

SUMMARY ACTION MINUTES

**SPECIAL MEETING OF
THE MCAS EL TORO LOCAL REDEVELOPMENT AUTHORITY AND
THE BOARD OF SUPERVISORS
ORANGE COUNTY, CALIFORNIA**



Tuesday, April 16, 2002, 1:30 P.M.

BOARD HEARING ROOM, FIRST FLOOR
10 Civic Center Plaza
Santa Ana, California

CYNTHIA P. COAD
Chair
Fourth District

THOMAS W. WILSON
Vice Chair
Fifth District

CHARLES V. SMITH
First District

TODD SPITZER
Third District

JAMES W. SILVA
Second District

ATTENDANCE: All Present

EXCUSED: None

PRESENT: COUNTY EXECUTIVE OFFICER
LRA EXECUTIVE DIRECTOR
COUNTY COUNSEL
CLERK OF THE BOARD

Michael Schumacher
Gary Simon
Benjamin P. de Mayo
Susan Novak, Assistant

I. PRESENTATION(S)/INTRODUCTION(S): (None)

II. CONSENT ITEM(S): (None)

III. DISCUSSION ITEM(S): (1-3)

1. Executive Director's Quarterly Status Report – All Districts
PRESENTED

2. Consideration of options for future use and development of MCAS El Toro and direction to staff

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– All Districts

THE BOARD OF SUPERVISORS/LRA PROVIDED DIRECTION ON THE FOLLOWING POLICY DECISIONS:

35124 **APPROVED MOTION THAT THE COUNTY OF ORANGE (LRA) SHOULD NOT DEVELOP A MEASURE W REUSE PLAN AND RELATED DOCUMENTS**

12354 **MOTION THAT THE BOARD TAKE NO POSITION AT THIS TIME REGARDING SUPPORT OF THE CITY OF IRVINE ANNEXING (ALL OR SOME) OF THE BASE FAILED TO CARRY**
NNN

35124 **APPROVED MOTION THAT THE BOARD SUPPORT ANNEXING THE BASE TO THE CITY OF IRVINE, EXCLUDING AREAS DESIGNATED FOR COUNTY REGIONAL FACILITIES**
NN

31254 **APPROVED MOTION THAT THE BOARD DOES NOT WANT TO RECEIVE TITLE TO THE BASE EXCEPT FOR THE AREAS DESIGNATED FOR COUNTY REGIONAL FACILITIES**

34125 **APPROVED MOTION THAT THE ORANGE COUNTY BOARD OF SUPERVISORS EXPRESSES ITS PROVISIONAL SUPPORT FOR THE MCAS EL TORO REUSE CONCEPT AND PROCESS, INCLUDING A NEGOTIATED SALE AND CONVEYANCE TO THE CITY OF IRVINE, TO BE PRESENTED TO THE DEPARTMENT OF THE NAVY BY THE CITY OF IRVINE AND ANY OTHER INTERESTED PARTY**
NN

34125 **APPROVED MOTION FOR STAFF TO COMPLETE A PRE-ANNEXATION AGREEMENT WITH THE CITY OF IRVINE AND RETURN TO THE BOARD FOR CONSIDERATION. THE FOLLOWING TERMS AND CONDITIONS ARE TO BE CONSIDERED:**
NN

LAND USES

- 1) **ENSURE THAT THE BASE PROPERTY IS TRANSFERRED IN A MANNER TO MAXIMIZE ITS POTENTIAL AS A COUNTYWIDE ASSET TO BENEFIT ALL CITIZENS OF ORANGE COUNTY, INCLUDING THE ACREAGE NECESSARY TO MEET THE COUNTY'S REGIONAL FACILITY NEEDS.**
- 2) **ENSURE THAT THE LAND REQUIREMENTS OF CALIFORNIA STATE UNIVERSITY AT FULLERTON AND THE UNIVERSITY OF CALIFORNIA AT IRVINE ARE FULLY CONSIDERED AND ACCOMMODATED TO THE MAXIMUM EXTENT FEASIBLE.**
- 3) **ENSURE THAT THE LAND REQUIREMENTS OF THE ORANGE COUNTY FAIR ARE FULLY CONSIDERED AND ACCOMMODATED TO THE MAXIMUM EXTENT FEASIBLE.**

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- 4) ENSURE THAT THE LAND REQUIREMENTS OF THE ORANGE COUNTY TRANSPORTATION AUTHORITY IS FULLY CONSIDERED AND ACCOMMODATE TO THE MAXIMUM EXTENT POSSIBLE.

MASTER LEASE TERMINATION

- 1) NEGOTIATE WITH THE DEPARTMENT OF THE NAVY TO TERMINATE THE EL TORO MASTER LEASE IN ORDER TO ELIMINATE CONTINUING ORANGE COUNTY FINANCIAL RESPONSIBILITY WHILE RESPECTING THE TENANT LEASES CURRENTLY IN PLACE.

BASE TRANSFER CONDITION

- 1) ENSURE THAT THE BASE PROPERTY IS DISPOSED IN A MANNER TO AVOID LOCAL RESPONSIBILITY AND OBLIGATION FOR TOXIC CLEAN-UP OF CONTAMINATED AREAS.
- 2) AT THE DATE OF ANY DEED TRANSFER, THE NAVY IS REQUIRED TO NOTIFY THE COUNTY REGARDING ANY LIABILITY, OR POTENTIAL LIABILITY, ISSUES.

COUNTY PROPERTY TAX EARMARK

- 1) ENSURE THAT THE FIRST \$800,000 (PRESENT VALUE) GENERATED TO THE COUNTY OF ORANGE FROM ITS PROPERTY TAX SHARE PER YEAR, BE SET ASIDE FOR A DEDICATED FUND FOR PARK DEVELOPMENT IN NORTH ORANGE COUNTY, GENERALLY DEFINED AS NORTH AND WEST OF THE 55 FREEWAY. USE OF THIS FUND SHALL BE FOR PARK DEFICIENT AREAS IN NORTH ORANGE COUNTY, WITH PRIORITY TO AREAS OF HIGHEST RATIO OF RESIDENTS TO PARK AND OPEN SPACE WITHIN A PRESCRIBED RADIUS, UNTIL A PARK PER CAPITA RATIO IS ESTABLISHED IN NORTH ORANGE COUNTY THAT IS CONSISTENT WITH THE AVERAGE OF SOUTH COUNTY.

PROPOSITION 12 EARMARK

- 1) GIVEN THE AMENITY THAT WILL BE ESTABLISHED FOR A PARK PLAN UNDER MEASURE W, IT IS ONLY FAIR AND EQUITABLE THAT COUNTY PARK FUNDS UNDER PROPOSITION 12 BE DISTRIBUTED EVENLY ACROSS THE COUNTY. THEREFORE, USE OF PROPOSITION 12 FUNDS SHALL BE MADE WITH AN EQUAL DISTRIBUTION OF AVAILABLE FUNDS BY SUPERVISORIAL DISTRICT, AFTER THE PROPOSED \$1.8 MILLION IN ADA PROJECT REQUIREMENTS ARE MET.

TIME FRAME

- 1) THE PRE-ANNEXATION CONTRACTUAL AGREEMENT SHALL BE COMPLETED AND AGENDIZED FOR BOARD CONSIDERATION NO LATER THAN SEPTEMBER 10, 2002. ON THAT DATE, THE BOARD SHALL EVALUATE IRVINE'S FINANCIAL AND DEVELOPMENT PLANS AS A CONDITION OF SUPPORT BEFORE LAFCO.

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- 2) NEGOTIATE WITH AND COMPLETE AN ANNEXATION AGREEMENT WITH THE CITY OF IRVINE, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, PRIOR TO THE SUBMISSION BY IRVINE OF THE FINAL DOCUMENTS REQUIRED TO COMPLETE THE ANNEXATION PROCESS WITH THE LOCAL AGENCY FORMATION COMMISSION.

COMMUNICATION

- 1) COMMUNICATE THE CONTENT OF THIS MOTION TO THE DEPARTMENT OF THE NAVY IMMEDIATELY BY FAX AND HARD-COPY.
- 32154 APPROVED MOTION TO AUTHORIZE LRA STAFF TO PROCEED WITH FORMAL NEGOTIATIONS TO TERMINATE THE MASTER LEASE WITH THE NAVY AS LONG AS IT HONORS EXISTING TENANT AGREEMENTS
- 34125 APPROVED MOTION TO RELY UPON REGULATORY FEDERAL, STATE AND LOCAL AGENCIES TO MONITOR NAVY'S ENVIRONMENTAL CLEAN-UP
- 14235 APPROVED MOTION TO KEEP EXISTING LRA BOARD STRUCTURE
- 35124 APPROVED MOTION TO PLACE LRA ORGANIZATION UNDER THE CEO

3. City of Irvine – Presentation of Preliminary Annexation Development Plan
PRESENTED

V. CLOSED SESSION: (None)

VI. PUBLIC AND LRA COMMENTS AND ADJOURNMENTS:

PUBLIC COMMENTS: None

LRA COMMENTS: None

ADJOURNED: 6:19 P.M.

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*** KEY ***

Left Margin Notes

1. ✓ Supervisor Smith
2. ✓ Supervisor Silva
3. ✓ Supervisor Spitzer
4. ✓ Chair Coad
5. ✓ Supervisor Wilson

Right Margin Notes

- A. ✓ Abstained
X. ✓ Excused
N. ✓ No
BO ✓ Board Order

- O. ✓ Ordinance

Above numbers refer to Supervisorial Districts (1st number = Moved by; 2nd number = Seconded by)

CYNTHIA P. COAD, CHAIR
Orange County Board of Supervisors

SUSAN NOVAK, ASSISTANT
Orange County Clerk of the Board