

County of Orange
Civic Center Facilities Strategic Plan
Revision No. 1 (9/25/18)

On April 25, 2017, the Orange County Board of Supervisors adopted the County of Orange Civic Center Facilities Strategic Plan (“Civic Center FSP”), attached hereto, which outlines a long-term strategic plan for the County’s Civic Center within the City of Santa Ana. The Civic Center FSP is comprised of four phases that addressed the stated goals and objectives outlined therein. With Phase 1 underway, the Board of Supervisors is considering the commencement of Phase 2 of the Civic Center FSP and as part of that action has proposed certain revisions to the Civic Center FSP, as more fully outlined below.

In August of 2018 an Addendum to the previously certified Environmental Impact Report (“EIR”) (State Clearinghouse No. 2016081044) (“Addendum No. 1”) for the approved Civic Center FSP (“2017 Approved Project”) was prepared to addresses these minor changes to the phasing and construction in Phases 1 and 2 of the Civic Center FSP.

The following changes to the 2017 Approved Project reflecting revisions to the Civic Center FSP are covered in Addendum No. 1:

A reduction of 36,201 net new building square feet within Phases 1 and 2 of the Civic Center FSP (including new Buildings 14, 16 and 18), total renovation would be reduced by 43,160 square feet, demolition would increase by 38,420 square feet, and new construction would increase by 2,219 square feet.

Phase 1 will be completed by 2020 and includes demolition of Building 16 (38,420 square feet) and new construction of a Building 16 (248,177 square feet), a one-stop-shop (4,344 square feet), and Building 18 - a new event/conference center for County employees - (6,214 square feet). Compared to the 2017 Approved Project, the 2018 Proposed Project would result in a reduction of 71,519 square feet of demolition and an increase in 515 square feet of new construction, resulting in an increase in 72,034 square feet of net new construction during Phase 1.

Phase 2 is planned to occur from 2019-2022. The demolition of Building 11 (109,939 square feet) would move from Phase 1 to Phase 2. Additionally, Phase 2 includes the construction of a new Board meeting room (15,000 square feet in Building 14), resulting in 1,704 square feet increase in new building construction in the Civic Center FSP. Due to the increase in demolition during Phase 2, the net new construction would be reduced by 108,235 square feet. As set forth in Addendum No. 1, the changes do not impose an environmental impact

Phases 3 and 4 would remain the same as the 2017 Approved Project.

Table 1 outlines the changes from the 2017 Approved Project that will become effective upon Board approval of this Revision No. 1 to the Civic Center FSP:

Table 1 2018 Proposed Project Buildout by Phase

Building	Renovation	Demolition	New Construction
Phase 1 (2016–2020)			
Building 16		38,420	248,177
– Building 16 (new one-stop-shop)			4,344
Building 18 (new event/conference center)		-	6,214
H.G. Osborne	144,200		
Phase 1 Subtotal – Net New Construction			+220,315
Phase 2 (2019–2022)			
Building 10		109,180	Permanent public surface parking
Building 11		109,939	
Building 12		163,100	Permanent public surface parking
Building 14		38,240	251,020
– Building 14 (new Board meeting room)			15,000
433 W. Civic Center		8,818	
Phase 2 Subtotal – Net New Construction			-163,257
Phase 3 (2024–2030)			
401 W Civic Center	102,000	-	-
Phase 3 Subtotal – Net New Construction			-
Phase 4 (2030–2035)			
Building 10	-	-	160,940
Building 12	-	-	135,200
Phase 4 Subtotal – Net New Construction			+296,140
Totals	Total Renovation 246,200	Total Demolition 467,697	Total New Construction 820,895
Change from 2017 Approved Project	-36,201	+38,420	+2,219
Net New Building			+353,198
Change from 2017 Approved Project			-36,201
Source: County of Orange 2018.			