



Revision to ASR and/or Exhibits/Attachments

Date: 3/25/10

To: Darlene J. Bloom, Clerk of the Board of Supervisors

CC: County Executive Office

From: Steve Franks, Director of OC Community Resources

RE: Agenda Item(s) # 16 for the 3/30/10 Board Meeting

ASR Control #(s): 10-000366

Subject: Modified Expression of Interest – MCAS Tustin Property

2010 MAR 25 PM 4:42
CLERK OF THE BOARD
COUNTY OF ORANGE
BOARD OF SUPERVISORS

Explanation:

- ☐ Revised Recommended Action(s)
- ☐ Make modifications to the:
- ☐ Subject ☐ Background Information ☐ Summary
- ☐ Revised Exhibits/Attachments (attached)
- ☒ Additional Information and/or Correspondence (attached)
- Additon of Exhibit B: Modified Expression of Interest

Exhibit B

MODIFIED

**EXPRESSION OF INTEREST IN BUILDINGS AND PROPERTY AT MCAS TUSTIN
ORANGE COUNTY REGIONAL LAW ENFORCEMENT TRAINING CENTER**

by

COUNTY OF ORANGE

March 30, 2010

Exhibit B

MODIFIED

EXPRESSION OF INTEREST IN BUILDINGS AND PROPERTY AT MCAS TUSTIN

ORANGE COUNTY REGIONAL LAW ENFORCEMENT TRAINING CENTER

NOTE: This Modified Expression of Interest, incorporating the attached Modified Application for Public Benefit Conveyance, is submitted by the County of Orange as authorized by the Orange County Board of Supervisors on March 30, 2010 (Board Resolution No. 10-xxx – attached). The County's original Expression of Interest and Application have been modified to recognize some changed circumstances in the intervening fifteen years since the original requests were made.

To the extent the Modified Expression of Interest and Modified Application are deemed compatible with the Local Redevelopment Authority's Specific Plan/Reuse Plan (Reuse Plan) and deemed acceptable to the Local Redevelopment Authority, and the appropriate approvals are made, various conveyance mechanisms are available and will be explored as implementing measures, including public benefit conveyance requests through the Department of Education (DoEd), for the umbrella training facility, and potentially the Department of Justice (DOJ), for the law enforcement training portion of the facility, and the Department of Health and Human Services (HHS), for the Animal Control Facility. Nevertheless, should this Modified Expression of Interest and Modified Application be deemed incompatible or otherwise unacceptable by any approving entity, the County remains committed to the Law Enforcement Training Center as proposed originally and will proceed accordingly.

The original Expression of Interest and Application requested 10 acres of vacant land as well as Buildings 173 and 253 on the adjacent Urban Regional Park site for a Regional Law Enforcement Training Center. Since 1995, the Orange County Sheriff's Regional Training Academy has been built on nearby MCAS Tustin land conveyed to the Rancho Santiago Community College District eliminating the need for Buildings 173 and 253 for classroom and office space. Additionally, the buildings themselves are less feasible for use due their deterioration over time and the construction of Armstrong Avenue, an arterial highway, between them and the vacant 10 acres.

The County's need for law enforcement training facilities remains, specifically the 10 acres of vacant land. The property will be used to supplement the training activities at the Sheriff's Regional Training Academy and to incorporate the enforcement and training functions and public education programs of the Orange County Animal Care Center (see Modified Application for Public Benefit Conveyance).

This Modified Expression of Interest is consistent in use with the various purposes for the property proposed in the Reuse Plan and subsequently approved by the Department of the Navy in the Record of Decision for MCAS Tustin. The modification from as single use (regional law enforcement training center) to a joint use with the Animal Care Center provides additional and related enforcement, training and educational uses for the property. In addition, the proposed

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Animal Care Center use is consistent with the Reuse Plan's conditions for that facility were it to be located in the Urban Regional Park site. The County of Orange, therefore, requests consideration of this Modified Expression of Interest as reflected in the Modified Application for Public Benefit Conveyance.

Exhibit B

Board of Supervisors Resolution No. 10-xxx

(To Be Provided)

Exhibit B

MODIFIED
APPLICATION FOR PUBLIC BENEFIT TRANSFER
OF SURPLUS FEDERAL REAL PROPERTY
FOR EDUCATIONAL PURPOSES

I. APPLICANT

A. Legal Name and Address: County of Orange
10 Civic Center Plaza
Santa Ana, Ca. 92701

B. Organizational Legal Status: County Government

C. Legal Authority to Acquire and Hold Real Property: Government Code
Section 25520

D. Authorized Individual (See Board Resolution Attached as Exhibit C):

Thomas G. Mauk
County Executive Officer
County Administrative Office
P.O. Box 22014
Santa Ana, Ca. 92702-2014
(714) 834-6200

E. Name, Title, Address and Telephone Number of Person(s) Who Prepared This application:

Rich Adler
OC Community Resources
Real Estate Manager
13042 Old Myford Road
Irvine, Ca. 92602-2304
(949) 923-3752

Robert Beaver
Director
Research and Development Division
431 The City Drive South
Orange, CA 92868
(949) 935-8431

II. APPLICANT'S CURRENT PROGRAM(S)

A. Description of Organizational Mission & Programs:

1. Orange County Regional Law Enforcement Training Center

The Orange County Sheriff's Department operates a regional Law Enforcement Basic Academy and continued professional/vocational training for several law enforcement agencies in Orange County and surrounding agencies in Los Angeles County. The mission of this training program is to meet or exceed all California State-mandated

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training in conformance with the State of California Commission on Peace Officer Standards and Training and the California State Board of Corrections; Corrections Standards Authority.

To accomplish this, the Sheriff's training programs are affiliated with the community college system for partial funding and accredited vocational training for law enforcement officers.

2. Orange County Animal Care Center

OC Animal Care provides animal control and shelter services for unincorporated areas of Orange County and 17 contract cities within the County. Animal Control Officers, operating out of the existing Animal Care Center in Orange, respond to over 45,000 calls for service per year. Staff at the Center process over 165,000 dog licenses per year and assist more than 15,000 residents redeem lost pets or adopt new ones.

Two key components of OC Animal Care's mission are training and education. Training focuses on both Animal Control Officers and operations staff; newly-hired officers receive their initial recruit training at the Center; regular "refresher" training is provided for all officers at the Center, as is training for officers being promoted. Additionally, regular State of California-mandated training is provided on rabies control for Animal Control Officers for all jurisdictions within Orange County and some in neighboring Los Angeles County.

Education focuses on both the general public and pet owners; an extensive community outreach program is provided through the Animal Care Center to reduce the number of homeless animals and to foster the humane treatment of animals.

B. Geographic Area and Population Served:

1. Orange County Regional Law Enforcement Training Center

This training serves the needs of the 800-square mile Orange County with a population of 3.1 million and a law enforcement force made up of 47 different agencies.

2. Orange County Animal Care Center

OC Animal Care serves all unincorporated areas of Orange County and 17 individual cities within the County, with approximately half the County's population. However, the Animal Care Center accepts stray pets regardless of jurisdiction and provides its public education programs to all Orange County residents.

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C. Current Enrollment & Staffing Levels:

1. Orange County Regional Law Enforcement Training Center

The Orange County Sheriff's Department operates a regional Law Enforcement Basic Academy serving 22 Orange County and 25 Los Angeles County law enforcement agencies.

Current enrollment and staffing levels, number of classes per year: Advanced Officer Training course – 2,000 per year, 4 Basic Academy classes and 4 Modular classes.

The training is accomplished with the following staff: 3 Sergeants, 5 Tactical Officers, 3 ACT Instructors, 1 Deputy, 2 Office Specialist, 1 Information Processing Technician, 1 Office Technician, 1 CST, 1 Facility Maintenance Specialist I, 2 Video Unit Technicians, 1 Cadet.

2. Orange County Animal Care Center

Training is provided to new recruits as they are hired, and “refresher” and promotional training is provided for over 60 officers, dispatchers and canvassers. Rabies control training is provided to over 50 Animal Control Officers a year.

Approximately 1500 adults and children participated in a variety of education programs held at the Animal Care Center during calendar year 2009. These programs included orientation sessions and training programs for volunteers, community service days, Animal Care Center tours and pet parenting classes.

Training is provided by one full-time Animal Control Officer (Lieutenant) and, as needed, by three full-time veterinarians. Education is provided by two full-time Public Education Officers.

D. Accreditation, Approval, Licensing, etc. of Program(s):

1. Orange County Regional Law Enforcement Training Center

All instruction is certified by the State of California Commission on Peace Officer Standards and Training (POST) and/or the California State Board of Corrections, Corrections Standards Authority and/or Rancho Santiago Community College. The program administrator holds a State Community College Instructor Credential, and instructors are certified by the community college as associate instructors.

2. Orange County Animal Care Center

Training is provided by Animal Control Officers and by State of California-licensed veterinarians.

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E. Total Operating Budget for Current & Past Two Years:

1. Orange County Regional Law Enforcement Training Center

Total Operating Budget for Current & Past Two Years:

FY 09-10	\$9,622,620
FY 08-09	\$10,543,820
FY 07-08	\$10,516,948

2. Orange County Animal Care Center

Total Operating Budget for Current & Past Two Years:

FY 09-10	\$15,628,943
FY 08-09	\$16,228,601
FY 07-08	\$12,898,245

III. APPLICANT'S CURRENT FACILITIES

A. Description of ALL Land & Facilities OWNED:

1. Orange County Regional Law Enforcement Training Center

Following is a description of all land and facilities owned by the County of Orange used for law enforcement training.

Description of Land and Improvements

Name Designation: Orange County Sheriff-Coroner Katella Training Facility

Location: 1900 W. Katella Avenue, Orange California 92667

Land area:

Katella Training Facility: 4.96 acres
Riverside parking lot: 1.86 acres

Improvements:

- The range building (ASC Range) was constructed in 1996. The total square footage of this two story facility is 22,181.
- Building #1 includes Classrooms and training Administration was constructed in 2001. The total square footage of this two story facility is 18,329.

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- Building #2 is the Tactical Training facility was constructed in 2001. The total square footage of this single story facility is 15,504.
- Building #3 is the Hazardous Devices facility was constructed in 2001. The total square footage of this single story facility is 4,671.
- Laser Village is comprised of a total of 8 buildings, 7 are single storied and 1 is two storied. The total square footage of these buildings is 252.
- An Outdoor Range (ASC) on the property is also open to the public.
- Parking spaces
 - Katella Training Facility: 253 parking spaces
 - Riverside parking lot: 189 parking spaces

Current usage:

All land and structures are used for training law enforcement officers from throughout the County and include an outdoor range (ASC) that is open to the public. Training includes: Firearms Training, Reserve Training, Advanced Officer Training, Tactical Training, PC 832 (knowledge of Laws of Arrest and Control and the use of firearms) and Standards and Training for Corrections Unit.

Indicate how this property would be affected by an acquisition of the property described in Part IV of this application:

This property would be retained and continue to be used to support the mission and programs of the Orange County Regional Law Enforcement Training Center.

2. Orange County Animal Care Center

Following is a description of all land and facilities owned by the County of Orange used for animal care services, including education and training:

Description of Land and Improvements

Name Designation: Orange County Animal Care Center

Location: 561 The City Drive South, Orange, California 92868

Land Area: Approximately 3 acres

Improvements:

Exhibit B

- Two-story administrative building, approximately 7,000 square feet, houses all offices, dispatch center, squad room.
- Kennel office/veterinary building.
- Kennel structures.
- Parking lots.

Current Usage:

All land and structures are used for the Animal Care Center, which includes shelter services, headquarters for Animal Control Officers (including dispatch), and all training and public education areas.

Describe any inadequacies of facility:

1. The Animal Care Center was established on the property in 1941; the existing facilities are significantly constrained for the population currently served.
2. The existing facilities and structures are only minimally ADA-compliant, have out-dated mechanical and electrical systems and include hazardous materials, such as asbestos and lead-based paint, that will require abatement upon reconstruction or redevelopment.
3. The existing facilities are poorly configured to serve the needs of the Animal Care Center. This is the result of incremental expansion of the Center over the past several decades, constrained by the presence of a privately-owned office building (acquired, demolished and replaced with parking within the past decade) and the widening of the adjacent State Route 22 Freeway. Additionally, the right-of-way for a proposed arterial highway (Metropolitan Drive) cuts through the property, severely limiting construction of permanent structures.
4. No dedicated space is currently available for education and training purposes. Very limited space is available in the administrative building for these purposes. A small, 12-to-15 person conference room and a slightly larger, open squad room is shared with operations and administrative staff, severely constraining their use for education and training.

Indicate how this property would be affected by an acquisition of the property described in Part IV of this application:

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The property would likely be used by the County of Orange to provide additional parking for the adjacent County jail facility.

B. Description of All Land & Facilities Leased or Rented:

1. Orange County Regional Law Enforcement Training Center

Following is a description of all land and facilities leased by the County of Orange used for law enforcement training.

Description of Land and Improvements

Name Designation: Orange County Sheriff's Regional Training Academy

Location: 15991 Armstrong Ave., Tustin, California 92782

Through an agreement between the County of Orange and the Rancho Santiago Community College District, the Orange County Sheriff operates a 52,000 square-foot Training Academy on a portion of 15 acres of District-owned property at former Marine Corps Air Station, Tustin.

Improvements:

The Academy, completed in 2007, features classrooms, lecture hall, and multi-purpose rooms that accommodate instructional and training activities. Each is fully outfitted with media equipment to enhance instruction; the classrooms provide instructional space for up to 150 recruits. The Academy's limited outdoor space includes an obstacle course, a short running path, and open areas used for training drills and recruit inspections.

Current usage:

All land and structures are used for training law enforcement officers from 22 Orange County and 25 Los Angeles County law enforcement agencies.

Indicate how this property would be affected by an acquisition of the property described in Part IV of this application:

This property would be retained and continue to be used to support the mission and programs of the Orange County Regional Law Enforcement Training Center.

2. Orange County Animal Care Center

Following is a description of all land and facilities leased by the County of Orange used for animal care services, including education and training:

Exhibit B

None.

IV. DESCRIPTION OF FEDERAL SURPLUS REAL PROPERTY REQUESTED

A. Name and location of Federal, Civilian or Military property requested by this application:

Marine Corps Air Station, Tustin
Tustin, California

B. Indicate whether this request is for all or a portion of the total property which is surplus:

This request is for a portion of the total property.

C. Description of acreage/land area requested:

Approximately 10 acres of land identified as Parcel 2 on attached Exhibit A – Location Map.

D. Description of improvements requested:

None.

E. Description of utilities requested:

All utilities currently serving the requested improvements.

F. Description of any required easement(s):

None known at this time.

G. Description of related personal property requested:

None known at this time.

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V. PROPOSED PROGRAM OF USE FOR PROPERTY REQUESTED

A. Narrative description of overall proposed educational use for the property requested, participation, etc.:

1. Orange County Regional Law Enforcement Training Center

The property will be used as an annex facility for the Orange County Sheriff's Regional Training Academy (Section III.B.1) to supplement the training activities conducted at that location. The educational use is the same as described in Section II. The initial uses for the requested property will include areas for physical training, canine training (in conjunction with the adjacent Animal Care Center), and low speed vehicle and motor training, as well as additional parking for the Academy. Future uses may include an indoor firearms range.

2. Orange County Animal Care Center

The property will be used to construct and then operate the Orange County Animal Care Center; this will enable OC Animal Care to better carry out its training functions and continue and significantly expand its public education programs, as described in Section II.

B. Specific Uses of Requested Property:

Proposed Demolition:

None.

Buildings and Improvements:

None.

Land Area:

The 10-acre vacant land (see Exhibit B, Site Development Concept Plan) will be used for:

1. Orange County Regional Law Enforcement Training Center

Approximately five acres will be used as an annex facility for the Orange County Sheriff's Regional Training Academy initially for physical training, canine training (in conjunction with the adjacent Animal Care Center), and low speed vehicle and motor training, as well as additional parking for the Academy. An indoor firearms range may be constructed in the future.

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2. Orange County Animal Care Center

Approximately five acres will be used for construction and operation of the Orange County Animal Care Center which will include the following training and public education facilities:

- A large multi-purpose room for classes and formal presentations, both for training of Animal Control Officers and staff and for public education.
- An outdoor area for training, classes and presentations and classes; the area would be used for canine training of both Animal Control and law enforcement officers, as well as canine training classes for the general public.
- An entry courtyard for temporary displays, kiosks and other features to increase public awareness of issues related to homeless animals and the humane treatment of animals.
- An education room for permanent displays, kiosks, interactive displays and multi-media presentations.
- An enhanced animal adoption area to showcase animals and to increase the opportunities for interaction and public awareness of homeless animals.

Capital Improvements/Construction:

1. Orange County Regional Law Enforcement Training Center

Initial improvements will be limited to installation of turf and fencing, a running path and pavement. An indoor firearms range may be constructed in the future.

2. Orange County Animal Care Center

The Orange County Animal Care Center will be constructed on the five acres, incorporating the training and educational features described in Section V.B.2.

VI. JUSTIFICATION/PROOF OF NEED FOR THE PROPERTY REQUESTED

A. Orange County Regional Law Enforcement Training Center

While the Orange County Sheriff's Regional Training Academy in Tustin and the Katella Training Facility in Orange provide substantial facilities for law enforcement training, the requested property is required to provide more outdoor areas for training near the Academy. Additionally, the property may be used for construction of an indoor firearms range to more conveniently serve the 2,000 officers trained annually at the Academy.

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B. Orange County Animal Care Center

The current Animal Care Center in Orange has inadequate space and facilities to serve Orange County Animal Care's overall mission and no dedicated space or facilities to serve the Department's training and public education programs. The requested property is well located and of sufficient size to enable construction and operation a new Animal Care Center and to accommodate existing and expanded training and educational activities.

VII. SUITABILITY OF PROPERTY FOR THE USES PROPOSED

A. Describe how/why the property requested is suited to the uses proposed:

1. The 10-acre site is vacant land which is large enough for an obstacle course, parking, canine handling training and construction of an indoor shooting range.
2. No demolition or major construction would be required to convert this property to a law enforcement training center.

B. Indicate present zoning of the property and whether the proposed program of use would be consistent with such zoning, State and local law, ordinances, land use planning etc:

The City of Tustin Specific Plan designates the property as "Education Village" and includes "law enforcement training facility" as a permitted use, with other uses subject to the determination of the Community Services Director.

C. Describe any environmental or archaeological significance which may be attached to the property:

None known at this time.

D. Describe any known environmental or contamination problems associated with the property:

The Department of the Navy is currently implementing its clean-up plan for the property.

VIII. ENVIRONMENTAL ANALYSIS

Final Joint Environmental Impact Statement/Environmental Impact Report (FEIS/EIR) for the Disposal and Reuse of Marine Corps Air Station (MCAS) Tustin, was certified by the City of Tustin on January 16, 2001.

Exhibit B

IX. FINANCIAL ABILITY TO IMPLEMENT & OPERATE PROPOSED PROGRAM

A. Describe sources and amounts for all funding required to implement and operate the proposed program of use described under Part V of this application:

1. Orange County Regional Law Enforcement Training Center

To be determined.

2. Orange County Animal Care Center

Currently, the County has over \$9,000,000 in funds committed to the design and construction of the Animal Care Center. Negotiations are underway with the seventeen cities served by OC Animal Care to provide sufficient funding to complete the \$23,000,000 project.

B. Identify and explain Any Income/Revenues expected to be generated through operations of the proposed program.

1. Orange County Regional Law Enforcement Training Center

Nominal.

2. Orange County Animal Care Center

Nominal..

X. ASSURANCE OF COMPLIANCE WITH NONDISCRIMINATION REQUIREMENTS

The County of Orange will not discriminate because of race, color, national origin, sex or disability in the use of the property, in keeping with Section 606 of the Federal Property and Administrative Services Act of 1949, Title VI of the Civil Rights Act of 1964 (P.L. 88-353), Title IX of the Education Amendments Act of 1972 (P.L. 92-318), and Section 844 of the Education Amendments Act of 1974 (P.L. 93-380) (in relation education), and Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), Title II of the Americans with Disabilities Act of 1990, and the Department's Regulations issued pursuant to such Acts (34 CFR Part 12, 80, 84 and 86).

XI. INSURANCE PROVISION

This Applicant agrees, for itself, its successors and assigns, that if any conveyed improvements are insured against loss, damage or destruction and if any such loss, damage or destruction shall occur during the period the Grantee holds title to said property subject to conditions subsequent 1,2,3,4 and 5 of the conveyance instrument, said insurance and all money shall be held in trust by the Grantee, its successors and assigns, and shall be promptly used by the Grantee for the purpose of repairing such improvements and restoring same to their former condition and use or for the purpose of replacing said improvements with equivalent or more suitable improvements,

Exhibit B

or, if no so used, shall be paid over to the Treasurer of the United States in an amount not exceeding the unamortized public benefit allowance of the buildings, structures, or improvements lost, damaged, or destroyed.

XII. PROTECTION AND MAINTENANCE OF THE PROPERTY

The Grantee covenants and agrees for itself, its successors and assigns, that in the event the Grantor exercises its option to revert all right, title and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of reverter, then the Grantee shall provide protection and maintenance of the property at all times until such time as the title is actually reverted or returned and accepted by the Grantor. Such protection and maintenance shall, at a minimum conform to the standards prescribed by the General Services Administration in its regulations FPMR 101-47.4913 (41 CFR Part 101) in effect as of the date of the conveyance instrument.

XIII. EXHIBITS:

Each of the following described EXHIBITS is attached hereto and, as such, incorporated herein:

Exhibit A – Location Map

Exhibit B – Site Development Concept Plan

XIV. CERTIFICATION OF SIGNING OFFICIAL(S)

I certify by signature hereto, that I am duly authorized by the governing body of this institution/organization to act on behalf of that governing body to do all things necessary, including the preparation and signing of this Application to acquire the Federal surplus real property identified and requested herein, and that all information given herein, in attachments hereto, and in any supplemental materials hereto, are true and correct to the best of my knowledge.

By: _____ Date: _____

Thomas G. Mauk, County Executive Officer
County of Orange

Exhibit B

EXHIBIT A **LOCATION MAP**



MCAS Tustin

County of Orange, California

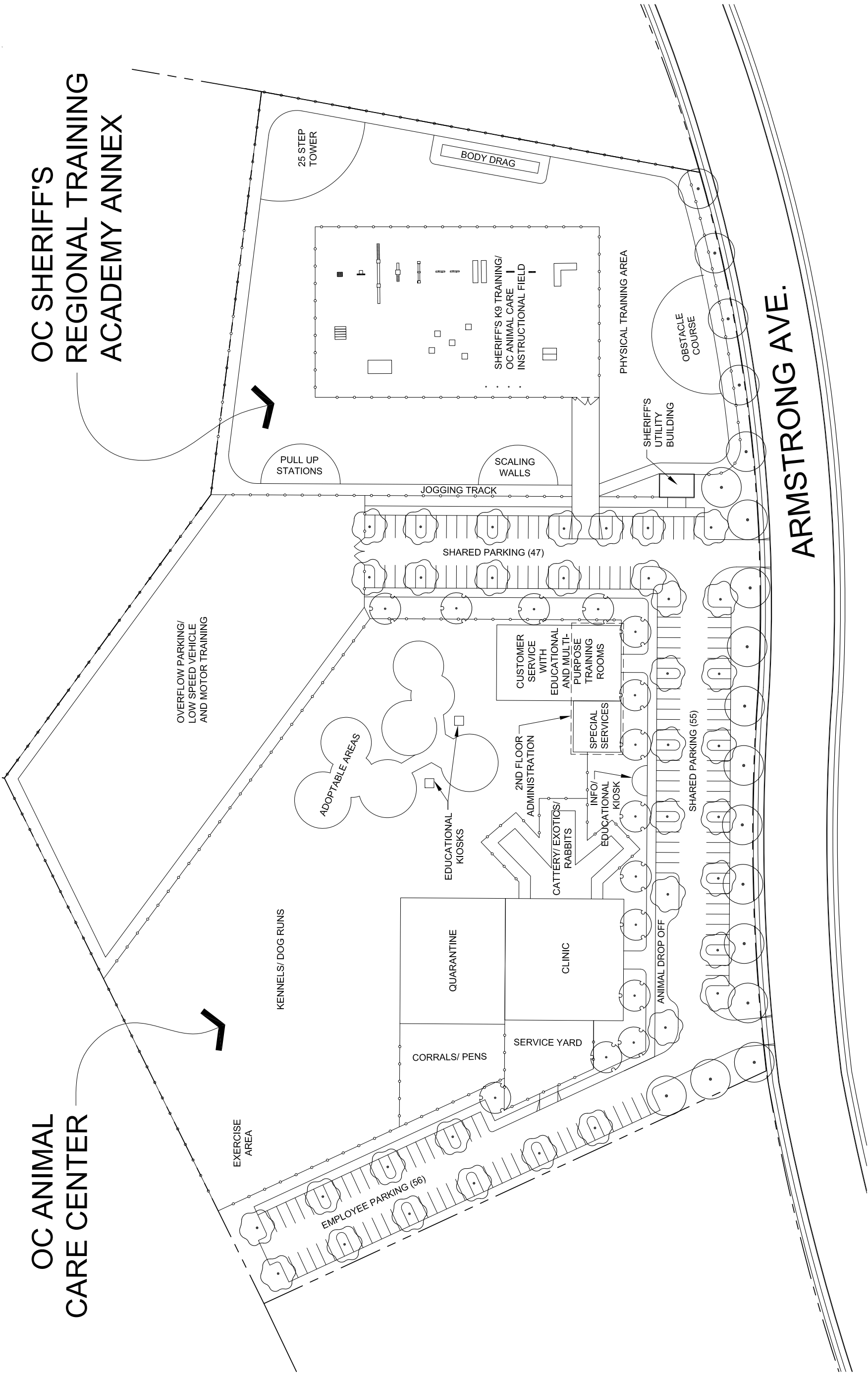


PREPARED AND PRODUCED BY:	
CCCA	PROJECT MANAGER
CCCA	PROJECT MANAGER
CCCA	PROJECT MANAGER
DATE: March 10, 2010	
PROJECT: Tustin Regional Park	

Exhibit B

EXHIBIT B

SITE DEVELOPMENT CONCEPT PLAN



SITE DEVELOPMENT CONCEPT PLAN

O.C. SHERIFF'S REGIONAL TRAINING ACADEMY ANNEX - O.C. ANIMAL CARE CENTER
TUSTIN, CALIFORNIA