16 SEP 1994

Ref: 94-F-1771

Mr. James V. Grimaldi
The Orange County Register
625 North Grand Avenue
Santa Ana, CA 92701

Dear Mr. Grimaldi:

This responds to your Freedom of Information Act (FOIA) request of August 9, 1994. Our interim response of August 17, 1994, refers.

The Office of Economic Adjustment, Office of the Assistant Secretary of Defense (Economic Security), has provided the enclosed documents as responsive to your request.

Additionally, documents that originated with the Marine Corps were provided. Those documents have subsequently been referred to the Marine Corps for a response directly to you. For your information, their address is:

Headquarters, Commandant of the Marine Corps
Freedom of Information and Privacy Acts Office
Code ARAD, Rm 1018
Washington, DC 20380-1775

There are no assessable fees for this response in this instance.

Sincerely,

SIGNED

W. M. McDonald
Director
Freedom of Information
and Security Review

RR p/s

Enclosures:
As stated

CYT/CURRY:sc:grant:940916:gr ✓ pk____ yl____ wh____

#644

SUPERVISOR, FIFTH DISTRICT
THOMAS F. RILEY
CHAIRMAN OF THE BOARD OF SUPERVISORS
ORANGE COUNTY HALL OF ADMINISTRATION
10 CIVIC CENTER PLAZA, P. O. BOX 687, SANTA ANA, CALIFORNIA 92702-0687
PHONE: (714) 834-3550 · FAX (714) 834-2670

July 22, 1994

Mr. Paul J. Dempsey
Executive Director
Office of Economic Adjustment
Department of Defense
Washington, DC 20031-0041

Subject: Application for Federal Assistance for MCAS El Toro Reuse Planning Process

Dear Mr. Dempsey:

Please find attached an Application for Federal Assistance submitted on behalf of the El Toro Reuse Planning Authority (ETRPA) for the reuse planning of MCAS El Toro. ETRPA is a Joint Powers Authority created in March 1994, pursuant to state law, and consists of the County of Orange, the City of Irvine and the City of Lake Forest. Collectively, these jurisdictions represent the communities most impacted by the eventual closure and conversion of MCAS El Toro to civilian uses.

The Office of Economic Adjustment (OEA) grant would enable ETRPA to undertake its ambitious task of preparing and submitting to the Department of Defense a reuse plan for MCAS El Toro which promotes economic recovery, job creation, and land uses that are compatible with the physical environment. As delineated in the Agreement creating ETRPA (Attachment 1 to the Program Narrative) all OEA and other funds for this project will be received by the Treasurer of the County of Orange who will act as the Treasurer of ETRPA, and all warrants will be drawn by the Controller of the County of Orange who will act as the Controller of ETRPA.

We are looking forward to working with you and your staff on the reuse planning process for MCAS El Toro. If you have any questions regarding this transmittal please contact Jack Wagner of the County Administrative Office at (714) 834-6758.

Thank you.

Sincerely,

Thomas F. Riley

Thomas F. Riley, Chairman
Board of Directors
El Toro Reuse Planning Authority

Attachment

JD.eltgrt

cc: ETRPA Board of Directors

APPLICATION FOR FEDERAL ASSISTANCE

2. DATE SUBMITTED: 7/22/94	Applicant Identifier
3. DATE RECEIVED BY STATE	State Application Identifier
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. TYPE OF SUBMISSION:

Application	Preapplication
☐ Construction	☐ Construction
☒ Non-Construction	☐ Non-Construction

6. APPLICANT INFORMATION

Legal Name: El Toro Reuse Planning Authority

Organizational Unit: Joint Powers Authority

Address (give city, county, state, and zip code):
c/o County Administrative Office
P.O. Box 22014
Santa Ana, CA 92702-2014 (Orange County

Name and telephone number of the person to be contacted on matters involving this application (give area code)
Jack Wagner (714) 834-6758

8. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 5 — 6 0 0 0 9 2 8

7. TYPE OF APPLICANT: (enter appropriate letter in box) [F]

A. State
B. County
C. Municipal
D. Township
E. Interstate
F. Intermunicipal
G. Special District
H. Independent School Dist.
I. State Controlled Institution of Higher Learning
J. Private University
K. Indian Tribe
L. Individual
M. Profit Organization
N. Other (Specify): _____

9. TYPE OF APPLICATION:
☒ New ☐ Continuation ☐ Revision

If Revision, enter appropriate letter(s) in box(es): ☐ ☐
A. Increase Award B. Decrease Award C. Increase Duration
D. Decrease Duration Other (specify):

10. NAME OF FEDERAL AGENCY:
Office of Economic Adjustment (OEA)

11. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 2 . 6 0 7

TITLE: Community Planning Assistance

12. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
MCAS El Toro - Reuse Planning Process

13. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
Cities: 31 Orange County Cities
County of Orange
State of California

14. PROPOSED PROJECT:

Start Date	Ending Date
4/27/94	2/28/94

15. CONGRESSIONAL DISTRICTS OF:

a. Applicant	b. Project
See Attached List	Chris Cox (47th)

16. ESTIMATED FUNDING:

a. Federal	$ 1,900,217	.00
b. Applicant	$ 996,401	.00
c. State	$ 100,000	.00
d. Local	$	.00
e. Other	$	.00
f. Program income	$	.00
g. TOTAL	$ 2,996,618	.00

18. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:

DATE _____

b. NO. ☒ PROGRAM IS NOT COVERED BY E.O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes," attach an explanation. ☒ No

19. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Typed Name of Authorized Representative: Thomas F. Riley	b. Title: Chairman, ETRPA Board of Directors	c. Telephone number: (714) 834-3550
d. Signature of Authorized Representative: Thomas F. Riley		e. Date Signed: 7/22/94

Previous Editions Not Usable

Standard Form 424 (REV. 4-88)
Prescribed by OMB Circular A-102

Authorized for Local Reproduction

BUDGET INFORMATION — Non-Construction Programs

SECTION A – BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Community Planning Asst.	12-607	$	$	$ 1,900,217	$ 1,096,401	$ 2,996,618
2.						
3.						
4.						
5. TOTALS		$	$	$ 1,900,217	$ 1,096,401	$ 2,996,618

SECTION B – BUDGET CATEGORIES

6 Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY (1)	(2)	(3) Federal	(4) Non-Federal	Total (5)
a. Personnel	$	$	$ 0	$ 796,401	$ 796,401
b. Fringe Benefits					
c. Travel					
d. Equipment					
e. Supplies					
f. Contractual			1,900,217	300,000	2,200,217
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a - 6h)					
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	$	$	$ 1,900,217	$ 1,096,401	$ 2,996,618
7. Program Income	$	$	$	$	$

Attachment to:

APPLICATION FOR FEDERAL ASSISTANCE

EL TORO REUSE PLANNING AUTHORITY

Employer Identification Number: 95-6000928

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14. Congressional Districts of:

    a. Applicant

        Ed Royce (39th)
        Jay Kim (41st)
        Dana Rohrbacher (45th)
        Chris Cox (47th)
        Robert Dornan (46th)
        Ron Packard (48th)

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program andto purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§ 1451 et seq.); (f) conformity of Federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clear Air Act of 1955, as amended (42 U.S.C. § 7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended, (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§ 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1 et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. 2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§ 4801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act of 1984.

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Thomas Riley	Chairman, ETRPA Board of Directors
APPLICANT ORGANIZATION	**DATE SUBMITTED**
El Toro Reuse Planning Authority (ETRPA)	7/22/94

SF 424B (4-88) Back

PROGRAM NARRATIVE
MCAS El Toro

Objectives and Need for Assistance

Background

MCAS El Toro is a major employment center and significant economic stimulus in Orange County. Its closure will result in the loss of 6,200 military and 2,150 civilian base employees. The Governor's Office of Planning and Research estimates that closure of the base will result in a combined loss of at least 19,000 jobs in Orange County (including military, civilian, contract and indirect jobs). In addition, the Department of Defense estimates that the direct economic impact of this closure will be a loss of at least $236 million to the local economy per year. When combined with the economic impact of the closure of MCAS Tustin, also in Orange County, the total loss to the local economy exceeds $330 million.

The decision to close these two Orange County bases comes at a critical time, when significant cutbacks in defense and aerospace spending have already caused the loss of more than 48,000 defense related jobs and 31,000 construction jobs in the County. The loss of these jobs and the associated decline in revenue to the state and local governments in California has resulted in a financial hardship of crisis proportions. Given this bleak economic outlook, an innovative reuse plan for MCAS El Toro is required in order to create jobs and stimulate the economy. Unfortunately, sufficient funds to undertake this task of successfully planning the reuse of MCAS El Toro are not locally available. It is essential to the success of this project to obtain these grant funds from the Department of Defense, Office of Economic Adjustment.

Since closure of MCAS El Toro was approved by the President in July, 1993, there has been considerable discussion and controversy regarding potential reuses of the base. Most notably, the potential reuse of El Toro as a civilian airport has been the focus of debate among local and community leaders, the business community, and the public at large. This issue has become one of the most divisive issues faced by Orange County in recent years, and many unsuccessful attempts were made by competing groups to form an entity to oversee the reuse planning process. However, given the significant controversy associated with this issue, and the sometimes biased nature of the proposed entities, consensus was not achieved until the jurisdictions representing the communities most impacted by the closure of the base (the County of Orange, the City of Irvine and the City of Lake Forest) created the El Toro Reuse Planning Authority (ETRPA) to oversee the reuse planning process.

In order to reach countywide consensus and accommodate the many diverse and conflicting interests, a fifty-member Executive Council was established to assist the ETRPA Board of Directors and to oversee development of three alternative reuse plans

- one with a civilian airport and two with no airport. The size and scope of the ETRPA Executive Council is necessary to ensure an open, objective, and inclusive process and to incorporate as many interests as possible into the reuse planning process (details on ETRPA organization are provided below).

This Application for Federal Assistance is submitted on behalf of the El Toro Reuse Planning Authority (ETRPA) for the MCAS El Toro reuse planning process.

ETRPA Organization

ETRPA is a Joint Powers Authority created in March 1994, pursuant to provisions of Chapter 5 of Division 7 of Title 1 of the California Government Code, and consists of representatives from the County of Orange, the City of Irvine and the City of Lake Forest. ETRPA's primary objectives are 1) to expeditiously develop, approve and submit to the Department of Defense a reuse plan for MCAS El Toro which promotes economic recovery, creates jobs and is environmentally sensitive; and 2) to evaluate potential land uses which will be incorporated into the development of a General Plan Amendment, Zone Change(s) and/or Specific Plan, and Environmental Impact Report by the County of Orange and City of Irvine subsequent to the Record of Decision for MCAS El Toro. As stated in the Agreement creating ETRPA (Attachment 1), it is ETRPA's intent to explore all feasible alternatives, encourage public/private partnerships and allow broad public input into the development of a reuse plan.

The El Toro Reuse Planning Authority consists of a Board of Directors, and utilizes a fifty-member Executive Council, five Advisory Committees, a Reuse Executive Management Team, and an Executive Director/Master Consultant (see Attachment 2: ETRPA Organizational Structure). The Board of Directors is the governing body of ETRPA and consists of nine voting members: five representatives from the County of Orange (County Supervisors), three representatives from the City of Irvine (Council members) and one representative from the City of Lake Forest (Council member). A Chairman and Vice-Chairman are selected annually by a majority vote of the Board.

The Executive Council was created in order to facilitate an open and inclusive process, and, therefore, consists of fifty members representing community wide interests. The primary functions of the Executive Council are to oversee the development of draft reuse plans, review input given by Advisory Committees, and to submit three reuse plans to the Board of Directors for consideration and approval. The Executive Council members, representing the County, cities within Orange County, unincorporated communities, business organizations, and colleges and universities, have been appointed by the Board of Directors.

Five advisory committees have been established by the Board of Directors-one for each of the following topical areas: Economic Development, Aviation, Transportation, Environmental, and Community Needs. The primary functions of the Advisory Committees are 1) to provide technical advice and expertise to the planning process, 2) to review and comment on baseline inventories of environmental, facilities and

infrastructure data, and 3) to review and comment on planning and feasibility studies for reuse options at El Toro.

The Reuse Executive Management Team (REMT) is advisory to the Board of Directors and Executive Director, and is responsible for managing the consultant contract and Scope of Work. The REMT consists of the Orange County Administrative Officer, Irvine City Manager, and Lake Forest City Manager.

Executive Director/Master Consultant

In order to expeditiously develop a reuse plan and to ensure objectivity in the process, in February 1994, ETRPA issued a Request for Qualifications for an Executive Director/Master Consultant for the El Toro reuse planning process. On April 27, 1994, ETRPA selected Post, Buckley, Schuh & Jernigan (PBS&J) out of eleven firms that submitted Statements of Qualifications. Since then, the PBS&J Planning Team, with Executive Director Dan Miller and Project Director Bill Vardoulis, has worked with ETRPA to develop a Scope of Work (Attachment 3) consistent with Department of Defense guidelines. The PBS&J Planning Team will work with the ETRPA Board of Directors, Executive Council, Advisory Committees, and Executive Management Team in accomplishing those tasks identified in the Scope of Work which was approved by the ETRPA Board of Directors on June 29, 1994.

Results or Benefits Expected

As stated above, MCAS El Toro has been and continues to be a major employment center and economic stimulus in Orange County. The decision by the Department of Defense to close MCAS El Toro called for immediate action by local officials in organizing an effort to plan for reuse of the base. The creation of ETRPA, the selection of the PBS&J Planning Team and the subsequent negotiation of a Scope of Work for this effort are all indicative of Orange County's dedication and commitment to the reuse planning process. These grant funds from the Department of Defense, Office of Economic Adjustment, for organization and reuse planning will enable ETRPA to attain its primary objective of successfully planning the reuse of MCAS El Toro, which will provide jobs, generate revenue, and revitalize the local economy in a timely manner. By providing for timely completion of the Reuse Plan for MCAS El Toro this grant will facilitate local, state and federal approvals for the eventual redevelopment and occupation of the facility in a manner that is fiscally and environmentally acceptable to the community.

Approach

See Attachment 3: Scope of Work.

Attachments:

1) Agreement Creating ETRPA
2) ETRPA Organizational Structure
3) Agreement for Professional Services/Scope of Work
4) Community Background/Socioeconomic Environment of Orange County
5) Budget Narrative
6) Office of Executive Director - Wage Detail
7) Office of Executive Director - Job Descriptions
8) Project Management (In-kind) - Wage Detail

Attachment 1

ORIGINAL
CLERK OF THE BOARD
ORANGE COUNTY

AGREEMENT CREATING THE EL TORO REUSE PLANNING AUTHORITY

INTRODUCTION

This Agreement establishing the El Toro Reuse Planning Authority ("Authority") is made and entered into between the following public agencies.

a. County of Orange

b. City of Irvine

c. City of Lake Forest

RECITALS

A. WHEREAS, the proposed closure of Marine Corps Air Station El Toro ("MCAS El Toro") will have an adverse economic impact upon the community, and therefore it is necessary for those communities so affected to determine the best reuse for that facility.

B. WHEREAS, the purpose for the creation of the Authority is to expeditiously develop a reuse plan for the conversion of El Toro to civilian use which promotes economic recovery, creates jobs and is environmentally sensitive.

C. WHEREAS, it is the objective of the Authority to develop and submit a reuse plan to the Department of Defense for the conversion of El Toro to civilian use as expeditiously as possible in order to accelerate economic stimulus to the community.

D. WHEREAS, it is the objective of the Authority to explore all feasible alternatives and allow broad public input in developing a reuse plan.

E. WHEREAS, it is the objective of the Authority to encourage public-private partnerships in developing a reuse plan for El Toro.

F. WHEREAS, it is the objective of the Authority to evaluate potential land uses which will be incorporated into the development of a General Plan Amendment, Zone Change and/or Specific Plan and Environmental Impact Report by the County of Orange and City of Irvine subsequent to the Record of Decision for MCAS, El Toro.

G. WHEREAS, it is the objective of the Authority to conduct an environmental evaluation of potential reuses with regard to land uses, air quality, circulation, noise and hazardous waste impacts, in order to evaluate its development potential.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties hereto agree as follows:

1.

CREATION OF THE AUTHORITY

This Agreement is hereby entered into pursuant to the provisions of Chapter 5, of Division 7 of Title 1 of the Government Code, beginning with Section 6500. The Authority shall be created upon approval of this Agreement by the Board of Supervisors of the County of Orange and the City Councils of the Cities of Irvine and Lake Forest. Notice of the Agreement shall be provided to the Secretary of State pursuant to Government Code Sections 6103.5 and 53051.

//

PURPOSE

The purpose of the Authority is to use its powers to provide a broadly based and comprehensive community planning process for evaluating feasible reuses for El Toro and to prepare a Reuse Plan for submittal to the Department of Defense.

3.

DEFINITIONS

For the purpose of this Agreement, the following words shall have the following meanings:

a. "Agreement" means this Joint Powers Agreement.

b. "Authority" means the El Toro Reuse Planning Authority.

c. "Board" means the Board of Directors of the Authority.

d. "Department of Defense" means the United States Department of Defense and its constituent subagencies and departments, e.g., Department of Navy.

e. "MCAS, El Toro" or "El Toro" means the United States Marine Corps Air Station at El Toro.

f. "Executive Council" means the Executive Council which reports to the Board of Directors.

g. "Fiscal Year" means July 1st to and including the following June 30th.

h. "Member Agency" means any public entity having an elected official on the Board of Directors.

i. "Board Member" means an elected official from a Member Agency and who serves on the Board of Directors.

j. "Representative" means person designated to serve on the Executive Council of the Authority.

k. "County" means County of Orange.

l. "Reuse Plan" means the written document approved by the Board for submittal to the Department of Defense, which proposes the Authority's preferred reuse of El Toro upon its closure.

m. "Record of Decision" means the Record of Decision issued by the Secretary of Navy for disposal and reuse of MCAS, El Toro.

n. "Advisory Committee" means a committee consisting of members with technical expertise formed to assist the planning process which reports to the Executive Council.

4.

POWERS

4.1 General Powers

The Authority shall possess those powers specified in this Agreement which are necessary and implied for developing the Reuse Plan, including but not limited to the following:

a. Develop, approve and submit a Reuse Plan for MCAS, El Toro to the Department of Defense;

b. Seek and obtain funding to be administered and expended as legally permitted by the Authority;

c. Contract for consultants and necessary professional services;

d. Request from Member Agencies the services of such personnel to serve at no cost to the Authority as may be necessary to carry out this Agreement.

e. Receive contributions and donations of property, funds, services and other forms of financial or other assistance from any persons, firms, corporations and member or nonmember governmental entities for the purpose of developing the Reuse Plan;

f. Sue and be sued in its own name;

g. Seek the adoption of federal, state or local legislation to facilitate the development of the Reuse Plan.

h. Adopt rules, regulations, policies, bylaws and procedures necessary to effectuate the Authority's powers;

i. Incur debts, liabilities, or obligations subject to limitations herein set forth; and

j. Exercise those powers reasonably necessary to develop, and submit a Reuse Plan to the Department of Defense.

4.2 Manner of Exercising Power.

The power of the Authority shall be exercised in the manner authorized for the County of Orange.

5.

VOTING

A quorum of the Board shall consist of five Board Members. No action of the Board may be taken without the presence of a quorum.

Any action taken by the Board shall require the affirmative vote of a majority of those present, except that any vote to select, modify or submit to the Department of Defense a proposed Reuse Plan shall require the affirmative vote of a majority of the total Board. Each Board Member shall cast his or her own vote on all matters to come before the Board of Directors.

Any actions taken by a vote of the Executive Council shall require the affirmative vote of a majority of a quorum of the Executive Council.

6.

ORGANIZATION

6.1 Membership

The parties to the Authority shall be the Member Agencies which have executed or hereafter execute this Agreement, or amendment thereto, and which have not, pursuant to the provisions hereof, withdrawn therefrom.

6.2 Board of Directors

a. The Board of Directors shall be the governing body of the Authority. The Board of Directors shall consist of the following:

(i) Five voting Board Members from the County of Orange, who shall be the Supervisors for each of the County of Orange Supervisorial Districts.

(ii) Three voting Board Members from the City of Irvine appointed by the Irvine City Council, who shall be City Council members.

(iii) One voting Board Member from the City of Lake Forest appointed by the Lake Forest City Council, who shall be a City Council member.

b. Board Members shall not have alternates.

c. The chairman and vice-chairman of the Board shall be selected annually at the first meeting of the Board of Directors by a majority vote of the Board.

6.3 Executive Council

a. The Executive Council's primary functions shall be to oversee the development of a draft Reuse Plan, to review input of any Advisory Committees, and to submit three (3) Reuse Plans to the Board of Directors for consideration and approval. The three (3) Reuse Plans shall be submitted to the Board of Directors concurrently and with comparable analyses of economic, technical and environmental feasibility, as determined by the Board of Directors. In performing these functions, the Executive Council shall engage in a comprehensive objective process and shall give full consideration to all feasible alternatives. In this regard, one of the draft Reuse Plans to be submitted to the Board shall contain a civil aviation component and two shall not. Each Reuse Plan shall be accompanied by a comprehensive economic and technical feasibility study and draft mitigation measures to address any adverse impacts resulting from implementation of such Reuse Plan. Each Reuse Plan may contain a menu of options.

b. The Executive Council shall be appointed by the Board and composed of representatives from the County, cities within Orange County, unincorporated communities, business organizations, and universities and colleges.

Invitations for membership on the Executive Council shall be sent to the following:

(1) County and Cities Representatives

County of Orange

All Orange County Cities (31)

(2) Unincorporated Community Representatives

Aliso Viejo - Selected by the Fifth District Supervisor

North Laguna Hills - Selected by the Fifth District Supervisor

Foothill Ranch - Selected by the Third District Supervisor

Portola Hills - Selected by the Third District Supervisor

Leisure World - Selected by the Fifth District Supervisor

Rancho Santa Margarita - Selected by the Fifth District Supervisor

Coto de Caza - Selected by the Fifth District Supervisor

(3) Business Community Representatives

The Building Industry Association of Orange County
The Industrial League of Orange County
The Irvine Chamber of Commerce
The Irvine Company
The Orange County Chamber of Commerce
The South Orange County Chamber of Commerce
Partnership 2010

(4) University and College Representatives

University of California at Irvine
Chapman University
California State University at Fullerton
Saddleback Community College District

6.4 Advisory Committees

Advisory Committees shall be established by the Board of Directors. The primary functions of the Advisory Committees shall be to provide technical advice and expertise to the planning process, to review and comment on baseline inventories of environmental, facilities and infrastructure data, and to review and comment on planning and feasibility studies for reuse options at El Toro.

The Advisory Committees report to the Executive Council.

Initially, five Advisory Committees will be established which shall be:

i. Economic Development Committee

ii. Aviation Committee

iii. Transportation Committee

iv. Environmental Committee

v. Community Needs Committee

7.

PERSONNEL/STAFFING

The Authority shall request from the Member Agencies the services of such personnel to serve at no cost to the Authority as may be necessary to carry out this Agreement and shall additionally have the power to contract for temporary professional and technical services for the performance of this Agreement, provided that there are adequate sources of funds available for the payment of any such services. The Authority shall also have the power to contract with a Master Consultant/Executive Director who shall have the authority as determined by the Board to implement the purposes and objectives of the Authority.

8.

TREASURER

The Treasurer of the County of Orange shall be and shall act as the treasurer of the Authority until the Board appoints some other person to be treasurer. The Treasurer shall have the custody of the Authority money and disburse Authority funds pursuant to the accounting procedures developed in accordance with the provisions of

this Agreement, the Joint Exercise of Powers Act, and with those procedures established by the Authority. The Treasurer shall assume the duties described in Section 6505.5 of the Government Code, namely: receive and receipt for all money of the Authority and place in the Treasury of the Treasurer to the credit of the Authority; be responsible upon an official bond as prescribed by the Authority for the safekeeping and disbursement of all Authority money so held; pay, when due, out of money of the Authority so held, all sums payable, only upon warrants of the officer performing the functions of the Controller who has been designated by the Authority; verify and report in writing on the first day of July, October, January and April of each year to the Authority and to the Parties to the Agreement the amount of money held for the Authority, the amount of receipts since the last report, and the amount paid out since the last report; and perform such other duties as are set forth in this Agreement or specified by the Authority.

9.

CONTROLLER

The Auditor/Controller of the County of Orange shall be the Controller of the Authority until the Board appoints some other person to be controller. The Controller shall draw warrants to pay demands against the Authority when such demands have been approved by the Authority or by any other person authorized to so approve such by this Agreement or by resolution of the Authority. The Controller shall perform such duties as are set forth in this Agreement and such other duties as are specified by the Board.

There shall be strict accountability of all funds and reporting of all receipts and disbursements. The Controller shall establish and maintain such procedures, funds and accounts as may be required by sound accounting practices, the books and records of the Authority in the hands of the Controller shall be open to inspection at all reasonable times by representatives of the Member Agencies.

10.

AMENDMENTS

This Agreement may be amended with the approval of not less than two-thirds (2/3) of all Board Members; provided, however, that unanimous consent of all Member Agencies is required to amend any provision of this Agreement pertaining to the purpose or powers of the Authority and provided that no amendment may be made which would adversely affect the financial obligations of the Authority.

11.

LIABILITIES AND INDEMNIFICATION

a. The debts, liabilities and obligations of the Authority shall be the debts, liabilities and obligations of the Authority alone, and not of the Member Agencies or employees, unless expressly provided to the contrary herein, although a Member Agency may separately contract for, or assume responsibility for specific debts, liabilities or obligations of the Authority, as authorized by California Government Code Section 6508.1.

b. Each Member Agency agrees to indemnify and hold the Authority and all other Member Agencies harmless from any liability for damages, actual or alleged, to persons or property arising out of or resulting

from negligent acts or omissions of the indemnifying Member Agency or its employees or agents, except when acting within the scope of their duties as employees or agents of the Authority.

c. Where the Authority, or its Member Agencies in their capacities as Member Agencies or agents or employees of the Authority are held liable for injuries to persons or property, the liability of each Member Agency for contribution or indemnification for such injuries to persons or property shall be in proportion to the number of votes on the Board allocated to each Member Agency. Notwithstanding the foregoing, in the event liability is imposed upon the Authority, or any of its Member Agencies, for injury which is directly and proximately caused by the negligent or wrongful act or omission of any Member Agency in the performance of or under this Agreement, the Member Agency(ies) directly and proximately responsible for such negligent or wrongful act or omission shall defend (with counsel selected by the defending Member Agency), hold harmless and indemnify the Authority and the Member Agency(ies) not directly and proximately responsible for any claims or damages caused by such negligent or wrongful act or omission.

d. In no event, however, shall the indemnification of an employee or former employee of the Authority or Member Agency exceed that provided in Government Code Article 4 of Chapter 1 of Part 2 of Division 3.6, beginning with Section 825, as amended from time to time.

12.

DISPOSITION OF FUNDS

Upon the termination of the Authority any funds and all other assets of the Authority remaining following the discharge of all debts, obligations and liabilities of the Authority, shall be distributed to the Members in a manner proportionate to each Member's annual contributions, provided that no assets or funds shall be distributed to any Member that has withdrawn its membership.

13.

TERM

This Agreement shall be effective at such time as this Agreement has been executed by the County of Orange and the Cities of Irvine and Lake Forest. This Agreement and the Authority may terminate when the Department of Defense and/or Department of the Navy issues the Record of Decision for the MCAS El Toro, upon a majority vote of the Board Members.

14.

ASSIGNMENT

The Member Agencies shall not assign any rights or obligations under this Agreement without written consent of all other Member Agencies.

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15.

WITHDRAWAL

Any Member Agency may withdraw from the Authority for any reason by giving thirty (30) days written notice to the Board of its intention to do so.

16.

PARTIAL INVALIDITY

If any one or more of the terms, provisions, sections, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, sections, promises, covenants and conditions of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

17.

SUCCESSORS

This Agreement shall be binding upon and shall inure to the benefit of the successors of the Member Agencies.

18.

OPERATING FUNDS

The Authority shall have an initial annual operating budget of One Hundred Thousand Dollars ($100,000), the funds for which shall be contributed by the Member Agencies in proportion to the number of

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votes on the Board allocated to each Member Agency, as follows:

County of Orange (5 votes)	$ 55,556
City of Irvine (3 votes)	33,333
City of Lake Forest (1 vote)	11,111

Each Member Agency shall make its initial contribution for Fiscal Year 1993-1994 within forty-five (45) days of the Effective Date. Thereafter, each Member Agency shall make contributions to the Authority in the proportions set forth above in an amount determined by the Board of Directors.

19.

EXECUTION

The Board of Supervisors of the County of Orange and the city councils of the cities enumerated herein have each authorized

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execution of this Agreement, as evidenced by the authorized signatures below, respectively.

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

Phyllis A. Henderson
Clerk of the Board of Supervisors

COUNTY OF ORANGE

By [signature]
VICE Chairman, Board of Supervisors

Dated MAR 03 1994 SFGB

APPROVED AS TO FORM: 3-7-94

[signature]
Deputy County Counsel

ATTEST:

City Clerk
City of Irvine

By [signature]

APPROVED AS TO FORM:

[signature]
City Attorney

CITY OF IRVINE

By [signature]
Mayor

Dated

ATTEST

City Clerk
City of Lake Forest

By [signature]

APPROVED AS TO FORM:

[signature]
City Attorney

CITY OF LAKE FOREST

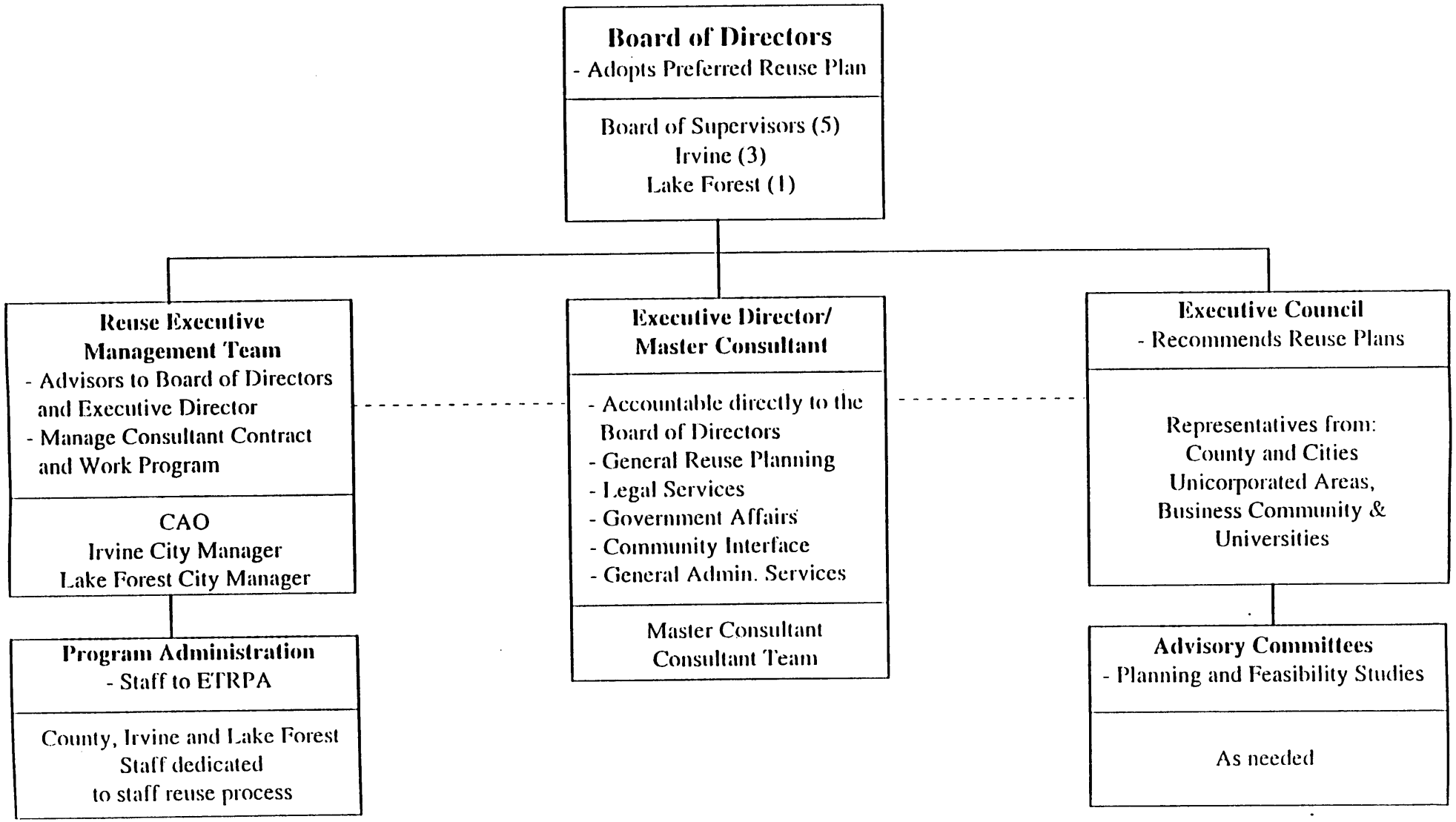
By Marcia Rudolph
Mayor

Dated March 15, 1994

bpd93\70
3/7/94

El Toro Reuse Planning Authority

Organizational Structure



Attachment 2

AGREEMENT FOR PROFESSIONAL SERVICES

BETWEEN ETRPA AND POST, BUCKLEY, SCHUH & JERNIGAN

THIS AGREEMENT is entered into on this 19 day of June 1994, by and between Post, Buckley, Schuh & Jernigan (PBS&J), (hereinafter referred to as "CONSULTANT") and the El Toro Reuse Planning Authority (hereinafter referred to as "ETRPA").

RECITALS:

A. WHEREAS, the Defense Base Closure and Realignment Commission has recommended that the Marine Corps Air Station, El Toro ("MCAS, El Toro") be closed and the President and Congress have concurred with that recommendation; and

B. WHEREAS, MCAS, El Toro is scheduled to close in 1999; and

C. WHEREAS, the County of Orange, the City of Irvine and the City of Lake Forest have formed the El Toro Reuse Planning Authority ("ETRPA") to develop a community reuse plan ("Reuse Plan") for MCAS, El Toro; and

D. WHEREAS, ETRPA will perform an objective study of three (3) potential reuse alternatives as part of the process for submittal of a preferred Reuse Plan to the Department of the Navy; and

E. WHEREAS, ETRPA requires professional services from a MASTER CONSULTANT to prepare and develop three (3) reuse plans for MCAS, El Toro; and

F. WHEREAS, CONSULTANT represents that it is qualified to perform such services and has agreed to do so, pursuant to this Agreement; and

G. WHEREAS, ETRPA is willing to employ CONSULTANT to perform the Scope Of Work described herein on the basis of the following terms and conditions;

NOW, THEREFORE, ETRPA and CONSULTANT hereby agree as follows:

1. EMPLOYMENT. ETRPA hereby employs the CONSULTANT for the purpose of preparing and developing civilian reuse plans for MCAS, El Toro.

2. SCOPE OF WORK. CONSULTANT shall diligently perform the tasks and services described in the Scope of Work set forth in Exhibit A to this Agreement in a competent and professional manner, and shall complete all work within the schedule and time period set forth in the Scope of Work. CONSULTANT shall complete and submit to ETRPA those "DELIVERABLES" ("Technical Reports", "Maps", "Reuse Plans", etc.) by their corresponding milestone completion dates ("Milestone Dates") as identified and set forth in Appendix "A" to the Scope of Work. CONSULTANT shall submit six (6) copies of drafts of the aforementioned DELIVERABLES to the Program Administrator, defined hereinbelow, 14 days prior to the milestone dates for its review and comment. The Program Administrator shall submit its comments, if any, to CONSULTANT 7 days prior to the milestone dates. CONSULTANT shall then incorporate those comments into the final DELIVERABLES.

3. TERM. The term of this Agreement shall commence when this Agreement is executed by the parties and shall expire on April 1, 1996 ("Completion Date") unless otherwise terminated pursuant to the terms of this Agreement, or extended by mutual agreement of the parties.

4. ADMINISTRATION OF AGREEMENT. ETRPA's Executive Management Team (the County of Orange Administrative Officer and the City Managers of Irvine and Lake Forest shall be the Program Administrator for this Agreement. For purpose of administering this Agreement, CONSULTANT shall report to and receive instruction from the Program Administrator. All questions pertaining to this Agreement and its Scope of Work shall be directed to the Program Administrator. CONSULTANT shall keep the Program Administrator informed at all times as to the status of work under the Agreement and make available to the Program Administrator all materials prepared by CONSULTANT relating to CONSULTANT's services under this Agreement. Should the Program Administrator direct the CONSULTANT to perform work, CONSULTANT shall notify the Program Administrator of any additional costs which may be necessary to complete that work and will wait for written approval before beginning work. Failure by CONSULTANT to so notify shall constitute a waiver of any right to claim additional compensation for such work. Any policy matters which cannot be resolved between the CONSULTANT and the Program Administrator shall be taken to the ETRPA Board of Directors for resolution.

5. STANDARD OF PERFORMANCE. In performing the services contemplated by this Agreement, CONSULTANT shall exercise that degree of skill and judgment commensurate with that which is normally exercised by recognized professional firms with respect to services of a similar nature. CONSULTANT represents that it has the experience and capability to efficiently and expeditiously accomplish the work required under this Agreement in a timely and satisfactory manner, and further represents that it will furnish the necessary personnel to complete the project on a timely basis as contemplated by this Agreement. CONSULTANT shall comply with all applicable federal, state and local laws, regulations, and certifications.

6. INDEMNIFICATION. The CONSULTANT agrees to indemnify and hold harmless ETRPA, the County of Orange, City of Irvine, and City of Lake Forest and each and all of their respective officers and employees against any losses or liability arising out of the negligent or willful acts, errors, or omissions of CONSULTANT, its officers, agents, subcontractors, or employees in the performance of or relating to this Agreement.

7. COMPENSATION. The CONSULTANT shall perform those tasks outlined in the Scope of Work (Exhibit A) and authorized amendments thereto, at the hourly labor rates set forth in that Scope of Work. The total due CONSULTANT for that Scope of Work shall not exceed $2,200,000 without amendment of this Agreement.

CONSULTANT shall bill ETRPA on a monthly basis for the hours and authorized expenses incurred and expended in performing the Scope of Work in proportion to the work actually performed. Reimbursable expenses may include: facsimile charges, postage, reproduction expenses, messenger services, film processing and authorized travel (transportation, food, and lodging) expenses.

CONSULTANT shall submit an invoice to ETRPA within fifteen (15) days after the last day of any month itemizing those tasks performed in the Scope of Work and reimbursable expenses incurred during that month. The invoice shall explicitly identify and describe on a daily basis the services rendered, the person(s) performing such services, their hourly rate, number of hours, and reimbursable expenses. The invoice shall set forth a monthly summary of the total hours worked and amounts billed for CONSULTANT, its sub-consultants and their officers and employees. The invoice shall describe the percentage of work completed of those tasks set forth in the Scope of Work. The invoice shall be accompanied by a monthly progress report and revised schedule (Project Timetable) which shall indicate those sub-tasks yet to be completed.

ETRPA shall withhold ten percent (10%) of each monthly payment subject to the acceptance of those DELIVERABLES set forth in the Scope of Work. Also, ETRPA shall retain the right to withhold all payments to CONSULTANT should any provision of this Agreement not be completed either in a satisfactory manner or in accordance with the schedule (Project Timetable) and Milestone Dates set forth in the Scope of Work and Appendices. If payment is so withheld, ETRPA shall notify CONSULTANT in writing of the reasons and what action is required before ETRPA will make payment. Otherwise, ETRPA shall make payment of all invoices within forth five (45)days of receipt and approval of those invoices.

8. DOCUMENTATION OF EXPENDITURES. CONSULTANT shall document each transaction in order to allow the determination by ETRPA of reimbursement of costs and disbursements. If allowability of expenditures cannot be determined because records of the CONSULTANT are inadequate according to generally accepted accounting practices, the questionable cost may be disallowed by ETRPA.

9. EXAMINATION OF ACCOUNTS, AUDITS, RECORDS. The CONSULTANT shall maintain books, records, documents, and other evidence, accounting procedures and practices, sufficient to reflect properly all direct and indirect costs of whatever nature claimed to have been incurred in the performance of this Agreement. The foregoing constitutes "records" for the purpose of this clause. The CONSULTANT'S records shall be subject at all reasonable times to inspection, audit, and reproduction by ETRPA or any of its duly authorized representatives. The CONSULTANT shall preserve and make available its records for inspection, review, and audit by ETRPA, the Department of Defense, Office of Economic Adjustment and the Comptroller General of the United States for:

(i) a period of three years from the date of final payment under this Agreement and

(ii) such longer period, if any, as required by sub-paragraphs (1) or (2) below:

(1) If this Agreement is completely or partially terminated the records relating to the work terminated shall be preserved and made available for a period of three years from the date of any resulting final settlement.

(2) If any litigation, claim, negotiation, audit, or other action pertaining to this Agreement has been started before the expiration of the three-year period, the records shall be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular three-year period, whichever is later.

10. CHANGES. With approval of the ETRPA Board of Directors, the Program Administrator may amend the Scope of Work. CONSULTANT shall provide a written estimate of any additional costs and/or time required to perform the amendment. These costs shall be computed using the hourly rates set forth in the Scope of Work (Exhibit A). If such amendment causes an increase in costs or time, a written adjustment to this Agreement shall be made and the Scope of Work, including the schedule, shall be modified. ETRPA may reduce the scope of work of this Agreement and the corresponding costs at its discretion.

11. PERSONNEL. CONSULTANT shall provide the necessary personnel to perform the Scope of Work. CONSULTANT shall be responsible for coordination, overseeing and reviewing all SUBCONSULTANT work and shall be responsible for its quality and acceptability. All personnel provided shall be fully qualified for the positions for which they are furnished and that they shall all meet the qualifications for their positions. All of the services required to be provided by CONSULTANT or its SUBCONSULTANTS will be performed by those fully qualified and possessing the necessary skill and expertise and shall be authorized and licensed under California and local law, where so required, to perform such services. For any matter respecting this Agreement, CONSULTANT shall advise ETRPA of the identity and job title of its personnel.

CONSULTANT shall not remove or reassign from the Scope of Work its Executive Director, Project Director, Deputy Project Director or any SUBCONSULTANTS without first notifying and obtaining the written consent of ETRPA.

Upon execution of this Agreement, CONSULTANT shall prepare and submit to ETRPA an organizational chart detailing its activities by employee classification, name, hourly rate, and organizational unit, and showing lines of command and responsibility. CONSULTANT shall update the organizational chart as necessary if there have been changes. CONSULTANT shall also provide and update to ETRPA a roster of employees working on the Scope of Work including their names, classifications, assignments, business addresses and phone numbers.

12. OTHER CONTRACTS. ETRPA may award other contracts pertaining to the reuse process for MCAS El Toro. In such event, the CONSULTANT shall fully cooperate with such other contractors and ETRPA. CONSULTANT shall not commit or permit any act which will interfere with the performance of work by other contractors, or ETRPA.

13. TERMINATION. This Agreement may be terminated without cause by ETRPA upon thirty (30) days advance written notice to the CONSULTANT. Such notification shall state the effective date of termination.

This Agreement may be terminated immediately by ETRPA if CONSULTANT breaches the terms of this Agreement. ETRPA shall provide a written notice to the CONSULTANT of the breach of contract shall state the reasons for the termination and the effective date of termination.

In the event of such termination, CONSULTANT shall immediately stop the incurrence of costs. CONSULTANT shall be entitled to payment for all uncancellable obligations allowable under the terms of the Agreement incurred up to the date of termination in the amount not to exceed the amount allowable under this Agreement. In addition, all finished documents and final materials shall, at the option of ETRPA, become the property of ETRPA. The CONSULTANT may retain copies of such work products as a part of its record of professional activity.

14. ERRORS AND OMISSIONS. In the event of errors or omissions which are due to CONSULTANT's negligence with respect to the professional care, skill and diligence of CONSULTANT and which result in expense to ETRPA greater than would have resulted if there were not errors or omissions in the work accomplished by CONSULTANT, the additional planning and professional expenses incurred by ETRPA shall be borne by CONSULTANT.

15. PROFESSIONAL LIABILITY INSURANCE. CONSULTANT and its SUBCONSULTANTS shall maintain the following insurance in full force and effect

throughout the term of this Agreement, including any extensions thereto, and for a period of two years following termination of this Agreement.

Coverage	Minimum
Professional Liability Insurance for CONSULTANT together with its SUBCONSULTANTS.	An aggregate amount of which is no less than $1,000,000 dollars.

a. CONSULTANT's Professional Liability Insurance policy shall contain a "Discovery Clause" stating that coverage will be provided for claims made following insurance policy expiration if CONSULTANT gives written notice of a claim to the insurer during the policy period.

b. In consideration of the premium charged, it is hereby understood and agreed that in the event of cancellation, reduction in the limit of liability by endorsement, change in deductible per claim or the addition of exclusion of this policy, thirty (30) days prior written notice will be given to ETRPA.

c. The insurance required above shall be in force on the first day of the term of this Agreement. CONSULTANT agrees to deposit with ETRPA on or before the effective date of this Agreement, certificates of insurance necessary to satisfy ETRPA that the insurance provision of this Agreement has been complied with. CONSULTANT further agrees to keep such insurance in effect and the certificate thereon on deposit with ETRPA through completion of this Agreement.

d. The procuring of insurance required by this contract shall not be construed to limit CONSULTANTS' or its SUBCONSULTANTS' liability to fulfill the indemnification provisions of this Agreement.

16. **DELAYS**. CONSULTANT shall not be considered in default in the time of performance of its obligations with respect to the schedule (Project Timetable), Milestone Dates or Completion Date, to the extent that the performance of any such obligation is prevented or delayed by any cause beyond the reasonable control of CONSULTANT as determined in the reasonable discretion of ETRPA. If delays are caused by events beyond the control of the CONSULTANT, such delays will entitle the CONSULTANT to an extension of time as provided herein, but the CONSULTANT will not be entitled to damages or additional payment due to such delays, except as provided in Paragraph 10. If delays beyond the CONSULTANT's control are caused in whole or part by action of ETRPA, such delays will entitle the CONSULTANT to an extension of time as provided herein.

17. **DOCUMENT OWNERSHIP**. All reports (draft and final), documents, and other materials of whatever kind prepared by the CONSULTANT pursuant to this contract are the property of ETRPA and shall be turned over to ETRPA upon expiration or

termination of this Agreement. CONSULTANT may retain duplicates for its records and file. ETRPA may use, duplicate, disclose, and/or disseminate, in whole or in part, in any manner it deems appropriate, all papers, writings, documents, reports and other materials of whatever kind prepared, produced or procured in the performance of this Agreement, which are delivered to or acquired by ETRPA.

18. INDEPENDENT CONTRACTOR. The CONSULTANT and the agents and employees of CONSULTANT, in performance of the Agreement, shall act in an independent capacity and not as officers or agents of ETRPA.

19. BINDING EFFECT. Subject to Paragraphs 11 and 19, this Agreement shall be binding upon the parties hereto and their successors in interest.

20. ASSIGNMENT OF AGREEMENT. Without written consent of ETRPA, this Agreement is not assignable by CONSULTANT in whole or part, and any such assignment shall be void.

21. CONFIDENTIALITY OF INFORMATION. The CONSULTANT and its employees, agents, and subcontractors shall protect from unauthorized disclosure names and other identifying information concerning persons whose names become available or are disclosed to the CONSULTANT, its employees, agents or subcontractors, as a result of services performed under this Agreement. The CONSULTANT, its employees, agents, or subcontractors shall not use such identifying information for any purpose other than carrying out the CONSULTANT'S obligations under this Agreement and shall promptly transmit to ETRPA all requests for disclosure of such identifying information.

22. COMPLIANCE WITH CIVIL RIGHTS. During the performance of this contract, CONSULTANT agrees as follows:

A. Equal Employment Opportunity. In connection with the execution of this Agreement, CONSULTANT shall not discriminate against any employee or applicant because of race, religion, color, sex, or national origin, age, disability, or marital status. Such actions shall include, but not be limited to the following: employment, promotion, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training including apprenticeship.

B. Nondiscrimination Civil Rights Act of 1964. CONSULTANT will comply with all federal laws and regulations relative to nondiscrimination in federally-assisted programs including but not limited to Title VI of the Civil Rights Act of 1964 (42 USC 2000(d), et seq.) and all requirements imposed by 49 CFR Part 21.

C. Solicitations for Subcontractors including Procurement of Materials and Equipment. In all solicitations made by the CONSULTANT, either by competitive bidding or negotiation, for work to be performed under a subcontract, including procurement of

materials or lease of equipment, each potential subcontractor, supplier, or lessor shall be notified by CONSULTANT of CONSULTANT'S obligations under this Agreement and the regulations relative to discrimination on the grounds of race, religion, color, sex, national origin, age, disability, or marital status.

23. NEWS RELEASES. CONSULTANT shall submit news releases to the Program Administrator for approval prior to release.

24. ALTERATION OF TERMS. No alteration or variation of the terms of this Agreement shall be valid unless in writing and signed by the parties hereto, and no oral understanding or agreement not incorporated herein, shall be binding on any of the parties hereto.

25. MEETINGS. The CONSULTANT shall make staff available to ETRPA for necessary meetings as directed by Program Administrator. ETRPA will provide adequate prior notice of these meetings.

26. GENERAL PROVISIONS. This Agreement sets forth the entire agreement by and between the parties with respect to its subject matter. No modification, waiver, or amendment of this Agreement shall be valid unless the same is in writing and signed by the party against which the enforcement of such modification, waiver, or amendment is or may be sought. No term or provision of this Agreement shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by a party to, or waiver of, a breach by the other party, whether express or implied, shall not constitute a consent to, waiver of, or excuse for any other, different or subsequent breach. Headings used in this Agreement are for reference purposes only and shall not be deemed a part of this Agreement. This Agreement shall be interpreted and enforced in accordance with the laws of the State of California; provided that, no provision of this Agreement shall be interpreted for or against a party because that party or its legal representative drafted such provision. Any legal proceeding with respect to this Agreement shall be filed in the appropriate court of the State of California in Orange County, California.

27. MEDIATION. ETRPA and CONSULTANT agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless otherwise mutually agreed.

28. WAIVER OF CLAIMS. Unless a shorter time is specified elsewhere in this Agreement, on or before making his final request for payment under Paragraph 7, CONSULTANT shall submit to ETRPA, in writing, all claims for compensation under or arising out of this Agreement. The acceptance by CONSULTANT of the payment of the final certificate shall constitute a waiver of all claims against ETRPA under or arising out of this Agreement except those previously made in writing and identified by CONSULTANT as unsettled at the time of his final request for payment.

this Agreement except those previously made in writing and identified by CONSULTANT as unsettled at the time of his final request for payment.

29. **NOTICES**. All notices, payments, etc. shall be delivered by personal delivery or first class mail, postage prepaid, and addressed as follows:

ETRPA:

County Administrative Officer
County of Orange
10 Civic Center Plaza
P. O. Box 22014
Santa Ana, CA 92702-2014

City Manager of Irvine
City of Irvine
1 Civic Center Plaza
P. O. Box 19575
Irvine, CA 92713

City Manager of Lake Forest
City of Lake Forest
23778 Mercury Road
Lake Forest, CA 92630

CONSULTANT:

Post, Buckley, Schuh & Jernigan
2501 Alton Avenue
Irvine, California 92714
Attn: Bill Vardoulis

IN WITNESS WHEREOF, this Agreement has been duly authorized and executed by the parties hereto on the day and year first herein above written.

EL TORO REUSE PLANNING AUTHORITY

BY: Thomas F. Kelley

DATE: 7/19/94

POST, BUCKLEY, SCHUH & JERNIGAN

BY: Bill Vardoulis

DATE: 7-13-94

APPENDIX A
(REF/ AGREEMENT PARAGRAPH 2)

Project Deliverables	Draft Submittal Date	Milestone Date	Number of Copies
Technical Report 1	January 7, 1995	January 21, 1995	280
Technical Report 2	November 15, 1994	December 1, 1994	280
Technical Report 3	October 15, 1994	November 1, 1994	280
Technical Report 4	November 1, 1994	November 15, 1994	280
Technical Report 5	December 1, 1994	December 15, 1994	280
Technical Report 6	December 1, 1994	December 15, 1994	280
Technical Report 7	February 1, 1995	February 15, 1995	280
Technical Report 8	June 15, 1995	July 1, 1995	280
Technical Report 9	July 1, 1995	July 15, 1995	280
Technical Report 10	July 1, 1995	July 15, 1995	280
Final Community Master Plan Report	January 1, 1996	January 15, 1996	280

Note: Reports will be printed in 100 block increments, with additional copies produced only as necessary.

Proposed Work Program

Community Reuse Plan
for MCAS El Toro

Submitted to:

El Toro Reuse Planning Authority

Submitted by:

PBSJ

(Post, Buckley, Schuh & Jernigan, Inc.)

MCAS El Toro Community Reuse Plan

SCOPE OF WORK

Introduction

The following work program is submitted by the PBS&J Planning Team for development of the MCAS El Toro Community Reuse Master Plan. Specific deliverables, Time Frames, key responsible staff, and total man-hours are provided for each major Task.

The "Project Timetable" within which the program will be conducted (Exhibit A) is provided on the following page, along with a "Work Flow Diagram" which further clarifies our approach (Exhibit B). The Scope of Work includes the eight (8) major Tasks listed below. Tasks A through D, which are anticipated to be completed in January, 1995 are tasks related to the identification of project goals/guidelines, opportunities for public participation, data collection and the assessment of market/economic opportunities. These essential tasks are the foundation and necessary steps which must be taken regardless of which land uses are eventually determined.

Task E, which will occur between November 1, 1994 and February 15, 1995, will evaluate data (gathered in previous tasks), along with established project goals and performance guidelines in order to develop an "Opportunities and Constraints Report." However, the initiation of Tasks F in January, 1995 will formally mark the beginning of the conceptual planning phase of the project. Task G is related to the final alternative selection and submittal of the community reuse master plan to the Department of Navy. These two tasks will be completed in July, 1995 and January, 1996, respectively. Lastly, Task H describes the role and responsibilities of the ETRPA Office of the Executive Director.

Task A:	Issues, Project Goals, and Performance Guidelines;
Task B:	Public Participation;
Task C:	Data Collection;
Task D:	Competitive Market Analysis;
Task E:	Data Analysis and Recommendations;
Task F:	Conceptual Master Planning;

Task G: Selection and Submittal of the Community Reuse Master Plan; and,

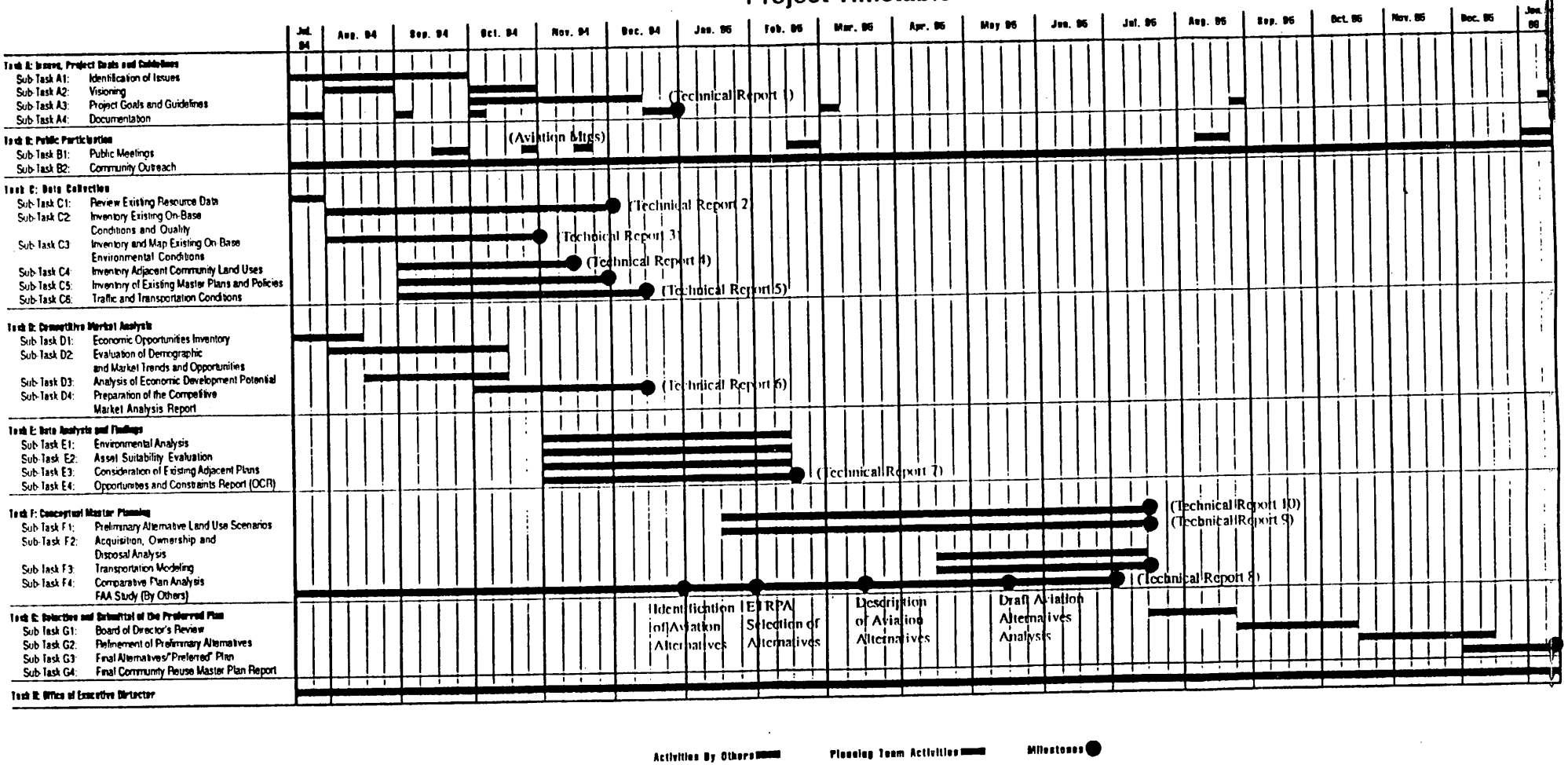
Task H: Office of Executive Director

Through this planning process, ETRPA is committed to studying a wide variety of reuse alternatives, including civilian aviation, in an effort to produce a thorough and objective community reuse plan. The planning process will involve the development of three reuse plan alternatives, one of which will contain a civilian aviation use and two shall not. The reuse plan which includes civil aviation (which may contain a menu of options) will be developed in cooperation with ETRPA's Master Consultant/Executive Director and Aviation Advisory Committee.

The results of the aviation feasibility study sponsored by the County of Orange on behalf of ETRPA, will assist the ETRPA Master Consultant/Executive Director in determining whether civil aviation use is feasible and appropriate for inclusion in one of the three community reuse plans. If the aviation feasibility study concludes that civilian aviation use is feasible, such use(s) will be merged by the Master Consultant/Executive Director with a complementary land use plan which will then become one of the three community reuse plans to be considered by ETRPA.

All three alternative plans will be submitted concurrently to the ETRPA Board of Directors for consideration with comparable analysis of economic, technical, and environmental feasibility as determined by the Board. Ultimately, the reuse plan resulting from ETRPA's efforts will be submitted to the Department of Navy for its use in preparing the Environmental Impact Statement required under the National Environmental Policy Act and a Record of Decision for the disposal of MCAS El Toro, and for use by the County of Orange and City of Irvine for preparation of an Environmental Impact Report, required under the California Environmental Quality Act.

EXHIBIT A
Project Timetable*



*Internal Adjustments of the Schedule can occur if agreed to between the Executive Management Team and the Consultant

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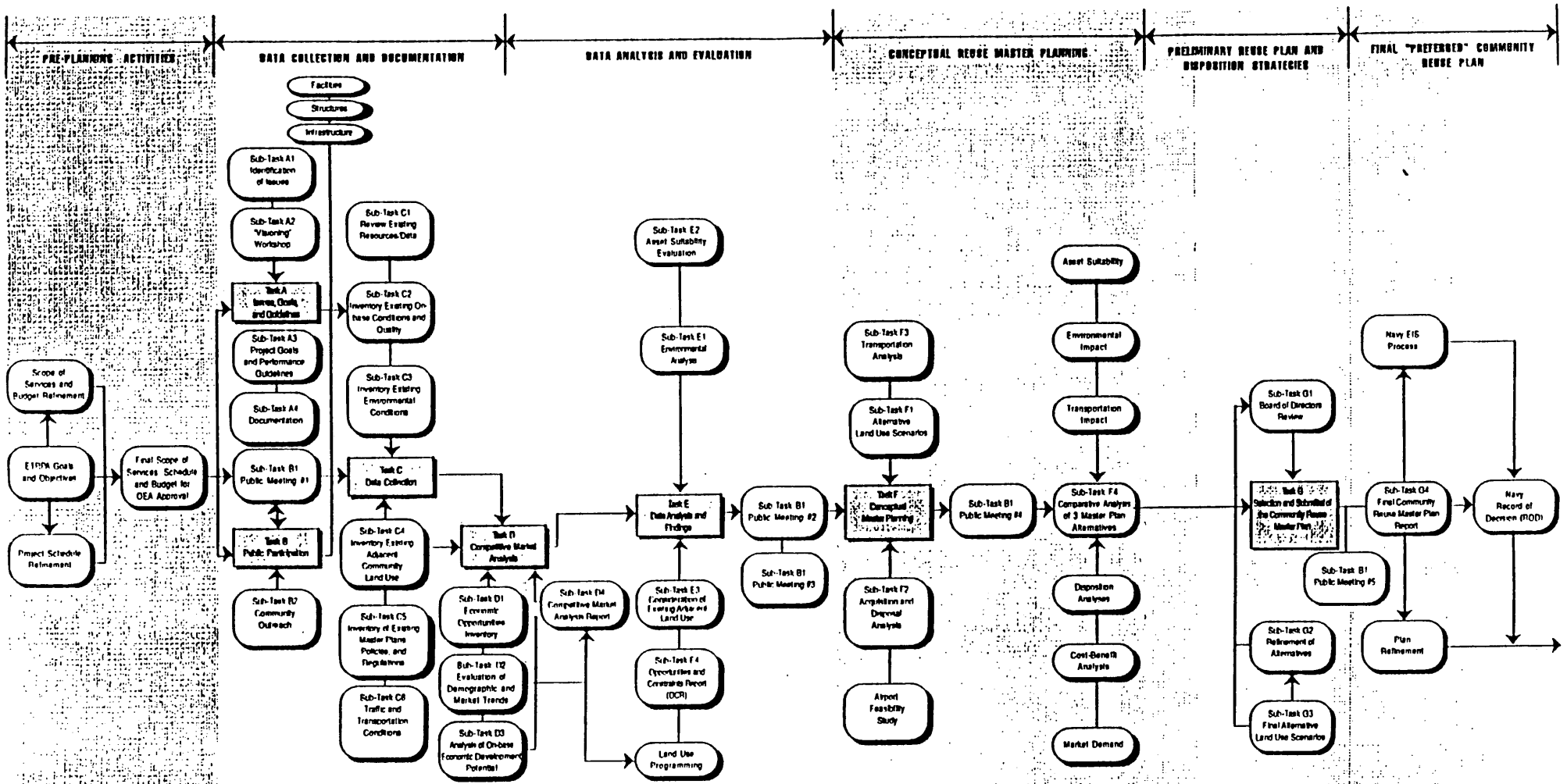
MCAS EL TORO REUSE PLAN

Exhibit B
Work Flow Diagram



Task H: Office of Executive Director

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TASK A: ISSUES, PROJECT GOALS AND PERFORMANCE GUIDELINES

The ultimate responsibility for determining the Community Reuse Master Plan for MCAS El Toro rests with the community leadership alone. It is critical to the success of the planning effort that an open, understandable and representative process be followed in order to provide a solid and defensible basis for the ultimate conclusions of the planning effort. Applicable county and community issues need to be identified and communicated; a "visioning" exercise needs to occur as part of the overall conceptual planning process; and, project goals and performance guidelines need to be formulated by the Executive Council and formally adopted by the Board of Directors in order to facilitate and legitimize the planning and decision-making processes.

To assist the community in meeting this need, the PBS&J Planning Team will work directly with ETRPA's Board of Directors, Executive Management Team, Executive Council and other selected groups to assist them in identifying key issues and concerns of relevance to the reuse planning process. Once there is common agreement by the Executive Council concerning project issues and concerns, this understanding will be translated into a set of draft Project Goals and Performance Guidelines, which will guide the planning process, and which will be communicated to project participants and the general public. Project Goals are intended to be broad in scope and articulate overall objectives for the reuse planning effort; Performance Guidelines are more specific and will be formulated to reinforce Project Goals. They describe in greater detail the desired characteristics of the components of a community reuse plan.

Taken together, the identification of Issues, Project Goals and Performance Guidelines will assist the PBS&J Team in preparing viable Alternative Land Use Scenarios, as well as serve as the basis of evaluating and comparing the alternatives, prior to selecting the Community Reuse Plan. The process for developing Project Goals and Performance Guidelines will involve the Executive Council and Advisory Committees, with final adoption and approval by the Board of Directors. It is assumed that Advisory Committee members will include local professional experts and specialists in the applicable fields of planning, architecture, design and engineering; residential and commercial development, and other professionals who might have an expertise in the planning and ultimate development of the base. The role of the Executive Council in the Advisory Committees will be defined as part of this work element.

Committee participants will be involved throughout the planning process via a variety of forums and activities related to the identification of Issues, formulation of draft Project Goals and Performance Guidelines, and refinement of these Project Goals and Performance Guidelines as recommendations to the ETRPA Board of Directors, and in the review of Alternative Land Use Scenarios.

Techniques for participant input, review, decision-making and consensus-building include individual confidential interviews, group meetings and workshops, and a focused "Visioning" process for the MCAS El Toro site. The following Sub-Tasks describe the process, which is illustrated on the attached Exhibits C and D.

Sub-Task A1: Identification of Issues

During this initial work element, the PBS&J Planning Team will conduct a series of interviews to help determine specific Issues related to the reuse of MCAS El Toro. This Ascertainment Sub-Task will include interviews with each of sixty (60) Executive Council and Board of Directors members, with results documented in a manner that will retain confidentiality of the participants for use in the planning process. Results from the interviews meetings will be summarized and presented to the Executive Council and Board of Directors. The focus for this work element will include consideration of the following Issues:

- Local vs. regional economic development;
- Local vs. regional community facility and service needs;
- Market and economic development issues balanced against social and neighborhood needs;
- Local vs. regional transportation needs and impacts;
- Potential impact on interim uses and short-term vs. long-term goals and economic impacts;
- Quality of life;
- Impact on and compatibility with adjacent land uses and values;
- Local vs. regional recreation activities;
- Local vs. regional business activities;
- Protection of neighborhood assets; and
- Other issues considered important by the community-at-large.

Sub-Task A2: "Visioning" Workshops

As a means of encouraging the Executive Council and Advisory Committees to think in the broadest and most positive terms about the reuse potential of MCAS El Toro, a "Visioning" process will be initiated early in the planning process.

This will enable the participants to discuss, debate and otherwise "brainstorm" about the potential reuses for the site, in the absence of factors which may otherwise constrain the site. The results of this process will be considered by the PBS&J Team as a form of input into the reuse planning effort.

The process is intended to do the following:

- Educate the participants regarding national and innovative trends in urban in-fill development;
- Enable the participants to express creative ideas, and put specific concepts "on the table";
- Potentially broaden the range and combination of uses for the site 20 to 30 years in the future; and,
- Generate positive excitement for the planning process.

The "Visioning" process is proposed to occur within a series of one to three half-day or evening workshops. Participants in these sessions will include members of the Executive Council and Advisory Committees. Although the PBS&J Planning Team will facilitate these sessions, it is the intent that local technical professionals who are members of the Advisory Committees, or other outside professionals will lead their respective Committees in this effort.

In addition, nationally known experts will be invited as key note speakers to initiate the "Visioning" process. Although a specific format and agenda for this process (including the number of sessions) will be refined with the Executive Management Team, it is anticipated to include the following steps:

- Communicate the purpose of the "Visioning" exercise, establish mutual expectations, review the process and schedule and confirm process "ground rules";
- Provide an overview of similar and relevant urban in-fill project issues and solutions from other parts of the country;
- Provide a brief site overview and contextual analysis.
- Advisory Committee activities to prepare various concepts for the site, supported by vision statements;
- Presentation of the Advisory Committee concepts and vision statements to the Executive Council;
- Refinement of Advisory Committee concepts and vision statements.

- Presentation of concepts and vision statements to the ETRPA Board of Directors.

- Documentation of the concepts and vision statements as input into the overall planning process.

Sub-Task A3: Project Goals and Performance Guidelines

The purpose of this activity is to formulate a clear set of Project Goals to guide the reuse planning process, which is elaborated and supported by more specific Performance Guidelines. The activity will be based upon the understanding of local Issues developed in Sub-Task A-1 and from input from the "Visioning" process in Sub-Task A-2.

The PBS&J Planning Team will assist ETRPA in the development of these guidelines by conducting a series of workshops with the Executive Council, Advisory Committees, and the ETRPA Board of Directors. The PBS&J Team will plan and prepare for the workshops, serve as the facilitator, and document the results. As in the "Visioning" sessions, it is also assumed that local technical professionals who are members of the Advisory Committees will assist directly in the formulation of these goals and guidelines. The process will include the following:

- Workshop 1: Process Initiation and "First Cut" Project Goals and Guidelines

  Participants: Executive Council
  Advisory Committee "Breakouts"

  The initial activity of this workshop will include a review of the process and schedule for Sub-Task A3 with the participants; expectations and "ground rules," and Issues identified in Sub-Task 1-A. They will also discuss examples of goals and objectives, and performance guidelines developed for similar base reuse projects.

  Advisory Committee assignments will be made for specific topics (Transportation, Economic Development, Aviation, Environmental, and Community Needs), determined prior to the workshop in anticipation of the Advisory Committee "breakouts" in the second half of the workshop and subsequent activities. At least five Advisory Committees are assumed in this Work Program. The Advisory Committees will then meet separately to confirm what they believe are "core" issues for their topics, and will formulate "first cut" Project Goals and Performance Guidelines. They will also identify Advisory Committee leaders for each group who will report each Committee's recommendations to the Executive Council.

The second half of this workshop will be a presentation by each Advisory Committee to the Executive Council as a whole. The purpose is to expose the entire Council to the work of each Advisory Committee, discuss each topic area (i.e. Transportation, Aviation, Environmental, Community Needs, Economic Development) individually and within the context of other topic areas. Areas of conflict, agreement, omissions, and topics for further study will be addressed at this time.

An important output of the workshop will be specific direction to each Advisory Committee concerning the refinement of the Project Goals and Performance Guidelines.

- Workshops 2A, 2B, etc.: Refinement of "Draft" Goals and Guidelines

  Participants: Advisory Committees A, B, C, etc. (meeting independently)

  This activity will be a series of independent workshops with each of the Advisory Committees, conducted at separate times so that each can be facilitated by the PBS&J Team. The format for each of the workshops will be the same and will include a review of the comments of the Executive Council (Workshop 2) and subsequent refinement of the Committees' Project Goals and Performance Guidelines. During this third workshop, the PBS&J Planning Team will work with the participants in building consensus, and in establishing a framework within which community-wide criteria can be coordinated into an overall set of community guidelines.

  Additional assignments leading to the finalization of "Draft" Project Goals and Performance Guidelines will be made at this time, as well as the content of the Committees' report to the upcoming Executive Council Workshop 4.

- Workshop 3: Review of "Draft" Project Goals and Guidelines

  Participants: Executive Council

  The format for this workshop will be similar to that of Workshop 2, and will lead to the formulation of recommendations by the Executive Council for "Draft" Project Goals and Performance Guidelines for each of the Advisory Committee topic areas. The purpose will be to meld and coordinate the recommendations so that they are comprehensive, and reflect the consensus of the

Council as a whole (rather than the opinions of the individual members of each Advisory Committee). These recommendations will be referred to as the Executive Council "draft" Project Goals and Performance Guidelines, and will be prepared with the intention of presenting them as such to the ETRPA Board of Directors.

- Workshop 4: Review and Adoption of Project Goals and Performance Guidelines

  Participants: ETRPA Board of Directors

  This workshop will focus on the presentation of the Executive Council's recommendations to the ETRPA Board of Directors, for their review and consideration. The Executive Committee will be invited to explain the content and rationale of their "Draft" Project Goals and Performance Guidelines and respond to questions by the Board.

  Based upon this review and discussion, the Board will have the opportunity to modify, adopt or otherwise respond to the work of the Executive Council. Assuming that the "Draft" Project Goals and Performance Guidelines are adopted in some form by the ETRPA Board, they will become the operative criteria for preparing the MCAS El Toro Community Reuse Plan.

Sub-Task A4: Documentation

After completion of the Project Goals and Performance Guidelines, and adoption by the Board of Directors, the PBS&J Planning Team will document the process followed and results of Task A in *Technical Report 1: Issues, Project Goals and Performance Guidelines for the Reuse of MCAS El Toro.* This report, which will include a section on the "Visioning" process and its results, will be prepared as a stand-alone document for possible distribution to interested parties throughout the county, and as an element of the *Final Community Reuse Master Plan Report* to be prepared later. Appropriate graphics (particularly related to the "Visioning" process) will also be included. Exhibits C and D graphically illustrate the relationship of these activities.

Task A Deliverables

- Summary of individual "Issues" interviews and documentation of each of sixty (60) ETRPA members, including the Executive Council and Board of Directors;
- One to three (1-3) "Visioning" workshops, with related plan graphics, sketches, diagrams, and other support materials;
- Four (4) "Project Goals and Performance Guidelines" Workshops;
- "Draft" Project Goals and Performance Guidelines;
- Technical Report 1: *Issues, Project Goals and Performance Guidelines for the Reuse of MCAS El Toro.*
- Monthly Progress Reports

Task A Key Staff

- Task Leader: Sharon Browning
- Support Staff: Dan Miller; Bill Vardoulis; Lisa Burke, Tim Dreese; Leigh Fisher & Associates

Task A Total Hours

	Task Hours	Rate/Hour
• Principal	1342	$125
• Sr. Professional	344	$100
• Professional	432	$ 90
• Jr. Professional	276	$ 70
• Technician	48	$ 50
• Aviation Consultant	12	$195

Task A Timeframe

- July 15, 1994 - January 7, 1995

Exhibit C: Public Participation

Process Diagram

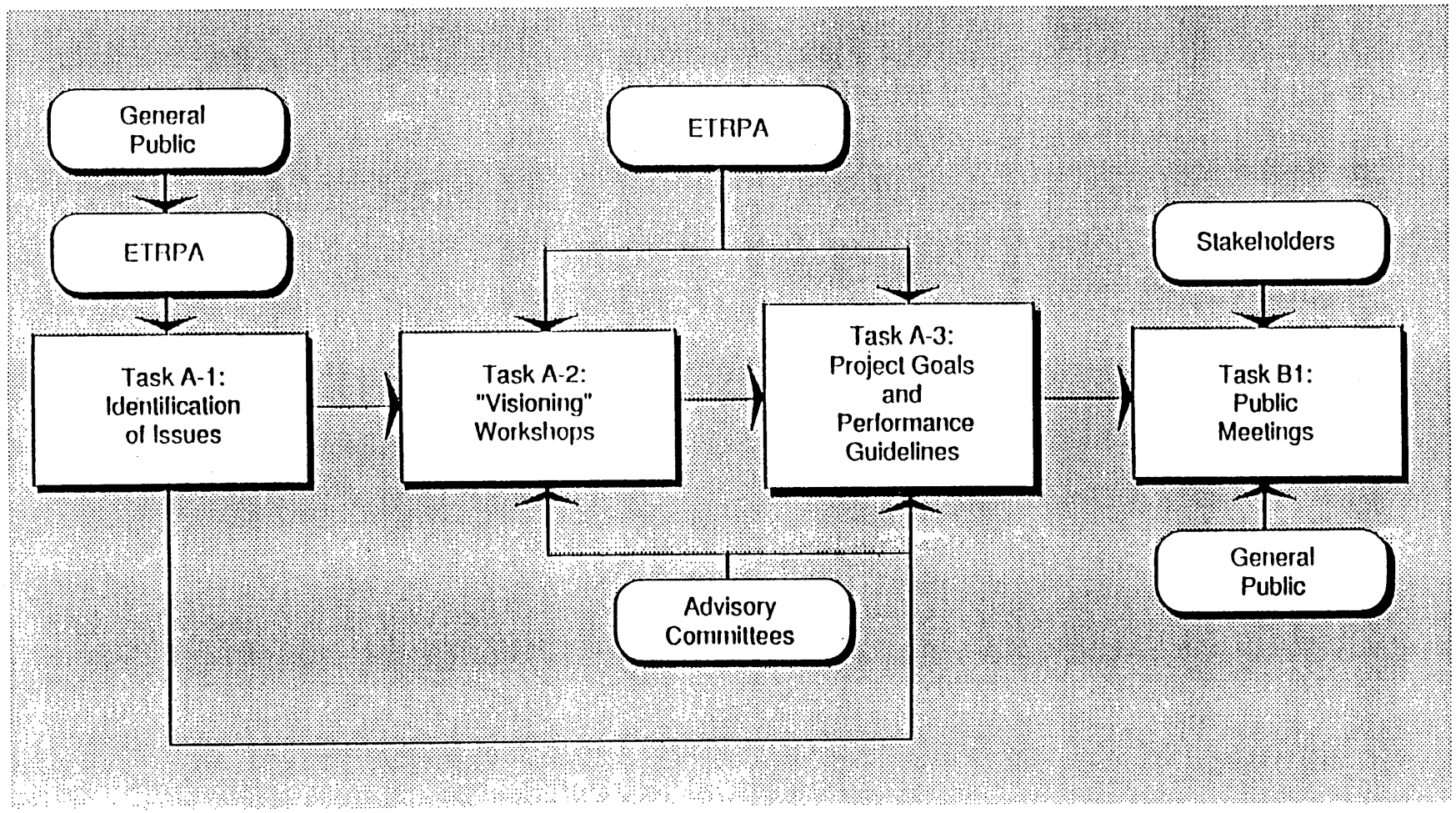
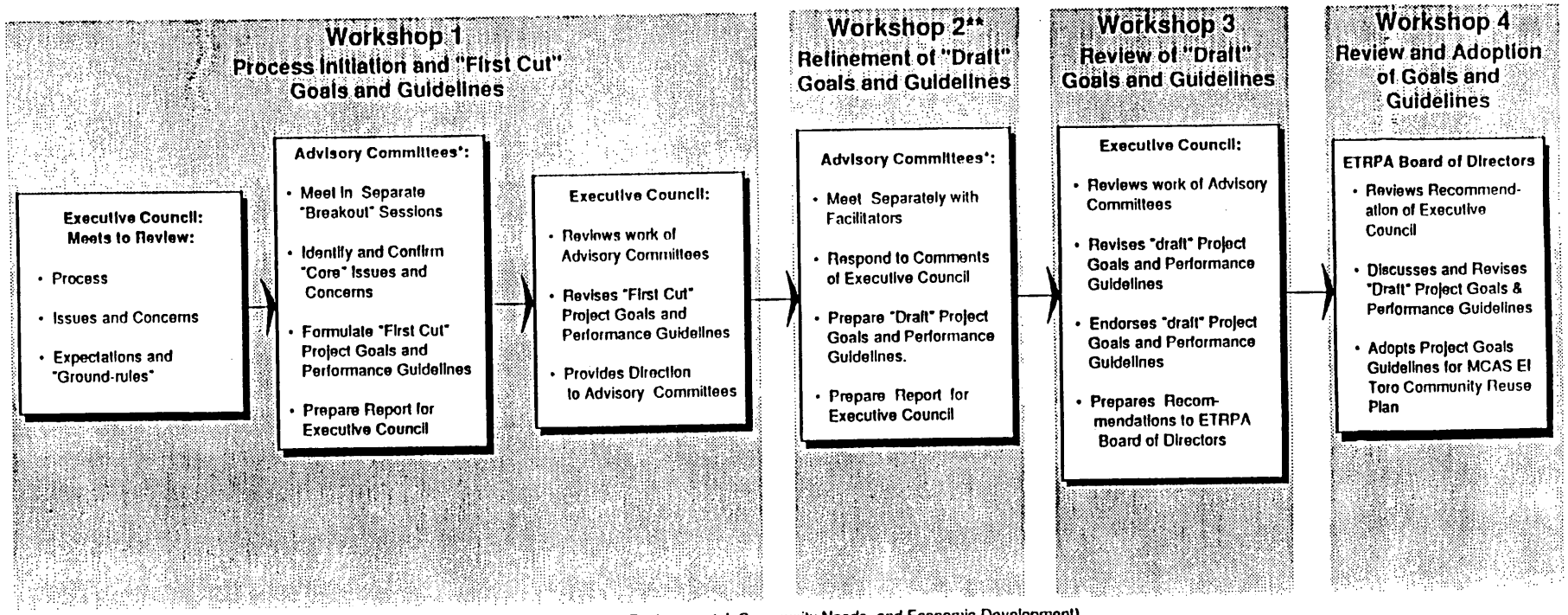


Exhibit D: Project Goals and Performance Guidelines Workshops

Process Diagram



* Advisory Committees are to be formed around "core" topics (Aviation, Transportation, Environmental, Community Needs, and Economic Development)

** Workshop #2 includes separate workshops with each Advisory Committee, (2a, 2b, 2c, etc. assume 5-7 Advisory Committees)

ICIPATION

which allows the community at-large to express
d to react to and influence final recommendations
AS El Toro facility will be another key to the suc-
ort. As a continuation of the process begun in
Team will work with the Executive Council and the
r obtain information and comments from the gen-
se. As part of this Task, the following Sub-Task

Meetings

ill conduct five (5) Public Meetings for the general
g process - in each of three Orange County sub-
15) meetings. These sessions will serve the
thers:

1

key participants; description of the planning pro-
ved (within the federal transfer of property guide-
Time Frame within which the plan will be
ianation of and schedule for the parallel FAA
g effort (*Reference Aviation Feasibility Study*
- Task 1.4); explanation of the public participation
sion of general site location and characteristics;
deas, concerns, and other issues for redevelopment
d, presentation of the schedule for upcoming

2

evious planning activities; identification and dis-
sical opportunities and constraints (non-aviation
ses); discussion and explanation of economic and
ns and implications; summary presentation of
ct Goals and Performance Guidelines as a basis for
e recommendations and disposition strategies; and,
f the schedule for up-coming activities.

3:

e nature of the Aviation Feasibility Study, a special
will be held to discuss the aviation-related
findings, and the identification of key operational is-
g the civilian aviation reuses of the base; and to so

alternatives which might be consid-
asibility Study Scope of Work - Task

g activities; presentation and discus-
Land Use Scenarios (including an
ecommended by the Executive
tors; and presentation of the
ities. This Public Meeting will occur
by the Aviation Consultant
y Scope of Work - Task 12).

g activities; Presentation of the Board
lternative Land Use Scenarios; a
n strategies associated with each al-
Board of Director's selection of the
an.

ch

ing Team will implement the follow-
es. They will respond to informa-
on-aviation planning activities:

s

Maintenance

-going development and upkeep of a
sentatives, organizations, and indi-
ascertainment process (described
other components of the public out-
committee meetings, and Public
be used in conjunction with legal
r distribution of newsletters, bulletins,

and distribution of Fact Sheets
, distributed on a bi-monthly basis,

e to Inquiries - briefing the media
nd to media inquiries;

Question and Answer Documents - an expanded version of the Fact Sheets, prepared in a Q&A format, which will be provided to decision-makers and opinion leaders simultaneously with the distribution of Fact Sheets to the media. It will assist in delivering consistent messages to the media (if decision-makers or key opinion leaders are "cornered" by the media), as well as keep everyone up to date with the same information; and,

Feature Stories - the development of unique feature stories to the media as significant milestones are achieved. The purpose of the feature story is to provide an opportunity for the media to write or tell about the reuse effort, where the information and background research is provided for the reporters and editors.

Task B Deliverables

- Five (5) Public Meetings in each of three (3) County regions;
- Public Notification;
- Database; Fact Sheets; Media Briefings/Responses; Q&A Documents; and Feature Stories;
- Monthly Progress Reports.

Task B Key Staff

- Task Leaders: Sharon Browning; Lisa Burke
- Support Staff: Dan Miller; Bill Vardoulis; Tim Dreese; Leigh Fisher & Associates

Task B Total Hours

	Total Hours	Rate/Hour
• Principal	1708	$125
• Sr. Professional	572	$100
• Professional	304	$ 90
• Jr. Professional	686	$ 70
• Technician	24	$ 50

Task B Timeframe

- July 15, 1994 - January 15,1996

TASK C: DATA COLLECTION

As with any large-scale, mixed-use project, there will be a need to collect and evaluate a variety of physical, jurisdictional, and socioeconomic data as a basis for making master planning and implementation decisions. During this process of data collection and review, it will be important to coordinate closely with those who have compiled and maintain the maps and databases (i.e. the Navy, Orange County, cities or other jurisdictions). It is anticipated that the digital GIS mapping of Orange County will be satisfactory for the purposes of this project, and that additional mapping will not be required.

Based on the Team's current understanding of the initial efforts in this regard, the following Sub-Task activities will be undertaken:

Sub-Task C1: Review Existing Cities, County, and MCAS El Toro Resource Data

The PBS&J Planning Team will review all data inventoried and mapped to date by the local cities, County, Navy and private contractors related to applicable on-base, as well as off-base resources. This will include a complete review of the 1991 MCAS El Toro Master Plan Report and its associated maps; meetings and discussions with City and County Planning Departments, and on-base engineering, housing, and other departments.

The usefulness and availability of existing City and County GIS files and other computer data will be of particular focus during this initial data collection Sub-Task. The purpose of this review is to determine the level of detail provided, mapping format and scale, computer format, and other information which might assist the consultant in its inventory and mapping activities. This review will also allow the consultant to determine if any informational voids exist which will need to be addressed prior to commencing with other planning activities.

Sub-Task C2: Inventory Existing On-Base Conditions and Quality

Using information made available in Sub-Task C1, the PBS&J Planning Team will conduct an inventory of on-base resources to assist in the preparation of the three alternative land use scenarios for reuse of the base and to provide a common inventory for the Community Reuse Plan and the FAA Aviation Feasibility Study (which is being undertaken concurrently). The site inventory will include the following:

- Facilities - defined to include recreational fields, courts, parks, open space, and other non-structural uses; information to be collected includes area coverage and needs, annual maintenance costs, deferred maintenance costs, and other related details;

- Structures - classified as temporary, semi-permanent, and permanent according to current military status; information to be collected includes building use, construction materials, floor plans, lot size and utilization, annual maintenance costs, asbestos removal costs (if available from the Navy), deferred maintenance costs, number of stories, cooling and hearing systems, and other conditions which will help determine the validity of specific use requests and land use recommendations;

- Infrastructure - including streets, water, sanitary and storm sewer, gas, electric, and other services; information to be obtained from existing reports and other available data, as well as field verification; information to include sources of supply, collection or distribution; existing layout and configurations; and capacities; annual maintenance costs; and, other operation considerations;

- Personal Property - including a review of the Navy's Personal Property Inventory conducted by June 1, 1994, which specifically addresses the condition of the property, and the identification of that personal property which could enhance reuse potential and economic development.. The PBS&J Planning Team will assist the Executive Management Team in evaluation of future use of personal property as it becomes available.

It is not the intent of this Sub-Task (nor is it anticipated) to provide an exhaustive inventory for each resource, but rather that the consultant obtain an adequate level of appropriate information from which (1) decisions can be made regarding overall land use recommendations, (2) a valid basis for comparative analysis of each alternative land use scenario can be provided, and (3) "magnitude of costs" estimates can be established for the community to acquire, upgrade, and maintain on-base resources.

As part of this Sub-Task, the PBS&J Planning Team will conduct on-site field audits, including photographic documentation for all building types and unique resources - not only to assist in the planning effort, but also for future marketing and implementation activities which might occur later. Particular attention will be given to the condition of buildings and infrastructure in the Navy's BEMAR (Backlog of Essential Maintenance and Repair Report).

Any new mapping considered important to the needs of this phase of the planning effort will be developed in a manner consistent with existing Navy computer data. This will not only minimize time and costs, it will also allow for full manipulation of the data as needed to illustrate various on-base resources. The above information, photographic surveys, and other data related to on-base conditions will be documented in *Technical Report 2: On-Base Facilities, Structures, and Infrastructure.* This Report will be prepared as a stand-alone document for separate distribution, as appropriate, and will be formatted to serve as an element in the *Final Community Reuse Master Plan Report.*

Sub-Task C3: Inventory Existing Environmental Conditions

Using information made available from the Navy (specifically, the 1991 MCAS El Toro Master Plan) and other city and county sources, the PBS&J Planning Team will inventory and summarize on-base environmental conditions as they relate to private-sector (non-military) future planning opportunities. This activity will include an inventory of additional resources only when considered necessary for the overall planning phase.

Environmental information will be obtained to determine any fatal flaws through the use of an early consultation screening process. Elements to be considered include:

- Historical, archaeological and cultural resources;
- Biotic communities and wetlands;
- Endangered and threatened species and flora;
- Flood plains;
- Soils and Geology;
- Topography and Drainage;
- Visual Access and Quality;
- IR (Installation Restoration) Sites and other hazardous waste sites;
- Others, as considered appropriate

The purpose of this inventory is to allow the Master Consultant to prepare an Environmental "Red Flags" Map, which will be used as a major component in the formulation of Alternative Land Use Scenarios, and in the evaluation of their respective impacts. This information will be summarized in *Technical Report 3: Environmental "Red Flags"* which will be prepared as a stand-alone document, and as an element in the Final Community Reuse Master Plan Report . The level of detail to be collected and extent of information inventoried as part of this Sub-Task will be utilized in the support of a future EIR.

Sub-Task C4: Inventory of Existing Adjacent Community Land Uses and Conditions

The level of detail and study area considered for this Sub-Task will be limited to that needed to address primarily land use compatibility issues, and those other conditions considered appropriate, such as feasibility and cost of extension of infrastructure, potential for vehicular and pedestrian linkages, and other related issues. Elements to be inventoried under this Sub-Task include:

- General Land Use Types and Conditions;
- Street Character and Patterns;
- Other Infrastructure Conditions and Patterns;
- Unique Community and/or Neighborhood Conditions;
- Locations of Schools, Parks, and Other Community Resources;
- Others, to be determined

The interpretation of digital maps, data bases, reports and other information will be closely coordinated with the respective staffs and agencies which have compiled and maintained the data, in order to assure the accurate transfer and interpretation of the data. As a result of this inventory, a Community Character and Conditions Map will be prepared for use in the overall master planning process; this Map, along with supporting documentation will be presented in *Technical Report 4: Community Character and Conditions.*

Sub-Task C5: Inventory of Existing County and Community Master Plans, Policies, and Regulations

To compliment the activities undertaken in Sub-Task C4, the PBS&J Planning Team will also obtain existing master plans and studies for adjacent off-base communities and neighborhoods which might influence (or be influenced by) reuse of the base. The purpose of this sub-task is to determine the following as it affects the reuse of MCAS El Toro: (1) specific policies and plans of surrounding jurisdictions; (2) the probable nature and magnitude of this impact; and, (3) potential conflicts between existing policies and regulations among the different jurisdictions. This inventory will be closely coordinated with the re - respective staffs of the affected jurisdictions and results will be presented in summary form to the Executive Council. It is assumed that mapping will be available from Orange County's and Irvine's GIS systems. Consideration will be given to:

- The Orange County General Plan, development policies, Foothill Circulation Phasing Program, and other County-wide studies, reports, and plans;
- Relevant City General Plans or master plans, development policies and regulations, future development approvals, and other applicable community and neighborhood studies, reports, and plans; and,
- Local actions and programs which implement state and federal requirements, such as air quality (AQMD), waste management, NPDES, NCCP, etc.

The interpretation of these reports, plans and policies will be closely coordinated with the appropriate staffs and agencies, in order to assure the accurate evaluation of the plans as they affect the reuse of MCAS El Toro. Reviews of local actions and programs will be conducted at an overview level, and are not intended to begin the process of seeking compliance. As a result of this Sub-Task, a *Summary Matrix of Adjacent Community Issues* will be prepared to assist PBS&J in formulation of the three Alternative Land Use Scenarios.

Sub-Task C6: Traffic and Transportation Background and Conditions

The PBS&J Planning Team will gather the latest traffic data from local, county, regional, and state agencies (as applicable) which might influence or be influenced by MCAS El Toro reuse plans. It is anticipated that existing data available from the Tustin reuse planning effort. as well as from other existing local community sources will be sufficient for this portion of the data collection phase.

The intent of this Sub-Task is, in part, to collect and/or update traffic-related data to determine the level of service and traffic volumes generated by MCAS El Toro under its full operational status, prior to down-sizing. This information will enable the Planning Team to later evaluate the impact of the alternative land use scenarios on the surrounding transportation network. Specifically, this work element will illustrate the local and regional transportation setting for the proposed project. As part of this Sub-Task, an overview will be made of general roadway conditions on-base to determine the status of pavement conditions, traffic control devices, sidewalks, and bikeways and other information.

This assessment will be made primarily by a review of Navy records (including the 1991 MCAS El Toro Master Plan Report), supplemented by visual surveys to provide a factual basis for determining where existing on-site roadways are suitable to provide primary access to commercially developed property or major public facilities. Transportation-related information within the area of influence around the base, as well as information from on-base conditions will be summarized and presented in *Technical Report 5: Transportation Background and Conditions.*

Task C Deliverables

- Technical Report 2: *On-Base Facilities, Structures, Infrastructure; and Personal Property;*
- Technical Report 3: *Environmental "Red Flags"*;
- Technical Report 4: *Community Character and Conditions;*
- Summary Matrix of Adjacent Community Issues;
- Technical Report 5: *Transportation Background and Conditions;*
- Monthly Progress Reports

Task C Key Staff

- Task Leader: Tim Dreese
- Support Staff: Dennis Nelson; Terry Austin; Pat Shoemaker; Brian Speegle

Task C Total Hours

	Total Hours	Rate/Hour
• Sr. Professional	360	$100
• Professional	580	$ 90
• Jr. Professional	660	$ 70
• Technician	284	$ 50
• Aviation Consultants	40	$125

Task C Time Frame

- July 15, 1994 - December 15, 1994

TASK D: COMPETITIVE MARKET ANALYSIS

Any development plan must be rooted in economic reality and supported by accurate and up-to-date data. To meet this requirement, the PBS&J Planning Team will analyze the market and financial feasibility of potential land uses, both independently and together, to determine compliance with established economic goals. Components of this study will include the following:

Sub-Task D1: Economic Opportunities Inventory

The purpose of the sub-task will be to create a "composite picture" of the region, and associated forecasts, based upon a variety of sources and inputs. The majority of this Sub-Task will be based upon existing current studies, each of which presents a "snapshot" of a portion of the regional economic picture (i.e. recent studies by Empire Economics, Chapman University, University of California at Irvine, as well as other studies commissioned for the MCAS El Toro retention effort). Additional original research will be recommended only if considered to be necessary. The qualifications, assumptions and conclusions related to using secondary information will be clearly identified and evaluated in the Technical Report.

As a basis for the competitive market analysis, the PBS&J Planning Team will first conduct regional and Orange County economic overviews (based on a combination of primary and secondary research) to establish the economic development context which might influence future development at the El Toro property. Additionally, regional commercial development and housing demand forecasts over the next ten to twenty-year period will be prepared to determine the context of growth and the size of the potential market for capture.
Based on the overall economic environment in the region, the range of potential land uses for the property will be suggested. These may include Residential, Industrial, Office/Business Park, Retail, Entertainment/Leisure, and/or Recreation, as well as other land uses which might be considered appropriate.

The general inventory and analysis effort will include a review of existing reports and data; a review of recent development trends, including both residential and non-residential land uses; forecasts of short-term demand potential for a variety of land use types; and, an evaluation of these elements in the context of existing on-base facilities and opportunities within the Federal screening process.

Sub-Task D2: Evaluation of Demographic and Market Trends and Opportunities

A market demand analysis must recognize not only the interests of federal, state, county, and municipal government entities, it must also take into account and understand the economic characteristics and concerns of neighborhoods, communities, and commercial enterprises which will be impacted by the closing of MCAS El Toro. Reuse planning and resulting demand will be driven primarily by the urgency to recover the loss of the economic and employment base.

To address this need, the evaluation of demographic and market trends will be completed for current, short-term, and long-term planning horizons. Where applicable, low, medium, and high-growth scenarios reflecting the many possible development options will be prepared, in part, based on the data collected in Sub-Task D1, described above. As the analysis continues, the Team will integrate forecasts of population, employment, and of housing, commercial, industrial uses and other uses considered significant. The extended planning horizon will necessarily reflect ideas and options that current trends, used as the exclusive indicator, might not support. Case studies and input obtained through the ETRPA process will be invaluable in determining what parameters must be imposed in the master plan.

As part of this Sub-Task, the PBS&J Planning Team will identify the sources of demand, evaluate the market supply, and recommend an appropriate mix of uses that will capitalize on area strengths and opportunities. The demand will be derived from the present and projected population within the primary market area. The supply will be derived from an analysis of the competitive market area including a survey of selected projects that will compete with the future redevelopment at the Base. All projects will be analyzed with regard to product type, date of development, location, size, absorption history, rents, vacancies, project amenities, underlying land values, and renter profiles. The end result of this analysis will be an identification of optimal user types, absorption projections, price and size ranges, development timing and phasing, and supportable land values.

Sub-Task D3: Analysis of On-Base Economic Development Potential

The inventory and market analysis indicated in the above Sub-Tasks provide the necessary perspective to develop an overall profile of the Base and facilities under various scenarios and assumed Time Frames. This profile will be the basis for combining and desegregating the many uses which will be possible. This economic analysis will reflect the potential for reuse, intensification of uses, in-

fill, development or redevelopment where market and/or physical conditions warrant. It will also evaluate the various requirements, options, reuse requests, and federal property transfer considerations resulting from the Federal screening process.

Sub-Task D4: Preparation of the Competitive Market Analysis Report

Information collected and evaluated as part of the Competitive Market Analysis Task will be documented in *Technical Report 6: Competitive Market Analysis* . This report will include segments which address each of the key market and economic components, including economic opportunities, demographic and market trends, as well as on-base economic development potential. This

Report will be prepared as a separate document for distribution to selected individuals and groups, and formatted (and updated) as a major component of the *Final Community Reuse Master Plan Report.*

Task D Deliverables

- Technical Report 6: *Competitive Market Analysis*;
- Monthly Progress Reports

Task D Key Staff

- Task Leader: Richard Gollis
- Support Staff: Anders Platt; Marta Borsanyi

Task D Total Hours

	Total Hours	Rate/Hour
• Principal	584	$ 125
• Sr. Professional	64	$ 100
• Professional	520	$ 90
• Tech/Admin.	1020	$ 50

Task D Time Frame

- August 1, 1994 - December 15, 1994

TASK E: DATA ANALYSIS AND FINDINGS

Based on the information collected as a result of the previous Tasks, the Planning Team will evaluate the information in terms of the Project Goals and Performance Guidelines formulated as part of Tasks A and B. This will occur in close coordination with the staff of the respective agencies providing the information, in order to ensure that the data is interpreted accurately. The following Sub-Tasks will be conducted:

Sub-Task E1: Environmental Analysis

Based on the results of the environmental review and inventory activities conducted in Sub-Task C3, the Planning Team will prepare a composite analysis of applicable resources, along with an overall *Environmental Sensitivity Map* to illustrate low, moderate, and high levels of sensitivity for future development.

Sub-Task E2: Asset Suitability Evaluation

Using the data obtained as a result of Sub-Task C2, the Planning Team will systematically evaluate all building types, specific unique structures, facilities, infrastructure and personal property in terms of general condition (for future potential uses), intensification, in-fill, and/or reuse.

Preliminary criteria for evaluation of facilities and structures will include current use; construction materials; layout flexibility or expansion capability for new uses; lot size/coverage; and, land availability for parking, among others. Also to be analyzed will be data related to estimated life; annual maintenance costs; asbestos removal costs (if available from the Navy); deferred maintenance costs; number of stories; cooling and heating systems; cost of upgrading versus cost of new construction; and, other similar evaluation characteristics.

Analysis criteria for on-base infrastructure will include size and condition of systems; opportunities for consolidation and/or expansion; condition and/or estimated life of the system; cost to upgrade vs. cost to replace to meet private-sector standards; and, the ability to be served by local service companies, and other similar evaluation characteristics.

An *Asset Suitability Map* will be prepared to illustrate which buildings and/or facilities and infrastructure systems should be considered, might be considered, or should not be considered for future short-term and/or long-term use.

Sub-Task E3: Consideration of Existing Adjacent Community Land Uses, Policies, and Regulations

The analysis of adjacent influences (such as zoning, transportation patterns, and land uses) will focus primarily on compatibility issues, for both short-term and long-term impacts, considering influences primarily from adjacent jurisdictions, as well as the influence of reuse proposals on adjacent land use.

Elements of this analysis will also include existing developed areas, park and open space opportunities and linkages, trail and pedestrian linkages, road, street and parkway linkages and macro-scale urban design considerations (such as edges, seams, focal points, developed and undeveloped areas, etc.). One of the Sub-Task results will be an *Urban Design and Open Space Framework Map* to assist PBS&J in the formulation of the three Alternative Land Use Scenarios.

Sub-Task E4: Opportunities and Constraints Report (OCR)

The result of the above analyses will be combined into a summary *Asset Suitability Map*, which will indicate, among other information, the areas of "build" and "no - build" within the El Toro base boundary. To describe and explain this and other aspects of the inventory and analysis phases, the Planning Team will prepare *Technical Report 7: Opportunities and Constraints (OCR).* The Report will be organized and produced as a stand-along document for general distribution, and to meet the needs of the Final Report. Generally, this will include a full description of planning activities, processes, and findings associated with the inventory, mapping and evaluation of relevant physical, political, and economic data on and adjacent to MCAS El Toro. The level of detail provided will be limited to that obtained during the inventory activities, and will reflect the "conceptual master planning" nature of the overall planning process.

Task E Deliverables

- Environmental Sensitivity Map;
- Asset Suitability Map;
- Urban Design and Open Space Framework Map;
- Technical Report 7: *Opportunities and Constraints Report (OCR)*;
- Monthly Progress Reports.

Task E Key Staff

- Task Leaders: Tim Dreese
- Support Staff: Bill Vardoulis; Dennis Nelson; Terry Austin; Pat Shoemaker; Brian Speegle

Task E Total Hours

	Total Hours	Rate/Hour
• Principal	256	$125
• Sr. Professional	284	$100
• Professional	624	$ 90
• Jr. Professional	640	$ 70
• Technician	40	$ 50

Task E Time Frame

- November 15, 1994 - February 15,1995

TASK F: CONCEPTUAL MASTER PLANNING

After completion of the previous Tasks and Sub-Tasks, and after reviewing the seven Technical Reports with the ETRPA Management Team, Executive Council, and Board of Directors, the PBS&J Planning Team will formally begin the conceptual master planning phase of the project. PBS&J will utilize a "team" approach to this activity, incorporating a series of in-house consultant planning sessions which will include all major team members (including Leigh Fisher & Associates, the Aviation Consultant) in order to formulate realistic and workable, yet creative alternatives which meet the needs of the community, and which can be considered favorable by the Navy under existing Federal statutes. These Sub-Tasks will be following during this intense conceptual planning phase:

Sub-Task F1: Alternative Land Use Scenarios

During this Sub-Task, the PBS&J Planning Team will begin to formulate three (3) Alternative Land Use Scenarios for reuse of MCAS El Toro; one scenario will include civilian aviation use(s), based on the results of the Aviation Feasibility Study. Data and analysis regarding the nature and feasibility of potential civilian use(s) will be provided to the PBS&J Planning Team in the form of an Aviation Feasibility Study prepared for ETRPA by Leigh Fisher & Associates. This Report will be included as part of the Master Consultants report as *Technical Report 8: Aviation Feasibility*. It is also understood that each of the three scenarios might include several plan variations. Elements of each Alternative Land Use Scenario will include at least the following:

- Land Use Types, Locations, Acreages, and Densities;
- Transportation Circulation Patterns and Linkages;
- Open Space and Urban Design Framework;
- Potential Acquisition and Disposition Strategies;

Sub-Task F2: Acquisition and Disposal Analysis

The new provisions of the 1994 Defense Authorization Bill (particularly Section 2904) will offer a totally new opportunity for communities to purchase property simply and directly from the Navy. In addition to the traditional Public Benefit Conveyances (PBC's)(i.e. education, health, park and recreation, aviation, etc.), the community will be able to purchase property over time or enter into a "joint venture" with the Navy - with incremental release of land over time to the community and/or the private sector. These new opportunities will depend upon new regulations soon to be issued by the Office of the Secretary of Defense and the Navy.

Throughout the planning process, and particularly during the formulation of Alternative Land Use Scenarios, the PBS&J Planning Team's Legal Consultant will provide the legal oversight necessary for the completion of a reuse plan for the base. This essential Sub-Task will include the review of The Final Community Reuse Master Plan Report, which will ensure that the community's reuse plan will receive expeditious review by DoD, to help facilitate an ultimate Record of Decision by the Navy which will allow for civilian reuse of the base.

During the planning process, potential users will be requesting consideration for acquisition of facilities (through public benefit conveyances or sale, long-term and short-term leases, and/or joint venture proposals). The Executive Director, as part of the PBS&J Planning Team will oversee this screening process, with the support of ETRPA staff. Activities will include not only the documentation of use requests, but also coordination with ETRPA staff in working with the various user groups, including homeless providers, to develop a screening process which best serves the community.

Also during this period, the PBS&J Legal Consultant will review federal military base closure and environmental law, including the Surplus Property Act of 1944; the Federal Property and Administrative Services Act; the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510) and its amendments; the Comprehensive Environmental Response Compensation Liability Act (the Superfund Law); the Clear Air Act; the McKinney Act; and the Endangered Species Act related to the closure of MCAS El Toro. Services will also include coordination with the Office of Economic Adjustment of DoD, the Department of the Navy, and other federal offices to ensure that all requirements associated with the preparation of a reuse plan are met.

Included in this Sub-Task will be the monitoring of changes in applicable federal laws as well as promoting the interests of the ETRPA at the direction of the Executive Management Team to bring about beneficial changes to applicable laws. This same level of coordination will be performed at the State level, especially as it relates to further activities of the Governor's Base Closure Task Force and related legislation affecting the base.

Through this effort, the Legal Consultant will advise the ETRPA and the Executive Management Team, not as general counsel, but as sub-consultant to PBS&J, the Master Consultant responsible for preparation of the reuse plan alternatives. Information will be communicated to ETRPA through attendance at meetings, the preparation of written status reports of activities, and the review of documents prepared by the PBS&J Planning Team.

As part of this communication effort, *Technical Report 9: Acquisition and Disposition Analysis* will be prepared. This Report will be produced as a stand-alone document for review and distribution to the Executive Council and Board of Directors, and will become a major element in the *Final Community Reuse Master Plan Report*.

As a result of this analysis (undertaken with review and comment by the Advisory Committees and Executive Council), modification and enhancement of each of the three land use scenarios might be necessary. It is anticipated that several iterations will be required before the Executive Council can reach agreement on the specific components, configurations, and disposition strategies for the three Alternative Land Use Scenarios to be forwarded to the Board of Directors for their review and consideration.

Before the Executive Council has forwarded its recommendations to the Board of Directors, PBS&J will prepare *Technical Report 10: Alternative Land Use Scenarios*, to provide a thorough description of each plan scenario and associated disposition strategy, as well as discuss how each plan meets community and federal objectives. This Report will be prepared as a stand-alone document, and will serve as an element of the *Final Community Reuse Master Plan Report*.

Task F Deliverables

- Three (3) Alternative Land Use Scenarios;
- Comparative Analysis Matrix;
- Technical Report 8: *Aviation Feasibility Report*
- Technical Report 9: *Acquisition, and Disposition Strategies*;
- Technical Report 10: *Alternative Land Use Scenarios*;
- Monthly Progress Reports.

Task F Key Staff

- Task Leader: Tim Dreese
- Support Staff: Dan Miller; Bill Vardoulis; Dennis Nelson; Terry Austin; Richard Gollis; Pat Shoemaker; Brian Speegle; Jane Samson; Leigh Fisher & Associates

Task F Total Hours

	Total Hours	Rate/Hour
• Principal	772	$125
• Sr. Professional	760	$100
• Professional	1004	$ 90
• Jr. Professional	620	$ 70
• Technician	440	$ 50
• Legal Services	610	$163.28 (Average)
• Aviation Consultants	60	$171.67 (Average)

Task F Time Frame

- January 15, 1995 - July 15, 1995

TASK G: SELECTION AND SUBMITTAL OF THE COMMUNITY REUSE MASTER PLAN

This major Task of the PBS&J Planning Team Scope of Work will result in the selection of the three (3) Final Alternative Land Use Scenarios to be presented to the Navy and the EIS process, and the Community Reuse Plan for MCAS El Toro. Included as part of this Task are the following Sub-Tasks:

Sub-Task G1: Board of Directors Review

After the Executive Council has forwarded three Alternative Land Use Scenarios to the Board for its review and comment, PBS&J will provide the Board with an *Executive Summary* of the previous ten (10) Technical Reports. PBS&J will present and discuss with the Board the results and recommendations of the Executive Council, as discussed in *Technical Report 10: Alternative Land Use Scenarios.* This presentation will serve as the initial step in facilitating the Board's ultimate selection of the Community Reuse Master Plan.

Sub-Task G2: Refinement of Alternative Land Use Scenarios - Consensus Building

The Planning Team will work directly with the Board of Directors, as needed, to assist them in refinement, modification, and/or development of the three Final Alternative Land Use Scenarios and associated Disposition Strategies, and in the selection and/or formulation of the Community Reuse Plan. It is anticipated that this will be an iterative process, with the Planning Team making plan refinements, modifications, and presentations to the Board throughout this phase of the study. As a result of this Sub-Task, the Board of Directors will have made their final decisions regarding the ultimate plans for development of El Toro to be forwarded to the Navy for consideration in its Record of Decision.

Sub-Task G3: Final Alternative Land Use Scenarios and Selection of the Community Reuse Master Plan

After the Board of Directors has made its decisions regarding the Final Alternative Land Use Scenarios and Community Reuse Master Plan, the Planning Team will graphically illustrate the selected Reuse Plans for distribution to selected individuals, agencies, and interested parties, and for incorporation into the *Final Community Reuse Master Plan Report.* Each of the selected Final Alternative Land Use Scenarios and Community Reuse Master Plan (if different from one of the three alternatives), will include the following:

- Sub-Areas and their intended uses to be transferred to other Federal Agencies;
- Sub-Areas to be transferred for homeless assistance or other public purposes;

- Sub-Areas and their intended uses to be sold at fair market value;
- Sub-Areas and their intended uses to be conveyed without initial consideration for economic development;
- Transportation Circulation Patterns and Linkages;
- Open Space and Urban Design Framework; and,
- Personal Property Identification and allocation.

Sub-Task G4: Final Community Reuse Master Plan Report.

After completion of the above Tasks, the PBS&J Planning Team will prepare the *Final Community Reuse Master Plan Report,* which will include an update (as needed) of all ten (10) Technical Reports, along with appropriate plans, graphics, matrices, and charts to fully explain the planning process followed; after review and final approval by the Executive Council and Board of Directors, it will be forwarded to the Navy for consideration in making the Record of Decision (ROD).

Task G Deliverables

- Executive Summary of ten (10) Technical Reports;
- Presentation and Discussion of Technical Report 10: *Alternative Land Use Scenarios;*
- Three (3) Final Alternative Land Use Scenarios (including one aviation-related scenario);
- Community Reuse Master Plan;
- Final Community Reuse Master Plan Report;
- Monthly Progress Reports.

Task G Key Staff

- Task Leader: Dan Miller
- Support Staff: Sharon Browning; Bill Vardoulis; Tim Dreese

Task G Total Hours

	Total Hours	Rate/Hour
• Principal	812	$125
• Sr. Professional	320	$100
• Professional	252	$ 90
• Jr. Professional	180	$ 70
• Technician	160	$ 50
• Aviation Consultant	20	$125

Task G Time Frame

- July 15, 1995 - January 15, 1996

TASK H: OFFICE OF EXECUTIVE DIRECTOR

The Executive Director of the El Toro Reuse Planning Authority needs to be an individual who understands and is sensitive to the complexities of developing a community reuse plan. This individual must have the ability to understand and react to the significance of events without being influenced by changing attitudes, conflicting special interest groups, or his/her own prejudices.

Primary responsibilities of the Executive Director will include:

- Serve as administrative support to ETRPA; responsible for the coordination of all ETRPA planning activities within the policies established by the ETRPA's Board of Directors; serve as administrative support and staff to the Executive Council;
- Develop the Executive Council's Bylaws, process, and structure;
- Ensure that policy directives of the ETRPA Board are carried out;
- Exercise consistency in management decisions relative to process and procedure;
- Regularly coordinate with the Executive Management Team and assigned staff to resolve operational and procedural issues;
- Direct and coordinate with the Master Consultant Project Director to ensure that his responsibilities are fulfilled;
- Work with ETRPA Management Team to identify, screen, and document potential base use requests;
- Oversee the establishment of an ongoing coordination and public participation process to encourage a strong working relationship within the Advisory Committees, Executive Council, Board of Directors, the community at-large, and public agencies.

The Executive Director will be supported by a Junior Professional and Administrative Assistant. The role of the Junior Professional will include preparation of reports and other documents for the Executive Director, coordination with other PBS&J Planning Team members regarding products, schedules, and other items of interest or needed by the Executive Director.

The role of the Administrative Assistant will include the services of secretary, receptionist, sub-consultant administartive coordination, meeting organization, report generation and distribution, and other similar duties.

Task H Deliverables

- Monthly reports to the Executive Council and Board of Directors

Task H Key Staff

- Task Leader: Dan Miller;
- Support Staff: Professional Assistant and Secretary

Task H Total Hours

	Total Hours	Rate/Hour
• Principal	920	$125
• Professional	960	$ 90
• Technician	960	$ 50

Task H Time Frame

- July 15, 1994 - January 15, 1996

Task	Sub-Task	Description	Class Rate	Total $	% of Total
A		Issues, Project Goals, and Performance Guidelines			
	A1	Issues Identification		91,100	4.14%
	A2	"Visioning" Workshops		48,540	2.21%
	A3	Project Goals and Performance Guidelines		92,600	4.21%
	A4	Documentation		32,850	1.49%
		Total Task A		265,090	12.05%
B		Public Participation			
	B1	Public Meetings		130,680	5.94%
	B2	Community Outreach		216,600	9.84%
		Total Task B		347,280	15.78%
C		Data Collection			
	C1	Review Existing Resource Data		19,400	0.88%
	C2	Inventory Existing On-Base Conditions and Quality		62,040	2.82%
	C3	Inventory Existing Environmental Conditions		25,200	1.15%
	C4	Inventory of Existing Adjacent Community Land Uses and Conditions		10,800	0.49%
	C5	Inventory of Existing Master Plans		24,160	1.10%
	C6	Traffic and Transportation Conditions		12,000	0.55%
		Total Task C		153,600	6.98%
D		Competitive Market Analysis			
	D1	Economic Opportunities Inventory		45,900	2.09%
	D2	Evaluation of Demographic and Market Trends		63,100	2.87%
	D3	Analysis of Economic Development Potential		55,600	2.53%
	D4	Preparation of the Competitive Market Analysis Report		12,600	0.57%
		Total Task D		177,200	8.05%

Task	Sub-Task	Description	Class Rate	Total $	% of Total
E		Data Analysis and Recommendations			
	E1	Environmental Analysis		24,160	1.10%
	E2	Asset Suitability Evaluation		70,200	3.19%
	E3	Analysis of Existing Adjacent Plans		39,200	1.78%
	E4	Opportunities and Constraints Report		29,800	1.35%
		Total Task E		163,360	7.42%
F		Conceptual Master Planning			
	F1	Preliminary Alternative Land Use Scenarios		157,600	7.16%
	F2	Acquisition, Ownership and Disposal Alternatives		121,800	5.54%
	F3	Transportation Modeling		27,800	1.26%
	F4	Comparative Plan Analysis		130,960	5.95%
		Total Task F		438,160	19.91%
G		Selection and Submittal of Preferred Community Reuse Plan		179,280	8.15%
H		Office of Executive Director		249,400	11.34%
		Total All Tasks		1,973,370	89.69%
		Reimbursables		226,847	10.31%
		Total		2,200,217	100.00%

* *10 % of the contract amount may be shifted between tasks at the direction of the Program Administrator*

Community Background/Socio-economic Environment of Orange County

GEOGRAPHY AND DEMOGRAPHY

Orange County is a coastal county encompassing 786 square miles situated in the heart of Southern California. It is bordered on the north by Los Angeles and San Bernardino Counties, on the east by Riverside County, on the south by San Diego County, and on the west by nearly 42 miles of Pacific Ocean shoreline.

Orange County is the third most populated county in the State of California with a current (January 1, 1993) estimated population of nearly 2.6 million people. The population base of the county has been growing, increasing by approximately 200,000 persons since the 1990 Census. It is expected to reach 2.9 million by the end of this century.

The population is very racially and culturally diverse. Results from the 1990 Census indicate that 64.5 percent of the population was Anglo, 23.4 percent was Hispanic, 10 percent was Asian and Pacific Islander, 1.6 percent was Black, 0.4 percent was American Indian, Eskimo & Aleutian, and 0.1 percent was Other. The Vietnamese population is the largest of any area in the nation, and the Hispanic population is the second largest in California.

Orange County's adult population is highly educated and skilled. Of the population 25 years or older, 81.2 percent are high school graduates, 61.1 percent have attended college, and 27.9 percent have college degrees. These percent are above the state averages of 76.2 percent, 53.9 percent, and 23.3 percent respectively. Almost one-third of the work force is in managerial and professional occupation.

The county has 31 incorporated cities ranging in size from 6,400 people for Villa Park to nearly 310,000 for Santa Ana. Eight cities (Anaheim, Costa Mesa, Fullerton, Garden Grove, Huntington Beach, Irvine, Orange and Santa Ana) have populations over 100,000 and together they account for 1.4 million people or 54 percent of the County's total population. Its landscape is a mosaic of residential developments, business parks, and shopping malls.

ECONOMY

Over 1.4 million persons residing in the county are in the labor force. According to the 1990 Census, 82 percent of the employed Orange County residents worked at locations inside the county. Erosion of the County's employment base has resulted in rising levels of unemployment. The number of unemployed has risen from 41,500 in 1989, which was the peak of employment in the county, to a current figure 83,500. The unemployment rate has increased from 2.0 to 6.0 during this same period.

There are approximately 1.1 million current wage and salary jobs in Orange County. Another

110,000 jobs fall into the self-employed category. The rate of self-employment has been increasing as the number of full time jobs with benefits are being eliminated as many industries are restructuring. Overall, wage and salary employment in Orange County declined 6.3 percent between 1990 and 1992 due to the effects of the current recession. Other areas, notably construction and durable goods manufacturing began declining before the recession began due to cutbacks and restructuring. The most recently published wage and salary employment (May 1993) is presented in Table 1.

Table 1

Agriculture, forestry and fisheries	9,100
Mining	1,000
Construction	44,500
Manufacturing	210,400
Manufacturing-Nondurable goods	(66,600)
Manufacturing-Durable Goods	(143,800)
Transportation and Public Utilities	36,200
Wholesale Trade	76,900
Retail Trade	198,200
Finance, Insurance and Real Estate	93,200
Services	323,100
Government	129,900
Total	1,122,500

Mining. Mining is the smallest industry in Orange County. This industry has lost about 300 jobs since 1989 as oil companies scale back their oil and gas extraction. With continued closing of oil and gas fields, little or no growth can be expected in this sector.

Construction. Construction in Orange County accounts for 44,500 jobs which is down from 72,500 in 1989, its peak year. The Construction industry has been among those sectors hardest hit in the current recessionary period as both residential and commercial building have slowed significantly. It is projected that construction industry will not rebound to its original strength until the latter part of this decade.

Manufacturing. Manufacturing accounts for approximately nineteen percent of the wage and salary jobs in Orange County. Manufacturing share of total employment has been declining over the past five years. Since 1988, there has been a loss of 48,500 manufacturing jobs.

The bulk of this decline has been in the Durable Goods field, primarily in High Tech industries and in Lumber, Wood and Furniture.

Transportation and Public Utilities. There are currently 36,200 jobs in the Transportation and Public Utility sector. This sector has experienced a slight decline during the current recession with a total job loss of just over 1,000 jobs since 1990.

Wholesale Trade. Wholesale Trade in Orange County has seen slight increases every year since 1983 up through 1990. Since then there has been a loss of just under 5,000 jobs.

Retail Trade. This sector has suffered considerably due to the recession and its attendant reduced levels of consumer spending, and a continued growth of "warehouse store" market. This sector has lost nearly 24,000 jobs since 1990. Nevertheless, retail trade still continues to be significant in the Orange County economy employing nearly seventeen percent of the wage and salary employees.

Finance, Insurance and Real Estate. Orange County jobs in Finance, Insurance and Real Estate have steadily increased since 1972, except for the 1982 correction. This slight but steady increase turned into a slight decline since 1989 due to bank mergers, shutdowns, and a very sluggish real estate market.

Services. The Services industry represent the largest sector of Orange County's employment base accounting for nearly twenty-nine percent of the jobs. Although this sector has not been immune to the recent recession, continued long range growth is expected. The largest areas of growth should continue to be in Health Services and Business Services.

Government. The government sector in Orange County has experienced slight growth primarily in those areas of service that are directly tied to population increases. Although population continues to growth and create more demand for services, budgetary constraints are expected to temper growth in this area.

EL TORO REUSE PLANNING PROCESS
BUDGET NARRATIVE

	FEDERAL	NON-FEDERAL	TOTAL BUDGET
PROFESSIONAL SERVICES			
I. Tasks			
A. Issues, Project Goals, & Performance Guidelines	$188,690	$75,000	$263,690
B. Public Participation	$218,780	$125,000	$343,780
C. Data Collection	$153,600	$0	$153,600
D. Competitive Market Analysis	$177,200	$0	$177,200
E. Data Analysis & Recommendations	$158,760	$0	$158,760
F. Conceptual Master Planning	$351,460	$100,000	$451,460
G. Selection & Submittal of Preferred Reuse Plan	$175,480	$0	$175,480
H. Office of Executive Director	$249,400	$0	$249,400
(Subtotal Professional Services A-H)	$1,673,370	$300,000	$1,973,370
II. Reimbursables	$226,847	$0	$226,847
TOTAL PROFESSIONAL SERVICES	$1,900,217	$300,000	$2,200,217
PROJECT MANAGEMENT (In Kind Contribution)	$0	$796,401	$796,401
GRAND TOTAL	**$1,900,217**	**$1,096,401**	**$2,996,618**

Attachment 5

EL TORO REUSE PLANNING AUTHORITY
OFFICE OF EXECUTIVE DIRECTOR - WAGE DETAIL

TITLE	HOURLY RATE*	x	# OF HOURS**	=	TOTAL
EXECUTIVE DIRECTOR	$125		920		$115.000
SPECIALIZED PROFESSIONAL	$90		960		$86.400
SECRETARY	$50		960		$48.000
TOTAL					$249.400

* Includes Fringe Benefits
** Total hours expended over 22 month period.

JOB DESCRIPTIONS

TASK H: OFFICE OF EXECUTIVE DIRECTOR

The Executive Director of the El Toro Reuse Planning Authority needs to be an individual who understands and is sensitive to the complexities of developing a community reuse plan. This individual must have the ability to understand and react to the significance of events without being influenced by changing attitudes, conflicting special interest groups, or his/her own prejudices.

Primary responsibilities of the Executive Director will include:

- Serve as administrative support to ETRPA; responsible for the coordination of all ETRPA planning activities within the policies established by the ETRPA's Board of Directors; serve as administrative support and staff to the Executive Council;
- Develop the Executive Council's Bylaws, process, and structure;
- Ensure that policy directives of the ETRPA Board are carried out;
- Exercise consistency in management decisions relative to process and procedure;
- Regularly coordinate with the Executive Management Team and assigned staff to resolve operational and procedural issues;
- Direct and coordinate with the Master Consultant Project Director to ensure that his responsibilities are fulfilled;
- Work with ETRPA Management Team to identify, screen, and document potential base use requests;
- Oversee the establishment of an ongoing coordination and public participation process to encourage a strong working relationship within the Advisory Committees, Executive Council, Board of Directors, the community at-large, and public agencies.

The Executive Director will be supported by a Junior Professional and Administrative Assistant. The role of the Junior Professional will include preparation of reports and other documents for the Executive Director, coordination with other PBS&J Planning Team members regarding products, schedules, and other items of interest or needed by the Executive Director. Specific responsibilities of this Junior Professional (in support of the Executive Director) primarily will include:

- Primary support to project management staff;
- Supervise and assign priorities to other project clerical staff;
- Maintain office supplies for the El Toro project;

- Work with all equipment vendors in regard to maintenance, contract negotiation and compliance;

- Maintain a work schedule for all meetings and mailings to ensure information is provided in a timely and usable format;

- Schedule meetings, including rooms reservations, setup, catering, and working with hospitality staff;

- Maintain procedures for smooth coordination between the Office of the Executive Director, the Executive Management Team, the Executive Council, and the ETRPA Board of Directors;

- Maintenance of project files, reports, documents, and other project-related materials;

- Maintain a workbook on all Advisory Committees;

- Maintain reference library of information concerning base closures, including McKinney Act, economic redevelopment issues, and other related issues;

- Attendance, as required by the Executive Director, at Committee meetings to assist in preparation.

The role of the Administrative Assistant will include the services of secretary, receptionist, sub-consultant administrative coordination, meeting organization, report generation and distribution, and other related activities. Specific responsibilities of the Administrative Assistant will include:

- Act as office receptionist, answering the phone and directing calls. This person will also meet the visitors to the office and direct them to the staff person with whom they need to meet;

- Make all travel arrangements for Executive Director and staff;

- Office copying and distribution;

- Maintain a cross reference filing system;

- Provide secretarial support to the Executive Director, Project Director, and Deputy Project Director, including the typing of all correspondence and final formatting of reports, memoranda, etc.;

- Assist will all mailings from the Office of the Executive Director, including pick up and distribution of incoming mail, posting all out-going mail, maintaining postage log, and related duties;

- Attendance, as required by the Executive Director, at Committee meetings to assist in preparation.

EL TORO REUSE PLANNING AUTHORITY
PROJECT MANAGEMENT - WAGE DETAIL

JURISDICTION	AGENCY/ TITLE	HOURLY RATE	x	# OF HOURS	=	TOTAL
COUNTY	*CAO:*					
	County Administrative Officer	$54.35		180		$9,783
	Senior Staff Analyst	$54.35		3,450		$187,508
	Planner IV	$54.35		600		$32,610
	County Counsel:					
	Deputy Counsel	$112.00		180		$20,160
	Environmental Management:					
	Planning Manager	$69.00		40		$2,760
	Senior Planner	$69.00		3,450		$238,050
	John Wayne Airport:					
	Manager/Gov't Relations	$54.32		80		$4,346
CITY OF IRVINE	City Manager	$52.78		180		$9,500
	Manager/Planning Services	$52.78		375		$19,793
	Senior Planner	$52.78		3,450		$182,091
CITY OF LAKE FOREST	City Manager	$50.45		180		$9,081
	Assistant to City Manager	$50.45		1,600		$80,720
TOTAL						$796,401

ORIGINAL
CLERK OF THE BOARD
ORANGE COUNTY

AGREEMENT CREATING THE EL TORO REUSE PLANNING AUTHORITY

INTRODUCTION

This Agreement establishing the El Toro Reuse Planning Authority ("Authority") is made and entered into between the following public agencies.

a. County of Orange

b. City of Irvine

c. City of Lake Forest

RECITALS

A. WHEREAS, the proposed closure of Marine Corps Air Station El Toro ("MCAS El Toro") will have an adverse economic impact upon the community, and therefore it is necessary for those communities so affected to determine the best reuse for that facility.

B. WHEREAS, the purpose for the creation of the Authority is to expeditiously develop a reuse plan for the conversion of El Toro to civilian use which promotes economic recovery, creates jobs and is environmentally sensitive.

C. WHEREAS, it is the objective of the Authority to develop and submit a reuse plan to the Department of Defense for the conversion of El Toro to civilian use as expeditiously as possible in order to accelerate economic stimulus to the community.

D. WHEREAS, it is the objective of the Authority to explore all feasible alternatives and allow broad public input in developing a reuse plan.

E. WHEREAS, it is the objective of the Authority to encourage public-private partnerships in developing a reuse plan for El Toro.

F. WHEREAS, it is the objective of the Authority to evaluate potential land uses which will be incorporated into the development of a General Plan Amendment, Zone Change and/or Specific Plan and Environmental Impact Report by the County of Orange and City of Irvine subsequent to the Record of Decision for MCAS, El Toro.

G. WHEREAS, it is the objective of the Authority to conduct an environmental evaluation of potential reuses with regard to land uses, air quality, circulation, noise and hazardous waste impacts, in order to evaluate its development potential.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties hereto agree as follows:

1.

CREATION OF THE AUTHORITY

This Agreement is hereby entered into pursuant to the provisions of Chapter 5, of Division 7 of Title 1 of the Government Code, beginning with Section 6500. The Authority shall be created upon approval of this Agreement by the Board of Supervisors of the County of Orange and the City Councils of the Cities of Irvine and Lake Forest. Notice of the Agreement shall be provided to the Secretary of State pursuant to Government Code Sections 6103.5 and 53051.

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2.

PURPOSE

The purpose of the Authority is to use its powers to provide a broadly based and comprehensive community planning process for evaluating feasible reuses for El Toro and to prepare a Reuse Plan for submittal to the Department of Defense.

3.

DEFINITIONS

For the purpose of this Agreement, the following words shall have the following meanings:

a. "Agreement" means this Joint Powers Agreement.

b. "Authority" means the El Toro Reuse Planning Authority.

c. "Board" means the Board of Directors of the Authority.

d. "Department of Defense" means the United States Department of Defense and its constituent subagencies and departments, e.g., Department of Navy.

e. "MCAS, El Toro" or "El Toro" means the United States Marine Corps Air Station at El Toro.

f. "Executive Council" means the Executive Council which reports to the Board of Directors.

g. "Fiscal Year" means July 1st to and including the following June 30th.

h. "Member Agency" means any public entity having an elected official on the Board of Directors.

i. "Board Member" means an elected official from a Member Agency and who serves on the Board of Directors.

j. "Representative" means person designated to serve on the Executive Council of the Authority.

k. "County" means County of Orange.

l. "Reuse Plan" means the written document approved by the Board for submittal to the Department of Defense, which proposes the Authority's preferred reuse of El Toro upon its closure.

m. "Record of Decision" means the Record of Decision issued by the Secretary of Navy for disposal and reuse of MCAS, El Toro.

n. "Advisory Committee" means a committee consisting of members with technical expertise formed to assist the planning process which reports to the Executive Council.

4.

POWERS

4.1 General Powers

The Authority shall possess those powers specified in this Agreement which are necessary and implied for developing the Reuse Plan, including but not limited to the following:

a. Develop, approve and submit a Reuse Plan for MCAS, El Toro to the Department of Defense;

b. Seek and obtain funding to be administered and expended as legally permitted by the Authority;

c. Contract for consultants and necessary professional services;

d. Request from Member Agencies the services of such personnel to serve at no cost to the Authority as may be necessary to carry out this Agreement.

e. Receive contributions and donations of property, funds, services and other forms of financial or other assistance from any persons, firms, corporations and member or nonmember governmental entities for the purpose of developing the Reuse Plan;

f. Sue and be sued in its own name;

g. Seek the adoption of federal, state or local legislation to facilitate the development of the Reuse Plan.

h. Adopt rules, regulations, policies, bylaws and procedures necessary to effectuate the Authority's powers;

i. Incur debts, liabilities, or obligations subject to limitations herein set forth; and

j. Exercise those powers reasonably necessary to develop, and submit a Reuse Plan to the Department of Defense.

4.2 Manner of Exercising Power.

The power of the Authority shall be exercised in the manner authorized for the County of Orange.

5.

VOTING

A quorum of the Board shall consist of five Board Members. No action of the Board may be taken without the presence of a quorum.

Any action taken by the Board shall require the affirmative vote of a majority of those present, except that any vote to select, modify or submit to the Department of Defense a proposed Reuse Plan shall require the affirmative vote of a majority of the total Board. Each Board Member shall cast his or her own vote on all matters to come before the Board of Directors.

Any actions taken by a vote of the Executive Council shall require the affirmative vote of a majority of a quorum of the Executive Council.

6.

ORGANIZATION

6.1 Membership

The parties to the Authority shall be the Member Agencies which have executed or hereafter execute this Agreement, or amendment thereto, and which have not, pursuant to the provisions hereof, withdrawn therefrom.

6.2 Board of Directors

a. The Board of Directors shall be the governing body of the Authority. The Board of Directors shall consist of the following:

(i) Five voting Board Members from the County of Orange, who shall be the Supervisors for each of the County of Orange Supervisorial Districts.

(ii) Three voting Board Members from the City of Irvine appointed by the Irvine City Council, who shall be City Council members.

(iii) One voting Board Member from the City of Lake Forest appointed by the Lake Forest City Council, who shall be a City Council member.

b. Board Members shall not have alternates.

c. The chairman and vice-chairman of the Board shall be selected annually at the first meeting of the Board of Directors by a majority vote of the Board.

6.3 Executive Council

a. The Executive Council's primary functions shall be to oversee the development of a draft Reuse Plan, to review input of any Advisory Committees, and to submit three (3) Reuse Plans to the Board of Directors for consideration and approval. The three (3) Reuse Plans shall be submitted to the Board of Directors concurrently and with comparable analyses of economic, technical and environmental feasibility, as determined by the Board of Directors. In performing these functions, the Executive Council shall engage in a comprehensive objective process and shall give full consideration to all feasible alternatives. In this regard, one of the draft Reuse Plans to be submitted to the Board shall contain a civil aviation component and two shall not. Each Reuse Plan shall be accompanied by a comprehensive economic and technical feasibility study and draft mitigation measures to address any adverse impacts resulting from implementation of such Reuse Plan. Each Reuse Plan may contain a menu of options.

b. The Executive Council shall be appointed by the Board and composed of representatives from the County, cities within Orange County, unincorporated communities, business organizations, and universities and colleges.

Invitations for membership on the Executive Council shall be sent to the following:

(1) County and Cities Representatives

County of Orange

All Orange County Cities (31)

(2) Unincorporated Community Representatives

Aliso Viejo - Selected by the Fifth District Supervisor

North Laguna Hills - Selected by the Fifth District Supervisor

Foothill Ranch - Selected by the Third District Supervisor

Portola Hills - Selected by the Third District Supervisor

Leisure World - Selected by the Fifth District Supervisor

Rancho Santa Margarita - Selected by the Fifth District Supervisor

Coto de Caza - Selected by the Fifth District Supervisor

(3) Business Community Representatives

The Building Industry Association of Orange County
The Industrial League of Orange County
The Irvine Chamber of Commerce
The Irvine Company
The Orange County Chamber of Commerce
The South Orange County Chamber of Commerce
Partnership 2010

(4) University and College Representatives

University of California at Irvine
Chapman University
California State University at Fullerton
Saddleback Community College District

6.4 Advisory Committees

Advisory Committees shall be established by the Board of Directors. The primary functions of the Advisory Committees shall be to provide technical advice and expertise to the planning process, to review and comment on baseline inventories of environmental, facilities and infrastructure data, and to review and comment on planning and feasibility studies for reuse options at El Toro.

The Advisory Committees report to the Executive Council.

Initially, five Advisory Committees will be established which shall be:

i. Economic Development Committee

ii. Aviation Committee

iii. Transportation Committee

iv. Environmental Committee

v. Community Needs Committee

7.

PERSONNEL/STAFFING

The Authority shall request from the Member Agencies the services of such personnel to serve at no cost to the Authority as may be necessary to carry out this Agreement and shall additionally have the power to contract for temporary professional and technical services for the performance of this Agreement, provided that there are adequate sources of funds available for the payment of any such services. The Authority shall also have the power to contract with a Master Consultant/Executive Director who shall have the authority as determined by the Board to implement the purposes and objectives of the Authority.

8.

TREASURER

The Treasurer of the County of Orange shall be and shall act as the treasurer of the Authority until the Board appoints some other person to be treasurer. The Treasurer shall have the custody of the Authority money and disburse Authority funds pursuant to the accounting procedures developed in accordance with the provisions of

this Agreement, the Joint Exercise of Powers Act, and with those procedures established by the Authority. The Treasurer shall assume the duties described in Section 6505.5 of the Government Code, namely: receive and receipt for all money of the Authority and place in the Treasury of the Treasurer to the credit of the Authority; be responsible upon an official bond as prescribed by the Authority for the safekeeping and disbursement of all Authority money so held; pay, when due, out of money of the Authority so held, all sums payable, only upon warrants of the officer performing the functions of the Controller who has been designated by the Authority; verify and report in writing on the first day of July, October, January and April of each year to the Authority and to the Parties to the Agreement the amount of money held for the Authority, the amount of receipts since the last report, and the amount paid out since the last report; and perform such other duties as are set forth in this Agreement or specified by the Authority.

9.

CONTROLLER

The Auditor/Controller of the County of Orange shall be the Controller of the Authority until the Board appoints some other person to be controller. The Controller shall draw warrants to pay demands against the Authority when such demands have been approved by the Authority or by any other person authorized to so approve such by this Agreement or by resolution of the Authority. The Controller shall perform such duties as are set forth in this Agreement and such other duties as are specified by the Board.

There shall be strict accountability of all funds and reporting of all receipts and disbursements. The Controller shall establish and maintain such procedures, funds and accounts as may be required by sound accounting practices, the books and records of the Authority in the hands of the Controller shall be open to inspection at all reasonable times by representatives of the Member Agencies.

10.

AMENDMENTS

This Agreement may be amended with the approval of not less than two-thirds (2/3) of all Board Members; provided, however, that unanimous consent of all Member Agencies is required to amend any provision of this Agreement pertaining to the purpose or powers of the Authority and provided that no amendment may be made which would adversely affect the financial obligations of the Authority.

11.

LIABILITIES AND INDEMNIFICATION

a. The debts, liabilities and obligations of the Authority shall be the debts, liabilities and obligations of the Authority alone, and not of the Member Agencies or employees, unless expressly provided to the contrary herein, although a Member Agency may separately contract for, or assume responsibility for specific debts, liabilities or obligations of the Authority, as authorized by California Government Code Section 6508.1.

b. Each Member Agency agrees to indemnify and hold the Authority and all other Member Agencies harmless from any liability for damages, actual or alleged, to persons or property arising out of or resulting

from negligent acts or omissions of the indemnifying Member Agency or its employees or agents, except when acting within the scope of their duties as employees or agents of the Authority.

c. Where the Authority, or its Member Agencies in their capacities as Member Agencies or agents or employees of the Authority are held liable for injuries to persons or property, the liability of each Member Agency for contribution or indemnification for such injuries to persons or property shall be in proportion to the number of votes on the Board allocated to each Member Agency. Notwithstanding the foregoing, in the event liability is imposed upon the Authority, or any of its Member Agencies, for injury which is directly and proximately caused by the negligent or wrongful act or omission of any Member Agency in the performance of or under this Agreement, the Member Agency(ies) directly and proximately responsible for such negligent or wrongful act or omission shall defend (with counsel selected by the defending Member Agency), hold harmless and indemnify the Authority and the Member Agency(ies) not directly and proximately responsible for any claims or damages caused by such negligent or wrongful act or omission.

d. In no event, however, shall the indemnification of an employee or former employee of the Authority or Member Agency exceed that provided in Government Code Article 4 of Chapter 1 of Part 2 of Division 3.6, beginning with Section 825, as amended from time to time.

12.

DISPOSITION OF FUNDS

Upon the termination of the Authority any funds and all other assets of the Authority remaining following the discharge of all debts, obligations and liabilities of the Authority, shall be distributed to the Members in a manner proportionate to each Member's annual contributions, provided that no assets or funds shall be distributed to any Member that has withdrawn its membership.

13.

TERM

This Agreement shall be effective at such time as this Agreement has been executed by the County of Orange and the Cities of Irvine and Lake Forest. This Agreement and the Authority may terminate when the Department of Defense and/or Department of the Navy issues the Record of Decision for the MCAS El Toro, upon a majority vote of the Board Members.

14.

ASSIGNMENT

The Member Agencies shall not assign any rights or obligations under this Agreement without written consent of all other Member Agencies.

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15.

WITHDRAWAL

Any Member Agency may withdraw from the Authority for any reason by giving thirty (30) days written notice to the Board of its intention to do so.

16.

PARTIAL INVALIDITY

If any one or more of the terms, provisions, sections, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, sections, promises, covenants and conditions of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

17.

SUCCESSORS

This Agreement shall be binding upon and shall inure to the benefit of the successors of the Member Agencies.

18.

OPERATING FUNDS

The Authority shall have an initial annual operating budget of One Hundred Thousand Dollars ($100,000), the funds for which shall be contributed by the Member Agencies in proportion to the number of

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votes on the Board allocated to each Member Agency, as follows:

County of Orange (5 votes)	$ 55,556
City of Irvine (3 votes)	33,333
City of Lake Forest (1 vote)	11,111

Each Member Agency shall make its initial contribution for Fiscal Year 1993-1994 within forty-five (45) days of the Effective Date. Thereafter, each Member Agency shall make contributions to the Authority in the proportions set forth above in an amount determined by the Board of Directors.

19.

EXECUTION

The Board of Supervisors of the County of Orange and the city councils of the cities enumerated herein have each authorized

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execution of this Agreement, as evidenced by the authorized signatures below, respectively.

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

Phyllis O. Henderson
Clerk of the Board of Supervisors

COUNTY OF ORANGE

By Gaddi H. Vasquez
VICE Chairman, Board of Supervisors

Dated MAR 03 1994 SFGB

APPROVED AS TO FORM: 3-7-94

Deputy County Counsel

ATTEST:

City Clerk
City of Irvine

By

APPROVED AS TO FORM:

City Attorney

CITY OF IRVINE

By
Mayor

Dated

ATTEST

City Clerk
City of Lake Forest

By

APPROVED AS TO FORM:

City Attorney

CITY OF LAKE FOREST

By Marcia Rudolph
Mayor

Dated March 15, 1994

bpd93\70
3/7/94

THE PLANNING CENTER

1300 DOVE STREET, SUITE 100, NEWPORT BEACH, CALIFORNIA 92660 (714) 851-9444

June 28, 1994

Mr. Mike Ruane
Director, Environmental Management Agency
County of Orange
P.O. Box 4048
Santa Ana, CA 92701

RE: Independent Cost Estimate for MCAS El Toro Reuse Plan

Dear Mike:

Thank you for asking The Planning Center to prepare a cost analysis of the Work Program selected for the MCAS El Toro Community Reuse Plan. The attached Cost Analysis is a 15 page description of the assumptions made for each subtask of the Work Program and the estimated related hours involved. The Planning Center based its Cost Analysis on the information contained in the Work Program, assuming an 18 month schedule. Our approach was to prepare a reasonable cost estimate, rather than a competitive bid for the work. The level of work assumed within each subtask and the hours estimated to perform the work is based upon the collective experience and knowledge of The Planning Center staff. We were assisted by Economics Research Associates (ERA) in costing out Task D - Competitive Market Analysis. The materials submitted by ERA are also attached for reference.

Following the Cost Analysis is a spreadsheet which identifies the total labor cost by task, and the grand total for the project. The spreadsheet assigns an hourly rate for each of the personnel categories identified in the Work Program. The hourly rate assignments were based on likely commercial billing rates. Given the size of the job, its complex nature, and high degree of visibilty, the labor was generally allocated toward the senior level staff. The project estimate of $1,633,030 does not include reimbursable expenses, which are expected to range from 10% - 15% of the labor cost (or $163,303 to $244,955).

We hope that the information contained in the Cost Analysis is helpful to the County during its contract negotiations. Please contact me if you have any questions concerning our assumptions, or if we can be of further assistance. Thank you again.

Respectfully Submitted,

THE PLANNING CENTER

Susan A. DeSantis
Principal

MCAS El Toro Work Program
Cost Analysis

TASK A ISSUES, PROJECT GOALS AND PERFORMANCE GUIDELINES

SUBTASK A1: IDENTIFICATION OF ISSUES

Consultants Involved: Prime Consultant
Community Outreach Consultant

Principal Components of Subtask	Team Member	Hours
Preparation for the interviews.	Principal Senior Professional	10 hours 10 hours
Setup and coordination of the 60 interviews and the preparation of handouts.	Professional	70 hours
Conducting the Interviews *Scenario 1* Assume the interviews are held at one location, back-to back, one hour each, and over a period of 8 days.	Principal Senior Professional	80 hours 80 hours
OR		
Conducting the Interviews *Scenario 2* Assume 3 hours per interview over a period of eight days including travel time to each interview and lag time between interviews.	Principals (2) Senior Professional	120 hours each 120 hours
Summary of Results.	Principal Senior Professional Professional	6 hours 25 hours 40 hours
Consultant Team Meeting to share results.	Principals (8) Senior Professionals (3)	6 hours each 6 hours each
Presentation	Principal Senior Professional	8 hours 8 hours

SUBTASK A2: VISIONING WORKSHOPS

Consultants Involved: Prime Consultant
Community Outreach Consultant
Land Planner

Principal Components of Subtask	Team Member	Hours
Set up and coordination of Advisory Committees.	Principal Senior Professional	40 hours 40 hours
Research/prep for workshops.	Principals (2) Senior Professionals (2)	20 hours each 30 hours each
Prepare handouts, exhibits for workshop.	Principal Senior Professional Professional Technician	20 hours 40 hours 25 hours 40 hours
Executive Management Team Meeting to refine format and agenda.	Principals (2) Senior Professional	4 hours each 8 hours
Conduct three workshops - assume each workshop is 8 hours, including setup time.	Principals (2) Senior Professionals (2)	24 hours each 24 hours each
Documentation of the concepts and vision statements.	Principal Senior Professional	16 hours 20 hours

SUBTASK A3: PROJECT GOALS AND PERFORMANCE GUIDELINES

Consultants Involved: Prime Consultant
Land Planning Consultant
Community Outreach Consultant

Principal Components of Subtask	Team Member	Hours
Set-up of Workshops.	Principal Senior Professional	40 hours 20 hours
Preparation of agendas, handouts, mail package for four workshops (expectations, groundrules, background materials).	Principals (2) Senior Professional Professional Technician	30 hours each 80 hours 80 hours 32 hours

Workshop attendance: assume 4 workshops. Workshop #2 is conducted for each Advisory Committee (or 5 separate times), each Workshop takes 8 hours including set-up time.	Principals (2) Senior Professionals	64 hours each 64 hours each
Refinement of products after each workshop, including preparation of "Draft Project Goals and Performance Guidelines."	Principal Senior Professional	40 hours 120 hours

SUBTASK A4: DOCUMENTATION

Consultants Involved: Prime Consultant
Community Outreach Consultant

Principal Components of Subtask	Team Member	Hours
Preparation of Draft Technical Report 1	Senior Professional Professional Technician	40 hours 40 hours 35 hours
Review of Technical Report.	Principals (2)	8 hours each
Revisions to Technical Report.	Senior Professional Professional Technician	25 hours 20 hours 20 hours

TASK B PUBLIC PARTICIPATION

SUBTASK B1: PUBLIC MEETINGS

Consultants Involved: Community Outreach Consultant
Other Consultants as needed

Principal Components of Subtask	Team Member	Hours
Preparation of agendas, handouts, and exhibits for five public meetings. Will involve compilation of data generated by team and exhibits for five public meetings	Principal Support of Principals (4) Senior Professional Technician	40 hours per meeting or 200 hours 10 hours each 100 hours 100 hours
Public Meeting attendance at 15 meetings: assume 8 hours per meeting including travel and set-up time.	Principles (3) Senior Professional (1)	120 hours each 120 hours

SUBTASK B2: COMMUNITY OUTREACH

Consultants Involved: Community Outreach Consultant
Prime Consultant (Support)

Principal Components of Subtask	Team Member	Hours
Database development, involving working w/County & cities to develop a master list for mailings.	Senior Professional	8 hours
Ongoing maintenance of database.	Technician	10-20 hours monthly (180-360 hours)
Prepare & distribute bimonthly fact sheets.	Senior Professional Professional Technician	3 hrs/mo (54 hours) 20 hrs/mo (360 hours) 10 hrs/mo (180 hours)
Review bimonthly fact sheets.	Principal	1 hrs/mo (18 hours)
Media briefings monthly - involves preparation for and attendance at briefings. Assume principals from all firms provide input and attend.	Principals (7) Senior Professional Professional Technician	4 hrs/mo (504 hours) 4 hrs/mo (72 hours) 8 hrs/mo (144 hours) 8 hrs/mo (144 hours)
Ongoing media inquiries.	Principal Professional	20 hrs/mo (360) 30 hrs/mo (540 hours)
Feature stories - assume 6 stories, tied to milestones.	Principal Senior Professional Professional	3 hrs/story (18 hours) 10 hrs/story (60 hours) 40 hrs/story (240 hours)

TASK C DATA COLLECTION

SUBTASK C1: REVIEW EXISTING RESOURCE DATA

Consultants Involved: Prime Consultant
Traffic Consultant

Principal Components of Subtask	Team Member	Hours
Collect mapping, computerized mapping files, reports, general plans, relevant policy documents, adopted standards of impact significance from surrounding cities and County.	Principals (2) Professionals (2) Technician	6 hours each 10 hours each 40 hours

All data collected will be used to determine usefulness of available data, level of detail, adequacy of map scales.	Principals (2) Professionals (2) Technician	10 hours each 16 hours each 20 hours
Information gaps will be identified and need for future studies will be established.	Professionals (2)	8 hours each

SUBTASK C2: INVENTORY EXISTING ON-BASE CONDITIONS AND QUALITY

Consultants Involved: Prime Consultant

Principal Components of Subtask	Team Member	Hours
Conduct site inventory to identify site resources, including facilities, structures, infrastructure and personal property.	Principal Senior Professional Professionals (4) Technician	30 hours 50 hours 100 hours each 200 hours
Preparation of Technical Report 2: On-Base Facilities, Structures and Infrastructure	Senior Professionals (2) Professionals (2) Technician	10 hours each 40 hours each 30 hours
Review of Draft Report and revisions	Principal Senior Professionals (2)	20 hours 10 hours each

SUBTASK C3: INVENTORY EXISTING ENVIRONMENTAL CONDITIONS

Consultants Involved: Prime Consultant
Environmental Consultant
Traffic Consultant

Principal Components of Subtask	Team Member	Hours
Conduct inventory of full-range of existing environmental conditions.	Principals (3) Professionals (4) Technician	20 hours each 30 hours each 50 hours
Preparation of Environmental Red Flags Map.	Professionals (4) Technician	4 hours each 30 hours
Preparation of Technical Report 3: Environmental "Red Flags"	Principals (3) Professionals (4) Technician	4 hours each 10 hours each 20 hours

SUBTASK C4: INVENTORY OF EXISTING ADJACENT COMMUNITY LAND USES AND CONDITIONS

Consultants Involved: Prime Consultant
Land Planning Firm
Traffic Consultant

Principal Components of Subtask	Team Member	Hours
Data Collection and research.	Senior Professionals (2) Professional	20 hours each 20 hours
Meetings with relevant agencies - assumes the Principal from the firm doing the work attends the meeting. Assumes 3-4 meetings for each Principal.	Principals (3)	10 hours each
Preparation of Draft Technical Report 4	Senior Professionals (2)	20 hours each
Review of Draft Report and Revisions	Principals (3) Senior Professionals (2) Technician	8 hours each 25 hours each 10 hours

SUBTASK C5: INVENTORY OF EXISTING COUNTY AND COMMUNITY MASTER PLANS, POLICIES, AND REGULATIONS

Consultants Involved: Prime Consultant
Land Planning Firm

Principal Components of Subtask	Team Member	Hours
Data Collection and research.	Senior Professional (2) Professional	10 hours each 15 hours
Plan review and analysis of impact/relevance to El Toro.	Principal Senior Professional (2)	20 hours 25 hours each
Meetings with relevant agencies - assumes the Principal from the firm doing the work attends the meeting. Assumes 3-4 meetings for each Principal.	Principals (2)	10 hours each
Preparation of Summary Matrix of Adjacent Community Issues.	Senior Professional	40 hours
Review and Revisions to Matrix.	Principals (2) Senior Professional	10 hours each 25 hours

SUBTASK C6: TRAFFIC AND TRANSPORTATION BACKGROUND AND CONDITIONS

Consultants Involved: Traffic Consultant
Prime Consultant Support

Principal Components of Subtask	Team Member	Hours
Collect existing traffic data.	Principal Senior Professional	10 hours 25 hours
Evaluate general roadway conditions on base.	Principal Senior Professional	20 hours 20 hours
Prepare Technical Report 5: Transportation Background and Conditions.	Senior Professional	25 hours
Review and revisions to Technical Report.	Principals (2) Senior Professional	4 hours each 10 hours

TASK D COMPETITIVE MARKET ANALYSIS

SUBTASK D1: ECONOMIC OPPORTUNITIES INVENTORY

Consultants Involved: Economic Consultant

Principal Components of Subtask	Team Member	Hours
Collect data and relevant studies, includes interviewing sources.	Principal Senior Professional Professional	28 hours 25 hours 40 hours
Prepare regional and economic overviews.	Principal Senior Professional	20 hours 20 hours
Prepare regional commercial and housing development demand for 10 - 20 years.	Principal Professional	20 hours 44 hours
Evaluate land use and structure types, suggest appropriate initial range of mixes, evaluate potential mix between private uses and public benefit conveyances.	Principal Senior Professional Professional	25 hours 20 hours 10 hours
Prepare "Economic Opportunities Inventory"	Principal Senior Professional	10 hours 22 hours

Present report to Executive Committee, the public and Board.	Principal	18 hours
Revise and finalize inventory	Principal Senior Professional	4 hours 16 hours

SUBTASK D2: EVALUATION OF DEMOGRAPHIC AND MARKET TRENDS AND OPPORTUNITIES

Consultants Involved: Economic Consultant

Principal Components of Subtask	Team Member	Hours
Establish forecast horizons and prepare growth scenarios.	Principal Senior Professional Professional	10 hours 15 hours 19 hours
Forecast regional, Orange County, and market area population, employment, and uses.	Principal Senior Professional	12 hours 20 hours
Evaluate relevant case studies of comparable large scale reuse programs.	Principal Professional	8 hours 32 hours
Evaluate and forecast market supply and competitive factors within primary market area, identify optimal user types, absorption, and pricing.	Principal Senior Professional Professional	40 hours 40 hours 86 hours
Prepare "Market Trends and Product Potentials"	Principal Senior Professional	8 hours 32 hours
Present and revise report.	Principal Senior Professional	18 hours 32 hours

SUBTASK D3: ANALYSIS OF ON-BASE ECONOMIC DEVELOPMENT POTENTIAL

Consultants Involved: Economic Consultant

Principal Components of Subtask	Team Member	Hours
Prepare profile of base resources and define scenarios of product mix scenarios.	Principal Senior Professional	20 hours 20 hours
Prepare test case financial analyses, 3 to 4 new development analyses, and 3 to 4 adaptive reuse analyses.	Principal Senior Professional Professional	20 hours 20 hours 40 hours

Evaluate potential for intensification and infill, evaluate impact of public benefit uses.	Principal Senior Professional Professional	25 hours 20 hours 27 hours
Prepare report on economic development potential.	Principal Senior Professional	8 hours 24 hours
Revise and finalize report and present.	Principal Professional	18 hours 24 hours

SUBTASK D4: PREPARATION OF THE COMPETITIVE MARKET ANALYSIS REPORT

Consultants Involved: Economic Consultant

Principal Components of Subtask	Team Member	Hours
Consolidate reports from D1,D2 and D3.	Professional	16 hours
Update report data.	Professional	10 hours
Prepare draft final report and present in 1-2 study sessions.	Principal Professional	16 hours 32 hours
Revise final report.	Principal Professional	4 hours 16 hours

TASK E DATA ANALYSIS AND FINDINGS

SUBTASK E1: ENVIRONMENTAL ANALYSIS

Consultants Involved: Prime Consultant

Principal Components of Subtask	Team Member	Hours
Preparation of Environmental Sensitivity Map.	Principal Senior Professional Technician	16 hours 40 hours 60 hours

SUBTASK E2: ASSET SUITABILITY EVALUATION

Team members involved: Prime consultant
Planning consultant

Principal Components of Subtask	Team Member	Hours
Evaluation of facilities and structures.	Principal Senior Professionals (2) Junior Professional	80 hours 120 hours each 120 hours

Analysis of on-base infrastructure.	Principal Senior Professional Junior Professional	40 hours 180 hours 120 hours
Prepare Asset Suitability Map.	Principal Senior Professional (2) Technician	16 hours 25 hours each 40 hours

SUBTASK E3: CONSIDERATION OF EXISTING ADJACENT COMMUNITY LAND USES, POLICIES, AND REGULATIONS

Team members involved: Prime consultant
Planning consultant

Principal Components of Subtask	Team Member	Hours
Identification of compatibility issues and other influences from adjacent jurisdictions is assumed to be accomplished as part of Subtask C4.		
Based on the inventory of Subtask C4, identify opportunities for open space linkages, trail/pedestrian connections, and other urban design considerations.	Principal Senior Professional	40 hours 40 hours
Prepare Urban Design and Open Space Framework Map.	Principal Senior Professional Junior Professional	25 hours 25 hours 32 hours

SUBTASK E4: OPPORTUNITIES AND CONSTRAINTS REPORT (OCR)

Team members involved: Prime consultant
Planning consultant

Principal Components of Subtask	Team Member	Hours
Preparation of Asset Suitability Map.	Principles (2) Senior Professionals (2) Technician	8 hours each 16 hours each 20 hours
Preparation of Technical Report 7.	Senior Professional Professional	80 hours 40 hours
Review of Technical Report 7.	Principals (2)	10 hours each
Revisions to Technical Report 7.	Senior Professional Professional	20 hours 20 hours

TASK F CONCEPTUAL MASTER PLANNING

SUBTASK F1: PRELIMINARY ALTERNATIVE LAND USE SCENARIOS

Team members involved: Prime consultant
Planning consultant
Market consultant
Transportation consultant

Principal Components of Subtask	Team Member	Hours
Develop three alternative scenarios during in-house charettes, assume 3 full day sessions.	Principals (4) Senior Professionals (2)	24 hours each 24 hours each
Refine sketches and ideas developed during charettes, stat computations.	Principal Senior Professional Professional Technician	60 hours 80 hours 120 hours 60 hours
Review/continued refinement/variations of alternatives during charettes.	Principals (4) Senior Professional	10 hours each 25 hours
Ongoing refinement to alternatives, including meetings with agencies.	Principals (2) Senior Professional Professional Technician	40 hours each 80 hours 100 hours 100 hours

SUBTASK F2: ACQUISITION, OWNERSHIP, AND DISPOSAL ANALYSIS

Team members involved: Prime consultant
Legal consultant

Principal Components of Subtask	Team Member	Hours
Based on the description of ongoing activities and the potential changes in priorities and needs during the project, a monthly retainer of $10,000 to $15,000 is assumed.		

SUBTASK F3: TRANSPORTATION

Team members involved: Prime consultant
Traffic consultant

Principal Components of Subtask	Team Member	Hours
Develop trip generation for the alternatives at a "Sketch Plan" level of detail, includes meetings with agencies to establish trip rates, etc.	Principal Senior Professional Professional	40 hours 40 hours 40 hours
Analyze and compare alternatives on a general basis, identify potential improvement strategies, compile/ summarize data for distribution.	Principal Senior Professional Professional Junior Professional	100 hours 120 hours 80 hours 40 hours

SUBTASK F4: COMPARATIVE PLAN ANALYSIS

Team members involved: Prime consultant
Legal consultant
Economic consultant
Planning consultant
Traffic consultant

Principal Components of Subtask	Team Member	Hours
Evaluate/compare potential disposition strategies - assumes legal consultant hours are covered under the retainer identified for Subtask F2. Strategy comparison would need review and input from Prime Consultant.	Principal	25 hours
Prepare "ball park" cost estimates for infrastructure, includes meetings with utility companies.	Principal Senior Professional Professional	40 hours 160 hours 80 hours
Identify environmental concerns for each alternative, includes identification of potential mitigation measures and general assessment of the environmentally superior alternative.	Principal Senior Professional	25 hours 60 hours
Provide economic and fiscal comparisons. The Work Program does not describe the level of detail or scope of work involved. The following tasks are assumed: prepare growth comparisons for employment, provide	Principal Senior Professional	30-50 hours 30-50 hours

financial analyses of adaptive reuse and new development projects, evaluate economic viability of alternative based on public conveyances.		
Participate in a 2-day charette with the Planning Team to work through the comparative analysis, develop a phasing plan for each alternative, identify impacts on adjacent off-base uses, and evaluate the alternatives in terms of the Project Goals and Performance Guidelines. Produce draft matrix.	Principals (5) Senior Professionals (4)	16 hours each 16 hours
Present draft comparative analysis matrix during working session with Executive Executive Council.	Principals (5) Senior Professionals (3)	6 hours each 6 hours each
Refine matrix and present to Executive Council.	Principals (2) Senior Professional	10 hours each 25 hours
Preparation of Technical Report 10.	Principal Senior Professional Professional Technician	8 hours 40 hours 40 hours 40 hours

TASK G SELECTION AND SUBMITTAL OF THE "PREFERRED" PLAN

SUBTASK G1: BOARD OF DIRECTORS REVIEW

Team members involved:
- Prime consultant
- Planning consultant
- Legal consultant
- Traffic consultant
- Economic consultant

Principal Components of Subtask	Team Member	Hours
Prepare a consolidated Executive Summary Report (from the nine Technical Reports).	Senior Professional Professional	40 hours 40 hours
Presentation/working session with the Board, including preparation.	Principals (5) Senior Professionals (2)	8 hours each 16 hours each

SUBTASK G2: REFINEMENT OF PRELIMINARY ALTERNATIVE LAND USE SCENARIOS

Team members involved: Prime consultant
Planning consultant
Traffic consultant support
Economic consultant support

Principal Components of Subtask	Team Member	Hours
Participate in working sessions with Board of Directors, assume 4 meetings.	Principals (4)	8 hours each (128 hours)
	Senior Professional (2)	8 hours each
Refinement to maps, stats, descriptive text, assume up to 30% of time for 2 months.	Principal	20 hours
	Senior Professional	65 hours
	Junior Professional	40 hours
	Technician	40 hours
Prepare Preferred Plan, assume up to 30% of time for 3 months.	Principal	40 hours
	Senior Professional	140 hours
	Professional	80 hours
	Technician	40 hours

SUBTASK G3: FINAL ALTERNATIVE LAND USE SCENARIOS AND SELECTION OF "PREFERRED" PLAN

Team members involved: Prime consultant
Planning consultant

Principal Components of Subtask	Team Member	Hours
Prepare Final Maps, assumes multiple refinements as reviewed by team and agencies.	Principal	8 hours
	Senior Professional	10 hours
	Professional	20 hours
	Technician	40 hours

SUBTASK G4: FINAL COMMUNITY REUSE MASTER PLAN REPORT

Team members involved: Prime consultant
Planning consultant

Principal Components of Subtask	Team Member	Hours
Refinement to Technical Reports.	Senior Professional	25 hours

Prepare Final Report.	Senior Professional	40 hours
	Professional	80 hours
	Junior Professional	40 hours
	Technician	40 hours
Review Final Report.	Principals (2)	16 hours each
Revisions to Final Report.	Senior Professional	20 hours
	Junior Professional	40 hours
	Technician	40 hours

TASK H MASTER CONSULTANT PROJECT DIRECTOR

Team members involved: Prime consultant

Principal Components of Subtask	Team Member	Hours
Ongoing project management responsibilities - assume 30% of time for 18 months.	Principal	960 hours

TASK I OFFICE OF EXECUTIVE DIRECTOR

Salaried position, range of $150,000 - $200,000

The Planning Center
El Toro Project - Budget
27-Jun
El-Toro.WQ1

TASKS	HOURS								
Hourly Rate:	Principal $125	Sr. Prof. $90	Prof. $85	Jr. Prof. $70	Tech. $55	Staff 1 $55	Staff 2 $55	Staff 3 $55	Total
TASK A									
A1 IDENTIFY ISSUES	152	141	110						$41,040
A2 VISIONING WORKSHOPS	172	216	25		40				$45,265
A3 GOALS AND PERF. GUIDELINES	228	348	80		32				$68,380
A4 DOCUMENTATION	16	65	60		35				$14,875
TASK SUBTOTAL:	568	770	275	0	107	0	0	0	$169,560
TASK B									
B1 PUBLIC MEETINGS	800	320			100				$134,300
B2 COMMUNITY OUTREACH	882	194							$127,710
TASK SUBTOTAL:	1682	514	0	0	100	0	0	0	$262,010
TASK C									
C1 REVIEW RESOURCE DATA	32		52		60				$11,720
C2 INVENTORY EXISTING CONDITIONS	50	90	480		230				$67,800
C3 INVENTORY ENV. CONDITIONS	72		176		100				$29,460
C4 INVENTORY ADJACENT CONDITIONS	54	130	20		10				$20,700
C5 INVENTORY EXISTING PLANS, REGS	60	135	15						$20,925
C6 TRANSP. BACKGROUND CONDITIONS	38	80							$11,950
TASK SUBTOTAL:	306	435	743	0	400	0	0	0	$162,555
TASK D									
D1 ECONOMIC OPPORT. INVENTORY	125	103	94						$32,885
D2 EVAL. DEMOG. AND MARKET TRENDS	96	139	137						$36,155
D3 ANALYZE ECONOMIC DEV. POTENTIAL	91	84	91						$26,670
D4 PREP. COMPETITIVE MARKET REPORT	20		74						$8,790
TASK SUBTOTAL:	332	326	396	0	0	0	0	0	$104,500
TASK E									
E1 ENVIRONMENTAL ANALYSIS	16	40			60				$8,900
E2 ASSET SUITABILITY EVAL.	136	470	0	240	40				$78,300
E3 CONSIDER ADJACENT POLICIES,USES	65	65		32					$16,215
E4 PREP. OPPORT. AND CONST. REPORT	36	132	60		20				$22,580
TASK SUBTOTAL:	253	707	60	272	120	0	0	0	$125,995
TASK F									
F1 PRELIM ALT. LAND USE SCENARIOS	236	233	220		220				$81,270
F2 ACQUIST., OWNERSHIP, DISPOSAL									$180,000
F3 TRANSPORTATION	140	160	120	40					$44,900
F4 COMPARATIVE PLAN ANALYSIS	258	373	120		40				$78,220
TASK SUBTOTAL:	634	766	460	40	260	0	0	0	$384,390
TASK G									
G1 BOARD OF DIRECTORS REVIEW	40	72	40						$14,880
G2 REFINE PRELIM ALT. SCENARIOS	188	221	80	40	80				$57,390
G3 FINALIZE ALT. & SELECT "PREFERRED" PLAN	8	10	20		40				$5,800
G4 COMM. REUSE MASTER PLAN REPORT	36	85	80	80	80				$28,950
TASK SUBTOTAL:	272	386	220	120	200	0	0	0	$107,020
TASK H MASTER CONS. PROJ. DIRECTOR	936								$117,000
TASK I OFFICE OF EXEC. DIRECTOR									$200,000
GRAND TOTAL:	4983	3906	2154	432	1187	0	0	0	$1,633,030

Economics Research Associates
Affiliated with Drivers Jonas

June 22, 1994

Ms. Karen Gulley
The Planning Center
1300 Dove Street, Suite 100
Newport Beach, California 92660

RE: Project File 11192
MCAS El Toro Planning Budget

VIA: FAX 714 851 9548

Dear Ms. Gulley:

You have asked that ERA provide an analysis of th MCAS El Toro Reuse Plan proposed consultant work program and budget for the Task D Competitive Market Analysis portion. We have committed to a rapid turn around of the effort.

We note that the key staff named in the materials you have faxed to us suggest that the economics/market analysis firm is Robert Charles Lesser Associates. That firm conducted market analyses for the USAF, as subcontractor to Earth Technologies, on the BRAC Round 1 USAF base closures.

The attached materials provide analyses of:

1. Scope of work
2. Probable billing rates and estimated Task D costs

Generic Costs Range

Using a generic costs approach and current most likely commercial billing rates for the 1970 consultant hours shown, it appears the Task D work could be in the range of $186,000 to $220,000. The scale of the project, and size of the job has probably resulted in a push down of the economic/market subcontractor's fee, however, toward $135,000 to $150,000. We note that the Task D labor is only 10 percent of the total project professional hours budget. This estimate has nothing to do with the Scope of Work, it only speaks to the cumulative hours estimated.

If the job is driven by funding caps/grant availability, then it would be realistic to expect that the economist/market demand subcontractor would receive 10 percent to 15 percent of total fee available.

10990 Wilshire Boulevard Suite 1600, Los Angeles California 90024 • (310) 477-9585 Telex 857661 (ECON RES LA Fax (310) 478-1951
Los Angeles • San Francisco • San Diego • Chicago • Washington D.C. • London

Scope of Work

The Task D scope, as written, is in itself very generic. Overall, the entire work program (seen as "Consultant Hours by Task" sheet) does not call out the following:

a. Economic and fiscal impact analyses
b. Financial analyses of adaptive reuse and new development projects
c. Economic evaluation of the alternative plan scenarios
d. Funding strategy for implementation
e. Preparation of a business plan for implementation operations

The Task D scope is entirely silent regarding airport use economic analyses. which may be as was directed by the client.

The Task D scope specifically takes the long view—as is appropriate—looking at 10- and 20-year futures. This, however, negates the value of specific research into current day planned and proposed comparables and competition. In essence, the further future nature of the forecasting is recognized in the Subtask D2 work statement.

The significant complexity of the MCAS El Toro reuse planning assignment, caused b the immense scale of the resources (4,700± acres and literally millions of square feet of structures and hundreds of family housing units and dormitory quarters) is not reflected in the Task D scope. It may be elsewhere in the body of the proposal.

Only one deliverable is shown for Task D, other than monthly progress reports. There is a commitment to update the Competitive Market Analysis over the course of the ensuing planning work.

Overall, the work scope for Task D is defined in general terms. The Competitive Market Analysis will apparently be a guide to long range planning of land and structures allocation. Task D may not be the only assignment to be given to the economics/market subcontractor.

Sincerely,

David A. Wilcox

David A. Wilcox, AICP
Senior Vice President

DAW/jla
Enclosures: Tables A, B, C

Table A

MCAS EL TORO REUSE PLAN
ECONOMIC/MARKET CONSULTANT
TASK D HOURLY BILLING RATES RANGES

	Range	Expected
Principal	$155-$185	$165
Senior Professional	$125-$160	$135
Professional	$ 75-$130	$100
Junior Professional	$ 35-$ 60	$ 50
Technician	$ 30-$ 70	$ 55
Classifications not shown:		
Word Processing	$ 25-$ 50	$ 40
Graphics	$ 35-$ 60	$ 45

Composite range for all professionals $101 to $120, depending on staff loading. Could be as low as $85/hour. $85 and $95/hour are used in the cost computations.

Table B

MCAS EL TORO REUSE PLAN
ECONOMIC/MARKET CONSULTANT FOR TASK D
COSTS PARAMETERS

Generic Properties

	I	II
Professional staff	85%	90%
Support staff	5%	5%
All Other Direct Costs	10%	5%

- Data purchases
- Communications (fax, fed ex, courier)
- Document duplication/reproduction
- Local travel
- Inter regional travel and per diem
- Employee reimbursables

Note: There will normally be a 10 percent mark up on All Other direct costs, as the real cost of administration of accounts.

No subcontractor or personal contracts are shown or estimated.

I. **Gross Costs Ranges** (from materials provided)

	$95/Hour		$85/Hour
Professional (1,970 hrs. @ $95)	$187,150	(85%)	$167,450
Support	11,010	(5%)	9,850
All Other Direct Costs	22,016	(10%)	19,700
Total	$220,176±		$197,000±

Note; All economic, fiscal impact, and funding strategies work for MCAS Tustin Reuse Plan is presently fixed at an upset maximum of $91,500. Also note the PH Fantus received $200,000 for work done as part of a very expensive reuse plan for Norton Air Force Base.

II. **Gross Cost Ranges** (from materials provided)

	$95/Hour		$85/Hour
Professional	$187,150	(90%)	$167,450
Support	10,397	(5%)	9,303
All Other direct costs	10,397		9,303
Total	$207,944±		$186,056±

Table C

MCAS EL TORO REUSE PLAN ECONOMIC/MARKET CONSULTANT TASK D LABOR ALLOCATION BY JOB CLASSIFICATION

	I (Senior Loading)			II (Mid Skills Loading)		
Principal @ $165	10%	197	$32,505	8%	158	$26,070
Senior Professional @ $135	30%	591	79,785	25%	493	66,555
Professional @ $100	30%	591	59,100	35%	690	69,000
Junior Professional @ $50	20%	394	19,700	22%	482	21,600
Technician @ $55	10%	197	10,835	10%	197	10,835
	100%	1,970	$201,925	100%	1,970	$194,060
			$102.50/ hr. composite			

Note:
1. Such professional labor fee ranges would presume a very complex and multi-tasked scope of work.
2. The professional fees shown above represent a very large job for any land development economist.
3. In essence, 1,970 hours is the equivalent of a professional person year of effort, concentrated on 4-1/2 month time frame.

Table D

MCAS EL TORO REUSE PLAN
TASK D A COMPETITIVE APPROACH
(Based on TAble D—as written; with suggested additional requirements)

Subtask D.1: Economic Opportunities Inventory

D.1.1	Data and Studies Collections	40 hrs.
D.1.2	Interview Sources of Recent Projections	48 hrs.
D.1.3	Prepare Regional and Orange County economic overviews	40 hrs.
D.1.4	Prepare regional commercial and housing development demand for 10 and 20 years. Identify portion which MCAS El Toro might expect to capture. Include analyses of residential, industrial, office/business park, retail, entertainment/leisure, commercial recreation	84 hrs.
D.1.5	Evaluate land use and structure types; suggest the appropriate initial range of mixes	32 hrs.
D.1.6	Evaluate mix potentials between private market uses and public benefit conveyance demands and opportunities	24 hrs.
D.1.7	Prepare a comprehensive initial report "Economic Opportunities Inventory"	32 hrs.
D.1.8	Present the report to the JPA Executive Committee, to the public, and to the JPA Board (3 meetings)	18 hrs.
D.1.9	Revise and finalize the inventory report as a benchmark for the rest of Task D, and as an milestone for the consultant team and JPA	20 hrs.
	$33,800	338 hrs.

Subtask D.2: Evaluation of Demographic and Market Trends and Opportunities

D.2.1	Establish three time forecast horizons: current, short-term, long-term	20 hrs.
D.2.2	Prepare three growth scenarios: low, medium, and high growth	24 hrs.
D.2.3	Forecast regional, Orange County, and market area population, employment, housing, commercial, industrial, institutional, and other uses	32 hrs.
D.2.4	Obtain and evaluate relevant case studies and proposals from the client group and from comparable large scale property reuse programs including those which are presently evolving	40 hrs.
D.2.5	Evaluate and forecast focused market supply and competitive factors within the expected primary market area—as it will evolve in 10 and 20 years. Identify selected projects and planned developments that will complete with MCAS El Toro properties.	42 hrs.
D.2.6	Identify optimal user types, product types and quality, probably absorption rates, pricing, and development phasing. Define supportable land values—both as bulk sale and as improved for construction.	84 hrs.
D.2.7	Prepare a comprehensive second report: "Market Trends and Product Potentials"	40 hrs.
D.2.8	Present the report to three groups	18 hrs.
D.2.9	Revise and finalize the report as the several benchmarks for Task D	32 hrs.
	$33.200	332 hrs.

Subtask D.3: Analysis of On-Base Economic Development Potential

D.3.1	Profile the base resources of their competitive attractiveness in the market phases	40 hrs.
D.3.2	Define the several likely reuse scenarios and development timeframes as real estate product mix alternatives, including adaptive reuse of existing structures and facilities.	40 hrs.
D.3.3	Prepare 7 or 8 test case financial analyses; 3 to 4 new development analyses, and 3 to 4 adaptive reuse analyses	80 hrs.
D.3.4	Define the market conditions which would warrant intensification of uses, real estate product infill, and assisted redevelopment incentives.	40 hrs.
D.3.5	Evaluate the effects on base reuse economic viability of various public benefit conveyances, Federal use retention parcels, and other governmental or public use transfers. Advise as to best mix of private and public uses.	32 hrs.
D.3.6	Prepare a comprehensive "On Base Economic Development Potential" report	30 hrs.
D.3.7	Present the report to three groups	18 hrs.
D.3.8	Revise and finalize the "OBEDP" as the third benchmark for Task D	24 hrs.
	$30,400	304 hrs.

Subtask D.4: Preparation of Competitive Market Analysis Report

D.4.1	Consolidate all three benchmark reports into a public document technical report format	16 hrs.
D.4.2	Update the report materials with data obtained from the evolving and progressive work program of the consultant team and the client group	10 hrs.
D.4.3	Issue a draft final report	32 hrs.
D.4.4	Present the draft in 1 or 2 study sessions with and for the client groups	16 hrs.
D.4.5	Revise and issue the final Task D product report	20 hrs.
	$9,400	94 hrs.

Summary:	D.1	338 hrs.	=	$ 33,800
	D.2	332 hrs.	=	33,200
	D.3	304 hrs.	=	30,400
	D.4	94 hrs.	=	9,400
		1,068 hrs.	=	$106,800

ERNIE SCHNEIDER
COUNTY ADMINISTRATIVE OFFICER

HALL OF ADMINISTRATION
10 CIVIC CENTER PLAZA
SANTA ANA, CA 92701

MAILING ADDRESS:
P.O. BOX 22014
SANTA ANA, CA 92702-2014

TELEPHONE:
(714) 834-6200

FAX:
(714) 834-3018

COUNTY ADMINISTRATIVE OFFICE

August 20, 1993

Mr. Paul Dempsey
Executive Director
Office of Economic Adjustment
Office of the Secretary of Defense
Washington, D.C. 20031-0041

Dear Mr. Dempsey:

The County of Orange, which submitted a grant application to your office on August 9, 1993, is submitting a revised Federal assistance application (Form 424) and Program Narrative, based upon guidance given us by Captain Dave Larsen of your staff. This revision identifies the revised name, structure, and process for the reuse planning of MCAS El Toro, which was approved by the Board of Supervisors on August 17, 1993. The revised grant also amplifies the scope of work to be conducted as part of the reuse planning process, and deletes the request for funds for the Environmental Impact Report, at this time, based upon the guidance given by Captain Larsen.

We are confident that we have created an inclusive process which is representative of the public and private sectors of the community. Our goal is for this broad participation to reach a consensus that produces a reuse plan that is appealing to the local community and the Department of Defense.

We look forward to an expeditious approval of our grant application and working with your staff as we develop a successful reuse plan for MCAS El Toro. My representative in this process is Jack Wagner. He can be reached at (714) 834-6758.

Thank You.

Sincerely,

Ernie Schneider
County Administrative Officer

cc: Board of Supervisors
Mike Ruane, Director Environmental Agency
Jan Mittermeier, John Wayne Airport

OMB Approval No. 0348-0043

APPLICATION FOR FEDERAL ASSISTANCE

2. DATE SUBMITTED: AUGUST 20, 1993	Applicant Identifier
3. DATE RECEIVED BY STATE	State Application Identifier
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

1. TYPE OF SUBMISSION:

Application	Preapplication
☐ Construction	☐ Construction
☒ Non-Construction	☐ Non-Construction

5. APPLICANT INFORMATION

Legal Name: COUNTY OF ORANGE

Organizational Unit: COUNTY

Address (give city, county, state, and zip code):
10 CIVIC CENTER PLAZA, #341
P.O. BOX 22014
SANTA ANA, CA 92702-2014

Name and telephone number of the person to be contacted on matters involving this application (give area code)
JACK WAGNER
(714) 834-6758

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 5 — 6 0 0 0 9 2 8

7. TYPE OF APPLICANT: (enter appropriate letter in box) B

A. State
B. County
C. Municipal
D. Township
E. Interstate
F. Intermunicipal
G. Special District
H. Independent School Dist.
I. State Controlled Institution of Higher Learning
J. Private University
K. Indian Tribe
L. Individual
M. Profit Organization
N. Other (Specify) _____

8. TYPE OF APPLICATION:

☒ New ☐ Continuation ☐ Revision

If Revision, enter appropriate letter(s) in box(es): ☐ ☐

A. Increase Award B. Decrease Award C. Increase Duration
D. Decrease Duration Other (specify):

9. NAME OF FEDERAL AGENCY:
OFFICE OF ECONOMIC ADJUSTMENT

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 2 . 6 0 7

TITLE: COMMUNITY PLANNING ASSISTANCE

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
INITIAL INCREMENT OF INSTALLATION REDEVELOPMENT CONCEPT PLANNING FOR THE REUSE PLAN/EIR FOR MCAS EL TORO.

12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
COUNTY OF ORANGE

13. PROPOSED PROJECT

Start Date	Ending Date
9/1/93	9/30/94

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant	b. Project
SEE ATTACHED LIST	CHRISTOPHER COX (47TH)

15. ESTIMATED FUNDING

a. Federal	$ 300,000	.00
b. Applicant	$ 100,000	.00
c. State	$	.00
d. Local	$	.00
e. Other	$	.00
f. Program Income	$	.00
g. TOTAL	$ 400,000	.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE _____

b. NO. ☒ PROGRAM IS NOT COVERED BY E.O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes," attach an explanation. ☒ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED

a. Typed Name of Authorized Representative	b. Title	c. Telephone number
ERNIE SCHNEIDER	COUNTY ADMINISTRATIVE OFFICER	(714)834-6200

d. Signature of Authorized Representative

e. Date Signed: 8/20/93

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OMB Approval No. 0348-0044

BUDGET INFORMATION — Non-Construction Programs

SECTION A – BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. REUSE PLANNING		$	$	$ 300,000.00	$ 100,000.00	$ 400,000.00
2.						
3.						
4.						
5. TOTALS		$	$	$ 300,000.00	$ 100,000.00	$ 400,000.00

SECTION B – BUDGET CATEGORIES

6 Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY (1)	(2)	(3)	(4)	Total (5)
a. Personnel	$ 100,000.00	$	$	$	$ 100,000.00
b. Fringe Benefits					
c. Travel					
d. Equipment					
e. Supplies					
f. Contractual	300,000.00				300,000.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a - 6h)	400,000.00				400,000.00
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	$ 400,000.00	$	$	$	$ 400,000.00
7. Program Income	$ -0-	$	$	$	$ -0-

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SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8. REUSE PLANNING	$ 100,000 (1)	$	$	$ 100,000
9.				
10.				
11.				
12. TOTALS (sum of lines 8 and 11)	$ 100,000	$	$	$ 100,000

(1) INCLUDES AN IN-KIND CONTRIBUTION OF $67,000 IN LABOR BY ORANGE COUNTY STAFF WORKING AS DEDICATED STAFF FOR REUSE TASK FORCE (CAO-2 persons, EMA-2 persons)

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	$ 300,000	$ 100,000	$ 100,000	$ 100,000	$
14. Nonfederal	100,000	40,000	30,000	30,000	
15. TOTAL (sum of lines 13 and 14)	$ 400,000	$ 140,000	$ 130,000	$ 130,000	$

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (Years)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. REUSE PLANNING	$ 300,000	$ 300,000	$ 300,000	$ 300,000
17.				
18.				
19.				
20. TOTALS (sum of lines 16 -19)	$ 300,000	$ 300,000	$ 300,000	$ 300,000

SECTION F - OTHER BUDGET INFORMATION

(Attach additional Sheets if Necessary)

21. Direct Charges:

22. Indirect Charges:

23. Remarks

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PROGRAM NARRATIVE

Objectives and Need for Assistance

The County of Orange, the local jurisdiction in the State of California which has land use authority over the property now known as Marine Corps Air Station (MCAS) El Toro, requests funding from the Department of Defense, Office of Economic Adjustment, for the initial increment of installation redevelopment concept planning that will lead to the preparation of the MCAS El Toro Reuse Plan and, eventually, the associated Environmental Impact Report (EIR) for the Reuse of MCAS El Toro.

Responsibility for the effective economic reuse of MCAS EL Toro, rests with the County of Orange, not only because the base lies within the unincorporated area of the County, but also because of the regional significance of property in Orange County.

Closure of MCAS El Toro will result in the loss of 6,200 military and 2,150 civilian employees. The Department of Defense estimates that the direct economic impact of this closure as a loss of $236 million per year. This is in addition to the $96 million per year contribution that will be lost from the closure of MCAS Tustin. The Government Accounting Office report conservatively estimates that the closure of these two bases in Orange County will result in a loss of at least 20,000 jobs in the local economy. This comes at a critical time because significant cutbacks in defense and aerospace spending have already caused the loss of more than 48,000 defense related jobs and 31,000 construction jobs in Orange County. In addition, the closure of El Toro and Tustin will add another 5,700 acres to the local land supply and exacerbate the already depressed real estate market.

The State of California and local governments have been experiencing a significant financial hardship of crisis proportions because of the tremendous loss of jobs and revenue statewide. Given this bleak economic outlook, an innovative reuse plan for MCAS El Toro that will result in the significant development of new jobs, primarily in high technology industries, is required. However, in these difficult times sufficient funds for the proper planning for the reuse of El Toro are not available locally.

When the necessary funds for the reuse planning become available through this grant application, the County of Orange is confident of attaining its primary objective, the successful redevelopment of El Toro into numerous reuses that will provide jobs, revenue, land uses and a tax base that enhance the local economy and quality of life.

Results or Benefits Expected

Timely completion of the Reuse Plan for the Reuse of MCAS El Toro will facilitate completion of an EIR and local, state and federal approvals for the eventual redevelopment and occupation of the facility in a

manner that is fiscally and environmentally acceptable to the community.

Approach

The County of Orange Board of Supervisors will be responsible for local approval of the Reuse Plan and the EIR for MCAS El Toro, and for submission of the Reuse Plan and EIR to state and federal agencies for approval. The County of Orange Administrative Office, as the grant applicant, will be the project manager responsible for the development of the Reuse Plan for MCAS El Toro. The County of Orange Environmental Agency will be responsible for the development of the Environmental Impact Report for the proposed reuse of the base.

The County's approach for the development and implementation of a successful reuse plan is as follows:

A. Organization: Initiate Development of an Organization and Process to develop a Base Reuse Strategy Plan.

1. Design an Economic Adjustment/Development Process

a. Formulate concepts for establishment of an MCAS El Toro Reuse Process. The organizational structure for the process, as shown in Attachment 1, includes a community economic adjustment/development group, which will be called the "El Toro Reuse Task Force." The Task Force is supported by a number of subcommittees whose purpose would be to identify and evaluate the myriad of economic development issues and potential reuse alternatives. In addition to the Task Force, there is an Executive Committee, made up of seven members of the Task Force who will review proposed reuse plans developed by the Task Force for determination of acceptable land uses prior to submission to the Board of Supervisors for adoption. Four initial subcommittees have also been established (Economic Development, Aviation, Surface Transportation, and Environmental) and others will be established as necessary by the Task Force.

b. Purpose of the Task Force is to form as a focal point for community input, economic adjustment activities and Federal Government interaction with the community. The Task Force will:

Set Goals and Objectives
Establish Subcommittees
Identify Reuse Plan Alternatives
Receive Public Input
Evaluate and Recommend a Reuse Plan

c. Role will be to develop and recommend "Reuse Plan for MCAS El Toro" for acceptance by the Executive Committee and adoption by the Board of Supervisors.

d. The composition of the Task Force would include two Board members, local elected officials, major landowners, representatives of impacted communities, private industry, commerce, finance, education, real estate, the Marine Corps, Office of Economic Adjustment (OEA), and other appropriate entities as shown in Attachment 2. The composition of the Executive Committee will be made up of two Board of Supervisors, an elected official from the City of Irvine, an elected official from the City of Lake Forest,and a representative from the unincorporated community of Leisure World, and two elected officials to be selected by the Task Force from among the other cities on the Task Force.

2. Staff support for Reuse Process will be provided from County agency/department staff with consultant assistance as needed.

3. Establish Community Goals to guide the overall economic adjustment process and help restore private sector confidence and generate renewed business investment. Goals include:

- meeting community needs
- job creation
- economic viability of redevelopment of base
- tax base expansion
- diversification of the local economy

4. Establish development objectives to form the foundation of the base reuse planning process. Objectives include:

- replacement of lost jobs
- public use of portions of the base
- phasing of development
- transportation access to site
- compatibility with surrounding land uses
- minimal public cost
- highest and best use of the land and facilities
- high quality appearance
- image change from military to civilian

B. <u>Planning: Develop a base reuse planning process to determine the optimum land use(s).</u>

1. Major components for this process include:

- Evaluation of Community Goals and Development Objectives as they relate to former military facilities
- Market Studies to evaluate regional economic setting, trends and pressures affecting base reuse
- "Highest and Best Use" study
- On-base facilities survey and inventories
  -- transportation systems
  -- undeveloped land areas

-- unique physical conditions and environmental constraints
- Development of potential reuse alternatives
- Consensus building for a preferred development strategy
- Recommend optimum reuse

2. The Scope of Work for completion of the Reuse Plan will be accomplished by consultant contract and will include the following tasks:

a) Establish the Area Socioeconomic Setting. Included in this task is the identification of:
1) Regional economic development context as it relates area goals, policies, quality of life objectives; economic development potentials; and existing organizational capacities
2) New opportunities afforded by availability of base facilities
3) Identification of potential business and industry opportunities for the base
4) Assessment of human resource impacts resulting from closure

b) Establish a Community Vision and Development Strategy for Reuse of the Base. Included in this task is identification of:
1) Distinctive competitive role of community in serving regional and nation economies
2) Existing community resources
3) Base facilities as potential resources that are compatible with approved strategy/vision
4) Community involvement program

c) Compile a Base Facilities Overview. This would include:
1) Inventory of land, buildings, and infrastructure
2) Environmental issues impacting reuse
3) Unusual amenities (facilities, environmental)
4) Other physical constraints

d) Identify Redevelopment Potentials of Land and Facilities. This task would include identification of:
1) Communities ability to meet current and projected public facility needs
2) Private sector investment opportunities
3) Job replacement potentials
4) Maximum compatability with other reuses
5) Possible potential reuses (considering (1)-(4) above

e) Assess Reuse Alternatives. Included in this task is the identification of:
1) Comparative cost and benefit analysis
2) Secondary job creation off-base
3) Public investments to leverage private sector development returns
4) Impacts of alternative reuse schemes
5) Alternative ownership and operational options

f) Make appropriate recommendations to the Advisory Council as a result of information gathered from the above tasks.

3. Establish of a Goal the Development of a Strategy to ensure that the Reuse Planning Process conforms with State and Federal Environmental Regulations

This grant application is intended to cover the reuse planning process scope of work, but it also is intended to allow for the establishment of a goal that ensures that the reuse planning process is conducted in such a manner that an Environmental Impact Report (EIR) for the proposed reuse plan will be prepared to comply with the requirements of the California Environmental Quality Act (CEQA). It also may take into consideration the fact that an Environmental Impact Statement may also be required to comply with the National Environmental Policy Act (NEPA) depending on the reuse alternatives being considered.

Attachment to:

APPLICATION FOR FEDERAL ASSISTANCE

COUNTY OF ORANGE

EMPLOYER IDENTIFICATION NUMBER: 95-6000928

---

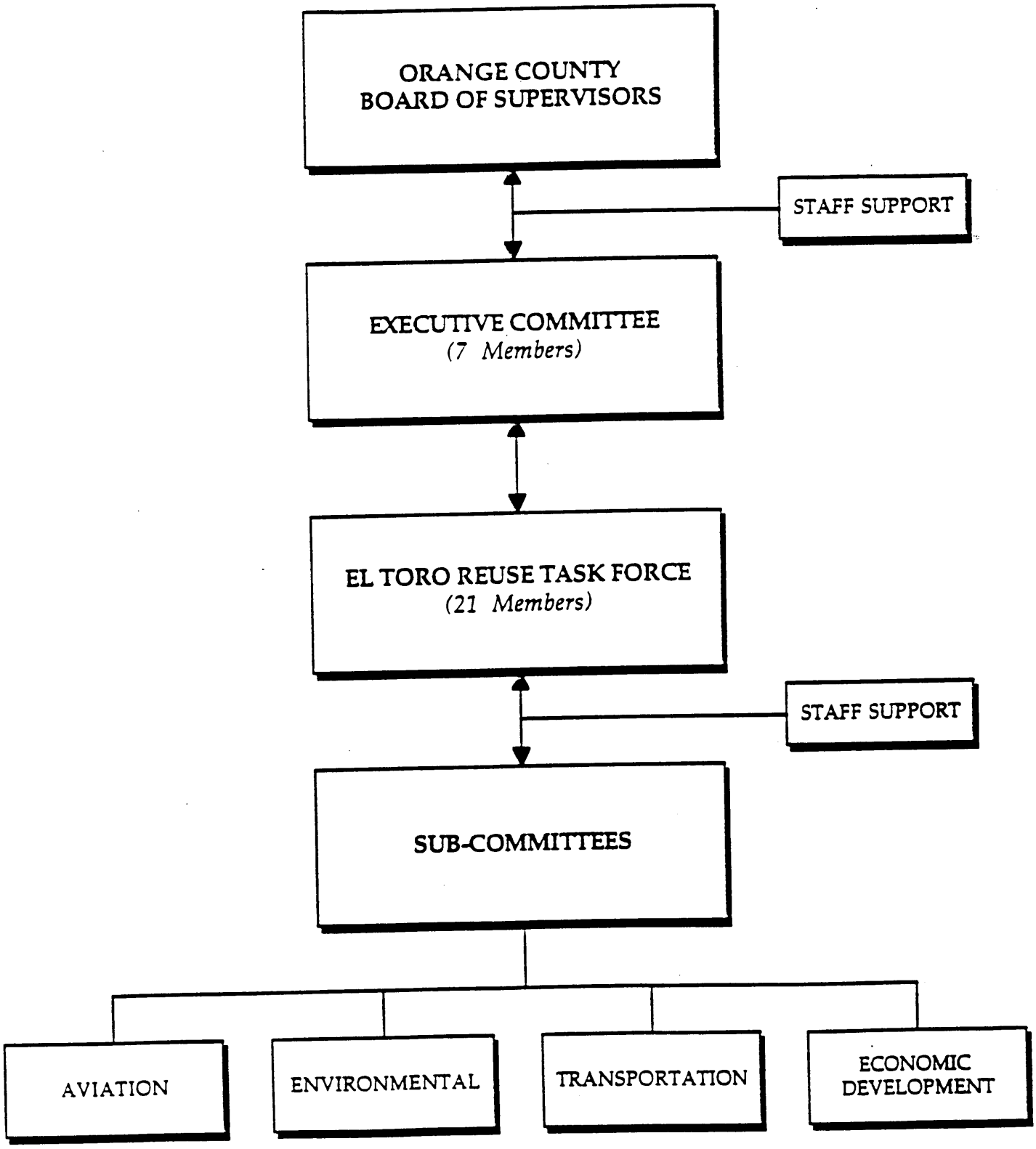
14. CONGRESSIONAL DISTRICTS OF:

a: Applicant

ED ROYCE (39th)
JAY KIM (41st)
DANA ROHRBACHER (45th)
CHRIS COX (47th)
ROBERT DORNAN (46th)
RON PACKARD (48th)

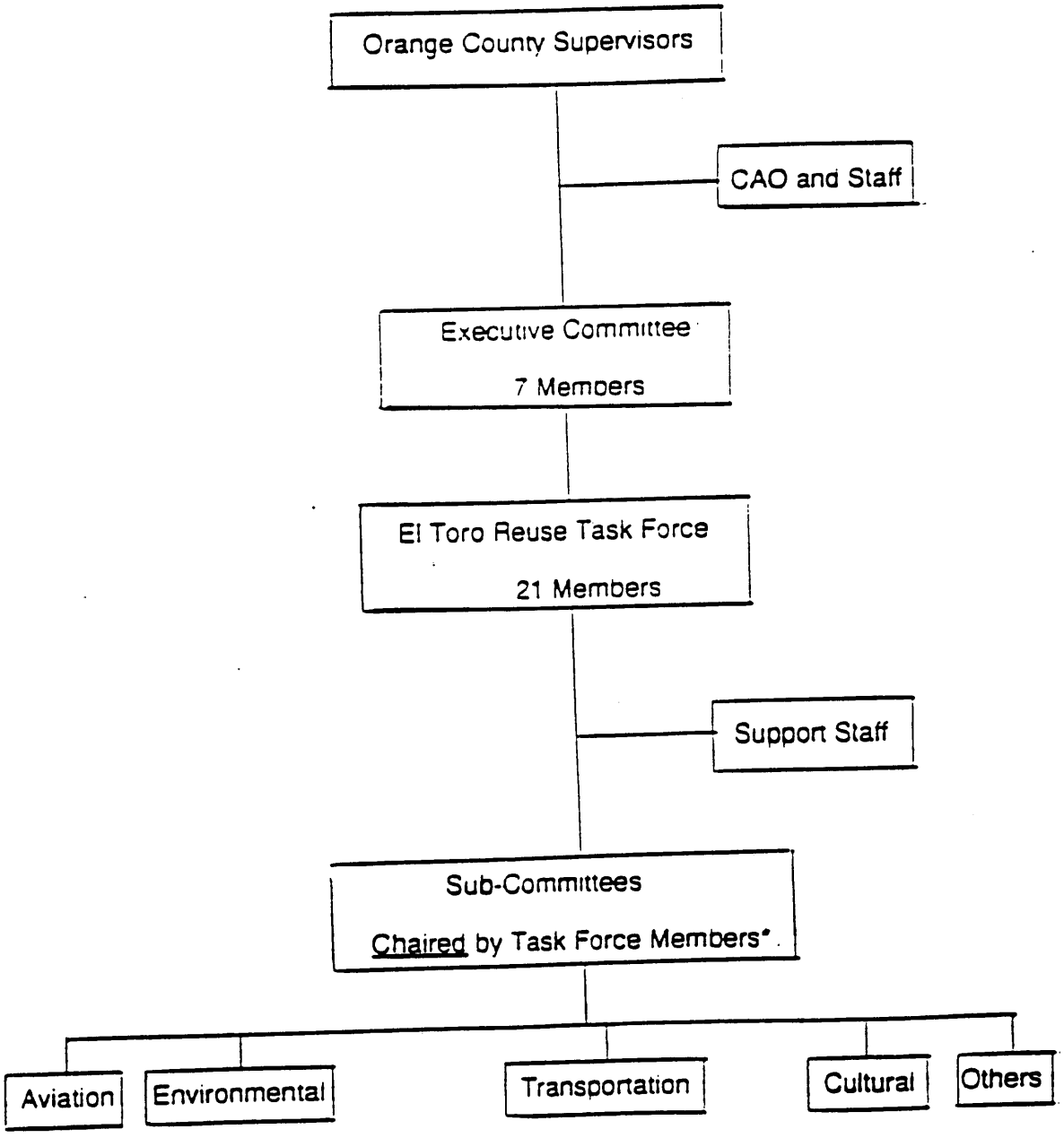
Attachment 1

MCAS EL TORO REUSE TASK FORCE



MCAS EL TORO REUSE TASK FORCE

Organization



*Appointments ratified by Executive Committee

Attachment 2
(Corrected 8/25/93)

EL TORO REUSE TASK FORCE

(21 MEMBERS)

CITIES:
IRVINE
LAKE FOREST
LAGUNA HILLS
TUSTIN
ANAHEIM
LAGUNA NIGUEL
MISSION VIEJO
NEWPORT BEACH

BUSINESS:
O.C. CHAMBER OF COMMERCE
INDUSTRIAL LEAGUE O.C.
BUILDING INDUSTRY ASSOC.
S.C. CHAMBER OF COMMERCE

COUNTY:
BOARD MEMBERS (2)
BOARD APPOINTEES (5)

OTHER:
IRVINE COMPANY
LEISURE WORLD

EX OFFICIO:
MILITARY
STATE
FEDERAL
OTHERS

COUNTY OF ORANGE

BOARD OF SUPERVISORS

ROBERT E. THOMAS HALL OF ADMINISTRATION
10 CIVIC CENTER PLAZA
P. O. BOX 687
SANTA ANA, CA 92702-0687

NON-CONSENT CALENDAR
ALL DISTRICTS

August 17, 1993

Honorable Board of Supervisors
County of Orange
10 Civic Center Plaza
Santa Ana, California 92701

Dear Members of the Board:

SUBJECT: Marine Corps Air Station (MCAS) El Toro Base Reuse

In recent weeks, there has been considerable discussion about the development of a reuse plan for MCAS El Toro. After conferring with representatives from surrounding communities, we feel that several additional refinements to the staff recommendations must be made to enhance participation and strengthen the overall reuse effort.

Our proposed revisions to the process are as follows:

RECOMMENDED ACTION:

USMC EL TORO REUSE TASK FORCE

Organization and Process

1. **Sub-Committees**

   - The standing committees will now be known as sub-committees.
   - Sub-committees, as proposed, are to be formed to investigate and evaluate various potential uses for the facility. Additional sub-committees may be formed to coordinate the administration and financial processing of the closure.
   - As appropriate, sub-committees prepare reports listing options with strengths and weaknesses for presentation to the Reuse Task Force.
   - The sub-committees will make no recommendation as to which option is to be selected but will consider all impartially.

2. **Reuse Task Force**

- The El Toro Advisory Council will now be known as the El Toro Reuse Task Force.
- Members will serve as chairs of the various sub-committees. As proposed, the Reuse Task Force will be composed of 21-members.
- The Reuse Task Force will receive oral and written reports of the options from the sub-committees.
- Upon completion of their analysis, the Task Force will consolidate the studied options into one or more reuse plans for presentation to the Executive Committee.
- Each potential plan is a "stand-alone" entity which includes uses, time table, funding, potential revenue sources, costs, developing entities and management structure.

3. **Executive Committee**

- The Executive Committee will be made up of seven members from the El Toro Reuse Task Force:

  2 Supervisors (Third and Fifth Districts)
  1 Irvine City Council representative
  1 Lake Forest City Council representative
  1 Leisure World representative
  2 City Council representatives (selected by the Task Force)

- The Executive Committee accepts or rejects one or more plan elements presented by the Reuse Task Force (plans submitted by the Reuse Task Force may not be individually modified by the Executive Committee).
- If all plan elements are rejected, they are returned to the Task Force for restructuring.
- The Executive Committee will submit an overall plan to the Board of Supervisors for consideration.

4. **Board of Supervisors**

* Supervisors receive and review the overall plan submitted by the Executive Committee (plan elements submitted by the Executive Committee may not be individually modified by the Supervisors, except as provided below).

* If all elements of the plan are rejected, they are returned to the Executive Committee for restructuring. If the overall plan is rejected three times by the Supervisors, they may then have the option to change the final recommendation by a 4/5ths vote or send it back to the Committee for further evaluation.

* One plan must be accepted and approved by the Supervisors. The Reuse Task Force will then participate in its implementation.

Final language incorporating the above recommendations, as well as, their relationship to an objective Environmental Review process should be included in the bylaws presented for Board adoption.

Respectfully submitted,

Thomas F. Riley
Supervisor, Fifth District

Gaddi Vasquez
Supervisor, Third District

TFR:kbb

Attachment

EL
TORO
REUSE
PLANNING
AUTHORITY

January 26, 1994

Mr. Paul Dempsey
Director
Office of Economic Adjustment
400 Army Navy Drive, Suite 200
Arlington, VA 22202-2884

Dear Mr. Dempsey,

It is with great pleasure that I inform you of the establishment of the El Toro Reuse Planning Authority (ETRPA), which is a joint powers authority established for the specific purpose of submitting a Community Reuse Plan to the Department of Navy. The Orange County community is prepared to move forward in an open, objective process to recommend the optimum reuse of Marine Corps Air Station El Toro.

ETRPA is a three-tiered organization representing the broad, diverse interests of the county as well as the concerns of the communities most directly impacted by the closure. We have reached "consensus" on how to proceed with reuse planning, and our first meeting, including all participants of the ETRPA Board of Directors, which is composed of the five Orange County Supervisors, three Irvine Councilmembers and one Lake Forest Councilmember, was held on January 26, 1994.

The Authority will be distributing a "Request for Qualifications" letter in a nationwide search for a highly qualified master consultant to assist us in developing a Community Reuse Plan. When this search is complete, a grant application will be submitted to your office for financial assistance. A copy of the executed agreement, which will be signed in official City Council and Board of Supervisors meetings over the next several weeks, will follow under separate cover.

We look forward to working with you and your staff as we begin planning for a successful reuse of El Toro.

Sincerely,

Thomas F. Riley
Chairman
El Toro Reuse Planning Authority

TFR:kbb

cc: Members, Board of Directors
Ernie Schneider

DCNI
DCNIV

OFFICE OF THE ASSISTANT SECRETARY OF DEFENSE
3300 DEFENSE PENTAGON
WASHINGTON, D.C. 20301-3300

ECONOMIC SECURITY

DETERMINATION AND FINDINGS
ON
COMMUNITY PLANNING ASSISTANCE
FOR
MARINE CORPS AIR STATION EL TORO
EL TORO REUSE PLANNING AUTHORITY, CALIFORNIA

BACKGROUND

Section 2391 (b)(1) of title 10 U.S.C. authorizes the Secretary of Defense to "make grants, conclude cooperative agreements, and supplement funds available under Federal programs administered by agencies other than the Department of Defense (DoD) in order to assist State and local governments in planning community adjustments and economic diversification required (A) by the proposed or actual establishment, realignment, or closure of a military installation, ..."

In July 1993, the President forwarded the report of the Defense Base Closure and Realignment Commission to the Congress which included the Secretary of Defense's recommendation to close Marine Corps Air Station (MCAS) El Toro.

" . . . if the Secretary determines that an action described in clause (A) . . . is likely to have a direct and significantly adverse consequence on the affected community . . . ."

The closing of MCAS El Toro will have an adverse economic impact on the neighboring municipality of Orange County. A total of 5,824 military will be downsized and 1,698 civilian jobs will be lost directly.

DoD Directive 3030.1 assigns the Office of Economic Adjustment (OEA) responsibility for designing, establishing, and managing a Defense Economic Adjustment Program to achieve the objectives and implement the provisions of E.O. 12788 and DoD Directive 5410.12. In DoD Instruction 3030.2, the Director, OEA, is delegated authority for providing community planning and impact assistance grants to eligible communities affected by major DoD projects or program changes.

REQUIREMENT

The County of Orange, City of Irvine, and City of Lake Forest California established a Joint Powers Authority, the El Toro Reuse Planning Authority (ETRPA), to serve as the focal point for all matters relating to the closure and reuse of the base. The ETRPA has hired an Executive Director and Project Director to staff the local ETRPA. The ETRPA was charged with providing an organizational framework for issues related to the local base closure, developing a base reuse plan to assist in mitigating the impacts of closure, and working closely with the County of Orange.

The El Toro Reuse Planning Authority is requesting $741,616 in Community Planning Assistance funds to provide organizational and planning support. The non-Federal contribution for this award will be $247,206.

DETERMINATION

In accordance with 10 U.S.C. 2391 (b)(1), I determine that the closing of MCAS El Toro is likely to have a direct and significantly adverse consequence on the affected communities.

Paul J. Dempsey
Director
Office of Economic Adjustment

8/18/94
Date

The determination is legally sufficient.

ODGC (A&L)

22 Aug 1994
Date

I hereby certify the FY 94 funds in the amount of $741,616 are available for use by the El Toro Reuse Planning Authority for the purposes described in the application.

Helene M. O'Connor
Certifying Officer
Office of Economic Adjustment

Date

9740100.1720 7001 4101 503773 DBAG **$741,616**

SUPERVISOR, FIFTH DISTRICT
THOMAS F. RILEY
CHAIRMAN OF THE BOARD OF SUPERVISORS
ORANGE COUNTY HALL OF ADMINISTRATION
10 CIVIC CENTER PLAZA, P. O. BOX 687, SANTA ANA, CALIFORNIA 92702-0687
PHONE: (714) 834-3550 • FAX (714) 834-2670

August 17, 1994

Mr. Paul J. Dempsey
Executive Director
Office of Economic Adjustment
Department of Defense
Washington, DC 20031-0041

Subject: Revised Forms 424 and 424A Pages 1 & 2 for MCAS El Toro Reuse Planning Process Grant Application

Dear Mr. Dempsey:

Please find attached the subject forms which have been revised pursuant to staff discussions with, and subsequent correspondence from, Captain Dave Larsen, of the Office of Economic Adjustment. The revised application decreases the duration of the initial grant application from twenty-two months to eight months (ending December 31, 1994), and adjusts the funding amounts accordingly.

It is ETRPA's intent to submit an additional application for continued funding at a later time. If you have any questions regarding this transmittal please contact Jack Wagner of the County Administrative Office at (714) 834-6758.

Thank you.

Sincerely,

Thomas F. Riley

Thomas F. Riley, Chairman
Board of Directors
El Toro Reuse Planning Authority

Attachment

JD.eltgrt

cc: ETRPA Board of Directors

OMB Approval No. 0348-0043

APPLICATION FOR FEDERAL ASSISTANCE

2. DATE SUBMITTED: 8/17/94

Applicant Identifier:

1. TYPE OF SUBMISSION:
Application: ☐ Construction ☒ Non-Construction
Preapplication: ☐ Construction ☐ Non-Construction

3. DATE RECEIVED BY STATE:

State Application Identifier:

4. DATE RECEIVED BY FEDERAL AGENCY:

Federal Identifier:

5. APPLICANT INFORMATION

Legal Name: El Toro Reuse Planning Authority

Organizational Unit: Joint Powers Authority

Address (give city, county, state, and zip code):
c/o County Administrative Office
P.O. Box 22014
Santa Ana, CA 92702-2014 (Orange Co.)

Name and telephone number of the person to be contacted on matters involving this application (give area code):
Jack Wagner (714) 834-6758

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 95 - 6000923

7. TYPE OF APPLICANT: (enter appropriate letter in box) [E]
A. State
B. County
C. Municipal
D. Township
E. Interstate
F. Intermunicipal
G. Special District
H. Independent School Dist.
I. State Controlled Institution of Higher Learning
J. Private University
K. Indian Tribe
L. Individual
M. Profit Organization
N. Other (Specify):

8. TYPE OF APPLICATION:
☐ New ☐ Continuation ☒ Revision

If Revision, enter appropriate letter(s) in box(es): [B] [D]
A. Increase Award B. Decrease Award C. Increase Duration
D. Decrease Duration Other (specify):

9. NAME OF FEDERAL AGENCY:
Office of Economic Adjustment (OEA)

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 12 - 607
TITLE: Community Planning Assistance

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
MCAS El Toro - Reuse Planning Process

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
Cities: 31 Orange County cities
County of Orange
State of California

13. PROPOSED PROJECT:

Start Date	Ending Date
4/27/94	12/31/94

14. CONGRESSIONAL DISTRICTS OF:
a. Applicant: See Attached List
b. Project: Chris Cox (47th)

15. ESTIMATED FUNDING:

a. Federal	$ 741,616 .00
b. Applicant	$ 147,206 .00
c. State	$ 100,000 .00
d. Local	$ .00
e. Other	$ .00
f. Program income	$ .00
g. TOTAL	$ 988,822 .00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:
DATE _____
b. NO. ☒ PROGRAM IS NOT COVERED BY E.O. 12372
☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
☐ Yes If "Yes," attach an explanation. ☒ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Typed Name of Authorized Representative: Thomas F. Riley
b. Title: Chairman, ETRPA Board of Directors
c. Telephone number: (714) 834-3550
d. Signature of Authorized Representative: Thomas F. Riley
e. Date Signed: 8/17/94

Previous Editions Not Usable

Standard Form 424 (REV. 4-88)
Prescribed by OMB Circular A-102

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SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8. Community Planning Assistance	$ 147,206	$ 100,000	$	$ 247,206
9.				
10.				
11.				
12. TOTALS (sum of lines 8 and 11)	$ 147,206	$ 100,000	$	$ 247,206

SECTION D - FORECASTED CASH NEEDS

	TOTAL	4/27/94-9/30/94	10/1/94-12/31/94		
13. Federal	$ $741,616	$ 370,808	$ 370,808	$	$
14. Nonfederal	98,882	49,441	49,441		
15. TOTAL (sum of lines 13 and 14)	$ 840,498	$ 420,249	$ 420,249	$	$

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (Years)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16.	$	$	$	$
17.				
18.				
19.				
20. TOTALS (sum of lines 16 -19)	$	$	$	$

SECTION F - OTHER BUDGET INFORMATION

(Attach additional Sheets if Necessary)

21. Direct Charges:	22. Indirect Charges:

23. Remarks

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OMB Approval No. 0348-0044

BUDGET INFORMATION — Non-Construction Programs

SECTION A – BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Community Planning Asst	12-607	$	$	$ 741,616	$ 247,206	$ 988,822
2.						
3.						
4.						
5. TOTALS		$	$	$ 741,616	$ 247,206	$ 988,822

SECTION B – BUDGET CATEGORIES

6 Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY (1)	(2)	(3) Federal	(4) Non-Federal	Total (5)
a. Personnel	$	$	$ 0	$ 148,324	$ 148,324
b. Fringe Benefits					
c. Travel					
d. Equipment					
e. Supplies					
f. Contractual			741,616	98,882	840,498
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a - 6h)					
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	$	$	$ 741,616	$ 247,206	$ 988,822
7. Program Income	$	$	$	$	$

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Standard Form 424A (4-88)

KEY REUSE MILESTONES PROCESS CHART
MCAS EL TORO
18 January 1994

	1993	1994	1995	1996	1997	1998	LATER
DRAWDOWN PROCESS							
Cease Military Mission						JUN	
Close Installation						JUL	
REUSE PLANNING/GRANT PROCESS							
Establish Community Reuse Authority	PENDING						
Receive initial Grant	PENDING						
Complete Community Reuse plan	PENDING						
PROPERTY TRANSFER PROCESS							
Determine excess DoD property	OCT						
Begin Federal/McKinney Screening Process							
Complete Federal/McKinney Screening Process					JUL		
Start NEPA Study		OCT					
Issue NEPA Record of Decision				JAN			
Begin transfer of Real Property (Incl related Personal Property)					JUL		
ENVIRONMENTAL CLEANUP PROCESS							
Complete BRAC Clean-up Plan (BCP)		APR					
Identify all Clean Parcels			MAR				
Complete RI/FS (Studies)			MAR				
Cleanup Remedy in Place				NOV ground water all else NOV 99			

OSD BTO EXECUTIVE SUMMARY
MCAS EL TORO STATUS REPORT

16 November 1993

Issue: None at this time.

PM Comments: Three community organizations are presently attempting to determine the makeup and final authority for base reuse decisions. The County Board of Supervisors has not approved a temporary agreement between the competing groups. Because this is an emotional and locally politically sensitive issue, a signature was not obtained from the community. The next report should contain community concurrence.

Cumulative Progress Flag

GREEN

OSD BTO EXECUTIVE SUMMARY
MCAS EL TORO STATUS REPORT
PART I - ISSUES
18 January 1994

New Issue: None at this time.

NAVY BRAC 1993
MCAS EL TORO, CALIFORNIA

OSD BTO EXECUTIVE SUMMARY
MCAS EL TORO STATUS REPORT
PART II - BTO ASSESSMENT
18 January 1994

PRIOR ISSUE STATUS BOX		
Total: 0	Resolved (Previous/Current): 0/0	Working: 0

Issue: None at this time.

PM Comments: The Department of Justice, Coast Guard, and National Archives have expressed interest in the property. The environmental baseline survey contract negotiations are underway.

Cumulative Progress Flag

Green

Base Closure Status Report
MCAS El Toro
20 December 93

Issues - There are no issues or concerns that need to be raised at this time.

Base Reuse Committee - An agreement on the structure of the panel to study future development of the base has been reached by the Orange County Supervisors. This panel would be made up of the five Orange County Supervisors, three representatives from the City of Irvine and one representative from Lake Forest. These cities will be holding council meetings within the next several weeks to vote on this latest proposed reuse committee. Since a community reuse committee has not been officially organized, an endorsing signature on this report is still pending.

Environmental Cleanup - The draft workplan for Phase II of the Remedial Investigation/Feasibility Study at MCAS El Toro is currently being routed for comments. It is anticipated Phase II Field Studies will begin during the 3d quarter of FY 94. The environmental firm of CH2M Hill is currently negotiating a contract to begin work on the development of MCAS El Toro's BRAC Cleanup Plan and Environmental Baseline Survey.

Property Screening - The Department of Justice Bureau of Prisons completed a preliminary screening of MCAS El Toro. The Coast Guard and National Archives have also expressed interest in the property.

Colonel E. J. Ritchie, USMC
Assistant Chief of Staff
Base Realignment and Closure

OSD BTO EXECUTIVE SUMMARY
MCAS EL TORO STATUS REPORT

PART I - ISSUES
20 April 1994

New Issue: [FINANCIAL] BRAC Funding Reductions.

DISCUSSION: The community is concerned that the recent budget rescission that reduced Navy BRAC funding will delay moving the Navy out of Miramar Naval Air Station, CA. That in turn would prevent the Marine Corps from moving to Miramar from El Toro, delaying the closure and reuse of MCAS El Toro. The Navy is currently analyzing the effect of the rescission on base closure timetables, and strategies to avoid delays. A decision is expected in the near future.

ACTION REQUIRED: [NAVY] Determine the effects of the rescission on base closure/unit relocation timetables and promulgate the results as soon as practicable.

OSD BTO EXECUTIVE SUMMARY
MCAS EL TORO STATUS REPORT

PART II - BTO ASSESSMENT
20 April 1994

PRIOR ISSUE STATUS BOX		
Total: 0	Resolved (Previous/Current): 0/0	Working: 0

PM Comments: The El Toro Reuse Planning Authority (ETRPA) has been formed to develop a reuse plan. A joint powers agreement is being drafted. The community intends to request a delay in the surplus property determination process in order to synchronize the reuse plan with property screening.

Cumulative Progress Flag

Green

OSD BTO EXECUTIVE SUMMARY
MCAS EL TORO STATUS REPORT
PART I - ISSUES
20 July 1994

New Issue: [FINANCIAL] Reuse Planning Fund Shortfall.

DISCUSSION: The El Toro Reuse Planning Authority (ETRPA) is concerned that reuse planning funds are insufficient in light of the controversy regarding reuse as a civil airport and the extensive planning effort they foresee. OEA is working closely with the ETRPA and upon receipt of a formal grant application, will provide appropriate assistance to the community.

ACTION REQUIRED: [OEA] Continue to monitor the reuse planning effort an adjust assistance as necessary.

OSD BTO EXECUTIVE SUMMARY
MCAS EL TORO STATUS REPORT
PART II - BTO ASSESSMENT
20 July 1994

PRIOR ISSUE STATUS BOX		
Total: I	**Resolved (Previous/Current):** 0/1	**Working:** 0

Issue: [FINANCIAL] BRAC Funding Reductions.

ACTION REQUIRED: [NAVY] Determine the effects of the rescission on base closure timetables.

CURRENT PROGRESS: The Navy is still analyzing the possible timetable shifts due to budgetary factors. Current projections are that El Toro will close on time and Marine units will relocate to NAS Miramar beginning this year. This issue is considered resolved.

PM Comments: The ETRPA has requested a 6 month extension to December 1994 for surplus property determination. They have selected a consulting firm to prepare the community reuse plan. The proposed county-wide initiative to convert the base to a civil airport will be on the ballot in November 1994.

Cease Mission - Jun 97
Close Base - Jul 97
McKinney Screening - in progress

Cumulative Progress Flag
Green

BASE CLOSURE STATUS REPORT
MCAS EL TORO
15 JUNE 94

Issue: It appears the cost of reuse planning will far exceed the amount of funding available from federal, state and local sources.

Background: The El Toro Reuse Planning Authority (ETRPA) has selected the consulting firm of Post, Buckley, Schuh and Jernigan Inc (PBS&J) to prepare the community reuse plan. ETRPA staff is currently in the process of developing the reuse project scope of work. Due to the extensive reuse planning effort required to develop a successful community reuse plan and the level of controversy surrounding potential uses, ETRPA staff is concerned that the cost of this effort will exceed available funding from federal, state and local sources.

Recommendation: Increase current OEA grant amounts for base reuse plans in highly regulated and high cost areas such as California.

Other Status:

- ETRPA has requested a 6 month extension to 1 December 94, for surplus determination to allow the authority more time to organize their reuse efforts.

- On 25 May 94, ETRPA selected Leigh Fisher Associates to conduct a feasibility study of civilian airport uses at the base.

- A proposed countywide initiative to convert the base to a commercial airport has qualified for a November 1994 ballot. If approved by the voters, it would amend the Orange County General Plan to require 2,000 acres of the base to be set aside for commercial aviation uses and the remaining 2,700 acres to be compatible with aviation uses.

THOMAS F. RILEY
Chairman
El Toro Reuse Planning Authority

COLONEL E. J. RITCHIE, USMC
Assistant Chief of Staff
Base Realignment and Closure

MCAS EL TORO

ISSUE: Suport for reuse planning at MCAS El Toro

DISCUSSION: The Office of Economic Adjustment (OEA) continues to work closely with the El Toro Reuse Planning Authority (ETRPA) to structure an adequate program to meet the community's reuse planning needs. Under Title 10, Section 2391, OEA is authorized to provide community planning assistance where a base closure "is likely to have a direct and significantly adverse consequence on the affected community." Such assistance will be provided to support reuse planning and organizational needs.

RESOLUTION: While ETRPA has not submitted a formal grant application to OEA, ETRPA has selected a consultant who has developed a detailed scope of work for a community reuse plan. Upon receipt, OEA will provide appropriate technical and planning grant assistance to the community. The scope of this assistance will be adjusted to meet local needs and impacts, support a reasonable level of reuse planning effort, and identified in close consultation with the community.

BASE TRANSITION COORDINATOR
BI-MONTHLY PROGRESS REPORT

ACTIVITY: MCAS EL TORO/TUSTIN **DATE:** 3 Sept 93
PERIOD COVERED: 23 AUG - 3 SEPT 93

==========

BTC ACTIVITY: *(List in bullet format a summary of activities accomplished, i.e. key meetings attended, people met, actions completed.)*

30-31 AUG COLONEL RITCHIE @ WASHINGTON DC TO WORK BRAC BUDGET REVIEWS.
1 SEPT PETE CIESLA BRIEFED ORANGE COUNTY REGIONAL AIRPORT AUTHORITY ON FEDERAL DISPOSAL PROCEDURES.
2 SEPT DISCUSSED CLOSURE ISSUES W/DOUG RIGGS, LEGISLATIVE DIRECTOR FOR CONGRESSMAN COX.
3 SEPT COL. RITCHIE PROVIDED INTERVIEW ON BASE CLOSURE TO ORANGE COUNTY KOCE TELEVISION.

PM SUPPORT ACTIONS REQUESTED: *(List in bullet format actions the PM should accomplish or track, and establish requested suspense dates.)*

SEEK DEPARTMENT OF ARMY RESPONSE ON WHETHER THE ARMED FORCES RESERVE CENTER AT MCAS TUSTIN IS NEEDED FOR RESERVE TRAINING OR WHETHER THEY WILL RELOCATE ONCE THE BASE IS CLOSED. BACKGROUND CORRESPONDANCE PROVIDED TO CAPTAIN STREIKER.

POA&M ACHIEVEMENTS: *(For significant process events accomplished provide milestone name and date obtained along with notes to be included in master schedule.)*

==========

BTC SHORT/LONG TERM PRIORITIES:

Short: *(List top three priorities in bullet format to be accomplished in next 2-6 weeks or very hot actions.)*

1) DETERMINE IMPACT OF BRAC BUDGET ON LAYDOWN PALNS.
2) DETERMINE LAYDOWN OPTIONS.
3)

Long: *(List top three priorities in bullet format to be accomplished in next 6-12 weeks.)*

1)
2)
3)

BASE TRANSITION COORDINATOR
BI-MONTHLY PROGRESS REPORT

ACTIVITY: BRAC MCAS EL TORO/TUSTIN DATE: 5 OCT 93
PERIOD COVERED: 18 SEPT TO 1 OCT 93

==========

BTC ACTIVITY: *(List in bullet format a summary of activities accomplished, i.e. key meetings attended, people met, actions completed.)*

* SEPT 21 ATTENDED TUSTIN TASK FORCE MEETING TO REVIEW REUSE PLANNING FOR MCAS TUSTIN
* SEPT 21 PETE CIESLA SPOKE AT LOCAL KAWANA'S CLUB ON BASE CLOSURE ISSUES
* SEPT 17 MEETING WITH DECA TO DISCUSS RELOCATION OPTIONS
* SEPT 23 MEETING WITH NORTON AFB CLOSURE OFFICE ON LESSONS LEARNED
* INITIATED STATE AND LOCAL SCREENING FOR TUSTIN
* INITIATED DOD AND FEDERAL SCREEING AT EL TORO

PM SUPPORT ACTIONS REQUESTED: *(List in bullet format actions the PM should accomplish or track, and establish requested suspense dates.)*

NEED FORMAL REQUEST FROM DEPARTMENT OF ARMY FOR ARMED FORCES RESERVE CENTER AT MCAS TUSTIN. MR ROBERT WARREN FROM BTC IS WORKING. REQUEST ANY CORRESPONDANCE SENT TO DEPTARTMENT OF ARMY.

POA&M ACHIEVEMENTS: *(For significant process events accomplished provide milestone name and date obtained along with notes to be included in master schedule.)*

==========

BTC SHORT/LONG TERM PRIORITIES:

Short: *(List top three priorities in bullet format to be accomplished in next 2-6 weeks or very hot actions.)*

1)
2) SAME AS LAST ONE
3)

Long: *(List top three priorities in bullet format to be accomplished in next 6-12 weeks.)*

1) SAME AS LAST ONE
2)
3)

BASE TRANSITION COORDINATOR
BI-MONTHLY PROGRESS REPORT

DATE: 1 Apr 94

ACTIVITY: MCAS El Toro
PERIOD COVERED: 1 February 94 - 31 March 94

BTC ACTIVITY: (LIST IN BULLET FORMAT A SUMMARY OF ACTIVITIES ACCOMPLISHED, I.E. KEY MEETINGS ATTENDED, PEOPLE MET, ACTIONS COMPLETED)

* Attended the El Toro Reuse Planning Authority (ETRPA) organization meetings.
* Participated in the joint ETRPA Staff/Marine Corps meeting on Pryor Amendment impacts.
* Provided BRAC briefings at local community forums.
* Coordinated a joint FAA/community meeting to discuss FAA funding grants and airport studies.
* Held discussions with ETRPA staff and base representatives on future possibilities of joint EIR/EIS studies.

PM SUPPORT ACTIONS REQUESTED: (LIST IN BULLET FORMAT ACTIONS THE PM SHOULD ACCOMPLISH OR TRACK, AND ESTABLISH REQUESTED SUSPENSE DATES.)

* **NONE**

POA&M ACHIEVEMENTS: (FOR SIGNIFICANT PROCESS EVENTS ACCOMPLISHED PROVIDE MILESTONE NAME AND DATE OBTAINED ALONG WITH NOTES TO BE INCLUDED IN MASTER SCHEDULE.)

* Completed BRAC Cleanup Plan. (First Edition)
* Completed bidders Conference for ETRPA reuse consultant. Selection now being started.

BTC SHORT/LONG TERM PRIORITIES:

SHORT: (LIST TOP THREE PRIORITIES IN BULLET FORMAT TO BE ACCOMPLISHED IN NEXT 2-6 WEEKS OR VERY HOT ACTIONS.)

1) Work with ETRPA on the possibility for an extension of the surplus determination in accordance with the Pryor Amendment.

2) Submit DoD/Federal screening interests for ETRPA review.

3) Review possible CERFA determination delay due to EPA requirements for pesticide and groundwater studies.

LONG: (LIST TOP THREE PRIORITIES IN BULLET FORMAT TO BE ACCOMPLISHED IN NEXT 6-12 WEEKS.)

1) Coordinate FAA/Reuse consultant reviews of base facilities.

2) Provide community information briefings on BRAC efforts.

3) Assist the ETRPA in development of possible joint EIR/EIS studies.

BASE TRANSITION COORDINATOR
BI-MONTHLY PROGRESS REPORT

ACTIVITY: MCAS El Toro DATE: 1 Feb 94

PERIOD COVERED: 1 December 93 - 31 January 94

BTC ACTIVITY: (LIST IN BULLET FORMAT A SUMMARY OF ACTIVITIES ACCOMPLISHED, I.E. KEY MEETINGS ATTENDED, PEOPLE MET, ACTIONS COMPLETED)

* Participated in the first RAB meeting for the base, 13 January 94.
* Briefed local media on DoD/Federal property screening interests.
* Met with Mayor Susan Withrow of Mission Viejo to discuss base closure and reuse issues.
* Provided base tour for Dept of Justice, property screening visit.
* Briefed OEA Program Manager on development of the community reuse organization.

PM SUPPORT ACTIONS REQUESTED: (LIST IN BULLET FORMAT ACTIONS THE PM SHOULD ACCOMPLISH OR TRACK, AND ESTABLISH REQUESTED SUSPENSE DATES.)

* Request Pryor Amendment DoD guidance be provided soonest, due to the numerous inquiries regarding its impact.

POA&M ACHIEVEMENTS: (FOR SIGNIFICANT PROCESS EVENTS ACCOMPLISHED PROVIDE MILESTONE NAME AND DATE OBTAINED ALONG WITH NOTES TO BE INCLUDED IN MASTER SCHEDULE.)

* Orange County/City of Irvine and Lake Forest have agreed on the formation of the El Toro Reuse Planning Authority.

BTC SHORT/ LONG TERM PRIORITIES:

SHORT: (LIST TOP THREE PRIORITIES IN BULLET FORMAT TO BE ACCOMPLISHED IN NEXT 2-6 WEEKS OR VERY HOT ACTIONS.)

1) Complete RAB membership application process and decide on community chairperson.

2) Compile draft BRAC Clean-up Plan.

3) Assist local community in reuse efforts to determine base conditions inventory and background studies.

LONG: (LIST TOP THREE PRIORITIES IN BULLET FORMAT TO BE ACCOMPLISHED IN NEXT 6-12 WEEKS.)

1) Develop comprehensive plan and timeline schedule for closure, realignment and movement actions.

2) Develop CERFA document to identify uncontaminated property.

3) Analyze caretaker issues/costs upon base closure.

BASE TRANSITION COORDINATOR
PROGRESS REPORT

ACTIVITY: MCAS TUSTIN DATE: 1 AUGUST 1994

PERIOD COVERED: 1 TO 31 JULY 1994

BTC ACTIVITY: (List in bullet format a summary of activities accomplished, i. e. meeting attended, people met, actions completed.)

* Participated in discussions on personal property requests and procedures.
* Held closure implementation meetings with key participants in the base closure process.
* Developing concept plans for caretaker options upon base closure.
* Supported City of Tustin request for delay in surplus determination.

PM SUPPORT ACTIONS REQUESTED: (List in bullet format actions the PM should accomplish or track, and establish requested suspense dates.)

* Surplus determination extension to 1 Oct 94 has been requested by the City of Tustin. ASN (I&E) response still pending.

POA&M ACHIEVEMENTS: (For significant process events accomplished provide milestone name and date obtained along with notes to be included in master schedule.)

* Initiating NEPA scoping process for reuse plan.
* Updated project schedule for reuse study is attached.

BTC SHORT/LONG TERM PRIORITIES:

Short: (List top three priorities in bullet format to be accomplished in next 2-6 weeks or very hot actions.)

1) Seek ASN decision on DoD/Federal interests, other then Coast Guard.
2) Develop base data for rapid job creation market sales required under DoD interim rules.
3) Seek consultant financial analysis review of Coast Guard base housing request on reuse plan.

Long: (List top three priorities in bullet format to be accomplished in next 2-12 weeks.)

1) Review personal property requests with City of Tustin.
2) Submission of available property for HUD suitability determination.
3) Develop master schedule of project tasks.

HNTB

AUGUST 4, 1994

TO: BASE CLOSURE TASK FORCE
FROM: HNTB
SUBJECT: UPDATED PROJECT SCHEDULE

RECOMMENDATION

Receive and file.

BACKGROUND

The project schedule is updated periodically to better reflect the ongoing progress of the study process. The last project schedule update presentation to the Task Force was at the March 31 meeting. Since that meeting there have been several changes to the EIR/EIS study process and these are reflected in the revised schedule. The Project Committee requires the schedule to be updated monthly so that it remains a realistic guide to the study effort. The following schedule summary will outline the more significant study efforts currently completed or underway. A more formal schedule with each task depicted will be forwarded to the Task Force at their next meeting.

- Market Demand Analysis Report - Completed September 1993
- Community Opinion Survey - Completed January 1993
- Issues Identification Memorandum - Completed May 1993
- Historic Resources Survey Report - Completed October 1993
- Reuse Alternatives & Preferred Alternative - Completion March 1994
- Environmental Setting Report - Completion March 1994
- Draft Community Facilities and Infrastructure - Projected Completion Early Fall, 1994
- Draft Traffic Study & Circulation Plan - Projected Completion Fall, 1994
- Draft Fiscal Impact Report - Projected Completion Early Fall 1994
- Draft Financing Plan - Projected Completion Early Fall, 1994
- Draft Specific Plan - Projected Completion Fall, 1994
- Draft EIS / EIR - Projected Completion January, 1995
- Final EIS / EIR on Specific Plan - Projected Completion March, 1995
- Final Public Review Period Ends for EIS / EIR (Project Completion) - June 1995
- Published Record of Decision (ROD) - Estimated July, 1995

BASE TRANSITION COORDINATOR
PROGRESS REPORT

ACTIVITY: MCAS EL TORO DATE: 1 AUGUST 1994

PERIOD COVERED: 1 to 31 JULY 1994

BTC ACTIVITY: (List in bullet format a summary of activities accomplished, i. e. key meetings attended, people met, actions completed.)

* Invited by the El Toro Reuse Planning Authority (ETRPA) to be an ex-officio member of the Board of Directors.
* Provided BRAC briefing at local community forums.
* Reviewed community assistance grant approval with OEA program manager.
* Assisted with Bureau of Prisons community consultations.

PM SUPPORT ACTIONS REQUESTED: (List in bullet format actions the PM should accomplish or track, and establish requested suspense dates.)

* Surplus, determination request to 1 Dec 94 has been requested by ETRPA, ASN (I&E) response pending.

POA&M ACHIEVEMENTS: (For significant process events accomplished provide milestone name and date obtained along with notes to be included in master schedule.)

None

BTC SHORT/LONG TERM PRIORITIES:

Short: (List top three priorities in bullet format to be accomplished in next 2-6 weeks or very hot actions.)

1) Determine extent of DOI request for property.
2) Develop base data for rapid job creation market sales required under interim rules.
3) Finalize DoD/Federal interests for property screening.

Long: (List top three priorities in bullet format to be accomplished in next 6-12 weeks.)

1) Review personal property requests with ETRPA.
2) Assist in reuse planning consultant data review requirements.
3) Assist in EIS background information coordination with reuse study requirements.

BASE TRANSITION COORDINATOR
BI-MONTHLY PROGRESS REPORT

ACTIVITY: MCAS El Toro **DATE:** 1 Jun 94
PERIOD COVERED: 1 April - 31 May 1994

BTC ACTIVITY: (LIST IN BULLET FORMAT A SUMMARY OF ACTIVITIES ACCOMPLISHED, I.E. KEY MEETINGS ATTENDED, PEOPLE MET, ACTIONS COMPLETED)

* Participated in McKinney Act Workshop and base tours for homeless providers.
* Provided community briefings on base closure to Leisure World and Coto de Caza homeowners associations, Cities of Irvine, Lake Forest, Anaheim, and the El Toro Reuse Planning Authority (ETRPA) Executive Council.
* Briefed DUSD for Environmental Security (Ms. Sherri Goodman) on closure efforts during her visit to the base.
* Attended ETRPA Board and Executive Council meetings.
* Attended Pryor Amendment DoD Outreach Seminar in San Francisco, CA with community reuse representatives.

PM SUPPORT ACTIONS REQUESTED: (LIST IN BULLET FORMAT ACTIONS THE PM SHOULD ACCOMPLISH OR TRACK, AND ESTABLISH REQUESTED SUSPENSE DATES.)

* NONE

POA&M ACHIEVEMENTS: (FOR SIGNIFICANT PROCESS EVENTS ACCOMPLISHED PROVIDE MILESTONE NAME AND DATE OBTAINED ALONG WITH NOTES TO BE INCLUDED IN MASTER SCHEDULE.)

* ETRPA selected the firm of Post, Buckley, Schuh and Jernigan as the MCAS El Toro Reuse Consultant.
* ETRPA currently selecting FAA funded airport feasibility study consultants.
* ETRPA requested 6 month delay for surplus determinations, McKinney Act screening would start 1 Dec 94.

BTC SHORT/ LONG TERM PRIORITIES:

SHORT: (LIST TOP THREE PRIORITIES IN BULLET FORMAT TO BE ACCOMPLISHED IN NEXT 2-6 WEEKS OR VERY HOT ACTIONS.)

1) Assist in organization efforts for ETRPA Board and Executive Council.

2) Review personal property inventory with ETRPA staff.

3) Coordinate reuse/airport feasibility consultant reviews of base facilities.

LONG: (LIST TOP THREE PRIORITIES IN BULLET FORMAT TO BE ACCOMPLISHED IN NEXT 6-12 WEEKS.)

1) Develop ready market determination strategies for base.

2) Assist in finalizing Dod/Federal agency requests for property.

3) Assist in reuse development proposals for base.

POINT PAPER

SUBJECT: AMENDMENT OF THE MCKINNEY ACT

BACKGROUND: A major concern of California communities affected by the closure of military installations is that homeless providers may apply for and obtain property under the provisions of the McKinney Act without regard to the redevelopment plan for a particular installation. The ability of the Service Secretaries to dispose of surplus property in a manner consistent with the plan is limited by the McKinney Act. At present, it is quite possible that a Secretary would have no choice but to assign property to the Department of Health and Human Services for disposal to a homeless provider even though the needs of the homeless in the communities affected by the closure are already adequately provided for. Another concern of affected communities is that they receive little, if any notice of homeless provider interest until after a provider's application has been approved by HHS. While, the Pryor Amendment did make some significant changes in the McKinney Act processes, these issues were not addressed.

DISCUSSION: The California Military Base Reuse Task Force submitted a report to Governor Wilson dated January 1994. Among other matters, the report contains a series of recommendations to amend the McKinney Act. The first recommendation is that "a clear statement should be made that economic development and job creation are the highest priority for military base properties. Job creation will benefit both the homeless and the community at large." Proposed legislation to effectively skirt the provisions of the McKinney Act with respect to major parcels of surplus federal property probably would not meet with a high degree of success. On the other hand, legislation which would provide a reasonable degree of balance between the provisions of the McKinney Act and the Congressionally approved concept of using base closure property to provide impacted communities with an opportunity for economic redevelopment would seem to have a greater chance of passage.

Language could be included in the National Defense Authorization Act For 1995 authorizing the Service Secretaries to consider uses identified in the redevelopment plan which support local and regional economic development and job creation on the same basis as the Secretaries can consider competing public benefit discount conveyance requests which, in the appropriate case, can be found to outweigh the needs of the homeless. As a broader alternative, the Secretaries could be authorized to determine whether the needs of the homeless were adequately addressed by existing programs and approved applications, and if so to dispose of property in a manner consistent with the community's redevelopment plan. Language could also be included to require a greater degree of disclosure to the affected community. While HHS rules presently touch on the subject, it appears that they are inadequate to initiate a dialogue early in the process

between the provider and the community on zoning issues and the matter of providing local services such as police, fire, sewer and water.

As a suggestion, the following language, if inserted in the National Defense Authorization Act For 1995, would expand the discretion of the Service Secretaries to dispose of surplus property consistent with the second alternative, and would be consistent with the Pryor Amendment concepts of empowering the local community and job driven property disposal: The language would also require HHS to consider local land use and service issues associated with a proposed use by a homeless provider.

> "Paragraph (6) of Section 2905(b) of the Defense Base Closure and Realignment Act of 1990 (part A of title XXIX of Public Law 101-510; 10 U.S.C. 2687 note), is amended by adding at the end the following:
>
> > "(H) If the Secretary of Defense determines that the redevelopment plan prepared for the military installation involved, when viewed in the context of existing programs and facilities to assist the homeless, adequately takes into consideration the needs of the homeless in the communities affected by the closure of such installation, and if the Secretary makes property available to the representatives of the homeless in accordance with that plan, notwithstanding the provisions of such Act, the remainder of the surplus property at such installation may be disposed of by the Secretary in a manner which will give priority of consideration for such other uses as are identified in the redevelopment plan.
> >
> > "(I) The Department of Health and Human Services shall inform the head of the local governmental unit having jurisdiction over zoning and land use regulation in the area whenever an expression of interest or an application is filed under such Act, and shall give the local governmental unit a reasonable opportunity to provide input to HHS on the impact of the proposed use on local land use regulations, and local services such as police, fire, sewer, and water."

RECOMMENDATION:

1. Take the necessary action to include the proposed amendment in the Department of Defense legislative program for the National Defense Authorization Act For 1995.

2. Cooperate with the State of California in connection with the implementation of that portion of its legislative program dealing with the recommendations of the California Military Base Reuse Task Force.

SUPERVISOR, FIFTH DISTRICT
THOMAS F. RILEY
CHAIRMAN OF THE BOARD OF SUPERVISORS
ORANGE COUNTY HALL OF ADMINISTRATION
10 CIVIC CENTER PLAZA, P. O. BOX 687, SANTA ANA, CALIFORNIA 92702-0687
PHONE: (714) 834-3550 • FAX (714) 834-2670

April 27, 1994

Colonel Jim Ritchie
Base Realignment and Closure Office
MCAS El Toro
Santa Ana, CA 92709-5000

Dear Colonel Ritchie,

As Chairman of the El Toro Reuse Planning Authority (ETRPA), and in accordance with paragraph 91.7(a)(7) of the Department of Defense Interim Rule for Revitalizing Base Closure Communities and Community Assistance, I am requesting that the Secretary of Navy postpone the determination of surplus for all property at MCAS El Toro until December 1, 1994 because it is in the best interest of the communities affected by the closure.

ETRPA has not yet hired a Master Consultant/Executive Director to assist the Authority in evaluating alternative reuses of the base, nor has it had the opportunity to evaluate the potential impact of the proposed Federal Agency reuses on the economic development goals and objectives that are to be established by ETRPA.

ETRPA expects to have a Master Consultant/Executive Director in place by early June and an Office of Economic Assistance Reuse Planning Grant approved that same month. Our Board of Directors and Executive Council representatives will make every effort to expedite our analysis of the proposed Federal agency uses and inform your office accordingly on a more appropriate deadline for the Federal screening process to be completed.

If you have any questions on this matter, please contact Jack Wagner of the County Administrative office at 834-6758.

Sincerely,

Thomas F. Riley

Thomas F. Riley
Chairman
El Toro Reuse Planning Authority

ETRPA:JMW/1677

cc: ETRPA Board of Directors
REMT

ENCLOSURE(1)

Office of the City Council

City of Tustin

300 Centennial Way
Tustin, CA 92680
(714) 573-3010
FAX (714) 832-0825

April 28, 1994

Colonel Ritchie
Base Realignment and Closure
MCAS, El Toro
El Toro (Santa Ana), California 92709

Thomas R. Saltarelli
Mayor

Jim Potts
Mayor Pro Tem

Mike Doyle
Councilmember

Jeffery M. Thomas
Councilmember

Tracy A. Worley
Councilmember

RE: REQUEST FOR DELAY OF TRANSFER AND POSTPONEMENT OF DETERMINATION OF SURPLUS FOR MCAS, TUSTIN

Dear Colonel Ritchie:

Pursuant to Part 91, Section 91.7(a)(7) of the Department of Defense Interim Rule for Revitalizing Base Closure Communities and Community Assistance, the City of Tustin, as the recognized reuse authority for Marine Corps Air Station (MCAS), Tustin, hereby requests the following:

1. That the Secretary of the Navy postpone any determination regarding the potential Transfer of property to the United States Coast Guard at MCAS, Tustin; and

2. That the Secretary of the Navy also postpone the Determination of Surplus for all portions of MCAS, Tustin.

The primary purpose for requesting these postponements is to allow the community to continue discussions with interested Homeless Providers and to allow the completion of a detailed fiscal analysis of the Reuse Plan which is currently underway. Based on direction of the City's Base Closure Task Force, the fiscal analysis will also examine the economic issues related to the Coast Guard's request for an approximate 55 acre portion of the base. The result of the study will provide more substantiated information as to the impact of the Coast Guard's request on the proposed Reuse Plan.

At this time, we would request a time extension until at least July 1, 1994. However, we respectfully reserve the right to request additional time should the need arise to conclude these discussions and fiscal analysis. However, we do request that the Secretary of the Navy make determinations on all other federal, state and local

agency requests for property conveyance in support of the MCAS, Tustin Base Closure Task Force recommendations which were forwarded to you in March.

Please contact Christine Shingleton, MCAS, Tustin Reuse Project Director, at (714) 573-3107 should you require any additional information on this matter.

Sincerely,

Thomas R. Saltarelli

Thomas R. Saltarelli
Mayor
Chairman of MCAS, Tustin Base Closure Task Force

TRS:DO:kd\ritchie5.ltr

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GEORGE P. SCHLOSSBERG**
DAVID R. LLOYD*

* ALSO ADMITTED IN MARYLAND
* ALSO ADMITTED IN NEVADA
** ALSO ADMITTED IN NEW YORK

March 9, 1994

Colonel Richie, Base
Transition Officer
Base Realignment and Closure
MCAS El Toro
El Toro (Santa Ana), California 92709

RE: LEGAL AUTHORITY OF THE SECRETARY OF THE NAVY UNDER THE MCKINNEY ACT

Dear Colonel Richie:

As we discussed at our meeting on February 24, 1994, the City of Tustin is concerned that we have different views as to the authority of the Department of Defense, and the Secretary of the Navy as the Department's disposal agent, to balance the community's needs as reflected in the final reuse plan with McKinney Act requests. We believe that the Secretary of the Navy is not required to blindly approve all McKinney Act requests that make it through the HUD and HHS process.

The City believes that the Secretary has the authority to weigh the impact of his actions on the affected community and the success of the community reuse plan when approving McKinney Act requests. To do otherwise ignores the President's statements, his five point program, the thrust of the Pryor amendments, and potentially undermines the City's efforts to prepare a balanced and achievable reuse plan.

Accordingly, and pursuant to our agreement, we respectfully request that the Department of the Navy address the following questions so the City of Tustin may proceed with its reuse plan:

Question 1: Must the Secretary of the Navy approve all McKinney Act requests that make it through the HUD and HHS process ?

Question 2: Does the Secretary of the Navy have the authority to balance McKinney Act requests against the community reuse plan when disposing of the property ?

Question 3: Does the Secretary of the Navy have the authority to balance McKinney Act requests against public benefit conveyance requests when disposing of the property ?

ENCLOSURE (1)

Question 4: Does the Secretary of the Navy have the authority to balance McKinney Act requests against requests to convey the property for economic development purposes pursuant to section 2905(b)(4) of the Department of Defense Base Closure and Realignment Act of 1990 (Pub. L. No. 101-510) as added by section 2903 of the National Defense Authorization Act for Fiscal Year 1994 when disposing of the property ?

The City of Tustin would appreciate a written response to these questions in time for our Base Closure Task Force Meeting so we may determine how best to proceed with our reuse planning. Please call me at (202) 659-3173 after you have an opportunity to review our questions if you think the questions do not address adequately the items we discussed, or go beyond the scope of the issue. In such case I would be happy to recast them in a manner more appropriate to the circumstances.

Thank you for your time and interest. While I know these are difficult questions, the resolution of these issues are vital to the success of the Community's reuse of MCAS Tustin.

Sincerely,

George R. Schlossberg

cc.: Ms. Christine Shingleton
Mr. Dana Ogdon
Major Myers
Major Murphy

Susan Withrow
Mayor
Joseph D. Lowe
Mayor Pro Tem
Robert David Breton
Councilmember
Sharon Cody
Councilmember
William S. Craycraft
Councilmember

City of Mission Viejo

February 2, 1994

Captain Striecher
Base Transition Office
The Pentagon
Room 3D443
Washington, D.C. 20591

Dear Captain Striecher:

Thank you very much for taking the time to see the South Orange County Working Group and discussing MCAS El Toro. You have given us a better understanding of the base transition process.

Your assistance is appreciated, and I look forward to a continued cooperative effort as it relates to the base's reuse.

Sincerely,

Susan Withrow

Susan Withrow
Mayor

26522 La Alameda • Suite 190 • Mission Viejo, California 92691-6301 714/582-2489 FAX 714/582-7530

Capt Potter

BASE TRANSITION OFFICE
CASE SUMMARY SHEET

October 26, 1993

PROGRAM MANAGER ACTION REQUEST CONTROL NUMBER:

NAME OF CASE MANAGER: Robert J. Warren, Rm 2C 426 Pentagon
(703) 697-5819/5745

INSTALLATION: MCAS EL TORO CA

ISSUE: DEED RESTRICTIONS

BACKGROUND: The South County Cities Working Group, City of Irvine raise deed restriction(s) issues in attached letter that require a legal opinion.

ACTION TAKEN BY CASE MANAGER:

10/26/93 Prepared memo to General Counsel, OSD and met for subsequent discussions of the issue. COL Donnelly took issue under advisement and indicated he would provide recommendation.

11/1/93 General Counsel advised that proposal by the City of Irvine must be discussed on site with legal folks from the Service that own the property (Navy). His assessment is that as much information as possible can be covered in the EIS and reuse as long as it is consistent with the ROD. In addition, the EIS can include as much as possible of Environmental Impact Report (EIR) referred to by the City of Irvine. Due to the possible complexities of this issue, he strongly suggests that we refer it to the Navy because of the legal ramifications.

11/2/93 Coordinated and discussed issue with Mr. C.J. Turnquist, General Counsel (Installations & Environment), US Navy. He agreed with recommendation to send issue to his office for action.

11/2/93 Prepared attached memorandum for Deputy for Program Support signature to Assistant General Counsel (Installations & Environment).

SOLUTION/RECOMMENDATION:

Deputy for Program Support sign memorandum at attachment. Program Manager inform Base Transition Coordinator of this action. Case closed but kept in active file until final resolution.

PROGRAM MANAGER:

COMMENTS IF ANY: Concur and thanks.

SIGNATURE [illegible] DATE 11/2/93

DEPUTY FOR PROGRAM SUPPORT: SIGNATURE [illegible] DATE [illegible]/93

OK [illegible]

OFFICE OF THE UNDER SECRETARY OF DEFENSE

WASHINGTON, DC 20301-3000

ACQUISITION

October 26, 1993

MEMORANDUM FOR COLONEL DONNELLY, OSD GENERAL COUNSEL

SUBJECT: Deed Restrictions - MCAS El Toro

Please provide the Base Transition Office a legal opinion on questions raised in the attached correspondence from the city of Irvine, California. The city raises two significant legal questions on deed restrictions that are beyond our expertise to answer. Your assistance is requested.

The Case Worker in our office for this action is Mr. Robert J. Warren who can provide additional information. He can be reached at extension 75845 or 75719. Thank you for your help.

John R. Desiderio
Colonel, USAF
Deputy for Program Support
DoD Transition Office

OFFICE OF THE UNDER SECRETARY OF DEFENSE

WASHINGTON, DC 20301-3000

ACQUISITION

November 2, 1993

MEMORANDUM FOR ASSISTANT GENERAL COUNSEL (INSTALLATIONS & ENVIRONMENT) ATTN: MR. TURNQUIST

SUBJECT: Deed Restrictions - MCAS El Toro

Thank you for assistance in providing answers to questions raised in the attached correspondence from the South County Cities Working Group (SCCWG), City of Irvine regarding deed restrictions for the record of decision/JPA reuse plan. We were advised by DoD General Counsel that because of the complexity and impact of the issues, that they should be referred to Department of Navy General Counsel for reply.

The Case Worker in our office for this action is Mr. Robert J. Warren, who can provide additional information. He can be reached at extension 75845 or 75719. Thank you for your help.

John R. Desiderio
Colonel, USAF
Deputy for Program Support
DoD Transition Office

OCTOBER 22, 1993

TO: RODMAN D. GRIMM, KUHN & GRIMM CONSULTING

FROM: SOUTH COUNTY CITIES WORKING GROUP

SUBJECT: QUESTIONS FOR THE DEPARTMENT OF DEFENSE REGARDING DEED RESTRICTIONS FOR THE RECORD OF DECISION/JPA REUSE PLAN

The South County Cities Working Group (SCCWG) would like to investigate the use of deed restrictions imposed by the Department of Defense (DOD) to ensure an effective means to implement the JPA Reuse Plan consistent with Record of Decision (ROD).

The deed restriction(s) would function to ensure compliance with the requirements contained in the ROD, JPA Reuse Plan and accompanying planning/environmental documents. Secondly, the deed restriction(s) for the base property may establish a formal process to address deviations from the above noted documents.

In order to accomplish the above stated goal the SCCWG would like to seek permission from the DOD to simultaneously prepare a JPA Reuse Plan along with planning documents including State required general plan and zoning level documents which would be analyzed in an accompanying Environmental Impact Statement (EIS) and Environmental Impact Report (EIR). It is our hope that if the DOD supports the JPA Reuse Plan and supporting documents they would be willing to voluntarily impose deed restrictions.

Secondly, we would like to explore the use of deed restrictions over the base property for parcels that are conveyed in a public and/or private process in order to ensure that implementation remains consistent with the ROD, JPA Reuse Plan and planning/environmental documents. If for any reason local implementation deviates from the ROD, JPA Reuse Plan and planning/environmental documents then the deed restriction(s) would require that the property or portions revert back to the DOD and the JPA for further planning consideration.

To: Rod, Rick
Fr: Mark
9/27/93

MILITARY BASE REUSE TASK FORCE
PRELIMINARY MEETING AGENDA

Date:	**Thursday, October 7, 1993**
Time:	**9:00 a.m.**
Location:	**Garden Grove Community Center** **11300 Stanford Avenue** **Garden Grove, California**
9:00 - 9:10	Welcome and introductory remarks - *Chairperson Susan Golding*
9:10 - 9:20	Review and approval of minutes from September 3 meeting - *Chairperson Susan Golding* ACTION: Adoption of minutes
9:20 - 9:40	Community perspectives, coordination, and visions regarding reuse of MCAS El Toro – Orange County El Toro Task Force
9:40 - 10:00	Community perspectives, coordination, and visions regarding reuse of MCAS El Toro – South Orange County Working Group
10:00 - 10:15	BREAK
10:15 - 11:00	History, objectives, vision, current status, and problems with reuse planning for Long Beach Naval Station - *The Honorable Ernie E. Kell, Mayor of Long Beach, and City staff*
11:00 - 11:20	Community planning and organizing assistance available from the Department of Defense, Office of Economic Adjustment - *Kenneth Marxkin, Office of Economic Adjustment*
11:20 - 11:40	Federal planning and infrastructure funding assistance available from Department of Commerce, Economic Development Administration - *Charles Oaks, Economic Development Representative, U.S. Economic Development Administration*
11:40 - 12:00	California Enterprise Zone Program - *Sam Paredes, Enterprise Zone Program Manager, Trade & Commerce Agency*

9/27/93

MILITARY BASE REUSE TASK FORCE
PRELIMINARY MEETING AGENDA, OCTOBER 7, 1993

12:00 - 1:00	LUNCH
1:00 - 1:25	National perspective, experiences, and recommendations regarding military base closures and reuse - *Jane English, President, National Association of Installation Developers and Senior Project Manager, Arkansas Industrial Development Commission*
1:25 - 1:55	Federal property disposal laws and NEPA implementation: policies and practices of U.S. Air Force and comments on George AFB jurisdictional dispute - *John Smith, Real Estate Specialist, U.S. Air Force Base Disposal Agency*
1:55 - 2:15	Legislative program and recommendations for improving the California environmental impact review process, California Council on Environmental and Economic Balance
2:15 - 2:45	California redevelopment law and potential applicability to military base reuse financing - *Calvin E. Hollis, Senior Principal, Keyser Marston Associates, Los Angeles* - *Susan Shick, Director of Community Development, City of Long Beach* - *Ann Moore, Sacramento Housing and Redevelopment Agency*
2:45 - 3:00	BREAK
3:00 - 3:25	State and regional aviation and airport planning
3:25 - 3:50	Overview of Trade and Commerce Agency programs and potential marketing efforts for military base properties
3:50 - 4:15	State Industrial Siting project and potential applicability to military base properties (Trade and Commerce Agency)
4:15 - 4:30	Public comments *(Limit of 5 minutes per presenter, speaker sign-up forms will be available at the start of the meeting)*
4:30 - 5:00	Other business - *Task Force Members*
5:00	Adjournment

Negotiations to reopen on use of Marine base

CITIES: Advocates for the homeless want more space at the Tustin base than the city has offered.

By DEBORAH BELGUM
The Orange County Register

TUSTIN — Negotiations between homeless advocates and city officials for housing at Tustin Marine Corps Air Station have been stalled for months, but both sides hope to start talking again within the next few weeks.

Negotiations broke down in May. City officials balked at demands for barracks, duplexes and triplexes to house nearly 1,850 of the county's 15,000 homeless people.

But federal law allows the homeless to claim surplus government property, and the city, which wants to develop part of the base, would rather reach a negotiated settlement. The City Council is expected to vote Aug. 1 to resume bargaining. The base is scheduled to close by 1999.

Mayor Tom Saltarelli said he doesn't want to turn the base into one big homeless center, but doesn't want to deny the homeless their fair share.

A coalition representing 32 homeless-advocacy organizations is asking for 440 apartments and 738 rooms in barracks; the city is offering 94 apartments and 194 rooms.

"This opportunity will never occur again," said Scott Mather, a facilitator for the coalition.

Tustin officials want housing for all income levels on the base and plan an educational learning village that would provide education and job training.

A federal law called the Stewart B. McKinney Assistance Act of 1987 gives the homeless the right to surplus federal buildings.

The base was expected to be declared surplus May 31, which is when the homeless agencies could have applied for property. But Tustin city officials May 1 requested a two-month delay.

The delay is important because an amendment to the McKinney Act being discussed in Congress could give local governments more jurisdiction over deciding what happens to federal land.

Register staff writers Kevin Mireles and Jennifer Leuer contributed to this report.

Base Closing Not an Open-and-Shut Case

■ El Toro Story May Serve as Cautionary Tale in Future Consolidation Deliberations

The planning for the future of the El Toro Marine Corps Air Station is early enough in the process that it can't hurt, and might help, to have the Navy study the possibility of actually keeping the base open after all. But we shouldn't hold our collective breaths, either, that there will be some dramatic reversal of fortune. Orange County should carry on with the preparations that have begun in earnest.

Perhaps more than raising fresh hopes of keeping the base for military purposes, the Navy Department's memo of last month confirmed an earlier rush to judgment about the savings that closing the facility might produce. In its June 1 memo, the Navy invited base commanders to reopen the issue if bases scheduled for closure could be deemed necessary either as vital to national defense or as too expensive to close.

When El Toro was being designated for closure, Marine Maj. Gen. P. Drax Williams, commander of the station, and others argued that closing the base and moving the Marines to Miramar Naval Air Station in San Diego did not pencil out.

Williams questioned whether it was wise "to dump 4,600 Marine families on the economy in San Diego." Moreover, speaking from a distance and with a bit more room for candor, Art Bloomer, a former commanding general at El Toro and a former Irvine city councilman, openly declared the decision to close El Toro as "a dumb move."

Recently it has become apparent that it will cost about $1.6 billion to close the station. For the record, the Pentagon says keeping El Toro would mean "a tough selling job." It would require the Marines to convince both the Defense Department and Defense Secretary William Perry, and to ask a 1995 base-closing commission to reconsider the matter. Rep. Christopher Cox (R-Newport Beach), whose district includes the base, says he thinks the closing will stick.

And yet, the Navy can't find the money to close the base. And the memo seemed to suggest that there was some problem not only with El Toro but also with other base closing decisions that may have been made hastily. These bases are valuable resources for the nation's defense infrastructure, and they are difficult, perhaps impossible, to replace once gone from the landscape.

If nothing else, perhaps the El Toro story may serve as a cautionary tale in future base closing deliberations. The rush to consolidate as part of a worthwhile cost-saving effort can raise other fiscal questions that may not be anticipated at first.

LOS ANGELES TIMES PAGE: B10 DATE: JULY 30, 1994

El Toro land to Irvine Co.?

LAND USE: In proposed swap, firm would give the government wilderness near Cleveland National Forest.

By CHRIS KNAP
and KELLY BARRON
The Orange County Register

The Irvine Co. and the U.S. Department of the Interior are discussing a land swap that could net Orange County's largest landowner a large portion of the El Toro Marine Corps Air Station.

The federal government would get wilderness land the company owns adjacent to the Cleveland National Forest in northeast Orange County. And the Irvine Co., a pioneer in master-planned development, would get at least one-fourth of the 4,700-acre jet-fighter base between Irvine and Lake Forest.

The air base is scheduled to be closed by the end of the decade and debate is raging over its future use.

A ballot initiative is set for a November vote over whether to convert the base into a commercial airport.

The Navy Department has final say over what will be done with the base once the Marines are through with it. A complex set of rules determines who can claim portions of the base, and how they go about it. However, the Pentagon prefers that local governments come up with a consensus plan for the future of the base.

While a commercial airport has been proposed, the Bureau of Prisons also has expressed interest in a portion of the base.

Laying the base in the Irvine Co.'s hands would return control of its destiny to local authorities.

Up until now the Irvine Co. — the county's most powerful developer and owner of about 90 square miles of county land — has been careful to stay out of the emotional debate over the base.

But a top Irvine Co. official confirmed late Thursday that Interior officials spoke with company representatives this week and toured Irvine Co. land.

Marine Lt. Brad Bartelt said Interior officials also toured the base and showed particular interest in 1,100 acres of the air base northeast of Irvine Boulevard, the portion they would trade away.

"I know that ideas have been floated before the company," Irvine Co. Vice Chairman Ray Watson said. "But we haven't signed on to anything. We're in the position that we'll listen to any idea."

The plan, described as unprecedented by one Orange County official, presents some thorny issues for the Irvine Co.

"We're not interested in swapping some land without knowing what we're going to get," Watson said.

"We know there's huge environmental problems on that site. We know there's huge political problems. Are we going to get nothing but a controversy? We're like anyone else. We have to have some answers before we'd agree to anything."

County supervisors said they had been given a courtesy notice that Interior officials are interested in the idea.

"This was reported to me under strict confidentiality," Board of Supervisors Chairman Thomas F. Riley said. Riley, whose 5th District includes the air base, said he had no objections to the swap.

County Supervisor William Steiner said he learned of the swap idea late Thursday. His initial reaction was favorable.

"I think the counties and the cities have felt pretty comfortable working with the Irvine Co. I think they're unequaled in terms of land planning."

Steiner expressed some frustration that interest groups in the county have tried to go around the reuse authority, which has representatives from Irvine, Lake Forest and the Board of Supervisors.

"Obviously, if the base became private property, the Irvine Co. would have a lot of discretion over its future," Steiner said.

"But that doesn't go around the reuse authority any more than the (Lincoln Club's) initiative."

Some of those following the planning of the base's reuse were surprised by the land-swap idea.

"It's all new to me. It just blows my mind," said Ann Van Haun, a Lake Forest City councilwoman who sits on the reuse authority.

"Why would the Irvine Co. want that land?"

But others support the plan.

Environmentalists see it as an opportunity to ensure that more Orange County canyons will be preserved under the guidance of the Interior Department.

The idea of a private-public swap apparently was launched by former Irvine Mayor Larry Agran in an op-ed article that ran in a local newspaper in February. Agran, a former Irvine mayor, is a strong environmentalist.

Proponents of a commercial airport see the land swap as a means to propel their initiative.

"The Irvine Co. understands the type of industry that we have to have here to compete in a global economy," said Tim Cooley, president of Partnership 2010, a coalition of business, education and government leaders. "And it is both in the interest of the Irvine Co. and the county to see that area developed into a commercial airport."

Although Irvine Co. officials have never taken a stand on the question of an airport, such a development could be a boon to many of the company's landholdings.

Just north of the base is the company's 3,600-acre industrial business park Irvine Spectrum. The Spectrum is still ripe for more development if demand for office space were to increase.

It was not clear Thursday how the proposed land swap might affect the Nov. 8 ballot calling for El Toro's airfield to be rezoned as an airport and the remaining base land developed into "airport-compatible" uses.

The initiative is the brainchild of several officers of the Lincoln Club of Orange County, an influential Republican fund-raising group composed of some of the county's most prosperous business leaders. Among those lobbying for passage are developers George Argyros and Buck Johns and Virginia Knott Bender of the Knott's Berry Farm family.

Club leaders pressed to put the measure on the ballot after announcing they had little faith in the objectivity of a nine-member commission advising the county Board of Supervisors on what should be done with El Toro after the Marines leave by 1998.

The major opponents of the initiative include several south-county cities and citizen groups afraid that a commercial airport at El Toro would bring more noise, pollution and traffic.

Register staff writers Jean O. Pasco, Mary Ann Milbourn and Marilyn Kalfus contributed to this report.

VOICES

"We know there's huge political problems. Are we going to get nothing but a controversy? We're like anyone else. We have to have some answers before we'd agree to anything."

RAY WATSON
Irvine Co. vice chairman

"I think the counties and the cities have felt pretty comfortable working with the Irvine Co. I think they're unequaled in terms of land planning."

WILLIAM STEINER
county supervisor

BACKGROUND

BASE CLOSING AT A GLANCE

The base: El Toro Marine Corps Air Station covers 4,700 acres of central Orange County, bordered by Irvine and Lake Forest.

The closing: The air station was among military facilities scheduled for scuttling in the 1993 round of base closings. It must be closed by 1999, but the Marines hope to be out by 1997. The F/A-18 Hornet squadrons based there will move to Miramar Naval Air Station in San Diego. This move has begun.

The process: The Navy Department has final say over what will be done with the base once the Marines are through with it. A complex set of rules determines who can claim portions of the base, and how they go about it. However, the Pentagon prefers that local governments come up with a consensus plan for the future of the base.

Orange County's plan: Local officials waged a contentious debate over how the planning for El Toro should take place. Every city wanted a voice in the matter. Irvine and Lake Forest, the two cities that border the base, wanted control of the process. Ultimately, the Board of Supervisors settled on a planning group that includes themselves, three representatives from Irvine and a representative from Lake Forest. A group of more than 50 members representing various cities and interests in the county is advising the planning council. The group will come up with three recommendations for the base, one of which would be an airport. The supervisors will choose from among those plans.

The initiative: A group supporting a commercial airport at El Toro has placed an initiative on the November ballot. It would change the county's general plan so that the land at El Toro could be used only for an airport and related development.

PROPOSED USES FOR EL TORO

AN AIRPORT

John Wayne Airport is rapidly approaching its legal maximum of 8.4 million passengers a year, and it moves no air cargo. Many business leaders, as well as cities neighboring John Wayne, favor an airport at El Toro. A study by a coalition of Southern California governments has said an airport at El Toro would be the fourth-busiest in the region. The airport is sharply opposed by cities neighboring El Toro, which fear increased noise, traffic and other fallout.

A PRISON

The U.S. Bureau of Prisons would like a 155-acre wedge in the northwest corner of the base for two facilities: a low-security correctional institution that would house 1,600 inmates and a satellite minimum-security camp for 500 others. The prisons would employ 250-350 people.

TRANSIT CENTER

The Orange County Transportation Authority would like nearly 100 acres for a center that would link buses, taxis and shuttles with commuter trains and a proposed elevated rail line. This plan could go forward with or without an airport.

OTHER USES

Laguna Beach, Laguna Niguel and Mission Viejo are financing a study of alternatives to an airport. Other concepts mentioned informally have included homeless housing and services, low-and moderate-income housing, a golf course or other recreational facility, open space, high-tech biomedical complex, commercial/ light-industrial development, Indian cultural center, Westcot-like amusement park and museums/arts complex.

EL TORO CHRONOLOGY

MARCH 1991:
Navy Department recommends closing Tustin Marine Corps Air Station. El Toro Marine Corps Air Station is only other base found lacking "mission suitability."

JANUARY 1993:
Defense Base Realignment and Closure Commission confirms over-capacity of naval air stations, necessitating closures.

FEBRUARY:
Commission recommends closing El Toro.

MARCH-JULY:
Pentagon announces closure list; commission and President Clinton approve closure list.

SEPTEMBER:
Senate rejects resolution to reject closure plan. List becomes official. Planning for future of El Toro moves to local front.

JANUARY 1994:
After much debate, Orange County supervisors agree on a committee to plan the future of the base. It consists of the five supervisors and representatives from Irvine and Lake Forest, the cities closest to the base.

MARCH:
Airport backers announce a petition drive to get on the ballot an airport initiative that would limit the Marine base land to an airport and related uses.

APRIL:
U.S. prison bureau says it would like part of the base to house non-violent prisoners.

JUNE:
Initiative backers submit more than 100,000 signatures, qualifying the measure for the November ballot. Base-conversion committee agrees to spend nearly $2.2 million to hire a master consultant for their studies. Supervisors OK $618,000 for aviation study.

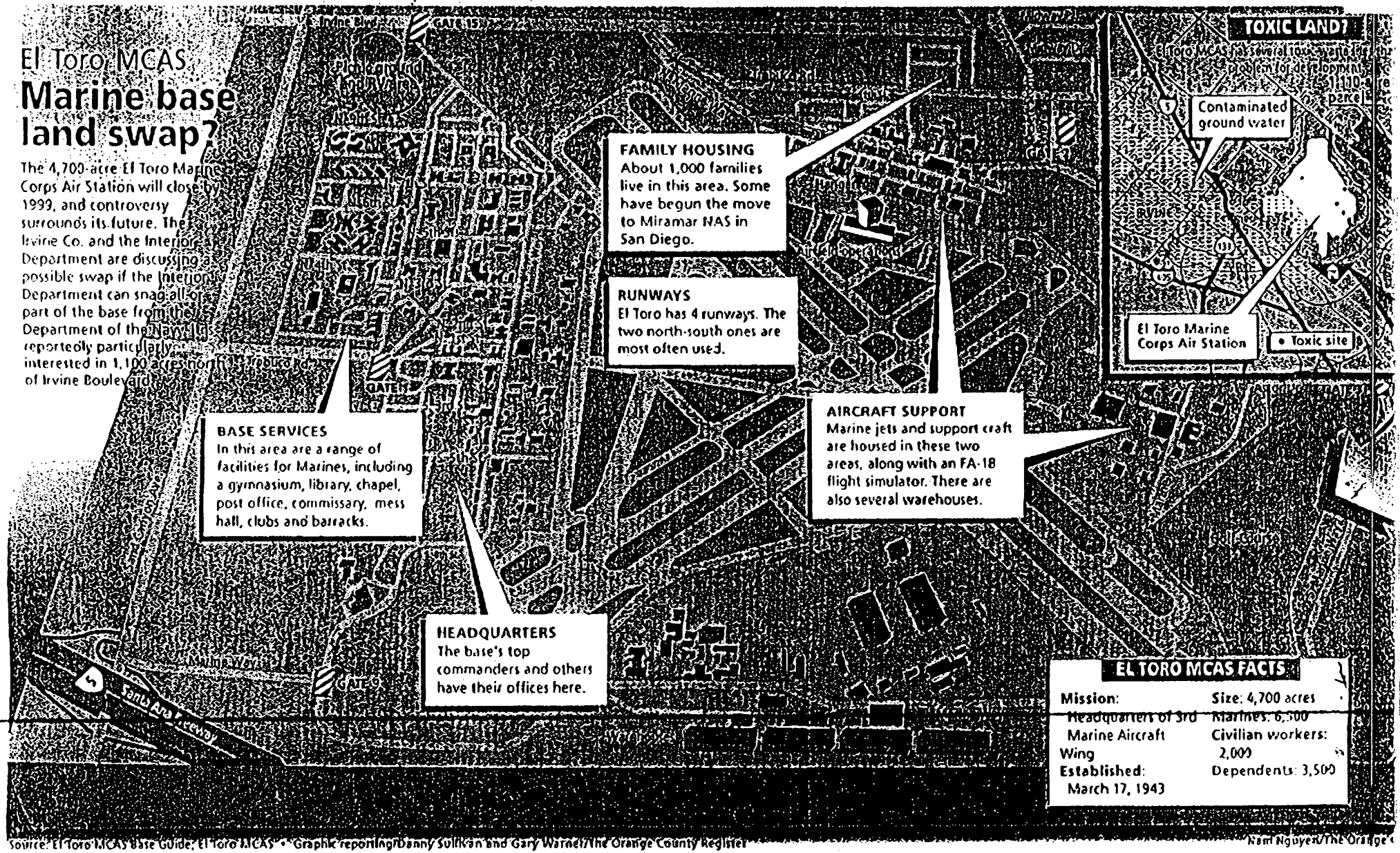
JULY:
South county cities put up $235,000 to study alternatives to an airport.

AUGUST:
Marines begin moving personnel to Miramar.

El Toro MCAS

Marine base land swap?

The 4,700-acre El Toro Marine Corps Air Station will close by 1999, and controversy surrounds its future. The Irvine Co. and the Interior Department are discussing a possible swap if the Interior Department can snag all or part of the base from the Department of the Navy. It's reportedly particularly interested in 1,100 acres north of Irvine Boulevard.



Source: El Toro MCAS Base Guide; El Toro MCAS • Graphic reporting/Danny Sullivan and Gary Warner/The Orange County Register

Nami Nguyen/The Orange C

U.S. and Irvine Co. Discuss Land Swap Involving El Toro

■ **Development:** Firm would gain control of some or all of Marine air base in return for property adjoining Cleveland National Forest. Deal's chances are unclear.

By KEVIN JOHNSON and GEBE MARTINEZ, TIMES STAFF WRITERS

SANTA ANA—The Irvine Co. and the U.S. Department of the Interior are discussing a possible land swap in which the development giant could gain control of all or part of El Toro Marine Corps Air Station in exchange for property bordering the Cleveland National Forest, officials said Thursday.

Federal officials were in Orange County last week meeting with Irvine Co. executives about the proposal for future control of the 4,700-acre military base, which is scheduled to close by 1999, officials said.

The likelihood of such an enormous swap is unclear, officials said, and no one was sure whether it would help or hinder prospects for a commercial airport at El Toro. But it seems certain to put the county's largest landowner squarely in the center of the airport debate.

Orange County Supervisor William G. Steiner said Thursday that he was notified of the talks this week. He seemed open to a further review of such an exchange arrangement, which could give the Irvine Co. ownership of base property.

"I'm sure there are some people who would be pleased that whole scenario could be placed back in the hands of the business community," Steiner said. "They may be able to cut their own deal. Certainly, we have had a good relationship with the Irvine Co., so this would not be uncomfortable."

At the same time, Steiner said he is not ready to abandon the work of the El Toro Reuse Planning Authority, the intergovernmental agency created earlier this year to develop an agreeable plan for conversion of the base to civilian use.

The future of El Toro has been the most hotly debated and politically charged issue Orange County officials have grappled with in years. Local business leaders are pushing a ballot initiative seeking public approval for an airport. The measure faces significant opposition from South County cities.

Supervisor Harriett M. Wieder said she too had been informed of the Irvine Co. discussions. She characterized the talks as "ongoing and conceptual" in nature, agreeing with Steiner that the work of the El Toro Reuse Planning Authority should continue.

An Irvine Co. official acknowledged Thursday that a possible land exchange between the company and the federal government has been "floating around for some time," but she described it as an idea, not yet tied to any specific proposal.

"We have had conversations with the Interior Department on a lot of things," said Monica Florian, a senior vice president of the company. "The topic of a potential exchange has been discussed. There's nothing formal. The only understanding that I have of the whole subject of the exchange is very preliminary and very general."

Florian said that while no specific acreage has been formally proposed, general discussions have centered on the concept of the federal government "exchanging some base land for some of our northern [Orange County] property" near the Cleveland National Forest.

A spokesman for Rep. Christopher Cox (R-Newport Beach), whose district includes the base, said the congressman has not heard of the possibility of a land swap between the developer and the federal government.

Cox has long favored putting the 4,700-acre base up for public bid without any conditions on its use, allowing interested developers to propose plans for the site.

If the base could be sold to a private development group, then theoretically under Cox's plan the proceeds could be used to offset the cost of moving the Marines from El Toro to Miramar Naval Air Station in San Diego. Those costs are expected to top $1 billion.

However, some government officials involved in developing a conversion plan for El Toro question whether the U.S. Department of Defense would be willing to give up the Marine base so that the Interior Department might obtain some environmentally sensitive land with a potentially lower market value.

The same officials also wonder if this type of deal could meet the Defense Department's stated goal of generating revenue from base closures to offset the costs of moving personnel to other bases.

Until now, the Irvine Co. has been a big but quiet player in the divisive countywide debate over what to do with the base, although

the company is the largest landowner in the county, with significant holdings ringing the entire air station.

Already speculation is swirling about regarding affects of such an exchange on the push for a commercial airport on the El Toro site.

While local business executives supporting an airport are locked in a campaign to win passage of a countywide referendum in November, South County officials have been adamantly opposed to such a plan, warning that an airport would bring added traffic and noise to their communities.

Depending on the timing, officials said, the land swap could make moot the November election since a ballot initiative cannot govern private property.

Privately, some officials believe that placing the Irvine Co. in control of El Toro could boost the fortunes of airport proponents. At the same time, however, some of the Irvine Co.'s prime residential land would be near any El Toro airport.

If the base were to be controlled by the Irvine Co., some have speculated, there would be no further need for the El Toro Reuse Planning Authority, whose membership includes four South County city officials.

The nine-member authority was created to present an acceptable conversion plan to the federal government, but with the property in the hands of a private company, authority over planning could fall to the five-member Board of Supervisors.

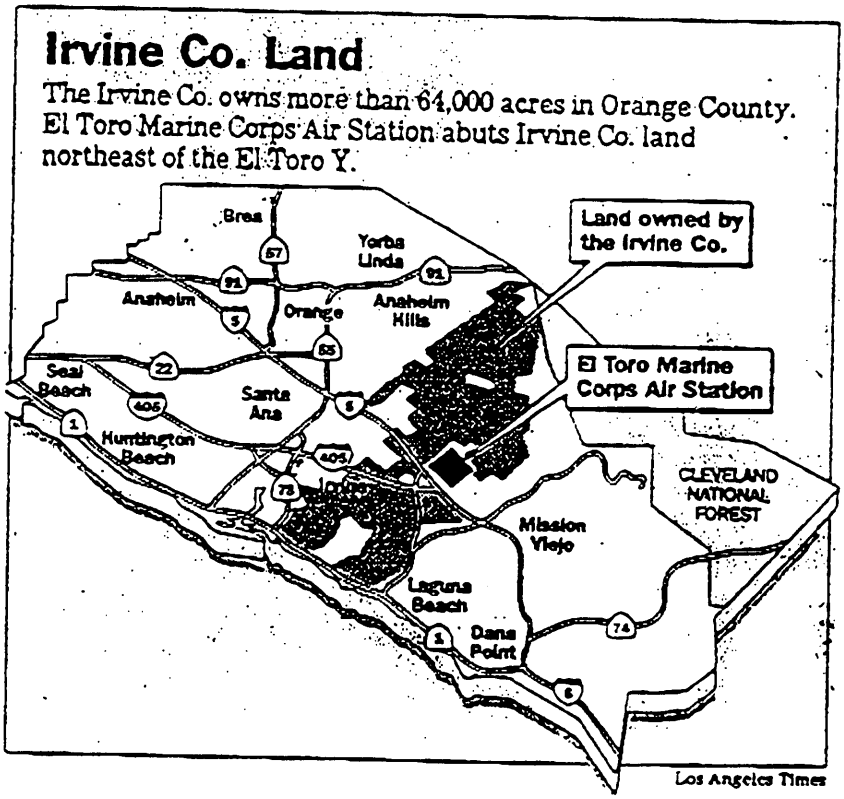
Some South County officials said they had heard of the land-exchange idea but did not know if the talks had reached a stage of serious negotiations.

"Every good idea or reasonable idea has to be looked at," Irvine Councilman Barry J. Hammond said. "As long as the idea comes through the [El Toro Reuse Planning Authority] then we are OK."

If the planning authority signed off on such a deal, Hammond said, then the "entire county has the confidence that that no one is going behind the back door to subvert the process."

Laguna Hills Councilwoman Melody Carruth, whose city is opposed to a commercial airport, said she thought that no single federal agency has the power to make a deal for the base and that the proposed exchange would have to be evaluated and ultimately approved by the Defense Department.

"If it is intended to circumvent the [El Toro Reuse Planning Authority] process," Carruth said, "I would be disappointed. It's essential that the communities surrounding the base have an opportunity to participate in the conversion of El Toro to civilian use."



El Toro airport could fly, report says

BASE CONVERSION: A study says it would attract 3.8 million passengers in its first year.

By MARY ANN MILBOURN
The Orange County Register

If El Toro Marine Corps Air Station opened today as a commercial airport, it would attract 3.8 million passengers — enough to be the region's fourth largest, according to a study released Thursday.

By 2010, an estimated 6.2 million passengers would use El Toro, the report said. International flights and passengers from San Diego, which weren't considered in the report, would add to El Toro's numbers.

"El Toro, by attracting 6.22 million annual passengers (with 28 percent long-haul service), would easily be the most successful new airport added to the regional system," the report said.

The study said El Toro also would have high potential for air-cargo service, because Orange County produces 28 percent of the region's air freight.

John Wayne Airport, however, would remain the county's primary airfield because it is more centrally located, the study concluded.

The study made no recommendation whether the base or any of four others should become a commercial airport, noting that noise, traffic and other local impacts have to be considered.

Both sides in the El Toro airport debate found ammunition in the study.

Tim Cooley, president of Partnership 2010, an Orange County think tank developing an economic plan around an El Toro airport, said the passenger demand would return billions of dollars to the county that currently are being exported when residents use other airports.

Lake Forest Councilman Richard Dixon said the fact that El Toro would draw relatively few passengers compared with John Wayne bolsters his city's view that the Marine base should not become an airport.

The Southern California Association of Governments' study looked at five military airfields to determine which, if any, could attract enough passengers to be economically viable as civilian airports.

"El Toro is presently capable of working as a medium-sized air carrier airport, about the existing size of Burbank Airport," the report said.

The study assumes 20 percent of El Toro's flights would be coast-to-coast, but SCAG officials said they want to talk to pilots about nearby mountains and other obstacles that might prevent long-haul service.

Obstacle clearance is expected to be a major battleground in the airport debate.

Proponents say commercial jets can use the easterly takeoff and northerly landing patterns that Marine fighter jets employ.

Opponents, however, believe the mountains, tail winds and an uphill runway will force planes to take off in another direction, which would put them over more homes and residents.

At current growth rates, 18.7 million people would want to use an airport in Orange County by 2010. If John Wayne or El Toro could not serve them, they would have to go elsewhere.

The study estimates 21 percent of the 18.7 million passengers would be international travelers, primarily because of the large number of high-tech and professional workers here.

"An international service capability would significantly increase El Toro's passenger allocation, particularly if international demand from San Diego County were to be included in the analysis," the study said.

El Toro Is Deemed Best of 5 Military Sites for Airpo

■ **Study:** Report backs FAA findings, which identified the base as a viable commercial facility that would have minimal impact on John Wayne's passenger base.

By H.G. REZA
TIMES STAFF WRITER

The El Toro Marine Corps Air Station is the best existing site in Southern California for a new commercial airport of five area military bases scheduled to close, but would take little burden off John Wayne Airport if both existed, according to a study released Thursday.

The Southern California Assn. of Governments concluded that "El Toro easily works best as a commercial airport of all the military bases" but John Wayne Airport would still bear the brunt of the demand in the county.

In addition to El Toro, the study also looked at potential airports at Point Mugu Naval Weapons Station in Oxnard, March Air Force Base in Riverside County and George Air Force Base in San Bernardino County and Norton Air Force Base, now called San Bernardino International Airport.

Besides the increased passenger travel, an airport at El Toro would bolster Orange County's economy by serving as an air cargo facility, the report said.

Although 28% of Southern California's air cargo originates in Orange County, "very little of that amount" can be handled at John Wayne Airport, the report said. Most cargo is shipped through Los Angeles International Airport, but Orange County businesses are forced to deal with early cutoff time for overnight deliveries because of congested freeways.

The new study confirms findings of a 1993 report funded by the Federal Aviation Administration, which identified the El Toro base as a "very viable commercial airport" that would have minimal impact on John Wayne Airport's passenger base.

However, SCAG excluded the FAA's findings from a report the regional planning agency released last year that only addressed the impact that the closures of Norton Air Force Base and March Air Force Base would have on existing regional airports such as John Wayne.

The decision to exclude those findings caused a firestorm of controversy from those who accused SCAG of playing politics with the report.

The updated results released Friday, however, did not faze opponents of an El Toro airport.

"Surprise. Surprise. We've got to give SCAG credit. At least they're consistent," said Lake Forest Mayor Marcia Rudolph, who opposes a civilian airport at El Toro.

Earlier this week, the Lake Forest City Council announced it will sue to remove an initiative from the November ballot that calls for a commercial airport at El Toro.

City officials said the measure is inconsistent with the Orange County General Plan, the blueprint for how the county should be developed.

The SCAG study released Thursday said an airport at El Toro would attract 6.2 million passengers annually by 2010. But the study also estimated that John Wayne would serve 8.4 million passengers annually at the same time, which is the maximum amount that airport could handle.

"John Wayne is better suited to attract demand, since it can serve both central and north Orange County, while El Toro would serve primarily south Orange County," the report said.

However, the SCAG study also said that both El Toro and John Wayne would still lose "a substantial number" of passengers who live in northern Orange County to Ontario Airport because it is easier to get to that facility.

Lonnie Mitchell, spokeswoman for Long Beach Airport, said Long Beach will also be competing for passengers from north Orange County and south Los Angeles County in the future. The SCAG report did not address the impact that Long Beach Airport could have on both El Toro and John Wayne in the competition for air passengers.

The report estimated that Long Beach would serve about 1.4 million passengers annually by 2010. Alaska, America West and Sun Jet airlines currently fly out of Long Beach Airport.

"North Orange County and south Los Angeles County are definitely markets that we want to go after," Mitchell said. "Our biggest selling feature is our convenience and close-in parking. It looks like we're going to fit nicely into a low-cost niche that's attractive to air travelers."

Nevertheless, Partnership 2010 President Tim Cooley said he was encouraged by the recent SCAG report. The Orange County group is privately funded and develops economic plans for local businesses. It supports a commercial airport at El Toro.

"An airport at El Toro would give a good jump-start to our local economy and take it into the next century," Cooley said. "A 1992 study done for the Los Angeles Department of Airports showed that each ton of air cargo is worth $10,000 to the local economy and each passenger is worth $500."

Rudolph said she was not impressed by arguments from proponents who said a commercial airport at El Toro is necessary for Orange County's 21st-Century economy.

"This entire report was done with 20th-Century thinking," Rudolph said. "There is nothing in it that addresses 21st-Century needs for Orange County."

Tustin, homeless groups to talk again about base

CITIES: It's still undecided how much space the homeless will receive when Tustin Marine Corps Air Station closes.

By DEBORAH BELGUM
The Orange County Register

TUSTIN — Homeless advocates and city officials will be back to the bargaining table as early as next week to decide how many apartments and rooms the homeless will get when Tustin Marine Corps Air Station closes by 1999.

The 17-member Tustin Base Closure Task Force met Thursday and decided that negotiations, stalled since May, should get back on track. A homeless coalition representing 32 county organizations has been asking for 440 apartments and 738 rooms in barracks; the city is offering 94 apartments and 194 rooms.

"Tustin shouldn't be forced to bear more than its fair share," said Councilman Jeff Thomas, a member of the task force. "Homelessness is a regional problem, not a city problem."

But Lee Podolak, president of the Orange County Homeless Issues Task Force, reassured the group that homeless organizations occupying office buildings and housing units would take care of them. "I expect to see these units looking as good if not better than the privately owned units," she said.

The base-closure task force also voted to support a McKinney Act amendment being discussed in Congress that would give local governments more power to decide how much surplus federal property is given to the homeless during a base closure.

In addition, a study on what to do with the two historic blimp hangars on the base is expected to be released in 30 days, said Assistant City Manager Christine Shingleton. The study suggests that the south blimp hangar should not be preserved because it would be too costly to clean up the ground-water contamination from toxic dumping that has occurred since the hangar was built in 1942.

The study also says structural deterioration to the wood and pylons would be too costly to fix. The north blimp hangar, however, has had less structural damage and could be easily integrated into an 88-acre regional county park that the Department of the Interior has recommended be built at the base.

Next phase of military base cuts under fire

DEFENSE: The 1995 list could match all the closures from 1988, '91 and '93.

By JOHN DIAMOND
The Associated Press

WASHINGTON — The Clinton administration is preparing to lower the boom on the nation's military bases with a proposed list of closures next year that could nearly match all the base closures ordered since 1988.

Faced with a dwindling military force and declining budgets, the Pentagon is preparing a list that cuts facilities by at least 15 percent, according to estimates recently submitted to Congress.

In three base-closure rounds in 1988, 1991 and 1993 combined, the reduction in bases and military facilities was 15 percent.

Congress has approved previous base-closure proposals. But Defense Secretary William Perry is predicting "a very difficult battle with the public and the Congress" over the 1995 round.

The anticipated scope of the cuts already is drawing congressional fire, as lawmakers realize that the savings from base closures are a long way off. Through the end of the century and beyond, the cost of shutting down bases is expected to outweigh the savings realized.

Closing bases has a direct economic impact. Under the last round, for example, the bulk of job losses is concentrated in three states: California, slated to lose more than 40,000 military and civilian defense-related jobs; Florida, facing the loss of 22,000 jobs; and South Carolina, which could lose 14,700 jobs.

Next spring, the administration will make its recommendation to the Defense Base Closure and Realignment Commission for the 1995 round of closures.

Sherri Goodman, a deputy undersecretary of defense, told a House subcommittee recently that Pentagon officials "expect a sizable proposal for closures and realignments."

The 1995 round is the last of three required by law under the fiscal 1991 defense budget.

Rep. James Hansen, R-Utah, a member of the House Armed Services Committee, plans to introduce legislation next week to delay the 1995 closures for two years.

"Let us see where we're going before we do away with some extremely important military bases," Hansen said. Not surprisingly, Hansen is concerned about Hill Air Force Base near Ogden, in his district. But he also is concerned about the rising cost of base closures, mainly due to environmental cleanup required at bases strewn with hazardous waste and unexploded munitions.

"There's not enough money in the entire defense budget to clean up the bases we're closing," Hansen said.

Last September, the Senate overwhelmingly defeated a similar delaying amendment proposed by Sen. Dianne Feinstein, D-San Francisco.

According to previous base-closure commission estimates, the one-time cost of shutting down the 103 major bases on the 1988, 1991 and 1993 lists and realigning 147 others is $11.5 billion, with savings by the end of the decade from land sales and other proceeds of about the same amount.

Eventually, the government would realize annual savings of about $3 billion from no longer having to maintain those bases.

But the General Accounting Office found that costs are far higher than anticipated. At Pease Air Force Base in New Hampshire, the first base ordered closed, an initial environmental cleanup estimate of $11 million was revised upward over three years to $114 million.

El Toro prison plans escalate

BASE CONVERSION: A federal plan would add 1,200 medium-security inmates and 87 acres.

By RICKY YOUNG
The Orange County Register

Federal prison officials have asked for additional land at El Toro Marine Corps Air Station to build a medium-security penitentiary, housing felons such as drug traffickers and bank robbers.

Previously, the Bureau of Prisons asked to incarcerate 2,100 minimum-security and low-security inmates in barracks after the base closes in 1999.

The latest plan would add 1,200 inmates by tearing down some barracks — good only for low security — and building a penitentiary. The bureau's total request for land is now 152 acres, up from 65.

"The 65 would never do," said Patricia Sledge, the bureau's chief of site selection.

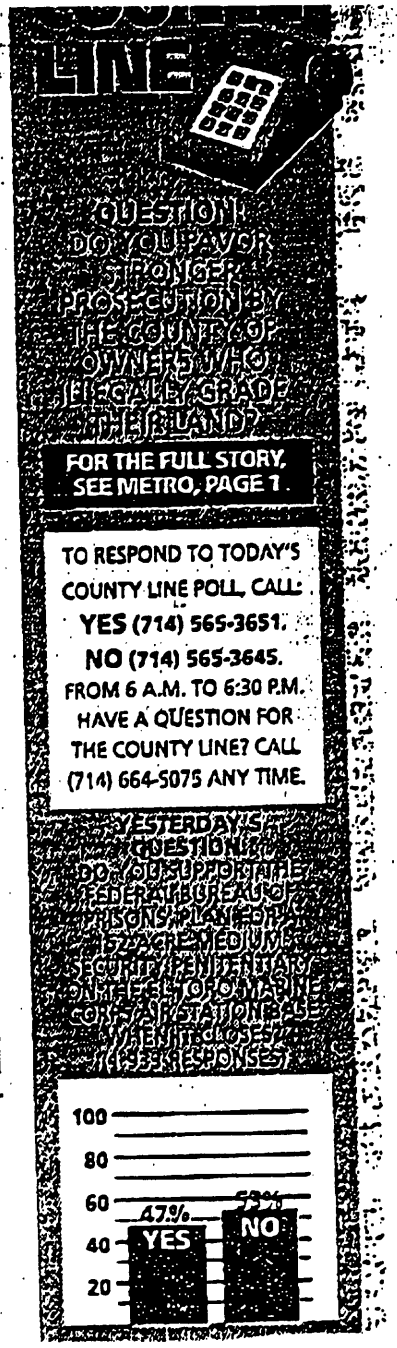
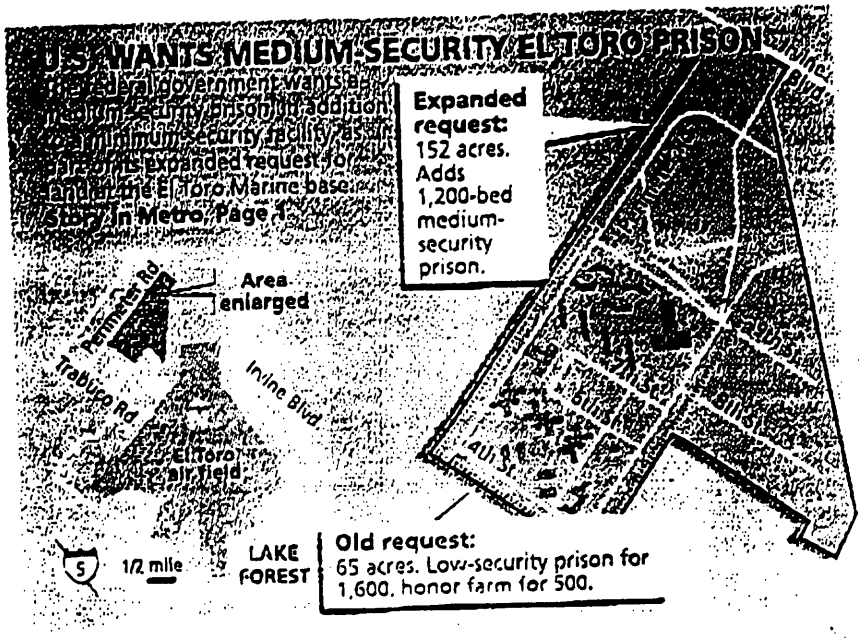
Prisoners are assigned to medium security based on the violence of their crime, their history of incarceration and the length of their sentence. On the top rung of medium-security federal prisoners are drug traffickers, bank robbers and extortionists.

Sledge will present her ideas to the El Toro Reuse Authority at 8:30 a.m. April 27 at the county Hall of Administration.

The land belongs to the federal government, which gives first claim to prisons if the community agrees to go along.

Sledge said 152 acres is a pittance out of the 4,700 available.

"We're not trying to be greedy," she said.

The going is likely to be rough.

"Prisons belong isolated — somewhere between here and Barstow," Irvine Mayor Mike Ward said. "I have a thing against prisons in prime locations."