



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

GRAY DAVIS, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD

September 13, 2002

**MINUTES**

**PRESENT:**

Mr. Robert Miyashiro, Deputy Director, Department of Finance  
Mr. Barry Hemphill, Deputy Director, Telecommunications Division, Department of  
General Services  
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation  
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office  
Mr. Juan Fernandez, Director, Public Finance Division, State Treasurer's Office

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member, Darrell Steinberg  
Assembly Member Kevin Shelley  
Assembly Member Sally Havice  
Senator Richard G. Polanco  
Senator Betty Karnette  
Senator Wesley Chesbro

**STAFF PRESENT:**

James Tilton, Administrative Secretary, State Public Works Board, Department of Finance  
Jim Lombard, Assistant Administrative Secretary, State Public Works Board  
Madelynn McClain, Executive Secretary, State Public Works Board  
Genevieve Frederick, Budget Analyst, Department of Finance

**OTHERS PRESENT:**

Anita Nord, State Treasurer's Office  
Chris Kooyman, State Treasurer's Office  
Cynthia Spita, Department of Parks and Recreation  
Mark Blucher, Department of Parks and Recreation  
Leland Roberts, Department of General Services  
Luke Wilson, Department of Forestry and Fire Protection  
Dale Clevenger, California Community Colleges

**CALL TO ORDER AND ROLL CALL:**

Mr. Miyashiro, Chairperson, Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**BOND ISSUES:**

Mr. Tilton reported that there were twenty-one bond items. Since we have an approved budget, all of the appropriate bond items have been changed to reflect the correct chapter number, Chapter 379/02. We are pulling Item #7, Department of Forestry and Fire Protection, San Luis

Obispo Ranger Unit Headquarters and Item #11, Department of Forestry and Fire Protection, Hemet Ryan Air Attack Base to allow staff more time for due diligence.

Item #1, Department of Forestry and Fire Protection, Ahwanee Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Fernandez, and Seconded by Mr. Hemphill to adopt Bond Item #1.**

**Bond Item #1 was adopted by a 5-0 vote.**

Item #2, Department of Forestry and Fire Protection, Bautista Conservation Camp. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Hemphill, and Seconded by Ms. Aronberg to adopt Bond Item #2.**

**Bond Item #2 was adopted by a 5-0 vote.**

Item #3, Department of Forestry and Fire Protection, Fort Jones Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Garcia, and Seconded by Mr. Fernandez to adopt Bond Item #3.**

**Bond Item #3 was adopted by a 5-0 vote.**

Item #4, Department of Forestry and Fire Protection, Harts Mill Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt Bond Item #4.**

**Bond Item #4 was adopted by a 5-0 vote.**

Item #5, Department of Forestry and Fire Protection, Independence Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Fernandez, and Seconded by Ms. Aronberg to adopt Bond Item #5.**

**Bond Item #5 was adopted by a 5-0 vote.**

Item #6, Department of Forestry and Fire Protection, Sand Creek Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Fernandez, and Seconded by Mr. Hemphill to adopt Bond Item #6.**

**Bond Item #6 was adopted by a 5-0 vote.**

Item #8, Department of Forestry and Fire Protection, Santa Clara RUH – Auto Shop. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Fernandez, and Seconded by Ms. Aronberg to adopt Bond Item #8.**

**Bond Item #8 was adopted by a 5-0 vote.**

Item #9, Department of Forestry and Fire Protection, Sonora Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Ms. Aronberg, and Seconded by Mr. Fernandez to adopt Bond Item #9.**

**Bond Item #9 was adopted by a 5-0 vote.**

Item #10, Department of Forestry and Fire Protection, Vallecito Conservation Camp. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt Bond Item #10.**

**Bond Item #10 was adopted by a 5-0 vote.**

Item #12, Department of Forestry and Fire Protection, Nipomo Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Ms. Aronberg, and Seconded by Mr. Fernandez to adopt Bond Item #12.**

**Bond Item #12 was adopted by a 5-0 vote.**

Item #13, Department of Forestry and Fire Protection, Rancheria Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Garcia, and Seconded by Mr. Hemphill to adopt Bond Item #13.**

**Bond Item #13 was adopted by a 5-0 vote.**

Item #14, Department of Forestry and Fire Protection, San Marcos Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Fernandez, and Seconded by Mr. Garcia to adopt Bond Item #14.**

**Bond Item #14 was adopted by a 5-0 vote.**

Item #15, Department of Forestry and Fire Protection, Ukiah Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Garcia, and Seconded by Mr. Fernandez to adopt Bond Item #15.**

**Bond Item #15 was adopted by a 5-0 vote.**

Item #16, Department of Forestry and Fire Protection, Usona Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Ms. Aronberg, and Seconded by Mr. Fernandez to adopt Bond Item #16.**

**Bond Item #16 was adopted by a 5-0 vote.**

Item #17, Department of Forestry and Fire Protection, Valley Center Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Garcia, and Seconded by Ms. Aronberg to adopt Bond Item #17.**

**Bond Item #17 was adopted by a 5-0 vote.**

Item #18, Department of Mental Health, Metropolitan State Hospital. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt Bond Item #18.**

**Bond Item #18 was adopted by a 5-0 vote.**

Item #19, Department of Mental Health, Atascadero. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Garcia, and Seconded by Mr. Fernandez to adopt Bond Item #19.**

**Bond Item #19 was adopted by a 5-0 vote.**

Item #20, Department of Corrections, California Medical Facility, Vacaville. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt Bond Item #20.**

**Bond Item #20 was adopted by a 5-0 vote.**

Item #21, California State Library, California State University, San Francisco Campus. This item will authorize the sale of lease revenue bonds and authorize interim financing. CSU and the California State Library have a sublease agreement drafted that requires CSU to provide the State Library with a permanent space for the Sutro Library Collection. CSU would own the Library and lease space to the State Library to house the Sutro Collection and this sublease agreement would be for a minimum of 40 years.

**A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt Bond Item #21.**

**Bond Item #21 was adopted by a 5-0 vote.**

**CONSENT CALENDAR:**

Mr. Tilton noted that the **Consent Calendar** covered Items #22 through #49.

In summary, the **consent calendar** proposes: fourteen requests to approve preliminary plans, one request to recognize scope change, one request to approve a reversion, five requests to authorize site selection, four requests to authorize acquisition, one request to approve the use of Inmate Day Labor, one request to authorize the sale of state surplus property, one request to authorize the acquisition of real property through the acceptance of a gift, and one request to authorize acquisition of public access easement through acceptance of an Offer to Dedicate.

There is one 20-day letter. Item #47, University of California, Santa Cruz Campus, recognize a scope change. A 20-day letter was sent to the Legislature on June 6, 2002, without comment.

Staff recommends approval of the **consent calendar** Items #22 through #49.

**A motion was made by Mr. Hemphill, and by Seconded Mr. Garcia to adopt the Consent Calendar and to approve Items #22 through #49.**

**The consent calendar was adopted by a 3-0 vote.**

**ACTION ITEMS:**

Mr. Tilton noted that there was one Action Item. Item #50, California Community Colleges, Foothill DeAnza Community College, Child Care Developmental Center. This item will approve project termination and the reversion of funds. A 20-day letter was sent to the Legislature on August 21, 2002, without comment.

**A motion was made by Mr. Garcia, and Seconded by Mr. Hemphill to adopt Action Item #50.**

**Action Item #50 was adopted by a 3-0 vote.**

**OTHER BUSINESS:**

Mr. Tilton noted that there were no items of other business.

**REPORTABLES:**

Mr. Tilton indicated there were seven reportables.

**NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, October 11, 2002, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:13 a.m.

## BOND ITEM

### BOND ITEM – 1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**AHWAHNEE FOREST FIRE STATION, MADERA COUNTY**  
Replace Facility

**Authority:** Chapter 379/02, Item 3540-301-0660 (19.5)

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,659,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 1

Department of Forestry and Fire Protection  
Ahwahnee Forest Fire Station, Replace Facility

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the replacement of the Ahwahnee Forest Fire Station, including the demolition of existing buildings. The new facility will include a 12-person barrack/messhall building (2,940± sf); a 3 bay apparatus building (1,999± sf) with one office; a fuel island; paving; and all necessary utilities.

#### Funding and Cost Verification

**This project is within cost.**

\$1,837,000	total estimated project costs
\$178,000	project costs previously allocated: preliminary plans \$50,000 and working drawings \$128,000
\$1,659,000	project costs to be allocated: construction \$1,659,000 (\$1,338,000 contract, \$67,000 contingency, \$254,000 A&E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 22, 2000 and the waiting period expired on July 24, 2000.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: July 2003

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 2**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**BAUTISTA CONSERVATION CAMP, RIVERSIDE COUNTY**  
Replace Modular Buildings

Authority: **Chapter 379/02, Item 3540-301-0660(20)**

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$3,079,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 2

Department of Forestry and Fire Protection  
Bautista Conservation Camp, Replace Modular Buildings

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project will replace existing dormitories, kitchen/messhall and bachelor officers quarters (BOQ) with five 1,500 +/- sf dormitories, a 4,500 +/- sf kitchen/messhall, a 2,450 +/- sf BOQ using either wood frame construction or structural insulated panels (SIPs) with a stucco exterior treatment and a 300 +/- sf generator storage building. Purchase one 800 amp, 208 volt generator to supplement the existing emergency generator.

#### Funding and Cost Verification

**This project is within cost.** The project costs are as follows:

\$3,219,000 total estimated project costs

\$140,000 project costs previously allocated: preliminary plans

\$3,079,000 project costs to be allocated: preliminary plans \$4,000, working drawings \$186,000 and construction \$2,889,000 (\$2,472,000 contract, \$124,000 contingency and \$293,000 A&E)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 2000, and the waiting period expired on April 19, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans: November 2003

Approve working drawings: June 2004

Complete construction: December 2005

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 3**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
FORT JONES FOREST FIRE STATION, SISKIYOU COUNTY**  
Replace Barracks / Messhall

*Authority:* **Chapter 379/02, Item 3540-301-0660(5.5)**

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$1,980,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 3

Department of Forestry and Fire Protection  
Fort Jones Forest Fire Station, Replace Barracks/Messhall

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** Construct a 2 engine FFS with dozer compliment. Project will include a 1,999 sf 3-bay apparatus building; a 3,040 sf 14-person barracks/messhall; a 2,240 sf dozer/transport storage facility; and a 100 sf fuel facility (2-pumps, 1-1,000 gal. fuel tanks and relocate another 1000 gal. fuel tank). Site work includes connecting utilities, paving and appurtenances.

#### Funding and Cost Verification

**This project is within cost.**

\$2,170,000 total estimated project costs

\$190,000 project costs previously allocated: preliminary plans \$72,000 and working drawings \$118,000

\$1,980,000 project costs to be allocated: construction \$1,980,000 (1,594,000 contract, \$80,000 contingency and \$306,000 A&E)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse in January 2000.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: July 2003

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 4

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**HARTS MILL FOREST FIRE STATION, BUTTE COUNTY**  
Relocate Facility

*Authority:* Chapter 379/02, Item 3540-301-0660(5)

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,323,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 4

Department of Forestry and Fire Protection  
Harts Mill Forest Fire Station, Relocate Facility

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes land acquisition and the construction of a standard CDF 8-bed barracks building; an apparatus building; a gas/oil storage building; demolition; grading and site work; utilities; paving; landscaping; and all appurtenances.

#### Funding and Cost Verification

**This project is within cost.**

\$1,611,000 total estimated project costs

\$288,000 project costs previously allocated: acquisition \$172,000, preliminary plans \$46,000 and working drawings \$70,000

\$1,323,000 project costs to be allocated: construction \$1,323,000 (\$1,128,000 contract, \$56,000 contingency and \$139,000 A&E)

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on April 27, 1999, and the waiting period expired on May 28, 1999. An Addendum to the initial Study/Negative Declaration was published in April 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: October 2003

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 5

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**INDEPENDENCE FOREST FIRE STATION, INYO COUNTY**  
Relocate Facility

*Authority:* Chapter 379/02, Item 3540-301-0660(8.5)

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,395,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 5

Department of Forestry and Fire Protection  
Independence Forest Fire Station, Relocate Facility

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes land acquisition and the construction of a standard CDF 8-bed barracks building; an apparatus building; a gas/oil storage building; demolition; grading and site work; utilities; paving; landscaping; and all appurtenances.

#### Funding and Cost Verification

**This project is within cost.**

\$1,720,000 total estimated project costs

\$325,000 project costs previously allocated: acquisition \$169,000, preliminary plans \$45,000 and working drawings \$111,000

\$1,395,000 project costs to be allocated: construction \$1,395,000 (\$1,112,000 contract, \$56,000 contingency and \$227,000 A&E)

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on March 10, 1998, and the waiting period expired on April 9, 1998.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: October 2003

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 6

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SAND CREEK FOREST FIRE STATION, FRESNO COUNTY**  
Relocate Facility

**Authority:** Chapter 379/02, Item 3540-301-0660(15)

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,338,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 6

Department of Forestry and Fire Protection  
Sand Creek Forest Fire Station, Relocate Facility

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes land acquisition and the construction of a standard CDF 8-bed barracks building; an apparatus building; a gas/oil storage building; demolition; grading and site work; utilities; paving; landscaping; and all appurtenances.

#### Funding and Cost Verification

**This project is within cost.**

\$1,702,000 total estimated project costs

\$364,000 project costs previously allocated: acquisition \$223,000, preliminary plans \$55,000 and working drawings \$86,000

\$1,338,000 project costs to be allocated: construction \$1,338,000 (\$1,118,000 contract, \$56,000 contingency and \$164,000 A&E)

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on April 27, 1999, and the waiting period expired on May 28, 1999.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: October 2003

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 7

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SAN LUIS OBISPO RANGER UNIT HEADQUARTERS, SAN LUIS OBISPO COUNTY**  
Replace Facility

Authority: *Chapter 106/01, Item 3540-301-0660(4)*  
*Chapter 379/02, Item 3540-301-0660(8.7)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$6,694,000**

**PULLED.**

## BOND ITEM

### STAFF ANALYSIS – 7

Department of Forestry and Fire Protection  
San Luis Obispo Ranger Unit Headquarters, Replace Facility

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a joint use facility to be used by the California Department of Forestry and Fire Protection (CDF), the US Forest Service, and the County of San Luis Obispo. The project consists of constructing a 15,300 square foot Administrative/Emergency Command Center; a 3,752 square foot Apparatus building; a 2,750 square foot Service Center/Warehouse building; a 650 square foot Hazmat & Flammable Storage building; a 9,000 square foot Auto Shop building at the Cuesta Conservation Camp; and associated demolition, site development, paving, curbs, sidewalks, landscaping, and utilities.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3540-301-0660 (4) and **Chapter XX, Budget Act of 2002, Item 3540-301-0660(8.7)** provide \$5,720,000 and \$974,000 respectively for the construction phase of this project for a combined total of \$6,694,000.

\$7,878,000 total estimated project costs

\$1,184,000 project costs previously allocated: preliminary plans \$570,000 and working drawings \$614,000

\$6,694,000 project costs to be allocated: construction \$6,694,000 (\$6,064,000 contract \$304,000 contingency; and \$326,000 A&E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on February 9, 2000, and the waiting period expired on March 11, 2000.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: December 2004

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 8**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SANTA CLARA RUH – AUTO SHOP, SANTA CLARA COUNTY**  
Replace Automotive Shop

Authority: **Chapter 379/02, Item 3540-301-0660(4)**

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$1,577,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 8

Department of Forestry and Fire Protection  
Santa Clara RUH, Replace Auto Shop

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a new 5-bay Auto Shop (6,152 sf. pre-engineered metal building) with offices, welding shop, electrical lifts, restrooms, hazmat storage, tool storage, and a detached bulldozer storage. Site work includes new septic systems, waste drainage systems, paving, landscaping, utilities and demolition of the existing shop.

#### Funding and Cost Verification

**This project is within cost.**

\$1,734,000 total estimated project costs

\$157,000 project costs previously allocated: preliminary plans \$40,000 and working drawings \$117,000.

\$1,577,000 project costs to be allocated: construction \$1,577,000 (\$1,366,000 contract, \$68,000 contingency, \$143,000 A/E and other administrative costs).

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 14, 2001, and the waiting period expired on April 18, 2001.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2002

Complete construction: March 2004

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 9

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SONORA FOREST FIRE STATION, TUOLUMNE COUNTY**  
Relocate Facility

**Authority:** Chapter 379/02, Item 3540-301-0660 (14)

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$2,490,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 9

Department of Forestry and Fire Protection  
Sonora Forest Fire Station, Relocate Facility

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** This project authorizes the acquisition of an approximate 6-acre site and the construction of a new CDF two-engine forest fire station. The new station consists of a 2,940 sf wood framed living quarters building (12 beds); a 1,990 sf wood framed apparatus building; a 400 sf flammable storage building; a 1,990 sf division administration office; site work; utilities; paving and all appurtenances.

#### Funding and Cost Verification

**This project is within cost.**

\$2,899,000 total estimated project costs

\$409,000 project costs previously allocated: acquisition \$322,000; preliminary plans \$87,000

\$2,490,000 project costs to be allocated: working drawings \$207,000 and construction \$2,283,000 (\$1,915,000 contract, \$96,000 contingency and \$272,000 A&E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 4, 2000, and the waiting period expired on September 4, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2002

Complete construction: July 2004

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 10

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**VALLECITO CONSERVATION CAMP, CALAVERAS COUNTY**  
Replace Utilities / Construct Apparatus Buildings

Authority: Chapter 3/02, Third Extraordinary Session, Section 2(B)(9)  
**Chapter 379/02, Item 3540-301-0660(17.6)**

#### Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$2,641,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 10

Department of Forestry and Fire Protection  
Vallecito Conservation Camp, Replace Utilities  
and Construct Apparatus Building

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The project includes two 1990 gsf 4 bay pre-engineered steel apparatus buildings; replacement of two 300,000 gallon water tanks; and replacement of all underground utilities including water, sewer, and liquid petroleum gas plumbing. The project will also include the upgrade of the electrical service to shop building; demolition, site work, paving, and appurtenances.

### Funding and Cost Verification

**This project is within cost.** Chapter 52/00, Item 3540-301-0001(38), appropriated \$1,500,000 for the construction phase of this project. Bids were opened on February 14, 2002, with all bids received being in excess of 20 percent above the amount estimated. As a result, the project was halted and the construction estimate was revised to reflect the bids received and to include costs to update the drawings, re-bid the project and complete due diligence specifically required for bond financing. Subsequently, Chapter 3, Section 2(b)(9), Statutes of 2002, and Chapter 379/02, Item 3540-301-0660(17.6) appropriated \$1,510,000 and \$1,131,000 respectively for the construction phase of this project, for a total of \$2,641,000. The project costs are as follows:

\$2,894,000 total estimated project costs

\$253,000 project costs previously allocated: preliminary plans \$123,000, and working drawings \$130,000

\$2,641,000 project costs to be allocated: working drawings \$27,000 and construction \$2,614,000 (\$2,211,000 contract; \$155,000 contingency and \$248,000 A&E)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2000, and the waiting period expired on March 6, 2000.

### Project Schedule

**The project schedule is as follows:**

Complete construction: June 2004

### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 11

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**HEMET-RYAN AIR ATTACK BASE, RIVERSIDE COUNTY**  
Replace Facility

*Authority: Chapter 106/01, Item 3540-301-0660(6)*  
*Chapter 379/02, Item 3540-301-0660(8.8)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$5,456,000**

**PULLED.**

## BOND ITEM

### STAFF ANALYSIS – 11

Department of Forestry and Fire Protection  
Hemet Ryan Air Attack Base, Replace Facility

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project consists of constructing the following: a helicopter hanger (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22 bed), barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping. **Chapter 379/02**, Item 3540-301-0660(8.8), Budget Act of 2002, authorized the acquisition of a long-term lease and tarmac construction work associated with this Lease Revenue Bond Project.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3540-301-0660(6), Budget Act of 2001, appropriated \$3,347,000 for the construction phase of this project and was approved by the PWB for interim financing on January 11, 2002. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, appropriated an additional \$2,109,000 for acquisition of a long-term lease and construction costs.

\$5,786,000 total estimated project costs

\$330,000 project costs previously allocated: preliminary plans \$164,000 and working drawings \$166,000

\$5,456,000 project costs to be allocated: acquisition \$350,000 and construction \$5,106,000 (\$4,384,000 contract; \$219,000 contingencies; and \$503,000 A&E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2000, and the waiting period expired on June 22, 2000.

#### Project Schedule

**The project schedule is as follows:**

**Complete construction:**

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 12

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**NIPOMO FOREST FIRE STATION, AMADOR COUNTY**  
Replace Facility

*Authority: Chapter 50/99, Item 3540-301-0001 (31)*  
*Chapter 106/01, Item 3540-301-0001 (22)*  
*Chapter 379/02, Item 3540-301-0660 (12)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,777,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 12

Department of Forestry and Fire Protection  
Nipomo Forest Fire Station, San Luis Obispo County  
Replace Facility

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** This approved project authorizes construction of a standard 2 engine station. The new station consists of the following buildings: a standard 2,944 square foot wood framed barracks/mess hall building (12 bed); a standard 1,984 square foot apparatus building (2 engine and 3 bays); a 150 square foot flammable storage building (2 pump and two 10000 gallon split fuel tank); site work; utilities; paving and all appurtenances. Demolition of the existing facilities is also included.

#### Funding and Cost Verification

**This project is within cost.**

\$2,016,000 total estimated project costs

\$239,000 project costs previously allocated: preliminary plans \$100,000 and working drawings \$139,000

\$1,777,000 project costs to be allocated: construction \$1,777,000 (\$1,507,000 contract, \$75,000 contingency, \$195,000 A&E)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2000, and the waiting period expired on March 2, 2000

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	October 2002
Complete construction:	March 2004

**Staff Recommendation: Approve resolution.**

## BOND ITEM

### BOND ITEM – 13

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**RANCHERIA FOREST FIRE STATION, MADERA COUNTY**  
Replace Facility

*Authority: Chapter 379/02, Item 3540-301-0660 (16) C*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,802,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 13

Department of Forestry and Fire Protection  
Rancheria Forest Fire Station, Replace Facility

#### Action requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard CDF 12 bed barracks/messhall building, three-bay apparatus building, a flammable storage building, fueling facility, upgrade water, electrical, septic and LPG services, demolition of existing buildings, grading and site work; utilities; paving; landscaping; and all appurtenances.

#### Funding and Cost Verification

**This project is within cost.** Chapter 379/02, provides \$1,802,000 for the construction phase of this project. . An increase in construction cost from the preliminary estimate reflects an increase in total construction costs based on identical building costs from recently bid projects.

\$2,015,000 total authorized project costs

\$2,015,000 total estimated project costs

\$213,000 project costs previously allocated: preliminary plans \$102,000 and working drawings \$111,000

\$1,802,000 project costs to be allocated: construction \$1,802,000 (\$1,521,000, \$76,000 contingency, \$205,000 A/E and other administrative costs).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 27, 2000, and the waiting period expired on August 28, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	September	2002
Complete construction:	November	2003

**Staff Recommendation: Adopt resolution.**

## BOND ITEM

### BOND ITEM – 14

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SAN MARCOS FOREST FIRE STATION, SAN DIEGO COUNTY**  
Relocate Facility

*Authority: Chapter 106/01, Item 3540-301-0001 (18.5)*  
*Chapter 379/02, Item 3540-301-0660 (9)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$2,115,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 14

Department of Forestry and Fire Protection  
San Marcos Forest Fire Station, San Diego County  
Relocate Facility

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the acquisition of a new site of approximately 5-acres and the construction of a standard 1-engine station consisting of wood frame barracks approximately 2,330 square feet in size, a wood framed apparatus building approximately 1,697 square feet in size (with 1 office and 2 bays), a 120 square foot flammable storage building and fuel facility containing one pump and a 1000 gallon fuel tank. Site work includes connecting utilities, paving, fencing, water and septic systems, appurtenances and demolition of the old facility.

#### Funding and Cost Verification

**This project is within cost.**

\$2,790,000 total estimated project costs

\$675,000 project costs previously allocated: \$675,000 (acquisition)

\$2,115,000 project costs to be allocated: preliminary plans \$207,000; working drawings \$153,000; construction \$1,755,000 (\$1,384,000 contract, \$69,000 contingency, \$302,000 A&E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 9, 2002, and the waiting period expired on June 8, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	March 2003
Approve working drawings:	August 2003
Complete construction:	January 2005

**Staff Recommendation: Approve resolution.**

## BOND ITEM

### BOND ITEM – 15

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**UKIAH FOREST FIRE STATION, MENDOCINO COUNTY**  
Replace Facility

*Authority: Chapter 50/99, Item 3540-301-0001 (1)*  
*Chapter 379/02, Item 3540-301-0660(1)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$3,071,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 15

Department of Forestry and Fire Protection  
Ukiah Forest Fire Station, Mendocino County  
Replace Facility

Action requested

**The requested action will adopt a resolution authorizing interim financing.**

Scope Description

**This project is within scope.** The approved project scope authorizes the construction of a two-engine station with a Battalion Chief compliment. The following buildings are included: a standard 2,944 square foot 12-bed barracks/ mess hall building; a 1,999 square foot 3-bay apparatus building; a 1985 square foot double bay dozer shed; an 1,800 square foot office and telecommunications shop; and a 100 square foot flammable storage building. This project also includes site work, utilities, paving, and all necessary appurtenances. Demolition of the existing facility is also included.

Funding and Cost Verification

**This project is within cost.**

\$3,211,000 total estimated project costs

\$140,000 project costs previously allocated: preliminary plans \$140,000

\$3,071,000 project costs to be allocated: working drawings \$175,000; construction \$2,896,000 (\$2,437,000 contract, \$122,000 contingency, \$337,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 27, 1999, and the waiting period expired on January 27, 2000.

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	September 2002
Approve working drawings:	July 2003
Complete construction:	December 2004

**Staff Recommendation: Approve resolution.**

## BOND ITEM

### BOND ITEM – 16

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**USONA FOREST FIRE STATION, MARIPOSA COUNTY**  
Replace Facility

*Authority: Chapter 50/99, Item 3540-301-0001 (36)*  
*Chapter 379/02, Item 3540-301-0660 (17)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,820,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 16

Department of Forestry and Fire Protection  
Usona Forest Fire Station, Mariposa County  
Replace Facility

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project scope authorizes construction of a standard one-engine station. The new station consists of the following buildings: a standard 2,330 square foot wood-framed living quarters building (8 beds); a wood framed 1,697 square foot apparatus building (1 office, 2 bays); a 300 square foot storage building (2-pump, a 1000 gallon split fuel tank); site work; utilities; paving and all appurtenances. Demolition of the existing facility is also included.

#### Funding and Cost Verification

**This project is within cost.**

\$1,925,000 total estimated project costs

\$105,000 project costs previously allocated: preliminary plans \$105,000

\$1,820,000 project costs to be allocated: working drawings \$132,000 and construction \$1,688,000. (\$1,380,000 contract, \$69,000 contingency, \$239,000 A&E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 27, 2000, and the waiting period expired on August 27, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	September 2002
Approve working drawings:	May 2003
Complete construction:	December 2004

**Staff Recommendation: Approve resolution.**

**BOND ITEM**

**BOND ITEM – 17**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**VALLEY CENTER FOREST FIRE STATION, SAN DIEGO COUNTY**  
Replace Facility

*Authority: Chapter 379/02, Item 3540-301-0660 (9.5) C*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$1,483,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 17

Department of Forestry and Fire Protection  
Valley Center Forest Fire Station, San Diego County  
Replace Facility

#### Action requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The Legislature has approved the funding for the construction of the project including the demolition of existing buildings and the construction of a new standard CDF two-engine facility. Facility will include a Barracks/Messhall, an Apparatus Building, and a Flammable Storage Building. Project includes all site work.

#### Funding and Cost Verification

**This project is within cost.**

\$2,026,000 total estimated project costs

\$543,000 project costs previously allocated: site acquisition \$368,000, preliminary plans \$58,000, working drawings \$117,000

\$1,483,000 project costs to be allocated: construction \$1,483,000 (\$1,253,000 contract, \$63,000 contingency, \$167,000 A & E and other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 8, 1999 and the waiting period expired on October 8, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 2002

Complete construction: November 2003

#### Other:

- The construction funding pending approval by the legislature of special legislation is via a Lease Revenue Bond. Approval of interim financing through a PMIB loan will allow for completion of Due Diligence, which is required for the Bond sale.

**Staff Recommendation: Approve resolution.**

**BOND ITEM**

**BOND ITEM – 18**

**DEPARTMENT OF MENTAL HEALTH (4440)  
CONSTRUCT SCHOOL BUILDING, METROPOLITAN STATE HOSPITAL  
LOS ANGELES COUNTY**

*Authority: Chapter 379/02, Item 4440-301-0660 (2)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Mental Health.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Mental Health and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Mental Health and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$7,151,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 18

Department of Mental Health,  
Construct School Building, Metropolitan State Hospital

#### Action Requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The project will construct a new 26,801 square foot, one story school building to meet state educational standards. It will include administrative offices for educational staff, classrooms, library, computer lab and an outdoor recreation area for students. The building will be sited adjacent to the existing adolescent living units where the existing R&T Building is scheduled to be demolished. Existing parking will be reworked and an existing emergency generator will be relocated.

#### Funding and Project Cost Verification

**This project is within cost.**

\$7,563,000 total estimated project costs

\$412,000 project costs previously allocated: preliminary plans

\$7,151,000 project costs to be allocated: working drawing phase \$448,000 and construction \$ 6,703,000. (\$ 5,622,000 contracts, \$ 281,000 contingency, A&E \$ 755,000, other \$45,000) at CCCI 4019

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2002, and the waiting period expired on March 6, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: July 2003  
Complete construction: February 2005

**Staff Recommendation: Approve resolution.**

## BOND ITEM

### BOND ITEM – 19

**DEPARTMENT OF MENTAL HEALTH (4440)  
MULTI-PURPOSE BUILDING, ATASCADERO, SAN LUIS OBISPO COUNTY**

*Authority: Chapter 379/02, Item 4440-301-0660 (1)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented to by the Department of Mental Health.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Mental Health and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Mental Health and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$13,678,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 19

Department of Mental Health,  
Multi-Purpose Building, Atascadero State Hospital

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The overall purpose of the project is to design and construct a Multi-Purpose Building at Atascadero State Hospital. The new facility will become the patient educational complex, housing academic education, vocational education, and library facilities for the hospital.

#### Funding and Project Cost Verification

**This project is within cost.**

\$14,310,000 total estimated project costs

\$632,000 project costs previously allocated: preliminary plans

\$13,678,000 project costs to be allocated: Working Drawing Phase \$710,000 and construction \$ 12,968,000. (\$ 10,564,000 contracts, \$ 528,000 contingency), A&E \$ 699,430, other \$1,176,570 at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 10, 1991, and the waiting period expired on July 10, 1991.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: July 2005

**Staff Recommendation: Approve resolution.**

**BOND ITEM**

**BOND ITEM – 20**

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA MEDICAL FACILITY, VACAVILLE-SOLANO COUNTY**  
Unit-V Modular Housing Replacement

*Authority: Chapter 52/00, Item 5240-301-0001(15)*  
*Chapter 379/02*

**Adopt a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of new and/or amended Site Leases between the Department of Corrections and the State Public Works Board.
5. Authorize the use of interim financing, to be re-paid from the Public Building Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$5,824,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 20

Department of Corrections, California Medical Facility  
Unit-V Modular Housing Replacement

#### Action Requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**The project is within scope.** The scope of the Unit-V modular housing replacement project includes the construction of two, 200-bed dormitory style-housing units (each approximately 13,200 square feet) in the Main Yard of the California Medical Facility. Site improvements will include connection to existing utilities, as well as site security fencing, gates and access for pedestrians and vehicles. The project also includes demolition of the existing dormitory housing units. The 2002/03 Budget Act proposes \$5,824,000 for the construction phase of this project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$6,262,000 total estimated project cost

\$438,000 project costs previously allocated: preliminary plans \$146,000 and working drawings \$113,000, project administration \$179,000

\$5,824,000 project costs to be allocated: construction (\$4,801,000 contracts, \$241,000 contingency, \$442,000 project administration, \$67,000 A&E, \$173,000 agency retained, \$100,000 Group II Equipment)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 13, 2000, and the waiting period expired on October 18, 2000.

#### Project Schedule:

**The project schedule is as follows:**

Approve working drawings:	September 2002
Complete construction	December 2003

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 21**

**CALIFORNIA STATE LIBRARY (6120)**  
**CALIFORNIA STATE UNIVERSITY (6610)**  
**SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY**  
Joint Library: J. Paul Leonard Library and Sutro Library

*Authority: Chapter 33/02, Section 34 (a)(1) and (a)(3)(A)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the California State University and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California State University and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the California State University and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$95,522,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 21

California State Library, California State University  
Joint Library: J. Paul Leonard Library and Sutro Library

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

This is a joint project between California State University, San Francisco and the California State Library, which will include housing the Sutro Library Collection on the CSU San Francisco campus. The renovated and expanded Library building project will consist of approximately 427,533 gross square feet. This project will construct a 133,993 gross square foot, six-story addition to the west of the existing library building with an automated retrieval system located in the basement. An approximately 11,330 gross square foot, two-story addition will be added to the west end of the existing four-story building. The existing 282,210 gross square foot building will be renovated to create a common point of entry for the joint library. The building will have approximately 282,210 assignable square feet, approximately 20,505 of which will be occupied by the State Library. The renovation will include capital renewal of building systems, structural strengthening and modernization of the existing building. The automated storage and retrieval system will accommodate the University's general collection, as well as the state's Sutro Library collection. This addition will necessitate the demolition of the Franciscan building due to physical limitations on the campus.

#### Funding and Project Cost Verification

The University and State Library funding for this joint project was included in Chapter 33, Statutes of 2002. The project is within cost.

\$99,497,000 total estimated project cost

\$95,522,000 project costs previously allocated: preliminary plans \$2,313,000; working drawings \$2,907,000; equipment \$546,000; and construction \$89,756,000 (\$79,568,000 contract, contingency \$4,755,000; project administration \$5,433,000) at ENR 4019

\$3,975,000 future funding necessary for equipment at EPI 2564.

#### CEQA

The project is in compliance with CEQA.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2003
Approve working drawings:	February 2004
Complete construction:	June 2007

**Staff Recommendation: Adopt resolution.**

## CONSENT ITEM

### CONSENT ITEM – 22

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FISH AND GAME (3600)  
RIO VISTA NORTH FISHING ACCESS NO. 1, RIO VISTA, SOLANO COUNTY  
Surplus Parcel Number SSL 438-1

*Authority: Chapter 620/98, Section 4, Parcel 3*

- a. **Authorize the sale of state surplus property consistent with the staff analysis**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 22

Department of General Services  
Department of Fish and Game  
Rio Vista North Fishing Access No. 1

#### Action requested

**The requested action will authorize the sale of state surplus property consistent with the staff analysis.**

#### Scope Description

**This project is within scope.** Pursuant to Government Code Section 11011 and as authorized by Chapter 620, Statutes of 1989, the Director of the Department of General Services (DGS) with the approval of the State Public Works Board may sell, exchange, lease, or transfer for current market value only, all or any part of approximately 2.68 acres, known as Rio Vista North Fishing Access No. 1. The California Department of Fish and Game has determined that the property is no longer needed for its program purposes, and declared it surplus to the agency's needs in 1998. The property consists of an unimproved strip of land located between State Highway Route 84 and the Sacramento River downstream of its confluence with Cashe Slough and Steamboat Slough in Solano County.

#### Funding and Cost Verification

The costs associated with the sale of the state surplus property are administrative staff costs, and no future costs have been identified with the approval of this sale.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is October 2002.

#### Other

- Pursuant to Government Code 11011.1 the property was offered to state and local governmental agencies with no response.
- The property was advertised for sale in the local newspaper, and an open house was held at the site on July 10, 2001.
- Sealed bids were accepted and the property was sold to the highest bidder.

**Staff Recommendation: Authorize the sale of state surplus property consistent with the staff analysis.**

## CONSENT ITEM

### CONSENT ITEM – 23

DEPARTMENT OF GENERAL SERVICES (1760)  
STATE COASTAL CONSERVANCY (3760)  
THOMAS OFFER TO DEDICATE PUBLIC ACCESS EASEMENT  
VENTURA COUNTY  
Project Number SCC 126D, Permit Number 4-81-83

- a. **Authorize acquisition of public access easement through acceptance of an Offer to Dedicate**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 23

Department of General Services  
State Coastal Conservancy  
Thomas, Offer to Dedicate Public Access Easement

#### Action requested

**The requested action will authorize acquisition of a public access easement through acceptance of an Offer to Dedicate.**

#### Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number 4-81-83 on July 21, 1981, for the construction of a 684 square foot addition to an existing single family residence in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) an easement for public access and passive recreation along the beach on the subject parcel, in the form of an Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions. This OTD expires if not accepted within 21 years of creation. This OTD will expire on November 29, 2002, unless accepted by a governmental entity or qualified non-profit organization. On May 23, 2002, the Coastal Conservancy voted unanimously to accept the public access easement.

#### Terms and Restrictions

This lateral access easement OTD is for public access and passive recreational use along the beach on a portion of a residential lot in the area of Rincon Point in Ventura County. The seaward boundary of this easement is ambulatory.

#### Cost

The acceptance of this OTD involves only the administrative cost of a staff analysis and the Department of General Services review.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 10, 2002, and the waiting period expired on July 15, 2002.

### Condition of Property

A consultant from the State Coastal Conservancy (SCC) has inspected the property and reported no due diligence issues that would prevent acquisition of the easement.

### Other

- There is no indication that any public entity has responsibility for maintenance of the OTD area currently, although the beach is regularly used by the public.
- SCC staff report that no physical improvements are needed for continued public use.
- This OTD is a sandy beach lateral which is just west of Surfer's Beach, a unit of the California Department of Parks and Recreation (DPR). Surfer's Beach has vertical access for the public to a nearby parking lot. The OTD is separated from Surfer's Beach by one residential lot.
- SCC staff approached DPR regarding acceptance of this OTD. DPR staff determined it was not interested in acquiring the beach. SCC staff also approached the County of Ventura, which is unwilling to accept the OTD because of liability issues and the lack of staff. Other entities were approached. None were found to be willing and able to accept the OTD.
- SCC staff recommends acceptance of the OTD to prevent its imminent expiration, and will continue with efforts to transfer the property in the future to a public agency or non-profit conservation organization willing and able to hold and manage the easement for public use.

**Staff Recommendation:      Authorize acquisition of a public access easement through acceptance of an Offer to Dedicate.**

## CONSENT ITEM

### CONSENT ITEM – 24

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
KENNETH HAHN STATE RECREATION AREA, LOS ANGELES COUNTY  
DPR Parcel Number A37401, DGS Parcel Number 10117

Authority: Chapter 106/01, Item 3790-302-0005 (7)  
Chapter 400/01, Section 11

a. Authorize acquisition consistent with the staff analysis

APPROVED.

## CONSENT ITEM

### STAFF ANALYSIS – 24

Department of General Services  
Department of Parks and Recreation  
Kenneth Hahn State Recreation Area

Action requested

**The requested action will authorize acquisition consistent with the staff analysis.**

Scope Description

**This project is within scope.** The Legislature has approved the funding for the expansion of Kenneth Hahn State Recreational Area without specifying particular parcels. The Governor indicated in his veto message that he was supportive of the funding provided that the funds would be used to secure the acquisition of the Stocker Street Trail. Subsequent legislation clarified that the funds could also be used for the development and planning of the parcel upon completion of the acquisition. The Department of Parks and Recreation has further defined the scope as the acquisition of five parcels of open space totaling 32.86 acres lands located along Stocker Street as additions to Kenneth Hahn State Recreation Area, in Baldwin Hills and potentially some development of the parcels. This request will authorize acquisition of the first of the five parcels. This first parcel is approximately 1.7 acres large and would be acquired in fee simple interest.

Funding and Cost Verification

**This project is within cost.** Chapter 106, Statutes of 2001, Item 3790-302-0005(7) as modified through Chapter 400, Statutes of 2001, provides funding for this acquisition in fee simple interest, acquisition overhead costs, development and planning of real property along the Stocker Street Trail. The property can be acquired within the funds available and in accordance with Legislative intent.

\$4,000,000 total project costs  
\$1,000 project costs previously allocated: \$1,000 DGS staff costs for this phase

\$3,999,000 project costs to be allocated: \$675,000 acquisition and estimated closing costs of \$3,000 for this phase, \$3,321,000 for subsequent phases.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002, and the waiting period expired on March 20, 2002.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is October 2002.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) Staff conducted a site visit on June 20, 2002, of the Kenneth Hahn State Recreation Area to be acquired. No due diligence issues were noted that would prevent the site acquisition. ESS staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site remains undeveloped and is fenced for protection; (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, 4) properties adjacent to the site includes a school and is a residential neighborhood and does not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

#### Other:

- The State Public Works Board approved this project for site selection on July 12, 2002.
- The Department of General Services (DGS) appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- There is no implied dedication involved with this project.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- DPR is estimating that this acquisition would result in one-time costs of \$30,000 associated with trail development and annual costs of \$56,000 for brush clearing (\$50,000) and sign and trail maintenance (\$6,000). The county of Los Angeles has refused to provide support for operations and maintenance cost for the proposed parcels from their existing maintenance operation adjacent to the boundaries of Kenneth Hahn State Park. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR has stated that it does not have the resources to absorb these costs. Although an augmentation request would be evaluated through the normal budget process, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- Although trailer bill legislation did provide authority for the project to include development and planning of the parcels, the legislation did not exempt the project from the funding restriction placed on the project through Section 2.00 of the 2001 Budget Act. As a result, the department will not be able to complete the subsequent development phase of the project at this time nor does it have the resources to operate or maintain these parcels. This change would not result in a scope change because the scope was defined in a loose enough manner to characterize the development work as an optional component of the project.

**Staff Recommendation: Authorize acquisition consistent with the staff analysis**

## CONSENT ITEM

### CONSENT ITEM – 25

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
POWELL II PROPERTY, MORRO BAY STATE PARK  
SAN LUIS OBISPO COUNTY  
DPR Parcel Number A34300, DGS Parcel Number 10083

*Authority:* Chapter 106/01, Item 2660-101-0183  
Chapter 106/01, Item 0540-101-0001(l)  
Chapter 52/00, Item 3640-301-0005 (b)

a. **Authorize acquisition consistent with the staff analysis**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 25

Department of General Services  
Department of Parks and Recreation  
Powell II Property, Morro Bay State Park

Action requested

**The requested action will authorize acquisition consistent with the staff analysis.**

Scope Description

**This project is within scope.** The Legislature has provided for expenditure Program 20, State grant funds by the Department of Transportation (DOT) for local assistance, highway transportation from the Environmental Enhancement Mitigation Demonstration Program Fund. In addition, the Legislature has provided for expenditure of State grant funds by the Resources Agency for local assistance (coastal county) from the Secretary of Resources Grants Fund. The Legislature has also provided for expenditure of Proposition 12 funding for unscheduled Wildlife Conservation Board Projects. This request will authorize acquisition of a 40± acre viewshed property using these three funding sources and other non-state funding for the preservation of critical habitat. This property is located off Sage Avenue in the town of Los Osos along the east side of Morro Bay State Park. Although a relatively small parcel, its acquisition is key to protecting a wetland and riparian area adjacent to existing protected land and will prevent disturbances caused by nearby residential development.

Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 2660-101-0183 provides expenditure authority to DOT of \$10,000,000, which can be used for grants of this nature, and there is sufficient balance remaining in the account to pay a portion of the total acquisition cost. DOT has approved a grant of \$500,000 for the acquisition of this property. Chapter 106/01, Item 0540-101-0001(1) also provides expenditure authority to the Resource Agency of \$3,147,000, which can be used for grants to cities or counties for projects of this nature. A grant of \$100,000

has already been provided from this funding to San Luis Obispo County and the County intends to provide a grant to the Trust for Public Lands (TPL) for the purposes of funding this acquisition. Chapter 52/00, Item 3640-301-0005 (b) provides expenditure authority of \$208,875,000 to the Wildlife Conservation Board (WCB) for unscheduled board approved projects. The WCB has approved a grant for (\$655,000) from this funding source for this purpose. These funds will be deposited to escrow with title passing to the State of California, acting by and through the Department of Parks and Recreation (DPR). The remaining funds have been secured by TPL for this acquisition. The remaining funding source is the Morro Bay National Estuary Program, Environmental Restoration Grant (\$250,000). The remaining funding will also be deposited directly into escrow with title passing to the State of California, acting by and through DPR. The grants approved by the various State departments and the non State funding are sufficient to address DPR's acquisition staff costs, including potential inspections of the property for compliance with the terms of the Grants.

\$1,504,000 total estimated project costs  
\$500 project costs previously allocated (DGS staff costs)  
\$3,500 project costs to be allocated for title and escrow fees

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 27, 2001, and the waiting period expired on June 1, 2001.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is September 2002.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff toured the Powell II property proposed for acquisition by the Department of Parks and Recreation (DPR) in January 2002. It appears that a Phase I Environmental Site Assessment would not be warranted. This site is primarily an intact prehistoric archaeological shell midden whose deposition most likely predates European contact. Issues of concern are not of a hazardous nature but potentially one of a resource management and/or future site development.

#### Other

- Site Selection was approved at the February 8, 2002 PWB meeting.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs other than potential inspections of the property for compliance with the terms of the Grants. The need for these funds will be reviewed as part of the budget process.
- The purchase price will not exceed the appraised value approved by DGS.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement requires the delivery of clear title to the State.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.

**Staff Recommendation: Authorize acquisition consistent with the staff analysis**

**CONSENT ITEM**

**CONSENT ITEM – 26**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, IMPERIAL COUNTY**  
 DGS Parcels 6236, 6378, 6387, 6449 (William David Cuff), DGS Parcel 6424 (Jarnail S. and Baljinder Gugga), DGS Parcels 6239, 6250, 6259, 6368, 6384, 6402, 6411, 6452, 6462, 6483 (Shirley A. Mobley and Michael S. Snuffin)

*Authority: Chapter 324/98, Item 3790-301-0263 (1)*  
*Chapter 106/01, Item 3790-490-0263 (1)*

**a. Authorize acquisition consistent with the staff analysis**

**APPROVED.**

**CONSENT ITEM**

**STAFF ANALYSIS – 26**

Department of General Services  
 Department of Parks and Recreation  
 Ocotillo Wells State Vehicular Recreation Area, Imperial County

Action requested

**The requested action will authorize acquisition consistent with staff analysis.**

Scope Description

**This project is within scope.** The Legislature has approved the funding for the purchase of additions to the State Park System for purposes consistent with the Off-Highway Vehicle Opportunity Fund without specifying particular parcels. This request will authorize acquisition of fee simple interest in the following properties:

Owner	DGS Parcel (s)	DPR Parcel (s)	Acres
William David Cuff	6236, 6378, 6387, 6449	A21605, A21769, A21778, A21839	32.5
Jarnail S. and Baljinder Gugga	6424	A21816	610.0
Shirley A. Mobley and Michael S. Snuffin	6239, 6250, 6259, 6368, 6384, 6402, 6411, 6452, 6462, 6483	A21608, A21618, A21627, A21757, A21775, A21793, A21803, A21842, A21852, A21873	160.0
		<u>Total Acreage</u>	<b>802.5</b>

### Funding and Project Cost Verification

**This project is within cost.** Chapter 324, Item 3790-301-0263 (1) of the Budget Act of 1998, provides \$3,600,000 from the Off-Highway Vehicle Trust Fund for the acquisition of approximately 7,800 acres of unimproved desert land within the eastern portion of the Ocotillo Wells State Vehicle Recreation Area (SVRA) Park. Chapter 106, Budget Act of 2001, reappropriated these funds through Item 3790-490-0263 (1). The park contains a total of approximately 51,000 acres. Total costs of \$824,198 were previously allocated from this appropriation for acquisition projects. This acquisition would total \$389,000 (\$16,500 for the William David Cuff property, \$305,000 for the Jarnail S. and Baljinder Gugga property and \$67,500 for the Shirley A. Mobley and Michael S. Snuffin property.) The property can be acquired within the remaining funds available and in accordance with Legislative intent.

\$389,000 total estimated project costs for this phase

\$389,000 project costs to be allocated for this phase: acquisition

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 25, 1999, and the waiting period expired on April 1, 1999.

### Project Schedule

The anticipated close of escrow is October 2002.

### Condition of the Property

Department of General Services (DGS), Environmental Services Section (ESS) staff inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS staff categorize the property as wilderness and conclude a formal Phase I Environmental Site Assessment is not required.

### Other:

- The State Public Works Board approved this project for site selection on February 9, 2001.
- The property was appraised by the Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. These desert lands are typically traversed by the general public without regard for ownership; the use is open and notorious. Off highway vehicle use is consistent with SVRA park objectives.
- The staffing pertaining to this acquisition will be absorbed within DPR's existing support budget.
- These desert parcels are being acquired for inclusion in the state's Ocotillo Wells Off-Road Vehicle Park as an off-road vehicle park. Mineral rights with surface rights of entry were previously conveyed on some of the parcels within the Ocotillo Wells proposed acquisition area. There is no known active oil, gas or mineral extraction in the area and the potential for construction by the state at this remote desert location is not contemplated.

**Staff Recommendation: Authorize acquisition consistent with the staff analysis.**

## CONSENT ITEM

### CONSENT ITEM – 27

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
COWELL RANCH PROJECT, CONTRA COSTA COUNTY  
DPR Parcel Numbers A40001, DGS Parcel Number 10116

*Authority:* Chapter 106/01, Item 3790-301-0005 (29)  
Chapter 106/01, Item 3790-302-0005 (14)  
Chapter 52/00, Item 3640-301-0005(b)  
Chapter 52/00, Item 3760-302-0005(2)(H)  
Chapter 52/00, Item 3760-301-0005(1)  
Chapter 106/01, Item 2660-101-0183

a. Authorize acquisition consistent with the staff analysis

APPROVED.

## CONSENT ITEM

### STAFF ANALYSIS – 27

Department of General Services  
Department of Parks and Recreation  
Cowell Ranch Project

#### Action requested

**The requested action will authorize acquisition consistent with the staff analysis.**

#### Scope Description

**This project is within scope.** The Legislature has approved funding for the purchase of the John Marsh Home: Cowell Ranch, and the Governor indicated in his signing message that additional funds from the 2000 Bond Habitat Acquisition Program were also to be used for the purposes of funding this acquisition. In addition, the Wildlife Conservation Board, the State Coastal Conservancy and the Department of Transportation have approved grant requests made by the Trust for Public Land (TPL) for the purpose of acquiring this property. The TPL has a purchase option agreement on the land. TPL intends to put the funds acquired through State grants and from the Bureau of Reclamation directly into escrow. Once the Department of Parks and Recreation (DPR) puts the remaining funds needed for the acquisition into escrow, title will pass from TPL to the State through DPR. This request will authorize acquisition of fee simple interest in approximately 3,646 acres through a conveyance from TPL to DPR.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3790-301-0005 (29) and Chapter 106/01, Item 3790-302-0005(14) provide funding that can be used toward this acquisition. Sufficient funds remain in these appropriations to pay for DPR's share of the cost and this property can be acquired in accordance with Legislative intent for the use of these appropriations. In addition, other State funds from Chapter 52/00, 3640-301-0005(b); Chapter 52/00, Item 3760-302-

0005(2)(H), Chapter 52/00, Item 3760-301-0005(1) and Chapter 106/01, Item 2660-101-0183 have been used to provide grants to TPL for this acquisition. All available funds would be deposited into escrow with title passing from The Trust for Public Land to the State of California, DPR.

\$11,868,000 total estimated project costs

\$8,818,000 project costs previously allocated (\$4,816,000 grants from the Coastal Conservancy, \$3,000,000 grants from the Wildlife Conservation Board, \$1,000,000 grants from Caltrans, and \$2,000 from the DPR appropriation to fund appraisal, acquisition and environmental reviews.)

\$3,050,000 project costs to be allocated: \$3,000,000 acquisition costs from DPR, approximately \$22,450 in relocation assistance costs and approximately \$28,000 in overhead costs.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 16, 2002, and the waiting period expired on June 20, 2002.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is in November of 2002.

#### Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the Cowell Ranch property on July 19, 2002, and reviewed a Preliminary Site Assessment, Phase I, prepared for this property. ESS staff believe the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain recognized environmental conditions that could be revealed by site inspection, records research, or consultation with regulatory agencies. The July 19, site visit revealed a debris pile of discarded cardboard boxes and used fertilizer and pesticide containers, e.g., Guthion Solupak, NutriPhite P + K, Metalosate Ca liquid amino acid complex, Rozol ground squirrel bait (poison), etc. This debris pile was located adjacent to the trailer for chemical storage on the Foppiano Farms orchard. It is recommended that this debris pile in addition to the others identified in the PSA I be cleaned-up. DPR indicates that the apple orchard tenant signed the Estoppel Certificate and the tenant has agreed to clean up the area in question as soon as possible. No additional potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

#### Other:

- The State Public Works Board approved this project for site selection August 9, 2002.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is improved with two ranch houses and outbuildings used in a cattle ranching business. A cattle grazing lease exists on the property and one tenant associated with this lease resides on the property. This lease will be terminated and the tenant will be entitled to relocation assistance. The cost of relocation is estimated to be \$22,450. These costs will

be paid from the existing acquisition appropriation. In addition, DPR will assume an existing lease on the apple orchard.

- To offer public access to the property for recreational purposes, DPR estimates the need for \$1,305,000 which includes \$371,000 for 8 PYs and operating expenses of \$934,000 (including one-time costs of \$374,000 for equipment - radios, vehicles, tractor, gator, all terrain vehicle, portable office; and septic tank/leach field) to provide law enforcement, public safety, fire suppression, resource protection, maintenance, trash removal, public contact, and interpretation. To allow only restricted public access to the property and provide for a minimum level of operational support, DPR estimates the need for \$328,000 which includes \$57,000 for 1 PY Park Ranger and \$271,000 (including one-time costs of \$32,000 for equipment) to provide security, resource protection, maintenance, and oversee any lease/concession agreements. This level of access will only allow the visitors to enter the property under the guidance of a state park employee. Until additional funding is provided, DPR will limit restricted authorized controlled access to only special events and other permitted activities on the property and will absorb the cost of this limited restricted controlled access. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR does not have the resources to address the costs of full public access. Although an augmentation request would be evaluated through the normal budget process, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.

**Staff Recommendation: Authorize acquisition consistent with the staff analysis.**

## CONSENT ITEM

### CONSENT ITEM – 28

DEPARTMENT OF GENERAL SERVICES (1760)  
SANTA MONICA MOUNTAINS CONSERVANCY (3810)  
SANTA SUSANA PASS - STENGER, VENTURA COUNTY  
Project Number SMMC-224, DGS Parcel Number 10128

*Authority: Public Resources Code Sections 33203 and 33203.5*

a. **Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 28

Department of General Services  
Santa Monica Mountains Conservancy  
Santa Susana Pass - Stenger

Action requested

**The requested action will authorize site selection for this project.**

Scope Description

**This project is within scope.** The requested action will authorize site selection of three parcels totaling 20.8 acres of unimproved and unoccupied land. The project is consistent with the Santa Monica Mountains Comprehensive Plan and fulfills the purposed of Division 23 of the Public Resources Code. The property has been included in numerous studies on wildlife corridors, including the South Coast Wildlands Statewide Missing Linkages Study, and is being acquired for protection as a wildlife corridor and viewshed.

Funding and Cost Verification

**This project is within cost.** All necessary funding for this acquisition has been secured through an Environmental Enhancement Mitigation Program Grant.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 8, 2002, and the waiting period expired on August 12, 2002.

Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff, conducted a site visit on August 15, 2002, of the proposed purchase site by the Santa Monica Mountains

Conservancy, known as the Santa Susana Pass, Stenger site, in Los Angeles County. ESS staff noted no due diligence issues that would prevent the site acquisition due to the following: (1) the site remains undeveloped; (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made that would raise a concern for migration of hazardous materials.

Other:

- The purchase price shall not exceed estimated fair market value as determined by Department of General Services (DGS) approved appraisal.
- The Mountains Recreation and Conservation Authority will fund all management costs from the Deerlake Highlands Ranger Services Endowment Fund. This fund is comprised of annual fees paid for development mitigation to be used in the subject property area. Management costs include a \$500 one time set up fee and \$2,080 annually for weekly ranger visits.
- The land is vacant and unoccupied and there is no relocation assistance involved with this acquisition.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 29

DEPARTMENT OF GENERAL SERVICES (1760)  
SANTA MONICA MOUNTAINS CONSERVANCY (3810)  
SANTA SUSANA PASS – KHADER, VENTURA COUNTY  
Project Number SMMC-224, DGS Parcel Number 10127

*Authority: Public Resources Code Sections 33203 and 33203.5*

a. **Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 29

Department of General Services  
Santa Monica Mountains Conservancy  
Santa Susana Pass - Khader

#### Action requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The requested action will authorize site selection of two adjacent parcels totaling 15.7 acres of unimproved and unoccupied land. The project is consistent with the Santa Monica Mountains Comprehensive Plan and fulfills the purposed of Division 23 of the Public Resources Code. The property has been included in numerous studies on wildlife corridors, including the South Coast Wildlands Statewide Missing Linkages Study, and is being acquired for protection as a wildlife corridor and viewshed.

#### Funding and Cost Verification

**This project is within cost.** All necessary funding for this acquisition has been secured through an Environmental Enhancement Mitigation Program Grant.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 8, 2002, and the waiting period expired on August 12, 2002.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2002.

### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on August 15, 2002, of the proposed purchase site by the Santa Monica Mountains Conservancy, known as the Santa Susana Pass, Khader site, in Los Angeles County. ESS staff noted no due diligence issues that would prevent the site acquisition due to the following: (1) the site remains undeveloped; (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made that would raise a concern for migration of hazardous materials.

### Other:

- The purchase price shall not exceed estimated fair market value as determined by Department of General Services (DGS) approved appraisal.
- The Mountains Recreation and Conservation Authority will fund all management costs from the Deerlake Highlands Ranger Services Endowment Fund. This fund is comprised of annual fees paid for development mitigation to be used in the subject property area. Management costs include a \$500 one time set up fee and \$2,080 annually for weekly ranger visits.
- The land is vacant and unoccupied and there is no relocation assistance involved with this acquisition.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 30

DEPARTMENT OF GENERAL SERVICES (1760)  
SANTA MONICA MOUNTAINS CONSERVANCY (3810)  
BIG TUJUNGA – DANCIK, LOS ANGELES COUNTY  
Project Number SMMC-225, DGS Parcel Number 10129

*Authority: Public Resources Code Sections 33203 and 33203.5*

a. **Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 30

Department of General Services  
Santa Monica Mountains Conservancy  
Big Tujunga - Danchik

Action requested

**The requested action will authorize site selection for this project.**

Scope Description

**This project is within scope.** The requested action will authorize site selection of three adjacent parcels totaling 2.17 acres of unimproved and unoccupied land. The project is consistent with the Santa Monica Mountains Comprehensive Plan and fulfills the purpose of Division 23 of the Public Resources Code. The property has been included in numerous studies on wildlife corridors, including the South Coast Wildlands Statewide Missing Linkages Study, and is being acquired for protection as a wildlife corridor and viewshed.

Funding and Cost Verification

**This project is within cost.** All necessary funding for this acquisition has been secured through an Environmental Enhancement Mitigation Program Grant.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 8, 2002, and the waiting period expired on August 12, 2002.

Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2002.

### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on August 15, 2002, of the proposed purchase site by the Santa Monica Mountains Conservancy, known as the Big Tujunga, Danchik site, in Los Angeles County. ESS staff noted no due diligence issues that would prevent the site acquisition due to the following: (1) the site remains undeveloped; (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made that would raise a concern for migration of hazardous materials.

### Other:

- The purchase price shall not exceed estimated fair market value as determined by Department of General Services (DGS) approved appraisal.
- The Mountains Recreation and Conservation Authority will fund all management costs from telecommunication antenna lease revenue generated on SMMC's Ritter Ranch property. Management costs include a \$500 one time set up fee and \$2,080 annually for weekly ranger visits.
- The land is vacant and unoccupied and there is no relocation assistance involved with this acquisition.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 31

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA DEPARTMENT OF CORRECTIONS (5240)  
DELANO II, OFFSITE MITIGATION PROPERTY FOR THE USFWS  
KERN COUNTY  
Project Number COR-053, DGS Parcel 10119

*Authority:* Government Code Section 15819.295, Section 3

a. Authorize site selection

APPROVED.

## CONSENT ITEM

### STAFF ANALYSIS – 31

Department of General Services  
Department of Corrections  
Delano II, Offsite Mitigation Property for the USFWS

Action requested

**The requested action will authorize site selection for this project.**

Scope Description

**This project is within scope.** The project provides for acquisition of real property, site studies, environmental studies, master planning, preliminary plans, and working drawings needed to construct the proposed Delano II prison facility. Memorandum of Agreement between California Department of Corrections (CDC) and the United States Fish and Wildlife Service (USFWS) identifies project mitigation requirements to comply with the Endangered Species Act. The project requires acquisition of habitat land suitable for the conservation of the San Joaquin kit fox and the Tipton kangaroo rat. The site selected is located west of Corcoran Rd. and adjacent north of the Kern National Wildlife Refuge in north Kern County approximately 20 miles west of the planned Delano II prison facility. The site is comprised of one parcel consisting of 478± acres.

Funding and Cost Verification

**This project is within cost.** Government Code Section 15819.295, Section 2, authorizes \$311.5 million be available for capital outlay for California State Prison - Kern County at Delano II from funds derived from lease-purchase financing. The property for habitat mitigation can be acquired within the funds available and in accordance with the intent of the Legislature.

Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is October 2002.

### Condition of Property

On August 12, 2002, Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a Site Condition Survey on the 478± property located immediately north of the North Kern National Wildlife Refuge. The property is to be used for offsite mitigation for the Delano State Prison project. ESS staff was accompanied on the survey by Dave Hart, Supervisor of the North Kern National Wildlife Refuge. The 478± site is a flat arid property that has and continues to be used as grazing land. No other uses of the property were observed. On the north and west sides of the property a berm and containment ditch are located which are features of an evaporation pond complex for agricultural drainage water. The property is not affected by this complex. Native Xeriphytic vegetation exists on the property with scattered non-native tamarisks. Endangered species in the area include the San Joaquin Kit Fox, Blunt-nosed Leopard Lizard, & Tipton Kangaroo Rat. No evidence of dumping, hazardous waste or other environmental constraints were observed. Based on this Site Condition Survey, a Phase I site assessment is not recommended.

### Other:

- The purchase price does not exceed estimated fair market value as determined by a Department of General Services approved appraisal.
- The Department of Corrections is not aware of any lawsuits pending concerning the property.
- There is no relocation assistance involved with this project.
- Findings of Fact and Statement of Overriding Considerations from the Environmental Impact Report specifies this mitigation requirement for the project.
- The property will be conveyed to the United States Fish and Wildlife Service after acquisition, to be managed as part of the Kern National Wildlife Refuge.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 32

**DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA STATE UNIVERSITY NORTHRIDGE (6610)  
PRAIRIE STREET SCHOOL, ZELZAH COURT PROPERTY EXCHANGE  
LOS ANGELES**  
Project Number CSU001X, DGS Parcel Number 10120

*Authority: Chapter 726/01, Section 1*

**a. Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 32

Department of General Services  
California State University, Northridge  
Prairie Street School, Zelzah Court Property Exchange

#### Action requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** This project will authorize acquisition of the Prairie Street Elementary School site consisting of approximately 8.5 acres in exchange for a portion of the California State University, Northridge (CSUN) campus consisting of approximately 5 acres. The property to be acquired is owned by the Los Angeles Unified School District (LAUSD) and is adjacent to the CSUN campus.

#### Funding and Cost Verification

**This project is within cost.** Chapter 726, Statutes of 2001 provides for the exchange of state owned land for the property to be acquired.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is October 2002.

#### Condition of Property

The Department of General Services, Environmental Services Section (ESS) staff conducted a site visit on August 2, 2002, of the Prairie Street/Zelzah Court, Northridge site, located at 17930 Prairie Street, Northridge, Los Angeles County. No due diligence issues were noted that would prevent the site acquisition. Staff also reviewed a formal Preliminary Site Assessment, Phase I, completed for the California State University, Northridge, December 2000. Based on a review of the Phase I report and the site visit, ESS staff believe there are no unknown environmental hazards.

#### Other:

There is no relocation assistance involved with this project.

#### Staff Comments:

California State University at Northridge (CSUN) and Los Angeles Unified School District (LAUSD) entered into a joint lease agreement on March 1, 2002, which allows LAUSD to develop a high school on a portion of the CSUN campus. The agreement also allows specified LAUSD students to use CSUN facilities. The initial term of the agreement is 40 years, commencing with the date the high school opens, and automatically extending the agreement for two consecutive terms of 40 years and 19 years, respectively.

**Staff Recommendation: Authorize site selection.**

**CONSENT ITEM**

**CONSENT ITEM – 33**

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF VETERANS AFFAIRS (8955)  
NORTHERN CALIFORNIA VETERANS CEMETERY, SHASTA COUNTY**

*Authority: Chapter 604/99*

**a. Approve preliminary plans**

**APPROVED.**

**CONSENT ITEM**

**STAFF ANALYSIS – 33**

Department of General Services  
Department of Veterans Affairs  
Northern California Veterans Cemetery

Action requested

**The requested action will approve preliminary plans for this project.**

Scope Description

**This project is within scope.** The project constructs a new Veterans cemetery with all the necessary structures, streets, and infrastructure. The major structures include an Administration/Public Information Building (3,344 sf), Committal Service Shelter (360 sf), Maintenance Building (2,304 sf), Equipment Garage (1,984 sf), Columbarium (800 sf), Outdoor Storage (1,000 sf), and a Flammable Storage Building (100 sf). The cemetery will serve eighteen Northern California counties and is anticipated to accommodate over 34,000 burials over the length of the 30 year build out. The project site is located on Gas Point Road approximately 10 miles southwest of Redding. The U.S. Department of Veterans Affairs will fund all project costs. The California Department of Veterans Affairs will manage and operate the facility.

Funding and Cost Verification

**The project is within cost.**

\$6,985,000 total estimated project costs

\$450,000 project costs previously allocated: study \$35,000, preliminary plans \$365,000, working drawings \$50,000

\$6,535,000 project costs to be allocated: working drawings \$253,000, construction \$6,282,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2002, and the waiting period expired on July 5, 2002.

#### Project Schedule

**The project schedule is as follows:**

Complete construction:        December 2004

#### Condition of Property

Department of General Services, Environmental Services Section (ESS) staff of the reviewed a Preliminary Site Assessment, Phase I, prepared for this 130 acre property, dated March 2002. ESS staff believe the PSA I was professionally prepared to the standards of due diligence assessments of the American Society of Testing Materials (ASTM Standard E1527-00).

Based on analyses provided by the site inspection, records research and consultation with regulatory agencies, the property to be acquired by DVA will exclude the northwest portion of the property. This area was previously occupied by the former Shasta County Igo Burn Dump and includes a can dump. The decision to exclude this portion of the property is due to high concentrations of metal waste in the can dump and the potential for the former Shasta County Igo Burn Dump's soil to contain high concentrations of metals.

The Phase I concluded that no other historic or current recognized environmental conditions were identified on the remaining subject property.

#### Other

- A Negative Declaration for the project, prepared and approved by the California Department of Veterans Affairs, identified no obvious hazards that could result in unknown future remediation costs to the State. The document was filed with the State Clearinghouse on April 17, 2002 with the review period ending on May 19, 2002.
- The site meets the requirements of the California Department of Veterans Affairs (DVA).
- The site is unimproved and unoccupied. There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- There are no construction costs involved with this project. Construction will be funded by the U.S. Department of Veterans Affairs.

**Staff Recommendation:    Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 34

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF VETERANS AFFAIRS (8955)  
NORTHERN CALIFORNIA VETERANS CEMETERY, SHASTA COUNTY  
DVA Project Number 001, DGS Parcel Number 10022

*Authority: Government Code 11005  
Military and Veterans Code 996.13-996.21 and 1400-1401  
Senate Bill 4/99*

- a. **Authorize the acquisition of real property through the acceptance of a gift**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 34

Department of General Services  
Department of Veterans Affairs  
Northern California Veterans Cemetery

Action requested

**The requested action will authorize the acquisition of real property through the acceptance of a gift.**

Scope

**This project is within project scope.** An unimproved site containing approximately 130 acres in Shasta County, California has been offered as a gift to the Department of Veterans Affairs (DVA) for the purpose of developing a Northern California Veterans Cemetery. The cemetery will serve eighteen Northern California counties and is anticipated to accommodate over 34,000 burials. The project site is located on Gas Point Road approximately 10 miles southwest of Redding and approximately 1.5 miles south of Igo. Shasta County, the current property owner, is donating the land for the project. The U.S. Department of Veterans Affairs will fund project construction. Senate Bill 4/1999 authorized an appropriation, and the Legislature has made funds available, for coordination and master plan development. The California Department of Veterans Affairs will manage and operate the facility. With the approval of the Director of Finance, the Director of General Services will accept the parcel and immediately transfer jurisdiction to DVA.

Funding and Cost Verification

**This project is within cost.** The only costs associated with acceptance of this donation are the staff costs to process the acceptance.

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2002, and the waiting period expired on July 5, 2002. The NEPA Finding of No Significant Impact was signed on August 13, 2002 and published on August 19, 2002.

## Project Schedule

### **The project schedule is as follows:**

The anticipated acquisition is October 2002.

## Condition of Property

Department of General Services, Environmental Services Section (ESS), staff reviewed a Preliminary Site Assessment, Phase I, prepared for this 130 acre property dated March 2002. ESS staff believe the PSA I was professionally prepared to the standards of due diligence assessments of the American Society of Testing Materials (ASTM Standard E1527-00).

Based on analyses provided by the site inspection, records research, and consultation with regulatory agencies, the property to be acquired by DVA will exclude the northwest portion of the property. This area was previously occupied by the former Shasta County Igo Burn Dump and includes a can dump. The decision to exclude this portion of the property is due to high concentrations of metal waste in the can dump and the potential for the former Shasta County Igo Burn Dump's soil to contain high concentrations of metals.

The Phase I concluded that no other historic or current recognized environmental conditions were identified on the remaining subject property.

## Other

- A Negative Declaration for the project, prepared and approved by the California Department of Veterans Affairs, identified no obvious hazards that could result in unknown future remediation costs to the State.
- The site meets the requirements of the California Department of Veterans Affairs (DVA).
- The site is unimproved and unoccupied. There is no relocation assistance involved with this project.
- Small Farms Drive is a short utility road that bisects a portion of the property. Shasta County will retain fee interest in Small Farms Drive to access its adjacent property. Additionally, Shasta County will retain fee interest in a 100 foot wide strip of land along the southern portion of the parcel for possible future road relocation of Small Farms Drive. State will be granted an easement across Small Farms Drive for road access, grading, paving, utilities, and incidental purposes. Shasta County's fee interest in the utility road will be gifted to the State in the event the road is ever relocated in the future. The 50 year Master Plan for the Northern California Veterans Cemetery incorporates Small Farms Drive into the project. This Master Plan has been approved by the Federal Cemetery Grants Service. This is the federal agency providing funding for the project.
- At the request of Shasta County, Clear Creek Water District has annexed the property into the water district. The property gift includes a water line easement from Shasta County. The County has agreed to provide construction of a waterline at the County's expense. According to Skip Conley, Supervising Real Estate Agent, Shasta County Public Works Department, the County Special Projects engineer, John Crowe, estimates the cost for the waterline at \$500,000.
- Terms and conditions of the State's acceptance of the property are contained in a Memorandum of Understanding between Shasta County and the State. Included are use restrictions on Small Farms Drive, partial realignment of the existing roadway, and potential future relocation of Small Farms Drive.

**Staff Recommendation: Authorize the acquisition of real property through acceptance of a gift.**

**CONSENT ITEM**

**CONSENT ITEM – 35**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
FOLSOM LAKE STATE RECREATION AREA, PLACER COUNTY  
Granite Bay Recreational Trails**

*Authority: Chapter 52/00, Item 3790-302-0005 (25)*

- a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 35

Department of Parks and Recreation  
Folsom Lake State Recreation Area, Placer County  
Granite Bay Recreational Trails

#### Action requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project was added to the 2000 Budget Act by the Legislature with no defined scope. This project will provide a paved 12-foot wide by 2.55 mile long class – 1 bicycle trail adjacent to the shore of Folsom Lake with connecting and parallel trails. The trail will connect the Beals Point and Granite Bay areas of Folsom Lake State Recreation Area, and extend the length of the regionally significant and heavily used American River Bicycle Trail to a total of about 35 miles.

#### Funding and Cost Verification

**This project is within cost.**

\$500,000 total estimated project costs

\$66,000 project costs previously allocated: preliminary plans \$66,000

\$434,000 project costs to be allocated: working drawings \$32,000, construction \$402,000 (\$343,000 contract, \$24,000 contingency, \$22,000 A&E costs \$13,000 agency retained items)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on December 7, 2001 and the waiting period expired on January 6, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	January 2003
Complete construction:	September 2003

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

**CONSENT ITEM**

**CONSENT ITEM – 36**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**FREMONT PEAK STATE PARK, MONTEREY AND SAN BENITO COUNTIES**  
Campground Rehabilitation and Restoration

*Authority: Chapter 52/00, Item 3790-302-0005 (49)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 36

Department of Parks and Recreation  
Fremont Peak State Park, Monterey County  
Campground Rehabilitation and Restoration

#### Action requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project was added to the 2000 Budget Act by the Legislature with no defined scope. This project will rehabilitate a substandard and antiquated camp facility to be more accessible and user-friendly standards for park visitors. The project addresses the deteriorated sanitary facilities and pavement in the campgrounds by providing new restrooms, reconditioned all weather roadways, and camp spurs. Specifically, the project would replace existing vaults with three new comfort stations, install an adjacent leach field, replace pavement, upgrade approximately 24 campsites, relocate a camp host/ security trailer pad and perform landscaping.

#### Funding and Cost Verification

**This project is within cost.**

\$500,000 total estimated project costs

\$47,000 project costs previously allocated: preliminary plans \$47,000

\$453,000 project costs to be allocated: working drawings \$37,000, construction \$416,000 (\$349,000 contract, \$24,000 contingency, \$21,000 A&E costs \$22,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 5, 2002, and the waiting period expired on September 9, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2002  
Complete construction: September 2003

**Staff Recommendation: Approve preliminary plans and the release of working drawings funds.**

**CONSENT ITEM**

**CONSENT ITEM – 37**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**MILLERTON LAKE STATE RECREATION AREA, FRESNO COUNTY**  
Building and Picnic Area Rehabilitation

*Authority: Chapter 52/00, Item 3790-302-0005(48)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 37

Department of Parks and Recreation  
Millerton Lake State Recreation Area, Fresno County  
Building and Picnic Area Rehabilitation

#### Action requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project was added to the 2000 Budget Act by the Legislature with no defined scope. The project will rehabilitate portions of the La Playa Day Use area on the west shore of Millerton Lake. It includes the relocation of an existing single stall “CXT” vault comfort station and construction of a new comfort station and sewer lift station with connections to an existing sewer system. Parking areas will be re-graded and paved. Renovations will be made to the existing picnic areas and site landscaping. New pathways will be constructed to link the comfort stations and parking lots to the new accessible picnic sites.

#### Funding and Cost Verification

**This project is within cost.**

\$500,000 total estimated project costs

\$66,000 project costs previously allocated: preliminary plans \$66,000

\$434,000 project costs to be allocated: working drawings \$23,000, construction \$411,000 (\$350,000 contract, \$25,000 contingency, \$24,000 A&E costs \$12,000 agency retained items), at CCCI 4019

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 6, 2002, and the waiting period expired on September 10, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2002

Complete construction: June 2003

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

**CONSENT ITEM**

**CONSENT ITEM – 38**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**PRAIRIE CREEK REDWOODS STATE PARK, HUMBOLDT COUNTY**  
Public Use Improvements

*Authority: Chapter 106/01, Item 3790-301-0005(1)*  
*Chapter 379/02, Item 3790-301-0005(1)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 38

Department of Parks and Recreation  
Prairie Creek Redwoods State Park, Humboldt County  
Public Use Improvements

#### Action requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project will improve services to the public at Prairie Creek Redwoods State Park by replacing deteriorating facilities. Improvements include upgrading and undergrounding electrical service, rehabilitating an existing combination building, constructing a new parking lot with a comfort station, relocating the trailer sanitation station to the new entrance area, converting five camp sites to full recreational vehicle sites, constructing a new entrance kiosk, and replacing an existing combination building.

#### Funding and Cost Verification

**This project is within cost.**

\$2,228,000 total estimated project costs

\$259,000 project costs previously allocated: preliminary plans \$259,000

\$1,969,000 project costs to be allocated: working drawings \$159,000, construction \$1,810,000 (\$1,398,000 contract, \$70,000 contingency, \$221,000 A&E costs \$121,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 12, 2002, and the waiting period expired on September 11, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 2003

Complete construction: April 2005

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEM

### CONSENT ITEM – 39

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**CRYSTAL COVE STATE PARK, ORANGE COUNTY**  
El Morro Mobilehome Park Conversion

*Authority: Chapter 52/00, Item 3790-301-0005 (8)*  
*Chapter 379/02, Item 3790-301-0005 (18)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 39

Department of Parks and Recreation  
Crystal Cove State Park, Orange County  
El Morro Mobilehome Park Conversion

#### Action requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project will provide for the conversion of the El Morro area to full public use and access. The project includes a permanent park entrance road, a recreational vehicle/tent campground on the upper terrace, public day-use facilities and parking, municipal sewer connection, public trail access, comfort stations and lifeguard facilities, Moro Creek channel reconfiguration and riparian corridor restoration.

#### Funding and Cost Verification

**This project is within cost.**

\$13,002,000 total approved project costs

\$2,118,000 project costs previously allocated: studies \$133,000; preliminary plans \$1,985,000

\$10,774,000 project costs to be allocated: working drawings \$803,000, construction \$9,953,000 (\$8,060,000 contract, \$564,000 contingency, \$1,234,000 A&E costs \$95,000 agency retained items), and equipment \$18,000 at CCCI 4019

\$110,000 estimate savings (\$103,000 contract and \$7,000 contingency)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 13, 2002, and the waiting period expired on September 12, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2004  
Complete construction: November 2006

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

**CONSENT ITEM**

**CONSENT ITEM – 40**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
COLONEL ALLENSWORTH STATE HISTORIC PARK, TULARE COUNTY  
Restoration (Phase 2)**

*Authority: Chapter 52/00, Item 3790-302-0005 (43)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 40

Department of Parks and Recreation  
Colonel Allensworth State Historic Park, Tulare County  
Restoration, Phase 2

#### Action requested

**The requested action will approve preliminary plans and release working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project was added by the Legislature to the 2000 Budget Act with no defined scope. The Department of Parks and Recreation (DPR) defined the project as the reconstruct, restore and/or furnish seven buildings at Colonel Allensworth State Historic Park, the expansion of the maintenance facility, road and utility improvements, burial of power lines, and development of an interpretive plan. At the time DPR defined the scope, it further clarified that, due to the historic nature of the restoration and reconstruction, the exact number of buildings could be modified as more information became available. Based on information developed during preliminary plans, one of the buildings will not be reconstructed. Further the roadwork was completed as part of the first phase of the restoration of the Park.

#### Funding and Cost Verification

**This project is within cost.**

\$4,000,000 total authorized project costs

\$3,933,000 total estimated project costs

\$173,000 project costs previously allocated: preliminary plans \$173,000

\$3,760,000 project costs to be allocated: working drawings \$352,000, construction \$3,408,000 (\$2,461,000 contract, \$172,000 contingency, \$339,000 A&E costs \$436,000 agency retained items) at CCCI 4019

\$67,000 estimated savings

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 11, 2002 and the waiting period expired on May 11, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: January 2003

Complete construction: August 2003

**Staff Recommendations: Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEM

### CONSENT ITEM – 41

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**BORDER FIELD STATE PARK, SAN DIEGO COUNTY**  
Sediment Basins and Road Realignment

*Authority: Chapter 324/98, Item 3760-301-0001 (2) (A)*  
*Chapter 52/00, Item 3760-301-0001 (2)*  
*Chapter 52/00, Item 3760-301-0005 (5)*  
*Chapter 379/02, Item 3790-301-0005 (23)*  
*Chapter 379/02, Item 3790-301-0005 (29)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 41

Department of Parks and Recreation  
Border Field State Park, San Diego County  
Sediment Basins and Road Realignment

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** As defined in the 2002 Budget Bill, this project will address the deterioration of Border Field State Park's natural resource values and improve public access to the park's natural and recreational resources through the construction of a series of sediment retention basins and improvement of the entrance road to provide more reliable access to the park. Design efforts were accomplished by the Southwest Wetlands Interpretive Association through grants from the State Coastal Conservancy.

#### Funding and Cost Verification

**This project is within cost.**

\$8,601,000 total estimated project costs

\$952,000 project costs previously allocated: design costs (preliminary plans and working drawings) and environmental review. The Southwest Wetlands Interpretive Association, using funding provided through a grant from the State Coastal Conservancy, completed these activities.

\$7,649,000 project costs to be allocated: construction \$7,649,000 (\$6,840,000 contract, \$479,000 contingency, \$252,000 A&E costs \$78,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on January 17, 2002, and the waiting period expired on February 16, 2002.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: February 2004

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 42**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**LOS ANGELES RIVER PARKWAY PROJECT, LOS ANGELES COUNTY**  
Taylor Yards IPU and General Planning, Phase 1

*Authority: Chapter 379/02, Item 3790-301-6029(4)*

- a. **Approve preliminary plans for Phase 1**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 42

Department of Parks and Recreation  
Los Angeles River Parkway Project, Los Angeles County  
Taylor Yards IPU and General Planning, Phase 1

#### Action Requested

**The requested action will approve preliminary plans for Phase 1 of this project.**

#### Scope Description

**This project is within scope.** The Legislature has approved funding for the design and installation of immediate public use facilities to launch an urban park unit in Los Angeles. Specifically funding has been approved to provide the public with access, landscaping, irrigation, picnic tables, walkways, temporary restroom facilities, traffic improvements, parking, utilities, security, interpretive panels, signs, and turf play areas. Funding would also support studies related to the general planning efforts for the park. This request would approve preliminary plans for the first phase of the project. This first phase would involve the development of an approximately three-quarter-acre site. Specifically, the first phase would include the development of parking, activity areas, native landscaping, portable accessible restroom facility, and interpretive features. The preliminary plans developed for the first phase of this project are sufficient to serve as construction drawings due to the nature of the first phase of the project; therefore, the department requests that work on this phase will move directly from the preliminary plan phase to the construction phase.

#### Funding and Cost Verification

**This project is within cost.**

\$1,650,000 total estimated project costs

\$11,000 project costs previously allocated: preliminary plans

\$1,639,000 project costs to be allocated: construction \$1,361,000 (\$1,105,000 contract, \$77,000 contingency, \$56,000 A&E costs, \$123,000 Agency Retained) at CCCI 4019

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 7, 2002, and the waiting period expired on July 12, 2002.

#### Project Schedule

**The project schedule is as follows:**

Complete construction on this phase: October 2002

**Staff Recommendation: Approve preliminary plans for Phase 1.**

**CONSENT ITEM**

**CONSENT ITEM – 43**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
CORNFIELDS PROJECT, LOS ANGELES COUNTY**  
Immediate Public Use and General Planning, Phase 1

*Authority: Chapter 379/02, Item 3790-301-6029(5)*

- a. **Approve preliminary plans for Phase 1**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 43

Department of Parks and Recreation  
Cornfields Project, Los Angeles County  
Immediate Public Use and General Planning, Phase 1

#### Action Requested

**The requested action will approve preliminary plans for Phase 1 of this project.**

#### Scope Description

**This project is within scope.** The Legislature has approved funding for the design and installation of Immediate Public Use facilities at the Cornfields project to allow interim public access prior to the completion of a general plan for the park. Specifically, the project included exhibits and panels in an out door ramada, a viewing area with patios and/or decks, landscaping, picnic areas, walkways, site improvements, fencing, temporary restrooms, and parking. This request would approve preliminary plans for the first phase of the project. This first phase would involve the development of a portion of the Cornfields parcel, approximately one-half acre in size, into a public information site and informal public open space area. Specifically, the first phase would involve earthwork and landscaping to orient the site towards the downtown Los Angeles skyline, provide parking via an access drive off North Spring Street, and provide an interpretive feature to describe the parcel's history and solicit public participation in future planning efforts. The preliminary plans developed for the first phase of this project are sufficient to serve as construction drawings due to the nature of the first phase of the project; therefore, the department requests that work on this phase will move directly from the preliminary plan phase to the construction phase.

#### Funding and Cost Verification

**This project is within cost.**

\$1,850,000 total estimated project costs

\$10,000 project costs previously allocated: preliminary plans

\$1,840,000 project costs to be allocated: \$60,000 study, \$133,000 preliminary plans, \$235,000 working drawings, \$1,412,000 construction (\$990,000 contract, \$70,000 contingency, \$75,000 A&E costs, \$277,000 agency retained) at CCCI 4019

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 7, 2002 and the waiting period expired on July 12, 2002.

#### Project Schedule

**The project schedule is as follows:**

Complete construction on this phase: October 2002

**Staff Recommendation: Approve preliminary plans for Phase 1.**

## CONSENT ITEM

### CONSENT ITEM – 44

**DEPARTMENT OF MENTAL HEALTH (4440)**  
**PATTON STATE HOSPITAL, SAN BERNARDINO COUNTY**  
Install Alarm System in G/O/P/T

*Authority: Chapter 106/01, Item 4440-301-0001 (4)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 44

Department Of Mental Health  
Patton State Hospital, San Bernardino County  
Install Alarm System in G/O/P/T

#### Action requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will install a personal duress alarm system in the existing Buildings G/T/O/P (60,461 sf). Underground utilities connecting all buildings to a central monitoring station (proposed on site Police Station) will be required. Individual building work will consist of core drilling existing concrete / plaster walls and ceilings, wood floors as required to install conduits and conductors. The alarm system for each building will include a dual frequency receiver, transmitter, strobe / horn alarm devices (interior type & exterior type). All staff members will be provided a key chain type transmitter with a alarm test button. Central Control will be equipped with two Windows operated Personal Computers, used exclusively for monitoring the alarm systems.

#### Funding and Cost Verification

**This project is within cost.**

\$729,000 total estimated project costs

\$56,000 project costs previously allocated: preliminary plans

\$70,000 project costs to be allocated: working drawings

#### CEQA

A Notice of Determination is in process, these are Historical Buildings and require SHBSB review prior to filing with the State Clearinghouse.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: January 2003

Complete construction: November 2003

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 45**

**DEPARTMENT OF CORRECTIONS (5240)  
MINOR CAPITAL OUTLAY PROJECTS  
STATEWIDE**

*Authority: Chapter379/02*

- a. **Approve use of Inmate Day Labor**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 45

Department of Corrections  
Statewide  
Minor Capital Outlay Projects

#### Action Requested

**The requested action will provide approval of the use of Inmate Day Labor (IDL) resources for the Department's Minor Capital Outlay Program.**

#### Scope Description

**This project is within scope.** Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources on any minor capital outlay project for the 2002/03 fiscal year.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,000,000 total amount to be allocated

#### CEQA

Not Applicable.

#### Project Schedule

**The project schedule is as follows:**

All projects will be in construction in 2002/03 fiscal year.

**Staff Recommendation: Approve use of Inmate Day Labor.**

**CONSENT ITEM**

**CONSENT ITEM – 46**

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA MEDICAL FACILITY, SOLANO COUNTY**  
Ambulatory Care Clinic

*Authority: Chapter 106/01, Item 5240-301-0001(12.5)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 46

Department of Corrections, California Medical Facility  
Ambulatory Care Clinic

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The project consists of constructing a new single story Ambulatory Care Clinic. The Ambulatory Care Clinic will provide approximately 4,500 square feet of clinic space that includes inmate waiting, examination rooms, treatment room, staff offices, restrooms, work space and storage areas. Site improvements will include building pad, utility connections, paving, landing ramp, and stairs at the east end of the building. The 2002/03 Budget Act includes \$2,298,000 for the construction phase of this project.

#### Funding and Cost Verification

**This project is within cost.**

\$2,580,000 total estimated project costs

\$282,000 project costs previously allocated: preliminary plans \$118,000; working drawings \$94,000; and project administration \$70,000

\$2,298,000 project costs to be allocated: construction \$2,298,000 (\$1,557,000 contract, \$78,000 contingency, \$218,000 project administration, \$51,000 A&E, \$80,000 equipment, and \$201,000 agency retained), unallocated \$113,000

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 7, 2002, and the waiting period expired on February 11, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2002

Complete construction: March 2004

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 47

UNIVERSITY OF CALIFORNIA (6440)  
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY

*Authority: Chapter 106/01, Item 6440-301-0574 (3)*

- a. Recognize scope change
- b. Approve reversion

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 47

University of California, Santa Cruz  
Seismic Corrections, Phase 2

#### Action Requested

**The requested action will recognize a scope change and approve a reversion for this project.**

#### Scope Description

**This project is not within scope.** The Santa Cruz Seismic Corrections, Phase 2 project was to address seismic hazards in four buildings on the Santa Cruz campus. During the preliminary plans phase, it was discovered that one of the four buildings could not have the work completed without significantly impacting the academic programs in the building. It was also determined that the building would need additional drilled piers to provide the required structural support, which resulted in an estimated construction cost that exceeded the budgeted amount. Due to the additional cost and the disruption to the academic programs, this project is being canceled. A 20-day notice was sent to the Legislature on June 6, 2002, without comment.

#### Funding and Cost Verification

**This project is within cost.** \$4,522,000 is available for reversion due to project cancellation:

\$4,522,000 total estimated project costs

\$4,522,000 project costs previously allocated: working drawings \$274,000; construction \$4,248,000 (preliminary plans funded with campus funds)

\$4,522,000 requested reversion

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

**Staff Recommendation: Recognize scope change and approve reversion.**

**CONSENT ITEM**

**CONSENT ITEM – 48**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
CONTRA COSTA COMMUNITY COLLEGE DISTRICT  
SAN RAMON VALLEY CENTER, CONTRA COSTA COUNTY  
Site Development & Phase I Buildings**

*Authority: Chapter 891/01, Item 6870-301-0574 Section 34 (b)(3)(C)*

- a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 48

California Community Colleges, San Ramon Valley Center,  
Site Development & Phase I Buildings

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The authorized project constructs the site infrastructure and Phase I Buildings (44,435 asf). ASF space consists of: 9,697 lecture; 21,918 laboratory; 4,980 office; 4,000 library/learning resource; 1,960 AVTV/distance learning; 1,435 PE/fitness; and 445 other.

#### Funding and Project Cost Verification

**This project is within cost.**

\$26,397,000 total estimated project costs

\$723,000 project costs previously allocated: preliminary plans

\$25,674,000 project costs to be allocated: working drawings \$1,085,000; construction \$22,204,000 (\$20,093,000 contracts, \$1,005,000 contingency, \$1,106,000 administration, testing, inspection) at CCCI 4019; and equipment \$2,385,000 at EI 2564.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 5, 2001, and the waiting period expired on August 4, 2001.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: April 2004

Complete construction: August 2006

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 49**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SOUTHWESTERN COMMUNITY COLLEGE DISTRICT  
SOUTHWESTERN COLLEGE, SAN DIEGO COUNTY  
Child Development Center**

*Authority: Chapter 891/01, Item 6870-301-0574 (22)*

- a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 49

California Community Colleges, Southwestern College, Child Development Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The authorized project constructs a 13,770 asf child development building with 860 asf office and 12,910 asf for other types of space.

#### Funding and Project Cost Verification

**This project is within cost.**

\$5,742,000 total estimated project costs

\$227,000 project costs previously allocated: preliminary plans

\$5,465,000 project costs to be allocated: working drawings \$193,000; construction \$4,992,000 (\$4,406,000 contracts, \$220,000 contingency, \$366,000 administration, testing, inspection) at CCCI 4019; and equipment \$400,000 at EI 2564.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 10, 2000, and the waiting period expired on September 9, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: June 2003

Complete construction: July 2004

**Staff Recommendation: Approve preliminary plans.**

## ACTION ITEM

### ACTION ITEM – 50

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**FOOTHILL-DE ANZA COMMUNITY COLLEGE DISTRICT**  
**FOOTHILL COLLEGE, SANTA CLARA COUNTY**  
Child Care/Development Center (Health and Safety)

*Authority: Chapter 162/96, Item 6870-301-0658 (26), PW*  
*Chapter 282/97, Item 6870-301-0658(25), C*  
*Chapter 50/99, Item 6870-490-Reappropriation of C*  
*Chapter 52/00, Item 6870-490-Reappropriation of C*  
*Chapter 324/98, Item 6870-301-0658 (3.2), E*

- a. **Approve project termination**
- b. **Approve reversion**

**APPROVED.**

## ACTION ITEM

### STAFF ANALYSIS – 50

California Community Colleges, Foothill College,  
Child Care/Development Center (Health & Safety)

#### Action Requested

**The requested action will approve project termination and a reversion of funds.**

#### Scope Description

**The project is within scope.** The authorized project is to construct a 9,581 asf facility with 1,975 asf for offices and 7,606 asf for other uses including 7,142 asf for child development services. This project was approved by the Legislature prior to the development of the state guidelines for child development centers and does not presently contain instructional rooms, student observation areas and other related areas now considered critical in all community college child development centers.

#### Funding and Project Cost Verification

**The project is not within cost.** The project was initially bid in June 1998, but the discovery of an active earthquake fault under the existing building and the enlargement of a nearby flood plain made the initial site unacceptable. The bid effort was discontinued until a replacement site could be identified. A second site was identified, but environmental problems were later identified at the replacement site. A third site was then identified next to the revised flood plain and the project was redesigned to fit on that location. Site improvements at this location for levee design substantially increased the project's cost that the district agreed to fund. These site identification problems delayed the bidding of the project while construction costs were substantially increasing in the region. Bid efforts performed after resolution of the site issues could not obtain an affordable bid even when the district planned to provide funding for the additional costs of the redesigned project. Complicating the district contribution to the cost of

the replacement child development center is that further analysis of the active earthquake fault shows that it threatens six other campus buildings in addition to the child development center and the replacement of those buildings is now considered more critical than the replacement of the child development center. A 20-day letter was sent to the Legislature on August 21, 2002, without comment.

\$4,614,000 total estimated project costs

\$207,000 project costs previously allocated and expended: preliminary plans \$79,000 and working drawings, \$128,000 at CCCI 3571.

\$1,355,000 local funds committed to the project: acquisition (site survey \$5,000); working drawings, \$8,000; construction \$1,336,000 (\$1,313,000 contracts, and \$23,000 contingency, project management, testing, and inspection) at CCCI 3571 and equipment \$6,000 at EPI 2485.

\$3,052,000 project costs to be reverted: construction \$2,917,000 (\$2,648,000 contracts, \$132,000 contingency, \$137,000 project management, testing and inspection) at CCCI 3571 and equipment \$135,000 at EPI 2485

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 16, 1996, and the waiting period expired on September 16, 1996.

**Staff Recommendation: Approve project termination and reversion of funds.**

**OTHER BUSINESS**

**REPORTABLES**

Respectfully Submitted,

JAMES E. TILTON  
Administrative Secretary