



Staff Analysis

STATE PUBLIC WORKS BOARD

Friday, July 12, 2019 at 10:00 a.m. in

Room 113, State Capitol, Sacramento, California

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Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Kathryn Lee at (916) 445-9694 or e-mail to Kathryn.lee@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
PINE MOUNTAIN FIRE STATION: RELOCATE FACILITY
TULARE COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 3540-301-0001 (3) as reappropriated by the Budget Act of 2010
Chapter 712, Statutes of 2010, Item 3540-301-0660 (3) as reappropriated by the Budget Acts of 2012, 2016, and 2019
Chapters 25 and 663, Statutes of 2014, Item 3540-301-0660 (15) as reappropriated by the Budget Acts of 2016 and 2019*

Consider adoption of a supplemental resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) Authorize the sale of lease revenue bonds.**
- 3) Authorize and direct to take any and all actions and to execute and deliver any documents deemed necessary to carry out the purpose of the resolution.**

Total Bond Appropriations

\$10,706,883

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Pine Mountain Fire Station: Relocate Facility
Tulare County

Action Requested

If approved, the requested action would adopt a supplemental resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

A prior resolution in 2019 provided authority for interim financing, consistent with a maximum bond amount of \$9,551,000 in project costs, as that amount may be augmented plus certain other costs. Any interim financing is expected to be repaid with subsequent lease revenue bonds. This supplemental resolution adjusts the maximum bond amount to \$9,395,883 (decrease of \$155,117) to reflect a reappropriation included in the Budget Act of 2019, as well as certain project costs funded from excess proceeds from previously-issued bonds.

Scope Description

This project is within scope. The approved project scope includes construction of an approximately 6,000 square foot prototypical single-building, 1-engine fire station, a generator/pump/storage building, transfer switch and fuel supply, a water treatment building, various site improvements, and all appurtenances.

Funding and Cost Verification

This project is within cost. Total lease revenue bond authority is \$10,706,883. Other fund sources (excess proceeds) were identified to cover the cost of preliminary plans and working

drawings in the amount of \$1,311,000. Therefore, interim financing is requested for the remaining \$9,395,883 needed to complete construction.

\$11,099,883	Total authorized project costs
\$10,969,000	Total estimated project costs
\$ 1,487,883	Costs previously allocated: \$393,000 acquisition, \$582,000 preliminary plans, \$512,883 working drawings.
\$ 9,481,117	Costs to be allocated: \$211,117 working drawings, \$9,270,000 construction (\$7,696,000 contract, \$385,000 contingency, \$622,000 A&E, \$527,000 other project costs, \$40,000 agency retained)
\$130,883	Anticipated savings

CEQA

The California Department of Forestry and Fire Protection (CalFire) filed a Notice of Determination (NOD) with the State Clearinghouse on April 15, 2015, and the 30-day statute of limitations expired without challenge. CalFire indicated no changes to the project have occurred warranting a CEQA update.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on June 15, 2015. The letter identified approximately 5 acres encumbered by the Williamson Act. Upon consultation with counsel it was determined the project is a compatible use of the project site under the Williamson Act and a related Land Conservation Contract. Therefore, it has been determined the provisions of the Williamson Act and the Land Conservation Contract, as they relate to this site, will not adversely affect the beneficial use and quiet enjoyment of this project.

In an effort to clear up future questions or concerns related to this issue, a Notice of Partial Non-Renewal of Land Conservation Contract was recorded on August 18, 2015. The Notice of Partial Non-Renewal starts the phase out of the contract over a 10 year period. Therefore, the contract will terminate in 2025 and will no longer encumber the property. No other issues adversely affecting the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	August 2019
Start construction	January 2020
Complete construction	March 2021

Staff Recommendation: Adopt supplemental resolution.

BOND ITEM—2

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MATEO/SANTA CRUZ UNIT HEADQUARTERS: RELOCATE AUTO SHOP
SANTA CRUZ COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (2), as reappropriated by the Budget Acts of 2009, 2011, 2013, 2016 and 2019 Chapters 10 and 11, Statutes of 2015, Item 3540-301-0660 (4), as reappropriated by the Budget Act of 2019 Chapter 23, Statutes of 2019, Item 3540-301-0660 (9)

Consider adoption of a supplemental resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) Authorize the sale of lease revenue bonds.**
- 3) Authorize and direct to take any and all actions and to execute and deliver any documents deemed necessary to carry out the purpose of the resolution.**

Total Bond Appropriations

\$19,478,000

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
San Mateo/Santa Cruz Unit Headquarters: Relocate Auto Shop
Santa Cruz County

Action Requested

If approved, the requested action would adopt a supplemental resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

A prior resolution in 2017 provided authority for interim financing, consistent with a maximum bond amount of \$9,634,854, as that amount may be augmented plus certain other costs. Any interim financing is expected to be repaid with subsequent lease bonds. This supplemental resolution adjusts the maximum bond amount to \$16,977,854 (increase of \$7,343,000) to reflect reappropriations in the Budget Acts of 2018 and 2019 and a new appropriation approved in the Budget Act of 2019.

Scope Description

This project is within scope. This project consists of the construction of a new automotive shop facility that will include a 5-bay vehicle repair facility with covered vehicle wash rack and filtration system, vehicle lifts, parts storage and equipment, generator/fire pump building, a storage building, and various site improvements.

Funding and Cost Verification

This project is within cost. A total of \$19,478,000 lease revenue bonds has been appropriated for this project. Other fund sources (Build America Bonds and excess proceeds) were identified to cover the cost of preliminary plans and working drawings in the amount of \$2,500,146. Therefore, interim financing is requested for the remaining \$16,977,854 needed to complete construction.

\$19,478,000	Total authorized project costs
\$19,478,000	Total estimated project costs
\$1,912,380	Costs previously allocated: \$1,043,690 preliminary plans, \$868,690 working drawings
\$17,565,620	Costs to be allocated: \$17,565,620 construction (\$14,800,000 contract, \$740,000 contingency, \$925,120 A&E, \$1,060,500 other project costs, \$40,000 agency retained items)

CEQA

DGS filed a Notice of Determination with the State Clearinghouse on October 24, 2014, and the 30-day statute of limitations expired without challenge. DGS indicated no changes to the project have occurred warranting a CEQA update.

Due Diligence

DGS completed a summary of conditions memo on June 16, 2014, and no issues that would affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	October 2018
Start construction	September 2019
Complete construction	March 2021

Staff Recommendation: Adopt supplemental resolution.

BOND ITEM—3

BOARD OF STATE AND COMMUNITY CORRECTIONS (5227) ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT SACRAMENTO COUNTY

Authority: Government Code sections 15820.92 – 15820.926

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- 2) Authorize the sale of lease revenue bonds.
- 3) Authorize and direct to take any and all actions and to execute and deliver any documents deemed necessary to carry out the purpose of the resolution.

Total Bond Allocation

\$80,000,000

STAFF ANALYSIS ITEM—3

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
Sacramento County

Action Requested

If approved, 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.

Scope Description

This project is within scope. This project consists of the design and construction of seven buildings adjacent to the existing facility on County-owned land. The new buildings will provide approximately 90,000 square feet of space for medical housing, treatment, and support space. The project also includes a parking lot, intake and release, central control, warehouse, and maintenance space.

The education building will include a culinary arts room, classrooms, and support space. The support building will include laundry, warehouse, and maintenance space. The medical and intake building will provide approximately 30 medical/mental health special needs beds and include a pharmacy, a medical clinic and infirmary, and intake and release space. This project also includes a vocational shop building, a guard house, a central control building, a water treatment building, a new water well, and expanded parking lot.

This project also includes, but is not limited to: site utilities, water distribution and infrastructure, security fencing, electrical, plumbing, mechanical, computerized heating, ventilation, air conditioning, security, low voltage systems, emergency power, fire protection systems, and all necessary appurtenances.

Funding and Project Cost Verification

This project is within cost. Government Code section 15820.922 (SB 1022) appropriates \$509,060,000 of lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties was administered through the Board of State and Community Corrections (BSCC) through a

competitive public process. Initially, the BSCC conditionally awarded \$56,432,000 from this appropriation to Sacramento County for this project. However, on June 10, 2015, the BSCC took an action to approve a revised scope and awarded \$23,568,000 of additional funding for the project, for a new total award amount of \$80,000,000. All of the acquisition/study and any design and construction costs in addition to this amount will be paid by the County.

On December 12, 2014, the Board established the scope, cost, and schedule of this project allocating \$56,432,000 of the \$509,060,000 lease revenue bond financing authority appropriated in Government Code section 15820.922 to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$62,894,000. On December 11, 2015 the Board recognized a scope change and revised project cost of \$89,210,000. Additionally, on March 29, 2017, the Board approved preliminary plans, with a total estimated project cost of \$88,982,000, and recognized potential savings of \$228,000. On September 14, 2018, the Board recognized another scope change. Subsequent to these actions, on June 5, 2019, the Board recognized revised project costs, with a total estimated project of \$88,885,000.

\$88,885,000 Total authorized project costs

\$88,885,000 Total estimated project costs

\$80,000,000 State costs previously allocated: \$825,000 for preliminary plans, \$4,260,000 for working drawings, and \$74,915,000 for construction (\$64,576,000 contract, \$2,641,000 contingency, \$1,899,000 A&E, \$1,100,000 agency retained, and \$4,699,000 other project costs)

\$8,885,000 Local costs previously allocated: \$1,309,000 for acquisition, \$705,000 for preliminary plans, \$919,000 for working drawings, and \$5,952,000 for construction (\$3,817,000 contingency, and \$2,135,000 other project costs)

CEQA

A Notice of Determination was filed by Sacramento County with the State Clearinghouse on November 5, 2015, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed by the Department of General Services on September 7, 2016, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	March 2017
Complete working drawings	May 2019
Start construction	September 2019
Complete construction	May 2021

Staff Recommendation: Adopt resolution.

MINUTES

Consider approving the minutes from the June 14 meeting.

Staff have reviewed the minutes from the June 14 meeting and recommend approval of the meeting minutes.

Staff Recommendation: Approve minutes from the June 14, 2019 meeting.

CONSENT ITEMS – CALENDAR A

CONSENT ITEM—1

**CALIFORNIA CONSERVATION CORPS (3340)
RESIDENTIAL CENTER, AUBERRY: NEW RESIDENTIAL CENTER
FRESNO COUNTY**

Authority: Chapters 29, 30, and 449, Statutes of 2018, Item 3340-301-0001 (2) (a)

Consider authorizing:

- a) Acquisition of real property
- b) Execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition

STAFF ANALYSIS ITEM—1

California Conservation Corps
Residential Center, Auberry: New Residential Center
Fresno County

Action requested

If approved, the request will authorize acquisition of real property and the execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition.

Scope Description

This project is within scope. This request will authorize the acquisition of Auberry Elementary School located at 33367 North Auberry Road, Auberry, Fresno County (the Property) to serve as a new residential center for the California Conservation Corps (CCC). The Property has approximately 47,000 square feet of single-story buildings situated on approximately 33 acres. The Property will accommodate a project to renovate and upgrade existing structures, seismic retrofitting as needed, and a new warehouse.

Funding and Cost Verification

This project is within cost. Chapters 29, 30, and 449, Statutes of 2018, Item 3340-301-0001 (2) (a) and (b), provides \$4,294,000 (\$2,694,000 acquisition and \$1,600,000 preliminary plans) for this project. The Property can be acquired with the funds available and in accordance with legislative intent.

CEQA

A Notice of Exemption for the acquisition was filed by CCC with the State Clearinghouse on December 4, 2018, and the 35-day statute of limitations expired without challenge. The Department of General Services (DGS) will complete appropriate CEQA review for the project itself before the Board approves preliminary plans.

Condition of Property

In June 2016, staff from DGS conducted a site visit to assess the condition of the Property. Over 145 photographs were taken and field notes recorded. DGS staff reviewed all retained records and online historical database records. The site slopes moderately downward east to west and contains a drainage swale along the easterly side of the Property. A creek is located along the westerly boundary. The Property is located within the Federal Emergency Management Agency flood zone X, which is outside the 100 and 500 year flood plain. A portion of the existing structures on the Property are at or over 50 years old; therefore, a State Historical Preservation evaluation was recommended. In addition, records indicated underground and above ground storage tanks exist on-site; therefore, a Phase I Environmental Site Assessment (ESA) was recommended.

State Historic Preservation Organization Study

The State Historical Preservation evaluation, completed by an outside firm at the direction of DGS in February 2019, was used to determine if the Property qualifies as a state historic facility to be registered under the National Historic Preservation Act (NHPA). The report concluded the Property is not considered a historical resource under CEQA or Federal Section 106 of the NHPA.

Phase I ESA

The Phase I ESA, completed by an outside firm at the direction of DGS in January 2019, listed the following recognized environmental conditions:

1. An in-ground lift station inside the maintenance garage may have leaked impacting the surrounding soil with hydraulic fluid or other fluids. Removal of the lift and testing around and beneath the area was recommended to assess the potential presence of contaminants. The recommended testing was completed April 2019 and there are no detectable petroleum hydrocarbons, volatile organic compounds, and polychlorinated biphenyls per the ESA. Per the ESA no further investigation is recommended.
2. A previous spill/release introduced Methyl Tert-Butyl Ether (MTBE) into the groundwater and impacted one of three domestic water supply wells on the Property. The Fresno County Regional Water Quality Control Board (CRWQCB) completed a site investigation, corrective action plan, and the case was subsequently closed. Part of the corrective action plan included installation of four ground water monitoring wells. CRWQCB recommended the groundwater monitoring wells should be properly destroyed in accordance with County of Fresno, Environmental Health Division requirements. Auberry Elementary School District has completed the ground water monitoring well destruction process with the appropriate permits. It was concluded the source of MTBE is not known and the domestic water supply well was disconnected from the water supply system. The two remaining domestic water supply wells have sufficient capacity to serve the Property. No further action is required.

Seismic Evaluation

A Tier 1 Seismic Evaluation Report was completed on January 8, 2019 and buildings were evaluated. Although some form of structural deficiency in each of the buildings was identified, it was determined a successful retro-fit is attainable. The cost associated with the seismic upgrade has been accounted for in the estimated total project cost.

Project Schedule

Close of escrow: September 2019

Other

- The Board authorized delegated site selection of this Property on November 15, 2018.
- The property was designated as surplus by the Sierra Unified School District of Fresno County in 2016.
- Access to the Property is from Power House Road. Half of this road is part of the property.
- There are no historical issues and no implied dedication associated with the Property.
- No relocation assistance is required.
- Neither DGS, nor CCC are aware of any lawsuits pending concerning the Property. The property acquisition agreement will require delivery of title to the state free and clear of any liens.
- The proposed location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq.

Staff Recommendation: **Authorize acquisition of real property and the execution of a Property Acquisition Agreement and other such documents as may be required to approve the acquisition.**

CONSENT ITEM—2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ACADEMY: CONSTRUCT DORMITORY
AMADOR COUNTY**

Authority: *Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (5), as reappropriated by the Budget Acts of 2008, 2009, 2011, 2013, 2016, and 2019
Chapter 10 and 11, Statutes of 2015, Item 3540-301-0660 (1)*

Consider approving an augmentation

\$340,600

**(2.3 percent of appropriations)
(15.22 percent cumulative)**

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
Academy: Construct Dormitory
Amador County

Action Requested

If approved, the requested action would approve an augmentation.

Scope Description

This project is within scope. The approved project scope includes the construction of an approximately 19,900 square foot 85-bed dormitory, with 41 two-bed dorm rooms, 3 one-bed dorm rooms, a student lounge, 2 study/recreation rooms, utilities, site work, and other improvements and appurtenances. The project also includes the demolition of two 1940s era modular buildings.

Funding and Cost Verification

This project is not within cost. A total of \$14,784,000 Public Buildings Construction Fund was appropriated for the preliminary plans (\$1,183,000), working drawings (\$977,000), and construction (\$12,624,000) phases of the California Department of Forestry and Fire Protection (CalFire) Academy: Construct Dormitory project located in Lone, California. There have been two prior augmentations: 1) \$748,000 (5.06 percent of total project costs) approved to award the construction contract, as the lowest bid was higher than the amount budgeted, and 2) \$1,161,000 (7.8 percent of total project costs) approved to replace the decaying and undersized water line with a long-term viable water line for the facility, which bring the total authorized project costs to \$16,693,000. Extreme rainfall in the area of this project occurring between fall 2018 and spring 2019 broke a previous record set in 1940. The rainfall caused the soil to become saturated and unworkable, which caused additional work to lay asphalt. Specifically, the unfavorable soils required special treatment, materials, equipment, and increased contractor labor and overhead costs. As a result, CalFire requests an augmentation of \$340,600 (cumulatively \$2,249,600, or 15.22 percent). The revised total project cost with the additional augmentation is \$17,033,600. On June 21, 2019, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from the date of that notice.

Approving the augmentation will allow the project to complete construction. The project is 90 percent complete with an estimated project completion date of late summer 2019.

\$16,693,000 Total authorized project costs

\$17,033,600 Total estimated project costs

\$16,693,000 Project costs previously allocated: \$1,183,000 preliminary plans, \$977,000, \$14,533,000 construction (\$11,665,200 contract, \$550,700 contingency, \$1,080,600 A&E, \$1,226,500 other project costs, \$10,000 agency retained).

\$ 340,600 Requested augmentation: \$340,600 construction (\$215,676 contract, \$40,000 contingency, \$48,224 A&E, \$36,700 other project costs).

CEQA

A Notice of Determination was filed by the Department of General Services (DGS) with the State Clearinghouse on September 23, 2013, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions memo for this project was completed by DGS on July 9, 2013, and no issues adversely affecting the beneficial use and quiet enjoyment of the property were identified.

Project Schedule

Approve preliminary plans	March 2015
Complete working drawings	January 2017
Start construction	August 2017
Complete construction	August 2019

Staff Recommendation: Approve an augmentation.

CONSENT ITEM—3

CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540) PARKFIELD FIRE STATION: REPLACEMENT FACILITY MONTEREY COUNTY

*Authority: Chapter 1, Statutes of 2009, item 3540-301-0660 (10), as reappropriated by the Budget Acts of 2010, 2012, 2016, and 2019
Chapter 20, Statutes of 2013, item 3540-301-0668 (2), as reappropriated by the Budget Acts of 2016 and 2019
Chapter 25, Statutes of 2014, item 3540-301-0660 (17), as reappropriated by the Budgets Act of 2016 and 2019*

Consider authorizing:

- a) Acquisition of real property
- b) Execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition

STAFF ANALYSIS ITEM—3

Department of Forestry and Fire Protection
Parkfield Fire Station: Replacement Facility
Monterey County

Action Requested

If approved, the request will authorize an acquisition of real property and the execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition.

Scope Description

This project is within scope. The request will authorize the acquisition of an approximately 30-acre site located at 70331 Vineyard Canyon Road, San Miguel, Monterey County (the Property).

The Property is intended to be the site for a new 1-engine fire station. The fire station will include a single building design with barracks, a 2-bay apparatus building, a generator/pump building, various site improvements, and all necessary appurtenances.

Funding and Cost Verification

This project is within cost. A total of \$8,077,000 from the Public Buildings Construction Fund was appropriated for acquisition (\$283,000), preliminary plans (\$609,000), working drawings (\$458,000), and construction (\$6,727,000). In addition, on June 14, 2019, by delegated authority, the Board approved an augmentation of (\$52,000) for completion of the acquisition.

CEQA

A Notice of Exemption was filed by the California Department of Forestry and Fire Protection, for the acquisition, with the State Clearinghouse on May 8, 2019, and the 35-day statute of limitations expired without challenge. The appropriate CEQA review will be completed for the project itself before the Board approves preliminary plans.

Condition of Property

The Department of General Services (DGS) conducted a site visit of the proposed site in Parkfield to assess the general condition of the Property. The 30-acre parcel is relatively flat, undeveloped, and currently being used for agricultural. Vegetation includes a few Oak trees and natural grasses. The parcel contains an existing well servicing the owner's residence across the street. Based upon the site visit, DGS found no potentially visible adverse recognized environmental conditions (REC's); however, a Phase I Environmental Assessment was recommended and conducted.

Phase I Environmental Site Assessment (ESA)

The Phase I ESA, completed in July 2017 by an outside firm at the direction of DGS, found no evidence of past or present land uses that may have generated or caused the release of hazardous material and identified no RECs.

Geotechnical Investigations and Geologic Hazards Evaluation

A geotechnical investigation, performed by an outside firm at the direction of DGS on July 2017, recommended earthwork and grading for optimum soil compaction, structural support measures with engineered fill, storm water retention with filtration and discharge, proper drainage, and a retaining wall of up to 6 feet. The report resulting from the investigation recommended a separate geology fault evaluation. A Fault Rupture Hazard Investigation Report, completed December 19, 2018, concluded that no faults or fault-related features were observed.

Project Schedule

Close of escrow: September 2019

Other:

- The Board approved an augmentation in June 2019.
- The purchase price of \$150,950 does not exceed the estimated fair market value of the Property as determined by a DGS approved appraisal.
- CalFire was originally seeking five acres; however, the owner is unwilling to split the Property so there is a potential that a piece of this land could be used for another purpose in the future.
- The Board approved site selection on February 12, 2016.
- The proposed site meets the physical and location requirements of the California Department of Forestry and Fire Protection.
- The site is vacant and unimproved.
- The proposed facility will require a new septic system and well.
- The property owner requires a grant of easement for access to the well that services his residence north of Vineyard Canyon Road on the remainder parcel. Said easement will be granted by the Director of DGS as part of this proposed transaction.
- There are no historic issues and no implied dedication associated with this Property.
- No relocation assistance is required.
- CalFire is not aware of any lawsuits pending concerning the Property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The proposed acquisition is consistent with the State's planning priorities in accordance with Section 65041 et. seq., of the Government Code. State ownership of this property will allow CalFire to better serve and continue to protect the state's properties and natural resources.

Staff Recommendation: Authorize an acquisition of real property and execution of a Property Acquisition Agreement and other such documents as may be required to complete acquisition.

CONSENT ITEMS – CALENDAR B

CONSENT ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
PELICAN BAY STATE PRISON, FACILITY D YARD
DEL NORTE COUNTY

Authority: Chapter 14, Statutes of 2017, 5225-301-0001 (11), as reappropriated by the Budget Act of 2019
Chapter 29, Statutes of 2018, 5225-301-0001 (10), as reverted by the Budget Act of 2019
Chapter 23, Statutes of 2019, 5225-301-0001 (3)

Consider:

- a) Recognizing a scope change
- b) Recognizing revised project costs
- c) Approving preliminary plans
- d) Approving the use of inmate/ward labor

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Pelican Bay State Prison, Facility D Yard
Del Norte County

ITEM PULLED

ACTION ITEM

ACTION ITEM—1

DEPARTMENT OF WATER RESOURCES (3860)
SALTON SEA RESTORATION: SPECIES CONSERVATION HABITAT PROJECT, PART 1
IMPERIAL COUNTY

Authority: Chapters 29, 30, and 449, Statutes of 2018, Item 3860-301-0001 (1)

Consider approving performance criteria

STAFF ANALYSIS ITEM—1

Department of Water Resources
Salton Sea Restoration: Species Conservation Habitat Project, Part 1
Imperial County

Action Requested

If approved, the requested action would approve performance criteria.

On June 24, 2019 the Department of Finance notified the chairs of the Joint Legislative Budget Committee and the fiscal committees of each house of its intent to recommend the Board approve performance criteria for this project no sooner than 20 days from the date of the letter.

Scope Description

This project is within scope. The project scope encompasses an approximately 3,770-acre site located at the southern end of the Salton Sea. The Species Conservation Habitat (SCH) project includes development of a series of ponds, sediment mixing basins, ditches, and berms allowing water currently detached from the sea to be reunited and managed to provide suitable habitat for fish and birds.

The SCH project is one component of the Salton Sea Management Plan (SSMP) Phase 1: 10-year plan with a long-term goal of restoring 30,000 acres of the Salton Sea.

Funding and Cost Verification

This project is within cost. The Department of Water Resources (DWR) has developed performance criteria for the SCH project using \$6.5 million from funds appropriated for the SSMP. During development of the performance criteria, it was determined that the project should proceed as a state capital outlay project under the oversight of the Board. Accordingly, DWR anticipates submitting a future budget request to appropriate funds for the design-build phase of the SCH project. DWR's contract with the design-build entity will be awarded after such appropriations being authorized. Total project costs are estimated to be \$212.6 million.

\$23,910,000	Total authorized project costs
\$212,600,000	Total estimated project costs
\$6,540,000	State costs previously allocated: \$6,540,000 performance criteria
\$206,060,000	State costs to be allocated: \$206,060,000 design-build (\$180,000,000 contract, \$12,600,000 contingency, \$13,460,000 agency retained)

CEQA

DWR filed a Notice of Determination with the State Clearinghouse on August 5, 2013, and an addendum with the State Clearinghouse on November 27, 2017 to include the SSMP Phase 1: 10-year plan. The 30-day statute of limitations for both filings expired without challenge.

Real Estate Due Diligence

The state has real estate rights to the property via an easement with the Imperial Irrigation District. The easement provides sufficient access to the property for the construction and development of this project.

Project Schedule

Approve Performance Criteria:	July 2019
Start Design/Build:	July 2020
Complete Design/Build:	December 2023

Staff Recommendation: Approve performance criteria, contingent on expiration of the legislative comment period with no adverse comments.

OTHER BUSINESS

NONE

REPORTABLES

TO BE PRESENTED AT MEETING