

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

4024



FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE: 9/4/14

FROM: TLMA - Transportation Department

SUBMITTAL DATE:
August 22, 2014

SUBJECT: Approval of the Plans and Specifications for Phase 2 of the Coachella Valley Mobile Home Park Paving Project within the Communities of Mecca, Thermal, and Oasis. 4th/4th District (Clerk to Advertise). [\$726,630]; 100% South Coast Air Quality Management District AB1318 (Sentinel) Mitigation Fees Fund

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the plans and specifications for Phase 2 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, October 22, 2014, at which time, bids will be opened.

Departmental Concurrence

JCP:jrj:rr

Patricia Romo

Patricia Romo
Assistant Director of Transportation
for 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)
COST	\$ 726,630	\$ 0	\$ 726,630	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 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: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 06/17/14, Item 3-84 | **District:** 4/4 | **Agenda Number:**

3-66

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Approval of the Plans and Specifications for Phase 2 of the Coachella Valley Mobile Home Park Paving Project within the Communities of Mecca, Thermal, and Oasis. 4th/4th District (Clerk to Advertise). [\$726,630]; 100% South Coast Air Quality Management District AB1318 (Sentinel) Mitigation Fees Fund
DATE: August 28, 2014
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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 in the amount of \$5,130,000 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.

On June 17, 2014 (Agenda Item 3-84), the Board of Supervisors awarded a construction contract for Phase 1 of the Coachella Valley Mobile Home Park Paving Project, which included paving roads at 25 mobile home parks and three (3) public road segments connecting to the parks. Construction began July 28, 2014, and is planned to be completed by December of this year.

Phase 2 of the Coachella Valley Mobile Home Park Paving Project includes paving an access road to St. Anthony's Mobile Home Park, and up to 13 additional mobile home park locations depending on the amount of funds available, including any unspent from Phase 1 construction. The paving has been set up on alternate bid schedules in order to analyze the bid costs and maximize the improvements that can be constructed with the available funding. The SCAQMD grant included a contingency fund that may be used to pave eligible mobile home parks on the grant proposal list upon authorization by SCAQMD. Not all parks are anticipated to receive improvements and three (3) will not be included because the existing roads are already paved, or the owner declined the proposed paving, and two (2) parks being paved in Phase 1 also have offsite roads proposed to be paved in Phase 2.

Phase 2 construction is anticipated to begin in January 2015. Phase 2 is the final phase of construction for this project.

No federal, state, or local funds intended for public roads or highways are being used to pave the private dirt roads at mobile home parks.

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.

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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 total population are children under 18, who are particularly susceptible to the ill effects of dust emissions in their growth and development.

St. Anthony's Mobile Home Park consists of 95 mobile home units, with an estimated population residing in the park of more than 600.

Based on the Air Quality Benefit Assessment, it is estimated that 1611 pounds of PM₁₀ will be reduced each day by implementing the proposed air quality project between both Phase 1 and Phase 2. Of this amount, 342 pounds are PM_{2.5}, the fine particulate matter that poses a significant health risk to residents in proximity to the unpaved roads.

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 2 construction contract is estimated to cost approximately \$726,630, 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 2
Communities of Mecca, Thermal and Oasis
Project No. C4-0053
SCAQMD Contract No. 13442**

