

Executive Summary

Transfer of Lanterman Developmental Center Property to Cal Poly Pomona

Background

The Lanterman Developmental Center (LDC), which is part of the California Department of Developmental Services (DDS), consists of approximately 287 acres with 120 existing buildings totaling 1 million square feet (see Exhibits 1 and 2). This property immediately adjoins property which is currently part of the California State Polytechnic University, Pomona (CPP). For several decades, CPP has used portions of the LDC property for joint agricultural endeavors; in addition, small-scale activities have occurred, matching students and faculty from CPP with personnel at LDC in jointly assisting those whom LDC serves.

Beginning in December of 2005, as part of a meeting between CPP President J. Michael Ortiz and LDC Executive Director Alan Medeiros, an expanded collaboration was initiated. This process began as the result of the State Legislature declaring a 90-acre portion of the LDC campus to be state surplus land. The University indicated its desire to acquire that land for the purpose of building faculty/staff housing, a need that had become critical to effective recruitment of top-quality personnel. From the initial discussion of CPP's intention, a collaborative agreement emerged to create housing that would serve both agencies' needs – faculty/staff housing for the University and client/staff housing for LDC. Concurrent to the development of this agreement was a greatly-expanded programmatic collaboration involving faculty and students from almost all of the University's Colleges. Included in this endeavor were projects involving urban/regional planning, mechanical (rehabilitative) engineering, kinesiology, and nutrition and food science, in addition to the University's Center for Community Service.

Consultations continued during the ensuing years between the University, the LDC leadership, the statewide DDS leadership, and the state Department of General Services (DGS). Beginning in the summer of 2009, the DGS entered into a contract for a detailed facilities study of the LDC property, as a first tangible step toward determining where to locate the proposed housing development(s). That study was completed and published as a 2000-page document in March of 2010. However, those plans were put on hold when in February 2010, the DDS announced the closure of the LDC facility, to occur at a future undetermined time.

In early 2013, it was announced that the LDC would be closed effective December 31, 2014. Upon learning of the impending closure, Cal Poly Pomona (CPP) expressed interest in obtaining the property through transfer from the state to accommodate expansion of its academic programs, to provide faculty/staff/student housing as well as DDS client housing, and to promote local economic development partnerships. On August 9, 2013, a letter of interest was sent to Terry Todd of DGS, by Vi San Juan on behalf of the campus and the California State University (CSU).

CPP was invited to submit a proposal by the Department of Finance (DOF), and a preliminary proposal outlining the potential adaptive uses was prepared and submitted to Michael Cohen, Director of the DOF, on June 9, 2014. A subsequent letter was sent to Mr. Cohen on August 1 describing CPP's involvement in the Advanced Manufacturing Partnership for Southern California (AMP SoCal), which is part of a national manufacturing community designation by the federal government that focuses on enhanced opportunities for economic development and workforce training in the region.

The AMP SoCal effort received support from Governor Brown as well as twenty members of Congress, and is considered a significant development for the State of California by the Governor's Office of Business and Economic Development and the Los Angeles Economic Development Corporation. Of the several dozen partners included in the AMP SoCal, CPP is the only partner to commit to providing space for development of a training and research center for the partnership. There are several CSU campuses involved in the partnership, and it is anticipated that approximately \$1.3 billion will be available from eleven federal agencies to advance the initiative. It was suggested to Mr. Cohen that the availability of the LDC property would enhance CPP's involvement in the four-county initiative to create workforce training and employment opportunities.

Adaptive Use Plan

Although CPP is comprised of approximately 1,400 acres, much of the land cannot be developed because of existing seismic faults and challenging terrain. As a consequence of this, and CPP's desire to build additional student housing, CPP's ability to expand its academic programs into new facilities in the future is limited. The LDC offers an opportunity to transition to expanded programs where enrollment demand exceeds capacity, particularly in Engineering and Architecture. This can be accomplished by relocating the Agricultural Academic Programs to the existing LDC buildings; and the Farming, Grazing and Animal Husbandry Programs to the 115 acres of outdoor area that surround the site. CPP anticipates that by relocating these programs, space will be made available on the existing campus land to accommodate growth opportunities in the impacted academic programs within five years of possession of the LDC property.

Additionally, the LDC property is immediately adjacent to 165 acres of CPP owned property that is planned for public/private partnerships (Innovation Village II), similar to the existing Innovation Village concept. The Innovation Village II precinct plan envisions creating a residential component comprised of student and faculty housing (28 acres), a retail component (7 acres), and a commercial and warehouse component (130 acres). When the combined acreage from the LDC and CPP land are shown together (see Exhibit 3), there is enough land mass to create the concept of a south campus, with the core campus becoming the north campus. The proposed precinct plans for LDC and Innovation Village II were developed by RBB Architects, Inc.

Focusing solely on the LDC property, there are many opportunities beyond the relocation of Agricultural academic programs to the site. There is enough land to accommodate other academic programs, both existing and new, in the future. Exhibit 4 shows the potential uses and academic programs that might be located there. However, it must be noted that many of the existing LDC facilities will require significant upgrades, or will need to be demolished because of their poor condition. Many of the buildings were constructed over five or six decades starting in the 1920's. Clearly, many of these facilities are not up to code (seismic, ADA), and will require substantial hazardous material mitigation (asbestos, lead paint) if adapted or demolished. Also, some of these buildings may be considered of historical significance, which could restrict options for their replacement or re-use.

For the past year, efforts had been made by CPP to assess the condition of the facilities beyond the scope of the DGS study of 2009-10; due to limited access because there were still consumers and DDS staff that occupied several of the buildings, access for the assessment was limited. However, CPP hired RBF Consultants to provide assistance with respect to developing a facilities condition report. This was a strategic move in that RBF was the same consulting firm that was used by DGS to conduct the 2009-10 assessment. The data collected from their earlier effort proved invaluable in identifying major issues in the absence of having complete access to the facilities. More information needs to be collected and analyzed once the LDC is completely closed, and CPP will work directly with the DDS representative to secure that access over the next six months.

Other Important Considerations

During the course of discussions with DOF, two other state agencies (California Highway Patrol, California Air Resources Board) expressed interest in the LDC property to accommodate their needs to construct new facilities. However, the agencies combined require only 24 acres, far less than the 287 acres of LDC property. So as discussions evolved, CPP and DOF discussed the possibility of identifying CPP land that both agencies could locate to in lieu of LDC.

The California Highway Patrol (CHP) immediately identified a site that is located on the southeast corner of the CPP campus. The site affords easy access to the I-10 freeway, and reasonable response time access to the 57 freeway. CHP is asking for jurisdiction of ten acres to be transferred, and since the property already belongs to CPP, the transfer of the property could easily occur. CPP believes that having the CHP on campus provides many residual benefits, including reciprocal law enforcement agreements with the campus police, and a visible presence that could deter crime on the campus. In the proposed negotiated outcome, the land would revert back to CPP at the end of CHP's intended use period to avoid future state uses other than those agreed to by the campus.

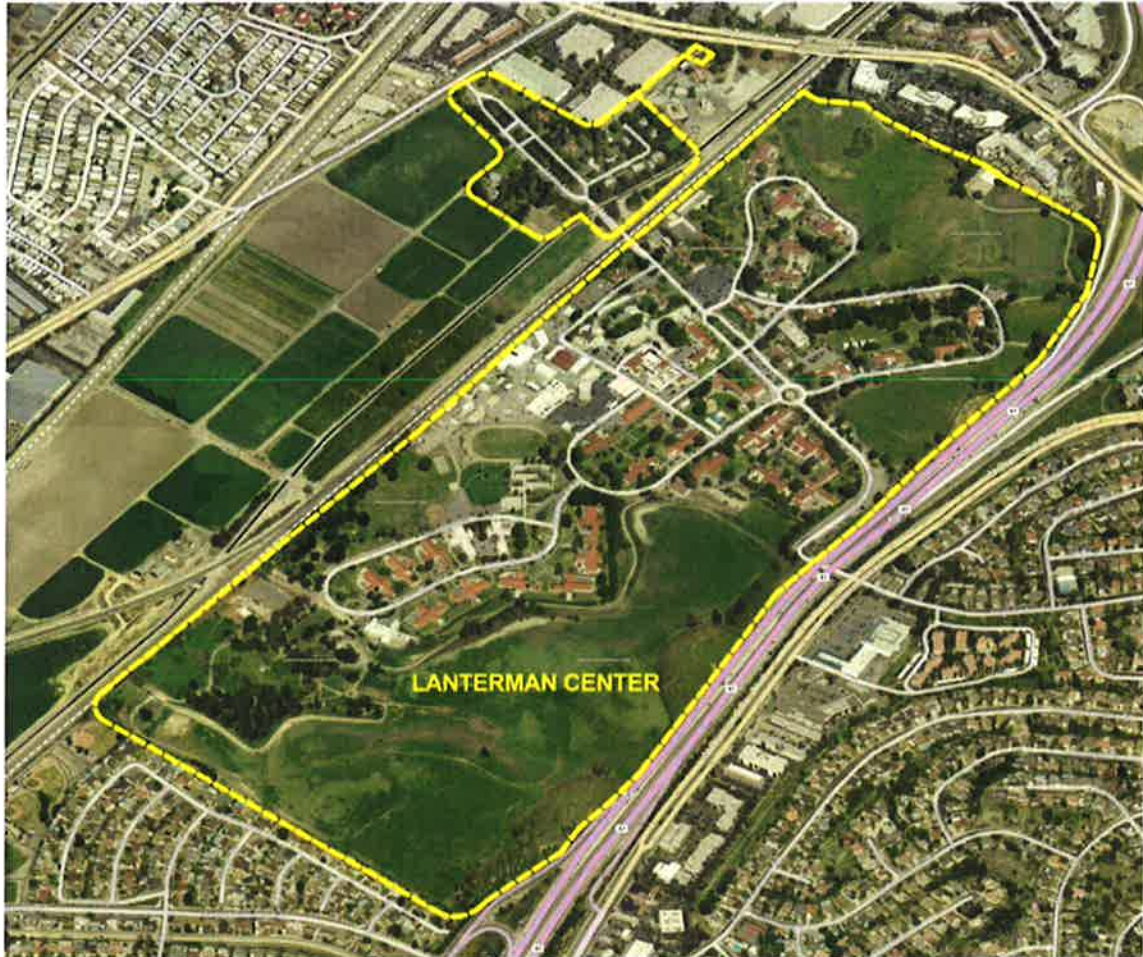
The Air Resources Board (ARB) is a little more complex in terms of where their facility might be located. They require 14 acres and CPP is exploring three possible sites, including two on CPP property and one on the LDC property. The ARB has had previous communications with CPP about locating at either the Innovation Village I or Innovation Village II sites. DOF would like for jurisdiction of the CPP property to be transferred to ARB for this purpose, but this conflicts with the intended outcomes of the Innovation Village concept, which is to enter into long-term ground leases that generate revenue to the campus over time. These are revenues that would be used toward the support efforts of converting the LDC property to campus uses. Potentially, both parties may agree to provide ARB a site for their new facility at LDC. The location at LDC would need to be negotiated so as not to disrupt any plans CPP may develop in the future.

It is also noted that the California Conservation Corps (CCC) had a Memorandum of Understanding with the DDS allowing them to occupy space at LDC. The agreement specified that the CCC would provide a specific number of hours in labor to assist the LDC plant operations staff, in lieu of making rent payments. The CCC may wish to continue the arrangement, and CPP would be willing to enter into a similar agreement for a specified period to maintain some physical presence on the property during the transition. Daily activity on the property, in addition to regular security patrols, would discourage vandalism and unsafe conditions.

Summary

The availability of the LDC property provides CPP and the CSU with many new academic and economic development opportunities both in the short-term and long-term future, while facilitating other state needs as well. DOF has indicated that the property would transfer to the CSU effective July 1, 2015 if agreement can be reached. Plans are underway to develop a Memorandum of Understanding that outlines and confirms the negotiated outcomes regarding these property transactions. In the event that the CSU does not secure the property, and there are no other state agencies that could receive the land, the state may sell the property. In that event, developers could acquire the property and would need to work with the local communities of Pomona, Diamond Bar, and Walnut to ensure compatibility with their long term plans.

Exhibit 1



LANTERMAN PROPOSED PLAN

SCALE: NTS
LANTERMAN BOUNDARY

CALIFORNIA STATE POLYTECHNIC UNIVERSITY POMONA
NORTH CAMPUS | 3801 W. Temple Ave., Pomona, CA 91768
SOUTH CAMPUS | 3530 W. Pomona Blvd., Pomona, CA 91768
06/02/14 1412100

RBB ARCHITECTS INC
10980 Wilshire Boulevard
Los Angeles, California
90024-3905



Exhibit 2



LANTERMAN PROPOSED PLAN

SCALE: 1" = 400'-0"
EXISTING BUILDING USE PLAN

CALIFORNIA STATE POLYTECHNIC UNIVERSITY POMONA
NORTH CAMPUS | 3801 W. Temple Ave., Pomona, CA 91768
SOUTH CAMPUS | 3530 W. Pomona Blvd., Pomona, CA 91768
06/02/14 1412100

RBB ARCHITECTS INC
10980 Wilshire Boulevard
Los Angeles, California
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Exhibit 3



LANTERMAN PROPOSED PLAN

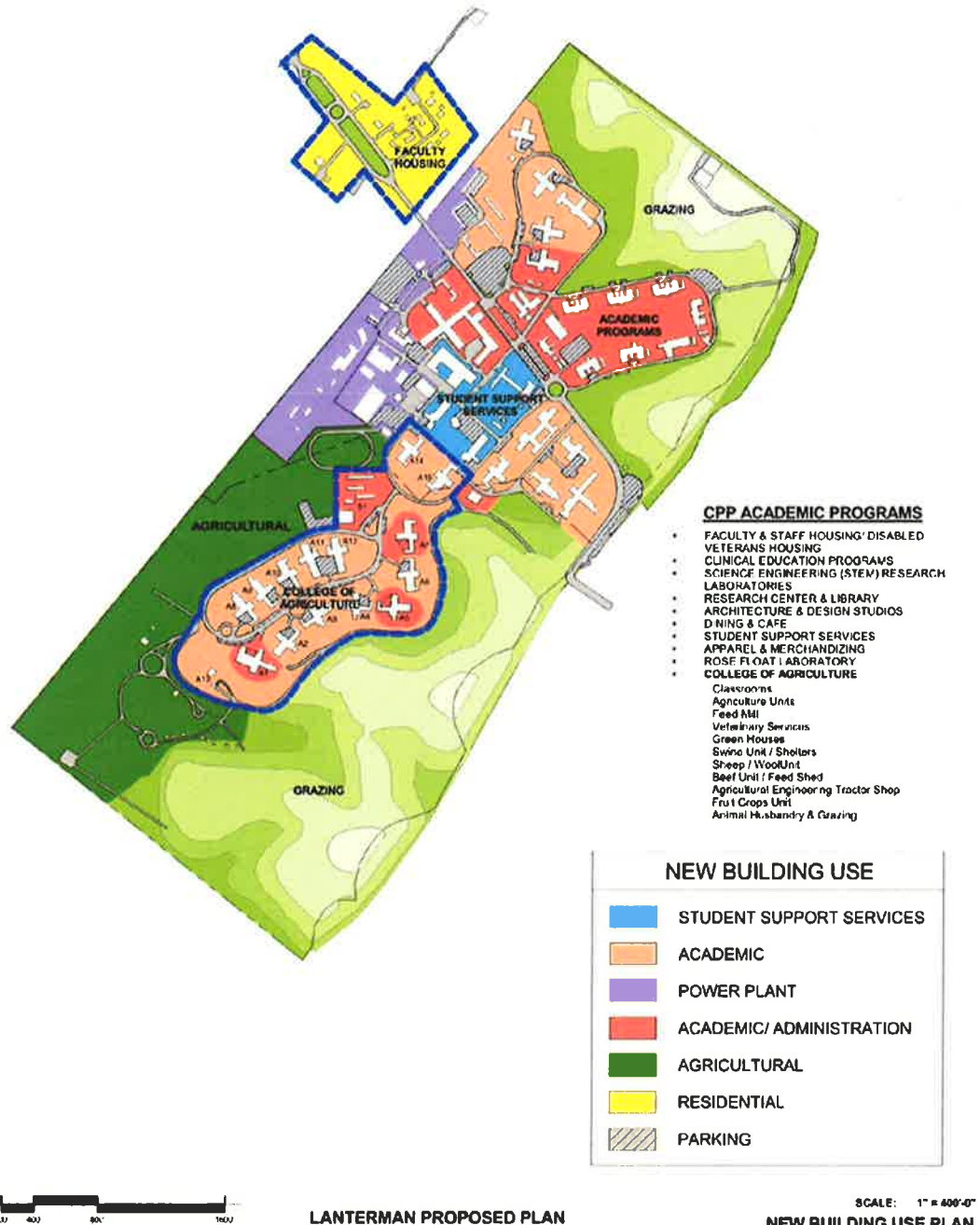
SCALE: 1" = 600'
SOUTH CAMPUS PLAN

CALIFORNIA STATE POLYTECHNIC UNIVERSITY POMONA
NORTH CAMPUS | 3801 W. Temple Ave., Pomona, CA 91768
SOUTH CAMPUS | 3530 W. Pomona Blvd., Pomona, CA 91768
06/02/14 1412100

RBB ARCHITECTS INC
10980 Wilshire Boulevard
Los Angeles, California
90024-3905



Exhibit 4



LANTERNMAN PROPOSED PLAN

SCALE: 1" = 400'-0"
NEW BUILDING USE PLAN

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