



NOTICE OF MEETING

STATE PUBLIC WORKS BOARD

Friday, February 13, 2015, at 10:00 a.m. in the
Redwood Training Room, 915 L Street
Sacramento, California

AGENDA

- | | | |
|--|------|----|
| I. Roll Call | | |
| II. Bond Items | Page | 02 |
| III. Approval of minutes from the January 12, 2015 meeting | | |
| IV. Consent Items | Page | 05 |
| V. Action Item | Page | 18 |
| VI. Reportables | Page | 30 |

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 Aurelia Bethea at (916) 445-9694 or e-mail to aurelia.bethea@dof.ca.gov five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JUVENILE DETENTION CENTER
TUOLUMNE COUNTY

Authority: Sections 1970 - 1978 of the Welfare and Institutions Code

Consider adoption of a resolution to:

- a) 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.
- b) Authorize the sale of lease revenue bonds.
- c) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$16,000,000

BOND ITEMS

STAFF ANALYSIS ITEM— 1

Department of Corrections and Rehabilitation
Juvenile Detention Center
Tuolumne 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 will design and construct a new, single story building with a mezzanine level on approximately 2.5 acres of a greater approximately 48 acres of county-owned land in the city of Sonora. This building will provide approximately 21,200 square feet (sf) of housing, program, healthcare, custody, administration, and support services space.

The new building will include approximately 7,800 sf of housing space to provide 6 single and 12 double occupancy sleeping rooms with a shared dayroom area. The building will also contain classrooms and program space for rehabilitation and education programs, staff and storage areas, a kitchen, health care service areas; administrative and support service areas; a visitation/intake area and public lobby; facility maintenance rooms; and all necessary appurtenances .

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 45 parking spaces will also be provided for both staff and visitor parking as part of this project.

Funding and Project Cost Verification

This project is within cost. On September 12, 2014, the Board established the scope, cost and schedule, and approved preliminary plans of this project allocating \$16,000,000 of the \$300,000,000 lease revenue bond financing authority appropriated in Section 1973 of the Welfare and Institutions Code to partially finance the construction of this juvenile project. All of the acquisition/study, design costs and any 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 \$20,318,000. Subsequent to that action, a new project cost estimate was prepared in association with the approval of working drawings. Based on this revised estimate, the current total estimated project cost is \$20,318,000, which includes potential project savings in the amount of \$489,000.

\$20,318,000	total authorized project cost
\$20,318,000	total estimated project cost
\$16,000,000	state costs previously allocated: construction (\$15,321,000 contract and \$679,000 contingency)
	state costs adjustment: a decrease of \$36,000 construction (a decrease of \$117,000 contract and an increase of \$81,000 contingency) and an increase of \$36,000 potential project savings
\$ 4,318,000	local funds to be allocated: \$651,000 acquisition/study, \$564,000 preliminary plans, \$839,000 working drawings, and \$2,264,000 construction (\$87,000 contingency, \$356,000 A&E, \$1,346,000 other project costs, and \$475,000 agency retained)
	local costs adjustment: a decrease of \$453,000 construction (a decrease of \$87,000 contingency, an increase of \$109,000 other project costs, and a decrease of \$475,000 agency retained), and an increase of \$453,000 potential project savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 7, 2009, and the 30-day statute of limitations expired on November 6, 2009, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on September 9, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2014
Complete working drawings	January 2015
Start Construction	April 2015
Complete construction	June 2016

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW SACRAMENTO CRIMINAL COURTHOUSE
SACRAMENTO COUNTY**

JCC Parcel Number 34-I1; DGS Parcel Number 10658

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapters 21 and 29, Statutes of 2012, Item 0250-301-3138 (15)
Chapter 663, Statutes of 2014, Item 0250-302-3138 (1)*

Consider authorizing the acceptance of a Correction Deed

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
New Sacramento Criminal Courthouse
Sacramento County

Action requested

If approved, the requested action would authorize the acceptance of a Correction Deed.

Scope Description

This project is within scope. This property was approved for acquisition by the Board in July 2014 and was acquired from IA Sacramento Holdings (IAH), L.L.C. in October 2014. The new courthouse site ("Lot 41") is located at the edge of the Sacramento Railyards site in downtown Sacramento and consists of a full city block located between 5th and 6th Streets, and G and H Streets. The Sacramento Railyards site has been undergoing new infrastructure development and construction, with railroad tracks being relocated, and new utilities and streets being constructed.

IAH is currently processing a final map for the area surrounding and adjacent to Lot 41. In connection with this work, it was discovered that slight boundary adjustments are needed to correct the legal description for Lot 41. IAH's surveyor has prepared a new legal description; the boundary adjustments are slight and amount to an increase of 0.003 of an acre. The difference is the result of current construction activities along 5th and 6th street and adjustments that have been made over the past few months to ensure that the G Street improvements are consistent with the existing roadway improvements.

Funding and Cost Verification

This project is within cost. The correction of the legal description can be accomplished with the remaining funds in the authority cited above.

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 19, 2011, and the 30-day statute of limitations expired on August 18, 2012, without challenge.

Project Schedule

It is anticipated that the Correction Deed can be recorded in March 2015.

Other:

- The Judicial Council is not aware of any lawsuits pending concerning the property. The Correction Deed will require delivery of title to the property free and clear of any mortgages or liens.
- Additional resources will not be required to perfect title to this property.
- The Correction Deed is consistent with the Board's approval of the acquisition on July 18, 2014.

Staff Recommendation: Authorize acceptance of a Correction Deed.

CONSENT ITEMS

CONSENT ITEM—2

**NATURAL RESOURCES AGENCY (0540)
DEPARTMENT OF FISH AND WILDLIFE (3600)
SAN JOAQUIN FISH HATCHERY EXPANSION
FRESNO COUNTY**

*Authority: Chapter 1, Statutes of 2009, Item 0540-001-6051
Chapter 712, Statutes of 2010, Item 0540-001-6051
Chapter 33, Statutes of 2011, Item 0540-001-6051*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of Fish & Wildlife
San Joaquin Fish Hatchery Expansion
Fresno County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The approved project authorizes the addition of new facilities to the currently existing San Joaquin Hatchery for the purposes of researching and conserving salmon, in order to fulfill the Department of Fish and Wildlife's (DFW) commitments in restoring the San Joaquin River. This addition will include a separate research laboratory, fry incubation and production space, office space, break room, storage, and restrooms, as well as a mechanical mezzanine, exterior hatchery area including aeration and filtration tower, outdoor holding tanks, tank canopy, in-stream/reintroduction access area, water main modification, and effluent system modification, parking, utilities, and other appurtenances and site work, as necessary.

Funding and Cost Verification

This project is within cost. Funding for the project is being provided under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), administered by the Natural Resources Agency (0540-001-6051).

\$17,589,000 total estimated project costs
\$ 1,007,000 project costs previously allocated: preliminary plans
\$16,582,000 project costs to be allocated: \$1,112,000 working drawings and \$15,470,000 construction (\$12,850,700 contracts, \$642,500 contingency, \$880,900 A&E and \$1,095,900 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 4, 2014, and the 35-day statute of limitations expired on July 4, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on September 16, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	January 2016
Start construction	June 2016
Complete construction	October 2017

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ALTAVILLE FOREST FIRE STATION
REPLACE AUTOMOTIVE SHOP
CALAVERAS COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (11), as reappropriated by the Budget Acts of 2009, 2011, and 2013

Consider:

- a) approving preliminary plans
- b) recognizing an anticipated deficit

\$1,546,000
(18.1 percent of appropriation)

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Forestry and Fire Protection
Altaville Fire Station – Replace Automotive Shop
Calaveras County

Action requested

If approved, the requested action would approve preliminary plans and recognize anticipated deficit for this project.

Scope Description

This project is within scope. This project constructs a new automotive shop facility and a generator/pump/storage building with generator, vehicle wash rack with filtration system, retaining walls, retention pond, walkways, curbs, water, sewer, electrical, telephone, irrigation, lighting, fencing, landscaping, utilities, and all necessary site work and appurtenances, as well as the demolition and removal of the existing site improvements at the Altaville Fire Station.

Funding and Cost Verification

This project is not within cost. The Budget Act of 2008 provided a total of \$8,552,000 in lease revenue bond funds for design and construction of this project. The project was recently reactivated in 2013. In the interim, the project management fees for the Department of General Services (DGS) have increased, as have the review fees for the state architect and state fire marshal. The increased fees and cost escalations added an estimated \$1,546,000 above the original estimated amount appropriated. At the completion of the working drawing phase, an updated construction estimate including construction soft costs will be prepared.

\$ 8,552,000	total authorized project cost
\$10,098,000	total estimated project costs
\$ 828,000	project costs previously allocated: preliminary plans
\$ 9,271,000	project costs to be allocated: \$628,000 working drawings and \$8,643,000 construction (\$6,963,000 for construction contracts, \$348,000 for contingencies, \$538,000 for A&E, \$753,000 for other project costs, and \$40,000 for agency retained)
\$ 1,546,000	recognized deficit (\$130,000 working drawings and \$1,416,000 construction)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 8, 2014, and the 30-day statute of limitations expired on September 8, 2014.

Real Estate Due Diligence

A summary of conditions memo was completed on February 7, 2014, and no issues were identified that would affect quiet use of the project were identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	December 2015
Start construction	August 2016
Complete construction	October 2017

Staff Recommendation: Approve preliminary plans and recognize an anticipated deficit.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MATEO/SANTA CRUZ UNIT HEADQUARTERS
RELOCATE AUTOMOTIVE 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, and 2013*

Consider:

- a) approving preliminary plans
- b) recognizing an anticipated deficit \$963,000
(8.6 percent of appropriation)

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

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

Action requested

If approved, the requested actions would approve preliminary plans and recognize an anticipated deficit.

Scope Description

This project is within scope. This project constructs 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, and a storage building. Site improvements will include site demolition, grading and paving, fire suppression water, storage tank, new utilities, covered fire pump test pit, above ground fuel vault, site fencing, site lighting, photovoltaic system, footing for radio tower, and landscaping.

Funding and Cost Verification

This project is not within cost. The Budget Act of 2008 provided a total of \$11,172,000 in lease revenue bond funding for the design and construction of this project. The project was recently reactivated in 2013. In the interim, the project management fees for the Department of General Services (DGS) have increased, as have the review fees for the state architect and state fire marshal. The increased fees and cost escalations added an estimated \$962,750 above the original estimated amount appropriated. At the completion of the working drawing phase, an updated construction estimate including construction soft costs will be prepared.

\$11,172,000	total authorized project costs
\$12,135,000	total estimated project costs
\$ 1,044,000	project costs previously allocated: preliminary plans
\$12,105,000	project costs to be allocated: \$869,000 working drawings and \$10,222,000 construction (\$8,145,000 contract, \$407,000 contingency, \$916,000 A&E, and \$714,000 other project costs, and \$40,000 agency retained Items).
\$ 963,000	recognized deficit (\$173,000 working drawings and \$790,000 construction)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 8, 2014, and the 30-day statute of limitations expired on September 8, 2014.

Real Estate Due Diligence

A summary of conditions memo was completed June 16, 2014, and no issues that would affect quiet use of the project were identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	November 2015
Start construction	April 2016
Complete construction	November 2017

Staff Recommendation: Approve preliminary plans and recognize an anticipated deficit.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
KERN VALLEY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
KERN COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the
Government Code*

Consider approving:

- a) preliminary plans
- b) the use of Inmate Ward Labor
- c) an augmentation

\$1,074,000
(0.12 percent of appropriation)
(2.02 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Kern Valley State Prison
Health Care Facility Improvement Project
Kern County

Action Requested

If approved, the requested action would approve preliminary plans, use of Inmate Ward Labor and an augmentation.

Scope Description

This project is within scope. The health care facility improvement project at Kern Valley State Prison (KVSP) will support KVSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at KVSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and Administrative Segregation Unit (ASU) clinic.

KVSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; and renovations to the central health services building. The primary care clinic renovations and additions at Facilities A, B, C, and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The central health services renovation and addition will provide an appropriately sized and equipped specialty exam room, an optical services room, Nursing/Office Technician workrooms, medication storage, and a telemedicine equipment storage room, as well as minor improvements to the existing pharmacy space.

Additionally, CDCR is requesting to use Inmate Ward Labor resources for this project. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Project Cost Verification

This project is not within cost. On March 14, 2014, the Board took an action allocating \$15,397,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project. A revised project estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the total project cost is \$16,471,000, an increase of \$1,074,000. CDCR is requesting an augmentation in the amount of \$1,074,000 to cover this cost increase.

\$15,397,000	total authorized project cost
\$16,471,000	total estimated project costs
\$15,397,000	project costs previously allocated: \$889,000 preliminary plans, \$937,000 working drawings, and \$13,571,000 construction (\$8,634,000 contract, \$518,000 contingency, \$760,000 A&E, \$1,027,000 other project costs, and \$2,632,000 agency retained items)
\$ 1,074,000	requested augmentation: decrease of \$123,000 preliminary plans and \$95,000 working drawings, and an increase of \$1,292,000 construction (an increase of \$999,000 contract, \$60,000 contingency, \$26,000 other project costs, and \$207,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 25, 2014, and the 35-day statute of limitations expired on December 30, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	October 2015
Start construction	October 2015
Complete construction	April 2017

Staff Recommendation: **Approve preliminary plans, use of Inmate Ward Labor and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—6

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

Authority: Sections 15820.92 – 15820.926 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

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

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct two new stand-alone buildings and an expansion of the existing county jail located on county-owned land. The project will provide additional housing, treatment, and administrative space.

The medical/mental health services addition to the existing building will include approximately 39 special use beds; safety cells; central control; a medical exam room; a dental exam room; and program, recreation, counseling, and clinical office space.

The stand-alone female dormitory building will include approximately 40 minimum security beds; a day room; a public-entry lobby; and program, recreation, and video visitation space.

The stand-alone administrative building will include training, staff support, office, and storage space; and an armory.

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

Funding and Project Cost Verification

Section 15820.922 of the Government Code (SB 1022) appropriates \$500,000,000 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 is administered by the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$20,000,000 from this appropriation to Lake County for this project. All acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$20,000,000 from this appropriation to complete design and construction of this project.

\$21,562,000	total estimated project cost
\$20,000,000	state costs to be allocated: \$551,000 preliminary plans, \$1,015,000 working drawings, and \$18,434,000 construction (\$15,747,000 contract, \$1,102,000 contingency, \$442,000 A&E, and \$1,143,000 other project costs)
\$ 1,562,000	local costs to be allocated: \$612,000 acquisition/study, \$399,000 preliminary plans, \$174,000 working drawings, and \$377,000 construction (other project costs)

CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	December 2015
Complete working drawings	August 2016
Start construction	November 2016
Complete construction	December 2018

Staff Recommendation: Establish scope, cost, and schedule.

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO COUNTY**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

Consider approving site selection for the following parcels that were site-selected at the May 2014 Board meeting with an outdated or incorrect Assessor's Parcel Number (APN):

Site Selected APN	Correct APN
042-160-19S	042-160-24S
042-160-19S	042-160-25S
334-250-38	334-250-64
334-240-45	334-240-66
335-300-48	334-300-48
335-310-20	334-310-20
335-310-33	334-310-33
335-310-46	334-310-46
335-310-55	334-310-55

ACTION ITEMS

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

If approved, the requested action would approve site selection of properties that were site-selected at the May 2014 Board meeting with an outdated or incorrect APN.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, and the construction of dozens of grade separations, and multiple bridges and viaducts.

The IOS-1, also referred to as the First Construction Segment, is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for acquisition of approximately 1,300 parcels and the construction of the 130-mile IOS-1.

Background

To date, the Board has site-selected 1,088 parcels comprising the northernmost approximately 92 miles of the IOS-1. The properties that are the subject of this site selection were originally site selected at the May 9, 2014 Board meeting; however, it was recently discovered that several of the maps used to develop that site selection item inadvertently used either the incorrect or outdated APN number for the nine parcels. This action is intended to rectify the error by site selecting the correct APNs. In one case, a single parcel was split into two parts, and as a result should this action be approved, the cumulative total site selected will increase to 1,089 parcels

The parcels subject to this site selection lie within the Fresno to Bakersfield segment. For this segment, the CEQA Notice of Determination was filed on May 8, 2014, and the associated Federal Record of Decision was released by the Federal Railroad Administration on June 27, 2014, thereby completing the NEPA process. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired.

Staff Recommendation: Approve site selection of properties that were site-selected at the May 2014 Board meeting with an outdated or incorrect APN.

ACTION ITEMS

ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
MADERA AND FRESNO COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)
Section 15854 of the Government Code*

Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain to acquire the following properties:

- 1. Church & Dwight Property (Madera County)**
Assessor Parcel Number: 047-130-016
Authority Parcel Numbers: MF-20-0928-1 and MF-20-0928-01-01
- 2. Wierman Property (Fresno County)**
Assessor Parcel Number: 478-290-27
Authority Parcel Numbers: FB-10-0203-1, FB-10-0203-2 and FB-10-0203-01-01
- 3. Mendoza Property (Fresno County)**
Assessor Parcel Number: 334-310-13
Authority Parcel Numbers: FB-10-0686-1, FB-10-0686-2 and FB-10-0686-3
- 4. Ybarra Property (Fresno County)**
Assessor Parcel Number: 335-220-04
Authority Parcel Number: FB-10-0346-1
- 5. Lewis Property (Fresno County)**
Assessor Parcel Number: 334-330-47
Authority Parcel Numbers: FB-10-0290-1 and FB-10-0290-2
- 6. Banuelos Property (Fresno County)**
Assessor Parcel Number: 334-320-28
Authority Parcel Numbers: FB-10-0295-1 and FB-10-0295-2
- 7. Fowler Packing Property (Fresno County)**
Assessor Parcel Number: 335-160-09
Authority Parcel Number: FB-10-0336-1
- 8. Wynnstar Enterprises Property (Fresno County)**
Assessor Parcel Numbers: 508-110-07S and 508-110-08S
Authority Parcel Numbers: MF-10-0067-1, MF-10-0067-2, MF-10-0067-3,
MF-10-0067-4, MF-10-0068-1, MF-10-0068-2, MF-10-0068-3 and MF-10-0068-4

9. **Pashayan Property (Fresno County)**
Assessor Parcel Number: 467-050-13S
Authority Parcel Numbers: FB-10-0168-1, FB-10-0168-2 and FB-10-0168-3
10. **Uribe Property (Fresno County)**
Assessor Parcel Number: 335-090-28
Authority Parcel Numbers: FB-10-0314-1, FB-10-0314-2 and FB-10-0314-3
11. **Gentle Property (Fresno County)**
Assessor Parcel Number: 335-110-40
Authority Parcel Number: FB-10-0752-1
12. **Martin Property (Fresno County)**
Assessor Parcel Number: 335-170-26
Authority Parcel Numbers: FB-10-0338-1 and FB-10-0338-2
13. **Huizar Property (Fresno County)**
Assessor Parcel Number: 339-110-44S
Authority Parcel Numbers: FB-10-0707-1, FB-10-0707-2 and FB-10-0707-3
14. **Souriyanyong Property (Fresno County)**
Assessor Parcel Number: 338-100-29
Authority Parcel Numbers: FB-10-0365-1 and FB-10-0365-2
15. **Liberty Farms Property (Madera County)**
Assessor Parcel Numbers: 047-320-009 and 047-240-004
Authority Parcel Numbers: MF-20-0913-1, MF-20-0913-2, MF-20-0915-1,
MF-20-0915-2, MF-20-0915-3, MF-20-0915-4 and MF-20-0915-01-01
16. **Kazarian Property (Fresno County)**
Assessor Parcel Number: 335-090-47
Authority Parcel Number: FB-10-0315-1
17. **Ross Family Property (Fresno County)**
Assessor Parcel Number: 335-110-37
Authority Parcel Number: FB-10-0737-1
18. **Bowen Property (Fresno County)**
Assessor Parcel Number: 330-211-08
Authority Parcel Number: FB-10-0276-1
19. **Solley Property (Fresno County)**
Assessor Parcel Number: 479-072-28
Authority Parcel Number: FB-10-0576-1
20. **Carassco Property (Madera County)**
Assessor Parcel Number: 035-092-009
Authority Parcel Number: MF-20-0974-1

- 21. Yergat Property (Fresno County)**
Assessor Parcel Number: 334-250-28
Authority Parcel Number: FB-10-0733-1
- 22. B. Singh Property (Fresno County)**
Assessor Parcel Number: 334-330-48
Authority Parcel Numbers: FB-10-0291-1, FB-10-0291-2 and FB-10-0291-3
- 23. Professional Asbestos Removal Property (Fresno County)**
Assessor Parcel Number: 487-100-04
Authority Parcel Numbers: FB-10-0229-1 and FB-10-0229-2
- 24. Hudson Property 0378 (Fresno County)**
Assessor Parcel Number: 338-110-38
Authority Parcel Numbers: FB-10-0378-1 and FB-10-0378-01-01
- 25. Hudson Property 0708 (Fresno County)**
Assessor Parcel Number: 338-110-43
Authority Parcel Numbers: FB-10-0708-1 and FB-10-0708-01-01
- 26. Santivanez Property (Fresno County)**
Assessor Parcel Number: 335-140-20
Authority Parcel Numbers: FB-10-0325-1 and FB-10-0325-2
- 27. Gonzales Property (Fresno County)**
Assessor Parcel Number: 335-090-57
Authority Parcel Number: FB-10-0316-1
- 28. Fresno Property Investments Property (Fresno County)**
Assessor Parcel Number: 465-030-18S
Authority Parcel Numbers: FB-10-0116-1, FB-10-0116-01-01 and FB-10-0116-02-01
- 29. Webster Mandarin Property (Madera County)**
Assessor Parcel Numbers: 047-240-006 and 047-240-007
Authority Parcel Numbers: MF-20-0917-1, MF-20-0917-2, MF-20-0917-3 and MF-20-0918-1
- 30. Bluechip Investment Property (Fresno County)**
Assessor Parcel Number: 450-280-31
Authority Parcel Numbers: FB-10-0082-1, FB-10-0082-2, FB-10-0082-3 and FB-10-0082-4
- 31. Rivas Property (Fresno County)**
Assessor Parcel Number: 334-250-10
Authority Parcel Numbers: FB-10-0682-1 and FB-10-0682-2

ACTION ITEMS

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Multiple Property Condemnations
Madera and Fresno Counties

Action Requested

If approved, the requested action would adopt 31 Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 69.3 acres located in Madera and Fresno Counties.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,300 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project. In 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012 and 2014, through Chapter 152, Statutes of 2012 and Chapter 25, Statutes of 2014, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield.

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California (State) with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the 31 properties is within the right of way for IOS-1 and were site selected at previous Board meetings. The site selections took place after an extensive environmental review process where it was determined that any alternative alignment would include the selected parcels, or where a preferred alignment had already been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of these properties will allow the High Speed Rail Authority to move forward with construction of the HSTS.

Between May 2013 and November 2014, the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the properties are continuing; However, in order to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain is required.

On January 15th, 22nd, and 23rd, 2015, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. Church & Dwight Co. Property (Madera County)
Assessor Parcel Number: 047-130-016
Authority Parcel Numbers: MF-20-0928-1 and MF-20-0928-01-01
Partial Acquisition, 0.53 acre in fee

This property will be needed for the construction of the HSTS south of Avenue 12.

2. Wierman Property (Fresno County)
Assessor Parcel Number: 478-290-27
Authority Parcel Numbers: FB-10-0203-1, FB-10-0203-2 and FB-10-0203-01-01
Full Acquisition, 0.93 acre in fee

This property will be needed for the construction of the HSTS between E. Belgravia Avenue and E. Church Avenue and for related street improvements to E. Church Avenue.

3. Mendoza Property (Fresno County)
Assessor Parcel Number: 334-310-13
Authority Parcel Numbers: FB-10-0686-1, FB-10-0686-2 and FB-10-0686-3
Partial Acquisition, 0.1 acre total (0.08 acre in fee, 0.02 acre in TCE)

This property will be needed for the construction of the E. Adams Avenue grade separation.

4. Ybarra Property (Fresno County)
Assessor Parcel Number: 335-220-04
Authority Parcel Number: FB-10-0346-1
Partial Acquisition, 0.03 acre in fee

This property will be needed for the construction of the E. Manning Avenue grade separation.

5. Lewis Property (Fresno County)
Assessor Parcel Number: 334-330-47
Authority Parcel Numbers: FB-10-0290-1 and FB-10-0290-2
Partial Acquisition, 4.91 acres total (4.88 acres in fee, 0.03 acre in TCE)

This property will be needed for the construction of the HSTS between E. Jefferson Avenue and E. Lincoln Avenue.

6. Banuelos Property (Fresno County)
Assessor Parcel Number: 334-320-28
Authority Parcel Numbers: FB-10-0295-1 and FB-10-0295-2
Partial Acquisition, 0.07 acre total (0.05 acre in fee, 0.02 acre in TCE)

This property will be needed for the construction of the Lincoln Avenue grade separation.

7. Fowler Packing Property (Fresno County)
Assessor Parcel Number: 335-160-09
Authority Parcel Number: FB-10-0336-1
Partial Acquisition, 0.02 acre in fee

This property will be needed for the construction of intersection improvements at S. Cedar Avenue and E. Manning Avenue.

8. Wynnstar Enterprises Property (Fresno County)
Assessor Parcel Numbers: 508-110-07S and 508-110-08S
Authority Parcel Numbers: MF-10-0067-1, MF-10-0067-2, MF-10-0067-3,
MF-10-0067-4, MF-10-0068-1, MF-10-0068-2, MF-10-0068-3 and MF-10-0068-4
Partial Acquisition, 1.67 acres total (0.82 acre in fee, 0.85 acre in TCE)

This property will be needed for the construction of the HSTS and N. Golden State Boulevard between N. Cornelia Avenue and N. State Street.

9. Pashayan Property (Fresno County)
Assessor Parcel Number: 467-050-13S
Authority Parcel Numbers: FB-10-0168-1, FB-10-0168-2 and FB-10-0168-3
Partial Acquisition, 1.36 acres total (0.10 acre in fee, 1.26 acres in TCE)

This property will be needed for the construction of the Ventura Street undercrossing.

10. Uribe Property (Fresno County)

Assessor Parcel Number: 335-090-28

Authority Parcel Numbers: FB-10-0314-1, FB-10-0314-2 and FB-10-0314-3

Partial Acquisition, 4.88 acres in fee

This property will be needed for the construction of the HSTS between E. Adams Avenue and E. Sumner Avenue and the construction of the E. Adams Avenue grade separation.

11. Gentle Property (Fresno County)

Assessor Parcel Number: 335-110-40

Authority Parcel Number: FB-10-0752-1

Partial Acquisition, <0.01 acre in fee

This property will be needed for the construction of the HSTS between E. Sumner Avenue and E. South Avenue.

12. Martin Property (Fresno County)

Assessor Parcel Number: 335-170-26

Authority Parcel Numbers: FB-10-0338-1 and FB-10-0338-2

Partial Acquisition, 4.62 acres in fee

This property will be needed for the construction of the HSTS between E. South Avenue and E. Manning Avenue.

13. Huizar Property (Fresno County)

Assessor Parcel Number: 339-110-44S

Authority Parcel Numbers: FB-10-0707-1, FB-10-707-2 and FB-10-707-3

Partial Acquisition, 0.27 acre total (0.24 acre in fee, 0.03 acre in TCE)

This property will be needed for the construction of the E. Floral Avenue grade separation.

14. Souriyanyong/Suriyannhong Property (Fresno County)

Assessor Parcel Number: 338-100-29

Authority Parcel Numbers: FB-10-0365-1 and FB-10-0365-2

Partial Acquisition, 5.99 acres in fee

This property will be needed for the construction of the HSTS between E. Springfield Avenue and E. Dinuba Avenue.

15. Liberty Farms Property (Madera County)

Assessor Parcel Numbers: 047-320-009 and 047-240-004

Authority Parcel Numbers: MF-20-0913-1, MF-20-0913-2, MF-20-0915-1, MF-20-0915-2, MF-20-0915-3, MF-20-0915-4 and MF-20-0915-01-01

Partial Acquisition, 6.10 acres in fee

This property will be needed for the construction of the Avenue 10 grade separation and the HSTS north of Avenue 10.

16. Kazarian Property (Fresno County)
Assessor Parcel Number: 335-090-47
Authority Parcel Number: FB-10-0315-1
Partial Acquisition, 2.21 acres in fee

This property will be needed for the construction of the HSTS between E. Adams Avenue and E. Sumner Avenue.

17. Ross Family Property (Fresno County)
Assessor Parcel Number: 335-110-37
Authority Parcel Number: FB-10-0737-1
Partial Acquisition, 0.11 acre in fee

This property will be needed for the construction of the HSTS crossing of the Burlington Northern Santa Fe rail line between E. Sumner Avenue and E. South Avenue.

18. Bowen Property (Fresno County)
Assessor Parcel Number: 330-211-08
Authority Parcel Number: FB-10-0276-1
Partial Acquisition, 1.42 acres in fee

This property will be needed for the construction of the HSTS between E. American Avenue and E. Malaga Avenue.

19. Solley Property (Fresno County)
Assessor Parcel Number: 479-072-28
Authority Parcel Number: FB-10-0576-1
Full Acquisition, 0.26 acre in fee

This property will be needed for the construction of the HSTS at the intersection of E. Jensen Avenue and S. Railroad Avenue.

20. Carassco Property (Madera County)
Assessor Parcel Number: 035-092-009
Authority Parcel Number: MF-20-0974-1
Partial Acquisition, 0.15 acre in fee

This property will be needed for the construction of the HSTS between Avenue 15³/₄ and State Route 145.

21. Yergat Property (Fresno County)
Assessor Parcel Number: 334-250-28
Authority Parcel Number: FB-10-0733-1
Partial Acquisition, 1.11 acres in fee

This property will be needed for the construction of the HSTS between E. Lincoln Avenue and E. Morton Avenue.

22. B. Singh Property (Fresno County)

Assessor Parcel Number: 334-330-48

Authority Parcel Numbers: FB-10-0291-1, FB-10-0291-2 and FB-10-0291-3

Partial Acquisition, 9.50 acres total (9.46 acres in fee, 0.04 acre in TCE)

This property will be needed for the construction of the HSTS between E. Jefferson Avenue and E. Lincoln Avenue.

23. Professional Asbestos Removal Property (Fresno County)

Assessor Parcel Number: 487-100-04

Authority Parcel Numbers: FB-10-0229-1 and FB-10-0229-2

Partial Acquisition, 0.45 acre total (0.11 acre in fee, 0.34 acre in TCE)

This property will be needed for the construction of the HSTS between S. Orange Avenue and S. Golden State Boulevard.

24. Hudson Property 0378 (Fresno County)

Assessor Parcel Number: 338-110-38

Authority Parcel Numbers: FB-10-0378-1 and FB-10-0378-01-01

Full Acquisition, 1.06 acres in fee

This property will be needed for the construction of the E. Floral Avenue grade separation.

25. Hudson Property 0708 (Fresno County)

Assessor Parcel Number: 338-110-43

Authority Parcel Numbers: FB-10-0708-1 and FB-10-0708-01-01

Full Acquisition, 1.14 acres in fee

This property will be needed for the construction of the E. Floral Avenue grade separation.

26. Santivanez Property (Fresno County)

Assessor Parcel Number: 335-140-20

Authority Parcel Numbers: FB-10-0325-1 and FB-10-0325-2

Partial Acquisition, 0.08 acre total (0.07 acre in fee, 0.01 acre in TCE)

This property will be needed for the construction of intersection improvements at E. South Avenue and S. Maple Avenue.

27. Gonzales Property (Fresno County)

Assessor Parcel Number: 335-090-57

Authority Parcel Number: FB-10-0316-1

Partial Acquisition, 3.99 acres in fee

This property will be needed for the construction of the E. Adams Avenue grade separation.

28. Fresno Property Investments Property (Fresno County)
Assessor Parcel Number: 465-030-18S
Authority Parcel Numbers: FB-10-0116-1, FB-10-0116-01-01 and FB-10-0116-02-01
Full Acquisition, 4.39 acres in fee

This property will be needed for the construction of the HSTS between El Dorado Street and Stanislaus Street.

29. Webster Mandarin Property (Madera County)
Assessor Parcel Numbers: 047-240-006 and 047-240-007
Authority Parcel Numbers: MF-20-0917-1, MF-20-0917-2,
MF-20-0917-3 and MF-20-0918-1
Partial Acquisition, 10.69 acres in fee

This property will be needed for the construction of the HSTS between Avenue 10 and Avenue 11 and construction of Avenue 11 grade separation.

30. Bluechip Property (Fresno County)
Assessor Parcel Number: 450-280-31
Authority Parcel Numbers: FB-10-0082-1, FB-10-0082-2,
FB-10-0082-3 and FB-10-0082-4
Partial Acquisition, 1.16 acres in fee

This property will be needed for the construction of the N. Golden State Boulevard cul-de-sac south of W. Pine Avenue and construction of W. Olive Avenue grade separation.

31. Rivas Property (Fresno County)
Assessor Parcel Number: 334-250-10
Authority Parcel Numbers: FB-10-0682-1 and FB-10-0682-2
Partial Acquisition, 0.09 acre total (0.07 acre in fee, 0.02 acre in TCE)

This property will be needed for the construction of the E. Lincoln Avenue grade separation.

Staff Recommendation: Adopt 31 Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 69.3 acres located in Madera and Fresno Counties.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.