- Enhance the culture and environment of “A Nice Place to Live”
- Attract and retain revenue producing businesses
- Achieve fiscal stability in accordance with the 20-Year Financial Plan
- Attract and retain quality staff
- Not applicable

EXECUTIVE SUMMARY

On October 7, 2025, the city received a letter from the California Department of Housing and Community Development (“HCD”) regarding the City’s implementation of its adopted and approved Housing Element – specifically Program 1a: Rezone to Accommodate Regional Housing Needs Allocation (RHNA) (Attachment #1). Program 1a of the Housing Element, as well as state law, stipulates that the City shall permit owner-occupied and rental multi-family uses by-right for projects with 20% or more units affordable to lower income households.

The attached Ordinance incorporates changes noted by HCD in the letter dated October 7, 2025 (Attachment #2).

At the Planning Commission meeting of February 25, 2026, the Planning Commission voted 5-0 approving Resolution No. 26-01 recommending the City Council approve Code Amendment No. 26-01.

Staff recommends the City Council conduct a public hearing and introduce the attached Ordinance approving Code Amendment No. 26-01 to amend Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

DISCUSSION

On October 7, 2025, the City received a letter from The Department of Housing and Community Development (“HCD”) regarding the City’s implementation of its adopted and approved Housing Element – specifically Program 1a: Rezone to Accommodate Regional Housing Needs Allocation (RHNA). The letter also notes Program 1e: Alternative Housing

Sites to Rezone Sites to Accommodate the RHNA, but in later discussions, HCD is only looking for compliance with Program 1a at this time.

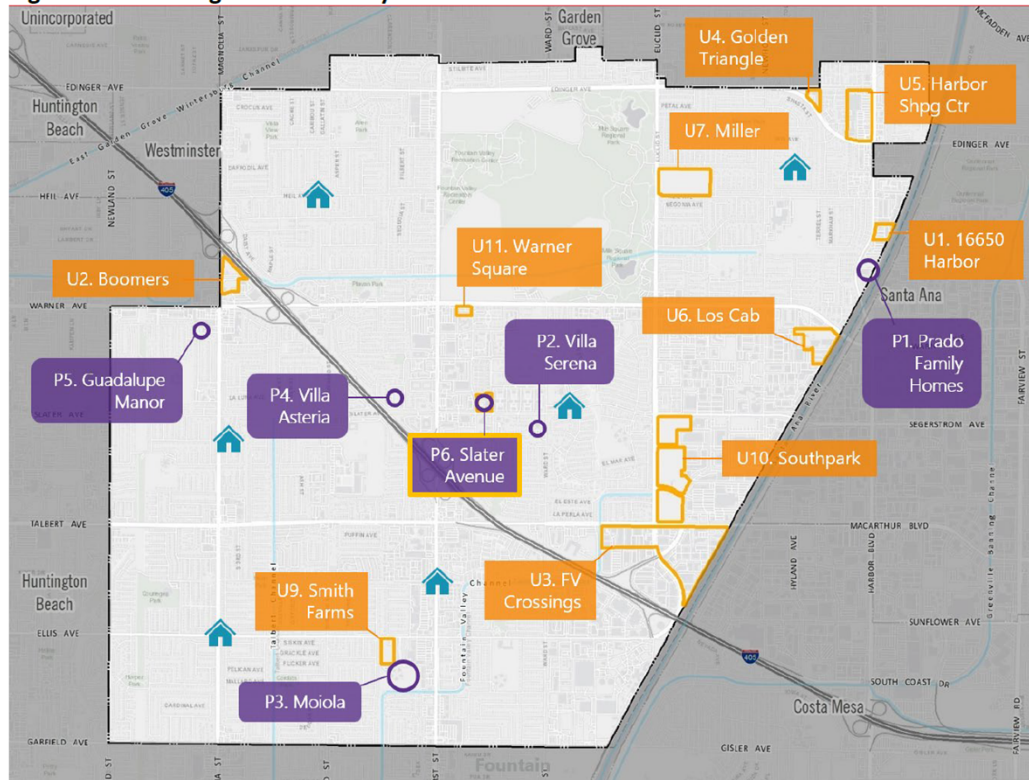
State law [California Government Code 65583.2(h) and (i)] requires that projects identified in the Housing Element be zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. Program 1a of the Housing Element stipulates that the City shall permit owner-occupied and rental multi-family uses by-right for projects with 20% or more units affordable to lower income households.

This change, which is already specifically provided for in state law, requires the city to process applications administratively for residential projects in which 20% of the units will be deed restricted as affordable. The administrative review precludes any requirements from public hearings before the Planning Commission and City Council. A developer could develop one of the sites listed in Table H-22 of the 2021-2029 Housing Element (below), (geographic location provided in Figure H-1) by right if they propose a minimum of 20% of the units in the development as affordable to lower income households. The amendment would apply to only the sites listed in Table H-22 that are spread over residential zones as well as Specific Plan Areas including the Crossings, Warner/Newhope, and Southpark Specific Plan Areas.

TABLE H-22
HOUSING SITES INVENTORY

Map Ref	Site Name	GP ¹	Zone ²	Acres	Density (du/ac)		Housing Capacity by Income Category			
					Assumed	Max	VL/L	M	AM	Total ⁵
P1	Prado Family Homes	HDR	SP	1.95	25.7	30	49	0	1	50
P2	Villa Serena	LMDR	GH	4.07	7.4	10.8	0	0	12	12
P3	Moiola	LMDR	R1/GH	12.9	5.7	5/10.8	0	0	74	74
P4	Villa Asteria	LMDR	GH	1.02	10.8	10.8	0	0	7	7
P5	Guadalupe Manor	MDR	C1	0.73	25.7	46.5	29	0	0	29
P6	Slater Avenue	MU1	MU1	3.34	81	65	33	78	159	270
Planned/Entitled Sites Subtotal				24.0	--	--	111	78	253	442
U1	16650 Harbor	VHDR	R5 ³	3.58	50	65	179	0	0	179
U2	Boomers	MU2	MU2 ^{3,4}	6.88	40	75	41	83	151	275 ^{6a}
U3	FV Crossings	SP	SP ³	48.37	22	--	550	110	440	1,100
U4	Golden Triangle	VHDR	R5 ³	2.34	50	65	117	0	0	117
U5	Harbor Shpg. Center	MU2	MU2 ³	16.69	35	55	53	105	193	351 ^{6b}
U6	Los Cab Sports Vlg.	SP	SP ³	14.74	45	--	99	200	364	663 ^{6c}
V7	Miller Property	HDR	R4 ³	18.64	22	30	62	122	227	411 ^{6d}
U8	Smith Farms	LMDR	GH	4.2	6	10.8	0	9	17	26
U9	Southpark	SP	SP ³	35.35	31	--	570	110	420	1,100
U10	Warner Square	MU1	MU1 ³	1.84	65	75	18	36	66	120 ^{6e}
Vacant and Underutilized Sites Subtotal				152.6	--	--	1,689	775	1,878	4,342
ADUs				--	--	--	310	59	15	384
Total Capacity				176.6	--	--	2,110	834	2,224	5,168
RHNA				--	--	--	2,093	834	1,912	4,839
Surplus Capacity				--	--	--	17	0	312	329

Figure H-1 Housing Sites Inventory



The requirement to process applications administratively without any discretionary review has long been a part of the State's Policies and Goals. Similar to other cities, Fountain Valley is developing Objective Design Standards that any residential project (regardless of the review process) would have to meet. These design standards are scheduled to be presented before the Planning Commission in March of this year.

The amendment also includes definitions to help clarify the meaning of 'by right', 'permitted use', 'discretionary', and 'ministerial.' Essentially, by right uses are allowed without discretionary review or approval. By right uses are allowed in a zoning district subject to the restrictions applicable to the zoning district and may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. The by-right approval process may also be referred to as a ministerial approval process, where the review of a project is based upon fixed/mandatory standards (height, setbacks, FAR, lot coverage, etc.) and does not involve the use of personal judgment. These projects would be discretionary and would not require the approval of findings, public notice, public hearings, inclusion of conditions of approval or mitigation measures, the decision of an appointed and/or elected body, nor the opportunity to appeal.

Lastly, as noted above, the amendment would address permitted uses in Specific Plan Areas and address the proposed change in permitted projects with 20% affordable in Specific Plans as Table H-22 of the 2021-2029 Housing Element.

State Review

State HCD has reviewed the proposed Ordinance and ensures that it meets the intent of the letter sent to the city on October 7, 2025.

Planning Commission

At the Planning Commission meeting of February 25, 2026, the Planning Commission voted 5-0 approving Resolution No. 26-01 recommending the City Council approve Code Amendment No. 26-01.

FISCAL REVIEW

There is no financial impact associated with approving the proposed code amendment. This Ordinance will simply implement Program 1a of the City's approved Housing Element and provide consistency with state law.

PUBLIC NOTIFICATION

The item was published in the Orange County Register and public notices were posted at City Hall, Recreation Center, and Fountain Valley Library.

ENVIRONMENTAL IMPACT REVIEW

Adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") under Sections 15060(c)(2)(the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. The amendment is merely a text amendment to the FVMC as required by Program 1a of the 2021-2029 Housing Element and California Government Code 65583.2(h) and (i) to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households. Moreover, for purposes of this section and Section 65583, the phrase "use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. (Attachment #3).

ATTORNEY REVIEW

The Attorney for the City has reviewed the attached Ordinance.

ALTERNATIVES

Alternative No. 1: Introduce the attached Ordinance approving a categorical exemption per the California Environmental Quality Act (CEQA) and approving Code Amendment No. 26-01 to amend Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

Alternative No. 2: Do not introduce the attached Ordinance approving a categorical exemption per the California Environmental Quality Act (CEQA) and approving Code Amendment No. 26-01 to amend Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

RECOMMENDATION

Staff is requesting City Council approval of Alternative No. 1 to introduce the attached Ordinance approving a categorical exemption per the California Environmental Quality Act (CEQA) and approving Code Amendment No. 26-01 to amend Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

Prepared by: Steven Ayers, Principal Planner

Reviewed by: Omar Dadabhoy, Deputy City Manager/Community Development Director

Approved by: Maggie Le, City Manager

Attachments:

1. HCD Letter dated October 7, 2025
2. Proposed Ordinance for Code Amendment No. 26-01
3. Notice of Exemption

Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

County Clerk
County of Orange
12 Civic Center Plaza
Santa Ana, CA 92701

Project Title: By-Right Application Process 20% Affordable Residential Projects - Code Amendment No. 26-01

Project Location/Address: City of Fountain Valley - Citywide

Project Activity/Description: A Code Amendment (CA) to amend Fountain Valley Municipal Code (FVMC) Sections 21.08.030, 21.15.030, and 21.90.020, and add Section 21.46.120 to permit owner-occupied and rental multi-family uses by right for projects with 20% or more units affordable to lower income households.

Public Agency Approving Project: **City of Fountain Valley, Orange County, California**

Project Applicant: City of Fountain Valley

Project Applicant's Address: 10200 Slater Ave., Fountain Valley, CA 92708 Phone Number: (714)593-4425

Exempt Status: (check one):

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080 (b)(3); 15269 (a));
- Emergency Project (Sec. 21080 (b)(4); 15269 (b) (c));
- Categorical Exemption. State type and section number: 15060(c)(2) and 15060(c)(3)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: This request is exempt from CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Lead Agency
Contact Person: Steven Ayers, Principal Planner Contact Phone: 714-593-4431

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?: Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant



CITY OF FOUNTAIN VALLEY CITY COUNCIL COUNCIL ACTION REQUEST

To: Honorable Mayor and
Members of the City Council

Agenda Date: April 21, 2026

SUBJECT: Public Hearing - Approval of the FY 26-27 Community Development Block Grant (CDBG) Annual Action Plan

Three-Year Strategic Goals

- Enhance the culture and environment of “A Nice Place to Live”
- Achieve fiscal stability by evaluating processes, and attract and retain revenue producing businesses/opportunities
- Attract and retain quality staff through best practices and trends
- Maintain, build, and modernize infrastructure to support growth and future needs of the City
- Not applicable

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development Department (HUD) Community Development Block Grant (CDBG) Consolidated Plan process requires that entitlement communities, such as the City of Fountain Valley (City), prepare a document that describes the projects and activities proposed for each year of their five-year Consolidated Plan. This document is known as the Annual Action Plan (Action Plan). The period covered by this Action Plan is July 1, 2026, through June 30, 2027 (FY 26-27).

HUD announced the FY 2026-27 CDBG allocations on April 3, 2026. Fountain Valley's allocation is \$318,402. This amount reflects an increase of \$17,220 (5.7%) above the current year's grant funding. The allocation will be combined with \$181,598 in unused funds from prior years grants, for a total budget of \$500,00. The funds will be used to support CDBG approved activities that benefit low-income and/or moderate-income households in the community.

In compliance with HUD regulations governing the CDBG program, the City will conduct a public hearing to allow the public to provide comments on the Action Plan prior to submittal.

DISCUSSION:

The FY 26-27 Action Plan describes programs, projects and activities that are proposed to be accomplished during the program year. The activities reflect the objectives and priorities outlined in the City’s Five-Year (FY 25-29) Consolidated Plan. The Action Plan contains the FY 26-27 CDBG program budget that will be incorporated within the City of Fountain Valley FY 26-27 Budget.

The primary focus of the CDBG program is to provide public services to low and moderate-income residents, and to preserve and improve existing neighborhoods. CDBG funds are allocated to community development and neighborhood improvement activities that are designed to principally benefit low-income persons and households. HUD requires that 70% of all CDBG funding be utilized to assist low-income persons or households; however, the City of Fountain Valley strives for 100% of program funding to go towards programs that assist low-income persons and/or households.

The CDBG Program Budget for FY 26-27 will be comprised of the following sources of funds:

FY 26-27 CDBG Allocation:	\$318,402
<u>Program Income & Unobligated Carryover:</u>	<u>\$181,598</u>
TOTAL FUNDING PROPOSED:	\$500,000

Program income is money received from repayment of CDBG funded rehabilitation loans. Unobligated carryover is unspent funds from previous year’s grant allocations.

In establishing the FY 26-27 CDBG program budget, Housing and Community Development (HCD) staff reviewed the Housing and Community Development Advisory Board’s (HCDAB) recommendations regarding Public Service Agency’s (PSA) funding, and additionally utilized the following guidelines:

1. Fund programs that address goals and objectives set forth in the City of Fountain Valley’s Five-Year Consolidated Plan.
2. Allocate funding first to programs such as Administration and Public Services that have maximum funding limits, and fund federally mandated programs such as the provision of Fair Housing Services.

CDBG regulations dictate limits on certain expenditures such as administration (capped at 20% of allocation) and public services (capped at 15% of allocation) and the proposed FY 26-27 CDBG budget complies with these regulations.

Below is a brief description of the programs and budgets that are proposed for FY 26-27 utilizing the \$500,000 in available entitlement grant allocation and carryover funds.

- **Administration – Budget \$58,680**
Funds pay for salaries and other costs related to administering the CDBG program including preparing the Action Plan, CAPER, Con Plan, IDIS management, and other HUD

required documents. Administration is capped at 20% of the total allocation and includes the cost of providing fair housing services.

- **Fair Housing – Budget \$5,000**
HUD requires cities to provide fair housing services to low and moderate-income residents. Services include landlord/tenant dispute resolution and housing discrimination education. Funding is part of the 20% allowable for Administration.
- **Public Service Agency Program – Budget \$47,760**
The public service agencies help provide the continuum of care that is a required goal of the CDBG program. Assistance for underserved populations are the main goals of this program. Funding for Public Service Agency Programs is capped at 15% of the annual allocation.
- **Code Enforcement Program – Budget \$60,000**
Code Enforcement provides inspection and abatement procedures for municipal code and building code violations on deteriorated properties within the HUD designated low/mod census tracts within the City.
- **Neighborhood Revitalization Program – Budget \$321,060**
Provides grants, rebates and loans to low-income single family and mobile home homeowners for needed home repairs. Includes administration of the program as well as administration of the existing loan portfolio.
- **Lead Based Paint Grant Program - Budget \$7,500**
Provides grants for HUD required lead-based hazard testing for homeowners participating in the Neighborhood Revitalization program and abatement as needed.

The Public Service Agency Grant Program is an important part of the services that assist low-income households in the city. Fair Housing Service providers also play an integral role in assisting low-income households, and HUD mandates the city provide this service to receive grant funding.

Four Public Service Agencies (PSA) and one Fair Housing Service Provider applied to receive funding to provide services and programs to assist low and moderate-income households in the community for FY 26-27. The applicants were invited to provide a presentation of their services at the December 3, 2025, HCDAB meeting. All applicants were in attendance, and the HCDAB heard presentations from each applicant regarding the services they provide in the community. All of the applicants have been successful and effective participants in the City's Public Services Agency Grant program and Fair Housing program for several years.

The HCDAB reviewed each agencies funding request prior to making recommendations at their January 2026 meeting. Their initial funding recommendations were made using the prior year's allocation as an estimate, pending the announcement of the FY 26-27 allocation. After the allocation was received, the final recommendations were adjusted as requested by the HCDAB.

The following table shows the funding recommendation process from request to final funding.

Non-Profit Organization <input type="checkbox"/> FY 26-27 Number anticipated assisting	Requested Funding	Initial recommendation based on FY 25-26 allocation	FINAL FY 26-27 recommendation
Boys and Girls Club of Huntington Valley <input type="checkbox"/> 50 Child Care Scholarships	\$10,000	\$8,263	\$8,860
Meals on Wheels OC Home Delivered (Formerly CSS) <input type="checkbox"/> 30 Home Delivered Meals for Frail Elderly	\$10,000	\$6,200	\$6,790
Meals on Wheels OC Congregate (Formerly CSS) <input type="checkbox"/> 125 Congregate Meals at the Senior Center	\$14,000	\$10,650	\$11,250
Interval House Crisis Shelter <input type="checkbox"/> 60 Shelter Domestic Violence Victims	\$15,000	\$13,264	\$13,850
Waymakers <input type="checkbox"/> 45 Juvenile Diversion Assistance	\$8,000	\$6,800	\$7,010
TOTAL	\$57,000	\$45,177	\$47,760

On April 1, 2026, the HCDAB held a public hearing to review the FY 26-27 Action Plan. The HCDAB unanimously approved the FY 26-27 Action Plan and forwarded a recommendation of approval to City Council.

FISCAL REVIEW:

There is no fiscal impact to the General Fund related to this item. The City’s CDBG program is wholly funded by the allocation received from HUD. By approving the budget as defined in the Action Plan, the City Council authorizes the use of funds provided under the CDBG program in the amount of \$500,000. Additionally, with the drawdown of \$181,598 of unused funds, the City’s balance of unused funds would be reduced to approximately \$100,000.

PUBLIC NOTIFICATION:

HUD regulations require that local jurisdictions conduct a public hearing and allow for a 30-day public comment period prior to the submission of the Action Plan to provide an opportunity for public review and comment.

On February 24, 2026, a public notice was published in the Orange County Register announcing that the FY 26-27 Action Plan was available for public comment on the City website and available via email by request from March 2, 2026, until April 2, 2026. The notice advised of a public hearing before the Housing and Community Development Advisory Board on April 1, 2026, and a second

public hearing before the City Council on April 21, 2026, to receive public comments. To date, no public comments have been received.

ENVIRONMENTAL IMPACT REVIEW:

Not applicable.

ATTORNEY REVIEW:

This does not require the Attorney for the City review or approval.

ALTERNATIVES:

Alternative No. 1: Conduct a public hearing for the FY 26-27 Action Plan, approve the FY 26-27 Action Plan, and authorize the City Manager to execute all documents necessary to submit the final FY 26-27 Action Plan to HUD prior to the June 3, 2026, deadline.

Alternative No. 2: Conduct public hearing for the FY 26-27 Action Plan, amend the FY 26-27 Action Plan, and authorize the City Manager to execute all documents necessary to submit the final FY 26-27 Action Plan to HUD prior to the June 3, 2026, deadline.

RECOMMENDATION:

Approval of Alternative No. 1: Conduct a public hearing for the FY 26-27 Action Plan, approve the FY 26-27 Action Plan, and authorize the City Manager to execute all documents necessary to submit the final FY 26-27 Action Plan to HUD prior to the June 3, 2026, deadline.

- Prepared by: Ashlyn Newman, Neighborhood Improvement Manager
- Reviewed by: Omar Dadabhoy, Deputy City Manager/Community Development Director
- Fiscal review by: Ryan Smith, Finance Director
- Approved by: Maggie Le, City Manager

Attachments: 1. FY 26-27 Community Development Block Grant Annual Action Plan

City of Fountain Valley Fiscal Year 2026-2027 Annual Action Plan



Housing and Community Development Division
10200 Slater Avenue
Fountain Valley, CA 92708

CITY COUNCIL

Jim Cuneen, Mayor

Patrick Harper, Vice Mayor

Kim Constantine, Council Member

Glenn Grandis, Council Member

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Maggie Le, City Manager

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY BOARD

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Kevin Bui, Board Member

Noel Nguyen, Board Member

Tam Nguyen, Board Member

HOUSING & COMMUNITY DEVELOPMENT DIVISION

Omar Dadabhoy, Deputy City Manager/Community Development Director

Ashlyn Newman, Neighborhood Improvement Manager

Robert Daley, Housing Technician

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Fountain Valley is a recipient of federal Community Development Block Grant (CDBG) funding and is a designated Entitlement City. As required under U.S. Department of Housing and Urban Development (HUD) regulations, the City of Fountain Valley (City) has prepared its FY 2026-27 Annual Action Plan for Community Planning and Development Programs (FY 2026-27 Action Plan). This is the second year of the 2025-29 Consolidated Plan. An approved FY 2026-27 Action Plan is a prerequisite for funding under HUD's CDBG program. This Action Plan covers the period from July 1, 2026, through June 30, 2027.

The FY 2026-27 Action Plan describes the projects and activities that the City is proposing to undertake utilizing funds made available by HUD under the CDBG program. The plan also describes community development projects and activities that will be implemented utilizing non-federal sources. The City will utilize a variety of funding sources to accomplish the projects and activities outlined in the Consolidated Plan. These funds include Federal, State, and private sources.

The annual FY 2026-27 Action Plan has been prepared utilizing HUD's eConPlan suite, a module of the Integrated Disbursement and Information System (IDIS). This ensures that the FY 2026-27 Action Plan includes all HUD required components and report formatting.

HUD announced the FY 2026-27 CDBG allocations on April 3, 2026. The City of Fountain Valley will receive \$318,402 in CDBG grant funding for FY 2026-27. The allocation will be combined with unobligated Carry Forward in the amount of \$181,598 from prior year grants, for a total budget of \$500,000 to fund CDBG programs and activities.

HUD caps the amount of funding that may be expended on administration costs to twenty percent (20%) of the total entitlement, which must include the cost to provide HUD-required fair housing services. For FY 2026-27, \$58,680 is budgeted for program administration and \$5,000 is budgeted for fair housing services. CDBG regulations allow a maximum of fifteen percent (15%) of the entitlement for Public Service Agency (PSA) grants. The City will allocate the maximum amount allowed of \$47,760, to the PSA grant program. The balance of the entitlement is budgeted for the provision of low-moderate income housing related programs for home preservation, which include \$321,060 for home rehabilitation, \$7,500 for lead-based paint testing, and \$60,000 for code enforcement activities.

Other Federal funding sources, although not directly funded by the City, includes Housing Choice Vouchers (formerly Section 8) that is administered by the Orange County Housing Authority.

2. Summarize the objectives and outcomes identified in the Plan

HUD's CDBG grant program has pre-determined objectives and outcomes and each CDBG funded activity must be designed to meet these requirements. To that end, the City's Housing and Community Development (HCD) Division has proposed the following programs, projects and activities for implementation during FY 2026-27, each of which has been designed to meet HUD requirements.

Objectives:

- #1 – Decent Housing - Improve and preserve existing residential neighborhoods by implementing home improvement, code enforcement, and public facility and infrastructure improvement programs.
- #2 – Suitable Living Environment-Address the needs of persons with special needs through the provision of financial assistance to public service agencies, and the removal of architectural barriers to the physically challenged. Administration of grant and the provision of fair housing services to the community.
- #3 – Economic Opportunity- Provide affordable housing opportunities for renter households through an on-going partnership with the Orange County Housing Authority.

The listed goals and objectives below will be implemented during the five-year period:

High Priority Need

- Administration of Grant: 5-year program
- Owner Occupied Home Improvement: 75 owner occupied households
- Housing and Supportive Services: Assist 2,285 persons
- Code Enforcement in eligible areas: 1000 households
- Fair Housing Services: 300 persons
- Lead Based Paint Hazard Grant: 75 homes

Low Priority Need

- Affordable Housing: 1 unit
- Residential Rehab for Rentals: 1 unit
- Affordable Rental Development: 1 unit
- Capital Improvement Projects: 1 unit
- Natural Disaster Funds: 1 other

Outcomes are discussed in the next section, Evaluation of Past Performance.

3. Evaluation of past performance

Year-end totals are not available for FY 25-26 therefore FY 24-25 will be the primary source used to evaluate past performance.

Priority #1: Improve and preserve existing residential neighborhoods by implementing home improvement, code enforcement, and public facility and infrastructure improvement programs.

During FY 24-25, the City's Home Improvement Program funded 15 applications for grants, rebates and loans to assist low-income homeowners rehabilitate their properties, this includes grants for lead based paint testing and abatement. CDBG funding was also used for code enforcement services in CDBG eligible areas to identify and abate 123 residential properties with code violations. Funding was not allocated for public facility or infrastructure programs during this program period as they were not identified as a high priority need.

Through the end of the second quarter of FY 25-26, the home improvement program has completed 22 projects, already exceeding the projected annual goal of 15 projects.

Priority #2: Address the needs of persons with special needs through the provision of financial assistance to public service agencies, and the removal of architectural barriers to the physically challenged. Administration of grant and the provision of fair housing services to the community.

Fountain Valley addressed this priority by providing grant funding to four (4) non-profit public service agencies providing five (5) programs under the City's Public Service Agency (PSA) Grant Program. In allocating funding under this program, the City followed HUD's Continuum of Care philosophy by ensuring that resources were made available to assist as many special needs populations as possible. In FY 24-25, 360 persons/households were assisted through five (5) PSA programs funded under the City's PSA Grant Program.

The administration of the City's housing and community development programs that benefited low and moderate-income persons included the following task/accomplishments:

- Preparation and submission of all funding applications including the Annual Action Plans, Consolidated Annual Performance and Evaluation Report (CAPER); and all reports required by HUD and other governmental agencies;
- Administration of CDBG funded projects including monitoring of home rehabilitation projects and annual audits of the public service agencies receiving CDBG funds;
- Preparation of all environmental review records (ERR's) and other administrative reports required by federal, state and local funding agencies;
- Implementation and oversight of the City's Home Improvement Program, Public Service Agency (PSA) Grant Programs, and Code Enforcement Program;
- Contracted for fair housing services with Orange County Fair Housing Council who assisted 125 individuals in FY 24-25.

For FY 25-26 the majority of PSA's are on target to meet or exceed the projected annual goals.

4. Summary of citizen participation and consultation process

The September 3, 2025, Housing and Community Development Advisory Board (HCDAB) meeting was held to review the Annual Action Plan process and timeline. On October 2, 2025, Housing and Community Development (HCD) staff published a Public Notice in the Fountain Valley View announcing the availability of funding under the City of Fountain Valley's FY 2026-27 Public Service Agency (PSA) Grant program. Correspondence further detailing the availability of funding was sent to all prior-year program applicants and posted on the City's website.

On November 6, 2025, the application period to submit applications for PSA Grant funding closed. Five (5) program applications were received from four (4) nonprofit organizations that provide services for low-income Fountain Valley residents.

On December 3, 2025, a public meeting of the HCDAB was held to receive presentations by the four (4) agencies applying for PSA grants and one (1) fair housing services provider applying for funding to provide fair housing services

to city residents. The PSA's and Fair Housing provider offered input regarding the services they felt were needed in the community.

At the January 7, 2026, HCDAB meeting, the board considered applications and made funding recommendations for the PSA grant and fair housing services provider. Recommendations will be forwarded within the Action Plan to the City Council for review and approval. The recommendations were based on the prior year's allocation amount and would be updated once the FY2026/27 allocation is announced.

On February 24, 2026, a Public Notice was published in the Orange County Register announcing the commencement of the minimum 30-day review comment period beginning March 2, 2026, and concluding April 2, 2026. The notice advised that the Action Plan was available on the website and can be requested via email, or phone. The Public Notice advised of a public hearing at the April 1, 2026, HCDAB meeting to receive public comments on the FY 2026-27 Draft Action Plan, and a second Public Hearing at the Fountain Valley City Council on April 21, 2026, to receive public comments, and to approve the FY 2026-27 Action Plan. The notice advised that the draft Action Plan budget would be based on the prior year's allocation amount and would be updated once the FY2026/27 allocation was announced.

At the March 4, 2026, HCDAB meeting the draft FY 2026-27 Action Plan was reviewed.

On April 1, 2026, the HCDAB held a public hearing to review the draft FY 2026-27 Action Plan, receive public comments, and forward a recommendation of approval to the City Council.

On April 21, 2026, the City Council held a public hearing to review the FY 2026-27 Action Plan that includes the CDBG budget with the newly announced FY 2026/27 allocation amount. The Fountain Valley City Council unanimously approved the Action Plan and requested the City Manager to execute all necessary documents to forward the plan to HUD. (TBD)

5. Summary of public comments

No comments received. (TBD)

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Fountain Valley did not exclude any comments or views.

7. Summary

The Action Plan covers the period from July 1, 2026 to June 30, 2027 and identifies how the city will allocate its Fiscal Year 2026-27 CDBG grant funding. As stated above, the City of Fountain Valley continues to foster and maintain affordable housing and services to the underserved by successfully implementing housing and community development programs including its home improvement, code enforcement, and fair housing programs. The grantee chose its goals or projects for the coming year based on the success of each program's past performance and needs of the community.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	FOUNTAIN VALLEY, CA	Community Development Department
CDBG Administrator	FOUNTAIN VALLEY, CA	Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

The City of Fountain Valley is an Entitlement City. The City of Fountain Valley Community Development Department is the lead agency for developing and implementing the strategic plan for the CDBG Program. The Housing Division within the Community Development Department administers the CDBG Program.

Consolidated Plan Public Contact Information

Ashlyn Newman
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(714) 593-4428

Fountain Valley City Hall
10200 Slater Avenue
Fountain Valley, CA 92708

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City contacts and consults with public agencies, private agencies and city residents to get a better understanding of community needs for the plan year during the development of the FY 2026-27 Action Plan. For the Action Plan, the city consulted with the entities that are identified in the following sections.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City’s Housing and Community Development Advisory Board provides input in the CDBG program planning and implementation process. They meet regularly to promote citizen participation and provide support to the CDBG program. They consider presentations from social service providers regarding the needs of the community, and forward funding recommendations to the City Council.

The City of Fountain Valley does not have any public housing within its jurisdiction. The city partners with OCHA who administers the federal rental assistance program for the city and issues Rental Assistance Vouchers, Housing Choice Vouchers (Section 8) and other forms of housing assistance to city residents. The city is a member of the OCHA Cities Advisory Committee, which provides OCHA staff with input regarding program policies. The city continues to work with other Orange County HUD-grantee communities to discuss regional plans and to share program management data.

Additionally, many of our PSA grantees provide physical and mental health evaluation within their scope of services and provide assistance for residents when needed, either from their organization, or by referring them to an appropriate agency for support.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Fountain Valley is a member of CA-602 Santa Ana, Anaheim, Orange County Continuum of Care (CoC). The County of Orange is the lead agency in Orange County’s CoC and the Orange County Office of Care Coordination administers and organizes the implementation of the program. Together with cities, non-profits, community organizations and businesses, Orange County’s CoC has built a system of care to connect those experiencing homelessness to available resources and assistance. The County’s regional planning process has been devised to ensure a single well-coordinated system of care to end homelessness. This is accomplished by balancing emergency, transitional, and permanent housing plus supportive services to address the needs of homeless persons so they can transition from streets and shelters to independent living.

To better assist individuals in each jurisdiction, the county is divided into three Service Planning Areas (SPAs) that direct resources in their respective areas for individuals experiencing homelessness that are entering into the Coordinated Entry System (CES). The City of Fountain Valley is in the Central SPA and staff collaborates with all members to share information and give input into the development of plans across the region.

The goal of the Coordinated Entry System is to effectively connect individuals and families experiencing homelessness or at-risk of homelessness to appropriate services and housing interventions to end homelessness in Orange County through dynamic prioritization, collaborative coordination, intentional resource utilization, equitable resource distribution and regional service planning area prioritization.

While the County’s CoC and other supportive services are designed to move the homeless out of crisis and into self-sufficiency, the needs drastically exceed the funding available. To assist with this endeavor, the City of Fountain Valley grants 100% of the 15% allowed for public services, to be allocated to local PSA programs that assist the underserved. Many of these grantees offer supportive services that fill the gaps in the CoC system for the homeless and persons at-risk of becoming homeless.

As further detailed in section AP-65, the city has partnered with the neighboring cities of Garden Grove and Westminster to develop and operate a new low-barrier homeless shelter with 85 emergency shelter beds known as the Central Cities Navigation Center (CCNC). The CCNC is operated by Volunteers of Los Angeles (VOALA) and includes a variety of wrap-around supportive services, administered both on-site and off-site, to assist clients in finding permanent housing and financial stability. The CCNC opened in June of 2024 and has assisted 386 clients through December 31, 2025.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Fountain Valley is not a recipient of ESG funds nor do we administer HMIS. The Orange County CoC makes the determination of ESG fund allocations and the development, operation and/or administration of the fund and HMIS entries.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Interval House Crisis Shelters
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interval House is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. They provide input into the needs and numbers of women and children that are victims of domestic violence in the City. Interval House provides quarterly updates of the number of people served.
2	Agency/Group/Organization	Community Services Program, Inc./Waymakers
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Special Needs Facility and Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services Program, now known as Waymakers, Inc. is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. The agency provides statistics on youth diversion needs and programs available to residents as well as potential programs that can be implemented in the future to address local needs.
3	Agency/Group/Organization	Boys and Girls Club of Huntington Valley
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Special Needs Facility and Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Club of Huntington Valley is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. The agency provides quarterly updates on the financial needs of low- income children in the city and the amount of assistance they provide to city residents.

4	Agency/Group/Organization	Community SeniorServ, Inc./Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Special Needs Facility and Service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community SeniorServ aka Meals on Wheels is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. Agency helps identify and support the needs of the City's special needs-elderly population specifically elderly and the frail. Agency submits quarterly statistics for city review.
5	Agency/Group/Organization	Fair Housing Council of Orange County
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Impediments to Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fair Housing Council of Orange County is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. They provide quarterly input on housing issues in the City as well as providing annual workshops for landlords and tenants and sharing anecdotal as well as statistical data with the city.
6	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides data regarding HUD rental assistance and vouchers. Disseminates information regarding waiting lists for assistance countywide.
7	Agency/Group/Organization	211 ORANGE COUNTY
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides data regarding regional homelessness, housing and service gaps for homelessness and the availability of countywide programs. Provides Point in Time information regarding homelessness specific to the City of Fountain Valley.
8	Agency/Group/Organization	SPECTRUM INTERNET PROVIDER
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband Specific
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Spectrum provides broadband internet services throughout Fountain Valley that are easily accessible to all residents. They also provide high-speed internet at a special, discounted rate to low income households to "Narrow the Digital Divide" in their service areas. They participate in the FCC Emergency Broadband Program thru the federal government to provide additional discounts to qualified households. Spectrum will continue to provide internet services to the community and special rates to qualified households.
9	Agency/Group/Organization	Frontier Communications
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Broadband Specific

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Frontier provides broadband internet services in Fountain Valley that are easily accessible to residents. They provide high-speed internet at a special, discounted rate to low income households to "Narrow the Digital Divide" in their service areas. They participate in the FCC Emergency Broadband Program thru the federal government to provide additional discounts to qualified households. Frontier will continue to provide internet services to the community and special rates to qualified households.</p>
10	<p>Agency/Group/Organization</p>	<p>County of Orange</p>
	<p>Agency/Group/Organization Type</p>	<p>Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Resilience Specific</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The County of Orange manages 350 miles of flood control facilities throughout the county designed to handle water flow from storm drains and other runoff. They inspect and maintain all facilities, including confined space underground facilities, dams, basins, and pump stations. They operate the County's urban runoff diversion program and are first responders to flood emergencies. They will continue to provide these services to the entire county.</p>
11	<p>Agency/Group/Organization</p>	<p>FEMA</p>
	<p>Agency/Group/Organization Type</p>	<p>Agency - Emergency Management</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Resilience Specific</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Consulted with FEMA regarding the FEMA-identified flood risks in the City that appear on the Flood Insurance Rate Map (FIRM). Currently approximately 10% of the city is in the 100-year flood plain. FEMA will continue to provide this service, as well as Disaster Support Services and Emergency Management, during major crisis.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

No agency or service was intentionally excluded from the open consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	Orange County has developed its CoC system in a comprehensive and coordinated effort to provide a service delivery system for the at-risk and homeless population.
5-Yr and 1-Yr Public Housing Authority Plan (PHA)	Orange County Housing Authority (OCHA)	OCHA provides information regarding the needs and availability of low-income renter households throughout the county. City confirms consistency with the OCHA annual PHLA.
City of Fountain Valley Housing Element	City of Fountain Valley	Fountain Valley Housing Element identifies the needs, goals, projects and availability of housing for all income levels throughout the city.
City of Fountain Valley HCD Advisory Board	City of Fountain Valley	Provides input on City programs and activities for low-income households funded with the CDBG allocation.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Fountain Valley Citizen Participation Plan outlines the opportunities for citizen participation in all aspects of the consolidated plan process. Public input and is encouraged and ample opportunities are made available for participation.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	On October 2, 2025, a Public Notice was published in the Orange County Register announcing the availability of funding under the City of Fountain Valley's FY 2026-27 Public Service Agency (PSA) Grant program.	No comments received.	N/A	
2	Internet Outreach	Non-targeted/broad community	Notice posted October 2, 2025, on city website of the availability of public service agency grants.	No comments received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Email Distribution	Past Grant Recipients	October 2, 2025, grant applications emailed to all prior-year program participants. No agencies on interest list.	5 applications received.	N/A	
4	Public Meeting	Non-targeted/Broad Community	On December 3, 2025, the HCDAB held a public meeting to hear presentations from public service agencies applying for grants and one agency applying to provide fair housing services	No comments received.	N/A	
5	Public Meeting	Non-targeted/broad community	HCDAB Meeting January 7, 2026 to discuss funding for PSA grants and Fair Housing Services. Recommendations forwarded to City Council within Action Plan.	No comments received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	On February 24, 2026, a public notice was published in the Orange County Register summarizing the estimated FY 2026-27 Action Plan budget. The public notice advised of a 30-day public review of the Draft Action Plan with a public comment period from March 2 to April 2, 2026. The public notice advised of a public hearing on April 1, 2026, at the HCDAB meeting and a public hearing on April 21, 2026, at the City Council meeting to receive public comments.	No comments received.	N/A	
7	Internet Outreach	Non-targeted/broad community	Draft Action Plan posted on City website for public comments and review on March 2, 2026.	No comments received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	On March 4, 2026, the HCDAB held a public meeting to review the Action Plan.	No comments received.	N/A	
9	Public Hearing	Non-targeted/broad community	On April 1, 2026, the HCDAB held a Public Hearing on the Action Plan and forwarded a recommendation of approval to City Council.	No comments received.	N/A	
10	Public Hearing	Non-targeted/broad community	On April 21, 2026, a Public Hearing of the City Council was held to approve the FY 2026-27 Action Plan and authorize submission to HUD.	No comments received. (TBD)	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City is estimated to receive approximately \$318,402 in CDBG funding for FY 2026-27 based on previous years allocation. The grant will be combined with \$181,598 in unused grant funds from prior years for a total annual budget of \$500,000.

Other Federal funding sources, although not direct funding to the City, include Housing Choice Voucher Rental Assistance that is administered by the Orange County Housing Authority.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$318,402	0	\$181,598	\$500,000	930,000	Annual allocation plus unused CDBG funds from previous years
Other	public - federal	Housing	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Currently, the Federal funding the City receives from HUD is the sole source of funding for the City’s CDBG program.

The PSA grants provided to non-profit service providers allows them to leverage the City’s grant against funding received from other local, state, federal, and private resources to provide the much needed services to the community.

The City of Fountain Valley also benefits from the housing vouchers for low- income households provided by the Orange County Housing Authority (OCHA). OCHA continues to administer the Housing Choice Voucher Rental Assistance

program for a majority of cities in Orange County including Fountain Valley. The vouchers are funded by the Federal government.

The City does not participate in the federally funded HOME program so there are not any matching requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not currently have any publicly owned land that can be used to address the needs of the Consolidated Plan. Fountain Valley is a nearly built out community with very little vacant land, or under-utilized land, available for new developments. In an effort to provide more affordable units in the City, an Inclusionary Housing Ordinance was adopted to ensure the provision of affordable housing units in new residential developments with 10 or more units. 15% of all units in new developments will be required to be affordable to low-income households or the developers may pay an in-lieu fee to the city, that would be utilized to fund future affordable housing projects in the city.

A portion of the northeastern part of the City is covered by the Harbor Blvd South Island Specific Plan that includes zoning to encourage the production of affordable housing units that, if built by affordable housing developers, would address needs identified in the plan. In 2020, the city partnered with Related California to successfully develop the Prado Family Homes, a 50-unit affordable development, in the plan area, which has been fully leased up since June 2022. This project was funded with Fountain Valley Housing Authority Low-Moderate Income Housing Asset Funds. The city continues to look for opportunities to partner with developers for additional affordable housing projects in the city.

Discussion

Funding sources to implement the City's Consolidated Plan are limited. During the first two years of the 2025-2029 Consolidated Plan, the City's CDBG allocation totaled \$619,584. Assuming the continued level of annual CDBG allocation, the City expects to receive approximately \$930,00 in CDBG funds over the remaining three years of the 2025-2029 Consolidated Plan period. All funds received are used to achieve the goals within the Strategic Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration	City-Wide	Administration of Grant Program	CDBG: \$58,680	Other: 1 Other
2	Neighborhood Revitalization	2025	2029	Affordable Housing	City-Wide	Owner Occupied Home Improvement	CDBG: \$321,060	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Code Enforcement	2025	2029	Affordable Housing Code Enforcement	CDBG/Code Enforcement Eligible Exception Criteria	Code Enforcement	\$60,000	Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development Services for Elderly/ Frail Elderly and Youth Services	City-Wide	Services for Elderly/Frail Elderly and Youth	CDBG: \$33,910	Public service activities other than Low/Moderate Income Housing Benefit: 155 Persons Assisted
5	Homeless Services and Housing- Domestic Violence			Homeless Non-Homeless Special Needs Non-Housing Community Development Domestic violence shelter and services	City-Wide	Homeless Services and Housing	CDBG: \$13,850	Public service activities other than Low/Moderate Income Housing Benefit: 55 Persons Assisted
6	Fair Housing Services	2025	2029	Affordable Housing Fair Housing Services	City-Wide	Fair Housing Services	CDBG: \$5,000	Other: 60 Other
7	Lead Based Paint Hazard Grant	2025	2029	Affordable Housing Lead Based Paint Hazards Testing	City-Wide	Lead Based Paint Hazard Grant	\$7,500	Rental units rehabilitated: 15 Household Housing Unit

Table 6 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The City of Fountain Valley does not participate in the HOME program and does not have a rental assistance program. We will continue to address housing affordability challenges by providing public services and home improvement programs aimed to allow lower income households to remain in their homes.

Approximately 400 households will be assisted between these two programs. The city also supports the Orange County Housing Authority's housing voucher program that assists approximately 440 Fountain Valley households each year.

Goal Descriptions

1	Goal Name	Administration
	Goal Description	CDBG program administration costs.
2	Goal Name	Neighborhood Revitalization
	Goal Description	CDBG funds for owner occupied rehabilitation grants, loans, and rebates and program administration.
3	Goal Name	Code Enforcement
	Goal Description	Housing and Building code enforcement to preserve housing stock in eligible residential areas, on deteriorated or deteriorating properties, and to refer qualified homeowners to Housing Division to apply for grants, loans and rebates.
4	Goal Name	Public Services
	Goal Description	Provide funding for meal program for seniors in congregate setting and home delivery. Provide childcare scholarships and juvenile diversion services.
5	Goal Name	Homeless Services and Housing
	Goal Description	Provide funding to domestic violence shelter for emergency shelter and supportive services.
6	Goal Name	Fair Housing Services
	Goal Description	Contract with Fair Housing Council Orange County to provide fair housing services to residents per HUD requirement.
7	Goal Name	Lead Based Paint Hazard Grant
	Goal Description	Lead-based paint hazard grant to test and abate any hazards found in the course of a City of Fountain Valley Rehabilitation Program project.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects summarized below address the high priority needs of the Strategic Plan. The City of Fountain Valley will allocate CDBG funding to the projects below to address the needs of low-income residents in Fountain Valley.

Projects

#	Project Name
1	Administration of CDBG Program
2	Neighborhood Revitalization
3	Code Enforcement
4	Meals on Wheels Congregate Meals
5	Meals on Wheels Home Delivered
6	Boys & Girls Club Scholarships
7	Waymakers Juvenile Diversion
8	Interval House Domestic Violence Shelter
9	Fair Housing Services
10	Lead Based Paint Hazard Grant

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has limited resources, and all program funding comes from the annual CDBG allocation. The City strives to allocate funds to help persons and households for which the greatest need exists, and where services relate most closely to other activities affecting neighborhood revitalization and quality of life. To that end, the City has determined that allocating funding to public service agencies and the neighborhood improvement program, which provide services specifically to low income households throughout the city, and funding code enforcement in CDBG eligible areas to maintain the quality of neighborhoods, are the most effective use of CDBG funding for the residents of Fountain Valley. The CDBG Code Enforcement Program makes referrals to and collaborates with the Housing Rehabilitation Program to make noticeable impacts on the property of low-income homeowners in the city. The greatest obstacle in addressing the needs of the underserved is the lack of funding for programs and services.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration of CDBG Program
	Target Area	City-Wide
	Goals Supported	Administration
	Needs Addressed	Administration of Grant
	Funding	CDBG: \$58,680
	Description	CDBG program administration, oversight and coordination
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Admin only
	Location Description	City-wide
	Planned Activities	CDBG program management
2	Project Name	Neighborhood Revitalization
	Target Area	City-Wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Owner Occupied Home Improvement
	Funding	CDBG: \$321,060
	Description	Provide loans, grants and rebates to low-income homeowners for rehabilitation. Must be owner occupied.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 qualifying low-income homeowners a year
	Location Description	City-wide as eligible
	Planned Activities	Provide loans, grants and rebates to qualifying low-income households for minor rehabilitation of their single family or mobile home. Owner occupied only.
3	Project Name	Code Enforcement
	Target Area	CDBG/Code Enforcement Eligible Areas
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement

	Funding	CDBG: \$60,000
	Description	Enforcement of zoning, housing and building codes in CDBG eligible areas
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 125 code enforcement violations abated in CDBG eligible areas per year
	Location Description	CDBG/Code Enforcement Eligible Areas
	Planned Activities	Conduct code enforcement in CDBG eligible areas on deteriorating and deteriorated properties. Educate residents on City's Home Improvement Program. The program is eligible under Low/Mod Area Benefit. The Low/Mod Target Area meets the required definition for code enforcement in Section 570.202(c) of the Code of Federal Regulations (CFR). CDBG-funded code enforcement activities will focus on the correction of building code violations. Officers' time spent in the Target Area will be charged by itemized timecard. CDBG supplements approximately 20 percent of the overall Code Enforcement budget.
4	Project Name	Meals on Wheels Congregate Meals
	Target Area	City-Wide
	Goals Supported	Services for Frail/Elderly
	Needs Addressed	Services for Elderly/Frail Elderly
	Funding	CDBG: \$11,250
	Description	Provide meals to low-income residents at Fountain Valley Senior Center at low or no cost.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	125 low-income seniors per year.
	Location Description	Fountain Valley Senior Center, 17967 Bushard St., Fountain Valley, CA 92708
	Planned Activities	Provide lunch 2 times a week to low income seniors in a congregate setting at low or no-cost
5	Project Name	Meals on Wheels Home Delivered
	Target Area	City-Wide
	Goals Supported	Services for Frail/Elderly
	Needs Addressed	Services for Elderly/Frail Elderly
	Funding	CDBG: \$6,790
	Description	Home delivered meals to frail elderly

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 frail and elderly low income seniors a year
	Location Description	City-wide to individual addresses
	Planned Activities	Deliver meals to homebound frail and elderly persons and provide case management
6	Project Name	Boys & Girls Club Scholarships
	Target Area	City-Wide
	Goals Supported	Youth Services
	Needs Addressed	Youth Services
	Funding	CDBG: \$8,860
	Description	Provide childcare scholarships to low-income families
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 low-income families a year
	Location Description	Boys and Girls Club of Huntington Valley, 16582 Brookhurst St., Fountain Valley, CA 92708
	Planned Activities	Provide childcare scholarships to low income families
7	Project Name	Waymakers Juvenile Diversion
	Target Area	City-Wide
	Goals Supported	Youth Services
	Needs Addressed	Youth Services
	Funding	CDBG: \$7,010
	Description	Provide juvenile diversion services to city residents
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	45 low-income juveniles and their families
	Location Description	Fountain Valley Police Department and other locations across the city
	Planned Activities	Provide diversion services to juvenile residents in an effort to keep them out of the juvenile justice system.

8	Project Name	Interval House Domestic Violence Shelter
	Target Area	City-Wide
	Goals Supported	Homeless Services and Housing
	Needs Addressed	Homeless Services and Housing
	Funding	CDBG: \$13,850
	Description	Emergency shelter and supportive services to victims of domestic violence.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	55 victims of domestic violence
	Location Description	Confidential- Domestic Violence Shelter
	Planned Activities	Emergency shelter and supportive services to victims of domestic violence.
9	Project Name	Fair Housing Services
	Target Area	City-Wide
	Goals Supported	Fair Housing Services
	Needs Addressed	Fair Housing Services
	Funding	CDBG: \$5,000
	Description	Provide fair housing services to low income residents
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	70 low income households assisted per year
	Location Description	City-wide
	Planned Activities	Provide fair housing services to low income households in the community.
10	Project Name	Lead Based Paint Hazard Grant
	Target Area	City-Wide
	Goals Supported	Fair Housing Services
	Needs Addressed	Fair Housing Services
	Funding	CDBG: \$7,500
	Description	Provide lead based paint hazard testing to participants of Home Improvement Program
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	15 low income households that are participating in the home improvement program per year
	Location Description	City-wide
	Planned Activities	Test for lead-based paint and abate if necessary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The majority of CDBG funded activities will be available citywide because the programs are available to low-income households, regardless of where they live in the city. The exception to this is CDBG funded code enforcement activities that are restricted to the CDBG eligible areas of the city.

Resources are utilized to benefit areas with racial/ethnic minority concentrations as these areas do have some overlap with CDBG eligible areas. According to the latest Census data for 2024, Fountain Valley is approximately 41% White, 37% Asian, 13% Two or more races, 2% Black, .5% American Indian and Alaska Native, 1% Native Hawaiians and the remaining 5.5% consisting of those who didn't identify a specific race. The different races are scattered throughout the City with concentration of non-white households getting progressively greater in the farther northeast areas. Residents in Fountain Valley who identify as Hispanic comprise approximately 17.2% of the City's population. The Hispanic population is also slightly more concentrated in the northeastern area of the city.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	85
CDBG/Code Enforcement Eligible Exception Criteria	15

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to the limited funding the City receives, the majority of funding is used city-wide for the benefit of all low-income households. The sole program that is specific to CDBG eligible areas is the CDBG code enforcement program. Code Enforcement, although a citywide program, is funded based on itemized timecard of time spent within low- and moderate-income areas and their involvement with qualified projects that are referred to the housing programs.

Discussion

As discussed above, the City's CDBG program allocates funds to provide activities that promote a better quality of life, that provide safe and secure living environments and preserve neighborhoods in order to instill pride of ownership throughout the community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The proposed activities for FY 2026-27 will allocate CDBG funds to meet the housing needs of the following households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	440
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	455

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Due to limited resources, the City of Fountain Valley focuses on the Owner-Occupied Home Improvement Program that offers loans, grants, and rebates to qualifying households for minor rehabilitation that allows low-income households to stay in their homes as they age. Oftentimes, older homeowners, with reduced income, are better off aging in place. The Home Improvement Program can assist them in making the necessary improvements to their properties that allows them to live affordably in a safe, sanitary environment.

Rental assistance for city residents is provided by the Housing Voucher program administered by the Orange County Housing Authority.

The city also funds Interval House Domestic Violence Shelter that assists homeless victims of domestic violence with emergency shelter and supportive services. This assistance does not meet the HUD definition of Homeless in Table 9 however; the funding of the program assists approximately 55 homeless domestic violence victims annually.

The city continues to look for opportunities to collaborate with developers to build affordable housing projects. These projects would be funded outside of the CDBG program but would benefit low-income households in the area.

AP-60 Public Housing – 91.220(h)

Introduction

There are no Public Housing developments within the City of Fountain Valley.

Actions planned during the next year to address the needs to public housing

There are no actions planned during the next year to address the needs to public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

There is no Public Housing within the City of Fountain Valley.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

There is no Public Housing within the City of Fountain Valley.

Discussion

The City supports the County's efforts to increase the supply and quality of affordable housing countywide.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City has a dual strategy to address the unhoused population in the community, one for the use of CDBG funds, and the second with other available funding.

The strategy using CDBG funds is to provide services that prevent future homelessness. The CDBG programs, such as the Home Improvement Program and Public Service Agency Grant Program, benefit low-income households in an effort to ensure they are able to stay in their current housing and/or obtain social services that they may not otherwise be able to afford.

In addition to the programs and activities that are funded with CDBG allocation, the City provides further services to those experiencing homelessness. The City contracts with City Net, a homeless services provider whose mission is to break the cycle of homelessness by connecting people experiencing homelessness to transformative care and innovative housing solutions. They contact unhoused people in the city and offer a variety of outreach and engagement services to reduce homelessness and provide much-needed services with the goal of getting them into permanent housing.

To that end, the City of Fountain Valley entered into a partnership with the neighboring cities of Garden Grove and Westminster and developed a regional navigation center that provides temporary shelter and supportive services to unsheltered persons experiencing homeless in the tri-city area. The Central Cities Navigation Center (CCNC) opened in June 2024. City Net services and the CCNC are both funded outside of CDBG.



The city also participates in and supports the Santa Ana/Anaheim/Orange County Continuum of Care (COC CA 602) that coordinates a vast network of homeless shelters and support services throughout the county.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The unsheltered homeless population in the City is limited and largely transient; the City does not have a specific gathering spot or permanent encampment for homeless individuals. The common spots for transient homeless in the City are along the Santa Ana River and Mile Square Park that are primarily under County jurisdiction.

Goal: Continue to fund City Net from sources other than CDBG, to provide persons experiencing homelessness information and referrals to nearby assistance and services provided by the various agencies including the Orange

County 2-1-1 program.

Goal: Continue to fund Homeless Liaison Police Officers, from sources other than CDBG, that are dedicated to homeless issues in the city and educates homeless individuals regarding available programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

There remains a shortage of year-round emergency beds across the County. In an effort to provide additional emergency beds the City of Fountain Valley has partnered with the cities of Garden Grove and Westminster to construct and operate an 85-person navigation center to assist with emergency housing and services to unhoused persons.

Goal: Continue to fund the CCNC to provide shelter and services to the unhoused in the community.

Goal: Continue to fund City Net, to provide people experiencing homelessness information and referrals to nearby assistance and services provided by the various agencies including the CCNC and the Orange County 2-1-1 program to encourage them to move off the street.

Goal: Explore opportunities to develop transitional housing using funds other than CDBG

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The contract with CityNet and the development of the Central Cities Navigation Center (CCNC) will address these issues and provide positive outcomes to those experiencing homelessness.

The city recently launched the Employer Engagement Program designed to inform select Fountain Valley businesses of qualified job candidates that reside at the CCNC. The city provides the introduction, and the businesses will work directly with CCNC staff when employment opportunities arise. The goal of the program is to have CCNC residents obtain stable employment which helps them progress toward permanent housing. The minimal cost for this program is funded outside of CDBG.

Fountain Valley also provides CDBG funds to a local domestic violence shelter that provides emergency shelters, transitional housing, and counseling for domestic violence victims. The shelter also provides educational classes such as preparing resumes, job interviews, career enhancement, and money management. Medical and legal services are also provided for their clients. These services are designed to provide a foundation for their clients to learn to be more self-sufficient, find suitable housing and become financially stable.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address

housing, health, social services, employment, education, or youth needs.

The cost of housing is high in Fountain Valley therefore it very difficult for low- income persons to maintain housing without some type of assistance. Programs such as Housing Choice Vouchers (Section 8) and VASH vouchers for veterans are a great help but are in such limited supply that persons just being released from public institutions, or systems of care, would have great difficulty in obtaining a voucher in order to get immediate housing.

The Orange County 2-1-1 program allows individuals access to a large variety of assistance with a one-stop approach and staff make referrals to the program as needed. 2-1-1 Orange County has a fully developed Community Corrections Program to assist people recently exiting from a corrections facility. The program includes a Proposition 47 Re-Entry Center, Stepping-Up Initiative program and Collaborative Courts that assist people recently discharged from the corrections system.

The County uses SHP, ESG, CDBG, EHAP, and OCHA/HSS funds to support the Continuum of Care system by providing emergency shelters and supportive services. In collaboration with the entire CoC, the County of Orange Health Care Agency has also implemented Proposition 63 Full Service Partnership Programs. These programs have created outreach options for homeless persons to access services starting at the street outreach level and continuing until the individual and/or family is well established in permanent supportive housing.

Discussion

The City is committed to assisting persons experiencing homelessness. The Central Cities Navigation Center opened in June 2024 providing shelter and services to this population. City Net is currently providing outreach services to the City's unhoused and will collaborate with the CCNC to determine the best available opportunity for each client. Both of these projects are funded outside of CDBG. The City continues to use CDBG funds to support Neighborhood Improvement programs and social service providers in an effort to prevent future homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The main barrier to affordable housing in Fountain Valley is the lack of developers interested in constructing affordable housing projects. This is primarily due to the high cost of land in the city and the lack of vacant or underutilized land to build new developments.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City believes its land use controls, fees and permitting processes do not present a constraint to residential development due to the fact that the Fountain Valley General Plan and Municipal Code provide for a range of housing types and densities. The City's fees are low when compared to surrounding jurisdictions.

The City's 2021-2029 Housing Element was approved in fall 2022 and has a goal of conserving and supporting affordable housing opportunities in the city. The following strategies to further this goal are outlined in the Housing Element:

- Promote and encourage the development of a variety of housing opportunities to accommodate current and projected households.
- Assist in the provision of housing affordable to lower income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels, as well as housing for people with disabilities.
- Encourage the maintenance and rehabilitation of the City's existing housing stock.
- Conserve and support affordable housing opportunities in the City.
- Promote housing opportunities for all persons regardless of race, age, religion, sex, marital status, disability status, ancestry, national origin, or color.

Discussion:

A variety of factors add to the cost of housing in Fountain Valley and constrains the development of affordable housing units. The most significant is the high cost of land as well as the lack of vacant or underutilized land in the city. In an attempt to make affordable housing development more attractive to developers, the city provides zoning incentives for affordable housing projects in specific areas of the city. The city also adopted an Inclusionary Housing Ordinance that requires new residential developments, with 10 units or more, to provide 15% of the units for low-income households, or pay an in-lieu fee that can be used towards the future development of affordable housing in the community.

Currently the city has five large residential projects in various stages of development that will include affordable units as shown in the table below.

Project	Slater Investments	Our Lady of Guadalupe	Parkside FV	Euclid-Heil	Former Boomers Site
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Anticipated Number of affordable units	33	29	9	81	103
Stage of development	Under Construction	Entitled. Waiting for developer to submit for building permits.	Consideration/Appeal to the City Council	Under Construction	Entitled. Waiting for developer to submit for building permits.

Another source for affordable housing is Accessory Dwelling Units (ADUs). There have been a significant number of new ADUs built in the city over the last few years. ADUs represent a viable option for additional affordable housing as they avoid the burden of land costs and are often provided at zero rent or a reduced rent. The city has amended the Development Code to permit ADUs by right in any zone that permits housing by right, consistent with state law, to encourage the production of ADUs.

The City will continue to actively look for additional funding to promote affordable housing and welcomes proposals from affordable housing developers.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will implement programs that address the issues listed below.

Actions planned to address obstacles to meeting underserved needs

One of the main obstacles to meeting underserved needs is inadequate funding. Many public service agencies struggle to obtain federal and state government funding as well as funding from private foundations to provide much needed services. The City will continue to allocate public service agency funding for activities that serve the needs of the underserved such as services for the elderly, youth, and services that assist low-income households. The home improvement program also serves low-income homeowners of all ages who qualify for program assistance.

City staff refers any residents requesting information regarding rental assistance to OCHA who manages the Housing Voucher program for the majority of the county or 2-1-1 Orange County for additional services. Residents are also directed to Fair Housing Council of Orange County, whom the City contracts for fair housing services, to address questions or concerns of landlords and tenants in the community.

Actions planned to foster and maintain affordable housing

The City of Fountain Valley utilizes its Home Improvement Program to offer low interest loans, grants and rebates to income eligible homeowners to allow them to make necessary repairs to their homes to provide a safe and decent living environment at an affordable cost. The majority of the applicants are seniors; programs such as these allow seniors to stay in their home as they age, which is usually the most affordable housing option to them. The City is committed to protecting housing that is affordable to the current resident, and in fact, an estimated 60% of the current year's CDBG budget is dedicated to making funds available for income eligible homeowners.

The City also supports the affordable efforts of the County of Orange as a member of the Cities Advisory Committee. The committee reviews and gives input to the administration of the housing voucher programs such as Section 8 and VASH programs. The OCHA opened their Housing Choice Voucher waiting list in September of 2023 and the City assisted in distributing applications and providing guidance on the application process. Senior Center staff provided access to computers for applicants to submit their application on-line. The City also refers to the Orange County Housing Authority website, which has a list of countywide affordable housing options to prospective low-income households.

Actions planned to reduce lead-based paint hazards

The City of Fountain Valley has established a Lead Based Paint Hazard Grant Program to test, evaluate and mitigate any lead based paint hazards found in the course of a home rehabilitation project. Each home that receives HUD funds for rehabilitation is tested for the presence of lead based paint hazards. Any necessary remediation work is covered by a Lead Based Paint Hazard Grant funded by CDBG funds.

The City promotes lead based paint training updates for local contractors by distributing flyers via the City Building

Department as they become available from various government entities.

Actions planned to reduce the number of poverty-level families

According to the 2024 American Community Survey 5-Year Estimates, 8% of the City's households are living at or below the poverty level. The City has identified several activities and services that can be implemented to combat poverty and to prevent possible homelessness. Specific examples include the following activities:

- Provide home improvement programs that allow low-income households to do necessary repairs on their owner occupied properties to allow them to stay in their homes longer.
- Support rental assistance programs provided by the Orange County Housing Authority for very low-income renters.
- Fund emergency shelter supportive services for domestic violence victims to prevent homelessness. Supportive services, counseling and rental assistance are also provided.
- Support public services programs to improve the quality of life seniors, youth, the disabled, and other populations that may be severely impacted by the cost of living in the region.

Actions planned to develop institutional structure

The City has made an effort to develop an institutional structure that will help identify and access resources to improve the community and assist those most in need. The lead agency to administer the CDBG program is the Housing Division of the Community Development Department. The Division will prepare the Consolidated Plan and the Citizen Participation Plan every five years, prepare the Annual Action Plan and CAPER, and complete all additional reports required by HUD. The City will ensure the public is notified of all opportunities to provide input and are given ample opportunity to engage in the process as established by the City's Citizen Participation Plan.

The City will continue to work with non-profit agencies in the delivery of services and programs for the benefit of low and moderate-income residents and manage and promote the Home Improvement Program that provides funding to low income homeowners for repair and rehabilitation of their homes.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Fountain Valley does not have any public housing; however, the city supports OCHA who provides rental assistance for low-income households in the community. The City is a member of the Orange County Cities Advisory Committee that reviews the OCHA's 5-year and 1-year PHA to ensure that it is compatible with the City of Fountain Valley Consolidated Plan. Additionally, the City reviews PSA grant applications each year to ensure the goals of the PSA's are compatible with goals of the Consolidated Plan. The City continues to attend meetings with other Orange County grantees to discuss regional efforts and goals that benefit low-income households across the county.

The city also participates in the Quarterly Tri-Cities Service Provider meetings with the partner cities in the CCNC and local service providers. The meetings are an opportunity to discuss service delivery, referrals, and educate the group on programs and resources available from each agency.

Discussion:

The City allocates funding in the most cost-effective manner that best assists low-income households in the community.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Periodically the city receives program income from the payoff of home improvement loans funded by the grant. Loans are required to be paid off at the end of the loan term or when the property is refinanced or transferred. Payoffs are not scheduled and are processed and posted as program income upon receipt.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

It is estimated that more than 70% of CDBG funds will be used to benefit persons of low and moderate income. The time frame to determine the minimum overall benefit to determine that 70% of CDBG funds are used to benefit low and moderate income are program years 2026, 2027, and 2028.

ATTACHMENTS

Citizen Participation Summary

Map of CDBG Code Enforcement Eligible Low Income Areas

Proof of Public Notice

Citizen Participation Summary

September 3, 2025, Housing and Community Development Advisory Board (HCDAB) meeting was held to review the Annual Action Plan process and timeline.

On October 2, 2025, Housing and Community Development (HCD) staff published a Public Notice in the Fountain Valley View announcing the availability of funding under the City of Fountain Valley's FY 2026-27 Public Service Agency (PSA) Grant program. Correspondence further detailing the availability of funding was sent to all prior-year program applicants and posted on the City's website.

On November 6, 2025, the application period to submit applications for PSA Grant funding closed. Five (5) program applications were received from four (4) nonprofit organizations that provide services for low-income Fountain Valley residents.

On December 3, 2025, a public meeting of the HCDAB was held to receive presentations by the four (4) agencies applying for PSA grants and one (1) fair housing services provider applying for funding to provide fair housing services to city residents. The PSA's and Fair Housing provider offered input regarding the services they felt were needed in the community.

At the January 7, 2026 HCDAB meeting, the board considered applications and made funding recommendations for the PSA grant and fair housing services provider. Recommendations will be forwarded within the Action Plan to the City Council for review and approval.

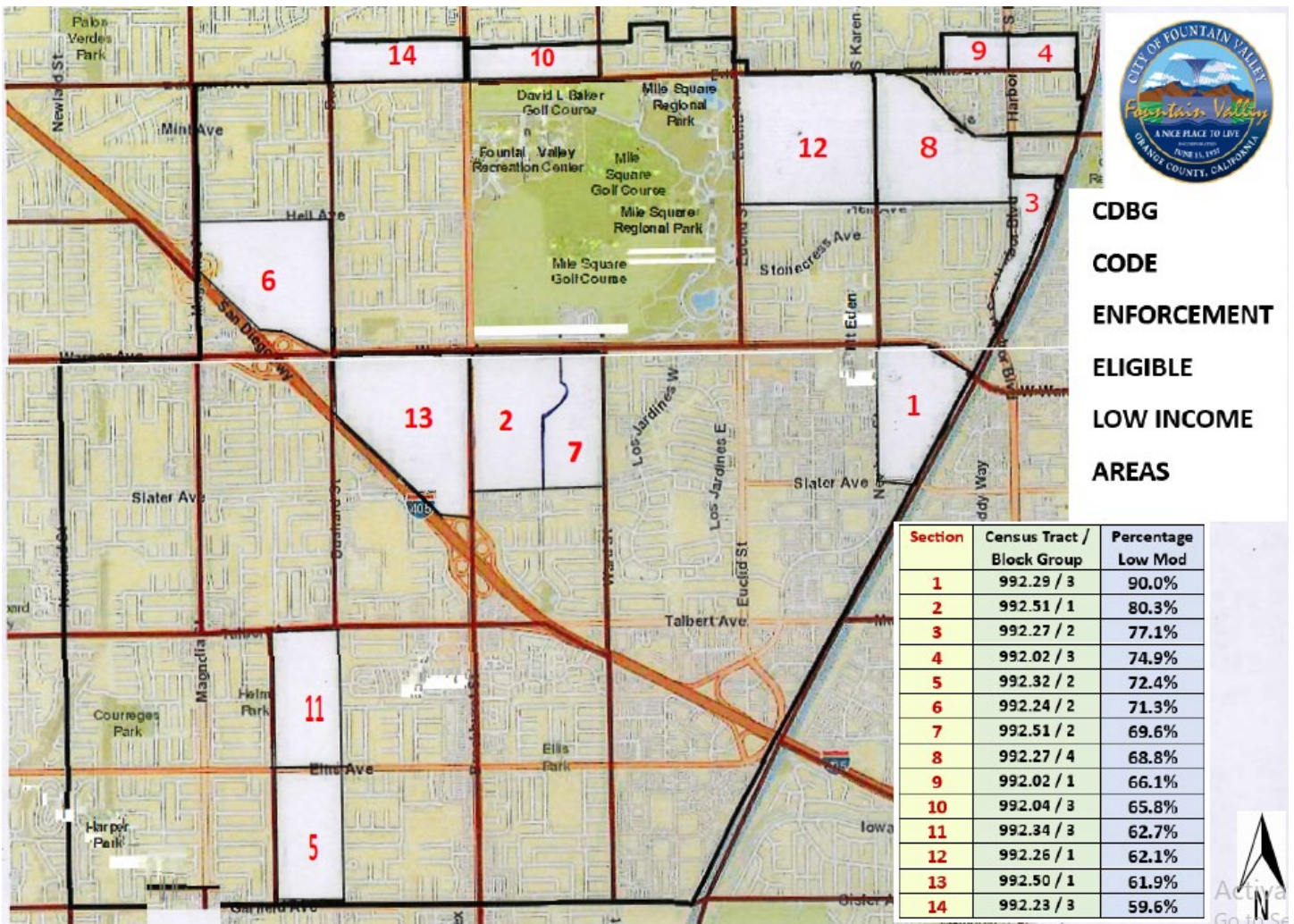
On February 24, 2026, a Public Notice was published in the Orange County Register announcing the commencement of the minimum 30-day review comment period beginning March 2, 2026, and concluding April 2, 2026. The notice advised that the Action Plan was available on the website and can be requested via email, or phone. The Public Notice advised of a public hearing at the March 6, 2026 HCDAB meeting to receive public comments on the FY 2026-27 Draft Action Plan, and a second Public Hearing at the Fountain Valley City Council on May 5, 2026, to receive public comments, and to approve the FY 2026-27 Action Plan.

On March 4, 2026, HCDAB meeting held a public meeting to review the draft FY 2026-27 Action Plan and receive public comments. No public comments were received.

On April 1, 2026, HCDAB held a public hearing to review the draft FY 2026-27 Action Plan and forwarded a recommendation of approval to the City Council. No public comments were received.

On April 21, 2026, the City Council held a public hearing to review the FY 2026-2027 Action Plan that includes the CDBG budget. The Fountain Valley City Council unanimously approved the Action Plan and requested the City Manager to execute all necessary documents to forward the plan to HUD. No public comments were received. **TBD**

CDBG Code Enforcement Eligible Low Income Areas



Proof of Public Notice

THE ORANGE COUNTY
REGISTER

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Irvine, California 92614
(714) 796-7000
legals@inlandnewspapers.com

Ashlyn Newman
10200 Slater Avenue
Fountain Valley, CA 92708

Account Number: 5272431
 Ad Order Number: 0011758243
 Customer's Reference/PO Number:
 Publication: The Orange County Register
 Publication Dates: 10/02/2025
 Total Amount: \$878.23
 Payment Amount: \$0.00
 Amount Due: \$878.23
 Notice ID: cpN8BIS7LpslyRe9ghyj
 Invoice Text: NOTICE IS HEREBY GIVEN that effective October 2, 2025, the City of Fountain Valley Housing and Community Development Division will begin accepting applications for grant funding under its FY 2026-27 Public Service Agency (PSA) Grant Program funded by Community Development Block Grant (CDBG) funds. A total of \$40,000 in funding is estimated to be available. WHO SHOULD APPLY? Agencies providing services to residents of the City of Fountain Valley relating to housing, basic needs, education, crime prevention, childcare, health issues, employment/job training, and/or general welfare. PLEASE NOTE - at least 51% of the persons/households assisted under the proposed program/project must qualify as low-income persons/households as defined by the U.S. Department of Housing and Urban Development (HUD). The Income Eligibility Table below outlines the maximum household income levels by household size used to define a low-income household using. INCOME ELIGIBILITY TABLE Household Size Income Limit Household Size Income Limit Household Size Income Limit Household Size Income Limit 1 \$94,750 3 \$121,850 5 \$146,200 7 \$167,850 2 \$108,300 4 \$135,350 6 \$157,050 8 \$178,700 Beginning Thursday, October 2, 2025, applications will be available on the City website at www.fountainvalley.gov or you may email Ashlyn.Newman@FountainValley.gov to obtain an application. Applications are submitted as proposals only and the city cannot guarantee the funding of any application submitted. The City of Fountain Valley reserves the right to hold, deny, or postpone funding of any, and all, applications for any reason. THE DEADLINE FOR APPLICATION SUBMITTAL IS THURSDAY, NOVEMBER 6, 2025, AT 5:00 P.M.

THE ORANGE COUNTY
REGISTER

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1920 Main Street, Suite 209
Irvine, California 92614
(714) 796-7000

0011758243

Ashlyn Newman
10200 Slater Avenue
Fountain Valley, CA 92708

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Orange**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, printed and published in the City of Irvine*, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Orange, State of California, under the date of November 19, 1905, Case No.A-21046. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/02/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Irvine, California

On this 2nd day of October, 2025.



Signature

THE ORANGE COUNTY
REGISTER

The Orange County Register
1920 Main Street, Suite 209
Irvine, California 92614
(714) 796-7000

0011780191

Ashlyn Newman
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Fountain Valley, CA 92708

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Orange**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, printed and published in the City of Irvine*, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Orange, State of California, under the date of November 19, 1905, Case No.A-21046. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/24/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Irvine, California

On this 24th day of February, 2026.



Signature

PUBLIC NOTICE

**CITY OF FOUNTAIN VALLEY FY 2026-27 ANNUAL ACTION PLAN
30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARINGS**

The City of Fountain Valley (City) Housing and Community Development (HCD) Department, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, has prepared its draft FY 2026-27 Action Plan for Community Planning and Development Programs (Action Plan). The Action Plan describes the projects/activities proposed by the City utilizing Community Development Block Grant (CDBG) funds. As of the writing of this notice, HUD has not released the CDBG funding allocation for FY 2026-27 therefore next year's entitlement has been estimated utilizing the current year's grant allocation of \$301,182. This will be combined with \$298,818 in carryover funds from previous years, for a total budget of \$500,000. Summary of proposed activities for FY 2026-27:

Proposed Projects/Activities: Neighborhood Improvement Programs (\$ 324,587), Public Service Agency Grants (\$45,177), Code Enforcement (\$70,000) and Administrative and Fair Housing Activities (\$60,236)

30-Day Public Comment Period: The draft Action Plan will be available March 2, 2026, for review. Request a copy at Ashlyn.Newman@FountainValley.gov or (714) 593-4428. Comments regarding the Draft Action Plan must be received on or before April 2, 2026, at 5 pm. **Submit written comments** to the email above or mail to/drop off at Fountain Valley City Hall-HCD, 10200 Slater Avenue, Fountain Valley, CA 92708-4736.

Public Hearings: A public hearing to receive public comment of the Draft FY 2026-27 Action Plan will be held on Wednesday, April 1, 2026, at 6 pm before the Housing and Community Development Advisory Board. A second public hearing to receive public comment and approve the FY 2026-27 Action Plan will take place before the City Council on Tuesday, April 21, 2026, at 6 pm. Both hearings will be in the City Council Chambers located at 10200 Slater Ave in Fountain Valley. The public is encouraged to attend either meeting in-person, on the website at http://fountainvalley.granicus.com/MediaPlayer.php?publish_id=2 or watch on Cable Channel 3. The final version of the FY 2026-27 Action Plan will be submitted to HUD prior to the May 16, 2026, deadline.

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