



SAN JOAQUIN DELTA COLLEGE

**COE
VALLEY SPRINGS
6 ACRE**

SITE STUDY



EXECUTIVE SUMMARY

Overview

Kitchell CEM has been asked by the San Joaquin Delta Community College to perform a due diligence report to assess initial capital improvement costs to construct an educational facility on a parcel being offered in Calaveras County, specifically in the town of Valley Springs.



The San Joaquin Delta Community College District entered into a Purchase and Donation Option Agreement on January 1, 2007, with the Coe Family LLC. The agreement provided for a land purchase of 40 acres from the Coe Family LLC in return for a donation of an additional 20 acres by the Coe Family LLC. The 60 acre site is located within the City of Valley Springs in Calaveras County and is amongst a 525 gross acre parcel of land owned by the Coe Family LLC. The terms of the agreement allowed the District to exercise an option not to purchase the land and accept the donation land for any reason or for no reason whatsoever. The District exercised this option. Subsequently, Tom Coe of the



Coe Family LLC asked the District to consider a land purchase of approximately 6 acres, located on the same plot of land.

Tom Coe has provided the District with a site plan, drafted by the Tanner Consulting Group, which lays out a 6 acre site inclusive of 12 modular buildings consisting of nine (9) modular classroom buildings, a restroom building, an Administration/Library building and a Warehouse as well as parking and site access. Tom Coe and The Tanner Consulting Group feel that the proposed site plan represents the most cost effective way to build a satellite campus. The plan includes the option to receive the ten (10) modular classroom buildings from the Toyon Middle School in Valley Springs for no cost other than the cost to disconnect, move, and re-establish the buildings on the new site inclusive of all setting of the buildings, utility services to the buildings and any remodeling costs to bring the portables up to the District's standard. Nine modular classrooms will be used as classrooms, one will be converted to an administration/ library building. The site will require on site improvements including a new well with storage for domestic, irrigation, and fire water; an on-site "leach field" type sewer system; connection to the power on-site; connection to the data cabling in the vicinity of the site and the build-out of all on-site driveways, parking, lighting, fencing and buildings.



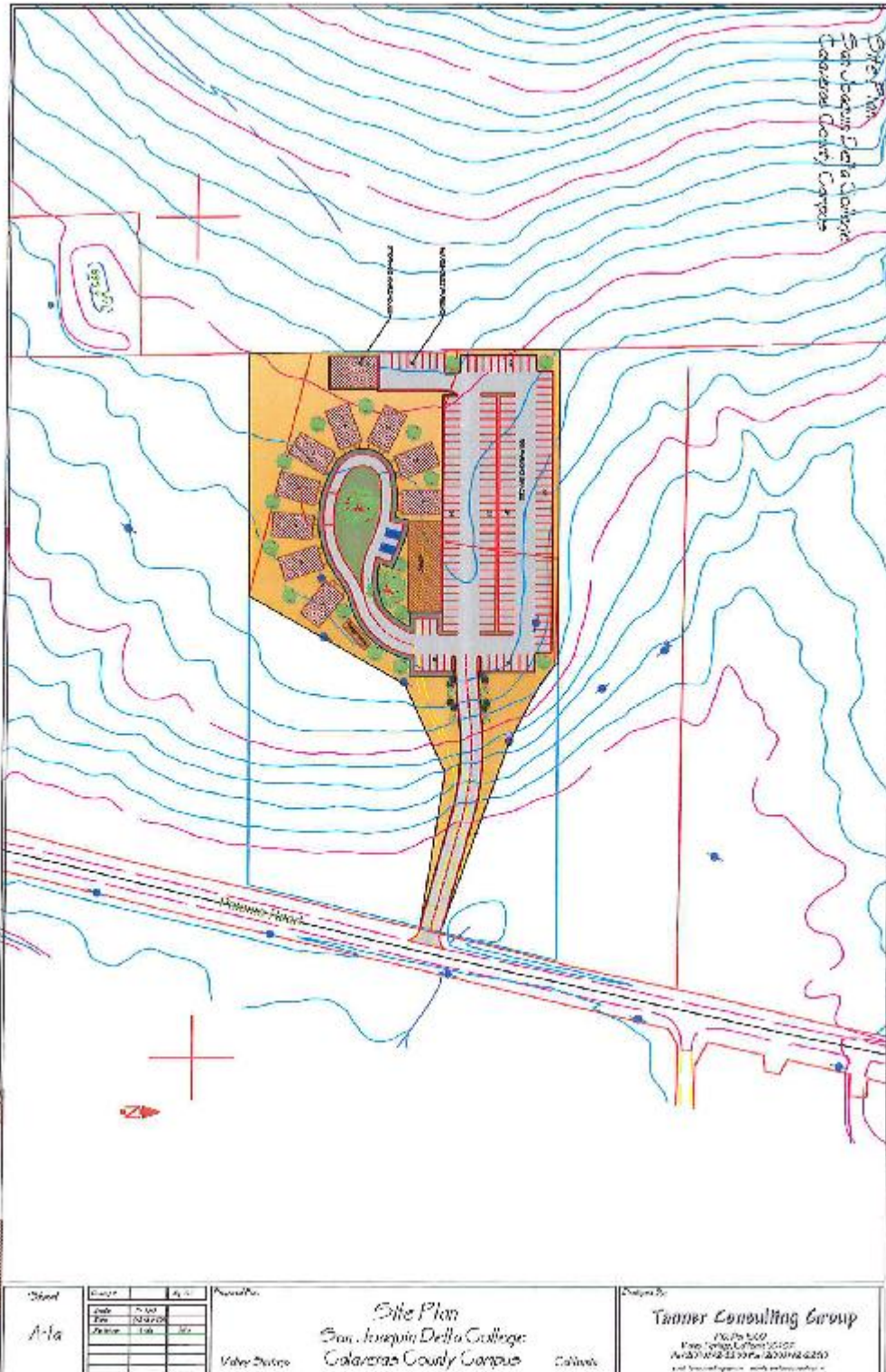


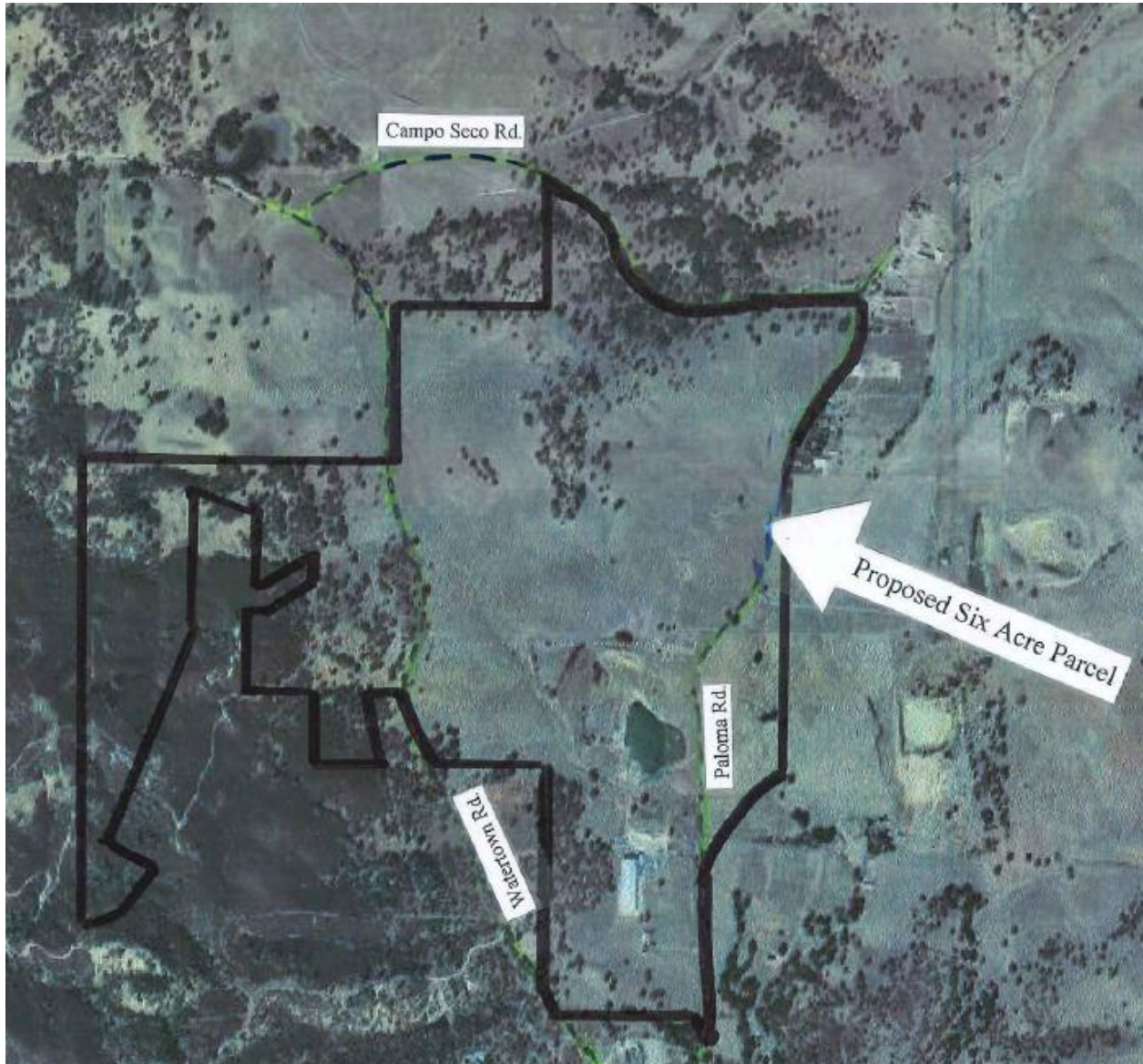
Staff has been requested to analyze the site plan and prepare a report of findings for Governing Board review. The intent of this report is to provide an objective analysis of the site and the cost to build the improvements as shown on the site plan as provided by the Tanner Consulting Group. Cost estimates have been prepared based on conservative assumptions. A Demographics study is being performed by others, the results of which should be reviewed with the findings of this report to provide a comprehensive analysis of the proposed satellite campus.



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Coe Center 525 Acre Site

The proposed six acre parcel is amongst the 525 acre site currently owned by the Coe Family LLC. It is the site of two former residences known as 1943 A & B Paloma Road. There are no public utilities to the site other than power and voice/data cabling in the near vicinity. Access to the site is off Paloma Road. The site is approximately 2.2 miles from the center of Valley Springs.



Demographics

The demographics study will be performed by others and is not included in this report.

Educational Program

The educational program would provide (9) general education classrooms consisting of 30 stations per classrooms for a total of 270 workstations. Some of these classrooms could be modified to provide "dry" labs.

OVERVIEW





Access and Visibility

The site is located in a rural area north of the center of Valley Springs, accessed from a two lane county road. The site offers relatively good street exposure from Paloma Road, but would likely require some directional signage for all first time visitors as it is 2.2 miles from the center of Valley Springs.



Environmental Issues

1. California Environmental Quality Act (CEQA) Issues:
 - Air Quality – The Critical Issues Review/Feasibility Report (CIR/FR) prepared by Public Private Ventures, dated May 2007, notes that the existing Ozone and Particulate Matter (PM10) levels in Calaveras County exceed the federal standards. Though the report notes that



much of the excess matter comes from the San Joaquin Valley and Bay Area, increased traffic due to a campus would potentially affect these levels and thereby require the District to employee measures to reduce these levels.

The development of the site would have the potential to temporarily elevate the particulate matter during construction as well. However, these concerns could be mitigated through Best Management Practices employed as part of the Storm Water Pollution Prevention Program (SWPPP) that is required during construction of a site of this size.

- Sensitive Species – The Bald Eagle is known to nest in tall trees along major waterways. The (CIR/FR) notes that small populations of these birds are known to inhabit nearby Salt Spring Valley Reservoir, New Hogan Reservoir and Pardee Reservoir. Since the eagle uses tall old growth trees as roosting sites, the report notes that there is a potential that some of the trees on the Coe property could be used as hunting grounds for this species. There are no tall old growth trees on the six acre parcel. The old growth trees occur on the hills and not on the flat areas of the Coe property where improvements would likely be built. However, the Tanner Consulting Group did state that the water reserve tank was proposed to be located on the hill adjacent to the site in order to use gravity as the method for supplying the required water pressure. The District should consider this in the event that they desire to locate improvements on the hill(s) or expand the proposed campus at some future date.
- Hazardous Materials – The Environmental Impact Report (E.I.R.) prepared by Neil O. Anderson and Associates, dated February 8, 2007, notes that the Clandestine Drug Labs database did list an address as Watertown at Campo Seco as a site where abandoned drug lab waste was left by the roadside. The waste was removed under California Department of Toxic Substances Control oversight. It also notes that interviews were conducted with Mr. Coe on January 31 and February 6, 2007, whereby Mr. Coe stated that he had tenants in the house that used to be located at 1943B Paloma Road when a methamphetamine lab was discovered in the house. He stated that the Hazmat team cleaned it up and the house was rented to a new tenant until they experienced issues with the septic system. As a result, the County condemned the house. The residence was subsequently demolished.



The E.I.R. notes that a 2,000 gallon diesel storage tank was located underground at the site of the current mill (south of 1943 A&B on the Coe property). The tank was removed and the soil tested by Condor Earth Technologies in 1990. A "No Further Action" letter was issued by the Calaveras County Environmental Management Agency on March 3, 1998.

The E.I.R. also notes a mine located north of the 1943 Paloma property. In certain circumstances, gold miners used mercury during the gold extraction process. There is a potential that mercury may have been used in this area.

The (CIR/FR) notes that the Coe property has been used for agricultural operations which may have resulted in contamination of the groundwater and/or soil. An analysis of the soil and groundwater is recommended.

- Archeological Sensitivity - The 1996 Calaveras County General Plan does identify the site as having high archeological sensitivity. Mi-Wok Indians were known to inhabit lower elevation areas in this region. Additionally The E.I.R. notes evidence of an abandoned mine on the property. An archeological investigation would need to be conducted prior to improvement of the site. An allowance for such a study is included in the estimate below.

2. Williamson Act

The property across Paloma Road is subject to the Williamson Act however, the Coe property is not.

3. Expansive Soils

The site does contain large concentrations of clayey soils. These types of soils can expand as they absorb water and contract as the water leaves the soil thus causing shifting of improvements built amongst these soils. The (CIR/FR) notes that the soil for this proposed project is Group 2 soil which are "generalized as having moderate shrink-swell behavior." A geotechnical report would need to be prepared for this specific site as a basis for design of improvements.

4. Fire Hazards

Though the (CIR/FR) states that Calaveras County is included in the highest fire weather (weather conducive to wildfires) frequency class, the report also notes that the Coe property is located within Wildfire Protection Zone #2.



This zone is classified as having light fuel vegetation. The fire station is located approximately three miles away.

5. Traffic Impacts

The Intersection of SR 12 and 26 has been previously identified as a site of traffic congestion. The Calaveras County Short Term Improvement Program shows a Bypass Project for this intersection in order to relieve the congestion that takes place especially during a.m. and p.m. peak hours. As of May 2007, there were insufficient funds available to construct the improvements as noted in the (CIR/FR). To date there are no improvements in progress. The addition of a satellite campus on the Coe property would likely impact the congestion at this intersection to a greater degree.

Paloma Road is a two lane road with very little to no shoulder in several locations. The traffic analysis include in the (CIR/FR) is based on 15,000 students and suggests that improvements would be necessary on Paloma Road. The current proposed campus would incur considerably less traffic. Prism Engineering prepared a Valley Springs Transportation Planning Study, dated February 9, 2007, which analyzed several proposed developments together to project what roadways may be impacted by the future growth. Amongst the developments considered was a new campus on the Coe property based on a 2,000 student enrollment. The study deemed that the proposed bypass at SR 12 and 26 was necessary. The study also considered possible impacts at the Intersection of Paloma Road and Watertown Road. The study suggests that a traffic signal would not be necessary at this intersection. A one way stop sign currently exists on Watertown Road at Paloma Road and that is deemed sufficient taking into consideration all of the future improvement projects. The report doesn't address any improvements to Paloma Road which are deemed necessary in the (CIR/FR). An allowance is included in the estimate for traffic mitigation assessments.

City Sphere of Influence

The proposed project site is not within the City of Valley Springs' sphere of influence. Due to the educational nature of the proposed project, the project is not subject to local land use and zoning controls although any future proposals to use any of the land for uses that are not consistent with the educational mission of the project would be subject to local land use and zoning regulations. In such cases, Calaveras County has jurisdiction over said property.



State Approval Issues

SJDCCD will be required to complete the State Chancellor's Office Site Approvals and the Division of the State Architect plan check for building permits for the proposed site.

Land Restrictions

The First American Title Report notes the following potential concerns as of November 30, 2006:

- There is a possible outstanding interest to a Mrs. Oro Bennett who acquired title in 1922. The report notes that no deed of record divesting her of possible interest has been found.

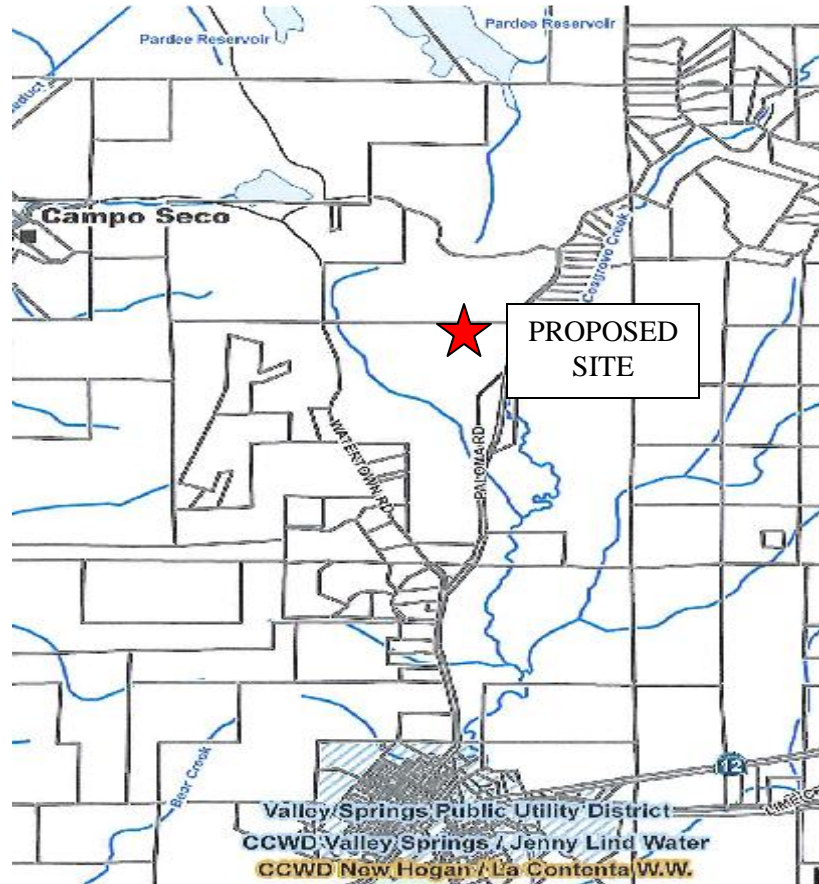
The remainder of the report sites ordinary easements. The title report does not indicate any other significant issues.

Utilities

The site, formerly known as 1943 A&B Paloma Road, is outside the City of Valley Springs' sphere of influence. PG&E does supply power to the site and according to Tom Coe, AT&T has provided four future stub-out locations for phone/data lines in the easement running through the adjoining Coe property. There are two old wells and two septic systems, one for each of the prior residences. The EIR report as provided by Neil O. Anderson and Associates, notes that there were problems with the septic systems however, the Calaveras County Building Department does show an approval of a new septic system in 1994. The Tanner Consulting Group has authorized a percolation test for the property. This test was performed on 10/12/10. The findings are to be made available soon.

Future Development Potential/ Expandability

The site does offer potential for expansion on the adjacent Coe property though there is a 300 foot elevation difference across the site limiting to some degree the area that can reasonably be built upon. It should be noted that the sewer and water systems would need to be tied into the Valley Springs Public Utility District approximately two miles away. The proposed improvements on the six acre site are estimated to meet the current needs as shown on the attached site plan only.



Boundaries of Valley Springs P.U.D.

Zoning/ Restrictions of Use

The Calaveras County 1996 General Plan specifies the zoning for the Coe property as M2, General Industrial. This zoning includes such uses as:

- Public agency facility offices, storage yards, and utility buildings
- Recycling centers
- Transfer stations
- Ambulance services
- Any uses permitted under M1, Light Industrial zoning such as:



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- Food and beverage processing, baking, manufacturing and distribution
- Bottle manufacturing
- Power generation
- Contractor equipment yard
- Machine shop

Under the M2 Zoning, Conditional Use Permits could allow for:

- Acid manufacturing and processing
- Dead animal reduction
- Fertilizer manufacturing
- Insecticide manufacturing
- Salvage Yard
- Septage waste disposal
- Class II or class III landfill

The Calaveras County General Plan is being modified but has not been adopted yet. It is scheduled for release to the general public next spring with adoption to follow.





Projected Schedule

The estimated project schedules are as follows:

Design	6 months
State Approvals	6 months
Construction	6 months

Assumptions

1. Escalation calculations of 2% per year are included for one year only.
2. Schedule durations are all approximate.
3. The cost of the land purchase is based on the per acre cost included in the contract between the Coe Family LLC and the District. A price for the 6 acre parcel has not been discussed as of this date.

Data

Acreage	6 acres
Parking Spaces Provided	155
Parking Required	<u>100</u>
Percent of required parking provided	155%
Approximate Building Area:	11,520 S.F.
Total Project Cost (see estimate):	\$6,838,280



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Estimate

Item Description	Unit	Unit Price	Quantity	Total
Site Acquisition	Acre	35,000.00	6.00	\$ 210,000
Off Site Costs				
Traffic Mitigation Allowance	LS	100,000	1.00	\$ 100,000
On Site Costs				
Classroom Buidling Relocation *	SF	\$ 2,000	10	\$ 20,000
Classroom Improvements	SF	\$ 76	8640	\$ 656,640
Convert Classroom to Administration	SF	\$ 125	960	\$ 120,000
New Modular Warehouse, Restroom.	SF	\$ 200	1920	\$ 384,000
Site Improvements	SF	\$ 7.50	261360	\$ 1,960,200
Furnishings/ Equipment/ Network Electronics	SF	\$ 67	9600	\$ 643,200
Contingency	Percentage	10%		\$ 378,404
General Conditions	Percentage	12%		\$ 499,493
Overhead & Profit	Percentage	8%		\$ 372,955
Insurance and Bonds	Percentage	2%		\$ 75,523
Subtotal				\$ 5,110,416
Escalation	Year	2%	1	\$ 102,208
Archeological Study Allowance	LS	50,000	1	\$ 50,000
Soft Costs	Percentage	25%	1	\$ 1,315,656
Totals			1	<u>\$ 6,838,280</u>



Referenced Documents

Purchase and Donation Option Agreement & Joint Escrow Instructions
dated January 1, 2007

1943 Paloma Road Title Report prepared by First American Title

EIR Report prepared by Neil O. Anderson and Associates
dated February 8, 2007

Critical Issues Review/Feasibility Report prepared by Public Private Ventures, Inc.
dated May 2007

Valley Springs Transportation Planning Study prepared by Prism Engineering
dated February 9, 2007

Calaveras County M1 & M2 Zoning Ordinances
provided by the Calaveras County Planning Department