

## ATTACHMENT 1

March 16, 2004

Mr. Kevin Thomas, Director  
HARBORS, BEACHES AND PARKS/  
PUBLIC FACILITIES AND RESOURCES DEPT.  
COUNTY OF ORANGE  
300 N. Flower, 4<sup>th</sup> Floor  
Santa Ana, CA 92703

**SUBJECT: Sale of a Portion of Fairview Park Property**

Dear Mr. Thomas:

As you are aware, the City of Costa Mesa purchased the Fairview Park property from the County Orange in 1986. In accordance with the Purchase Agreement (Attachment 1), the City agreed to... "Develop, maintain, and use site (Fairview Park) in perpetuity for public park, recreation, and open space purposes."

Since the City's purchase of the park, much time, effort, and public input has taken place in developing a Master Plan for the approximately 208 acre park. The most recently updated Master Plan for the park is attached for your reference (Attachment 2).

Of particular concern and debate over the years has been the strip of Fairview Park property north of the Orange County flood control channel (Fairview Channel), west of Placentia Avenue. This strip of land is, in most cases, approximately fifty (50') feet in width. Its isolated nature makes it difficult to "Master Plan" for any meaningful park uses.

Having considered and exhausted all possible meaningful recreational uses for the property, City Council has entertained a proposal from the existing, adjoining residential homeowners to purchase the subject strip of land.

After due consideration, City Council formally requests that the Orange County Board of Supervisors take the following action to:

1. Release the City of Costa Mesa from the Purchase Agreement condition requiring the property north of the Fairview Channel, west of Placentia Avenue, from being used in perpetuity for public park, recreation, and open space purposes; and
2. Provide the City with a written consent to allow it to enter into an agreement to sell, lease, assign, or otherwise dispose of Fairview Park property located on the north side of the Fairview Channel, west of Placentia Avenue; and
3. Release the City from the Purchase Agreement condition that provides for the proceeds from the sale of all or any portion of the subject property to be paid directly to the Orange County Harbors, Beaches, and Parks District.

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This last request is made to allow the City to “reinvest” any proceeds into the purchase of additional park property elsewhere in the City that would better serve the residents for park and open space purposes. The City believes that this approach is in the best interests of the public in general, due to the isolated nature of the existing northerly strip of Fairview Park land.

City staff is available to provide additional information that would help expedite review and approval of this issue by the Board of Supervisors. The City is also prepared, at this time, to draft an amendment to the existing Purchase Agreement effectuating the requested items above. Please contact William J. Morris, Director of Public Services, at 714-754-5343 if there are any questions, or if additional information is needed.

Thank you for your consideration in this matter. The City looks forward to working cooperatively with the County for the benefit of our community.

Sincerely,

Allan Roeder  
City Manager

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Attachments: 1 – Purchase Agreement  
2 – Fairview Park Master Plan

c: City Council  
Steve Hayman, Administrative Services Director, City of Costa Mesa  
Mr. Jim Ruth, Chief Executive Officer, County of Orange  
Ms. Vicki Wilson, Deputy Chief, PFRD, County of Orange  
Mr. Eric Jessen, Chief of Planning, Acquisition, & Dev., PFRD, Dept. of Harbors, Beaches, & Parks  
Mr. Tim Cromwell, 2029 Swan Drive, Costa Mesa, CA