



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD

July 16, 2004

**MINUTES**

**PRESENT:**

Mr. Bob Campbell, Chief Counsel, Department of Finance  
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation  
Mr. Barry Hemphill, Deputy Director, Telecommunications Division,  
Department of General Services  
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office  
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member Darrell Steinberg  
Assembly Member Wilma Chan  
Assembly Member Fabian Nunez  
Senator Betty Karnette  
Senator Wesley Chesbro  
Senator Gilbert Cedillo

**STAFF PRESENT:**

Rocel Bettencourt, Assistant Administrative Secretary, State Public Works Board  
Theresa Gunn, Assistant Administrative Secretary, State Public Works Board  
Tamara Moss, Executive Secretary, State Public Works Board  
Nathan Brady, Budget Analyst, Department of Finance  
Brian Dewey, Budget Analyst, Department of Finance  
Debbie Dills, Budget Analyst, Department of Finance

**SPEAKERS PRESENT**

None.

**OTHERS PRESENT:**

David Wrightsman, Department of Parks and Recreation  
Rob Kane, Department of Parks and Recreation  
Rick Stolz, Department of Parks and Recreation  
Cyndy Spita, Department of Parks and Recreation  
Chris Vance, State Treasurer's Office  
Barbara Tanaka, State Treasurer's Office  
Etsuko Stone, State Treasurer's Office  
Sabrina Winn, Department of General Services-RESA/PSB  
Merle McDanel, Department of General Services-RESA/PMB  
Mike Moore, Department of General Services-RESA/PMB  
Sean Becata, EDAW  
Sydney Coatsworth, EDAW

Bob Clark, Department of General Services-RES  
Dale Clevenger, California Community Colleges  
John Stephens, Lake Tahoe Community College

**CALL TO ORDER AND ROLL CALL:**

Mr. Campbell, Chairperson, Chief Counsel, Department of Finance at 10:00 am called the meeting to order. Ms. Rocel Bettencourt, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES**

Ms. Bettencourt reported that staff has reviewed the minutes from the June 18, 2004 regular meeting and believe them to accurately represent the actions of the Board. However, it should be noted that the staff analysis for five acquisition agenda items related to the June 18, 2004 meeting have been modified to more accurately reflect the Department of General Services, Environmental Services Section staff's assessment of the condition of property. These items include: (Items #4 through #7) for the California Tahoe Conservancy-Cook, Gadmonski, Gaines, and Smith properties; and (Item #20) for the Department of Parks and Recreation-Horse Canyon Property. These revisions were needed to correctly identify the specific assessments complete on the individual properties.

There were no contingent actions from the previous meeting and staff recommends of the minutes from the June 18, 2004 meeting.

**Hearing no objections, the minutes from the June 18, 2004 regular meeting were unanimously approved.**

**ACTION ITEMS:**

Ms. Bettencourt stated that there was one Action Item on the agenda. Action Item #1, California Community Colleges, Rancho Santiago Community College District, Santiago Canyon College, Learning Resource Center. The requested item will approve the form of and authorize the execution of the Amended and Restated Declaration of Special Land Use Restrictions agreement between the State Public Works Board, the Rancho Santiago Community College District, and the Irvine Company. The Irvine Company owned the land prior to the school district and had retained restrictions limiting the site's use. Those restrictions were significant enough to impact the State's ability to sale Lease-Revenue Bonds. The restrictions have been removed for the term of the bonds and the amended agreement reflecting this is before the Board. Staff recommends approval.

Ms. Aronberg stated that the State Controller had been following this particular project very closely. She commended staff, especially thanked Debbie Dills, Budget Analyst, Department of Finance, for doing an excellent job of keeping the Controller informed of the progress of the project.

**A motion was made by Ms. Aronberg and Second by Mr. Hemphill to approve Action Item #1.**

**Action Item #1 was approved by a 5-0 vote.**

**BOND ISSUES:**

Ms. Bettencourt stated that there were two bond items, however, because the State's Budget has not been passed, we are pulling Bond Item #2, Department of Justice, Santa Barbara Replacement Laboratory.

Bond Item #3, California Community Colleges, Rancho Santiago Community College District Santiago Canyon Community College, Learning Resource Center. Ms. Bettencourt stated that this was the same project identified in Action Item #1. If approved, this item will authorize the use of interim financing and the sale of lease revenue bonds. Staff recommends approval and adoption of the resolution.

**A motion was made by Ms. Aronberg and Second by Mr. Garcia to approve Bond Item #3.**

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

Mr. Campbell stated that prior to reviewing the consent calendar, we move to Other Business Item #28 at the request of the Treasurer's Office.

Ms. Bettencourt stated that the Department of General Services submitted a letter regarding the public engagement process relating to the Central Plant and West End projects. At the March 15, 2004 Board meeting, Treasurer Angelides requested that the Department of General Services report back within 120 days on the status of the Public Engagement Process for the two projects. The letter submitted to the Board provides the status report on the Department of General Services efforts to secure architectural/engineering and environmental consultants to conduct the public engagement process and requests an extension until the September 10, 2004 Board meeting to present the Public Outreach Plan. This extension will provide the Department of General Services additional time to work with the selected consultants and the City of Sacramento.

Mr. Lujano stated that the Treasurer's Office had no objections to the extension. He requested that the documents regarding the Public Outreach Plan be submitted to the Treasurer's Office two weeks prior to the meeting to allow time for review.

**CONSENT CALENDAR:**

Ms. Bettencourt stated that because the State's Budget has not been passed, we are pulling the following Item #13, California Department of Corrections, Statewide Minor Capital Outlay Projects; Item #14, California Department of Corrections, Statewide Parole Revocation Capital Improvements; Items #20 through #24 Various California Community Colleges Projects; and Item #25, Department of the Military, Bakersfield Armory.

In summary, the Revised Consent Calendar covers Items #4 through #12, #15 through #19 and proposes: six requests to approve preliminary plans; two requests to recognize a scope change; two requests to authorize site selection; two requests to approve an augmentation; one request to approve the redirection of funds within the appropriation and to recognize the completion of a project; and one request to approve the use of Inmate Day Labor.

There were four 20-day letters; Item #4, **Department of Transportation**, Sacramento Headquarters Building, Annex I and II. A 20-day letter was sent to the Legislature on July 9, 2004 and no comments have been received. Item #16, **University of California Irvine**, Biological Sciences Unit 3, Scope Change. A 20-day letter was sent to the Legislature on June 21, 2004 and no comments have been received.

Item #18, **California Community Colleges**, Lake Tahoe Community College District, Lake Tahoe College, Learning Resource Center, Augmentation. A 20-day letter was sent to the Legislature on June 8, 2004 and no comments have been received. Item #19, **California Community Colleges**, Glendale Community College District, Glendale College, Allied Health/Aviation Laboratory, Scope Change. A 20-day letter was sent to the Legislature on June 18, 2004 and no comments have been received.

Staff recommends approval of the Revised Consent Calendar Items #4 through #12, #15 through #19.

**A motion was made by Mr. Hemphill and Second by Mr. Garcia to adopt the Revised Consent Calendar and to approve Items #4 through #12, #15 through #19.**

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

**ACTION ITEMS:**

Ms. Bettencourt stated that there were two Action Items remaining.

Action Item #26, Department of Parks and Recreation, Bidwell-Sacramento River State Park (Brayton). If approved, the action requested will authorize acquisition consistent with the staff analysis. This is an acquisition of approximately a 44-acres.

Ms. Bettencourt stated that at the time this parcel came before the Board for site selection, the Department identified the need for one position and ongoing costs of \$146,000 for personnel services and operating expenses, and one-time costs of \$126,000. She stated that Rob Kane, Department of Parks and Recreation was present to explain why these support budget costs have changed from the previous estimate.

Mr. Kane stated that DPR is buying the property because it fits into their acquisition guidelines, which include sustainable echo systems, unique natural resource areas, in-holdings, and adjacent properties. State agencies and the Federal government (in a cooperative partnership) have been working to restore Riparian Upland along the Sacramento River. Initially, at the site phase, DPR submitted a request for certain operating expenses and subsequently, through further research, DPR discovered that the project is eligible for CALFED grants and other grants to restore the property as it is now. Some of the grant money can only be rewarded if DPR owns the property.

Mr. Garcia asked if it is expected to receive the grants after the acquisition.

Mr. Kane stated that the Nature Conservancy has grant money confirmed to do the planning to restore the Riparian property. He further stated that it is common practice of granting agencies to require State/public ownership before issuing the grant.

Mr. Campbell asked if the initial one-time costs that were previously identified would be covered by grants and the estimated ongoing costs would be minimal.

Mr. Kane stated that the ongoing costs would be minimal and that the grant money is in place to cover the estimated one-time costs.

**A motion was made by Mr. Garcia and Second by Mr. Hemphill to approve Acton Item #26.**

**Action Item #26 was approved by a 3-0 vote.**

Action Item #27, Department of Parks and Recreation, Bidwell-Sacramento River State Park (Singh). This is an acquisition of approximately 40 acres.

At the time this parcel came before the Board for site selection, the Department identified the need for 2 positions and ongoing costs of \$160,000 for personal services and operating expenses, and one-time costs of \$258,000. Again, the department representative is here to explain why these support budget costs have changed from the previous estimate.

Mr. Garcia made a motion to approve Action Item #27 since it relates to the previous item.

**A motion was made by Mr. Garcia and Second by Mr. Hemphill to approve Action Item #27.**

**Item #27 was approved by a 3-0 vote.**

**OTHER BUSINESS:**

Ms. Bettencourt stated that there was one item remaining of other business. Item #29, Update on the Department of Parks and Recreation Taylor Yards project.

At the December 2003 Board meeting, the Department of Parks and Recreation received approval to acquire Taylor Yards, Parcel G-1 and was asked to report back in six months to provide the status on the planning process and budget for the remediation of Parcel G-1 from an industrial clean up level to the higher level for park use. The department has submitted a status report to the Board and is prepared to address any questions you may have.

The update was submitted in letter-form. The letter is on file and available upon request.

**REPORTABLES:**

Ms. Bettencourt indicated that there were three reportable items that Finance staff had approved under the authority delegated by the Board.

**NEXT MEETING:**

Ms. Bettencourt noted that the next regularly scheduled meeting would be Friday August 13, 2004 at 10:00 am at the State Capitol in Room 112.

Having no further business, the meeting was adjourned at 10:15 am.

## ACTION ITEM

### ACTION ITEM – 1

**CALIFORNIA COMMUNITY COLLEGES (6870)  
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT  
SANTIAGO CANYON COLLEGE, ORANGE COUNTY**

*Learning Resource Center*

*Authority: Chapter 33/02, Section 34 (a) (4) (A)*

- a. Approve the form of and authorize the execution of the “Amended and Restated Declaration of Special Land Use Restrictions” agreement between the State Public Works Board, Rancho Santiago Community College District, and the Irvine Company**

**APPROVED.**

**Vote: 5-0**

## ACTION ITEM

### STAFF ANALYSIS – 1

California Community Colleges  
Rancho Santiago Community College District  
Santiago Canyon College, Orange County  
Learning Resource Center

#### Action Requested

**The requested action will approve the form of and authorize execution of the “Amended and Restated Declaration of Special Land Use Restrictions” agreement (the Amended and Restated Agreement) between the State Public Works Board, the Rancho Santiago Community College District (the District), and the Irvine Company.**

#### Scope Description

**The project is within scope.** The project constructs a 29,329 assignable square feet (asf) learning resource center consisting of 20,203 asf for library, 4,928 asf for AV/TV, 2,913 asf for offices, 794 asf for laboratory, and 491 asf other spaces. Minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

#### Funding and Project Cost Verification

**The project is within cost.**

\$9,565,000 total estimated project costs

\$590,000 project costs previously allocated: preliminary plans \$278,000 and working drawings \$312,000

\$8,975,000 project costs to be allocated: construction \$8,099,000 (\$7,300,000 contracts, \$365,000 contingency, \$434,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$876,000 at EI 2564

#### CEQA

**This project is in compliance with CEQA.** A negative declaration was filed with the State Clearinghouse and the state acknowledged completion of the environmental requirements on April 20, 2000.

#### Due Diligence

**This action mitigates Due Diligence concerns.** The project is located on land owned by the District; however the Irvine Company retains rights to repurchase and reclaim the land, should the District violate the provisions within the original Declaration of Special Land Use Restrictions that has been executed between the District and the Irvine Company (the Original Agreement).

The Board staff found the Original Agreement to be highly restrictive and problematic for the sale of lease revenue bonds. Numerous discussions between all interested parties, including the District, the Irvine Company, the Board, and the Chancellor’s Office of the California Community Colleges, ensued, and all parties have agreed to amend the Original Agreement in such a way to facilitate the issuance of lease revenue bonds. The Board is a party to the Amended and Restated Agreement, which will only be in effect as long as the Board’s bonds are outstanding.

Project Schedule

**The project schedule is as follows:**

Complete construction:            March 2006

**Staff Recommendation:** Approve the form of and authorize the execution of the Amended and Restated Agreement with such changes, insertions, and deletions as the Administrative Secretary, with the advice of the Board's counsel, may require.

## BOND ITEM

### BOND ITEM – 2

**DEPARTMENT OF JUSTICE (0820)  
SANTA BARBARA REPLACEMENT LABORATORY,  
SANTA BARBARA COUNTY**

*Authority: Pending 2004/2005 Budget Act*

**Adopt a resolution to:**

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

**TOTAL ESTIMATED PROJECT COSTS:**

**\$8,098,000**

**PULLED.**

## BOND ITEM

### STAFF ANALYSIS – 2

Department of Justice  
Santa Barbara Replacement Laboratory

#### Action Requested

**The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project constructs a 13,804 square foot forensic laboratory. The administrative area consists of office space for a staff of 8 including the following: reception area; records file room; copy and supplies room; employee room; conference room; library; showers and lockers; and separate rest rooms for both employees and visitors. The laboratory area includes the following: evidence reception area; evidence viewing room; evidence vault w/walk-in freezer, refrigerator, drying cabinets, drug storage vault, and lab storage; firearms exam area; firearms vault; test fire tank and firing range; general exam area; Serology prep; PCR amplification; trace evidence rooms (2 ea.) and trace microscopy area; instrument room; clean lab room; vehicle exam w/lift; dark room; blood alcohol/intox; and maintenance shop. Site work, parking, and utilities are included.

#### Funding and Project Cost Verification

**This project is within cost.** New appropriation is based on average of bids received April 28, 2004.

\$9,178,998 total estimated project cost:

\$1,094,998 project costs previously allocated: acquisition \$491,799; preliminary plans \$283,401; working drawings \$305,798, construction \$14,000 (due diligence).

\$8,084,000 project costs to be allocated: construction \$8,084,000 (consisting of \$6,633,000 contract, \$332,000 contingency, \$583,000 A&E costs, \$536,000 other project costs).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on January 14, 2000, and the waiting period expired February 13, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve proceed to bid: July 2004  
Complete construction: March 2006

**Staff Recommendation: Approve resolution.**

## BOND ITEM

### BOND ITEM – 3

**CALIFORNIA COMMUNITY COLLEGES (6870)  
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT,  
SANTIAGO CANYON COLLEGE, ORANGE COUNTY**  
Learning Resource Center

*Authority: Chapter 33/02, Section 34(a)(4)(A)*

**Adopt a resolution to:**

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

**TOTAL ESTIMATED PROJECT COSTS:**

**\$8,975,000**

**APPROVED.**

**Vote: 5-0**

## BOND ITEM

### STAFF ANALYSIS – 3

California Community Colleges  
Rancho Santiago Community College District, Santiago Canyon College, Orange County  
Learning Resource Center

#### Action Requested

**The action requested will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**The project is within scope.** The project constructs a 29,329 assignable square feet (asf) learning resource center consisting of 20,203 asf for library, 4,928 asf for AV/TV, 2,913 asf for offices, 794 asf for laboratory, and 491 asf other spaces. Minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

#### Funding and Project Cost Verification

**This project is within cost.**

\$9,565,000 total estimated project costs

\$ 590,000 project costs previously allocated: preliminary plans \$278,000 and working drawings \$312,000

\$8,975,000 project costs to be allocated: construction \$8,099,000 (\$7,300,000 contracts, \$365,000 contingency, \$434,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$876,000 at EI 2564.

#### CEQA

This project is in compliance with CEQA. A negative declaration was filed with the State Clearinghouse and the state acknowledged completion of the environmental requirements on April 20, 2000.

#### Due Diligence

Due diligence issues will be mitigated following approval of the action item related to the project.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: March 2006

**Staff Recommendation: Adopt Resolution.**

**CONSENT ITEM**

**CONSENT ITEM – 4**

**DEPARTMENT OF TRANSPORTATION (2660)  
SEISMIC RETROFIT—HEADQUARTERS BUILDING, ANNEX I & II,  
SACRAMENTO COUNTY**

*Authority: Chapter 379/02, Item 2660-311-042(D) 20.20.513*

**a. Approve augmentation** **\$1,045,300**  
**(10.3 percent of total project)**  
**(10.3 percent cumulative)**

**APPROVED.**  
**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 4

Department of General Services  
Department of Transportation  
Seismic Retrofit – Headquarters Building, Annex I & II

#### Action Requested

**This action will provide for augmentation for the bid phase of this project.**

#### Scope Description

**This project is within scope.** This project consists of a “structural only” seismic retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit will add concrete shear wall abutments to several building corners and one common interior wall. Agency Retained item will permit relocation of staff during construction process. The Department of Transportation has agreed to provide additional funding to permit the project to be awarded to the low bidder.

#### Funding and Cost Verification

**This project is not within cost.** The Department of Transportation (DOT) is requesting an augmentation of \$1,045,300 (10.3 percent total project) to facilitate bid award of project. There have been no previous requests for augmentation of this project.

Only two bids were received for this project (out of nine prospective bidders). Inquiries to prospective bidders revealed that all prospective bidders were extremely busy with other public works projects (primarily bond funded schools). Furthermore, industry wide escalation of material and labor cost factors added risk factors to the project. Due to rapid price escalations in the industry, significant bid increases would be anticipated if this project was re-bid several months in the future.

\$11,149,300 total estimated project costs.

\$10,104,000 total authorized project costs; project costs previously allocated: preliminary plans \$470,000, working drawings \$695,000, construction \$8,939,100 (\$6,913,000 contract, \$484,000 contingency, \$467,800 A&E, \$714,400 other, and \$359,800 Agency Retained).

\$1,045,300 requested augmentation.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on October 19, 2001 and the waiting period expired on November 19, 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: June 2005

#### Due Diligence Status

Project is a retrofit to an existing State building, due diligence was not required.

**Staff Recommendation: Approve augmentation.**

## CONSENT ITEM

### CONSENT ITEM – 5

DEPARTMENT OF PARKS AND RECREATION (3790)  
ANO NUEVO STATE RESERVE, SANTA CRUZ COUNTY  
Marine Education Center

*Authority: Chapter 157/03, Item 3790-301-6029 (18) and (24)*

**a. Approve preliminary plans**

**APPROVED.**

**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 5

Department of Parks and Recreation  
Ano Nuevo State Reserve, Santa Cruz County  
Marine Education Center

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project will create a Marine Education Center at Ano Nuevo State Reserve, in order to provide educational and interpretive opportunities for visitors to the Reserve. The Marine Education Center will be housed in three existing historic structures at the reserve that will be rehabilitated under this project. This project is being accomplished on a matching basis with the California State Parks Foundation.

#### Funding and Cost Verification

**This project is within cost.**

\$2,950,000 total estimated project costs

\$329,000 project costs previously allocated: preliminary plans

\$2,621,000 project costs to be allocated: working drawings \$311,000, construction \$2,245,000 (\$1,634,000 contract, \$114,000 contingency, \$125,000 A&E costs \$372,000 agency retained items), and equipment \$65,000 at CCCI 4100

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 1, 2004, and the waiting period expired on July 1, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: September 2006

#### Due Diligence Status

Due diligence has not yet been completed but will be completed prior to bidding out the construction contract.

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

## CONSENT ITEM

### CONSENT ITEM – 6

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**JUG HANDLE STATE RESERVE, FERN CREEK, MENDOCINO COUNTY**  
DPR Parcel Number A41001, DGS Parcel Number 10253

*Authority: Chapter 52/00, Item 3790-301-0005 (10) as reappropriated by  
Chapter 157/03, Item 3790-490-0005(10)*

**a. Authorize site selection**

**APPROVED.**  
**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 6

Department of General Services  
Department of Parks and Recreation  
Jug Handle State Reserve, Fern Creek

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Legislature approved funding for the purchase of interest in lands that meet criteria established for a Proposition 40 Acquisition Program. This request will authorize acquisition of approximately 8.1 acres of land contiguous to the Jug Handle State Reserve that is located 1 mile east of Caspar in Mendocino County.

#### Funding and Cost Verification

**This project is within cost.** Chapter 52/00, Item 3790-301-0005(10) as reappropriated by Chapter 157/03, Item 3790-490-0005(10) provides \$5,000,000 for this acquisition program, and there is a sufficient balance remaining in the account to pay the total project costs outlined below. The property can be acquired with the funds available and in accordance with Legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 26, 2004, and the waiting period expired on June 30, 2004.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is September 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on March 29, 2002, to the Fern Creek parcel, a proposed acquisition for the Jug Handle State Reserve located near the town of Caspar, California, in Mendocino County. The acquisition consists of approximately 8 acres (APN's 118-070-47 and 118-070-48) of wilderness, i.e., tree, brush and fern covered property. The property had been logged approximately 75 years ago. There were no obvious signs of dead trees or active logging at the time of the site visit. A tank with some sort of a water conveyance system was located near one corner of the property.

There are no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., on the property that would raise a concern for migration of hazardous materials. Given the current condition of the subject property and its prior land use, ESS staff recommends that a Phase I Site Assessment is not necessary. No potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the ESS site visit and the property is compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a 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 title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- According to the appraisal, Fern Creek traverses the property, however, no negative consequences were present.
- There is no relocation assistance involved with this project.
- Support implications for this project are minimal. Existing resources can be used to manage this 8-acre addition because it is located in a remote area of an existing 769-acre park.
- Acquisition of this property will help DPR in its continuing efforts to meet its mission to preserve and protect the natural resources within the redwood forest ecosystem. It expands the Jug Handle State Reserve being offered to DPR at less than fair market value in partnership with the non-profit Save the Redwoods League.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 7

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
WILDWOOD CANYON, PETTY PROPERTY  
WILDWOOD CANYON STATE PARK, SAN BERNARDINO COUNTY  
DPR Parcel Number A41802, DGS Parcel Number 10196

*Authority:* Chapter 379/02, 3790-301-6029(6)

**a. Authorize site selection**

**APPROVED.**  
**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 7

Department of General Services  
Department of Parks and Recreation  
Wildwood Canyon, Petty Property

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 40, without specifying particular parcels. This request will authorize acquisition for the purchase of 2± acres of in-holding land located in the City of Yucaipa that will be an addition to a new 655± State Park in Wildwood Canyon, in the County of San Bernardino.

#### Funding and Cost Verification

**This project is within cost.** Chapter 379/02, Item 3790-301-6029(6) provides \$40,000,000 for this acquisition program. The property interest can be acquired with the funds available and in accordance with Legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 26, 2003, and the waiting period will expire on December 30, 2003.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is August 2004

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) Staff conducted a site visit to the Petty property on November 19, 2003, located in Yucaipa, CA. No due diligence issues were noted that would prevent 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 lies adjacent to vacant, undeveloped land of the Wildwood State Park, (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) a property adjacent to the site is residential 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 purchase price shall not exceed estimated fair market value as determined by a 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 title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.

- There is no relocation assistance involved with this project.
- Access to the subject property is via Canyon Drive, a gravel road.
- This acquisition serves as an in-holding addition to the existing Wildwood Canyon State Park. The subject property is situated on a bluff overlooking the existing park and by its addition eliminates the possibility of it being developed as residential parcels, leading to potential encroachment issues. Residential development of this property would be incompatible with DPR's existing park.
- This project will help to ensure preservation of open space and the natural environment.
- DPR certifies that this acquisition will help alleviate management problems associated with this in-holding property and as a result, support implications for this project should be minimal.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 8

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**LOS ANGELES RIVER PARKWAY PROJECT, LOS ANGELES COUNTY**  
Taylor Yards, Immediate Public Use and General Planning

*Authority: Chapter 379/02, Item 3790-301-6029(4)*  
*Chapter 677/03*

**a. Approve preliminary plans**

**APPROVED.**  
**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 8

Department of Parks and Recreation  
Los Angeles River Parkway Project, Los Angeles County  
Taylor Yards, Immediate Public Use and General Planning

#### Action Requested

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

#### Scope Description

**This project is within scope.** The project will provide immediate public use facilities to launch a major urban unit of the State Park System at Taylor Yards in Los Angeles. The 2002 Budget Act provided funds for studies related to the general planning effort for the park and for design and construction of immediate public use improvements including outdoor activity area, temporary restroom facilities, traffic improvements, temporary parking, utilities, security improvements, and interpretive panels and signs. Subsequently, Chapter 677, Statutes of 2003, authorized the Department to enter into a lease with the City of Los Angeles under which City will develop and operate a portion of the site. Under the terms of the pending lease agreement, the City will provide the traffic improvements and temporary parking on the land which they will control. The project is consistent with the 2002 Budget Act and Chapter 677/03. This submittal incorporates Phase 1 work that was previously approved by PWB under a separate agenda item.

#### Funding and Cost Verification

**This project is within cost.**

\$1,642,000 total estimated project costs

\$116,000 Project costs previously allocated: studies \$34,000, preliminary plans \$82,000

\$1,526,000 Project costs to be allocated: working drawings \$114,000, construction \$1,412,000 (\$1,282,000 contract, \$55,000 contingency, \$56,000 A&E costs \$19,000 agency retained items) at CCCI 4100

\$8,000 estimated savings

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 7, 2004 and the waiting period expired on July 7, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: May 2005

#### Due Diligence Status

This project is located on Parcels D-1 and D-2 at Taylor Yards. Due diligence was completed prior to acquisition of these parcels in December 2001 and July 2002. No change in status has occurred since that time.

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 9

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)  
PORTERVILLE DEVELOPMENT CENTER, PORTERVILLE, TULARE COUNTY  
96-Bed Forensic Residential Expansion**

*Authority: Chapter 157/03, Item 4300-301-0660 (2)*

**a. Approve preliminary plans**

**APPROVED.**

**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 9

Department of Developmental Services  
Porterville Development Center, Porterville, Tulare County  
96-Bed Forensic Residential Expansion

#### Action Requested

**The requested action will approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will construct a 96 bed forensic residential unit expansion and provide infrastructure for future residential units. Project scope includes, 6 each, 9,316 sf forensic residential units totaling (55,896 sf) and a protective services facility (10,000 sf). Site improvements include, new water well with 500,000 gallon storage tank, perimeter fencing (14,000 lf), 3-new guard towers, new sallyports, storm drainage retention ponds, and paved roads for access and perimeter security (11,400 lf). A 40 ft. communication tower will be installed and an emergency generator building (900 sf) with generator will be constructed. Several small existing structures will be demolished.

#### Funding and Project Cost Verification

**This project is within cost.**

\$56,824,000 total estimated project costs

\$2,659,000 Project costs previously allocated: preliminary plans \$2,659,000

\$54,165,000 Project costs to be allocated: working drawings \$3,405,000; construction \$50,760,000 (\$43,405,000 contract, \$2,170,000 contingency, \$2,418,000 A&E services and \$2,767,000 other project costs).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 4, 2004. The waiting period for litigation will expire on July 4, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans: July 2004

Approve working drawings: May 2005

Complete construction: July 2007

#### Due Diligence

Due Diligence is anticipated to be completed by April 2005.

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 10

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)**  
**PORTERVILLE DEVELOPMENT CENTER, PORTERVILLE, TULARE COUNTY**  
Recreation Complex - Forensic

*Authority: Chapter 157/03, Item 4300-301-0660 (1)*

**a. Approve preliminary plans**

**APPROVED.**

**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 10

Department of Developmental Services  
Porterville Development Center, Porterville, Tulare County  
Recreation Complex - Forensic

#### Action Requested

**The requested action will approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will construct a new 16,140sf Recreational Facility and Swimming Pool Complex at the Porterville Development Center. The main facility will be a single story structure including multipurpose room, showers, restrooms, serving kitchen and storage rooms. Site improvements consist of building pad, underground utilities and concrete walkways. The 2,087sf pool will have disabled access, covered patio area and concrete decking around pool. A 665sf building will be constructed to house pool equipment and chemicals.

#### Funding and Project Cost Verification

**This project is within cost.**

\$6,495,000 total estimated project costs

\$357,000 Project costs previously allocated:

\$6,138,000 Project costs to be allocated: working drawings \$349,000; construction \$5,789,000 (\$4,854,000 contract, \$243,000 contingency, \$437,000 A&E services and \$255,000 other project costs).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 4, 2004. The waiting period for litigation will expire on July 4, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans: July 2004

Approve working drawings: May 2005

Complete construction: July 2007

#### Due Diligence

Due Diligence is anticipated to be completed by April 2005.

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 11

**DEPARTMENT OF CORRECTIONS (5240)**  
**SALINAS VALLEY STATE PRISON, MONTEREY COUNTY**  
Salinas Valley State Prison

*Authority: Chapter 695/92, Sections 2(b) and 43(e)*

- a. Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. Recognize this project as complete**

**APPROVED.**

**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 11

Department of Corrections  
Salinas Valley State Prison, Monterey County

#### Action Requested

**The requested action will redirect funds from various cost categories to reflect actual expenditures, and recognize this project as complete.**

#### Scope Description

**This project is within scope.** Salinas Valley State Prison was constructed as a 2,200-bed (1,000 Level III beds, 1,000 Level IV beds, and a 200 Level I bed support services facility) state prison on the grounds of the existing Correctional Training Facility in Monterey County.

#### Funding and Project Cost Verification

**This project is within cost.**

\$233,633,000	total estimated project costs
\$231,036,000	project costs previously allocated: preliminary plans \$2,223,000; project administration \$17,730,000; long lead \$1,265,000; equipment \$10,144,000; acquisition \$68,000; and agency retained \$13,038,000; working drawings \$4,577,000; and construction \$181,991,000 (\$169,324,000 contract; \$10,231,000 contingency; and \$2,436,000 A&E costs)
\$2,597,000	reversion

#### CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Determination was filed with the State Clearinghouse on February 19, 1993, and the waiting period has expired with no public comment.

#### Project Schedule

Construction Complete: May 1996

**Staff Recommendation: Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.**

## CONSENT ITEM

### CONSENT ITEM – 12

**DEPARTMENT OF CORRECTIONS (5240)  
CALIFORNIA SUBSTANCE ABUSE TREATMENT FACILITY AND STATE PRISON,  
CORCORAN, KINGS COUNTY**  
19-Station Hemodialysis Treatment Clinic

*Authority: Chapter 157/03, Item 5240-301-0746(1), Provision 1*

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

**APPROVED.**

**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 12

Department of Corrections  
California Substance Abuse Treatment Facility and State Prison, Corcoran, Kings County  
19-Station Hemodialysis Treatment Clinic

#### Action Requested

**The requested action will approve the utilization of Inmate Day Labor resources pursuant to Public Contracts Code Section 10103.5.**

#### Scope Description

**This project is within scope.** This project includes the renovation and addition of 224 square feet to the Food Service Satellite Building 542 at California Substance Abuse Treatment Facility and State Prison. This project is to provide a licensed 19-station on-site hemodialysis treatment clinic.

The work is necessary for the 19-station renovation of the Food Service Satellite Building 542 and an additional 224 square feet to house the dialysate tanks and a water treatment system, thereby creating a total of 4,193 square feet of clinic space. Site improvements for the clinic will include a large open treatment area for the 19-stations; nurses station; waiting room; office; storage/supply room; soiled linen utility room; clean linen utility room; larger conference room; containment waste room; separate male and female staff bathrooms with lockers; inmate restroom; dialysis machine repair room; records room; janitor room; water treatment/dialysate storage tank room; new exterior can wash area; and, approximately 125 feet of paved road for a new fenced sallyport for inmate access. Once completed the clinic will provide dialysis treatment for up to 114 inmates with chronic renal insufficiency (kidney failure), with each station having the capability of dialyzing three inmates per day, scheduled in four increments, six days a week.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,038,000 total estimated project costs

\$1,038,000 project costs to be allocated: working drawings \$147,000; construction \$891,000 (contract \$655,000; contingency \$38,000; project administration \$126,000; and agency-retained \$72,000)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 19, 2004, and the period for litigation expired on March 19, 2004, with no public comment.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 11, 2004
Approve working drawings:	September 2004
Complete construction:	September 2005

#### Due Diligence:

Due Diligence is anticipated to be completed by July 2004.

**Staff Recommendation: Approve the utilization of Inmate Day Labor.**

## CONSENT ITEM

### CONSENT ITEM – 13

**DEPARTMENT OF CORRECTIONS (5240)**  
**STATEWIDE**  
Minor Capital Outlay Projects

*Authority: Pending 2004/2005 Budget Act*

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

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 13

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 pursuant to Public Contract Code Section 10103.5 for the Department's Minor Capital Outlay Program.**

#### Scope Description

**The 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 2004/2005 fiscal year.

#### Funding and Project Cost Verification

**This project is within cost.**

\$5,000,000 total amount to be allocated

#### CEQA

Not Applicable.

#### Project Schedule

All projects will be in construction in the 2004/2005 fiscal year.

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

## CONSENT ITEM

### CONSENT ITEM – 14

**DEPARTMENT OF CORRECTIONS (5240)**  
**STATEWIDE**  
Parole Revocation Capital Improvements

*Authority: Pending 2004/2005 Budget Act*

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

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 14

Department of Corrections  
Statewide  
Parole Revocation Capital Improvements

#### Action Requested

**The requested action will provide approval of the use of Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5, for the Statewide Parole Revocation Capital Improvements.**

#### Scope Description

**The project is within scope.** The scope of this project entails remodeling existing buildings/spaces, the construction of new space(s), and the purchase of new modular(s) to accommodate displaced staff, as necessary to meet the requirements of a stipulated lawsuit (Valdivia).

Pursuant to Public Contract Code Section 10103.5, and to comply with the Court Order, 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 for this project.

#### Provisions:

1. Notwithstanding any other provision of law, the funds in Schedule (1) may be used to complete construction of the parole revocation capital improvements at various institutions in excess of \$400,000 each.

#### Funding and Project Cost Verification

**This project is within cost.**

\$5,400,000 total amount to be allocated

#### CEQA

Not applicable.

#### Project Schedule

All projects will be in construction in the 2004/2005 fiscal year.

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

## CONSENT ITEM

### CONSENT ITEM – 15

**UNIVERSITY OF CALIFORNIA (6440)**  
**RIVERSIDE CAMPUS, RIVERSIDE COUNTY**  
Psychology Building

*Authority: Chapter 157/03, Item 6440-301-6028 (9)*

**a. Approve preliminary plans**

**APPROVED.**  
**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 15

University of California, Riverside  
Psychology Building

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Psychology Building project will construct a new 53,355 assignable square foot (asf) facility to provide support for the interdisciplinary instruction and research space needs for the Psychology Department in the College of Humanities, Arts, and Social Sciences. The facility will include research laboratories, laboratory support space, faculty offices and office support spaces, class labs and associated support space.

#### Funding and Project Cost Verification

**This project is within cost.**

\$34,357,000 total estimated project costs

\$1,075,000 project costs previously allocated: preliminary plans \$1,075,000;

\$33,282,000 project costs to be allocated: working drawings \$1,166,000; construction \$30,192,000; equipment \$1,924,000

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 2004

Complete construction: August 2007

#### Due Diligence Status

Not applicable, GO Bond Funded project.

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 16

**UNIVERSITY OF CALIFORNIA (6440)**  
**IRVINE CAMPUS, ORANGE COUNTY**  
Biological Sciences Unit 3

*Authority: Chapter 157/03, Item 6440-302-6028(9)*

**a. Recognize scope change**

**APPROVED.**  
**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 16

University of California, Irvine  
Biological Sciences Unit 3

#### Action Requested

**The requested action will recognize a change in scope.**

#### Scope Description

**The project is not within scope.** This project will construct a new 79,397 assignable square foot (asf) facility for the School of Biological Sciences, consisting of approximately 42,611 asf of research laboratory and support space, faculty and administrative office space, and a support facility of approximately 15,786 asf to support animal-based research; and for the School of Humanities, 15,400 asf of academic and administrative office space and 5,600 asf to house a new 400-seat lecture hall.

To address campus priorities for providing the space necessary to support long-term growth of research in the School of Biological Sciences in a cost-effective way, the Irvine campus proposes to build an additional 11,088 asf of primarily animal-based research support space using non-State capital funds. This would expand the originally approved animal-based research support space and provide a small amount of additional research laboratories and support space. The added space would increase the building's assignable area to 90,485 asf.

Because of the integration of the campus funded, additional assignable area within the building, it would be difficult to obtain reliable, cost effective bids for the work as separate projects with separate bid documents. To address this concern, it is proposed that the two be combined into a single project. A 20-day scope change letter was sent to the Legislature on June 21, 2004, without comment.

#### Funding and Project Cost Verification

**This project is within cost.** The currently approved total project cost is \$64,012,000. The campus has committed a total of \$13,372,000 in non-State sources to pay all costs related to this added scope, making the total project cost to be \$77,384,000.

\$77,384,000	Total estimated project cost
\$3,592,000	Project costs previously allocated: preliminary plans -- \$2,350,000 (State funds), working drawings -- \$1,242,000 (State funds).
\$73,792,000	To be allocated: preliminary plans -- \$415,000 (campus funds); working drawings - \$250,000 (campus funds); construction -- \$50,120,000 (State funds), \$4,000,000 (campus funds), \$12,077,000 (campus funds); equipment -- \$3,150,000 (State funds), \$3,150,000 (campus funds), \$630,000 (campus funds).

#### CEQA

The project is in compliance with CEQA.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2004  
Complete construction: July 2007

Due Diligence

Not applicable, GO Bond Funded project.

**Staff Recommendation: Recognize scope change.**

## CONSENT ITEM

### CONSENT ITEM – 17

**UNIVERSITY OF CALIFORNIA (6440)**  
**SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY**  
Emergency Response Center

*Authority: Chapter 379/02, Item 6440-301-6028 (9)*  
*Chapter 157/03, Item 6440-301-6028 (19)*

**a. Approve preliminary plans**

**APPROVED.**

**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 17

University of California, Santa Cruz  
Emergency Response Center

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Emergency Response Center project will construct a 7,948 assignable square foot (asf) facility to house Emergency Operations Center, Communications/Dispatch Center and Police Department thereby centralizing these functions. The project will also provide a 3,374 asf pre-fabricated storage structure for emergency response equipment.

#### Funding and Project Cost Verification

**This project is within cost.**

\$7,109,000 total estimated project costs

\$517,000 project costs previously allocated: preliminary plans -- \$517,000 (State funds),

\$6,592,000 project costs to be allocated: working drawings -- \$297,000 (State funds),  
construction -- \$6,295,000 (State funds)

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	August 2004
Complete construction:	December 2005

#### Due Diligence Status

General Obligation Bond financing; not applicable.

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 18**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LAKE TAHOE COMMUNITY COLLEGE DISTRICT  
LAKE TAHOE COLLEGE, EL DORADO COUNTY  
Learning Resource Center**

*Authority: Chapter 106/01, Item 6870-301-0574 (8)  
Chapter 379/02, Item 6870-301-6028 (18)  
Chapter 157/03, Item 6870-301-6028 (30)*

**a. Approve augmentation \$1,290,000  
(18.5 percent of total project)**

**APPROVED.  
Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 18

California Community Colleges  
Lake Tahoe Community College District  
Lake Tahoe College, El Dorado County  
Learning Resource Center

#### Action Requested

**The requested action will provide for augmentation of the construction phase of this project.**

#### Scope Description

**The project is within scope.** The authorized scope of the project constructs a new 19,567 assignable (asf) Learning Resource Center building. The project includes 300 asf office, 9,750 asf library, 5,082 asf AV/TV, and 4,435 asf of other space.

#### Funding and Project Cost Verification

**The project is not within cost.** The district is requesting a \$1,290,000 augmentation (18.5 of total project) to complete construction. The project was bid in May 2004 with two bidders responding. The project was value engineered prior to bidding, and the lowest bid after deductive alternates were taken was \$1,290,000 over the construction contract appropriation.

Recent bids in Northern California have come in 7 to 30 percent over budget due to impacted demands for school construction; shortages of contractors, subcontractors, and materials; and elevated structural steel costs. The isolated nature of the project area also elevates costs. The two base bids were less than two-tenths of one percent apart. The district states that rebidding the project will not result in more favorable bids for the reasons mentioned above. Further, a new bid effort will delay the project further and the weather conditions in the Lake Tahoe basin that late in the year will result in higher construction costs. A 20-Day Letter was sent to the Legislature on June 18, 2004 and the waiting period expired without comment.

\$8,118,000	total authorized project costs
\$9,408,000	total estimated project costs
\$621,000	state project funds previously allocated: preliminary plans \$407,000 and working drawings \$214,000
\$7,133,000	state project funds to be allocated: construction \$6,354,000 (\$5,671,000 contracts, \$285,000 contingency and \$398,000 administration, construction management, testing and inspection) at CCI 4019 and \$779,000 equipment at EPI 2564
\$364,000	local funds: preliminary plans \$36,000, working drawings \$13,000, construction \$315,000
\$1,290,000	state project funds to be augmented: construction \$1,290,000 contract at CCI 4019

CEQA

A Negative Declaration was filed with the State Clearinghouse on November 18, 2003, and the waiting period expired on December 17, 2003.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond funded projects.

Project Schedule

**The project schedule is as follows:**

Complete construction:            September 2005

**Staff Recommendation: Approve Augmentation.**

## CONSENT ITEM

### CONSENT ITEM – 19

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**GLENDALE COMMUNITY COLLEGE DISTRICT**  
**GLENDALE COLLEGE, LOS ANGELES COUNTY**  
Allied Health / Aviation Lab

*Authority: Chapter 891/01, Section 34 (b) (5)*  
*Chapter 379/02, Item 6870-301-6028 (14)*  
*Chapter 157/03, Item 6870-301-6028 (21)*

**a. Approve scope change**

**APPROVED.**

**Vote: 3-0**

## CONSENT ITEM

### STAFF ANALYSIS – 19

California Community Colleges  
Glendale Community College District  
Glendale College, Los Angeles County  
Allied Health / Aviation Lab

#### Action Requested

**The requested action will recognize a scope change consistent with staff analysis.**

#### Scope Description

**The project is not within scope.** The authorized scope demolishes an existing instructional/facility maintenance building of 16,084 assignable square feet (asf) and builds a replacement building of 28,586 asf. The replacement building is to contain 2,694 asf of lecture space, 3,064 asf of office space, 11,458 asf of other space and 11,370 asf of lab space. The lab space consists of 2,808 asf for the Allied Health programs and 8,562 asf for the Aviation Technology program.

The district has requested that there be a change in design and content on one floor of the three-story replacement building. A dramatic decline in the aviation technology program enrollment has led to the district de-emphasizing the program. Meanwhile, the Graphic and Digital Arts program has continued to experience high enrollment levels and full utilization of its available program space.

Accordingly, the district wants to change the building design so that the 8,562 asf of Aviation lab space is replaced by 6,475 asf of lab space for the Graphic and Digital Arts program, 1,332 asf of pharmacy lab space for the Allied Health program and 505 asf of additional faculty office space. The revised building would total 26,932 asf and in addition to the above lab and office space would contain 2,636 asf of lecture, 3,064 asf of additional office space, and 10,107 asf of space for the campus maintenance center. There is a slight reduction in total asf is due to the greater amount of hallways connecting smaller instructional rooms in the design. However, 1,750 additional weekly student contact hours can be housed in the revised facility because of the smaller per pupil workstations in the graphic and digital arts program as compared to the aviation program, which will allow an additional 110 full time equivalent students to be served per year. A 20-day letter was sent to the Legislature on June 18, 2004, without comment.

#### Funding and Project Cost Verification

**The project is within cost.** The above changes in instructional programming have no impact on the previously approved project costs.

\$11,584,000	total estimated project costs
\$340,000	state funding previously allocated: preliminary plans \$340,000
\$9,528,000	state funding to be allocated: working drawings \$332,000 and construction \$8,621,000 (\$7,700,000 contracts, \$385,000 contingency, \$154,000 construction management, \$123,000 administration, \$259,000 testing and inspection) at CCCI 4019 and Equipment \$575,000 at EPI 2564
\$1,716,000	local funds to be allocated: construction \$1,716,000 (\$1,553,000 contracts, \$78,000 contingency, \$31,000 construction management, \$25,000 administration, \$29,000 testing and inspection) at CCCI 4019

CEQA

The district filed a negative declaration to meet the CEQA requirements. The 30-day public comment filing period expired on February 3, 2003 with no comments.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond funded projects.

Project Schedule

**The project schedule is as follows:**

Approve Working Drawings:	October 2004
Complete Project:	April 2006

**Staff Recommendation: Approve scope change.**

## CONSENT ITEM

### CONSENT ITEM – 20

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**MERCED COMMUNITY COLLEGE DISTRICT**  
**MERCED COLLEGE, MERCED COUNTY**  
Learning Resource Center

*Authority: Pending 2004/2005 Budget Act*

**a. Approve preliminary plans**

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 20

Merced Community College District  
Merced College, Merced County  
Learning Resource Center

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project constructs a 52,360 assignable square feet (asf) learning resource center comprised of the following: 38,000 asf library, 9,000 asf AV/TV, 1,160 asf office, 4,000 asf meeting, and 200 asf other space. The project scope also relocates the existing agriculture and agricultural mechanics buildings to a location north of the proposed learning resource center.

#### Funding and Project Cost Verification

**The project is within cost.**

\$18,509,000	total estimated project costs
\$9,542,000	state project costs to be allocated: construction \$9,542,000 (\$9,542,000 contracts)
\$877,000	local project costs previously allocated: preliminary plans
\$596,000	local project costs to be allocated: working drawings
\$7,494,000	local funds to be allocated: construction \$6,189,000 (\$4,647,000 constructs, \$709,000 contingency, \$833,000 construction management, administration, testing and inspection) at CCI 4100, and equipment \$1,305,000 at EPI 2564

#### CEQA

A Notice of Participation was filed with the state clearinghouse on July 3, 2003 and the waiting period expired on August 1, 2003.

#### Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	January 2005
Complete construction:	May 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 21

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**MIRA COSTA COMMUNITY COLLEGE DISTRICT**  
**MIRA COSTA COLLEGE, SAN DIEGO COUNTY**  
Creative Arts Building Replacement

*Authority: Chapter 157/03, Item 6870-301-6028 (46.5) as reappropriated by  
Pending 2004/2005 Budget Act*

**a. Approve preliminary plans**

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 21

Mira Costa Community College District  
Mira Costa College, San Diego County  
Creative Arts Building Replacement

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project provides for the construction of a 14,023 assignable square feet (asf) building to replace the existing Music and Arts facilities, which includes 530 asf lecture, 12,614 asf laboratory, and 879 asf office space.

#### Funding and Project Cost Verification

**The project is within cost.**

\$10,578,000 total estimated project costs

\$404,000 state project costs previously allocated: preliminary plans

\$10,159,000 state project costs to be allocated: working drawings \$389,999, construction \$9,770,000 (\$8,799,000 contracts, \$440,000 contingency, \$531,000 construction management, administration, testing and inspection) at CCI 4100

\$7,000 local project costs previously allocated: preliminary plans

\$8,000 local project costs to be allocated: working drawings

#### CEQA

A Categorical Exemption was filed with the state clearinghouse on April 13, 2004 and the waiting period expired on May 13, 2004.

#### Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	February 2005
Complete construction:	November 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 22

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT**  
**CAÑADA COLLEGE, SAN MATEO COUNTY**  
Library/Learning Resource/Student Services Center

*Authority: Pending 2004/2005 Budget Act*

**a. Approve preliminary plans**

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 22

San Mateo County Community College District  
Cañada College, San Mateo County  
Library/Learning Resource/Student Services Center

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project provides for the construction of a 49,258 assignable square feet (asf) with 9,836 asf for instructional laboratories, 10,122 asf for offices, 19,693 asf for library, 6,125 asf for technology, and 3,482 asf of other space. The project is designed to provide the additional space needed to meet current enrollment needs and improve access to and security within the facility.

#### Funding and Project Cost Verification

**The project is within cost.**

\$27,197,000 total estimated project costs

\$22,172,000 state project costs to be allocated: construction \$18,920,000 (\$17,142,000 contracts, \$857,000 contingency, \$921,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$3,252,000 at EI 2564

\$826,000 local project costs previously allocated: preliminary plans

\$4,199,000 local project costs to be allocated: working drawings \$1,083,000 and construction \$3,116,000 (\$2,842,000 contract, \$142,000 contingency, \$132,000 construction management, administration, testing and inspection) at CCI 4100

#### CEQA

A Categorical Exemption was filed with the state clearinghouse on April 11, 2002 and the waiting period expired on May 16, 2002.

#### Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: March 2005  
Complete construction: December 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 23

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SEQUOIAS COMMUNITY COLLEGE DISTRICT**  
**COLLEGE OF THE SEQUOIAS, TULARE COUNTY**  
Old Library (Building #27) Reconstruction

*Authority: Pending 2004/2005 Budget Act*

**a. Approve preliminary plans**

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 23

Sequoias Community College District  
College of the Sequoias, Tulare County  
Old Library (Building #27) Reconstruction

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project renovates Building #27 to house displaced Social Sciences Building functions that is slated for demolition. The project scope provides for the renovation of 5,168 assignable square feet classroom (asf) and 975 asf office spaces on the second floor of Building #27. The scope also addresses code deficiencies by reconstructing the existing pedestrian walkway and fire road.

#### Funding and Project Cost Verification

**The project is within cost.**

\$2,789,000 total estimated project costs

\$2,534,000 state project costs to be allocated: construction \$2,525,000 (\$2,185,000 contracts, \$153,000 contingency, \$187,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$9,000 at EPI 2564

\$255,000 local project costs previously allocated: preliminary plans \$130,000 and working drawings \$125,000

#### CEQA

A Categorical Exemption was filed with the state clearinghouse on March 4, 2003 and the waiting period expired on April 3, 2003.

#### Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: August 2004  
Complete construction: June 2005

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 24

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**STATE CENTER COMMUNITY COLLEGE DISTRICT**  
**WILLOW INTERNATIONAL CENTER, FRESNO COUNTY**  
Academic Facilities & Site Development, Phase I

*Authority: Pending 2004/2005 Budget Act*

**a. Approve preliminary plans**

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 24

State Center Community College District  
Willow International Center, Fresno County  
Academic Facilities & Site Development, Phase I

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project constructs the site development and first phase of academic facilities. Project scope includes off and on-site development and 53,394 assignable square feet (asf) of building comprised of 9,959 asf lecture, 21,895 asf laboratory, 7,748 asf office, 2,201 asf library, 802 asf AV/TV, and 10,789 asf other spaces.

#### Funding and Project Cost Verification

**The project is within cost.**

\$41,111,000 total estimated project costs

\$38,600,000 state project costs to be allocated: construction \$34,684,000 (\$31,069,000 contracts, \$1,553,000 contingency, \$2,062,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$3,916,000 at EPI 2564

\$905,000 local project costs previously allocated: preliminary plans

\$1,606,000 local project costs to be allocated: working drawings

#### CEQA

A Notice of Determination was filed with the state clearinghouse on February 11, 2002 and the waiting period expired on March 11, 2002.

#### Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: June 2005  
Complete construction: September 2007

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 25

**DEPARTMENT OF MILITARY (8940)**  
**BAKERSFIELD ARMORY, KERN COUNTY**  
MIL Project Number 014, DGS Parcel Number 9881

*Authority: Chapter 157/03 Item 8940-301-0001(2)*

**a. Approve preliminary plans**

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 25

Department of Military  
Bakersfield Armory, Kern County  
MIL Project Number 014, DGS Parcel Number 9881

#### Action Requested

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

#### Scope Description

**This Project is within scope.** The project provides acquisition of the fee simple interest in approximately 21.33 acres of land for the construction of a new armory in Bakersfield. The new armory will house two military units with a strength of approximately 230 soldiers and 210 vehicles and trailers. The finished facility will be a, specially designed, one-story, earthquake resistant structure comprising approximately 52,000 SF with a 3,000 SF unheated storage building. The outside improvements include security fencing, military and civilian parking, exterior and interior fire protection, security lighting, access control, walkways, and anti-terrorist / force-protection measures. This project supports the Military Department's Strategic Plan to improve and modernize armories.

#### Funding and Cost Verification

**This Project is within cost.** Item 8940-301-0001, Budget Act of 1999, provided \$2,125,000 for Acquisition of property. Item 8940-301-0890, Budget Act of 2004 provided \$6,411,000 for preliminary plans, working drawings, and construction. Item 8940-301-0001, Budget Act of 2004, provided \$5,004,000 for construction and equipment.

\$12,930,000 Total estimated project costs

\$13,540,000 Project costs previously allocated: acquisition \$2,125,000, preliminary plans \$302,000, working drawings \$604,000, construction \$10,389,000 (\$9,464,000 Contract + \$486,000 Contingency + \$439,000 A&E) + Other project costs at \$120,000 (Equipment (Group 2).

\$0 Project costs to be allocated.

#### CEQA

An Environmental Assessment is being developed by U.S. Army Corps of Engineers, Mobile District.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	July 2004
Approve working drawings:	September 2004
Complete construction:	February 2006

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

## ACTION ITEM

### ACTION ITEM – 26

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
BIDWELL-SACRAMENTO RIVER STATE PARK, (BRAYTON)  
BUTTE COUNTY  
DPR Parcel Number A44702, DGS Parcel Number 10221

*Authority: Chapter 379/02, Item 3790-301-6029(6)*

**a. Authorize acquisition**

**APPROVED.**  
**Vote: 3-0**

## ACTION ITEM

### STAFF ANALYSIS – 26

Department of General Services  
Department of Parks and Recreation  
Bidwell-Sacramento River State Park, (Brayton)

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Legislature included an appropriation to the Department of Parks and Recreation (DPR) from Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize acquisition of approximately 44.8 acres of land. The property contains one small dwelling, a walnut orchard and wooded/riparian habitat. The property is to be acquired as an addition to the Bidwell-Sacramento River State Park. The acquisition is an important component of the long-term plan for riparian restoration along the Sacramento River.

#### Funding and Cost Verification

**This project is within cost.** Chapter 379/02, Item 3790-301-6029(6) provides funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$436,000 total project costs

\$6,000 project costs previously allocated (Fee appraisal and DGS staff costs)

\$430,000 project costs to be allocated: \$428,000 acquisition and approximately \$2,000 in overhead costs

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 26, 2004, and the waiting period expired on March 1, 2004.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is August 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Flint Brayton Farms, Bidwell Sacramento River State Park parcel on December 3, 2003. The acquisition consists of 44.8 gross acres of walnut orchard and wood/riparian habitat. The parcel lies within an agricultural area of Butte County, California. The Sacramento River is located west of the subject property. The current and historic use of the land is agriculture. A small 0.84 acre homesite, surrounded by a small berm for flood protection, is located on the property. The age of the dwelling suggest the possibility of lead/asbestos in some of the building materials. Irrigation water is provided by an agricultural well and electricity is provided to the pump by overhead lines to a sub-panel and underground lines from the sub-panel to the pump.

The parcel will continue to be managed as a walnut orchard and eventually restored to natural habitat.

A Phase I Environmental Site Assessment report was prepared for this site by Hanover Environmental Services, dated January 5, 2004. ESS staff finds the report consistent with ASTM standards. The assessment revealed no evidence of recognized environmental conditions in connection with the subject property. No other potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the ESS site visit and the property is compatible with the proposed future uses.

Other:

- The State Public Works Board approved this project for site selection on March 12, 2004.
  
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
  
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
  - The property contains a small residential dwelling and is improved with a walnut orchard. The owner asserts the residence is vacant and the property is not occupied, leased or licensed to a third party.
  
  - The property is encumbered by the California Land Conservation Act of 1965 (Williamson Act). The Department of Conservation has been notified that the state is considering the acquisition of the property.
  
  - The property lies within the Sacramento River Reclamation District.
  
  - Two road easements are recorded on the property, one is a legally described 60-foot wide road bisecting the southeasterly portion of the property, and the other does not have a defined location in the recorded document.
  
  - The property is currently zoned for private development that would be incompatible with DPR's existing unit and future preservation of this prime riverfront acreage. Acquisition by DPR will help to preserve the natural resources associated with the property.
  
  - Restoration of the property will be a cooperative effort through grants from various agencies.
  
  - DPR will coordinate with various agencies for grants to address future habitat restoration, management plans, and permitting through CALFED, US Fish and Wildlife-Anadromous Fish Restoration Program. However, DPR cannot submit grant requests to the various agencies until the general plan amendment and/or management plans are completed.

- At site selection approval, the department estimated that this acquisition would result in the need for 1 PY and ongoing costs of \$146,000 for personal services and operating expenses to provide for public safety, a minimum level of public access, resource protection and maintenance. In addition, DPR further estimated one-time costs of \$126,000 for fencing, signage, trails, one-time purchase of equipment, and restoration of the riparian habitat.
- While the one-time costs of restoration are now being proposed through various grants and cooperative agreements, DPR has re-evaluated the need for ongoing support costs and claims that the support costs associated with keeping the property in its current condition will be minimal. Additionally, once this property is returned to a more natural riparian habitat with low-impact visitor use, DPR has certified that ongoing maintenance can easily be handled within existing resources. Trail and brush clearing crews will be funded through grants, environmental service interns, District weed teams, and volunteers.
- DPR should explain why the support budget implications of this acquisition have changed from the previous estimate and should distinguish between the intermediary management costs and the long-term management of this property.

**Staff Recommendation: Authorize acquisition.**

## ACTION ITEM

### ACTION ITEM – 27

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
BIDWELL-SACRAMENTO RIVER STATE PARK, SINGH  
BUTTE COUNTY  
DPR A44701, DGS Parcel Number 10215

*Authority:* Chapter 379/02, 3790-301-6029(6)

**a. Authorize acquisition**

**APPROVED.**  
**Vote: 3-0**

## ACTION ITEM

### STAFF ANALYSIS – 27

Department of General Services  
Department of Parks and Recreation  
Bidwell-Sacramento River State Park, Singh

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Legislature included an appropriation to the Department of Parks and Recreation from Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize acquisition of fee simple interest of a 40.4 acre parcel of land as an addition to the Bidwell-Sacramento River State Park. The acquisition is an important component of the long-term plan for riparian restoration along the Sacramento River.

#### Funding and Cost Verification

**This project is within cost.** Chapter 379/02, Item 3790-301-6029(6) provides funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$359,000 total project costs

\$7,000 project costs previously allocated (Fee appraisal and DGS staff costs)

\$352,000 project costs to be allocated: \$350,000.00 acquisition and approximately \$2,000 in overhead costs

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 11, 2003, and the waiting period expired on January 15, 2004.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is August, 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Singh, Bidwell Sacramento River State Park parcel on December 3, 2003. The acquisition consists of approximately 40.4 acres of walnut orchard within an agricultural area of Butte County, California. River Road and the Sacramento River are located west of the subject property. Mud Creek is located east of the property. The current and historic use of the land is agriculture and no structures were located on the subject property at the time of the site visit. Irrigation water is provided by an agricultural well located near the central portion of the orchard and electricity is provided to the pump by overhead lines. Unpaved roads provide access to the orchard on the northern and southern boundaries.

A Phase 1 Environmental Site Assessment report was prepared for this site, dated November 7, 2001. ESS staff finds the report consistent with ASTM standards. ESS agreed with the Phase 1 conclusion that the proposed future use of the property (orchard and eventual restoration to natural habitat) and because all agricultural chemicals used have been in accordance with manufacturer's recommendations, it is unlikely to impact human health or the environment.

Part of an auto shell was observed to have been discarded on the bank of Mud Creek. The owner will have the auto shell removed prior to the transfer of property ownership. No other potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit and the property is compatible with the proposed future uses.

Other:

- The State Public Works Board approved this project for site selection on February 6, 2004.
- The purchase price shall not exceed estimated fair market value as determined by a 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 title to the property free and clear of any mortgages or liens.
- The property contains no structures but is improved with a walnut orchard that the former owner (Singh) continues to operate under a 2 year Farming Contract with the current owner, The Nature Conservancy (TNC) expiring on November 30, 2004. The contract provides for two equal lease payments in arrears totaling 20% of the gross revenues from the sale of the crop. The two payments are scheduled to be paid to TNC within one month and 4 months, respectively, of the lease expiration. The real property purchase contract specifies that TNC will pay to the State its proportional share of the gross rental payment based upon the date the state acquires title.
- The grower shall pay all costs related to the farming of the property and for all power and other utilities related to the property that will be in the grower's name. Grower shall also pay all taxes and maintenance costs involved in farming the property and shall provide and pay for the cost of general and comprehensive liability insurance.
- The seller intends to complete a study of the restoration of the Big Chico Creek Riparian Area by the year 2008. Once this study is completed, DPR plans to restore this area to riparian use.
- There is no relocation assistance involved with this project.
- The current Farming Agreement provides indemnification to the current owner, The Nature Conservancy, and that indemnification will be assigned to DPR upon acquisition of the property.
- Acquisition by DPR will help to preserve the natural resources associated with the property.
- Restoration of the property will be a cooperative effort through grants from various agencies.
- DPR will coordinate with various agencies for grants to address future habitat restoration, management plans, and permitting through CALFED, US Fish and Wildlife-Anadromous Fish Restoration Program, Wildlife Conservation Board, and/or DFG-Fisheries Restoration Grant Program. The area does qualify for various grants and is specifically identified within the CALFED Program. However, DPR cannot submit grant requests to the various agencies until the State takes ownership of the property.

- Property will remain in its current condition until the general plan amendment and/or management plans are completed.
- At site selection approval, the department estimated the need for 2 PYs and ongoing costs of \$160,000 for personal services and operating expenses to provide for public safety, a minimum level of public access, resource protection and maintenance. In addition, DPR further estimated one-time costs of \$258,000 for fencing, signage, temporary parking and trails, picnic tables, one-time purchase of equipment, and restoration of the riparian habitat.
- While the one-time costs of restoration are now being proposed through various grants and cooperative agreements, DPR has re-evaluated the need for ongoing support costs and claims that the support costs associated with keeping the property in its current condition will be minimal. Additionally, once this property is returned to a more natural riparian habitat with low-impact visitor use, DPR has certified that ongoing maintenance can easily be handled within existing resources. Trail and brush clearing crews will be funded through grants, environmental service interns, District weed teams, and volunteers.
- DPR should explain why the support budget implications of this acquisition have changed from the previous estimate and should distinguish between the intermediary management costs and the long-term management of this property.

**Staff Recommendation: Authorize acquisition.**

## **OTHER BUSINESS**

### **OTHER – 28**

Department of General Services letter regarding the public engagement process relating to the Central Plant and West End Complex projects.

**PRESENTED TO THE BOARD.**

### **OTHER – 29**

Update on Department of Parks and Recreation Taylor Yards project.

**PRESENTED TO THE BOARD.**

## **REPORTABLES**

Presented at meeting.

Respectfully Submitted  
By:

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ROCEL BETTENCOURT  
Assistant Administrative Secretary