

General Development Plan

The Base Realignment and Closure (BRAC) process for the closure of the Naval Training Center in San Diego afforded the opportunity to create a training facility for public safety agencies in the San Diego region. The City Council included 24.7 acres for the creation of such a facility in the NTC Reuse Plan. To create such a facility, the City of San Diego, County of San Diego and San Diego Community College District (SDCCD) entered into a Joint Powers Authority (JPA) entitled the San Diego Regional Public Safety Training Institute (PSTI). Currently, the PSTI operates most law enforcement and Criminal Justice classes at Miramar College and Fire Science and EMT training at Camp Nimitz. San Diego Fire Rescue operates their Training Division at Camp Nimitz and San Diego Sheriff and San Diego Police Departments operate their Training Divisions at Miramar College. Miramar College has experienced a large general student population increase and is not physically able to support the ever increasing outdoor and classroom training space needs of the Institute.

Along with the need to relocate the existing facility at Miramar College, other training venues are also in need of relocating or refurbishing. The SDPD shooting range on Home Avenue is the primary range for recruit training at the Institute. A recent build out of homes on the hill overlooking the range has led to a reduction of hours of availability. With increased complaints of noise and safety, it is inevitable that this facility will be closed or forced to rebuild as an indoor range. Additional facilities used for recruit and advanced training are spread throughout the County.

The Institute's goal is to serve the total training needs of all public safety training in the San Diego region. To accomplish this, the Institute needs to consolidate the fragmented venues used today and, bring together under one umbrella, all public safety training including law enforcement, fire and life safety, emergency medical, lifeguard, and security guards. The Institute proposes the use of 24.7 acres of Camp Nimitz for the necessary administrative and support areas, classroom training, and a large portion of outdoor field training.

Since its inception, the Institute has regularly served the basic academy and/or advanced in-service training needs for the following public safety agencies:

- Carlsbad Police Department
- Chula Vista Police Department
- Coronado Police Department
- El Cajon Police Department
- El Centro Police Department
- Escondido Police Department
- Grossmont / Cuyamaca College Police Department
- La Mesa Police Department
- Mira Costa College Police Department
- National City Police Department
- Oceanside Harbor Police Department

**Oceanside Police Department
San Diego City Lifeguards
San Diego City Parks and Recreation Department Rangers
San Diego City Schools Police Department
San Diego Community College Police Department
San Diego County Marshal's Office
San Diego County Probation Department
San Diego County Sheriff's Department
San Diego District Attorney's Office
San Diego Fire & Life Safety Services
San Diego Harbor Police Department
San Diego Police Department
San Diego State University Police Department
Sycuan Indian Nation Police Department
University of California Police Department
United States Marine Corps Military Police**

Both classroom and outdoor laboratory field training are offered as a part of the classes at the Institute. Classroom training would include:

- **Basic law enforcement academy**
- **Basic fire academy**
- **Basic corrections academy**
- **Basic dispatcher academy**
- **Required law enforcement advanced in-service training**
- **Required fire service advanced in-service training**
- **Special elective law enforcement & fire courses**
- **Community College Fire Technology Program classes**
- **Community College Administration of Justice classes**
- **Community College EMT classes**
- **Other public & private special topic classes and seminars**

Field Training at Camp Nimitz will include:

- **Physical fitness**
- **Firearms**
- **Firefighter operations**
- **Lifeguard**
- **Urban search and rescue**
- **Hazardous materials, tanker and rail car training**
- **Fire rescue**
- **Jail operations**
- **Law enforcement & fire tactical training**
- **Vehicle stops**

The total area available currently at Miramar College for classroom and administrative use is 30,000 square feet. This includes administrative offices for the Community College staff, SDPD In-Service Training Unit, SDSD In-Service Training Unit, storage, mat room, exercise room, and ten classrooms. The total building space available at Camp Nimitz is about 513,400 square feet. Approximately 200,000 square feet is currently scheduled for re-use with the remaining 313,000 scheduled for demolition. Retaining 190,000 square feet of existing building space more than adequately meets the PSTI's needs for current and future training. The PSTI intends to utilize Buildings 557, 608, 609, 610, and approximately 60% of Building 89. Additionally, the small buildings 612-615 will be retained for storage. The removal of the remaining buildings will give the PSTI the outdoor training and parking areas necessary for operation.

Buildings at Camp Nimitz will be used for PSTI, Fire-Rescue, San Diego Police Department Training, San Diego Sheriffs Department Training, and Community College District administration functions, classroom training, and locker room facilities

Specifically, the PSTI intends to use the following buildings:

Building 557	Renovate into administrative and classroom space
Building 89	Retain approximately 60% for specific Fire-Rescue training needs
Building 609	Retain and renovate for future use as gymnasium/workout facility or auditorium
Building 610	Retain and use as existing for administrative / classroom space
Building 611	Retain and use as classroom
Building 612	Retain for storage
Building 613	Retain for storage
Building 614	Retain for storage
Building 615	Retain for storage

On December 7, 1972, voters imposed a 30' height limit on most buildings in the coastal zone. Buildings 557, 608, 609, and 89 are all slightly above the 30' height limit, however all former Navy facilities at Camp Nimitz are exempt from these requirements.

Several new buildings including a fire training tower and possibly a new fire station and Urban Search and Rescue (USAR) storage building, will be constructed. This tower, as planned, will have a 60' by 60' footprint, four stories above and two stories below ground level. The height of any new construction will not exceed the 30' limit imposed by voters.

The PSTI will develop the property in a number of phases, as described with the lease document. The goal of the PSTI is to completely vacate the Miramar College campus and relocate to Camp Nimitz as soon as possible. By utilizing several existing buildings on the property, a minimal amount of new construction is required. (See Appendix C)

Phase One

Phase One will consist of public street dedications and vacations, relocating and burying the existing steam line, and bringing in new utility services.

Phase Two

Phase Two will consist of the demolition of buildings 478 and 479 and the renovation of building 557. Once buildings 479 and 480 are removed, parking for 400-500 vehicles and open space landscaping will be constructed.

Phase Three

Phase three will consist of the demolition of building 88 and partial demolition of building 89. The fire training tower will be constructed. The remaining open space created with the demolition of these buildings will be used for hands-on fire training. A storage tank and water recovery system will be used to capture any water runoff from the site from training or natural sources.

Additional Work

The PSTI understands the requirements for a shoreline esplanade park adjacent to the boat channel on the property. This park will be constructed as required by Development Services, council, Coastal Commission, or other authoritative governmental body. Specifically, the park is to be developed on County of San Diego Assessor's Parcel Number 450-790-31-00 as outlined on County Assessor's map 14870, NTC -- Unit 6, Book 450, Page 79.

In accordance with the current agreement with MWWD, the demolition of buildings 66-73 will occur. This phase will be completed in accordance with the schedule developed by MWWD for construction of their underground wet-weather sewage storage tank. Upon beginning this work, the PSTI will notify Real Estate Assets of their plans for this area of the property. If MWWD ultimately decides not to build the tank, the PSTI will include the demolition of these buildings and grading flat and/or paving of the footprint for an outdoor training area. A water recovery system similar to that described above will be constructed.

Fire-Rescue is studying if the PSTI property is a viable location for a new fire station to serve the needs of Harbor Island and Point Loma. If requested by Fire-Rescue and approved by the PSTI, up to one acre may be subleased to Fire-rescue for this purpose. The master plan map shown in appendix C includes this option.

Fire-Rescue has been the caretaker for the property throughout the lease option period. During this time, they have expanded their USAR group and storage needs have increased. Storage has been in building 557, now slated for use as classrooms and administrative space. To serve the training and operational needs of the PSTI and USAR,

a separate storage-warehouse building may be constructed. The master plan map in appendix C includes this option and collocates the facility with the new fire station.

The PSTI will have submit their Planed Development Permit, Coastal Development Permit, Demolition Permit and other associated documents to Real Estate Assets for review and inclusion into lease documents.

Metropolitan Wastewater Department

On November 7 2000, the Board of Directors of the Joint Powers Authority (JPA), San Diego Regional Public Safety Training Institute at Camp Nimitz (PSTI), and Metropolitan Wastewater Department (MWWD) staff entered into an agreement, allowing MWWD to construct one, and possibly two, 7-Million gallon underground wet-weather sewage storage tanks at the Camp Nimitz Site. (See Appendix B)

Construction was scheduled to begin in April 2002 and be completed by April 2004. Additionally, MWWD was given the authority to construct a second tank adjacent to the first, should they determine that the need existed. The PSTI agreed to postpone any building construction in the footprint of the tanks until such time that MWWD completed the project or abandoned their plans.

Although MWWD is behind schedule with this project, the PSTI has always held open this portion of the site for their construction. MWWD consultants are currently working on this project.

MWWD agreed, in exchange for the right to construct the tank(s), to provide:

- demolition of buildings 66-73 and all underground structures in the footprint of the project;
- removal of asbestos and hazardous materials within these buildings;
- grading flat after demolition, and;
- fund 35% of road, utility, and landscaping infrastructure costs in the area encompassed by McCain Road on the east, Hawley Road on the south, Kincaid Road on the west, and Spruance Road on the north

The PSTI continues to maintain this agreement with MWWD, even though established time limits have expired.

MWWD will construct the tank(s) in accordance with all applicable permits and regulations and the PSTI will be held harmless for any problems arising from construction or operation of the facility.

Development Schedule

Planning / Filing of Planned Development Permit: January 2008 – July 2009

Phase One:

July 2009 – July 2010

Public street dedications and vacations
Relocating and burying the existing steam line
Establishing new utility services.

Phase Two

July 2009 – July 2011

Demolition of buildings 478 and 479
Renovation of building 557
Creation of new parking areas

Phase Three

July 2011 – July 2012

Demolition of building 88
Partial demolition of building 89
Construction of fire training tower will be constructed
Water recovery system

Additional Work

Shoreline esplanade park	As Required by Development Services Department
Demolition of buildings 66-73	Dependent on MWWD schedule
Construction of MWWD wet weather storage tank	Dependent on MWWD schedule
Construction of Fire-Rescue station	As may be requested by Fire-Rescue and funding is available

Landscaping Plan

The degree to which the PSTI fits well into the surrounding NTC development is on large measure dependent on the successful design of the PSTI Edges and landscaping between parcels and surrounding uses.

All landscaping plans will be in accordance with previously approved concepts included within the NTC Reuse Plan already approved by the City Council.

Walls, buffers, and landscape screening are all techniques that will be used to create successful edge buffering at the site.

The north side of the site abuts the steam generating plant and is currently separated from the plant by a solid wall and fence. This will remain as long as the plant continues to operate.

The west side of the site abuts the boat channel and steam line. This area is scheduled to be developed into a public-access esplanade park. For safety purposes, the public should be allowed in this area only after the steam line has been relocated or buried. Because this side of the PSTI faces the remaining areas of NTC and the boat channel, it will present an open and well-landscaped edge continuing the concept of already established portions of NTC into the PSTI property. Complete security is not required along this edge, but casual entry to the site from public walkways will be discouraged with landscaping techniques.

The area adjacent to the hotel site will be buffered in respect to the hotel. Solid walls, landscaped buffers and setbacks will be used to achieve this security and visual buffer.

The south side between the PSTI and MWWLD laboratory facility require no special separation and their uses are compatible. An arrangement with MWWLD to share excess parking has been established. The southern boundary at Harbor Drive requires security to prevent pedestrian and vehicular traffic and will be provided with extensive landscaping and fences.

The east side of the site is adjacent to the San Diego Regional Airport. This land is heavily used and attracts a constant flow of traffic into the airport property. Both security and a visual barrier is of importance along this side of McCain Road. While landscaping is important, visual and physical security is the top priority.

The concept of *design sensitivity* applies to the PSTI and landscaping planning. Some outdoor training areas of the PSTI may be visually unappealing to the casual observer. For example, search and rescue or vehicle extraction, while vital to the training role for fire or law enforcement personnel, would appear unsightly to guests and management of a hotel. The PSTI will use the information and policies set forth in the NTC Reuse Plan to establish landscaping areas. (See appendix E) Additionally, the PSTI will develop plans

for edge landscaping jointly with owners / operators of the neighboring properties to best serve the needs of both.

Final landscaping plans will be included in the Planned Development Permit to be filed with Development Services as the PSTI continues to move forward with development, and submitted to READ for review.

Financial Plan / Estimated Construction Costs

The lion's share of financing of the Institute for repairs, upgrades and retrofitting required to bring the facility up to contemporary code standards and for the daily operations of the Institute will be paid by the partner agencies of the JPA. Currently, the SDCCD finances most of the classroom training as well as some laboratory field training for the Institute. This is due to most of the courses being offered for Community College credit. The SDCCD collects per-unit fees from the students or their sponsoring agencies and full-time equivalence payments from the State. From this, instructors are paid, supplies purchased, and facilities maintained.

In addition, the SDPD, SDFLSS, and SDSD also apply funds to the Institutes operations. The In-Service Training Units of the SDPD and SDSD occupy office space at Miramar College and perform many functions in conjunction with and in support of the college. The SDFLSS' In-Service Training Unit is housed at Camp Nimitz. All three of these agencies expend personnel and supply costs for academy advisors, core instructors, in-service course coordinators, instructor scheduling, and direct student instructional services. Many of the college's programs could not be accomplished without this support.

The JPA charter specifically states that the three agencies will equally share to costs of the PSTI. These costs may be in-kind contributions, property, or direct payments. The Board of Directors of the JPA will establish the costs for each agency as each phase of construction is finalized.

The JPA retains the authority to issue general revenue bonds, borrow funds, and make other financial arrangements as may be approved. Additional funds may be collected from regional agencies on a per-student fee.

Anticipated Costs

Planning & Permitting

Planning and permitting through the City's Development Services Department, Planning Commission, and Coastal Commission (if required) is estimated to cost \$2.5 million throughout the phases. Phases one and two, and steam line realignment planning costs are estimated at \$1.1 million.

Steam line Relocation

Costs for relocation of the steam line vary depending on the chosen route and simultaneous work being performed by MWW and the future hotel site adjacent to the property. Current estimates for our portion range between \$900,000 and \$1.5 million. Additional savings overall will be achieved by performing required road improvements during the steam line relocation.

Shoreline Esplanade Park

Cost estimates for creating a shoreline esplanade range from \$400,000 to \$800,000 depending on the final design approval from City staff and the Coastal Commission.

Phase One

Costs for making necessary improvements to McCain Road, Spruance Road, and Kincaid Road are estimated at \$3 million. The agreement with MWWD concerning the placement of underground wet-weather storage tank provides for 35% of the costs of surrounding street improvements to be born by MWWD. Additionally, the City has a prior agreement with the San Diego Regional Airport Authority to fund up to \$2million in road improvements for McCain Road at Harbor Drive, and mitigate additional airport traffic on McCain Road. Both of these agreements substantially reduce the costs for road improvements and street dedications for the PSTI.

Phase Two

Demolition costs of buildings 479 and 480 are estimated at \$500,000. Construction of parking areas in the vacated footprint is estimated at \$450,000.

Building 557 will be completely gutted and renovated during this phase. Exact estimates of renovation and retrofitting costs are being determined by structural engineers at this time, however the PSTI estimates costs will be \$5 million - \$10 million.

Phase Three

Demolition costs of buildings 88 and portions of 89 are estimated at \$1.2 million. Construction of a hardscaped training area with a water recovery and storage system in the vacated footprint is estimated at \$1.3 million.

Phase Four – Additional Work

No precise plans are in place for any additional work. Much of the remainder of the site is being held undeveloped at this time awaiting MWWD's final decision on construction of an underground wet-weather storage tank.

Should MWWD ultimately decide not to build their tank, the PSTI will submit additional plans to READ concerning the demolition and use of the property surrounded by buildings 66-73. The PSTI estimates the demolition of buildings 66 – 73 to be \$180,000 each, or a total of \$1.34 million

Hours of Operation

The PSTI will normally conduct classes from 7:00 am to 10:00 pm. Staff and students will be on-campus beginning at 6:00 am. In order to meet the needs of public safety agencies that operate on a 24-hour basis, some classes may be offered between 10:00 pm and 7:00 am. Most classes are held Monday Friday, however some college courses meet on Saturday.

Basic Academy classes for law enforcement, fire, lifeguard, and corrections will normally operate between 7:00 am and 4:00 pm. In-Service classes operate normally between 7:30 am and 5:00 pm. College classes operate for 60-180 minute periods throughout the day and evening.

County, City, and College District staff will be on-site working during the same class periods.

Hazardous Materials

Hazardous materials stored on site include only minimal amounts of materials necessary for daily training and general office operations. This includes but is not limited to minimal amounts of motor vehicle gasoline and/or diesel fuel, road flares, gasoline, propane, paint, general maintenance chemicals, copier toner, fingerprint powder. Any additional materials will be reported to READ.

The PSTI will complete and file any required business plan documents outlining the storage of hazardous materials to the City, County, or other applicable governmental bodies as required by law.

No underground or aboveground fuel storage tanks are included in the master plan for this site. If a back-up generator is installed during construction, all necessary permits will be obtained through the City and County, including those for generator fuel storage. Such plans will be submitted to READ prior to construction along with copies of all associated permits.

Elevations

The PSTI plans to utilize the existing buildings 557, 608, 609, 610, 611, 612, 613, 614, 615, and portions of 89. The elevations of these buildings will not change from their current configurations.

In Phase Three of the development schedule, a fire training tower is scheduled for construction. The tower will not exceed the voter-approved height limitations on new construction within the coastal area. Specific plans for such a tower have not yet been developed. At such time that the PSTI desires to construct such a facility, specific plans will be presented to both READ and Development Services for approval. No construction will begin without approval from all regulatory agencies involved.

If Fire-rescue obtains financing and approvals to construct a fire station on the property, Fire-Rescue will submit all appropriate plans to both READ and Development Services for approval. No construction will begin without approval from all regulatory agencies involved.

Signage

Signage at the entrance and throughout the facility will be crafted for the purpose of directing students and visitors to specific locations within the facility. Signage will be developed to be as unobtrusive, natural looking, and low to the ground as possible while maintaining the stated purpose. There is no need for signage to advertise the PSTI or attract visitors who would otherwise not know of the facility's existence.

Because of evening and night operating hours, signs directing students and visitors to parking and building locations will be lighted. All lighted signs will use energy efficient light sources and employ battery back-up solar power where possible.

A specific lighting plan will be presented with the Planned Development Permit and Coastal Development Permit to be submitted to Development Services and other appropriate governmental agencies in the near future.