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





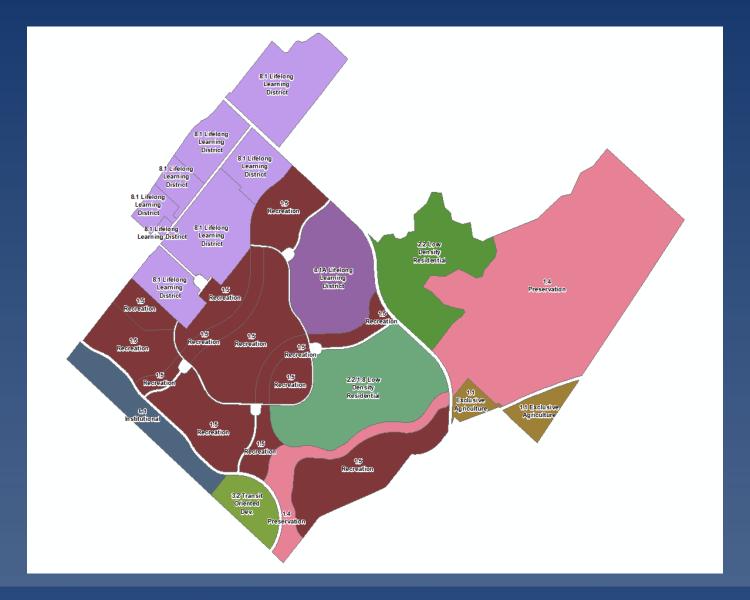
ARDA Transfer Site is part of MCAS El Toro

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

Councilmember:	Motion	Second	Yes	No	Abstain	Absent
Kang			X			
Agran	✓		Х			
Krom		✓	Х			
Choi				Х		
Shea				Х		

Known as Amended and Restated Development Agreement (ARDA)



- 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

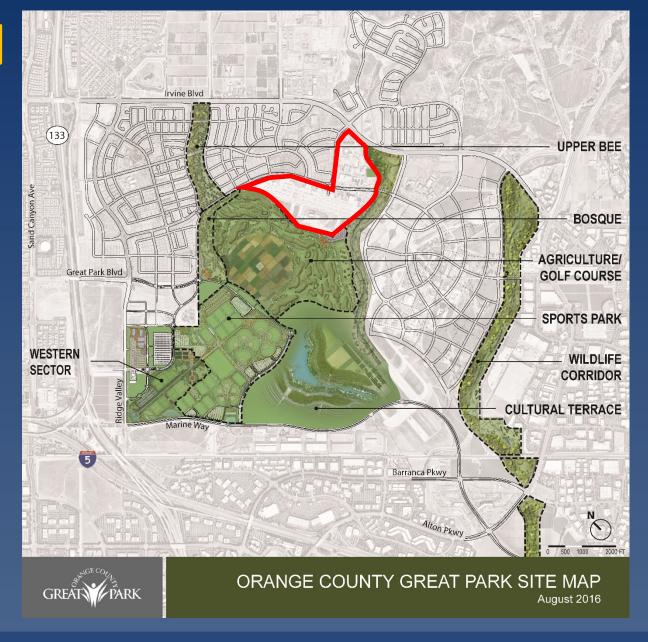


DISCUSSION

- 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



DISCUSSION





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
- 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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