Fountain Valley Community Partnership Plan

OCSD and the City of Fountain Valley working together to make our City even better.

OCSD in Fountain Valley for over 60 years providing key services to our Community

The City of Fountain Valley provides key services that support both our residents and OCSD

OCSD desire to expand your footprint within our City creates a need to work out the impacts of both the proposed project construction and the City's revenue stream
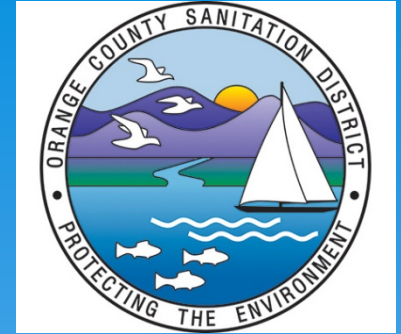
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Topics to Cover

1. Discuss OCSD Headquarters Project
- Variances Requested
- Project Fees

2. Community Contribution - Revenue Stream discussion

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OCSD Headquarters Building Project

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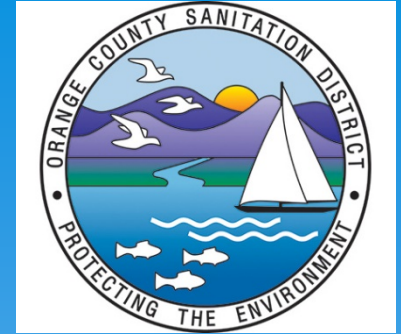to make our City even better**

OCSD Headquarters Building Project

5 Lots purchased north of Ellis St – plans to remove existing buildings on 4 of the lots

$99 million dollar new headquarters building

Planned private pedestrian bridge, need for 360 parking spaces, variances from Crossings plan

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Variances Requested

Code Requirement	OCSD Project Design
50% Frontage Coverage (Pacific)	Only 32.2%
50% Frontage Coverage (Bandilier)	Only 22.8%
Build to Corner (Ellis/Bandilier)	Non-Compliant
Parking Count (360 Spaces Required)	264 Provided (96 short)
Curb Cuts/Driveways (Pacific)	Additional curb cut above code
Street façade 20% window openings	Only 6.6%
Need approval to use City ROW	Pedestrian Bridge on City ROW

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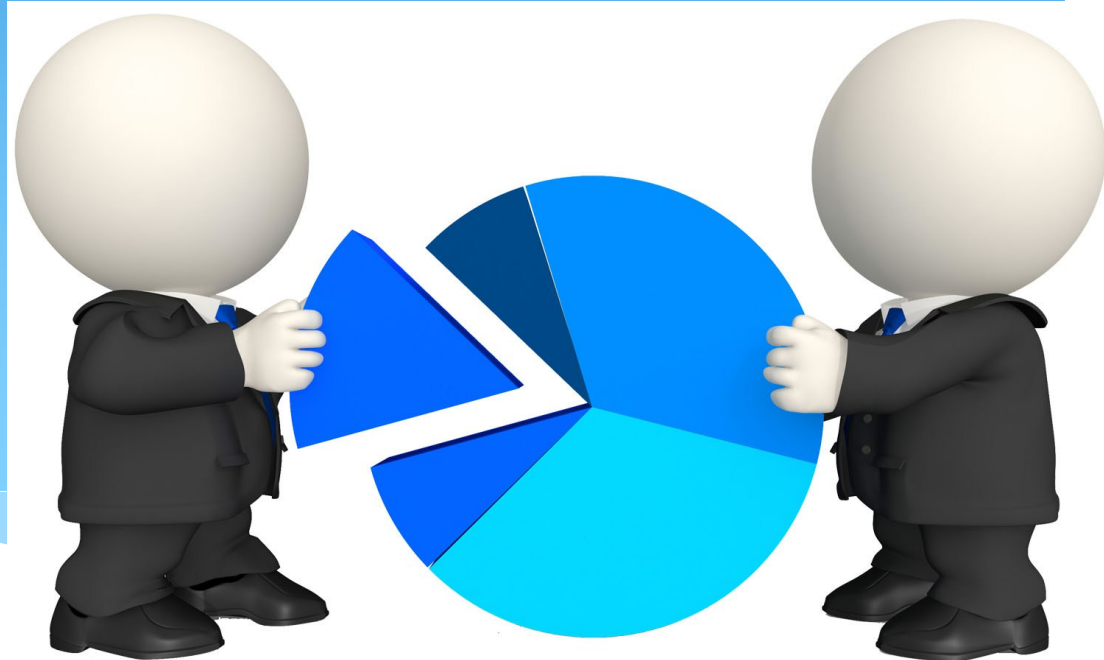to make our City even better**

Project Fees Estimate	
Fee Category	**OCSD Project Fee estimate**
Development Mitigation Fee (3%)	$2,970,000
Traffic Impact Fee	$125,000
Planning and Building Deposit	$200,000
Additional Fees for Sewer and Water connection	

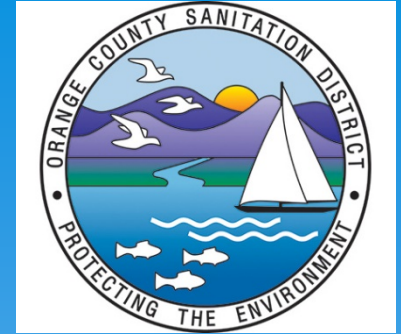**OCSD and the City of Fountain Valley working together to make our City even better**

Community Contribution Revenue Stream Discussion

Both our agencies need revenue to provide those services and expect all users to pay their fair share

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Both of our agencies receive the bulk of our revenue through our share of charges attached to the property tax roll

Each member of our Community is expected to pay their fair share to ensure the entire system can remain viable

For example, the City is required to pay sewer sanitation fees to OCSD, which is paid through the property tax roll

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Property Tax Revenue is the City's largest source of revenue and is relied upon to fund essential City services including Police, Fire, Recreation/Senior Services, Public Works (including Street Maintenance, Trees, and Parks), and City Administration

The City receives 19% of the 1% General Property Tax Levy

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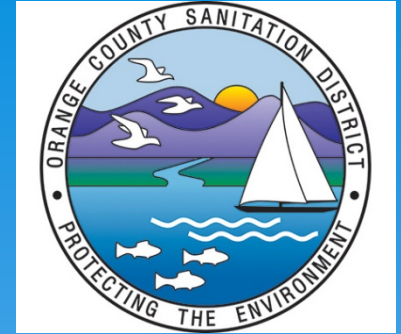
City Revenues

Measure HH Sales Tax revenue is a 20 year time limited revenue source to keep the City solvent and allow us time to gain new revenue to fill the gap (Now only 17 years left)

The Crossing area is seen as key future revenue source – new development at higher value will add sustainable income when Measure HH sunsets in 2037

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Community Contribution

The Headquarters properties with the new building constructed possible assessed value = $120 million

19% of 1% of $120 Million dollars = $228,000 per year

This is the fair share contribution percentage that all community property owners pay

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Community Contribution

What about the exempt status of OCSD?

Orange Coast Memorial Care is also exempt but signed a development agreement to pay their fair share for City services, which was $188,900 last year

They were given variances from normal codes (for 7 story tower) and committed to contribute their fair share

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QUESTIONS?