

Orange County Fair & Event Center Property

“Fairgrounds” Facts & Figures

August 20, 2009

Location:	88 Fair Drive Costa Mesa, CA 92626 Arlington Drive (north), Fair Drive (south), southbound Newport Blvd (east), Fairview Road (west)
Lot Area:	Approx. 150 acres
General Plan:	Fairgrounds
Zoning:	Institutional & Recreational If the property is acquired by a non-State entity, proposed new development or certain changes to existing development are subject to the City’s zoning regulations (Master Plan approval).
Owner:	The 32 nd District Agricultural Association State of California
Historic Use:	Formerly a portion of the World War II Santa Ana Army Air Base. Fairgrounds began occupying the site in the 1950s.
Existing Development:	The Orange County Fair Master Plan was approved in August 2003 and can be found online at http://ocfair.com/ocf/Aboutus/MasterPlan.asp The Fairgrounds has existed at this location for over 60 years and has become a year-round exhibition, conference, and event center. The primary function is to host the annual summer Fair. Other exhibitions/events occur each weekend, including the Orange County Marketplace (swap meet).
Maximum Allowable Floor-Area-Ratio:	0.10 FAR
Discretionary Approvals Required from City of Costa Mesa for change in land use	Should the Orange County Fairgrounds be sold to a non-fairground operator (who/which is not a state agency), who/which wished to pursue an alternative development plan for the property, the following discretionary approvals will be required: <ol style="list-style-type: none"> a. General Plan Amendment screening request b. General Plan Amendment c. Rezone (dependent on proposed development plan) d. Master Plan e. Subdivision Map (dependent on proposed development plan) These applications would need to be accompanied by the appropriate environmental document (such as a Mitigated Negative Declaration or Environmental Impact Report). The anticipated processing time frame ranges from 9 to 12 months, depending on the complexity of the project. The City Council is the final decision-making authority on these applications.

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<p>Legal Nonconforming Use</p>	<p>Should the Orange County Fairgrounds be sold to a Fairground operator (which is not a state agency), what land use authority may the City exercise?</p> <p>The new property owner/operator may continue to operate the Fairgrounds as it currently operates at the time of sale (specifically as a legal nonconforming use). The Fairgrounds use is considered a legal nonconforming use with respect to the City's zoning regulations because the City of Costa Mesa did not approve the OCFEC Master Plan.</p> <p>At the time of any change and/or expansion of the operations, the City would require the property owner to apply for a Master Plan that needs City Council approval. The requested Master Plan approval would be limited to the change and/or expansion of the existing Fairgrounds operations.</p>
<p>Allowable Ancillary Uses Which complement and support Fairgrounds uses</p> <p>(Subject to approval of Master Plan and finding of consistency with Fairgrounds uses)</p>	<p>Botanical Gardens Zoo Specialty retail stores Art/Historical Artifacts Gallery Restaurants or Offices that are ancillary to the Fairgrounds uses</p>
<p>Prohibited Uses</p> <p>(Alternative uses to the Fairgrounds are currently prohibited, unless a General Plan Amendment, Rezone, and new Master Plan are approved – see above discussion.)</p>	<p>General Hospital Medical Offices Hotels/Motels Department Store Supermarket General Retail Liquor Store/Convenience Store/Mini-Market Car Dealership The Land Use Matrix is located in Title 13, Table 13-30, of the Municipal Code. It can viewed on the City's website at www.ci.costa-mesa.ca.us</p>
<p>Responsible Agencies</p>	<p>Although the property is currently owned by the State of California, there are Responsible Agencies which have limited permitting authority:</p> <ul style="list-style-type: none"> • City of Costa Mesa – Approves modifications/improvements to storm drain facilities, Water Quality Management Plan, miscellaneous ancillary ministerial permits related to street work permits and utility connection approvals. • State Water Resources Control Board – Reviews Notice of Intent to comply with the State General Construction Activity NPDES Permit and Storm Water Pollution Prevention Plan (SWPPP). • Santa Ana Regional Water Quality Control Board (RWQCB) – Regulates compliance with local NPDES Permit and Orange County Drainage Area Management Plan (DAMP). • California Construction Authority (CAA) – Approves contracts and issuance of Notices to Proceed.

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<p>Noise Restrictions</p>	<p>As State-owned property, the Fairgrounds is not normally subject to County or City Noise Ordinances. However, pursuant to a 1990 Court Order (Case Nos. 42 07 28 and 55 65 08), the following noise restrictions apply to the property:</p> <table border="1" data-bbox="657 653 1458 844"> <thead> <tr> <th>Sound Level</th> <th>Time Period</th> <th>Days of Week</th> </tr> </thead> <tbody> <tr> <td>55 dBA</td> <td>7:00 a.m. to 10:30 p.m.</td> <td>Sun – Thurs</td> </tr> <tr> <td>50 dBA</td> <td>10:30 p.m. to 7:00 a.m.</td> <td>Sun – Thurs</td> </tr> <tr> <td>55 dBA</td> <td>7:00 a.m. to 11:00 p.m.</td> <td>Fri – Sat</td> </tr> <tr> <td>50 dBA</td> <td>11:00 p.m. to 7:00 a.m.</td> <td>Fri - Sat</td> </tr> </tbody> </table> <p>At noise sensitive uses such as neighboring residences, Davis Intermediate School, and Costa Mesa High School, the sound levels shall not exceed:</p> <ol style="list-style-type: none"> 1. The sound standard for a cumulative period of more than (30) minutes in any hour; or 2. The sound standard plus five (5) dba for a cumulative period of more than fifteen (15) minutes in any hour; or 3. The sound standard plus ten (10) dBA for a cumulative period of more than five (5) minutes in any hour; or 4. The sound standard plus fifteen (15) dBA for a cumulative period of more than one (1) minute in any hour; or 5. The sound standard plus twenty (20) dBA for any period of time. 	Sound Level	Time Period	Days of Week	55 dBA	7:00 a.m. to 10:30 p.m.	Sun – Thurs	50 dBA	10:30 p.m. to 7:00 a.m.	Sun – Thurs	55 dBA	7:00 a.m. to 11:00 p.m.	Fri – Sat	50 dBA	11:00 p.m. to 7:00 a.m.	Fri - Sat
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<p>Environmental Documentation for the existing OCFEC Master Plan</p>	<p>Final Environmental Impact Report (EIR) Orange County Fair & Exposition Center Master Plan State Clearinghouse No. 1989010088 Certified in September 2003 Available for download: http://www.ocfair.com/ocf/Aboutus/MasterPlan.asp</p>															
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<p>City of Costa Mesa Contact:</p>	<p>Claire Flynn, Planning Administrator Development Services Department City of Costa Mesa 77 Fair Drive Costa Mesa, CA 92626 (714) 754-5278</p>															