



# MINUTES

## CITY COUNCIL SPECIAL MEETING

**April 11, 2023**  
**City Council Chamber**  
1 Civic Center Plaza  
Irvine, CA 92606

### CALL TO ORDER

The special meeting of the Irvine City Council was called to order at 1:03 p.m. on April 11, 2023, in the City Council Chamber, Irvine Civic Center, 1 Civic Center Plaza, Irvine, California; Mayor Khan presiding.

### ROLL CALL

Present: 5 Councilmember:	Larry Agran
Councilmember:	Mike Carroll
Councilmember:	Kathleen Treseder
Vice Mayor:	Tammy Kim
Mayor:	Farrah N. Khan

Mayor Khan noted additional opportunities to participate in the meeting virtually; and encouraged those providing public comments to be civil, polite, and courteous when addressing one another, City staff, and members of the public.

In addition, Carl Petersen, City Clerk, provided instructions on how to participate in the meeting; and noted that the e-comment feature had been extended, which allowed members of the public the ability to submit e-comments on all agenda items, which would be included as part of the official record and uploaded to the City's website.

**1. CLOSED SESSION**

City Attorney Melching announced the following Closed Session item:

**1.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Pursuant to Government Code Section 54956.9(d)(1): City of Irvine vs. All American Asphalt (AAA), Orange County Superior Court Case No. 30-2020-01153015-CU-MC-CJC (All American Asphalt Litigation)**

There were no requests to speak.

**RECESS**

Mayor Khan recessed the special meeting to Closed Session at 1:07 p.m.

**RECONVENE TO THE CITY COUNCIL MEETING**

Mayor Khan reconvened the special City Council meeting at 1:32 p.m. City Attorney Melching, on behalf of the City Council, announced that no reportable action was taken in Closed Session.

**2. COUNCIL BUSINESS**

**2.1 CREATION OF THE GATEWAY PRESERVE, ACQUISITION OF THE ALL AMERICAN ASPHALT PLANT, AND APPROVAL OF ASSOCIATED TRANSACTIONAL DOCUMENTS**

Oliver Chi, City Manager, and Pete Carmichael, Assistant City Manager, presented the staff report and responded to questions.

Alan Meyerson, Irvine resident, spoke in support of the acquisition of the All American Asphalt Plant.

William Blasingame spoke in opposition.

City Council discussion included: clarifying that homes would not be built on the All American Asphalt (AAA) site; inquired about an environmental study; questioned whether environmental insurance would be in effect prior to the City's acquisition of the AAA site; reiterated that the AAA site would returned to its original state once acquired; noted a prior request for condemnation of the AAA site; noted the additional acreage of open space that would ensue; discussed the associated risks of acquiring the AAA site; and clarified that acquisition of the AAA site was the beginning of a larger process.

**ACTION: Moved by Councilmember Agran, seconded by Mayor Khan, and unanimously carried to:**

- 1) Approve and authorize the City Manager to execute a "Purchase and Sale Agreement and Joint Escrow Instructions" with Dix Leasing for the Acquisition of the All American Asphalt Property located at 10671 Jeffrey Road, Irvine, CA, find the Agreement exempt from further environmental review and direct staff to file a Notice of Exemption.
- 2) Approve the financing plan to support the acquisition of the All American Asphalt Property located at 10671 Jeffrey Road, Irvine, CA.
- 3) Approve and authorize the City Manager to execute the "Agreement Regarding Satisfaction and Discharge of Community Park Obligations, Extinguishment of Affordable Housing Credits, Dedications of Land, and Related Matters," with The Irvine Company LLC and the Irvine Community Development Company LLC, adopt findings that the environmental impacts of this Agreement, including the exhibits hereto, and implementation thereof, have been analyzed pursuant to previously certified Environmental Impact Reports (EIRs) in accordance with California Environmental Quality Act (CEQA) and direct staff to file a Notice of Determination.
- 4) Approve a budget appropriation in the amount of \$500,000 from the General Fund for site studies and due diligence work related to the above property transactions.

**ADJOURNMENT**

**Moved by Vice Mayor Kim, seconded by Councilmember Carroll, and unanimously carried to adjourn the special meeting at 2:13 p.m.**

  
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 MAYOR OF THE CITY OF IRVINE

  
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 CITY CLERK OF THE CITY OF IRVINE

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 May 9, 2023