



CITY COUNCIL AGENDA REPORT

MEETING DATE: July 20, 2010

ITEM NUMBER:

VI-7

SUBJECT: Election Results of the Special Municipal Election held on June 8, 2010

DATE: July 12, 2010

FROM: City Clerk's Office

PRESENTATION BY: Julie Folcik, City Clerk

FOR FURTHER INFORMATION CONTACT: Julie Folcik, (714) 754-5221

RECOMMENDATION:

1. Adopt Resolution: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, RECITING THE FACTS OF THE SPECIAL MUNICIPAL ELECTION HELD ON JULY 8, 2010; DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW.

BACKGROUND:

As authorized by Resolution No. 10-15, a Special Municipal Election was called for consideration by the voters of Measure C which asked the following question:

Should an ordinance be adopted confirming the General Plan Designation for the Orange County Fair and Event Center as it is set forth in the General Plan as amended by GP-09-01 which amended the fairground land use designation in the Land Use Element of the 2000 General Plan to describe and maintain current fair and event uses on the site and requiring that further amendment be made only upon majority vote of the electorate.	Y E S
	N O

The Special Municipal Election was consolidated with the Statewide Primary Election and conducted by the Orange County Registrar of Voters, who provided such services that included, in part, the printing of the sample ballots, coordinating of the precinct boards and polling locations, issuing of absentee ballots, processing and counting of the returned ballots, absentee and provisional ballots. The results of that election were certified by the Board of Supervisors on June 21, 2010 and their certification of the results and Statement of Votes are attached as "Exhibit A" to the resolution.

ANALYSIS:

The total voter registration in Costa Mesa is 56,717 voters. The number of votes cast in early voting and through vote-by-mail ballots was 8,838 and the total number of votes cast at the precinct locations on Election Day was 7,095. Therefore the total of the

votes cast for Measure C in the June 8, 2010 Special Municipal Election was 15,933 votes or that of a 28.09 percent voter turnout.

The final results of the votes cast for Measure reflect that 13,000 were in support of Measure C and 1,829 did not support the measure.

As a result of Measure C passing Ordinance No. 10-9 is attached as approved by the voters at the special election.

ALTERNATIVES CONSIDERED:

No alternatives have been considered, as it is a State Code requirement that the results, certified by the Board of the Supervisors, also be certified by the City Council.

FISCAL REVIEW:

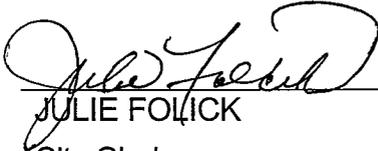
No fiscal review was required for the declaration of results.

LEGAL REVIEW:

Legal has reviewed the resolution and approved it as to form.

CONCLUSION:

The election was held and conducted as required by law and the results have been determined. It is requested that the City Council adopt the attached resolution certifying the results of the special election.



JULIE FOLICK
City Clerk



ALLAN ROEDER
City Manager

DISTRIBUTION: City Council
City Manager
Asst. City Manager
City Attorney

ATTACHMENTS: 1 Resolution Declaring the Results of the Special
Municipal Election Held June 8, 2010
2 Ordinance No. 10-9 – Measure C

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, RECITING THE FACTS OF THE SPECIAL MUNICIPAL ELECTION HELD ON JUNE 8, 2010; DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW.

WHEREAS, a Special Municipal Election was held and conducted in the City of Costa Mesa, California, on Tuesday, June 8, 2010, as required by law; and

WHEREAS, notice of the election was given in the time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed; and that in all respects, the election was held and conducted, and votes were cast, received, and canvassed, and the returns made and declared in time, form, and manner as required by the provisions of the Elections Code of the State of California for holding elections in general law cities; and

WHEREAS, pursuant to Resolution No. 10-14, adopted February 16, 2010, the election was consolidated with the Statewide Primary Election; the Registrar of Voters of the County of Orange canvassed the returns of the election, certified the results to this City Council, and the results are received, attached, and made a part hereof as Exhibit "A";

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the whole number of ballots cast in the precincts, except absent voter ballots was 7,095; that the whole number of vote-by-mail ballots cast in the City was 8,838; making a total of 15,933 ballots cast in the City.

SECTION 2. That the following question for Measure C was considered by the electorate:

Should an ordinance be adopted confirming the General Plan Designation for the Orange County Fair and Event Center as it is set forth in the General Plan as amended by GP-09-01 which amended the fairground land use designation in the Land Use Element of the 2000 General Plan to describe and maintain current fair and event uses on the site and requiring that further amendment be made only upon majority vote of the electorate.	Y E S
	N O

SECTION 3. That the number of votes given at each precinct, and the number of votes given through vote-by-mail, in the City, to Measure C is as listed in Exhibit "A" attached hereto.

SECTION 4. The City Council does hereby declare and determine that Measure C is hereby approved and Ordinance 10-9 thereby adopted.

SECTION 5. The City Clerk shall enter into the records of the City Council of the City, a statement of the result of the election showing:

Attachment 1

(1) The whole number of ballots cast in the City; (2) The Measure voted for; (3) The number of votes given at each precinct; and (5) The total number of votes given in support of the measure and that of against the measure.

SECTION 6. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this 20th day of July, 2010.

Mayor of the City of Costa Mesa

ATTEST:

City Clerk of the City of Costa Mesa

APPROVED AS TO FORM

City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, JULIE FOLCIK, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 20th day of July, 2010, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this _____ day of December , 2010.

JULIE FOLCIK, CITY CLERK

(SEAL)

C-General Plan Designation of Orange County Fair and Event Center									
Precinct	Party Member Registration	Ballots Cast	Turnout	C-General Plan Designation of Orange County Fair and Event Center	Non-Partisan	No	Yes		
0052001	1064	264	24.81%			35	202		
0052002	575	59	10.26%			8	43		
0052003	817	131	16.03%			25	97		
0052004	1056	315	29.83%			37	252		
0052006	1081	259	23.96%			29	212		
0052007	1151	313	27.19%			37	264		
0052009	989	359	36.30%			35	294		
0052010	846	78	9.22%			14	61		
0052011	1026	424	41.33%			42	354		
0052013	1086	366	33.70%			42	295		
0052014	875	256	29.26%			29	205		
0052016	833	138	16.57%			17	112		
0052020	1057	372	35.19%			28	333		
0052022	1058	362	34.22%			28	316		
0052023	0	0	0.00%			0	0		
0052024	519	97	18.69%			18	72		
0052026	831	222	26.71%			30	175		
0052027	76	28	36.84%			2	25		
0052028	1053	278	26.40%			49	204		
0052031	928	191	20.58%			25	152		
0052032	730	169	23.15%			17	139		
0052033	864	205	23.73%			19	175		
0052034	778	201	25.84%			27	154		
0052035	772	271	35.10%			28	224		
0052037	866	280	32.33%			21	240		
0052038	868	166	19.12%			25	131		
0052041	915	299	32.68%			29	251		
0052042	615	212	34.47%			23	174		
0052043	835	273	32.69%			34	217		
0052045	956	315	32.95%			32	268		
0052046	1082	221	20.43%			16	193		
0052047	69	20	28.99%			4	14		
0052048	63	27	42.86%			1	25		
0052049	66	15	22.73%			0	13		
0052051	847	344	40.61%			42	274		
0052053	726	334	46.01%			29	287		
0052054	769	397	51.63%			48	320		
0052056	669	223	33.33%			20	182		
0052059	915	228	24.92%			17	202		
0052061	1069	124	11.60%			18	96		
0052131	721	268	37.17%			28	221		
0052132	848	265	31.25%			35	207		
0052166	794	277	34.89%			29	239		
0052167	1088	364	33.46%			43	306		
0052173	747	222	29.72%			28	174		
0052177	729	168	23.05%			29	130		
0052179	767	385	50.20%			28	333		
0052180	89	11	12.36%			0	9		
0052181	751	280	37.28%			30	234		
0052182	1037	346	33.37%			30	298		

Precinct	Party Member Registration	Ballots Cast	Turnout	C-General Plan Designation of Orange County Fair and Event Center	Non-Partisan	No	Yes					
0052183	687	246	35.81%			24	198					
0052184	1127	273	24.22%			45	214					
0052186	857	295	34.42%			32	238					
0052188	474	94	19.83%			10	72					
0052192	960	110	11.46%			22	81					
0052194	1065	160	15.02%			20	128					
0052195	795	127	15.97%			19	99					
0052196	867	168	19.38%			20	135					
0052197	713	274	38.43%			32	223					
0052198	730	363	49.73%			54	288					
0052200	1025	312	30.44%			35	248					
0052201	639	267	41.78%			40	215					
0052203	664	324	48.80%			31	281					
0052208	675	109	16.15%			19	81					
0052209	815	136	16.69%			16	109					
0052210	1072	192	17.91%			30	153					
0052212	1269	244	19.23%			34	190					
0052213	911	270	29.64%			17	229					
0052219	436	84	19.27%			6	70					
0052224	1162	176	15.15%			25	118					
0052225	808	287	35.52%			38	232					
Totals:	56717	15933	28.09%			1829	13000					

C-General Plan Designation of Orange County Fair and Event Center									
District	Party Member Registration	Ballots Cast	Turnout	C-General Plan Designation of Orange County Fair and Event Center	Non-Partisan	No	Yes		
2nd Supervisorial District	56717	8838	15.58%			932	7310		
35th Senate District	56717	8838	15.58%			932	7310		
46th Congressional District	56717	8838	15.58%			932	7310		
5th Judicial (Harbor Court)	56717	8838	15.58%			932	7310		
68th Assembly District	56651	8838	15.60%			932	7310		
70th Assembly District	66	0	0.00%			0	0		
Coast Community College District	56628	8838	15.61%			932	7310		
Coast Community College District Trustee Area	24492	4057	16.56%			406	3399		
Coast Community College District Trustee Area	29730	4532	15.24%			497	3711		
Costa Mesa	56717	8838	15.58%			932	7310		
Costa Mesa Sanitary District	50530	7826	15.49%			817	6495		
County Board of Education Trustee Area 2	56519	8837	15.64%			932	7309		
County Board of Education Trustee Area 5	198	1	0.51%			0	1		
Irvine Ranch Water District	3747	584	15.59%			69	477		
Mesa Consolidated Water District	45238	7158	15.82%			753	5929		
Mesa Consolidated Water District Division 1	4679	686	14.66%			77	549		
Mesa Consolidated Water District Division 2	9597	1972	20.55%			210	1645		
Mesa Consolidated Water District Division 3	12805	1842	14.39%			215	1499		
Mesa Consolidated Water District Division 4	7693	1129	14.68%			91	987		
Mesa Consolidated Water District Division 5	10464	1529	14.61%			160	1249		
Municipal Water District Of Orange County	56628	8838	15.61%			932	7310		
Municipal Water District of Orange County Div	52017	8145	15.66%			852	6743		
Municipal Water District of Orange County Div	4611	693	15.03%			80	567		
Newport-Mesa Unified School District	56628	8838	15.61%			932	7310		
Newport-Mesa Unified School District Trustee	10212	2086	20.43%			218	1742		
Newport-Mesa Unified School District Trustee	19242	2739	14.23%			289	2287		
Newport-Mesa Unified School District Trustee	6201	918	14.80%			91	767		
Newport-Mesa Unified School District Trustee	7256	1102	15.19%			124	890		
Newport-Mesa Unified School District Trustee	8692	1175	13.52%			131	949		
Orange County	56717	8838	15.58%			932	7310		
Orange County Water District	56717	8838	15.58%			932	7310		
Orange County Water District Division 7	56717	8838	15.58%			932	7310		
Rancho Santiago Community College District	89	0	0.00%			0	0		
Rancho Santiago Community College District	89	0	0.00%			0	0		
Santa Ana Unified School District	89	0	0.00%			0	0		
State Board of Equalization (3rd District)	56717	8838	15.58%			932	7310		
Totals:	56717	8838	15.58%			932	7310		

C-General Plan Designation of Orange County Fair and Event Center									
District	Party Member Registration	Ballots Cast	Turnout	C-General Plan Designation of Orange County Fair and Event Center	Non-Partisan	No	Yes		
2nd Supervisorial District	56717	15933	28.09%			1829	13000		
35th Senate District	56717	15933	28.09%			1829	13000		
46th Congressional District	56717	15933	28.09%			1829	13000		
5th Judicial (Harbor Court)	56717	15933	28.09%			1829	13000		
68th Assembly District	56651	15918	28.10%			1829	12987		
70th Assembly District	66	15	22.73%			0	13		
Coast Community College District	56628	15922	28.12%			1829	12991		
Coast Community College District Trustee Area	24492	7278	29.72%			823	5987		
Coast Community College District Trustee Area	29730	8222	27.66%			956	6669		
Costa Mesa	56717	15933	28.09%			1829	13000		
Costa Mesa Sanitary District	50530	14090	27.88%			1604	11520		
County Board of Education Trustee Area 2	56519	15871	28.08%			1824	12948		
County Board of Education Trustee Area 5	198	62	31.31%			5	52		
Irvine Ranch Water District	3747	1065	28.42%			116	874		
Mesa Consolidated Water District	45238	12962	28.65%			1500	10567		
Mesa Consolidated Water District Division 1	4679	1223	26.14%			152	974		
Mesa Consolidated Water District Division 2	9597	3554	37.03%			412	2927		
Mesa Consolidated Water District Division 3	12805	3275	25.58%			413	2616		
Mesa Consolidated Water District Division 4	7693	2071	26.92%			183	1771		
Mesa Consolidated Water District Division 5	10464	2839	27.13%			340	2279		
Municipal Water District Of Orange County	56628	15922	28.12%			1829	12991		
Municipal Water District of Orange County Div	52017	14652	28.17%			1694	11942		
Municipal Water District of Orange County Div	4611	1270	27.54%			135	1049		
Newport-Mesa Unified School District	56628	15922	28.12%			1829	12991		
Newport-Mesa Unified School District Trustee	10212	3766	36.88%			435	3101		
Newport-Mesa Unified School District Trustee	19242	4999	25.98%			564	4107		
Newport-Mesa Unified School District Trustee	6201	1762	28.41%			192	1448		
Newport-Mesa Unified School District Trustee	7256	1970	27.15%			234	1582		
Newport-Mesa Unified School District Trustee	8692	2027	23.32%			252	1621		
Orange County	56717	15933	28.09%			1829	13000		
Orange County Water District	56717	15933	28.09%			1829	13000		
Orange County Water District Division 7	56717	15933	28.09%			1829	13000		
Rancho Santiago Community College District	89	11	12.36%			0	9		
Rancho Santiago Community College District	89	11	12.36%			0	9		
Santa Ana Unified School District	89	11	12.36%			0	9		
State Board of Equalization (3rd District)	56717	15933	28.09%			1829	13000		
Totals:	56717	15933	28.09%			1829	13000		

ORDINANCE NO. 10-9

AN ORDINANCE OF THE PEOPLE OF THE CITY OF COSTA MESA AFFIRMING THE FAIRGROUND LAND USE DESIGNATION IN THE LAND USE ELEMENT OF THE 2000 GENERAL PLAN RELATING TO DESIGNATION OF THE ORANGE COUNTY FAIR AND EVENT CENTER PROPERTY LOCATED AT 88 FAIR DRIVE, COSTA MESA, CALIFORNIA AND MAKING IT SUBJECT TO CHANGE ONLY BY A VOTE OF THE PEOPLE

WHEREAS, the Orange County Fair and Event Center is a large parcel of property consisting of over 150 acres located in the City of Costa Mesa and has served an important public purpose for over sixty years; and

WHEREAS, the Orange County Fair and Event Center property is currently owned by the State of California and thus not subject to the City's zoning code; and

WHEREAS, the State of California has placed the Orange County Fair and Event Center property up for sale, and the property could become privately owned and thus subject to the City's zoning code; and

WHEREAS, the City Council approved Resolution 10-8 on February 2, 2010 adopting a General Plan Amendment for the Orange County Fair and Event Center property to more completely describe the existing and approved uses for the property; and

WHEREAS, the City Council approved Resolution 10-12 on February 16, 2010 adopting a General Plan Amendment for the Orange County Fair and Event Center property to more completely describe the existing and approved uses for the property following a duly noticed public hearing; and

WHEREAS, the electors of the City of Costa Mesa wish to confirm and approve the land use designation for the Orange County Fair and Event Center property located at 88 Fair Drive, Costa Mesa, California, in the City's General Plan adopted by the City Council by Resolution 10-12 on February 16, 2010; and

WHEREAS, the electors of the City of Costa Mesa further wish to require that any future general plan amendments relating to the Orange County Fair and Event Center property be accomplished only with a vote of the electorate of Costa Mesa and that no such change to the General Plan designation for the Orange County Fair and Event Center property shall be effective unless confirmed and approved by a majority vote of the electorate at a properly noticed and called election; and

WHEREAS, the electors of the City of Costa Mesa further wish to require that any future general plan amendments relating to the Orange County Fair and Event Center property be fully evaluated pursuant to the California Environmental Quality Act and a complete and proper environmental document be certified and approved by the City Council of the City of Costa Mesa prior to any proposed amendment to the General Plan being placed on the ballot for voter approval. Notwithstanding any statute, regulation, policy, rule or case law which provides that a voter initiated zoning or general plan amendment shall not or does not constitute a "project" pursuant to the California Environmental Quality Act, no further general plan amendment for the Orange County Fair and Event Center shall be considered adopted or approved until it has received the same environmental review as would be required under the California Environmental Quality Act if it were considered a "project" of the City.

WHEREAS, confirmation of the City's General Plan designation for the Orange County Fair and Event Center will not result in any impact to the environment as it will not increase or decrease the types of uses or buildable space for the property from what currently exists, and is therefore determined to have no potential environmental impact. In addition, The General Plan Final Program Environmental Impact Report (Final EIR) was certified by City Council in January 2002. The OCFEC Master Plan Final EIR was certified by the 32nd District Agricultural Association in September 2003. These two environmental documents constitute the required environmental documentation for the proposed General Plan amendment. Confirmation by the Voters of the General Plan designation for the Fair and Event Center property and requiring voter approval of any future general plan amendment for this property is determined to be within the original scope of the General Plan Final EIR and OCFEC Master Plan EIR, and no additional environmental documentation is required.

NOW, THEREFORE, the people of the City of Costa Mesa do ORDAIN AS FOLLOWS:

SECTION 1. Article 17 of Chapter IX of Title 13 of the Costa Mesa Municipal Code is hereby added:

Article 17. ORANGE COUNTY FAIR AND EVENT CENTER

Section 13-200.75 General Plan Designation.

The general plan designation for the Orange County Fair and Event Center property located at 88 Fair Drive, Costa Mesa, California shall be as set forth in General Plan Amendment GP-09-01 adopted by the City Council pursuant to Resolution 10-12 on February 16, 2010.

Section 13-200.76 Amendment of General Plan Designation.

The general plan designation for the Orange County Fair and Event Center property located at 88 Fair Drive, Costa Mesa, California shall not be further amended except by ordinance approved by a majority vote of the electorate of the City of Costa Mesa.

Section 13-200.77 Environmental Review.

Notwithstanding any statute, regulation, policy, rule or case law which provides that a voter initiated zoning or general plan amendment shall not or does not constitute a "project" pursuant to the California Environmental Quality Act, no further general plan amendment for the Orange County Fair and Event Center shall be considered adopted or approved until it has received the same environmental review as would be required under the California Environmental Quality Act if it were considered a "project" of the City. Such environmental review shall occur prior to the placement on the ballot of any proposed general plan amendment for the Orange County Fair and Event Center property, and the Council shall be required to certify and approve a complete and proper environmental document prior to the calling of an election.

Section 13-200.78 Election Costs.

Any proposed general plan amendment for the Orange County Fair and Event Center property shall be set for the general municipal election next following City Council action regarding the proposed general plan amendment and the approval of appropriate environmental documentation for such amendment. However, by mutual agreement with the proponent of the general plan amendment, the City Council may call a special municipal election, with the cost of the special election being borne solely by the proponent.

SECTION 2. Should any section, subsection, clause or provision of this ordinance for any reason be held to be invalid, then the remainder of the ordinance shall be deemed valid, it being hereby expressly declared that this ordinance, and each and every section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved, adopted and/or ratified even if any other section, subsection, sentence, clause or phrase of this ordinance were declared invalid.

SECTION 3. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published in the manner required by law. This ordinance shall become effective thirty days from and after its passage.

PASSED, APPROVED AND ADOPTED this 20th day of July, 2010.

ALLAN MANSOOR, Mayor

ATTEST:

City Clerk of the City of Costa Mesa

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Fairgrounds

The Fairgrounds land use designation is applicable to only one property known as the Orange County Fair and Event Center (OCFEC) in the City of Costa Mesa. The Fairgrounds is a 150-acre site located at 88 Fair Drive. This designation is intended to:

- Ensure continued development of the property as an integrated complex that is composed of recreational, agriculture-related educational institutions, open space, farmland, equestrian, and commercial uses, and
- Promote the continued and sustained use of the property for the annual Orange County Fair in recognition of its value as a regionally significant resource in the City of Costa Mesa.

Home to the annual Orange County Fair since 1949, the site is bounded by Arlington Drive (north boundary), Fair Drive (south), Fairview Road (west), and Newport Boulevard (east). Regional access is primarily provided to the site by State Route 55 (SR-55) at the interchanges of Fair Drive/Del Mar Avenue and 22nd Street/Victoria Street. Access from Interstate 405 (I-405), which is approximately one mile north of the Fairgrounds, is provided via interchanges at Bristol Street, Fairview Road, and Harbor Boulevard.

The site was formerly a portion of the Santa Ana Army Air Base, and in 1949 the California 32nd District Agricultural Association (DAA) acquired the property from the Federal Government. Since that time, the annual Orange County Fair has occurred at this location. Through the years the 32nd DAA has expanded the use of the property into a year-round exhibition, conference, equestrian, activity, and event center; these uses compose collectively the OCFEC.

The 32nd DAA Fair Board adopted the current OCFEC Master Plan in 2003. Given that the 32nd DAA is a state entity for administration of the Orange County Fair, Costa Mesa has limited land use and permitting authority over the property while it is controlled by the State. Therefore, the City of Costa Mesa did not have the authority to adopt the 2003 OCFEC Master Plan.

If in the future, the State no longer controls the property, any proposed new development or change of use shall be subject to review for consistency with the City's General Plan and zoning regulations. The new property owner/operator may continue to operate the Fairgrounds as it existed at the time of sale as a legal nonconforming use and

development. The property's legal nonconforming status will remain in effect until such time as the property owner submits and receives approval of a master plan by Costa Mesa.

As of 2009, the Fairgrounds site contains a total of 400,000 square feet of buildings, including:

- Pacific Amphitheater
- Arlington Theater
- Grandstand Arena
- Equestrian Center
- Exhibit and Administration Buildings
- Concession and Restaurant Buildings
- Memorial Gardens
- Centennial Farms
- Livestock Barns

Orange County Fair (OC Fair) attendance from 1995 to 2006 ranged from 750,000 to 950,000 visitors during the 4-week long period. From 2006 to 2009, OC Fair attendance exceeded a million visitors. Based on peak attendance of approximately 60,000 visitors per day during the OC Fair event, approximately 48,000 vehicle trips per day is expected (based on average vehicle occupancy of 2.5 persons per vehicle).

Although best known for the annual OC Fair, the site hosts many "non-fair" activities and events year round, including the weekly Orange County Marketplace and Farmer's market, equestrian events, trade and consumer shows, special vehicle sales events, agricultural events, and cultural festivals. In 2009, the Fairgrounds were also home to the Centennial Farm, Equestrian Center, 4-H Clubs, and All American Boys Chorus. In addition, Orange Coast College used a portion of the parking lot for off-site parking during the school year.

The Fairgrounds designation recognizes the existing fairground and event center uses associated with this site. The 2000 General Plan traffic model does not take into account the trip generation from the annual OC Fair or weeknight/weekend special event uses (i.e. Orange County Marketplace) because peak vehicle trips to the site occur outside normal business timeframes. However, further development of the Fairgrounds will need to be balanced with the development capacity of the City's transportation system and with the protection of surrounding neighborhoods.

Permitted uses include ancillary office uses, exposition/conference uses, equestrian uses, agricultural/livestock activities, restaurants, temporary specialty retail sales (including vehicle sales), outdoor marketplace, emergency operational uses, and concerts/live entertainment uses. Complementary uses to the fairground and event center uses may include botanical gardens, animal exhibits, museum, art/historical artifacts gallery, and

performance art theaters that are supportive of the fairground uses.

Uses that are not supportive of fairground and event center uses are expressly prohibited. Prohibited uses include, but are not limited to, casinos/gambling venues, shopping centers, hotel/motels, residential uses, self-storage facilities, hospitals, and medical uses. In addition, exclusive use or dedicated athletic sports facilities and educational uses that are unrelated to the OCFEC are prohibited.

As a State-owned property, the Fairgrounds is not normally subject to the City's Noise Ordinance. However, pursuant to a 1990 Court Order (Case Nos. 42 07 28 and 55 65 08), exterior noise standards comparable to the City's noise regulations have been applied to the property. Noise sensitive uses include neighboring residences, Davis Intermediate School, and Costa Mesa High School. The court-ordered noise restrictions apply to the operation of the Pacific Amphitheater.

Development within the Fairgrounds designation is intended for buildings ranging from one- to four-story structures. The maximum allowable floor area ratio for this designation shall be 0.10.

Employment generation for fairground and event center uses vary dependent upon the specific use within this designation. For example, typical employment density standards are 1 employee per 300 square feet of office use, 1 employee per 333 square feet of service uses, and 1 employee per 500 square feet for retail. Because of the limited range of uses and lower building intensity permitted in the Fairgrounds designation compared to other nonresidential land use designations, the standard mix of uses in this designation would generate a population density in the range of 4 to 15 employees per acre. Office development consisting of a maximum buildout of 653,400 square feet at 0.10 FAR would generate up to 14.5 employees per acre, although it is important to note that office uses are ancillary to the primary fair and event center uses.

The compatible zoning district is I&R.