

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

257



**FROM:** Stanley L. Sniff Jr., Sheriff-Coroner-PA

**SUBMITTAL DATE:**  
09/08/10

**SUBJECT:** Approval of a Memorandum of Agreement between the County and the Riverside Community College District

**RECOMMENDED MOTION:** Move that the Board of Supervisors approve the Memorandum of Agreement between with the County of Riverside and the Riverside Community College District summarizing their mutual intent to facilitate the establishment of the Ben Clark Public Safety Training Center as an education center to Moreno Valley College, and authorize the Chairperson to sign all document copies.

**BACKGROUND:** The County of Riverside has developed a master plan for public safety training, development and operation, at the Ben Clark Public Safety Training Center. Since 1953, the Riverside Community College District has acted in partnership with the Riverside Sheriff's Department and Riverside County Fire Department for public safety education. It is the intent of the Riverside Community College District to offer subject area and general education courses, in partnership with the Riverside Sheriff's Department and Riverside County Fire Department, leading to certificates and degrees in public safety education, training and allied disciplines.

*Will Taylor*  
Stanley L. Sniff Jr., Sheriff-Coroner-PA  
Will Taylor, Director of Administration

FORM APPROVED COUNTY COUNSEL  
BY: NEAL R. KIPNIS  
DATE: 9/15/10  
Departmental Concurrence

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	N/A	Budget Adjustment:	No
	Annual Net County Cost:	N/A	For Fiscal Year:	FY 2010-11

<b>SOURCE OF FUNDS: Not Applicable</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE  
*Robert Tremaine*  
BY: Robert Tremaine

**County Executive Office Signature**

- Policy
- Policy
- Consent
- Consent

Dept't Recomm.:  
Per Exec. Ofc.:

3.67

Both parties agree to establish an Education Center to Moreno Valley College at the Ben Clark Public Safety Training Center. Such establishment would involve RCCD entering into a 99-year lease or outright ownership of a land parcel at the training center. RCCD would provide access to student services, on-site administration, while offering both public safety training and general education courses to an expected enrollment exceeding 500 full-time equivalent students.

The Sheriff's and Fire Chief's intent is to collaborate with the Riverside Community College District / Moreno Valley College to seek the educational institutions added support to focus on improved and more cost-effective public safety training and education.

If either the County of Riverside or the Riverside Community College determines, in good faith, that the mutual intent cannot be achieved, then each party is and will be solely responsible for its own endeavors.

## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("MOA") is entered into as of this \_\_\_ day of \_\_\_\_\_, 2010, by and between **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("**County**") and **RIVERSIDE COMMUNITY COLLEGE DISTRICT**, a public entity ("**District**").

### RECITALS

WHEREAS, County received property formerly part of March Air Force Base, consisting of approximately 375 acres ("**Property**"), generally situated south of Van Buren Boulevard and east of Wood Road, and north of Nandina Avenue, in unincorporated Riverside County. The Property was conveyed to the County through a federal land transfer provision known as a Public Benefit Conveyance, for the purposes of operating and developing a public safety training center, commonly referred to as the Ben Clark Public Safety Training Center (BCTC). The County received the Property through a Quitclaim Deed dated December 30, 1999 and recorded January 6, 2000; and

WHEREAS, the Quitclaim Deed transferred former military land and property (inclusive of buildings) for \$1.00 USD to the County, the conveyance was made and accepted on the condition that (1) the Property shall be used and maintained for law enforcement and emergency management response in perpetuity; and (2) the Property shall not be sold, leased, mortgaged, assigned, or otherwise disposed of, except to another local government agency for the same purposes with prior consent of the Director of the Air Force Base Conversion Agency, or his successor in function; and

WHEREAS, the District through its Moreno Valley College ("**College**"), which is an open admissions college, is the education partner for public safety education training center since 1953 in partnership with the Riverside County Sheriff's and CAL Fire/Regional Fire departments providing public safety training for law enforcement and fire technology programs; and

WHEREAS, the County has developed a master plan for the program, development and operation of the Ben Clark Public Safety Training Center; and

WHEREAS, it is the intent of both County and District to facilitate the establishment of Ben Clark Public Safety Training Center as an education center to Moreno Valley College and to develop facilities to house the educational services and required operations of the College.

WHEREAS, the programmatic focus at BCTC is public safety training, the intent of the College is to offer subject area and general education courses leading to certificate and degrees in public safety education and training and allied disciplines.

In consideration of the foregoing Recitals, both parties agree to use good faith efforts to bring about the following transactions, as soon as possible:

1. Establishment of an Education Center to Moreno Valley College at Ben Clark Public Safety Training Center: It is the intent of the District and College to apply to the California Post Secondary Education Commission and California Community College System Board of Governor's for the establishment of an education center at BCTC. In doing so, the following understandings are intended by both parties:
  - a. In seeking designation as an education center, the District and College will receive the following benefits in establishing an education center:
    - i. Eligibility and access to state Capital Outlay Funding.
    - ii. Separate allocation of operations funding support from the state.
  - b. Designation of an educational center to the College requires that conditions be met, including but not limited to the following:
    - i. Ownership or long term [99-year] lease of the site.
    - ii. Access to student services.
    - iii. On-site administration.
    - iv. Access to student population.
    - v. Offering of general education courses.
    - vi. Expected enrollment exceeding 500 full-time equivalent students, for a minimum three-year duration.
  
2. Property: The master plan for BCTC includes areas that are allocated to the specific training needs of the center, many which are highly specific to law enforcement or fire safety training needs and carry access restriction requirements. The master plan further specifies an area for general, student services and classrooms that is separate from the specific training and restricted access areas referred to RSO & LE Partners depicted on Exhibit "A", attached hereto this MOA.
  - a. It is the intent of the District to obtain a controlling interest by a long-term [99-year] lease of acreage within the general student services area to develop a facility by the District to accommodate the following: classrooms/facilities for fire, law enforcement, and general education; offices for instructional and student services staff, faculty offices, library space for public safety and general education students, and student services offices to house student services (including but not limited to counseling and student financial aid).
  - b. It is the intent of the County to facilitate a controlling interest in acreage, to be specified, to the District for the purposes of developing an education center facility at BCTC. The size and configuration of the property shall be formally identified in a subsequent transfer document.
  - c. Said acreage shall be generally accessible to student and potential students of public safety and general educational needs.
  - d. It is the intent of the District and College to design and develop a facility on the property to house an education center at BCTC. Said facility shall be designed and developed in coordination with the County. An agreement for development shall be a subsequent document to address elements such as site preparation, infrastructure and utility access, development design, parking and support elements, and other obligations.

3. Operational Understandings: It is understood by both parties that a public safety training center must be carefully planned and operated to assure appropriate access and operation to meet the needs and mission of all parties involved in the training center.
  - a. Joint Use Learning Center: Both parties agree that a joint use learning center is in the interest in advancing the partnerships of the County and District at BCTC and that an operation (joint use) agreement shall be formally identified in a subsequent document. A subsequent document shall address the following:
    - i. Administrative, instructional and student services offered.
    - ii. Joint use of classroom space.
    - iii. Joint use of library and digital resources.
  - b. Operation as an Education Center: An Education Center requires the offering of general education courses, and administration and student services at the site.
    - i. County recognizes that the student population at the center will include both public safety and general education student populations.
    - ii. District and College recognize that subject area and general education courses are structured to benefit the needs of public safety education students at BCTC .
    - iii. District and College recognize that students enrolled in the public safety education curriculum take a priority to education offerings at BCTC.
    - iv. Both parties agree that an operational agreement shall be developed as a subsequent document to address the following:
      1. Access to courses
      2. Course offerings
      3. Schedule for priority registration of public safety students
      4. Student support services
      5. Faculty and staff development activities
4. Time is of the Essence. Both parties mutually agree that time is of the essence to carry out the elements described in this MOA.

This MOA is intended solely as a summary of the terms that are currently proposed by the County and District. Both County and District will be expending resources following the execution of a Letter of Intent and, accordingly, County and District have agreed pursuant to this MOA to act in good faith in furtherance of achieving their mutual intent. Notwithstanding the foregoing, if either County or District determines, in good faith, that the mutual intent cannot be achieved, then each part is and will be solely liable for all of its own fees, costs, and other expenses in conjunction with implementation of this MOA.

IN WITNESS WHEREOF, the duly authorized representative of each of the parties hereto has signed in confirmation of this Agreement on the dates indicated below.

RIVERSIDE COMMUNITY COLLEGE DISTRICT

Dated: \_\_\_\_\_

By: \_\_\_\_\_

James L. Buysse, Vice Chancellor  
Administration & Finance

COUNTY OF RIVERSIDE

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Marion Ashley, Chair  
Riverside County Board of Supervisors

ATTEST:

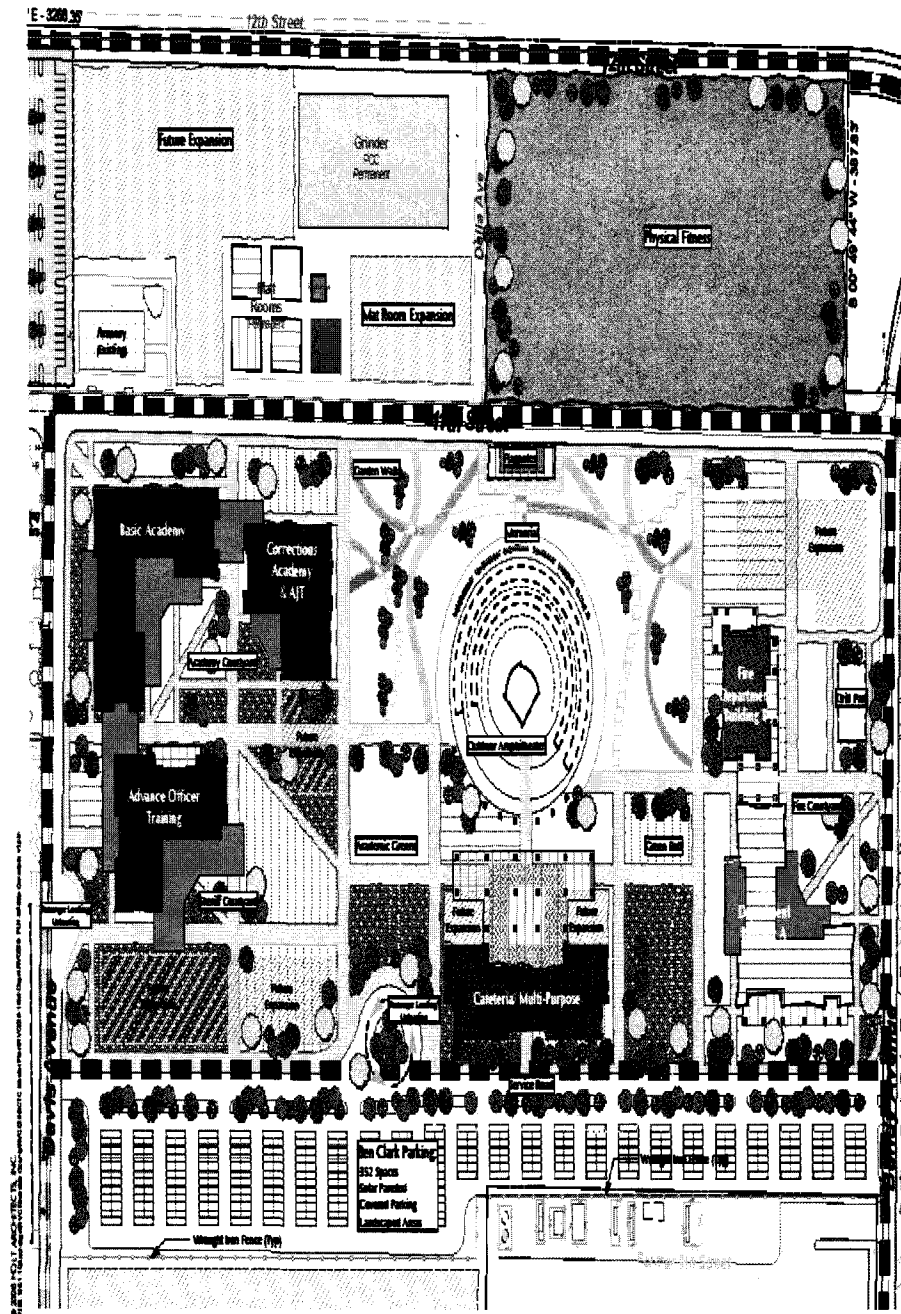
Kecia Harper-Ihem  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

FORM APPROVED COUNTY COUNSEL

BY: Neal R. Kipnis 2/15/10  
NEAL R. KIPNIS DATE

# Exhibit "A"



Architecture & Planning  
 1000 Highway 111, Suite 2  
 Raleigh, NC 27607  
 919.876.1000

- Legend
- Future Expansion
  - Specialty Vehicle
  - Service Vehicle

Legend

**Ben Clark  
 Public Safety Training  
 Center**  
 16791 Davis Avenue  
 Raleigh, NC 27610



Project Number: R/CAC/08  
 Date: October 31, 2008  
 Scale: Not to Scale



Parking - 252 Spaces

Option "E"  
 Master Plan  
 Micro Scale

Schematic Design  
 PS101E