



STATE PUBLIC WORKS BOARD

Gavin Newsom ■ Governor

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STATE PUBLIC WORKS BOARD

November 14, 2025

FINAL MINUTES

MEMBERS PRESENT:

Michele Perrault, Chief Deputy Director, for the Department of Finance
Jason Kenney, Chief Deputy Director, for the Department of General Services
Erin Holbrook, Chief Counsel, for the Department of Transportation
Dave Oppenheim, Deputy Controller, for the State Controller
John Sheldon, Deputy Treasurer, for the State Treasurer
Amanda Martin, Deputy Assistant Secretary, for the Secretary of the Natural Resources Agency

MEMBERS ABSENT:

None.

CALL TO ORDER AND ROLL CALL:

Michele Perrault, Chairperson of the State Public Works Board (Board), called the meeting to order at 10:00 a.m. Raghda Nassar, Staff to the Board, called the roll. A quorum was established.

Ms. Perrault noted that the Consent Calendar would be heard before the Bond items, as the project included in Consent item 2 of Calendar B is also included in Bond Item 2, and action on the consent calendar must be taken prior to approval of the Bond item for that project.

CONSENT CALENDAR A

The first order of business was to consider one Consent Item on Consent Calendar A.

CONSENT ITEM 1:

Sally Lukenbill, Executive Director of the Board, indicated that Consent Calendar A included one item for a project within the Natural Resources Agency, and for that item, Ms. Martin joined the meeting as a voting member. The requested action would authorize the acquisition of real property for Big Basin Redwoods State Park – Norabella, in Santa Cruz County, for the Department of Parks and Recreation.

The request would authorize the acquisition of approximately 153 acres of undeveloped forest land for the expansion of Big Basin Redwood State Park by acquiring inholding lands. Sempervirens Fund, a California non-profit public benefit corporation, has been acquiring inholding and adjacent properties to present ownership or stewardship lands of the Department of Parks and Recreation.

The acquisition will improve wildlife corridors, providing unimpeded migration and movement potential in the habitat area for endangered or threatened species, and will provide for the preservation of redwoods and forest lands. The Property will support publicly owned land that safeguards coastal redwoods, public use trails, wildlife habitat, creeks and waterfalls, cultural and natural resources, provide recreational opportunities for the park, and is a key piece to rebuilding the park according to the Reimagining Big Basin Plan.

Close of escrow shall occur no later than 60 days from the Board's approval, and the cost of the acquisition is \$2.4 million.

Ms. Perrault asked if there were any questions from the Board or from the public on Consent Calendar A. There were none.

A motion was made by Ms. Martin and seconded by Mr. Kenny to approve Consent Calendar A. The motion passed unanimously through a 4-0 roll-call vote (Ms. Perrault, Ms. Martin, Mr. Kenney, and Ms. Holbrook all voting aye).

CONSENT CALENDAR B

The second order of business was to consider two Consent Items on Consent Calendar B.

CONSENT ITEM 1:

Ms. Lukenbill stated that the requested action would approve an augmentation of \$2,194,000 Public Buildings Construction Fund, for the construction phase of the New Santa Rosa Criminal Courthouse in Sonoma County, for the Judicial Council of California.

The augmentation is driven by the need to pay additional soft costs due to project delays. The project was originally expected to be completed in September 2023. At the State Public Works Board meeting on February 9, 2024, the Judicial Council noted some delays related to weather issues and steel procurement and at that time estimated the project would be completed in December 2024. However, additional delays, including the delayed delivery of elevator fronts, exterior cladding, and bullet resistant glazing for the entry lobby, have now extended the completion date to December 2025, which necessitates additional expenditures for soft costs. The augmentation will fund additional costs related to architectural and engineering services, and activities related to construction management, special inspections, materials testing, State Fire Marshal reviews and other required project services.

CONSENT ITEM 2:

Ms. Lukenbill stated that he requested action would recognize a scope change for the California School for the Deaf-Riverside: Athletic Complex Replacement and Expansion project in Riverside County, for the Department of Education, State Special Schools.

The authorized scope of the project includes the addition of a soccer field and the modernization of the original grass sports fields and all related infrastructure at the Riverside Campus. The scope also includes the modernization of the football, track,

baseball, and softball fields and the addition of a concessions and restroom building, a secured storage area, field fencing, and new parking areas and access roads.

The requested scope change would relocate the new practice field. The original scope sited the practice field at the location where 16 buildings on the campus were recently demolished. It was determined during the design process that the site of the demolished buildings was not large enough for this purpose and the new practice field could be incorporated within the larger football field with net neutral cost impacts. Additionally, this change would allow the photovoltaic panels to be extended to the canopies in the concessions area in alignment with the Zero Net Energy design goals of the project.

Ms. Lukenbill noted that both Consent Items 1 and 2 required 20-day notices to the Joint Legislative Budget Committee and the fiscal committees in each house. The letters were sent on October 24, 2025, and the notification period expired without adverse comment.

Ms. Perrault asked if there were any questions from the Board or from the public on Consent Calendar B. There were none.

A motion was made by Mr. Kenny and seconded by Ms. Holbrook to approve Consent Calendar B. The motion passed unanimously through a 3-0 roll-call vote (Ms. Perrault, Mr. Kenney, and Ms. Holbrook all voting aye).

BOND ITEMS:

The next order of business was to consider two Bond Items.

BOND ITEM 1:

Ms. Lukenbill stated that the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions, for the Adult Local Criminal Justice Facilities Project in Madera County for the Department of Corrections and Rehabilitation.

The project scope includes the design and construction of an expansion and renovation of the existing Madera County jail located on county-owned land in Madera. The expansion and renovations will provide approximately 22,000 square feet of additional housing, program, and support services spaces to the current county jail facility. Specifically, the expansion includes the addition of a new behavioral health housing unit adjacent to the existing two-story housing unit, adding 20 single-occupancy, high-security beds to accommodate inmates with mental health, acute substance abuse, or other health concerns.

This project scope also includes renovations to the current intake/booking area and to the decommissioned kitchen area in the existing county jail to provide classroom spaces, a computer lab, and additional staff support and storage spaces.

Bonds for this project will be issued in an amount not to exceed \$19,000,000.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Mr. Fowler and seconded by Ms. Holbrook to approve Bond Item 1. The motion passed unanimously through a 5-0 roll-call vote (Ms. Perrault, Mr. Kenney, Ms. Holbrook, Mr. Oppenheim, and Mr. Fowler all voting aye).

BOND ITEM 2:

Ms. Lukenbill indicated that the requested action would adopt an amended resolution authorizing actions to be taken to provide for interim financing, authorizing the sale of lease revenue bonds, and other related actions for the California School for the Deaf—Riverside: Athletic Complex Replacement and Expansion in Riverside County for the Department of Education.

The project scope includes the addition of a soccer field and the modernization of the original grass sports fields and all related infrastructure at CSDR. The project will be constructed in two phases with design goals for LEED Silver, Zero Net Energy, and compliance with Title IX. The football, track, baseball, and softball fields will be modernized, and a concessions/restroom building, secured storage area and new parking areas and access roads will be added.

Bonds for this project will be issued in an amount not to exceed \$2,704,000.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Mr. Oppenheim and seconded by Mr. Kenney to approve Bond Item 2. The motion passed unanimously through a 5-0 roll-call vote (Ms. Perrault, Mr. Kenney, Ms. Holbrook, Mr. Oppenheim, and Mr. Fowler all voting aye).

MINUTES

The next order of business was to approve the minutes from the October 10, 2025, Board meeting.

Ms. Lukenbill stated that staff had prepared and reviewed the minutes from the October 10, 2025, Board meeting and recommended approval of the meeting minutes.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Ms. Holbrook seconded by Mr. Kenney to approve the minutes. The motion passed unanimously through a 3-0 roll-call vote (Ms. Perrault, Mr. Kenney, and Ms. Holbrook all voting aye).

ACTION ITEMS:

The next order of business was to consider two Action Items.

ACTION ITEM 1:

Ms. Lukenbill stated that this action would adopt one Resolution of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority, to acquire the following property or interest in property for the High-Speed Train System:

Parallamo, LLC, Property in Fresno County

The Authority notified the Board's staff that on September 26, 2025, the respective property owner was provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. The Authority has informed the Board's staff that negotiations to acquire the property are continuing; however, to keep the project on schedule, the adoption of a Resolution of Necessity to authorize the use of eminent domain is required at this time.

On October 23, 2025, a Notice of Intent to adopt a Resolution of Necessity was mailed by Board staff to the property owner. The notice was sent in accordance with Code of Civil Procedure section 1245.235. Staff expedited this request to adopt a Resolution of Necessity to best ensure these additional property interests can be included at an upcoming trial for the greater parcel. Public Works Board counsel for High-Speed Rail notes that the property owner concurs with the shortened time frame.

The Board member briefing packages contain the Resolution of Necessity and surveyor maps for the property as well as an objection letter and request to appear from representatives of the Parallamo, LLC, Property in Fresno County, and High-Speed Rail's response to these objections. Specifically, in a letter sent to the Board on November 6, counsel to the property owner objected to the acquisition and notified the Board of the property owner's intent to appear and be heard at this meeting. The specific objections referenced in the letter included:

- The State Public Works Board's Notice of Intent to Adopt Resolution of Necessity is improper to the extent that the notice purports to require written objection letters to be filed within 15 days from the date of mailing of the notice.
- The four conditions listed in the Notice of Resolution of Necessity Hearing have not been met.

Ms. Lukenbill also indicated that the Board had received an additional objection letter from representatives of the property owner on November 13, 2025, and that High Speed Rail has addressed the objections presented in the letter.

At this time, Board counsel has reviewed the objections raised in the letters, and based on that review, staff feels comfortable recommending that the Board move forward with the adoption of the Resolution of Necessity for this property.

Jesus Corral, serving as counsel to the Board on Eminent Domain items, presented the Resolution of Necessity for the Parallamo, LLC, Property in Fresno County, indicating that it had been reviewed to ensure there is prima facie evidence that the factors set forth in Code of Civil Procedure Section 1245.230 are present.

In addition, the Resolution of Necessity, owner's objection, and High-Speed Rail's response have been reviewed, and it is counsel's opinion that High Speed Rail's written responses adequately address the objections made on behalf of the property owner. In addition, prima facie evidence that the factors set forth in Code of Civil Procedure Section 1245.230 are present. If the Board agrees and determines these factors are present, the Board may move to adopt the Resolution of Necessity.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

Ms. Lukenbill asked High Speed Rail to address the objections presented in the letters that were received from the representatives of the property owners for the Board's benefit.

Mr. Trevor Carson, an attorney with High-Speed Rail explained that the objection letter received on November 13 contained four different sub-objections; two of those objections were addressed by High-Speed Rail's response to the first objection letter that was received a week prior. For the remaining two objections, Mr. Carson indicated that the first, related to a breach of the possession and use agreement, would be handled by the court during ongoing litigation, and is outside of the Board's purview.

For the second objection, Mr. Carson deferred to Mr. Corral as counsel to the Board to address. Mr. Corral indicated that the second objection states that the Board has already committed itself to the proposed taking, so any hearing resulting in the adoption of the resolution would be a predetermined result. Mr. Corral explained that this objection is also unrelated to the action the Board is taking today, which is to adopt the RON, provided that it meets the four prima facie elements required for approval.

A motion was made by Mr. Kenny and seconded by Ms. Perrault to approve the minutes. The motion passed through a 2-0 roll-call vote (Ms. Perrault and Mr. Kenney voting aye, and Ms. Holbrook abstaining).

ACTION ITEM 2:

Ms. Lukenbill stated that this action would adopt a Resolution to rescind the following Resolution of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority, to acquire the following properties or interests in properties for the High-Speed Train System:

- Resolution of Necessity 2025-03487, for the Magnolia Almonds Property in Kern County.

On May 9, 2025, the Board adopted the Resolution of Necessity authorizing the use of eminent domain to acquire the Magnolia Almonds Property in Kern County. During ongoing negotiations, Magnolia Almonds sold the property, rendering the existing RON invalid.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Mr. Kenny and seconded by Ms. Perrault to approve the minutes. The motion passed through a 2-0 roll-call vote (Ms. Perrault and Mr. Kenney voting aye, and Ms. Holbrook abstaining).

OTHER BUSINESS:

None.

GENERAL PUBLIC COMMENT:

None.

REPORTABLES:

Ms. Lukenbill presented the Reportable Items for the period of September 30, 2025, through October 31, 2025.

NEXT MEETING:

Ms. Perrault stated that the next Board meeting was scheduled for Friday, Monday, December 15, 2025. The time and location of the meeting would be posted on the Board's website.

Ms. Perrault asked if there were any other questions or comments from the Board or from the public. There were none. The meeting concluded at 10:24 a.m.