

G. Neighborhood G - Residential Core:

Neighborhood G is located in the northeastern portion of the site, bordered by Edinger Avenue on the north, Harvard Avenue on the east, Tustin Ranch Road on the west, and Warner Avenue on the south. A small portion of this neighborhood immediately north of Warner Avenue and east of Peters Canyon Channel is within the City of Irvine and accessed from the City of Tustin. The Residential Core contains both new and existing development and is intended to function as the primary residential enclave within the community. The Residential Core will provide a range of housing types including transitional family units, entry-level units, higher-end housing and commercial opportunities to be located adjacent to the golf course. This neighborhood will also include recreationally-based amenities and visitor-serving uses. It provides the opportunity to tie existing housing to the community through uses, access and design. As a support function, Neighborhood G will also provide a desirable transition to existing Tustin and Irvine residential neighborhoods to the north and east.

H. Neighborhood H - Irvine Residential Neighborhood

Neighborhood H is in the southeast corner of the site, bordered by Warner Avenue on the north, Harvard Avenue on the east, Peters Canyon Channel on the west, and Barranca Parkway on the south. By virtue of its location within the City of Irvine, this existing family housing, when converted to civilian use, will provide a buffer between Irvine residential neighborhoods to the east and business uses to the west. It will also contain an elementary school and park facilities as needed to support residents in the vicinity.

2.3 FEDERAL PROPERTY DISPOSAL PROCESS

2.3.1 General Background

Because MCAS Tustin was a BRAC 91, BRAC 93 and BRAC 95 base closure, Federal screening was originally initiated under pre-1994 federal law and regulations. The Department of the Navy had completed Department of Defense and Federal agency screening and had simultaneously completed screening for State, County and local agency interests in the property. With the adoption of the National Defense Authorization Act for Fiscal Year 1994 and Base Closure Community Redevelopment and Homeless Assistance Act of 1994 ("Redevelopment Act"), a new community based reuse and screening process was initiated.

Under the new Acts and their specific implementing rules and regulations (32 CFR Parts 174, 175 and 176) the screening process works in the following manner:

Step 1: The Department of the Navy identifies Department of Defense (DoD) and federal property needs. Any property that DoD does not need is considered "excess" to the needs of DoD and made available to other DoD and Federal agencies. If DoD and other federal agencies do not identify a need, the remaining base property can be declared "surplus" and available for reuse.

Step 2: The LRA undertakes outreach and solicits notice of interests in the base from State and local governments, representatives of the homeless and other interested parties.

Federal laws and regulations allow for public benefit conveyances of surplus property at partial or full discount from fair market value. Where these types of uses are identified as a benefit to the LRA or other eligible beneficiary, land and facilities requested for the public benefit may be obtained at no cost to the recipient. Generally, these conveyances allow for broad public uses such as: airports, education, health, historic properties, and park and recreation. The Redevelopment Act also provides for conveyance of discounted surplus property for uses supporting the needs of qualified homeless providers.

Step 3: After considering the notices of interest received, the LRA prepares the Reuse Plan ensuring through public comment, that the Plan adequately balances local community and economic needs with the needs of the homeless.

Step 4: The LRA completed Reuse Plan is submitted to the Department of Housing and Urban Development (HUD) as part of an application to determine whether the LRA has adequately balanced local community and economic development needs with those of the homeless. The completed plan is also submitted to the Department of the Navy who will notify Federal agencies that certain properties may become available for a public benefit conveyance and a request is made for their recommendations regarding the eligibility of a user.

Step 5: The EIS for the closure and Reuse Plan must be completed after the Department of the Navy receives written notification from HUD that the community's Reuse Plan meets the requirements of base closure law and the Redevelopment Act. After completion of the EIS and supporting documentation, the Navy will be responsible for making final disposal decisions

and will issue a disposal Record of Decision(s) (ROD) in accordance with the approved Reuse Plan.

Because screening for the needs of the homeless had not yet been initiated under pre-1994 Federal Law and regulations including the Stewart B. McKinney Homeless Assistance Act, the City of Tustin as the DoD designated LRA requested participation under the new Redevelopment Act. The request was formally made to Secretary of Defense, William J. Perry, by letter dated November 17, 1994. A response from the DoD was received on December 15, 1994 authorizing participation under the Redevelopment Act. In June, 1995 the Department of Defense also authorized the LRA to initiate the notice of interest process prior to a determination of excess or surplus property at MCAS Tustin. The LRA's request to utilize procedures under the new Redevelopment Act also necessitated readvertisement and screening of the property to state and local agencies as well as representatives of the homeless. The Reuse Plan was submitted to the Department of Defense and HUD on October 30, 1996. On March 24, 1998, HUD notified the Department of Defense and City of Tustin that the community's Reuse Plan complied with all base closure requirements and the Redevelopment Act.

2.3.2 Department of Defense and Federal Agency Screening

Two Department of Defense and one Federal agency expressions of interests were received for the base.

- The 222nd Combat Communications Squadron at the Costa Mesa Air National Guard Station requested transfer of 25 acres along the north side of Barranca Parkway to include an existing 10 acre air traffic communication center.

The LRA recommended that the Navy reject the transfer. Subsequently, the National Guard officially withdrew their request for property at MCAS Tustin.

- The Eleventh Coast Guard District located 36 miles from MCAS Tustin requested a no cost acquisition of 274 units of officer family housing on 55 acres.

The LRA recommended that the Navy reject the transfer. Subsequently, the Coast Guard officially withdrew their request for property at MCAS Tustin.

- The Santa Ana Armed Forces Reserves Center originally requested transfer of 21.66 acres. They had historically operated within 7.5

acres of property on the base. The 21.66 acres originally requested included this operational area as well as vacant property that the Army Reserve Center had leased from the Marine Corps but had no historical use of.

After lengthy negotiations, the LRA and Army agreed to accommodation of the transfer of a 14.5 net acre/16.7 gross acre site subject to a number of conditions including the following:

- Immediately following acceptance of a deed transfer of the Army Reserve site from the Navy, the Army has agreed to deliver a no-cost grant or dedication of required right-of-way along Barranca Parkway to the City of Tustin.
- The City will complete street widening and improvements to Barranca Parkway adjacent to the Army Reserve site and fund upgrades to landscaping along the frontage of the site when improvements are completed along Barranca Parkway.
- Ingress/egress from Tustin Ranch Road, once completed, will be provided to the Army subject to City approval as to location.
- The Army will provide a right of first refusal to the City to purchase the site in the event said site is no longer needed for the Army Reserve mission and a right of first refusal to the City to enter into an exchange agreement with the Army Reserve for the property.
- The Army Reserve will furnish a memorandum which describes the legal authorization and procedure to permit the City or private development entity to negotiate an exchange of property and/or facilities at the proposed Army Reserve site for an equivalent alternate location which meets the needs of the Army Reserve.

2.3.3 Outreach to State and Local Agencies and Representatives of the Homeless

During the preparation of the Reuse Plan, the LRA made a significant effort to outreach to representatives of state and local agencies interested in potential public conveyances and representatives of the homeless. This outreach occurred prior to and after the enactment of the Redevelopment Act.

The LRA made a concerted effort to work with federal agencies that sponsor public benefit transfers under the Federal Property and Administrative Act of 1949. Because the base was initially identified for

closure during the Base Realignment and Closure Committee's 1991 determinations, the community in cooperation with the Military conducted state and local screening on two separate occasions. On both of these occasions, great care was taken to ensure that the broadest, most comprehensive list of potentially interested parties was developed and used. Formal notices were mailed to each agency and published in newspapers serving the local and regional area.

Pursuant to federal law, requests for public conveyance are not required to be met, but must be considered. It was the LRA's determination that state and local governmental agency interests would be measured against other (homeless provider) interests and economic development needs for the base.

The LRA also actively utilized HUD field staff for technical assistance on outreaching to representatives of the homeless, utilizing (while also augmenting) HUD's official list of homeless providers operating in the vicinity of the installation. In addition, in March of 1995, representatives of the LRA met with HUD officers in Washington D.C. to proactively describe and receive concurrence for the outreach efforts planned for homeless accommodation at MCAS Tustin. Specifically, the LRA fully complied with Section 586.20 of the Rules implementing the Redevelopment Act.

An outreach workshop was held on April 27, 1995 for interested representatives of state and local agencies and homeless providers. Federal laws and rules related to the screening and application process were presented and discussed. The LRA also provided a 30-day opportunity for verbal and written comments to be provided by homeless providers regarding the draft application requirements and review criteria prepared for the effort and entitled "Application Information for Expressions of Interest of Buildings and/or Property at MCAS Tustin" (only one comment was received and responded to). Persons and organizations identified on the HUD list of representatives of the homeless, State and local agencies and others were invited to this workshop. Tours were provided upon request to all representatives of the homeless, state and local government agencies and other interested parties who wished to tour the facility.

Interested parties were given an opportunity to:

- Learn about the closure/realignment and disposal process;
- Tour the buildings and properties available;

- Learn about the LRA's process and schedule for receiving Notices of Interest as guided by Section 586.20 of HUD's Interim Rule for the Redevelopment Act; and
- Learn about any known land use constraints affecting the available property and buildings.

The LRA published a notice inviting the submittal of Notices of Interest from state and local governments, representatives of the homeless and other interested parties by not later than October 31, 1995. The 90-day notice identified how to obtain information regarding MCAS Tustin, and it described how to obtain an application packet. Application packets were mailed or otherwise provided to interested parties that described the form and contents required by the LRA of the Notice of Interest. The application packet also described the process and criteria to be used by the LRA in considering application submittals. Submitted Notices of Interest were required to include:

- A description of the proposed homeless assistance program, including the purposes to which the property or facility will be put, as well as an indication of how the proposal clearly meets an identified need of the homeless and fills a gap in the community's continuum of care;
- A description of how the program was to be coordinated with other homeless assistance programs in Tustin and Irvine;
- A description of the requested buildings and property at the installation required to carry out the proposed program;
- A description of the applicant and its organizational capacity to carry out the program including the submittal of a financial plan for implementing the proposed program; and
- An assessment of time required in order to commence carrying out the proposed program.

As noted in the outline of outreach efforts described above, the LRA and the Marine Corps actively encouraged consultation and cooperation with the homeless providers interested in providing programs at MCAS Tustin to alleviate gaps in the continuum of care.

The base reuse planning project was intended to guide the development of the plan through a process which maximized public participation.

Besides the participation process described above and in Section 1.4 of the Plan, the LRA also undertook the following:

- Through the Base Closure Task Force, held public hearings for formal consideration of conveyance requests from federal, state and local government agencies and homeless providers; and
- The draft Reuse Plan and accommodation of homeless need was provided to the public for comment prior to submittal to HUD and DoD for review.

2.3.4 Response to Notices of Interest

By October 31, 1995, the LRA received 31 Notices of Interest from state and local governmental agencies and homeless providers for property or programs at MCAS Tustin. A summary of Public Benefit and Homeless Provider Interests is provided as Appendix B. The Base Closure Task Force appointed a Housing and State and Local Screening Subcommittee to consider, evaluate and make recommendations on the Notices of Interest submitted for MCAS Tustin.

Over a period of several weeks, project staff, the Housing and State and Local Screening Subcommittee and Base Closure Task Force, consistent with the confidentiality provisions of the Redevelopment Act and Department of Defense implementing regulations, reviewed the submittals for completeness and how they measured against established criteria for evaluation.

Notices of interest recommended by the Task Force were those found to present the best responses to established application review criteria. Applications rejected were those which did not accomplish the following:

- Contain all requested application information;
- Have good general experience and capability;
- Balance in an appropriate manner the economic and other community development needs of the community;
- Fill a critical need gap identified in the communities' Consolidated Plans;
- The proposal was consistent with the proposed Reuse Plan and compatible with surrounding community neighborhoods, infrastructure, social services, etc. not creating any potential negative impacts;
- Consistent with the principles embraced by the LRA and Task Force and issues they wanted addressed in their development of a Homeless Accommodation Plan as discussed in Section 2.3.6;

- Clearly Demonstrated a sound financial status and/or an ability to finance the proposal submitted;
- Demonstrated experience in the operation of programs similar to the one requested at MCAS Tustin;
- Demonstrated established and adequate property ownership and property management experience;
- Demonstrated a firm ability to provide the specific services proposed;
- The proposal would serve specific community needs;
- The proposal provided adequate sources of funding and was self supportive;
- The proposer had a verified history of compliance with obligations and responsibilities associated with previous contractual associations or requirements of state/federal grants;
- The program was not a duplication of available support services; and
- The proposal could not be accomplished by other means rather than property transfer.

2.3.5 Public Benefit Conveyances

Those properties/proposals recommended for transfer to state and local agencies are described below. In recommending approval of these transfers, the LRA has conditioned these transfers with certain standard conditions which shall be applied to each request. In addition, certain special conditions are noted, where applicable. Standard LRA conditions for all recommended public benefit transfers are as follows:

- Site location and configuration shall be consistent with the LRA's identified concept approval but the size of the transfer was approximated only and actual metes and bounds shall be determined prior to transfer in consultation with the LRA.
- Prior to transfer of the property by the Federal government and prior to any interim or permanent reuse of requested facilities or sites, the recipient shall enter into an agreement with and acceptable to the LRA and the Cities of Tustin or Irvine, as appropriate. The purpose of the agreement is to: 1) identify the planning goals of the agency receiving property and the City or LRA for the site; 2) identify the scope and schedule for short range improvements and long range

development plans for the property; 3) establish a process for meaningful consultation on development and operational issues of mutual concern; 4) identify capital infrastructure improvements, roadway and existing utility and new utility right of way and easement dedications (as needed) and environmental impact report mitigation that will be required of the Agency receiving property; 5) identify necessary procedures to implement the agreement; and 6) ensure each recipient affirms its commitment to return any properties not used for the slated purpose directly to the LRA, in the case of property transferred as an Economic Development Conveyance (EDC).

- Applicant shall agree to not challenge the adequacy of the EIS/EIR for the Plan or the future creation of a Redevelopment Project Area.

A. Recommended Applications

1. **Orange County (Sheriff's Department Law Enforcement Training Center):** The proposal would establish a small facility which would be educational in nature (no outdoor shooting, driving courses, etc.), including classroom training, office space, obstacle course, gym, locker and shower facilities, canine training, indoor pistol range, laser village and weapons storage. The Training Center would consist of Buildings #173 and #253 located within the proposed Urban Regional Park site to be utilized as classroom buildings and a nearby vacant approximate 10 acre parcel within the Learning Village immediately adjacent to the proposed Armstrong Avenue. The proposal is to be strictly educational in nature and would not pose any negative impact upon surrounding uses. The LRA's approval of this transfer is conditioned upon the following:

- Standard LRA conditions for transfer noted above.
- The LRA would recommend transfer as an EDC transfer to the LRA and then a lease to the applicant, given the small size of this conveyance, or as an alternate a Department of Justice or Department of Education conveyance to the applicant. An EDC conveyance will ensure that if the use changes it will not be necessary to proceed back through the General Services Administration (GSA) disposal process a second time or purchase the remaining life of the conveyance from the sponsoring agency.

2. **South Orange County Community College District (Learning Village):** South Orange County Community College District (SOCCCD) has the legal authority to own and operate a community college within a portion of the Learning Village identified on the Reuse Plan. The LRA recommended proposal would transfer approximately 99.7 acres and result in the creation of a unique educational opportunity involving advance education (extension and advanced degree opportunities), vocational training, business incubators, etc. The College District also indicated a willingness to accommodate additional educational and job training opportunities for the homeless as desired by the community as part of the reuse planning effort and to continue to explore collaborative opportunities with the County Sheriff's Department, and volunteer and community-based organizations. The LRA's approval of this transfer is conditioned on the following:

- No direct additional vehicular access to the site on Red Hill Avenue will be permitted.
- Other colleges and college-level programs shall be encouraged to participate by the College when said programs are determined compatible with the business development goals of the Village.
- The College provides right-of-way easements to the City of Tustin for access to the proposed community park site and two day care facilities and easements for access to the emergency/transitional housing site in the Learning Village.
- Standard LRA transfer conditions identified above.

3. **Tustin Unified School District (Elementary and High Schools):** The TUSD originally requested two 10 acre elementary schools, a 20 acre middle school site and a 50 acre high school. After LRA discussions with TUSD, TUSD reduced and modified their request to include only the two 10 acre elementary school sites and a 40 acre high school site to serve larger Tustin community needs.

The LRA has identified concerns regarding timing and financing of the proposed school uses and do not believe the burden for school construction to serve larger community needs should be borne by the MCAS Tustin project. They would prefer an EDC transfer of at least one elementary school site and the 40 acre high school site to the LRA and subsequent

LRA transfer to TUSD once adequate funds have been programmed for design and construction of each facility by TUSD. As an alternate to an EDC transfer, the LRA would recommend an educational conveyance. The LRA's approval of this transfer is conditioned upon the following:

- Standard LRA transfer conditions identified above.
- No direct vehicular access to the site on Red Hill Avenue will be permitted.
- An intended use shall be fully implemented by TUSD by the later of either 5 years from transfer of the property or when building permits are issued for 80% of the new units being proposed in the Reuse Plan within TUSD boundaries, unless a shorter period is mandated by the Federal sponsoring agency. The underlying land use designation of the Reuse Plan would allow an alternative land use to occur without an amendment to the Reuse/Specific Plan should the District not move forward with their plans to utilize the property within an agreed upon time frame.
- As part of the agreement required to be entered into between the LRA, the City of Tustin and TUSD, TUSD shall agree not to impose a Mello-Roos Community Facility District on properties within their District boundaries for the MCAS Tustin project. The City and LRA will support TUSD's use of other alternative financing techniques and other reasonable methods for accommodating new school students generated from development within the MCAS Tustin project such as school impact developer fees levied on residential, commercial and industrial development projects, TUSD's receipt of redevelopment tax increment, or their use of certificates of participation, general obligation bonds, state funding, etc.

4. **Irvine Unified School District (Elementary K-8 School):** The Irvine Unified School District (IUSD) requested 20 acres of vacant land in the vicinity of Harvard Avenue and Barranca Parkway in the City of Irvine, as conceptually shown on the Reuse Plan. The land would be utilized as a kindergarten through eighth grade (K-8) school. The City of Irvine has indicated its support of the proposal. The LRA's approval is conditional upon the following:

- Standard LRA transfer conditions identified above.
 - No direct vehicular access to any school site access along Barranca Parkway.
 - An intended use shall be fully implemented by IUSD by the later of either 5 years from transfer of the property or when building permits are issued for 80% of the new units being proposed in the Reuse Plan within IUSD boundaries, unless a shorter period is mandated by the federal sponsoring agency. The underlying land use designation of the Reuse Plan would allow an alternative land use to occur without an amendment to the Reuse/Specific Plan should the District not move forward with their plans to utilize the property within an agreed upon time frame.
 - As part of the agreement required to be entered into between IUSD and the LRA and the cities of Tustin and Irvine, IUSD shall agree not to impose a Mello-Roos Community Facility District on properties within their District boundaries for the MCAS Tustin project except that the City of Irvine may agree to authorize such imposition within the approximate 80 acres within their boundaries. The City and LRA will support TUSD's use of alternative financing techniques and other reasonable methods of accommodating new school students generated from development within the MCAS Tustin project such as school impact developer fees levied on residential, commercial and industrial development projects, IUSD's receipt of redevelopment tax increment, on their use of certificates of participation, general obligation bonds, state funding, etc.
5. **County of Orange (Urban Regional Park):** 84.5 acres of the 88 acre Urban Regional Park request from the County of Orange is recommended for approval as part of the regional park. The boundaries of the proposed regional park would include preservation of the northerly historic blimp hangar for reuse in support of a range of recreational activities and events, if feasible. The County would propose to operate support commercial concession activities to offset maintenance costs. In addition, the park is in close proximity to the City of Tustin's proposed community park and is situated to complement other adjacent proposed uses. The City of Tustin City Council has formally adopted a resolution (Res. No. 94-20) supporting the

County's submission of an Urban Park proposal to the federal Department of Interior. The proposal would provide a valuable recreation and open space opportunity, potentially preserve a National Register recognized historic blimp hangar, and would be consistent with the proposed Reuse Plan.

County of Orange Animal Control: A request for a four-acre animal control site was made by the County of Orange for a location at the southeast portion of the base. The LRA rejected the request for a four-acre site at the originally requested location but indicated support for an alternative location for the facility provided it was within the boundaries of the regional park.

The LRA's approval of the regional park and animal control proposal is conditioned upon the following:

- Standard LRA transfer conditions identified above.
- The LRA and City of Tustin agree to permit inclusion of a County of Orange Animal Control facility only within the boundaries of the regional park provided that as part of the agreement required to be entered into between the LRA, City of Tustin and County, the County agrees to the following:
 - Said facility does not exceed four acres.
 - The County of Orange Environmental Management Agency and Federal Department of the Interior agrees in writing to the siting of said facility within regional park boundaries.
 - Said facility is to be compatible in location and architectural design with the function of a regional park subject to approval of the LRA and City as to siting location and final architectural design. Architectural design of any buildings shall provide for 360 degree viewing.
 - Visual screening of outdoor storage and service areas shall be provided.
 - Noise control of animal containment areas shall be provided as well as odor control of all facility activities.

- If said four-acre site is not used for an animal control facility operated by the County for regional benefit, only regional park uses would be permitted.
 - An animal control site is not approved as a conveyance request at MCAS El Toro
6. **City of Irvine (8 acre community park and access):** The City of Irvine proposes to acquire approximately eight acres of vacant land located within the southeast Housing Area for use as a community park as well as necessary access to the park on Marble Mountain. The requested park would help serve identified community recreation needs of nearby housing areas within and adjacent to MCAS Tustin. Included in the application for public conveyance, Irvine also requested transfer of a 72-foot wide Marble Mountain right-of-way needed to access the only approved existing right of way park area, proposed community park and K-8 elementary school proposed by the Irvine Unified School District. The LRA recommended that the land transfer for public access to the park (Marble Mountain Road) be limited to the existing 60-foot wide right-of-way and the eight acre park. It was felt that any additional right-of-way could be obtained upon development of site design, with possible dedications taken at that time to accommodate the necessary right-of-way requirements. The LRA's approval is conditioned on the following:
- Standard LRA transfer conditions identified above.
 - Approval of transfer of right-of-way to access the park (Marble Mountain) is limited to a 60 foot width. Any additional right-of-way determined after site design is completed would need to be acquired by the City of Irvine through standard dedication procedures.
7. **City of Tustin, Circulation Facilities (158.4 acres for public right-of-way use):** The City of Tustin Reuse Plan proposes extensive additional right-of-way throughout MCAS Tustin. Due to a lack of available traffic capacity on surrounding roadways and the need to extend regional arterial roadways, development and reuse of MCAS Tustin cannot occur without the proposed additional right-of-way system. The site is also in a federal air non-attainment zone which reinforces the need to enhance transportation/circulation facilities in the vicinity to reduce congestion and resulting air quality emissions. Estimated acreage is based upon planned roadway widths and

lengths and would provide for required streets, curbs and gutters, sidewalks and required bike lanes. Most other necessary infrastructure (sewer, water, etc.) planned for the reuse of the base is to be integrated into the final roadway design prior to construction. The LRA's approval is conditioned upon:

- Standard LRA transfer conditions identified above.

8. **City of Tustin, Storm Drain Facilities:** The 1.8 acres for local storm drain purposes is requested by the City of Tustin who currently owns and operates smaller storm drain facilities within the community (larger flood control systems are typically owned and operated by the Orange County Flood Control District (OCFCD)). An existing open storm drain exists immediately adjacent to the southerly extension of Jamboree Road near its intersection with Barranca Parkway. This one length of storm drain has been identified by the community as necessary to support immediate interim uses and long-term development. Because it is located outside of the planned roadway system, a separate public conveyance must be secured. There is a concern that an Economic Development Conveyance may be necessitated due to restrictions on uses of the property by the federal sponsoring agency. The LRA's approval is conditioned upon:

- Standard LRA transfer conditions identified above.

9. **City of Tustin (34.1 acres for a Community Park and two neighborhood parks):** The City's application proposes the conveyance of approximately 25 acres of existing military recreational fields and facilities for use as a Community Park, including:

- A recreation center, recreation pavilion, softball field, football field, picnic shelter/barbecue pits, volleyball court, tennis court, basketball court, soccer field, indoor handball courts children's playground and physical fitness facility. All ground and support services (i.e. restrooms), infrastructure and personal property necessary for these facilities to function are also included in the request.
- Existing youth center for youth recreation

- Existing officers club, NCO club and enlisted club for use as community recreational purposes.
- All grounds and support services, infrastructure and personal property necessary for the contemplated uses.

The City has also requested land area for 2 neighborhood parks of 5 acres each.

The Community Park is sited in close proximity to and is intended to support the County of Orange's proposed Urban Regional Park. In addition, the park is also situated adjacent and is intended to support the recreational needs of a Tustin Unified School District elementary school, the community college, and existing and planned residential development on and off MCAS Tustin. The LRA's approval is conditioned upon:

- Standard LRA transfer conditions identified above.

10. **City of Tustin (4.3 acres for Day Care/educational use):** The City of Tustin has requested the conveyance of two existing day care facilities for development of an Early Learning Center. The facilities would replace the school site previously utilized by the City of Tustin for day care, which was made no longer available due to termination of the lease. The facility would support child care needs of individuals participating in programs within the area and provide for opportunities to support the Community College's proposed teacher development curriculum.

Given the small size of this conveyance, the LRA is recommending transfer as an EDC transfer to the LRA or as an alternative, the normal Department of Education conveyance. An EDC conveyance will ensure that if the use ever changes, it will not be necessary to proceed back through the GSA disposal process a second time or purchase the remaining life of the conveyance from the sponsoring agency.

The LRA's approval is conditioned upon:

- Standard LRA transfer conditions identified above.

11. **County of Orange Flood Control District (26.7 acres for Flood control and recreational uses):** The Orange County Flood Control District (OCFCD) has submitted a proposal to

acquire three existing flood control easements located on the MCAS Tustin property as follows:

- an approximate 50 foot wide existing flood control easement for Barranca Channel;
- an approximate 50 foot wide existing flood control easement for the Santa Ana/Santa Fe Channel; and
- an approximate 170-180 foot wide existing flood control easement for Peters Canyon Channel.

The County has also requested an approximate 20 foot wide strip for future improvements to Barranca Channel, a 25 foot wide strip for the Santa Ana-Santa Fe Channel and an approximate 40 foot wide strip for the Peters Canyon Channel.

The LRA supports transfer of all existing easements for all channels and the additional 40 foot right-of-way for the Peters Canyon Channel for widening and to support multi-use of the channel for a major regional recreational trail and bikeway. The additional right-of-way 20 and 25 feet right for the Barranca and Santa Ana/Santa Fe channel are not approved at this time because they are not based in quantifiable design information. Rather than approving this portion of the conveyance request, the LRA is intending to include in the Plan the requirement that an offer to dedicate be required for the Barranca and Santa Ana/Santa Fe Channel for flood control purposes in the event said right-of-way is needed. This will ensure that negative economic impacts on the Plan are minimized.

The LRA's approval is conditioned on the following:

- Standard LRA transfer conditions identified above.
- That the 40-45 foot easement dedication east of Peters Canyon Channel shall not obstruct any existing private roadways serving existing housing areas nor any utilities serving those housing areas unless the County is willing to relocate these roads, subject to approval of the City of Tustin, as applicable.

12. **County of Orange Social Services Agency - Children's Intermediate Care Shelter (60-bed facility for abused, neglected children):** The application requests 4 acres of land area to accommodate development of a 60 bed Children's Intermediate Care Facility for abused children. The facility

would be intended to address a portion of Orangewood capacity/length of stay and crowding problems, thereby having the impact of increasing the facility capacity at Orangewood by 25%. County would intend to develop the site through selection of a private sector operator resulting in possessory interest property tax. The LRA's approval is conditioned upon:

- The LRA requests transfer of the property from the U.S. Department of Health and Human Services (HHS) to the LRA who will provide a no-cost lease to the recipient or to the County directly depending upon HHS requirements.
- If this application does not comply with current terms and conditions normally required for a public conveyance by the HHS, the LRA will recommend to the Department of Defense that the site be transferred to the LRA as an economic Development Conveyance and then the LRA will agree to subsequently lease or transfer the site to the County. In the event the County does not wish to operate the site for the intended purposes identified in their application, the property is recommended for outright transfer by the Department of Education to South Orange County Community College to be incorporated into their proposal for an education facility.
- No direct vehicular access to the site along Red Hill Avenue.
- The site location, configuration, and actual metes and bounds shall be determined prior to transfer in consultation with the LRA.
- Prior to transfer of the property by the Federal government and prior to any interim or permanent reuse of requested facilities or sites, the recipient shall enter into an agreement with and acceptable to the City of Tustin and LRA. The purpose of the agreement is to: 1) identify the planning goals of the agency receiving property and the City or LRA for the site; 2) identify the scope and schedule for short range improvements and long range development plans for the property; 3) establish a process for meaningful consultation on development and operational issues of mutual concern; 4) identify capital infrastructure improvements and right of way dedications and environmental impact report

mitigation that will be required of the Agency receiving property or leasing property, and 5) identify necessary procedures to implement the agreement.

- Applicant shall not contest the EIS/EIR for the Plan and creation of a Redevelopment Project Area.

B. Public Conveyance Requests Denied

In considering all public conveyance requests, the Housing and State and Local Screening Sub-Committee considered and recommended denial to the Base Closure Task Force of a number of applications based upon their failure to meet one or more of articulated evaluation criteria discussed in Subsection 2.3.4. The specific reasons for denial of an application are identified in Appendix B. A listing of denied applications is provided below:

<u>Organization</u>	<u>Request</u>
California Dept. of Education	Food distribution center - land and buildings
California Baptist College	Evening college facility - 13,000 s.f.
Chapman University	Off-campus education center - 15,000 s.f.
Rancho Santiago Comm. College	Learning Village - 116 acres
Santa Ana Unified School Dist.	High school site - 75 acres
Native American Cultural Ctr.	University Program - 130 acres
IRWD	4 replacement wells & 1 well site
City of Irvine	Right-of-way along Jamboree Road for a Rapid Transit Corridor

2.3.6 Homeless Accommodation Plan

A. Identification of Need

Under the Redevelopment Act, the LRA must consider the interest of the homeless in buildings and property on the base in preparing the Reuse Plan. In review of the Reuse Plan, one criteria the Secretary of Housing and Urban Development (HUD) will utilize to determine the adequacy of the Reuse Plan will be whether the Plan takes into consideration the size and nature of the homeless population in the communities in the vicinity of the installation and availability of existing services in such communities to meet the needs of the homeless in such communities.

For purposes of the Act, the term "communities in the vicinity of the installation" means the communities that constitute the political jurisdictions that comprise the redevelopment authority for the installation.

The critical gaps in the community's comprehensive homeless service system are identified as needs of the homeless within the City of Tustin and City of Irvine's Consolidated Plan documents which were approved by HUD in 1995. The formula of defined need would refer to those needs defined in each community's Consolidated Plan minus existing resources resulting in the homeless need gap in each community. What portion of the larger, community-based need should be met as part of the homeless need accommodation at MCAS Tustin was the focus of the Base Closure Task Force and the Task Forces' Housing and State and Local Screening Subcommittee discussions.

The LRA pursued a systematic approach to a balanced reuse plan for MCAS Tustin through a detailed understanding of the nature and extent of homelessness in the communities of Tustin and Irvine.

According to both communities' Consolidated Plan, it was estimated that there was a total net homeless need of 411 persons. A large portion of this need was needed to support emergency transitional housing for youth and individuals. The local homeless need as described in both communities' Consolidated Plans also indicated a gap in the continuum of care in the areas of vocational and job training/educational opportunities, some emergency and transitional housing units for individuals and families, support services, and affordable ownership units.

The Homeless Assistance Plan for MCAS Tustin addresses the problem of homelessness in Tustin and Irvine by utilizing the continuum of care model promulgated by HUD for accommodating the needs of the homeless in a manner which is consistent with the Consolidated Plans approved for both Irvine and Tustin.

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The fundamental components of the continuum of care system to be implemented with the MCAS Tustin Reuse Plan would:

- Provide emergency shelter beds and intake assessment;
- Offer transitional housing and services which enable homeless persons to progress to self-sufficiency; and
- Provide opportunities for permanent affordable housing by the private sector.

In pursuing the above continuum of care approach, there were a number of guiding principles that were recognized by the LRA:

1. Coordination and cooperation among the cities of Tustin, Irvine, support service providers, school districts and advocates for the homeless should be promoted.
2. Creating a program and service system separate from the mainstream would be inefficient and not consistent with the concept of breaking the cycle of homelessness.
3. Established public and private providers should be used for delivery on-site or off-site (by contracting and visiting clinical personnel) of certain program and services. This should be the preferred approach and will assist in the streamlining and consolidation of existing programs.
4. Linkages with job-training, employment and education should be encouraged.
5. Any assistance Plan should build on planned reuses at MCAS Tustin as well as take advantage of other resources in each community and in the region. The Reuse Plan must balance the needs of the homeless and the need of the communities for economic and other development.

Based on the existing need gap and those guiding principles described above, additional issues that were considered by the LRA included:

1. The number, type and locations of units to be set-aside for accommodation of the homeless at MCAS Tustin.
2. Market considerations were taken into account. It was felt that homeless accommodation should be designed so that the marketability of other existing units on the base was

maintained as well as existing homes in adjacent neighborhoods in both Tustin and Irvine.

3. Any transitional housing units to be provided should be dispersed in a manner that makes it difficult to identify any building as a homeless project.
4. Any emergency shelter or transitional housing project will need to be renovated to make them aesthetically appealing. Transitional units should not be discernable from permanent housing and should appear in image as "market rate" housing.
5. It was the LRA's desire to obtain property and lease to homeless providers, and maintain the flexibility for the LRA to also deed transfer in the future to providers.
6. Flexibility should be maintained to allow selected providers, depending on selected transfer procedures, to be able to sell off or trade transitional housing rights approved for use and the ability to use proceeds of any such agreements to serve the homeless elsewhere off the base.

B. Recommended Homeless Service Providers

Homeless providers are permitted to acquire surplus property at closing military installations when the services they provide are recognized by the community as filling a known continuum of care homeless need identified within the community's HUD approved Consolidated Plan.

Property approved by the LRA for conveyance to these entities may be transferred through the following range of options:

- LRA may obtain property from DoD and lease to property recipients; or
- LRA may obtain property and transfer deed ownership to property recipients directly; or
- DoD can make direct transfer (lease or deed) through sponsoring federal agencies to receiving agencies and homeless providers, subject to legally binding agreements with the LRA.

The following are the LRA recommended homeless service providers applications:

1. **Orange County Rescue Mission (192 barracks units, 5.1 acre site):** The Orange County Rescue Mission submitted a

proposal to convert two, three-story barrack structures near the southeast corner of Valencia and Red Hill Avenue for use in serving the emergency housing needs of single men, women and families. The Rescue Mission has a proven track record for operating successful programs similar to the one proposed for MCAS Tustin. The program promotes the integration of counseling, education, job training and other devices to ensure that the cycle of homelessness is ended and that participating individuals can once again become productive members of society. The facilities requested are located within an area of the Reuse Plan previously designated by the Base Closure Task Force to support the Emergency/Transitional housing needs of the homeless. Approval is subject to the following conditions:

- The site location, configuration and actual metes and bounds shall be determined prior to transfer in consultation with the LRA.
- The LRA requests transfer of the property from DoD to the LRA who will provide a no-cost lease to the recipient.

2. **Salvation Army (24 family units):** The Salvation Army has proposed to operate 24 existing family housing units as emergency/transitional housing in the Northeast Housing Area currently existing at MCAS Tustin. It is estimated that proposal would accommodate approximately 50% of the unsheltered homeless identified in the Tustin and Irvine Communities. The Salvation Army operates other similar programs in the County. The proposal would provide emergency/transitional housing to homeless families filling an identified need "gap" in the continuum of care approach. The Salvation Army is organizationally and financially capable of providing the service proposed. The LRA's approval is conditioned upon the following:

- The LRA requests transfer of any property from DoD to the LRA who will provide a no cost lease to the recipient.
- It is the LRA's intent to request an economic development conveyance of existing housing and to work with a private developer to renovate the units and then to lease 24 renovated units to the recipient. The recipient will have all responsibilities for the units except for holding title with the LRA establishing maintenance and management conditions in the lease which will apply to

the units. The LRA will retain the right to provide to the applicant an equal number of units elsewhere on the base or off-site if development plans require the use of the buildings. In the event, an EDC application is not approved on the existing housing for the LRA, the LRA will identify with agreement of the Salvation Army actual building numbers for transfer to the LRA and lease of the 24 units to the Salvation Army.

3. **Orange Coast Interfaith Shelter (6 family units):** Orange Coast Interfaith Shelter (OCIS) proposes to provide six family units of transitional housing located within the northeast Housing Area which could be located in one 6-plex. All units would be two bedroom units. OCIS owns and operates similar facilities in the region and is organizationally and fiscally proven to be sound, competent and capable of operating the proposal. The provision of transitional housing to homeless families would fill an identified need gap in the community's continuum of care approach as identified within its HUD approved Consolidated Plan. Also, the program envisions linkages with education, job training, employment and other services intended to break the cycle of homelessness and poverty.

The LRA's approval is conditioned upon the same conditions for transfer as are discussed with the LRA's approval of the transitional units for the Salvation Army.

4. **Families Forward (formerly Irvine Temporary Housing (14 family units):** Families Forward requested 13 transitional housing opportunities for homeless families. The LRA recommended approval of their use of 14 units to be located in one 6-plex, and two 4-plexes. Units are to be dispersed in the Southeast Housing Area at MCAS Tustin (City of Irvine). Families Forward currently owns and operates several similar facilities in the City of Irvine. The organization is fiscally and organizationally sound and has shown that they are capable of operating these additional facilities at this time. Although not currently anticipated to be linked to service opportunities proposed for MCAS Tustin, Families Forward's program does provide educational, housing and vocational training opportunities to clients to ensure that the cycle of homelessness can be permanently ended and participants provided the tools to once again become contributing members of the community. Also, the proposal would fill a need "gap" identified by the

City of Irvine's Consolidated Plan, assisting that community in their continuum of care approach.

The LRA's approval is conditioned upon the same conditions for transfer as are discussed with the LRA's approval of transitional units for the Salvation Army.

5. **DOVE Housing (6 family units):** Dove Housing proposed to originally provide 20 emergency transitional housing opportunities for homeless families. The LRA would approve their use of six units to be accommodated in one 6-plex. Dove Housing is experienced in owning and operating similar facilities, especially emergency shelter programs elsewhere in the County. The proposal to serve homeless families would fill a homeless need "gap" in the continuum of care approach identified by the community. The proposed program would promote coordination with support service providers, school districts, etc., and encourages linkages with job training, employment and education opportunities provided within the proposed Reuse Plan and community at large.

The LRA recommends the same approach for transfer with the LRA's approval of transferring units for the Salvation Army.

C. Additional Elements Of The Reuse Plan Which Will Support The Continuum Of Care Concept

In addition to those homeless service providers recommended as part of the Reuse Plan, the Reuse Plan contains a number of other features which support HUD and the community of continuum of care model as follows:

- Private sector opportunities are provided to create a balanced mix of housing types on the base. It is recommended that 15% of units located within existing dwelling unit neighborhoods on the base would be dedicated within the Very Low, Low and Moderate income levels with the remaining units to be reserved for market rate housing. The 50 transitional units to be leased by the LRA to homeless service providers would be identified in the Very Low and Low income household category. Of the 15% of the retained units in the Very Low to Moderate income category, 40% or 6% of the total number of existing units would be retained within the very low income category.

For newly constructed units, in other new residential neighborhoods proposed in the Reuse Plan specific affordability housing requirements would be established at the time of development project

approval to ensure conformity with the Housing Element of the City's General Plan and any provisions of California Community Redevelopment Law (in the event a Redevelopment Project Area is created).

- With transfer recommended of two child care facilities to the City of Tustin, opportunities will be provided for access for all to mainstream child care facilities on the base and in Irvine (on park site), including early child care and education programs, Head Start, etc.

Adult education and training opportunities on-base will be provided at a new Learning Village campus proposed by the South Orange County Community College District.

D. Homeless Service Provider Requests Denied

In considering homeless service provider requests, the Housing and State and Local Sub-Committee considered and recommended denial to the Base Closure Task Force of a number of applications based upon their failure to meet one or more of articulated evaluation criteria discussed in Subsection 2.3.4. The specific reasons for denial for these homeless provider requests are identified in Appendix B. A listing of denied applications is provided below:

<u>Organization</u>	<u>Request</u>
California Paralyzed Veterans - 100 single family units	Permanent housing
Jamboree Housing	Transitional housing, affordable rental housing, market rate rental and for-sale housing - 600 units
Orange County Housing Corporation	"Bridge Housing" - 30 units
SBC Community Homeless Coalition	Transitional housing - 22 units
Veterans Charities of Orange County	Transitional housing - 192 barrack units
Society of St. Vincent de Paul	Food distribution
Orange County Development Council	Food distribution

2.3.7 Economic Development Conveyance

The LRA is extremely interested in pursuing an Economic Development conveyance over portions of the base to facilitate job creation and rapid property transfers.

If property is conveyed to the LRA through an economic development conveyance, the LRA will have maximum control over reuse of the site. There are several advantages to the economic development conveyance option. The LRA will have complete control over the rehabilitation, redevelopment and disposition of the property. Problems associated with land assembly, inconsistent development and inappropriate tenants can be avoided. However, the economic development conveyance would impose interim maintenance costs on the LRA. While additional control may benefit the long-term marketing of the Base, the LRA cannot afford the added control if it implies significant short-term cost impacts. Two principals must prevail in any EDC relationship with the DoD:

- Resources must be greater than any costs; and
- Agreement must work for all parties if redevelopment is to work.

Where an economic conveyance process is not pursued for certain portions of the property not conveyed to public agencies or homeless providers, the expected alternative transfer mechanism will be direct or negotiated sales, or advertised public sales.

2.3.8 Personal Property

The Marine Corps has been unable to provide the community an inventory of personal property at the former base. The LRA in consultation with recommended State and local public benefit conveyance recipients and recommended homeless providers will identify personal property it believes necessary to support the objectives of the reuse plan as the information is made available by the military to the LRA. Although not complete, more detailed information available at this time is provided in Section 5.6 and in Table 5-2 of this plan.

While it is expected that on-going discussions and consultation will occur, the LRA will strive to ensure that every reasonable effort is made to obtain available personal property needed to implement the redevelopment plan and to ensure that buildings can be fully functional. It is anticipated that personal property necessary for the effective implementation of the Reuse Plan approved for transfer by the military will be conveyed as part of public benefit conveyances or to the LRA as part of an economic development conveyance.

**2.3.9 Summary of Recommended Reuse Plan
Conveyance Methods**

Figure 2-3a shows the proposed conveyance methods for property as originally recommended by the LRA. Table 2-3 also provides a narrative summary of recommended conveyances as discussed in the previous subsection.

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**TABLE 2-3
LRA RECOMMENDED PROPERTY DISPOSAL STRATEGY/CONVEYANCE METHODS**

<i>Planning Area</i>	<i>Parcel No.</i>	<i>Recommended Recipient</i>	<i>Proposed Use</i>	<i>Purpose</i>	<i>Acreage Recommended for Transfer (gross)</i>	<i>Preferred Transfer Mechanism</i>	<i>Alternative Transfer Mechanism</i>	<i>Comments</i>
FEDERAL DEPARTMENT OF DEFENSE AGENCIES								
18	9	N/A	Armed Services Center/Military	N/A	16.7	EDC	DoD Transfer	
STATE AND LOCAL AGENCIES								
1-A	1	South Orange County Community College District	Learning Village/Jr. College	Education	99.7	DOE Deed transfer	EDC	Pursuant to LRA Conditions of Approval
1-A 8 15-B	17 21 31	Tustin Unified School District	Public Schools 1 High School 1 K-6 School 1 K-6 School	Education	40.0 10.0 10.0 60.0	EDC DOE EDC	DOE Deed transfer	Pursuant to LRA Conditions of Approval
1-B	2 2A	County of Orange	Sheriff's Department Law Enforcement Training Facility	Education	10.0 Bldg. 173, 253	EDC	DOE/DOJ Deed transfer	Pursuant to LRA Conditions of Approval; Bldg. 173, 253 are included in County Regional Park transfer and are not a separate disposal parcel
1-C	20	County of Orange Social Services Agency	60-Bed facility for Abused, Abandoned, Neglected Children	Special Services	4.0	HHS transfer to LRA and LRA lease to provider or to County of Orange	EDC or DOE (South Orange County Community College District if withdrawn by the County)	Pursuant to LRA Conditions of Approval
1-D 1-E	19	City of Tustin	Day Care	Education	4.3	EDC	DOE Deed transfer	Pursuant to LRA Conditions of Approval
2 15-A 15-B	22 32 30	City of Tustin	Parks	Park and Recreation	24.1 5.0 5.0	DOI Deed transfer EDC EDC	EDC	Pursuant to LRA Conditions of Approval
6	18	County of Orange	Urban Regional Park Animal Control Facility	Park and Recreation Public Facility	84.5 4 Acres within the 84.5 acre park site	DOI Deed transfer HHS/DOI Deed transfer	EDC	Pursuant to LRA Conditions of Approval
22	39	Irvine Unified School District	Public K-8 School	Education	20.0	DOE Deed transfer	EDC	Pursuant to LRA Conditions of Approval
22	38	City of Irvine	Public Park/Marble Mountain Road	Transportation/Park and Recreation	8.8	DOI-Park/Recreation Deed transfer	EDC	Pursuant to LRA Conditions of Approval
N/A	40	City of Tustin	Circulation Facilities	Transportation	157.6	FHWA Trans. Deed transfer	EDC	Pursuant to LRA Conditions of Approval
N/A	42	City of Tustin	Storm Drain Facilities	Public Facilities	1.8	HHS Deed transfer	EDC	Pursuant to LRA Conditions of Approval

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N/A	41	County of Orange Flood Control District	1. Transfer of deed to existing Barranca, Santa Fe, and Peters Canyon Channel easements. 2. Transfer of additional 40'-45' wide right-of-way along Peters Canyon Channel.	Public Facilities and Park and Recreation	26.7	HHS/DOI Deed transfer	EDC	Pursuant to LRA Conditions of Approval
HOMELESS PROVIDERS								
3	3	LRA/Orange County Rescue Mission	Emergency/Transitional housing for single men and women.	Homeless accommodation	5.1	DOD transfer to LRA and LRA lease to provider	EDC	Pursuant to LRA Conditions of Approval
21 21	34 ¹ 35 ¹	LRA/Salvation Army	Emergency shelter and transitional housing for individuals and families.	Homeless accommodation	Acreage TBD (24 family units)	DOD transfer to LRA and LRA lease to provider	EDC	Pursuant to LRA Conditions of Approval
21 21	34 ¹ 35 ¹	LRA/Orange Coast Interfaith Shelter	Transitional housing for homeless families.	Homeless accommodation	Acreage TBD (6 family units)	DOD transfer to LRA and LRA lease to provider	EDC	Pursuant to LRA Conditions of Approval
21 21	34 ¹ 35 ¹	LRA/DOVE Housing	Transitional housing for homeless families.	Homeless accommodation	Acreage TBD (6 family units)	DOD transfer to LRA and LRA lease to provider	EDC	Pursuant to LRA Conditions of Approval
22	37 ¹	LRA/Families Forward (<i>Irvine Temporary Housing</i>)	Transitional housing for homeless families.	Homeless accommodation	Acreage TBD (14 family units)	DOD transfer to LRA and LRA lease or deed transfer to provider	EDC	Pursuant to LRA Conditions of Approval
OTHER DISPOSAL STRATEGIES								
4	23	LRA	Residential	Housing	54.2	EDC	Negotiated sale	
5	24	LRA	Residential	Housing	51.7	EDC	Negotiated sale	
7	25	LRA	Village Services	Commercial	20.7	EDC	Competitive public sale	
8	13, 15, 16	LRA	Community Core	Commercial Business, Residential	185.2	EDC	Competitive public sale	
9	4	LRA	Commercial Business	Commercial Business	10.4	EDC	Competitive public sale	
10	5	LRA	Commercial Business	Commercial Business	22.9	EDC	Competitive public sale	

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<i>Planning Area</i>	<i>Parcel No.</i>	<i>Recommended Recipient</i>	<i>Proposed Use</i>	<i>Purpose</i>	<i>Acreage Recommended for Transfer (gross)</i>	<i>Preferred Transfer Mechanism</i>	<i>Alternative Transfer Mechanism</i>	<i>Comments</i>
11	6	LRA	Commercial Business	Commercial Business	78.5	EDC	Competitive public sale	
12	7	LRA	Commercial Business	Commercial Business	8.4	EDC	Competitive public sale	
13	14	LRA	Commercial Business	Commercial Business	43.7	EDC	Competitive public sale	
14	8	LRA	Commercial Business	Commercial Business	54.0	EDC	Competitive public sale	
15-A thru 15-E	26, 27, 28, 29	LRA	Golf Village	Golf course, commercial, residential	255.4 ²	EDC	Competitive public sale	
16	12	LRA	Commercial Business	Commercial Business	31.0	EDC	Competitive public sale	
17	10	LRA	Commercial Business	Commercial Business	16.3	EDC	Competitive public sale	
19	11	LRA	Commercial	Commercial Business	38.6	EDC	Competitive public sale	
20	33	LRA	Medium high density residential	Residential	25.3	EDC	Competitive public sale	
21	34	LRA	Residential	Residential	37.8	EDC	Competitive public sale	See parcel listing under homeless recipients also
21	35	LRA	Residential	Residential	67.7	EDC	Competitive public sale	
21	36	TBD	Residential	Residential	21.6	EDC	Negotiated Purchase/Competitive public sale	Within City of Irvine; implementation of cooperative agreement required for LRA to purchase through EDC.
22	37	TBD	Residential	Residential	45.4	EDC	Negotiated Purchase/Competitive public sale	Within City of Irvine; implementation of cooperative agreement required for LRA to purchase through EDC.
	All	TBD	Sewer System	N/A	N/A	HHS	Negotiated Purchase/Direct sale	EDC also an option;
	All	LRA or other	Electrical System	N/A	N/A	Negotiated purchase	Negotiated Purchase/Direct sale	EDC also an option
	All	LRA or other	Telephone System	N/A	N/A	Negotiated purchase	Negotiated Purchase/Direct sale	EDC also an option

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	All	LRA or other	Gas System	N/A	N/A	Negotiated purchase	Direct sale	EDC also an option
	All	TBD	Water	N/A	N/A	HHS	Negotiated Purchase/Direct sale	EDC also an option
<p>DOJ - Department of Justice; HHS - Department of Health and Human Services DOI - Department of Interior DOE - Department of Education DOD - Department of Defense FHWA- Federal Highways Administration, Department of Transportation EDC - Economic Development Conveyance UNDET - Undetermined At This Time TBD – To be Determined</p> <p>¹ Actual unit locations within larger parcels to be determined at a later time. ² Two neighborhood 5-acre park sites and one 10-acre elementary school are shown as separate disposal parcels in this chart.</p>								