

**CHRISTOPHER COX**

CALIFORNIA

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**Congress of the United States**  
**House of Representatives**

December 11, 2002

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FINANCIAL SERVICES COMMITTEE

SUBCOMMITTEE ON:  
CAPITAL MARKETS, INSURANCE, AND  
GOVERNMENT-SPONSORED ENTERPRISES

Mr. Gerald Bresnahan  
Chairman, ALUC for Orange County  
3151 Airway Avenue, Building K  
Costa Mesa, California 92626

Dear Chairman Bresnahan:

We understand that the Commission will meet on December 19, 2002 to consider amendments to the AELUP that fail to reflect the Navy's disposition of the former MCAS El Toro.

Because this action would significantly interfere with the federal-county-city plan for the site, we are writing to recommend that the Commission revise the AELUP to clearly reflect the fact that the former MCAS El Toro is no longer a military facility, and that the property is scheduled for sale at public auction under the auspices of the U.S. General Services Administration.

As you know, the Navy officially closed MCAS El Toro more than three years ago, in 1999. The Navy has clearly stated that it "has no plan to recommission" El Toro as a military facility.

Additionally, following the March 2002 passage of Measure W, a civilian airport is no longer a permissible use of the property under the terms of the Orange County General Plan. Finally, the Navy has issued a Record of Decision for El Toro, and declared that the property will be disposed of in accordance with Measure W.

The failure to faithfully reflect these facts in the AELUP could impose significant costs on Orange County taxpayers, and needlessly interfere with the joint federal and local land use planning process for more than 14,000 acres of land surrounding the base. Unless the AELUP is accurately updated, the value of

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property in Irvine, Lake Forest, Laguna Woods, Aliso Viejo, and Rancho Santa Margarita could be seriously diminished.

Additionally, because this diminution in property values would generate needless controversy in the affected communities, it could jeopardize public support and respect for the important work that the Commission performs in facilitating wise land use planning in Orange County.

For all these reasons, we respectfully request that the Commission remove El Toro from the AELUP. Thank you for your action on this request.

Sincerely,



Christopher Cox  
U.S. Representative



Ken Calvert  
U.S. Representative