

**Onizuka LRA Meeting: October 14, 2008****SUBJECT: Adopt Public Hearing Dates for Onizuka Air Force Station (AFS) Reuse Plan****REPORT IN BRIEF**

The Sunnyvale City Council, appointed by the Department of Defense as the Onizuka AFS Local Redevelopment Authority (LRA), is responsible for developing the reuse plan for Onizuka in compliance with the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*. The reuse plan is due to the Department of Defense (DOD), and the Department of Housing and Urban Development (HUD), on December 15, 2008.

Staff's recommendation is to approve the following timeline for review, adoption, and submission of the Onizuka AFS reuse plan:

- Post the draft plan to the City's Web site on October 24, 2008
- Hold an LRA study session on November 18, 2008
- Hold the public hearing on the draft plan on December 2, 2008
- Adopt the final plan on December 9, 2008
- Submit the plan to the Department of Defense no later than December 15, 2008.

**BACKGROUND**

In 2005, Onizuka AFS was slated for closure by the Department of Defense, with Sunnyvale City Council formally recognized by DOD as the LRA. The LRA is responsible for developing the reuse plan for Onizuka AFS in compliance with the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*. The reuse plan is due to the DOD and HUD on December 15, 2008.

**EXISTING POLICY****➤ Legislative Management Sub-Element**

**Goal 7.3C:** Participate in intergovernmental activities, including national, state and regional groups, as a means to represent the City's interests, influence policy and legislation, and enhance awareness.

**DISCUSSION**

The LRA is now preparing to review the draft Onizuka reuse plan for submission of the final plan to the DOD on December 15, 2008. In developing the reuse plan, the LRA implemented a multifaceted process to ensure that the final plan will appropriately balance the needs of the community for economic

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redevelopment, other development, and homeless assistance. That process has included:

- Community outreach for submission of Notices of Interest in the property; review of LRA reports; and review of associated LRA committee and City commission reports
- A two-year study and review process by the Onizuka Citizens Advisory Committee (CAC). The CAC is made up of fourteen community members (including two LRA members) representing various aspects of the community. The CAC provided its land use recommendation to the LRA at its July 16, 2008 meeting. The CAC recommendation ranked the three LRA- approved conceptual land uses as follows: #1: auto center; #2: hotel/office; and #3: corporate office.
- The Planning Commission reviewed the CAC recommendation for comment on July 24, 2008. Planning Commission comments were supportive of the CAC recommendation and have been forwarded to the LRA.
- The Heritage Planning and Preservation Commission reviewed the site's historical significance on August 6, 2008 and provided the following recommendation:

*The Heritage Preservation Commission recommends to the LRA to acknowledge that the Onizuka AFS site is eligible for potential designation as a local Heritage Resource under the Sunnyvale Municipal Code. The LRA's Reuse Plan to the DOD should include a recommendation to further evaluate the historic significance of the buildings, artifacts, and site and possible preservation of a building, artifact, or other appropriate measure to commemorate the site's heritage significance.*

The attached Fact Sheet (Attachment A, *Fact Sheet, Onizuka Air Force Station*) summarizes the Onizuka AFS reuse planning activities to date.

### Proposed Dates for Review and Approval of Reuse Plan

To ensure sufficient time for public comment and questions on the draft plan, staff proposes to:

- Post the draft plan to the City's Web site on **October 24, 2008**
- Hold an LRA study session on **November 18, 2008**
- Hold the public hearing on the draft plan on **December 2, 2008**
- Adopt the final plan on **December 9, 2008**
- Submit the plan to the Department of Defense no later than **December 15, 2008**.

The LRA's Onizuka AFS Reuse Plan is due to the Department of Defense on December 15, 2008. As required by the DOD, the final application will include

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the land reuse plan, the homeless assistance plan, and a recommendation for disposition. A complete schedule for the review and approval process is attached (Attachment B, *Onizuka AFS Reuse Plan Review/Approval Timeline*)

According to the LRA's legal counsel, if the plan is not submitted by the due date, the DOD may grant the LRA another date extension, or at its discretion may disregard the Onizuka LRA's reuse plan.

### **FISCAL IMPACT**

There is no direct fiscal impact resulting from the recommendations in this report.

### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, in the Council Chambers lobby, in the Office of the City Clerk, at the Library, Senior Center, Community Center and Department of Public Safety; posting the agenda and report on the City's Council agenda Web site, posting the agenda and report on the City's Onizuka reuse planning Web page (*Onizuka.InSunnyvale.com*); and making the report available at the Library and the Office of the City Clerk.

### **ALTERNATIVES**

1. Approve the following timeline for review, adoption, and submission of the Onizuka AFS reuse plan:
  - Post the draft plan to the City's Web site on October 24, 2008
  - Hold an LRA study session on November 18, 2008
  - Hold the public hearing on the draft plan on December 2, 2008
  - Adopt the final plan on December 9, 2008
  - Submit the plan to the Department of Defense no later than December 15, 2008.
2. Approve the following timeline for review and adoption of the Onizuka AFS reuse plan with modification
  - Post the draft plan to the City's Web site on October 24, 2008
  - Hold an LRA study session on November 18, 2008
  - Hold the public hearing on the draft plan on December 2, 2008
  - Adopt the final plan on December 9, 2008
  - Submit the plan to the Department of Defense no later than December 15, 2008.
3. Do not approve a timeline for review, adoption, and submission of the Onizuka AFS reuse plan.
4. Other action as identified by the LRA.

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### **RECOMMENDATION**

Staff recommends Alternative 1:

Approve the following timeline for review, adoption, and submission of the Onizuka AFS reuse plan:

- Post the draft plan to the City's Web site on October 24, 2008
- Hold an LRA study session on November 18, 2008
- Hold the public hearing on the draft plan on December 2, 2008
- Adopt the final plan on December 9, 2008
- Submit the plan to the Department of Defense no later than December 15, 2008.

This alternative provides for more than three weeks of public review and comment in advance of the Council study session. The study session will provide Council an opportunity to ask questions about the reuse plan and guide staff's development of the final plan.

In total, the recommended schedule enables Council and the public to review, comment on, and inquire about the plan for more than five weeks in advance of the final public hearing in early December. The intent of this timeline and approach is to provide sufficient opportunity for public input, but also to ensure submittal of a final reuse plan by December 15, the deadline established by the Department of Defense.

Reviewed by:

Assistant City Manager, Robert Walker

Prepared by: Coryn Campbell, Assistant to the City Manager

Approved by:

Amy Chan  
City Manager

### **Attachments**

Attachment A: *Fact Sheet, Onizuka Air Force Station*

Attachment B: *Onizuka AFS Reuse Plan Review/Approval Timeline*

## **Attachment A**



# FACT SHEET

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## ONIZUKA AIR FORCE STATION – Update 3

### Planning for Closure and Transition to Civilian Use

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Since 1960, Onizuka Air Force Station has been a military communication station which also supports mission control for NASA missions. In 2005, the Department of Defense (DOD) slated Onizuka for closure when its military mission is transferred to Vandenberg Air Force Base in 2011.

#### **Onizuka Air Force Station Site Summary**

- The approximately 23-acre site (18+ acres of developable land and almost four acres of easement) contains 507,457 square feet of space in 33 buildings.
- In 2006 the 21<sup>st</sup> Space Operations Squadron hosted Onizuka operations with nine military, 150 federal civilian and 200 contract employees. This is down from 1995 when DOD relocated the 750<sup>th</sup> Space Group and the Space and Missile Systems Center to Falcon Air Force Base in Colorado, resulting in a workforce reduction of nearly 3,000 jobs.
- Location: Mathilda Avenue just north of SR 237 and U.S. 101 in Sunnyvale.

#### **Background**

- The Department of Defense (DOD) purchased 11.4 acres of land from Lockheed for \$1 in 1960 and built the Air Force Satellite Test Center, which later became Sunnyvale Air Force Station and then was renamed Onizuka Air Force Station.
- Most operations at Onizuka are classified, but since the 1960s Onizuka has performed satellite monitoring and communications as well as NASA mission control.
- In 2005, the President's Base Realignment and Closure (BRAC) Commission recommended Onizuka AFS for closure, and the president endorsed the action. Onizuka's Air Force missions will be transferred to Vandenberg Air Force Base in Santa Barbara County.

#### **Steps in the Reuse Planning Process**

- In November 2005, the BRAC Commission's closure list became law, and in 2006, DOD designated the City of Sunnyvale as the Local Redevelopment Authority (LRA) for Onizuka. In this role, the City is the primary point of contact

for all matters relating to base closure and is responsible for planning the property's transition from military to civilian use.

- As permitted by law, the Department of Veteran Affairs expressed interest in acquiring Onizuka's headquarters' offices and parking area. DOD declared the remaining Onizuka property as surplus.
- In 2006, Sunnyvale City Council formed a Citizen's Advisory Committee of 12 community stakeholders to advise Council in planning for Onizuka's civilian reuse. In compliance with federal statutes, the City began a local screening process, requesting notices of interest for reuse from public agencies and local nonprofit organizations.
- In December 2006, two nonprofit housing agencies submitted notices of interest in seven-plus acres to construct 245 housing units. These would address the need for housing for the homeless and those with low and very low incomes, as set forth in Sunnyvale's 2005/10 Consolidated Plan. BRAC mandates require the LRA to balance community needs for development with homeless needs for housing.
- In spring 2007, the City concluded the first phase of planning by adopting five conceptual reuse options for further analysis: low-density VA-style offices, corporate offices, hotel/conference center, auto-retail and homeless-residential.
- In fall 2007, DOD agreed to fund an independent professional analysis of the reuse options; the City subsequently selected Bay Area Economics to assist Council in choosing the preferred option(s) for the final reuse plan.
- In summer 2008 the Onizuka Citizens Advisory Committee recommended to the LRA the following uses for Onizuka AFS (in priority order): #1: auto center; #2: hotel/conference with office; and #3: corporate office.
- In fall 2008, the City is scheduled to select its preferred land reuse option(s); the City's deadline for submission of the reuse plan to DOD and HUD is December 15, 2008.
- Following submission of the reuse plan, DOD has up to one year to issue a formal Record of Decision describing the process for Onizuka's disposition.
- The statutory deadline to complete Onizuka's realignment and closure is September 15, 2011.

For more information, including reports and meeting schedules, visit the City's Onizuka base transition Web pages at *Onizuka.InSunnyvale.com*, or contact Robert Switzer, the City's Onizuka AFS Project Manager at (408) 730-7512, TDD (408) 730-7501, or by e-mail at *rswitzer@ci.sunnyvale.ca.us*.

**Attachment B**

**Onizuka AFS Redevelopment Authority**

**Onizuka AFS Reuse Plan Review/Approval Timeline\***

Report to LRA identifying dates of public hearings and adoption of Reuse Plan Consent Calendar; opportunity for public comment	October 14, 2008
Posting of Draft Reuse Plan to City Web site	October 24, 2008
LRA Study Session on Onizuka Reuse Plan	November 18, 2008
LRA Public Hearing on Reuse Plan	December 2, 2008
LRA Adoption of Reuse Plan	December 9, 2008
Deadline for submission of Reuse Plan to DOD	December 15, 2008

*\*Dates subject to change; confirm with Tentative Council Meeting Calendar posted on City Website*