



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, November 17, 2023, at 9:30 a.m.

This meeting will take place virtually and can be accessed through the following link or phone number:

<https://us06web.zoom.us/j/88074524144?pwd=h7s4VaAdafJrKMhiMP0i39qJ66rIFW.1>

Meeting ID: 880 7452 4144

Passcode: kj%8%j?#

One tap mobile

+17209289299,,88074524144#,,,,*96035683# US

Dial by your location

• +1 669 219 2599 US (San Jose)

Meeting ID: 880 7452 4144

Passcode: 96035683

I.	Roll Call		
II.	Bond Items	Page	2
III.	Minutes	Page	10
IV.	Consent Items	Page	10
V.	Action Items	Page	17
VI.	Other Business	Page	17
VII.	General Public Comment	Page	17
VIII.	Reportables	Page	18

Members of the Board will participate remotely via telephonic or video conference. Members of the public may observe the meeting and address the Board through the Zoom link, or the telephone numbers identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the meeting start time. Members of the public may also submit comments in advance of the meeting. If members of the public wish to submit comments, the Board asks members of the public to provide written comments to Maria.Zadran@dof.ca.gov prior to the meeting. To the extent possible, all written comments will be distributed to the members of the Board prior to the meeting.

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 State Public Works Board website. [Please click here to view.](#) The full Board member briefing package is available upon request. Please send an email to Maria.Zadran@dof.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 Maria Zadran (916) 445-9694 or e-mail to Maria.Zadran@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

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

Authority: Government Code sections 15820.93 - 15820.936 (SB 863)

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) Approve and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be needed to carry out the purpose of this resolution.**

Total Bond Allocation

\$17,179,000

STAFF ANALYSIS ITEM—1

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
Amador 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 a new, stand-alone building adjacent to the existing county jail located on county-owned land in Jackson, California. The new building will provide new housing, programming, and treatment space.

The building will include approximately 40 beds, a recreation yard, central control, medical and dental rooms, program/group space, interview room, office space, and a covered exterior circulation and storage basement. A pathway will connect the new building to a new parking lot that will provide parking for staff and the public.

The project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security systems; site improvements; staff parking; fire protection systems; and security fencing.

Funding and Project Cost Verification

This project is within cost. Section 15820.932 of the Government Code (SB 863) appropriated \$420,000,000 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. The BSCC has conditionally awarded \$17,179,000 from this appropriation to Amador County for this project. All acquisition, study, any design, and construction costs in addition to this award amount will be paid by the county. At the time of establishment, the total estimated project cost was \$17,812,000. On February 12, 2018, a new project estimate was prepared in association with preliminary plans approval and recognize revised project cost. Based on this new revised estimate, the total estimated project was \$17,815,000, which includes an increase of \$3,000. A new project estimate was prepared in association with the award of the construction contract and recognize revised project cost were approved on October 18, 2023 by the Board. Based on this new revised estimate, the current total estimated project cost is \$29,457,000.

\$29,457,000	Total authorized project cost
\$29,457,000	Total estimated project cost
\$1,455,000	State costs previously allocated: \$617,000 for preliminary plans and \$838,000 for working drawings
\$15,724,000	State costs to be allocated: \$15,724,000 for construction (\$13,887,000 contract, \$406,000 A&E, \$408,000 agency retained, and \$1,023,000 other project costs)
\$731,000	Local costs previously allocated: \$241,000 for study, \$63,000 for preliminary plans, and \$427,000 for working drawings
\$11,547,000	Local costs to be allocated: \$11,547,000 for construction (\$9,769,000 contract, \$1,183,000 contingency, \$58,000 A&E, \$105,000 agency retained, and \$432,000 other project costs)

CEQA

The County of Amador filed a Notice of Determination with the County Clerk on July 20, 2015. Subsequently, a neighborhood group filed a Petition for Writ of Mandate on August 17, 2015, challenging the CEQA determination made by the county. On March 10, 2021, the CA Supreme Court denied the Petition for Review. As a result, no issues that would adversely affect the beneficial use and quite enjoyment of the project are currently identified.

Real Estate Due Diligence

The Department of General Services, on behalf of the County of Amador, completed a Summary of Conditions Letter for this project on January 26, 2018, and no issues that would adversely affect the beneficial use and quite enjoyment of the project were identified. On October 18, 2023, the County confirmed the Summary of Conditions Letter is still valid.

an outdoor recreation yard. Multiple program rooms will provide a variety of program opportunities. A new centralized kitchen and laundry facility is included to serve the entire jail population. Administrative and staff support spaces will consist of visitation, central control, interview rooms, and space for custody, medical, and mental health staff.

The project will include, but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; communications; security systems; fire protection systems; security fencing; landscaping; parking; and all necessary appurtenances.

Funding and Project Cost Verification

This project is within cost. Section 15820.922 of the Government Code (SB 1022) appropriated \$412,474,000 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. The BSCC has conditionally awarded \$20,000,000 from this appropriation to Tehama County for this project. All acquisition, study, any design, and construction costs in addition to this award amount will be paid by the county. At time of establishment, the total estimated project cost was \$22,814,000. Subsequent to that action, a new project cost estimate was prepared in association with the approval of preliminary plans and recognized revised project costs. Based on that revised estimate, the current total estimated project cost was \$22,539,000, which included savings in the amount of \$275,000. A new project estimate was prepared in association with the award of the construction contract and recognize revised project cost were approved on October 18, 2023 by the Board. Based on this new revised estimate, the current total estimated project cost is \$26,776,000.

\$26,776,000	Total authorized project cost
\$26,776,000	Total estimated project cost
\$20,000,000	State costs to be allocated: \$20,000,000 for construction (\$20,000,000 contract)
\$1,654,000	Local costs previously allocated: \$213,000 for study, \$750,000 for preliminary plans, and \$691,000 for working drawings
\$5,122,000	Local costs to be allocated: \$5,122,000 for construction (\$198,000 contract, \$1,302,000 contingency, \$542,000 A&E, \$270,000 agency retained, and \$2,810,000 other project costs)

CEQA

The County of Tehama filed a Notice of Determination with the Tehama County Clerk on December 9, 2014, and the 30-day statute of limitations expired without challenge. On August 29, 2023, the County confirmed the Notice of Determination is still valid.

Real Estate Due Diligence

The Department of General Services, on behalf of the County of Tehama, completed a Summary of Conditions Letter for this project on September 25, 2020, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were

The ground floor will include space for two, approximately 25-bed housing units comprised of single bunk, double bunk, and dormitory configurations including dayrooms, support spaces, counseling, and secured indoor recreation yards.

The ground floor will include two housing units with approximately 55 beds with space comprised of single bunk, double bunk, and dormitory configurations including dayrooms, support spaces, counseling, and secured indoor recreation yards.

The project will include, but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; communication; security systems; site improvements; fire protection system; security fencing; an emergency generator; and all necessary appurtenances.

Funding and Project Cost Verification

This project is within cost. Section 15820.942 of the Government Code (SB 844) appropriated \$244,516,000 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. The BSCC has conditionally awarded \$25,000,000 from this appropriation to El Dorado County for this project. All acquisition, study, any design, and construction costs in addition to this award amount will be paid by the county. At the time of establishment, the total estimated project cost was \$26,236,000. Subsequent to that action, a new project estimate was prepared in association with approval of performance criteria, release of request for proposal, and recognizing revised project costs. Based on that new revised estimate, the total estimated project was \$26,236,000, with line-item cost adjustments within the state design-build phase for a zero-dollar net change. A new project cost estimate was prepared in association with design-build contract award approval and recognizing revised project costs were approved on October 18, 2023 by the Board. Based on this revised estimate, the current total estimated project is \$41,139,000.

\$41,139,000	Total authorized project cost
\$41,139,000	Total estimated project cost
\$25,000,000	State costs to be allocated: \$25,000,000 for design-build (\$25,000,000 contract)
\$990,000	Local costs previously allocated: \$264,000 for study, and \$726,000 for performance criteria.
\$15,149,000	Local costs to be allocated: \$15,149,000 for design-build (\$10,464,000 contract, \$1,912,000 contingency, and \$2,773,000 other project costs)

CEQA

The County of El Dorado filed a Notice of Determination with the County Clerk-Recorder's Office on February 8, 2017, and the 30-day statute of limitations expired without challenge. On October 18, 2023, the County confirmed the Notice of Determination is still valid.

Real Estate Due Diligence The Department of General Services, on behalf of the County of El Dorado, completed a Summary of Conditions Letter for this project on September 15, 2021, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified. On October 18, 2023, the County confirmed the Summary of Conditions Letter is still valid.

Project Schedule

Approve performance criteria	October 2022
Start design-build	December 2023
Complete design-build	October 2025

Staff Recommendation: **Adopt resolution.**

BOND ITEM—4

**OFFICE OF EXPOSITION PARK MANAGEMENT (3100)
SOUTH EAST UNDERGROUND PARKING STRUCTURE
LOS ANGELES COUNTY**

Authority: 2023 Budget Act, 3100-301-0660 (1)

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) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services, on behalf of the Office of Exposition Park Management, and the Board.**
- 4) Authorize and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.**

Total Bond Authority **\$14,051,000**

STAFF ANALYSIS ITEM—4

Office of Exposition Park Management
South East Underground Parking Structure
Los Angeles County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to provide for interim financing, authorize the sale of lease revenue bonds, approve the form of and authorize the execution and delivery of a Project Delivery Agreement, and other related actions.

Scope Description

This project is within scope. This project includes design and construction of an underground parking structure on state-owned property at Exposition Park, in Los Angeles County. The project, which is being developed in accordance with the Exposition Park Master Plan, consists of demolition of existing surface parking lots, and construction of new subterranean parking garage containing approximately 720,000 square feet with a minimum of 1,500 spaces. The project also includes all necessary systems to support the underground parking structure, EV charging stations, parking automation, security cameras, distributed antenna system, park management offices, public restrooms, hydration stations and native drought tolerant landscaping. The project will pursue minimum LEED Silver certification and Zero Net Energy. Construction is scheduled to be completed prior to the Los Angeles 2028 Summer Olympics.

Funding and Cost Verification

The project is within budget. The 2023 Budget Act provided \$14,051,000 for the performance criteria phase of this project, with future costs currently estimated to be \$358,000,000.

\$14,551,000	Total authorized project cost
\$366,097,000	Total estimated project cost
\$14,551,000	Project costs previously allocated: \$500,000 for study and \$14,051,000 for performance criteria
\$351,546,000	Project costs to be allocated: \$351,546,000 for design-build: (\$307,124,000 contract, \$9,214,000 contingency, \$13,027,000 A&E, and \$22,181,000 other project costs)

CEQA

CEQA compliance will be undertaken as part of the performance criteria activities.

Real Estate Due Diligence

Real Estate Due Diligence will be undertaken as part of the performance criteria activities.

Project Schedule

Approve performance criteria	June 2025
Start design-build	November 2025
Complete design-build	November 2027

Staff Recommendation:

Adopt Resolution.

MINUTES

Consider approving the minutes from the October 13, 2023, meeting.

Staff have reviewed the minutes from the October 13, 2023, meeting and recommend approval.

Staff Recommendation: **Approve minutes from the October 13, 2023 meeting.**

CONSENT ITEMS – CALENDAR A

CONSENT ITEM— 1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BOGGS MOUNTAIN HELITACK BASE: RELOCATE FACILITY
LAKE COUNTY**

Authority: 2021 Budget Act; Item 3540-301-0001(21)

Consider:

- 1) Authorizing acquisition of real property.**
- 2) Execution of a Property Acquisition Agreement and any such documents as may be required to complete the acquisition.**

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Boggs Mountain Helitack Base: Relocate Facility
Lake County

Action Requested

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

Scope Description

This project is within scope. The Boggs Mountain Helitack Base: Relocate Facility project includes site acquisition and the construction of a helicopter hangar, two lighted helipads, a 3-bay support vehicle/garage shop, a 22-bed barracks building, a generator/pump/storage building, a vehicle wash rack, a hazmat/retardant storage building, and a helicopter-training tower. Additionally, the scope of work will include sitework and utilities as needed.

The current Boggs Mountain Helitack Base is not capable of accommodating the updated firefighting helicopter and its associated modern infrastructure, new equipment, and personnel. The Property will allow the helicopter to be on site and perform mission critical and essential duties of the California Department of Forestry and Fire Protection (CAL FIRE).

The requested action authorizes the acquisition of approximately 30 acres of vacant land in Lake County located on Clayton Creek Road (the Property) for a purchase price of \$390,000 for the project. The new site supports CAL FIRE operational needs as it is further inland and will expand the sphere of influence to respond to incidents and will increase the availability of the helicopters for nearby units. The area also has ideal approach, departure paths, and lines up with CAL FIRE strategic plans and polices.

Funding and Cost Verification

This project is within cost. The 2021 Budget Act appropriated \$2,000,000 General Fund for the acquisition phase. The Property can be acquired with the funds available and in accordance with legislative intent.

\$2,000,000	Total authorized project costs
\$22,649,000	Total estimated project costs
\$150,000	Project costs previously allocated: \$150,000 for acquisition
\$22,499,000	Project costs to be allocated: \$1,850,000 for acquisition, \$1,454,000 for preliminary plans, \$1,454,000 for working drawing, and \$17,741,000 for construction (\$14,542,000 contract, \$727,000 contingency, \$1,454,000 architectural and engineering services, \$120,000 agency-retained items, and \$898,000 other construction costs)
-\$1,460,000	Anticipated project savings: \$1,460,000 acquisition

CEQA

CAL FIRE filed a Notice of Exemption with the State Clearinghouse on September 28, 2023, and the 35-day statute of limitations expired without challenge.

Condition of Property

The Department of General Services' Environmental Services Section (DGS-ESS) staff conducted a site visit, on behalf of CAL FIRE, to the subject Property on January 27, 2022, and issued an updated analysis on June 28, 2023. The subject Property is located just across the border of Napa County in Lake County at 10825 Clayton Creek Road, Lower Lake. Access to the site could be placed upon either Clayton Creek Road or State Route 29.

Phase 1 Environmental Site Assessment (ESA)

The Phase 1 ESA revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs).

DGS ESS staff has no environmental concerns for the acquisition of the Property for CAL FIRE's planned use. No further investigation is warranted.

Other

- The State Public Works Board approved the site selection of the Property on June 26, 2023.
- The purchase price does not exceed the fair market value of the Property as determined by a DGS approved appraisal.
- Neither DGS nor CAL FIRE is aware of any lawsuits pending concerning the Property. The Property Acquisition Agreement will require delivery of title free and clear of any mortgages or liens.
- Relocation assistance will not be required.
- The Property meets the physical and location requirements of CAL FIRE.
- There are no historical issues and no indication of implied dedications associated with the subject Property.
- The proposed project location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq. State ownership of the Property will help ensure the site is protected and limit incompatible development in this area.

Project Schedule

Close of escrow is anticipated to be December 2023.

Staff Recommendation:

Authorize the acquisition of real property and the execution of a Property Acquisition Agreement and any such documents as may be required to complete the acquisition.

CONSENT ITEM—2

CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540) HOWARD FOREST HELITACK BASE: REPLACE FACILITY MENDOCINO COUNTY

Authority: 2018 Budget Act, 3540-301-0001 (9)
2021 Budget Act, 3540-301-0001 (18)
2022 Budget Act, 3540-301-0001 (13)

Consider:

- 1) Authorizing acquisition of real property through the exercise of an option to purchase.**
- 2) Authorizing the Executive Director and Deputy Directors to take any and all actions that may be necessary to complete the acquisition and execute a property acquisition agreement and other such documents as may be required to complete the acquisition.**

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
Howard Forest Helitack Base
Mendocino County

Action Requested

If approved, the requested action will authorize acquisition of real property through the exercise of an option to purchase and authorize the Executive or Deputy Director to take any and all actions that may be necessary to complete the acquisition and execute a property acquisition agreement and other such documents as may be required to complete the acquisition.

Scope Description

This project is within scope. The Howard Forest Helitack Base project includes site acquisition and construction of a multi-blade capable helicopter hangar, 2 lighted helipads, a 3-bay support vehicle garage/shop, a 22-bed barracks building, a generator/pump/storage building, a vehicle wash rack, a hazmat/retardant storage building, and a helicopter-training tower/hoist. Additionally, the scope of work will include site work and utilities, as needed.

The current Howard Forest Helitack Base is not capable of accommodating the updated firefighting helicopter and its associated modern infrastructure, new equipment, and personnel. The new base will allow the helicopter to be on site and to perform critical and essential duties of the California Department of Forestry and Fire Protection (CAL FIRE).

The requested action authorizes the acquisition of approximately 37 acres of vacant forest land in Mendocino County adjacent to both the current Howard Forest Fire Station and the Howard Forest Helitack Base in Mendocino County along State Highway 101 (the Property). The Property is available for acquisition to the state through an option to purchase agreement under which the purchase price for the Property is \$351,500.

Funding and Cost Verification

This project is within cost. The 2021 Budget Act appropriated \$550,000 General Fund and \$1,228,000 General Fund for acquisition and preliminary plans, respectively. The 2022 Budget Act appropriated \$1,228,000 General Fund for working drawings. Funding for the construction phase will be requested in a future budget cycle. The Property can be acquired with the funds that are available.

\$3,006,000 Total authorized project costs

\$17,985,000 Total estimated project costs

\$1,338,000 Project costs previously allocated: \$150,000 for acquisition and \$1,188,000 for preliminary plans

\$16,647,000 Project costs to be allocated: \$400,000 for acquisition, \$40,000 for preliminary plans, \$1,228,000 for working drawing, and \$14,979,000 for construction (\$12,278,000 construction contract, \$614,000 contingency, \$1,228,000 architectural and engineering services, \$40,000 agency-retained items, and \$739,000 other project costs.)

-\$48,000 Anticipated project savings: \$48,000 acquisition

CEQA

CAL FIRE filed a Notice of Exemption with the State Clearinghouse on September 28, 2023, and the 35-day statute of limitations expired without challenge.

Condition of Property

The Department of General Services' (DGS) Environmental Services Section (ESS) staff conducted a site visit to the Property on December 14, 2022, and performed an updated analysis on July 25, 2023.

The Property is undeveloped open space forestland with unimproved roads. The Property is bordered by Davis Creek to the east and Highway 101 to the west. The Property is forested hillside terrain characterized by moderately to steeply sloping hills and ravines. Limited access is available due to steep variable natural topography but can be obtained from both a dirt road from the existing CAL FIRE Howard Forest Station, located south of the Property into the adjacent parcel and from Highway 101.

Environmental Site Assessment (ESA Phase I)

The Phase I ESA revealed no evidence of potential recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or any significant data gaps in connection with the Property.

DGS ESS staff has no environmental concerns for the acquisition of the Property for CAL FIRE's planned use. No further investigation is warranted.

Other

- The state is exercising the option to purchase and therefore, no new appraisal will be performed on the Property.
- The purchase price of the Property is based on a DGS-approved fair market value appraisal.
- There are no historical issues and no implied dedications associated with the subject Property.
- Relocation assistance will not be required.
- The Property meets the physical and location requirements of CAL FIRE.
- Neither DGS nor CAL FIRE is aware of any lawsuits pending concerning the Property. The Property Acquisition Agreement and Option to Purchase require delivery of title to the Property to be free and clear of any mortgages and liens.
- The proposed location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq. State ownership of the Property will help ensure the site is protected and limit incompatible development in this area.

Project Schedule

The anticipated close of escrow is December 2023.

Staff Recommendation:

Authorize acquisition of real property through the exercise of an option to purchase and authorize the Executive or Deputy Director to take any and all actions that may be necessary to complete the acquisition and execute a property acquisition

agreement and other such documents as may be required to complete the acquisition.

CONSENT ITEMS – CALENDAR B

CONSENT ITEM—1

CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE (8570)
16th DISTRICT AGRICULTURAL ASSOCIATION
MID-STATE FAIRGROUNDS-PIONEER PARK
SAN LUIS OBISPO COUNTY

Authority: Sections 4051(a)(10) and 4481(b) of the Food and Agriculture Code
Section 15853 of the Government Code

Consider approving acquisition of real property.

STAFF ANALYSIS ITEM—1

Department of Food and Agriculture
16th District Agricultural Association
Mid-State Fairgrounds-Pioneer Park
San Luis Obispo County

Action Requested

If approved, the request will approve the acquisition of real property.

Scope Description

This project is within scope. The Mid-State Fairgrounds-Pioneer Park project only includes site acquisition. The action requested would approve site acquisition of approximately 5.7 acres of land owned by the City of Paso Robles (the City) mostly located between Gregory Avenue and 19th Street adjacent and east of Riverside Avenue and west of State Route 101 (Hwy 101) in the City (the Property). The Property includes a portion of Gregory Avenue's southern-half abandoned by the City.

Under the terms of the property acquisition agreement negotiated between the District Agricultural Association (the DAA) and the City:

- The purchase price for the Property is \$800,000.
- The DAA enter into a license agreement with the City providing the City access and use to the existing baseball facilities and adjacent ground level parking lot located in the Property for a period of 3-years from the close of escrow.
- The Property is being acquired as-is with all faults.
- The state waives all rights and remedies against the City with respect to any past, present, or future presence of hazardous materials on, under, or about the Property.
- The use of the Property is restricted to the DAA's use and operation of the Paso Robles Event Center.
- The City has a right to retake the Property if the Property is abandoned or used contrary to the use restriction, foreclosure proceedings are commenced, or if there is any action to relocate the Mid-State Fair at a different site. If this right is exercised the City will pay the DAA \$800,000 and the depreciated market value of any improvements constructed by DAA.

- The City has a right of first offer if the state desires to sell the Property consistent with the use restriction on terms and conditions substantially identical to those proposed for the sale of the Property to a third party.

Funding and Cost Verification

This project is within cost. The DAA has garnered sufficient funds to purchase the subject Property through revenues deposited into an account approved by the Department of Finance, in accordance with Food and Agriculture Code Sections 4481. The DAA Board of Directors approved the expenditure of these funds for the acquisition of the Property on December 16, 2015.

CEQA

The Department of General Services (DGS), on behalf of the DAA, filed a notice of exemption with the State Clearinghouse on January 8, 2019, and the 35-day statute of limitations expired without challenge.

Condition of Property

DGS, Environmental Services Section (ESS) staff conducted a site visit to the Property on January 3, 2019 and completed a desktop review of the Property on April 27, 2022.

The Property is flat with park-type improvements including a baseball field, basketball court, parking area and open space. The grounds are in good condition with maintained grass and a few mature oak trees and grey pines. Overhead lighting surrounds the baseball field. A dirt parking area is located adjacent to the baseball diamond's outfield in the Property's northerly area. Additional paved and striped parking is located between the basketball court and 19th Street in the Property's southerly area. Pioneer Park restrooms are located on the City park property that is not a part of the acquisition. Electric power and water are available on the site. The Property is generally bound by single-family homes and apartments to the south, the existing DAA fairgrounds property to the north, State Highway 101 to the east, and the Pioneer Museum and remaining City park property to the west.

The Property has been determined outside the limits of the 100-year flood pursuant the Federal Emergency Management Agency (FEMA) flood zone designations.

Environmental Site Assessment (ESA Phase I)

DGS reviewed the Phase I ESA prepared by California Fairs Finance Authority on May 15, 2016. The Phase I report did not identify any recognized environmental conditions that would require additional investigation. On April 26, 2022, the author of the Phase I ESA report and the environmental risk assessor confirmed that ground conditions remain unchanged from the May 15, 2016, preparation date of the Phase I ESA and reports that its conclusions are still current and accurate. DGS concurs with the report's conclusions.

Other

- The site meets the physical and location requirements of the DAA.
- The purchase price is a below fair market value consideration as determined by DGS-approved appraisals.
- There are no historical issues or implied dedication involved with this project.
- Neither DGS nor DAA is aware of any lawsuits pending concerning the Property. The Property Acquisition Agreement will require delivery of title to the selected property free and clear of any mortgages or liens.

- The proposed project location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq.
- There is no relocation assistance required for this project.

Project Schedule

Anticipated close of escrow: December 2023

Staff Recommendation: **Authorize acquisition and acceptance of title of the Property and authorize the execution of documents as may be required to complete the acquisition.**

ACTION ITEMS

NONE

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the November 17, 2023, Board Meeting

Actions Authorized by Staff from September 2, 2023, through November 6, 2023

As Authorized by Resolution of the Board dated December 13, 2019

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Judicial Council of California (0250)	San Joaquin County: One New Shelled Courtroom for One New Judgeship San Joaquin County	2022 Budget Act, 0250-301-0001 (10)	Approve preliminary plans	
Judicial Council of California (0250)	Sutter County: One New Shelled Courtroom for One New Judgeship Sutter County	2022 Budget Act, 0250-301-0001 (11)	Approve preliminary plans	
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Yolo County	Sections 15820.93 – 15820.936 of the Government Code (SB 863)	Recognize revised project costs	\$29,094,000, total authorized project cost Decrease of \$3,800,000 state cost Decrease of \$418,000 local cost
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project El Dorado County	Sections 15820.94 - 15820.948 of the Government Code (SB 844)	Recognize revised project costs	\$41,139,000, total authorized project cost Increase of \$14,903,000 local cost

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Tehama County	Sections 15820.92 – 15820.926 of the Government Code (SB 1022)	Recognize revised project costs	\$26,776,000, total authorized project cost Increase of \$4,237,000 local cost
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Amador County	Sections 15820.93 - 15820.936 of the Government Code (SB 863)	Recognize revised project costs	\$29,457,000 total authorized project cost Increase of \$11,642,000 local cost