Discussion to Restrict ARDA Land Uses

Presented by
Bill Rodrigues, Principal Planner

August 13, 2019
BACKGROUND

- July 23rd considered location for a State Veterans Cemetery
  - ARDA Transfer Site
  - Golf Course Site

- City Council selected the Golf Course Site

- Would ARDA Transfer Site ownership return to Heritage Fields?

- Council directed that use of ARDA Transfer Site be restricted

- Three options for consideration and Council direction
HISTORY

- ARDA Transfer Site is part of MCAS El Toro
- Contains runways, taxiways, hangars, and other buildings
- Included as part of Heritage Fields 2005 purchase of MCAS El Toro
- Heritage Fields signs Development Agreement with City in July 2005
  - Paid $200 million to City
  - Dedicated land for OC Great Park
  - Received better terms for future development
• Soon after, Heritage Fields identified opportunities to improve partnership with City

• October 2005 Great Park Development Agreement Committee established

• Committee included Mayor Krom, Councilmember Agran, City staff, and Heritage Fields team

• Met for approximately 3 years and re-negotiated key business points, ultimately changing:
  - General Plan
  - Zoning
  - Development Agreement
  - Master Implementation Agreement
• Key Negotiation Points

- Improve infrastructure (streets, sewer, water and utility lines, etc.) construction and coordination
- Create a parcel tax to pay for public facilities, services, bond repayment, and ongoing maintenance
- Shift infrastructure cost overrun responsibility from the City to Heritage Fields
- Share of additional traffic mitigation costs
- Remove obligation to construct 45 holes of golf within Great Park Neighborhoods
- Pay $9 million golf course in-lieu fee to City
- Remove 173 agriculture acre requirement from within Great Park Neighborhoods
- Clarify runway demolition and recycling protocols
Amendments approved by City Council on August 11, 2009

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Known as Amended and Restated Development Agreement (ARDA)
HISTORY

- In addition, the ARDA contained two other points:
  - Transfer land from Heritage Fields to City (“the ARDA Transfer Site”)
  - Narrow allowable land uses on the ARDA Transfer Site
• If ARDA Transfer Site is ever developed, the agreement limits its use to
  - Park
  - One hotel
  - Up to 250 residences
  - Restaurants and small-scale retail
  - Institutional uses
  - Less intense uses like agriculture

• These uses are consistent with property’s zoning designation, but...

• ...any development of the ARDA Transfer Site must first obtain City approvals

• City Council directed that ARDA Transfer Site’s allowable land uses be further restricted
OPTIONS

1. Maintain the status quo
   • No entitlement exists
   • Development would require approvals from Planning Commission and City Council

2. Add clarifying text to the existing Zoning Ordinance
   • No entitlement exists
   • Development would require approvals from Planning Commission and City Council
   • New clarifying text would further restrict the range of potential uses on the site

3. Re-zone the ARDA Transfer Site
   • No entitlement exists
   • Development would require approvals from the Planning Commission and City Council
   • Changes ARDA Transfer Site zoning from 8.1 to a unique designation further restricting uses
RECOMMENDATION

• Consistent with Option 2, initiate a Zone Change disallowing residential and hotel uses on the ARDA site
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