



## NOTICE OF MEETING

### STATE PUBLIC WORKS BOARD

Friday, May 8, 2015, at 10:00 a.m. in Room 113, State  
Capitol, Sacramento, California

#### AGENDA

- |  |      |    |
|--|------|----|
| I. Roll Call   |      |    |
| II. Bond Items   | Page | 02 |
| III. Approval of minutes from the March 13, March 26, and April 10, 2015 meeting |      |    |
| IV. Consent Items  | Page | 08 |
| V. Action Item   | Page | 12 |
| VI. Closed Session   | Page | 23 |
| VII. Reportables   | Page | 23 |

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

## BOND ITEMS

### BOND ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
RIVERSIDE COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government 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

\$100,000,000

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
Jail Project  
Riverside 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 jail facility in the city of Indio on approximately 6.5 acres of a greater 33.5± acres of county-owned land. The new building will provide approximately 516,000 square feet of housing, treatment, program, and support space.

The housing area of the building will provide approximately 332,000 square feet of space and include eight two-tiered housing units providing a total of approximately 1,536 beds. The formation of the housing area of the building will be two columns of four housing units each. The housing area will also include dayrooms, recreation yards, a control room, classrooms, interview rooms, and space for video visitation and support services.

The support area of the building will be three stories, including a full basement level, and provide approximately 184,000 square feet of space. The basement level will include a central plant; a kitchen; locker rooms; and storage, maintenance, and staff services space. The ground level will include areas for intake and release, laundry, video visitation, programs, administration, records, and storage. The second level will include an inmate culinary training classroom; staff kitchen and dining space; central control; and health services, video visitation, training and administration space. The second level will also provide an approximately 74-bed special use housing unit for inmates with medical and mental health needs. This housing unit will also include the necessary treatment, program, administration, and support services space.

Once the new facility is complete, the existing facility will be demolished. The existing jail footprint will be used for an intake sally port and surface parking for public visitors. The project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems. In addition, there will be secure fencing surrounding the facility to provide grounds security.

Funding and Project Cost Verification

**This project is not within cost.** On April 15, 2013, the Board established the scope, cost, and schedule of this project, allocating \$100,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code (AB 900, Phase 2) to partially finance the design and construction for this project. All of the acquisition/study costs and any design and construction costs in addition to this amount will be paid by the county. At the time of establishment, the total estimated project cost was \$240,371,000. On March 14, 2014, a new project cost estimate in the amount of \$309,791,000 was approved by the Board in association with the completion of preliminary plans, a scope change and revised project costs. 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 \$330,537,000, which includes a potential deficit of \$20,745,000.

\$309,791,000	total authorized project costs
\$330,537,000	total estimated project costs
\$100,000,000	state costs previously allocated: construction (contract)
\$209,791,000	local costs previously allocated: \$2,719,000 acquisition/study, \$6,109,000 preliminary plans, \$5,547,000 working drawings, and \$195,416,000 construction (\$160,957,000 contract, \$13,048,000 contingency, \$4,726,000 A&E, \$13,566,000 other project costs, and \$3,119,000 agency retained items)
\$ 20,745,000	local potential costs deficit: an increase of \$3,722,000 working drawings and \$17,023,000 construction (an increase of \$15,445,000 contract, \$772,000 contingency, and \$806,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 17, 2013, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter was completed on March 19, 2014, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	March 2014
Complete working drawings	February 2015
Start construction	June 2015
Complete construction	October 2018

**Staff Recommendation:    Adopt resolution.**

## BOND ITEMS

### BOND ITEM—2

**DEPARTMENT OF FOOD AND AGRICULTURE (8570)  
YERMO AGRICULTURE INSPECTION STATION RELOCATION  
SAN BERNARDINO COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as revised by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 8570-301-0660, as reappropriated by the Budget Acts of 2010, 2011, 2012, 2013, and 2014*

**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 the form of and authorize the execution of a Project Delivery Agreement between the Department of Food and Agriculture, the Department of Transportation, and the Board.**
- d) **Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.**

**Total Bond Appropriation** **\$47,483,000**

## BOND ITEMS

### STAFF ANALYSIS ITEM—2

Department of Food and Agriculture  
Yermo Agriculture Inspection Station Relocation  
San Bernardino 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, approve the form of and authorize the execution of a Project Delivery Agreement, and other related actions.**

#### Scope Description

**This project is within scope.** This project will construct a new Border Protection Station (BPS) adjacent to the new California Highway Patrol Inspection Facility located on Interstate 15, near Mountain Pass in San Bernardino County. The new BPS will consist of a 2,855 square foot (sf) office building, a 1,000 sf storage/containment building, eight 240 sf inspection booths and their associated overhead structure (12,560 sf), eight inspection lanes, as well as vehicle parking, site work, and demolition and removal of the old facility.

The Department of Transportation (Caltrans) is delivering this project on behalf of the Department of Food and Agriculture (CDFA). Caltrans will deliver the project for the benefit of the CDFA pursuant to an interagency agreement between these two departments. As such, if this action is approved, the Board will enter into a Project Delivery Agreement with Caltrans and CDFA wherein Caltrans agrees to complete all activities required to acquire, design and construct the project. Caltrans has jurisdiction over the site on which the project is located (the "Site") and the Site will be leased by Caltrans to the Board pursuant to a site lease to be executed prior to the start of construction. The Site and the project located thereon (together, the "Facility") will be leased by the Board to the CDFA pursuant to a facility lease to be executed at the time of the bond sale.

#### Funding and Project Cost Verification

**This project is within cost.** The 2009 Budget Act provided a total of \$47,483,000 for the acquisition, preliminary plan, working drawing, and construction phases of this project. The project is within budget as currently designed.

\$47,483,000	total authorized project cost
\$43,623,000	total estimated project cost
\$ 50,000	project costs previously allocated: working drawings
\$43,573,000	project costs to be allocated: \$1,020,000 working drawings, and \$42,553,000 construction (\$35,560,000 contract, \$1,778,000 contingency, \$4,500,000 A&E, \$505,000 agency-retained, and \$210,000 other project costs)
\$3,860,000	anticipated savings: \$463,000 acquisition, \$25,000 preliminary plans, and \$3,372,000 construction (\$5,772,000 contract, \$289,000 contingency, and \$66,000 other project costs and an increase of \$2,755,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 30, 2010, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Due diligence will be completed during the working drawings phase. Currently, no issues that would adversely affect the beneficial use and quiet enjoyment of the project have been identified.

Project Schedule

Approve preliminary plans	April 2012
Complete working drawings	March 2016
Start Construction	July 2016
Complete construction	December 2017

**Staff Recommendation:     Adopt resolution.**

## CONSENT ITEMS

### CONSENT ITEM—1

CALIFORNIA COMMUNITY COLLEGES (6870)  
CITRUS COMMUNITY COLLEGE DISTRICT, CITRUS COLLEGE  
HAYDEN HALL #12 RENOVATION,  
LOS ANGELES COUNTY

*Authority:* Chapter 25, Statutes of 2014, Item 6870-301-6041 (1)

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

California Community Colleges  
Citrus Community College District, Citrus College,  
Hayden Hall #12 Renovation, Los Angeles County

Action Requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** This project provides construction funds to reconstruct a 3,141 Assignable Square Feet (ASF) vacated building for use by faculty for a research library and office space. The completed building will contain 2,550 ASF of library space and 591 ASF of faculty office space.

Funding and Project Cost Verification

**This project is within cost.** The total cost of the project is \$3,908,000, state funding equals \$1,885,000 and local funding equals \$2,024,000. The preliminary plans and working drawings were appropriated in the 2014 Budget Act. The \$3,041,000 construction phase and \$555,000 equipment phase are proposed for funding in the 2015 Governor’s Budget.

\$3,908,000	total authorized project costs
\$3,908,000	total estimated project costs
\$ 73,000	state costs previously allocated: preliminary plans
\$ 82,000	local costs previously allocated: preliminary plans
\$1,812,000	state costs to be allocated: \$74,000 working drawings, \$1,460,000 construction contract (\$1,245,000 contracts, \$84,000 contingency, and \$131,000 project administration), and equipment \$278,000
\$1,941,000	local costs to be allocated: \$83,000 working drawings, \$1,581,000 construction (\$1,343,000 contracts, \$97,000 contingency, and \$141,000 project administration), and equipment \$277,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 24, 2004, and the 30-day statute of limitations period expired without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	May 2015
Complete working drawings	April 2016
Start of construction	May 2016
Complete construction	April 2017

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—2

CALIFORNIA COMMUNITY COLLEGES (6870)  
REDWOODS COMMUNITY COLLEGE DISTRICT, COLLEGE OF THE REDWOODS  
UTILITY INFRASTRUCTURE REPLACEMENT  
HUMBOLDT COUNTY

*Authority:* Chapter 25, Statutes of 2014, Item 6870-301-6049 (3)

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

California Community Colleges  
Redwoods Community College District, College of the Redwoods,  
Utility Infrastructure Replacement, Humboldt County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project consists of replacing portions and/or complete utility systems at the College of the Redwoods to minimize life-safety and environmental hazards in the event of an earthquake. The systems to be replaced include the domestic and fire water, site lighting, sanitary sewer, waste water treatment, electrical, natural gas, storm drainage, telecommunications, and life safety systems.

Funding and Project Cost Verification

**This project is within cost.** The project is state funded; the total cost of the project is \$36,558,000. The preliminary plans and working drawings were appropriated in the 2014 Budget Act. The \$33,146,000 construction phase is proposed for funding in the 2015 Governor's Budget.

\$36,558,000	total authorized project costs
\$36,558,000	total estimated project costs
\$ 2,063,000	state costs previously allocated: preliminary plans
\$34,495,000	state costs to be allocated: \$1,349,000 working drawings and \$33,146,000 construction (\$29,740,000 contracts, \$1,487,000 contingency, and \$1,919,000 project administration)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 4, 2015, and the 35-day statute of limitations period expired without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	May 2015
Complete working drawings	January 2016
Start of construction	June 2016
Complete construction	July 2018

**Staff Recommendation:     Approve preliminary plans.**

## ACTION ITEMS

### ACTION ITEM—1

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

72 Parcels listed in Exhibit A

*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 of 72 parcels in full and/or in part.**

<b>Exhibit A of Action Item 1</b>	
Construction Package 4 - Kern County	
McCombs Avenue to Jackson Avenue	
High Speed Rail Authority	Assessor
Parcel Number	
FB-15-0153	487-010-59
FB-15-0155	487-010-15
FB-15-0151	487-010-13
FB-15-0152	487-010-60
FB-15-0154	487-010-58
FB-15-0165	030-192-03
FB-15-0165	030-192-06
FB-15-0165	030-210-06
FB-15-0169	030-062-05
FB-15-0167	030-042-01
FB-15-0167	030-042-02
FB-15-0168	030-052-02
FB-15-0169	030-062-02
FB-15-0156	487-250-29
FB-15-0166	030-210-01
FB-15-0161	487-020-22
FB-15-0164	030-192-01
FB-15-0158	072-050-01

<b>Exhibit A of Action Item 1 Continued</b>	
<b>Authority Parcel Number</b>	<b>Assessor Parcel Number</b>
FB-15-0162	487-020-07
FB-15-0160	487-250-25
FB-15-0159	487-250-01
FB-15-0159	487-250-12
FB-15-0159	487-250-13
FB-15-0159	487-250-23
FB-15-0159	487-250-24
FB-15-0157	487-250-04
FB-15-XXXX	030-072-03
FB-15-XXXX	030-072-04
FB-15-XXXX	487-010-33
FB-15-XXXX	487-020-14
FB-15-XXXX	487-020-15
FB-15-XXXX	030-020-32
FB-15-0163	487-020-13
FB-15-0177	030-441-02
FB-15-0177	030-441-03
FB-15-0177	030-441-04
FB-15-0177	030-441-05
FB-15-0177	030-441-09
FB-15-0170	030-082-02
FB-15-0179	489-041-01
FB-15-0178	030-441-10
FB-15-0183	489-041-07
FB-15-0171	030-092-02
FB-15-0172	030-422-01
FB-15-0176	030-441-06
FB-15-0176	030-441-07
FB-15-0176	030-441-08
FB-15-0182	489-041-06
FB-15-0180	489-041-02
FB-15-0180	489-041-03
FB-15-0175	030-436-06
FB-15-0173	030-422-02

<b>Exhibit A of Action Item 1 Continued</b>	
<b>Authority Parcel Number</b>	<b>Assessor Parcel Number</b>
FB-15-0173	030-422-05
FB-15-0185	489-041-09
FB-15-0185	489-041-10
FB-15-0185	489-041-11
FB-15-0186	489-041-12
FB-15-0181	489-041-04
FB-15-0181	489-041-05
FB-15-0174	030-436-01
FB-15-0174	030-436-02
FB-15-0174	030-436-03
FB-15-0174	030-436-04
FB-15-0174	030-436-05
FB-15-0184	489-041-08
FB-15-XXXX	030-082-03
FB-15-XXXX	030-092-03
FB-15-XXXX	489-020-18
FB-15-0189	072-110-27
FB-15-0187	489-020-31
FB-15-0188	489-020-16
FB-15-0188	489-020-17

Note: FB-15-XXXX reflects Burlington Northern Santa Fe Properties.

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Fresno, Kings, and Tulare Counties

Action Requested

**If approved, the requested action would approve site selection of 72 parcels in full and/or in part.**

### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 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 1,100 parcels comprising the northernmost approximately 92 miles of the IOS-1. The 72 properties that are the subject of this site selection lie within a three mile segment extending from McCombs Avenue to Jackson Avenue, which includes the City of Wasco.

The parcels subject to this site selection are 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 72 parcels in full and/or in part.**

## ACTION ITEMS

### ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
MADERA, FRESNO, KINGS AND TULARE 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. Lay Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0201-1 and FB-10-0201-01-01  
Assessor Parcel Number: 478-290-23
- 2. FMC Corporation Property (Fresno County)**  
Authority Parcel Number: FB-10-0217-1  
Assessor Parcel Number: 480-360-28S
- 3. Im Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0306-1, FB-10-0306-2, and FB-10-0306-3  
Assessor Parcel Number: 334-310-33
- 4. Singh Property (Fresno County)**  
Authority Parcel Number: FB-10-0396  
Assessor Parcel Number: 042-180-01
- 5. Velasco Property (Fresno County)**  
Authority Parcel Number: FB-10-0414  
Assessor Parcel Number: 385-081-26
- 6. U.S. Bank Property (Fresno County)**  
Authority Parcel Number: FB-10-0741  
Assessor Parcel Number: 385-081-02S

7. **Riccardo Property (Fresno County)**  
Authority Parcel Number: FB-10-0687  
Assessor Parcel Number: 335-090-01
8. **Silva Property (Kings County)**  
Authority Parcel Numbers: FB-16-0058-1, FB-16-0058-2, FB-16-0058-3, and  
FB-16-0058-01-01  
Assessor Parcel Number: 014-090-042
9. **Kings Waste Property (Kings County)**  
Authority Parcel Numbers: FB-16-0286-1, FB-16-0286-2, and FB-16-0286-01-01  
Assessor Parcel Number: 034-011-012
10. **Puregro Property (Kings County)**  
Authority Parcel Numbers: FB-16-260-1, FB-16-0260-2, FB-16-0260-3, and  
FB-16-0260-01-01  
Assessor Parcel Number: 034-011-002

## **PROPERTY PULLED**

11. **Roeloffs Property (Tulare County)**  
Authority Parcel Numbers: FB-54-0371-1, FB-54-0371-2, FB-54-0371-3,  
FB-54-0371-4, FB-54-0371-5, and FB-54-0371-01-01  
Assessor Parcel Number: 311-040-003
12. **Lamanuzzi Property (Madera County)**  
Authority Parcel Numbers: MF-20-0904-1, MF-20-0904-2, MF-20-0904-3, and  
MF-20-0904-01-01  
Assessor Parcel Number: 048-190-011
13. **Lamoure's Incorporated Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0121 and FB-10-0121-01-01  
Assessor Parcel Number: 465-040-21S
14. **Eads Property (Fresno County)**  
Authority Parcel Number: FB-10-0744-1  
Assessor Parcel Number: 385-081-14S
15. **SFPP Property (Fresno County)**  
Authority Parcel Number: FB-10-0613-1  
Assessor Parcel Number: 330-031-42S
16. **Downing Property (Kings County)**  
Authority Parcel Numbers: FB-16-0134-1, FB-16-0134-01-01, and  
FB-16-0134-02-01  
Assessor Parcel Number: 014-390-012

## ACTION ITEMS

### STAFF ANALYSIS ITEM—2

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Madera, Fresno, Kings and Tulare Counties

#### Action Requested

**If approved, the requested action would adopt 14 Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 85 acres. Specifically, the recommendation is to adopt items 1-9, 11-12, and 14-16.**

#### 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 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 properties is within the right of way for IOS-1 and was 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 March 2014 and January 2015, 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 April 20 and 21, 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. Lay Property (Fresno County)

Authority Parcel Numbers: FB-10-0201-1 and FB-10-0201-01-01  
Assessor Parcel Number: 478-290-23  
Full Acquisition: 0.41 acre in fee

This property will be needed for the construction of street improvements to Church Avenue at N. Golden State Boulevard.

2. FMC Corporation (Fresno County)

Authority Parcel Number: FB-10-0217-1  
Assessor Parcel Number: 480-360-28S  
Partial Acquisition: 0.48 acre in fee

This property will be needed for the construction of street improvements at the intersection of S. Sunland Avenue at E. Church Ave.

3. Im Property (Fresno County)

Authority Parcel Numbers: FB-10-0306-1, FB-10-0306-2, and FB-10-0306-3  
Assessor Parcel Number: 334-310-33  
Partial Acquisition: 3.83 acres total (3.82 acres in fee, 0.01 acre in TCE)

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

4. Singh Property (Fresno County)  
Authority Parcel Number: FB-10-0396  
Assessor Parcel Number: 042-180-01  
Partial Acquisition: 2.29 acres in fee

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

5. Velasco Property (Fresno County)  
Authority Parcel Number: FB-10-0414  
Assessor Parcel Number: 385-081-26  
Partial Acquisition: 0.87 acre in fee

This property will be needed for the construction of the HSTS between E. Mountain View Avenue and E. Kamm Avenue.

6. U.S. Bank Property (Fresno County)  
Authority Parcel Number: FB-10-0741  
Assessor Parcel Number: 385-081-02S  
Partial Acquisition: 0.16 acre in fee

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

7. Riccardo Property (Fresno County)  
Authority Parcel Number: FB-10-0687  
Assessor Parcel Number: 335-090-01  
Partial Acquisition: 0.12 acre in fee

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

8. Silva Property (Kings County)  
Authority Parcel Numbers: FB-16-0058-1, FB-16-0058-2, FB-16-0058-3, and  
FB-16-0058-01-01  
Assessor Parcel Number: 014-090-042  
Partial Acquisition: 14.60 acres in fee

This property will be needed for the construction of the Fargo Avenue grade separation, realignment of Avenue 7½ and the HSTS between Fargo Avenue and Peoples Ditch.

9. Kings Waste Property (Kings County)  
Authority Parcel Numbers: FB-16-0286-1, FB-16-0286-2, and FB-16-0286-01-01  
Assessor Parcel Number: 034-011-012  
Partial Acquisition: 1.45 acres total (0.53 acre in fee, 0.92 acre in access easement)

This property will be needed for the construction of the Nevada Avenue grade separation and access to the HSTS between Nevada Avenue and Newark Avenue.

10. Puregro Property (Kings County)

Authority Parcel Numbers: FB-16-260-1, FB-16-0260-2, FB-16-0260-3, and  
FB-16-0260-01-01  
Assessor Parcel Number: 034-011-002

## PROPERTY PULLED

11. Roeloffs Property (Tulare County)

Authority Parcel Numbers: FB-54-0371-1, FB-54-0371-2, FB-54-0371-3,  
FB-54-0371-4, FB-54-0371-5, and FB-54-0371-01-01  
Assessor Parcel Number: 311-040-003  
Partial Acquisition: 39.44 acres total (33.26 acres in fee, 5.89 acres in access  
easement, 0.29 acre in TCE)

This property will be needed for the construction of the Avenue 88 grade separation  
and HSTS between Avenue 88 and Avenue 80.

12. Lamanuzzi Property (Madera County)

Authority Parcel Numbers: MF-20-0904-1, MF-20-0904-2, MF-20-0904-3, and  
MF-20-0904-01-01  
Assessor Parcel Number: 048-190-011  
Partial Acquisition: 19.91 acres in fee

This property will be needed for the construction of the Avenue 8 grade separation  
and HSTS between Avenue 8 and Road 33.

13. Lamoure's Incorporated Property (Fresno County)

Authority Parcel Numbers: FB-10-0121 and FB-10-0121-01-01  
Assessor Parcel Number: 465-040-21S

## PROPERTY PULLED

14. Eads Property (Fresno County)

Authority Parcel Number: FB-10-0744-1  
Assessor Parcel Number: 385-081-14S  
Partial Acquisition: 0.16 acre in fee

This property will be needed for the construction of the HSTS between E. Mountain  
View Avenue and E. Kamm Avenue.

15. SFPP Property (Fresno County)

Authority Parcel Number: FB-10-0613-1  
Assessor Parcel Number: 330-031-42S  
Partial Acquisition: 0.05 acre in fee

This property will be needed for the construction of street improvements on E.  
Malaga Avenue at the Union Pacific Railroad (UPRR) tracks.

16. Downing Property (Kings County)

Authority Parcel Numbers: FB-16-0134-1, FB-16-0134-01-01, and  
FB-16-0134-02-01

Assessor Parcel Number: 014-390-012

Full Acquisition: 1.25 acres in fee

This property will be needed for the construction of the HSTS between E. Lacey  
Boulevard and the UPRR tracks

**Staff Recommendation:**     **Adopt 14 Resolutions of Necessity authorizing the use of  
eminent domain to acquire properties totaling approximately  
85 acres. Specifically, the recommendation is to adopt items  
1-9, 11-12, and 14-16.**

## OTHER BUSINESS

**NONE**

## CLOSED SESSION

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

#### **Closed Session to Confer with Legal Counsel regarding Pending Litigation**

The Board will meet in closed session, pursuant to Government Code sections 11126(e)(1) and (e)(2)(a), to confer with counsel regarding pending litigation. The following case(s) will be discussed:

1. *People of the State of California, acting by and through the State Public Works Board v. Mercey Properties, L.P., Fresno County Superior Court Case No. 14 CE CG 02635*
2. *State of California v. Moles Family Farms, LLC., Fresno County Superior Court Case No. 15 CE CG 00775.*

## REPORTABLES

**NONE**