

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



641A

**FROM:** TLMA – Transportation Department

**SUBMITTAL DATE:**  
March 13, 2014

**SUBJECT:** Approval of the Plans and Specifications for Phase 1 of the Coachella Valley Mobile Home Park Paving Project within the Communities of Mecca, Thermal, and Oasis. 4<sup>th</sup>/4<sup>th</sup> District (Clerk to Advertise). [\$2,600,000]; 100% SCAQMD AB1318 (Sentinel) Mitigation Fees Fund

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the plans and specifications for Phase 1 of the Coachella Valley Mobile Home Park Paving Project; and
2. Authorize the Clerk of the Board to advertise for bids to be received in the office of the Director of Transportation and Land Management up to the hour of 2:00 p.m., Wednesday, April 16, 2014, at which time bids will be opened.

Departmental Concurrence

JCP:jrj:rr

**Patricia Romo**

**Assistant Director of Transportation**

*[Signature of Juan C. Perez]*

**Juan C. Perez**

**Director of Transportation and Land Management**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
<b>COST</b>	\$ 0	\$ 2,600,000	\$ 2,600,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** SCAQMD AB1318 (Sentinel) Mitigation Fees Fund (100%).

There are no General Funds used in this project.

**Budget Adjustment:** No

**For Fiscal Year:** 2014/2015

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

*[Signature of Steven C. Horn]*  
**Steven C. Horn**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 3/17/14  
DATE: *[Signature]* 3/17/14  
MARGARET VICTOR

- ☐ A-30  
☐ 4/5 Vote  
☐ Positions Added  
☐ Change Order

**Prev. Agn. Ref.:** 06/05/12, Item 3-7

**District:** 4/4

**Agenda Number:**

3-40

## **SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FORM 11:** Approval of the Plans and Specifications for Phase 1 of the Coachella Valley Mobile Home Park Paving Project within the Communities of Mecca, Thermal, and Oasis. 4<sup>th</sup>/4<sup>th</sup> District (Clerk to Advertise). [\$2,600,000]; 100% SCAQMD AB1318 (Sentinel) Mitigation Fees Fund

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### **BACKGROUND:**

#### **Summary**

In June 2011, the South Coast Air Quality Management District (SCAQMD) Governing Board approved the establishment of the AB 1318 Mitigation Fees Fund to finance emission reduction projects throughout the Coachella Valley. The mitigation fees are for the transfer of emission offsets from SCAQMD's internal offset accounts to CPV Sentinel LLC for the construction and operation of the CPV Sentinel Energy power plant project located in Desert Hot Springs.

On February 9, 2012, the SCAQMD Governing Board formally released Request for Proposal (RFP) #P2012-17 to announce the availability of the funds and solicit proposals for emission reduction projects in the Coachella Valley.

On June 8, 2012, in response to the SCAQMD RFP, the County of Riverside (County) submitted a proposal to pave up to 11 miles of dirt access roads within or connecting to public roads, which serve up to 40 mobile home parks in the eastern Coachella Valley. The roads consist of silt or gravel material, which generate a significant amount of fugitive dust when vehicles drive over the roads.

On January 4, 2013, the SCAQMD Governing Board approved the County's proposal, in a total amount not to exceed \$4,097,114, to pave 30 mobile home parks; and, on July 30, 2013, the execution of a contract between the SCAQMD and the County to fund this project was completed.

The County will construct the improvements in two or more phases, with the first phase starting construction in the summer of 2014. This Phase 1 project proposes to pave up to six miles of dirt access roads in 26 mobile home parks serving 2,500 residents in 360 mobile home units.

Subsequent phases of the project, including paving for the St. Anthony's Mobile Home Park community, will follow upon completion of the plans and needed clearances. Construction of the project in phases allows for work to commence on the portions environmentally cleared and ready while the County finalizes the plans for the remaining mobile home park paving work.

The submitted plans and specifications have been approved as to form by County Counsel.

Environmental clearance is complete.

Project Number: C4-0053

#### **Impact on Residents and Businesses**

The AB 1318 grant will enable the County to implement an emission reduction project that will have a direct impact on the air quality and health of residents while aiding in regional air quality goals.

The mobile home parks consist of 491 mobile home units, mostly housing low-income minority agricultural workers. The estimated population residing in the parks is more than 3,400. A significant portion, 2,100 (60%) of the estimated population, are children under 18 who are particularly susceptible to the ill effects of dust emissions in their growth and development.

The Air Quality Benefit Assessment prepared for this project estimated that 1611 pounds of PM<sub>10</sub> will be reduced each day by implementing the proposed air quality project. Of this amount, 342 pounds are PM<sub>2.5</sub>, the fine particulate matter that poses a significant health risk to residents in proximity to the unpaved roads.

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Prevailing wind patterns also carry fugitive dust to other heavily populated areas of the Coachella Valley, affecting many more residents beyond the several thousand living in these parks.

Other benefits of this project will include the improved ability for emergency vehicles, residents, and visitors to access mobile homes, especially during severe weather when communities can find themselves isolated.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

This Phase 1 construction contract is estimated to cost approximately \$2,600,000, and construction is expected to begin and end in FY 2014/2015.

**Contract History and Price Reasonableness**

N/A

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION DEPARTMENT**

**Coachella Valley Mobile Home Park Paving Project - Phase 1**  
**Communities of Mecca, Thermal and Oasis**  
**Project No. C4-0053**  
**SCAQMD Contract No. 13442**

