Western Riverside Council of Governments
Technical Advisory Committee

AGENDA

Thursday, August 16, 2018
9:30 a.m.

Western Riverside Council of Governments
Citrus Tower
3390 University Avenue, Suite 450
Riverside, CA 92501

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Technical Advisory Committee meeting, please contact WRCOG at (951) 405-6703. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 450, Riverside, CA, 92501.

The Technical Advisory Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. CALL TO ORDER (Rochelle Clayton, Chair)

2. SELF INTRODUCTIONS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

At this time members of the public can address the Technical Advisory Committee regarding any items with the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agendized items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. SELECTION OF TECHNICAL ADVISORY COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR FOR FISCAL YEAR 2018/2019 **P. 1**

Requested Action: *1. Select Technical Advisory Committee Chair, Vice-Chair, and 2nd Vice-Chair positions for Fiscal Year 2018/2019.*

6. MINUTES

A. Summary Minutes from the May 17, 2018, Technical Advisory Committee Meeting are Available for Consideration. **P. 3**

Requested Action: *1. Approve the Summary Minutes from the May 17, 2018, Technical Advisory Committee meeting.*

7. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Finance Department Activities Update ***Andrew Ruiz*** **P. 9**

Requested Action: *1. Receive and file.*

B. Regional Streetlight Program Activities Update ***Tyler Masters*** **P. 15**

Requested Action: *1. Receive and file.*

C. WRCOG Committees and Agency Activities Update ***Rick Bishop*** **P. 19**

Requested Action: *1. Receive and file.*

D. International City / County Management Association Activities Update ***AJ Wilson, California Senior Advisor*** **P. 37**

Requested Action: *1. Receive and file.*

E. Small Cell Deployment and S. 3157 ***Tyler Masters*** **P. 39**

Requested Action: *1. Recommend that the Executive Committee adopt an "Oppose" position for Congressional Senate Bill S. 3157 (Thune) and authorize the Executive Director to transmit a letter on behalf of WRCOG indicating WRCOG's oppositions for S. 3157.*

F. Public Service Fellowship Activities Update ***Andrea Howard*** **P. 51**

Requested Action: *1. Receive and file.*

G.	**Local Assistance for WRCOG Member Agencies: Grant Writing Assistance & BEYOND Program Activities Updates**	***Andrea Howard***	**P. 53**

Requested Action: *1. Receive and file.*

8. REPORTS / DISCUSSION

A.	**Report from the League of California Cities**	***Erin Sasse, League of California Cities***	**P. 77**

Requested Action: *1. Receive and file.*

B.	**Proposed New TUMF Calculation Policy**	***Christopher Gray, WRCOG***	**P. 79**

Requested Action: *1. Discuss and provide input.*

C.	**Update on the Regional Truck Study and Development and Implementation of a Regional Logistics Mitigation Fee**	***Lorelle Moe-Luna, RCTC***	**P. 99**

Requested Action: *1. Receive and file.*

D.	**Experience Regional Innovation Center Feasibility Analysis Update**	***Andrea Howard, WRCOG***	**P. 103**

Requested Action: *1. Receive and file.*

9. REPORT FROM THE EXECUTIVE DIRECTOR — **Rick Bishop**

10. ITEMS FOR FUTURE AGENDAS — **Members**

11. GENERAL ANNOUNCEMENTS — **Members**

Members are invited to announce items/activities which may be of general interest to the Technical Advisory Committee.

12. NEXT MEETING:

The next Technical Advisory Committee meeting is scheduled for Thursday, September 20, 2018, at 9:30 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

13. ADJOURNMENT

Page Intentionally Left Blank

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Selection of Technical Advisory Committee Chair, Vice-Chair, and 2nd Vice- Chair for Fiscal Year 2018/2019**

Contact: **Rick Bishop, Executive Director**, **rbishop@wrcog.us**, **(951) 405-6701**

Date: **August 16, 2018**

The purpose of this item is to *select Technical Advisory Committee leadership positions for Fiscal Year 2018/2019.*

Requested Action:

1. Select Technical Advisory Committee Chair, Vice-Chair, and 2nd Vice-Chair positions for Fiscal Year 2018/2019.

WRCOG's Committee leadership positions are selected at the start of each fiscal year. At the 2018 General Assembly, the leadership for the Executive Committee for Fiscal Year 2018/2019 was selected as follows:

Chair:	Chuck Washington, County of Riverside
Vice-Chair:	Bonnie Wright, City of Hemet
2nd Vice-Chair:	Laura Roughton, City of Jurupa Valley

Historically, the Technical Advisory Committee positions have coincided with those of the WRCOG Executive Committee, although there are no requirements for this pattern stipulated in WRCOG's JPA or Bylaws.

Prior Action:

None.

Fiscal Impact:

This item is informational; therefore, there is no fiscal impact.

Attachment:

None.

Page Intentionally Left Blank

Technical Advisory Committee **Item 6.A**
May 17, 2018
Summary Minutes

1. CALL TO ORDER

The meeting of the Technical Advisory Committee was called to order at 9:33 a.m. by Chair Rochelle Clayton at WRCOG's office, Citrus Conference Room.

2. ROLL CALL

Members present:

Rochelle Clayton, City of Banning (Chair)
Bonnie Johnson, City of Calimesa
Aaron Palmer, City of Canyon Lake
Michele Nissen, City of Eastvale
Tom DeSantis, City of Moreno Valley (arrival time 9:50 a.m.)
Richard Belmudez, City of Perris
Lee McDougal, City of Riverside (arrival time 9:48 a.m.)
Aaron Adams, City of Temecula
Gary Nordquist, City of Wildomar
Danielle Coats, Eastern Municipal Water District (arrival time 9:42 a.m.)
Floyd Velasquez, Morongo Band of Mission Indians

Staff present:

Steve DeBaun, Legal Counsel
Rick Bishop, Executive Director
Ernie Reyna, Chief Financial Officer
Barbara Spoonhour, Director of Community Choice Aggregation
Christopher Gray, Director of Transportation
Casey Dailey, Director of Energy and Environmental Programs
Christopher Tzeng, Program Manager
Crystal Adams, Program Manager
Andrew Ruiz, Program Manager
Tyler Masters, Program Manager
Daniel Ramirez-Cornejo, Senior Analyst
Andrea Howard, Program Manager
Anthony Segura, Staff Analyst
Daniel Soltero, Staff Analyst
Kyle Rodriguez, Staff Analyst
Sofia Perez, Staff Analyst
Suzy Nelson, Administrative Assistant

Guests present:

Erin Sasse, League of California Cities
A.J Wilson, ICMA, California League of Cities
Araceli Ruiz, County of Riverside, District 1
Eva Terekhova, WRCOG Public Service Fellow, Eastvale

3. PLEDGE OF ALLEGIANCE

Chair Clayton, City of Banning, led the members and guests in the Pledge of Allegiance.

4. PUBLIC COMMENTS

AJ Wilson reminded members of those interested in attending the 2018 ICMA Annual Conference that it is taking place on September 23 – 26 in Baltimore, Maryland.

5. MINUTES

A. Summary Minutes from the April 19, 2018, Technical Advisory Committee Meeting are Available for Consideration.

Action: *1. Approved Summary Minutes from the April 19, 2018, Technical Advisory Committee meeting.*

Item 5.A was approved by the Committee as a whole. The Cities of Beaumont, Corona, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Murrieta, Norco, and San Jacinto, the County of Riverside, March JPA, and the Western Municipal Water District were not present.

6. CONSENT CALENDAR *Items 6.A through 6.E were approved by the Committee as a whole. The Cities of Beaumont, Corona, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Murrieta, Norco, and San Jacinto, the County of Riverside, March JPA, and Western Municipal Water District were not present.*

A. Finance Department Activities Update

Action: *1. Received and filed.*

B. Regional Streetlight Program Activities Update

Action: *1. Received and filed.*

C. WRCOG Committees and Agency Activities Update

Action: *1. Received and filed.*

D. International City / County Management Association Activities Update

Action: *1. Received and filed.*

E. Active Transportation Plan – Final Report

Action: *1. Recommended that the Executive Committee approve the Western Riverside County Active Transportation Plan.*

7. REPORTS / DISCUSSION

A. Report from the League of California Cities

Erin Sasse reported that the SB 1 repeal is looking like it will be going through. It appears that enough signatures will be gathered and certified to be placed on the ballot for voter consideration in November. Efforts are underway to educate the public and elected officials on the SB 1.

The state budget was released and there was some money set aside for the homelessness programs. Senator Beall has also released a proposal for affordable housing and homelessness. As well as money set aside for the City of Corona for fire recovery.

Ms. Sasse reported that CalPERS had a meeting on AB 1912, and will likely take a support position on this bill. Ms. Sasse asked that letters be sent to CalPERS asking it not to support AB 1912.

The California Energy Commission approved a set of standards that will require most new homes built after the year 2020 to include solar panels on their roofs. The standards apply to only single-family homes and certain low-rise condos, townhomes, and apartments. The standards must still be approved by the state's Building Standards Commission.

Action: *1. Received and filed.*

B. Final Draft Fiscal Year 2018/2019 Agency Budget

Ernie Reyna reported that this is the second review of the Budget by the Committee.

Andrew Ruiz reported that staff has budgeted a 25% decrease in revenues for the California HERO Program. Given this, revenue estimates are more conservative, decreasing the budgeted residential HERO revenues an additional 15%. Spruce has ceased operations of its PACE Program, and those revenue projections have been removed from the budget. Additional PACE providers are anticipated to join under WRCOG's umbrella, which could provide growth in the market.

The Regional Streetlight Program continues to move forward and will be self-sustaining in Fiscal Year (FY) 2018/2019. The Streetlight Program will also recover some Program costs as cities have their loans funded.

The CCA Program also continues to move forward. If a decision to form is made, it is anticipated that it will be self-sustaining and generate revenues in the coming years, which will pay back the General Fund for the upfront costs.

The Environmental Department includes the Solid Waste and Used Oil Programs, which receive state funding to provide services to WRCOG's member agencies. In FY 2017/2018, WRCOG introduced a pilot Litter Program, which was funded by Agency Carryover Funds and will continue into FY 2018/2019 with unspent, previously allocated, carryover funds budgeted in FY 2017/2018.

The Transportation Department includes TUMF; Grant Writing, which is funded by the Agency's carryover funds; the Active Transportation Plan, funded by the State Local Transportation Fund; and the Clean Cities Program. The majority of revenue received in the Transportation Department come from the TUMF Program.

Mr. Ruiz shared that the total budget will present a higher total amount of revenues and expenditures than in previous years because staff will continue to include total TUMF revenue and total project expenditures in the budget. In the past, the only portion included for TUMF was the 4% Administration Fee WRCOG received from the Program.

Action: *1. Recommended that the Executive Committee approve the Final Draft Fiscal Year 2018/2019 Agency Budget, substantially as to form.*

Item 7.B was approved by the Committee as a whole. The Cities of Beaumont, Corona, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Murrieta, Norco, and San Jacinto, the County of Riverside, March JPA, and the Western Municipal Water District were not present.

C. Proposed New TUMF Policy for TUMF Calculation

Christopher Gray reported that staff is exploring opportunities to lower the burden to local jurisdictions related to TUMF fee calculations and reduce or eliminate fee calculation errors.

Staff discussed with the Public Works Directors all the issues and recommended that staff would take full responsibility for verifying all project fees and verifying exemptions in a manner similar to how schools, water districts, and other non-jurisdictions agencies do. Staff feels this would reduce local agency staff burdens, would eliminate the need for annual audits of members, and would eliminate the responsibility for agencies to "make up" the difference when fees are incorrectly calculated.

WRCOG staff spends 20 or more hours per week calculating, verifying, and correcting TUMF fees. Currently, staff receives questions from the development community and member agencies, and often, these questions are regarding the same development project.

WRCOG and its TUMF consultant are in the process of completing a comprehensive update to a TUMF Calculator Tool that would provide developers the opportunity to receive estimates of TUMF obligation projects. The TUMF Calculator Tool is scheduled to be updated by August 2018.

***Actions**:* 1. *Recommended that the Executive Committee approve an option that would have WRCOG verify all project TUMF fees and verify exemptions.*
2. *Directed staff to complete a comprehensive update to the TUMF Calculator Tool by August 2018.*
3. *Directed staff to complete the TUMF Administrative Plan update with the process for implementing an option that would have WRCOG verify all project TUMF fees an verify exemptions by August 2018.*

Item 7.C was approved by the Committee as a whole. The Cities of Beaumont, Corona, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Murrieta, Norco, and San Jacinto, the County of Riverside, March JPA, and the Western Municipal Water District were not present.

D. Environmental Department Activities Update

Kyle Rodriguez reported that the Used Oil and Filter Exchange Program relies on marketing and promotion effort to attract residents to the various events throughout the region. Staff launched a digital advertising campaign that will focus on driving Facebook event registers to the Used Oil Recycling Program for the months of March through June 2018.

WRCOG partnered with the Lake Elsinore Storm Stadium to provide outreach to the Temecula Valley communities. On July 6, 2018, the Stadium will host a WRCOG Used Oil Night in which staff will distribute materials on how to use and re-use when working with motor oil.

***Action**:* 1. *Received and filed.*

E. Experience Regional Innovation Center Feasibility Analysis Update

Andrea Howard reported that the concept of Experience is an evolution of WRCOG's Economic Development and Sustainability Framework. The Experience concept is a way to advance the Framework by providing a physical space to apply, test, and refine strategies to implement the Framework by bringing the concepts it identified to life. Experience would also serve to highlight the work of member jurisdictions, so that the subregion becomes known for the innovations and pioneering efforts led here. The Center could include anything from an incubator and co-working space, to walking paths and a farm-to-table restaurant.

The Experience concept is pulling from local and national models in three broad categories: educational and community-serving, research, and economic development.

The Experience Feasibility Analysis seeks to identify the viability of bringing this concept to life. Staff will continue defining and refining the goals and mission for Experience, identify which program elements to include, reviewing the feasibility, strengths and weaknesses of four potential site locations, and determining potential financing partnerships and operational opportunities.

A Steering Committee, composed of some Executive Committee members, staff from member jurisdictions, and regional stakeholders has been created to provide feedback at critical points throughout the Analysis. Three meetings have been held to date; the first meeting set the stage for the analysis and established initial goals; the second meeting consisted of presentations from and question and answer session with a few relevant model representatives; and the third meeting focused on selecting program elements for inclusion in subsequent phases of the Analysis and refining the mission statement. The next meeting will review the results of the operations, constraints, and demand analysis. The fifth meeting will explore governance, operations and partnership opportunities. Final recommendations are expected be presented at the final meeting in August 2018.

Action: *1. Received and filed.*

F. Economic Development Initiative Update

Andrea Howard reported that economic development has been a topic of continual interest among WRCOG's committees, recognizing there are considerable resources and potential for economic growth in the subregion that we may not be fully tapping into. The challenge has been identifying an appropriate and impact role for WRCOG, recognizing that there are many existing players in the field, so WRCOG would need to find a way to compliment, without duplicating, the other work that is being done.

In 2016, $250k from Fiscal Year 2015/2016 carryover revenues was earmarked for a WRCOG-led economic development initiative. Several ideas have been suggested and explored by the Committee. Most recently, in January 2018, staff shared a survey with a stakeholder group to collect feedback on preferred options among several which had been presented previously, in addition to newly suggested options from staff and member agencies. The survey results favored moving ahead with conducting a study of economic studies already created for the region, a cell phone-based GPS commuting study, and spatial mismatch study.

Action: *1. Staff was directed to come back with further ideas.*

8. REPORT FROM THE EXECUTIVE DIRECTOR

Rick Bishop reported that the GoMentum Tour was a success. General Assembly is up to 700 RSVPs and it looks like the event will meet sponsorship goals. The next Executive Committee leadership is slated to be Chuck Washington (County of Riverside) as Chair, Bonnie Wright (City of Hemet) as Vice-Chair, and Laura Roughton (City of Jurupa Valley) as 2nd Vice-Chair.

9. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

10. GENERAL ANNOUNCEMENTS

Rick Bishop announced that Ernie Reyna will be leaving WRCOG and starting a new adventure with the City of Eastvale.

11. NEXT MEETING

The Technical Advisory Committee is DARK during the month of June. The next Technical Advisory Committee meeting is scheduled for Thursday, July 19, 2018, at 9:30 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

<u>12. ADJOURNMENT</u> **The meeting of the Technical Advisory Committee adjourned at 10:50 a.m.**

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Finance Department Activities Update**

Contact: **Andrew Ruiz, Program Manager, aruiz@wrcog.us, (951) 405-6741**

Date: **August 16, 2018**

The purpose of this item is to *provide an update on the FY 2017/2018 Agency Audit, Annual TUMF review, and the Agency Financial Report summary through May 2018.*

Requested Action:

1. Receive and File.

FY 2017/2018 Agency Audit

FY 2017/2018 ended on June 30, 2018. WRCOG's annual Agency Interim Audit was completed on May 31, 2018. WRCOG utilized the services of the audit firm Rogers, Anderson, Malody, and Scott (RAMS) to conduct its financial audit. The first visit is known as the "interim" audit, which involves preliminary audit work that is conducted prior to fiscal year end. The interim audit tasks are conducted in order to compress the period needed to complete the final audit after fiscal year end. In September, RAMS will return to finish its second round, which is known as "fieldwork." The final Comprehensive Annual Financial Report is expected to be issued no later than November 15, 2018, and will first be reviewed by the Finance Directors Committee. It will then be presented at the November or December 2018 Administration & Finance Committee meeting, with the Executive Committee receiving the report no later than at its January 7, 2019, meeting.

Annual TUMF review of participating agencies

Each year WRCOG meets with participating members to review TUMF Program fee collections and disbursements to ensure compliance with Program requirements. It is anticipated that the reviews will be conducted from August through October, with the final reports issued to the respective jurisdictions and agencies by December 2018.

Financial Report Summary through May 2018

The Agency Financial Report summary through May 2018, a monthly overview of WRCOG's financial statements in the form of combined Agency revenues and costs, is provided as Attachment 1.

Prior Actions:

August 9, 2018: The Public Works Committee received and filed.

August 9, 2018: The Planning Directors Committee received and filed.

August 6, 2018: The Executive Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

1. Financial Report summary – May 2018.

Item 7.A

Finance Department Activities Update

Attachment 1

Financial Report summary – May 2018

Page Intentionally Left Blank

Western Riverside Council of Governments
Monthly Budget to Actuals
For the Month Ending May 31, 2018

Revenues	**Approved 6/30/2018 Budget*** **	**Thru 5/31/2018 Actual**	**Remaining 6/30/2018 Budget**
Member Dues	311,410	313,695	(2,285)
General Assembly	300,000	121,400	178,600
PACE Residential Revenue	816,771	845,632	(28,861)
CA HERO Residential Revenue	4,000,000	3,591,765	408,235
The Gas Company Partnership	50,000	47,254	2,746
SCE WREP Revenue	75,000	89,081	(14,081)
PACE Residential Recording Revenue	182,775	199,490	(16,715)
CA HERO Residential Recording Revenue	1,000,000	792,695	207,305
CA First Residential Revenue	167,000	34,464	132,536
CA First Residential Recording Revenue	86,000	13,081	72,919
Regional Streetlights	228,960	74,544	154,416
Other Misc Revenue	-	27,198	(27,198)
Solid Waste	117,100	78,835	38,265
Used Oil Revenue	255,000	207,961	47,039
Active Transportation Revenue	150,000	211,301	(61,301)
RIVTAM Revenue	25,000	25,000	-
Air Quality-Clean Cities	137,500	205,500	(68,000)
LTF	726,000	726,000	-
Commercial/Service - Admin Portion	101,097	102,919	(1,822)
Retail - Admin Portion	118,867	93,457	25,411
Industrial - Admin Portion	249,133	405,890	(156,757)
Residential/Multi/Single - Admin Portion	1,045,779	970,234	75,545
Multi-Family - Admin Portion	129,787	91,794	37,993
Commercial/Service - Non-Admin Portion	2,426,945	2,572,967	(146,022)
Retail - Non-Admin Portion	2,852,820	2,336,418	516,402
Industrial - Non-Admin Portion	5,979,195	10,147,247	(4,168,052)
Residential/Multi/Single - Non-Admin Portion	25,098,070	24,255,848	842,222
Multi-Family - Non-Admin Portion	3,114,890	2,294,844	820,046
Total Revenues	**52,475,415**	**50,876,514**	**1,598,901**
Expenditures			
Wages & Salaries	2,581,400	**2,567,660**	13,740
Fringe Benefits	739,956	**736,239**	3,717
Total Wages and Benefits	**3,381,356**	**3,303,899**	**77,457**
Overhead Allocation	2,219,371	1,849,476	369,895
General Legal Services	634,193	625,394	8,799
3rd Party Litigation	250,000	139,862	110,138
Audit Fees	27,500	20,200	7,300
Bank Fees	29,000	22,666	6,334
Commissioners Per Diem	62,500	46,950	15,550
Office Lease	427,060	213,560	213,500
WRCOG Auto Fuel	750	686	64
WRCOG Auto Maintenance	260	710	(450)
Special Mail Srvcs	1,800	1,314	486
Parking Validations	6,458	8,202	(1,744)

Staff Recognition	1,245	761	484
Coffee and Supplies	1,363	1,088	275
Event Support	103,364	71,876	31,488
General Supplies	29,292	20,081	9,211
Computer Supplies	14,004	8,988	5,016
Computer Software	28,522	22,358	6,164
Rent/Lease Equipment	35,100	23,022	12,078
Membership Dues	34,448	20,212	14,236
Subcriptions/Publications	5,238	991	4,247
Meeting Support/Services	19,667	12,817	6,850
Postage	6,412	7,119	(707)
Other Household Expenditures	4,490	2,007	2,483
COG Partnership Agreement	25,000	14,898	10,102
Storage	12,296	11,655	641
Printing Services	16,462	5,603	10,859
Computer Hardware	4,286	1,750	2,536
Misc. Office Equipment	1,376	688	688
EV Charging Equipment	5,975	5,975	-
Communications-Regular	12,978	16,364	(3,386)
Communications-Long Distance	500	231	269
Communications-Cellular	14,155	11,054	3,101
Communications-Comp Sv	77,409	43,783	33,626
Communications-Web Site	8,465	7,550	915
Equipment Maintenance - General	10,000	6,187	3,813
Equipment Maintenance - Computers	26,200	11,927	14,273
Insurance - General/Business Liason	73,705	67,140	6,565
WRCOG Auto Insurance	3,457	3,457	(0)
PACE Recording Fees	1,404,783	1,047,942	356,841
Seminars/Conferences	22,494	14,529	7,965
General Assembly Expenditures	300,000	76,757	223,243
Travel - Mileage Reimbursement	28,033	20,242	7,791
Travel - Ground Transportation	8,272	4,349	3,923
Travel - Airfare	26,506	13,331	13,175
Lodging	18,068	12,182	5,886
Meals	11,283	5,547	5,736
Other Incidentals	11,676	7,238	4,438
Training	15,400	9,245	6,155
Supplies/Materials	63,292	14,310	48,982
Ads	81,071	79,525	1,546
Education Reimbursement	13,553	2,500	11,053
Consulting Labor	4,306,894	2,738,436	1,568,458
Consulting Expenses	96,466	4,443	92,023
TUMF Project Reimbursement	39,000,000	12,942,117	26,057,883
BEYOND Expenditures	2,052,917	583,584	1,469,333
Computer Equipment Purchases	44,877	17,847	27,030
Office Furniture Purchases	312,500	293,945	18,555
Office Improvements	-	84,819	(84,819)
Total General Operations	**61,580,166**	**21,301,489**	**40,278,677**
Total Expenditures	**64,961,522**	**24,605,388**	**40,356,133**

*****Includes 1st & 2nd & 3rd quarter budget amendments**

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Regional Streetlight Program Activities Update**

Contact: **Tyler Masters, Program Manager, tmasters@wrcog.us, (951) 405-6732**

Date: **August 16, 2018**

The purpose of this item is to *provide an update on the Western Riverside County streetlight acquisition and transition processes, the participating jurisdictions' next steps, and regional program management and administration.*

Requested Action:

1. Receive and file.

WRCOG's Regional Streetlight Program will assist member jurisdictions with the acquisition and retrofit of their Southern California Edison (SCE)-owned and operated streetlights. The Program has three phases: 1) streetlight inventory; 2) procurement and retrofitting of streetlights; and 3) ongoing operations and maintenance. A major objective of the Program is to provide cost savings to participating member jurisdictions.

Background

At the direction of the Executive Committee, WRCOG developed a Regional Streetlight Program that will allow jurisdictions (and Community Service Districts) to purchase streetlights within their boundaries that are currently owned and operated by SCE. Once the streetlights are owned by the member jurisdiction, the lamps will be retrofitted to Light Emitting Diode (LED) technology to provide more economical operations (i.e., lower maintenance costs and reduced energy use). Local control of the streetlight system provides jurisdictions with opportunities for future revenue generation such as digital-ready networks and telecommunications and information technology strategies.

Regional Streetlight Acquisition Process

Eleven jurisdictions (listed below) have moved forward and signed Purchase and Sales Agreements (Agreement) to acquire current SCE-owned streetlights within their jurisdictional boundaries. Collectively, these account for nearly 48,000 streetlights within Western Riverside County. SCE has transmitted all Agreements to the California Public Utilities Commission (CPUC) for review and approval.

The CPUC has approved all of the member jurisdictions' applications for streetlight ownership. The table below provides the status for each jurisdiction participating in the Program and is subject to change as SCE and CPUC progress through the approval processes. WRCOG staff will continue to update the progress as jurisdictions reach each milestone.

	City approves agreement to purchase streetlights	City approves amendment to PSA	SCE executes agreement	SCE sends to CPUC	CPUC approves streetlight transfer	City approves program participation
Eastvale	4/12/17	7/25/17	✓	✓	12/8/17	5/9/18
Hemet	3/14/17	9/11/17	✓	✓	3/31/18	Est. 8/28/18
JCSD	3/13/17	N/A	✓	✓	3/11/18	7/23/18
Lake Elsinore	1/24/17	8/17/17	✓	✓	3/11/18	7/24/18
Menifee	2/15/17	3/7/18	✓	✓	8/8/18	Est. 9/5/18
Moreno Valley	3/21/17	10/16/17	✓	✓	3/31/18	6/19/18
Murrieta	3/7/17	7/11/17	✓	✓	9/29/17	12/19/17
Perris	3/28/17	N/A	✓	✓	3/31/18	5/8/18
San Jacinto	3/28/17	N/A	✓	✓	3/31/18	12/19/17
Temecula	2/28/17	5/30/17	✓	✓	6/21/18	Est. 8/14/18
Wildomar	3/8/17	N/A	✓	✓	3/31/18	8/8/18

As part of the next step of the Program, staff will work with remaining jurisdictions to identify and pursue action on the Regional Program Participation Package including:

1. Financing: If approved, the jurisdiction will enter into an agreement with the Program's financing lender, Banc of America. Banc of America will be working with each respective jurisdiction to provide the adequate amount for Acquisition and/or LED Retrofit.
2. Retrofit, operation & maintenance: If approved, the jurisdiction will elect to enter into an agreement with WRCOG's retrofit, operation & maintenance (O&M) service provider, Siemens, which will be conducting retrofit services and ongoing maintenance remedies for any streetlight outages and fixture damages, and provide a 24/7 call center for residents with the goal of meeting and/or exceeding the current service that is being offered.
3. LED fixture selection and procurement: If approved, the jurisdiction will elect to enter into an agreement to convert their current lighting fixtures to LED technology. The LED technology that will be implemented throughout the region will be installed by Siemens.

Streetlight Transition Process

WRCOG receives regular transition timelines and updates from SCE indicating the estimated timing that SCE will initiate and analyze each streetlight pole as part of the acquisition process. Known as the SCE Inventory and Inspection Process (or inventory true-up process), SCE estimates the entire region will have the streetlight transition started by October 2018. At the conclusion of the Process, each jurisdiction will be provided with their own streetlight report containing important information from the amount of sellable streetlight systems, streetlight location, pole material, etc. To date, the City of Murrieta has completed the Process and has received their streetlight data for review. The table below estimates the program milestones for each jurisdiction from the period SCE's Inventory and Inspection Process commences all the way through retrofit completion for the participants. Note that the table provides different scenario timelines based on alternating paces of SCE's process as well as the pace of retrofit and fixture delivery.

7.19.18	SCE Transition start 1	SCE Transition closing		City approval + payment of invoice 3	Additional Application Req. (for cities with LPS lights)	Retrofit Start 4		Retrofit End (Siemens @ 3,000 poles/month) 5		Retrofit End (Siemens @ 1,000/Month)	
		Scenario #1 @ 2,000 /month	Scenario #2 @ 4,000/month			Scenario #1	Scenario #2	Scenario #1	Scenario #2	Scenario #1	Scenario #2
Eastvale	6/1/18	7/31/18	7/1/18	+ 45 days	N/A	9/14/18	8/15/18	10/24/18	09/24/18	01/13/19	12/14/18
Hemet	6/4/18	8/21/18	7/13/18		+ 90 days	1/3/19	11/25/18	01/21/19	12/12/18	02/25/19	01/16/19
JCSD	6/4/18	8/18/18	7/11/18		N/A	10/2/18	8/25/18	10/20/18	09/13/18	11/27/18	10/21/18
Lake Elsinore	6/4/18	8/18/18	7/11/18		N/A	10/2/18	8/25/18	11/02/18	09/26/18	01/05/19	11/29/18
Menifee	10/1/18	1/3/19	11/17/18		+ 90 days	5/18/19	4/1/19	07/20/19	06/03/19	11/23/19	10/07/19
Moreno Valley	9/1/18	1/11/19	11/6/18		N/A	2/25/19	12/21/18	05/24/19	03/19/19	11/17/19	09/12/19
Murrieta	complete	5/1/18	5/1/18		+ 90 days	9/13/18	9/13/18	11/16/18		03/25/19	
Perris	7/17/18	9/17/18	8/17/18		N/A	11/1/18	10/1/18	12/12/18	11/11/18	03/05/19	02/02/19
San Jacinto	7/17/18	8/13/18	7/30/18		N/A	9/27/18	9/13/18	10/15/18	10/01/18	11/20/18	11/06/18
Temecula	10/1/18	1/19/19	11/25/18		+ 90 days	6/3/19	4/9/19	08/15/19	06/21/19	01/09/20	11/15/19
Wildomar	9/1/18	9/22/18	9/11/18		+ 90 days	2/4/19	1/24/19	02/18/19	02/07/19	03/18/19	03/07/19

1. SCE Transition start: Initiation of streetlight inventory and inspection process and final verification of streetlight systems. Completed by SCE's third party contractor.
2. SCE Transition closing: SCE has indicated they can transition between 2,000 to 4,000 lights per month. As such, the table above estimated closing dates using two scenarios. Scenario #1 illustrates a conservative approach where SCE can audit 2,000 poles / month & Scenario #2 illustrates an expedited approach where SCE can audit 4,000 poles per month.
3. City Approval & payment and additional application requirements (if any): Estimated timeframe for City review of streetlight audit & submittal of payment for streetlight purchase to SCE. The 90 day provision for additional application is added for select jurisdictions with Low Pressure Sodium lighting.
4. Retrofit start: Estimated LED retrofit start date. Retrofit start date will be based off of Footnote #2 audit approach.
5. Retrofit end: Estimated LED retrofit end date. Two Scenarios are shown with WRCOG's O&M vendor Siemens providing a 3,000 poles per month retrofit and 1,000 poles per month retrofit scenario(s).

<u>WRCOG Regional Program Management and Administration Update</u>

The Regional Program allows operational economies of scale by offering WRCOG Program Management and Administrative function to support each participating jurisdiction in operating, maintaining, and managing their streetlight systems, ensuring the level of service of streetlight concern is maintained and improved upon. Included in WRCOG's administrative functions are the following:

- Promote / market Streetlight outage call center
- CEQA support (support finding and develop resolution and Notice of Exemption template)
- Develop and process incentive / rebate applications
- Facilitate GIS update to include streetlight acquisition and retrofit data
- Facilitate pole identification tags, or markings, and naming / deployment system
- Regular reports to jurisdictions
- Regular WRCOG Committee updates
- Ongoing regulatory and legislative tracking related to streetlights and rates associated (e.g., SB 649, and Congressional Senate Bill S.3157)
- Participation in streetlight advocacy groups like the California Streetlight Light Association (CALSLA)
- Support Retrofit, Operations & Maintenance Scope of Work
- Support LED fixture selection and delivery logistics

In 2015, the Program Management and Administration fee was developed to allow WRCOG to provide the services listed above. Additionally, this fee included a 3% annual inflation / escalator. In 2015, the fee was $0.26 per pole per month, which is equivalent to fund one full time analyst and a third full time Program Manager's time to support each jurisdiction efficiently manage their streetlight systems. After inclusion of this 3% escalator, in 2018, the fee is proposed at $0.284 per pole per month. With cities closing their financing within the 2018 calendar year, staff wanted to inform jurisdictions that this updated fee and updated cash flows will be provided to participating jurisdictions in August.

Prior Actions:

August 6, 2018: The Executive Committee received and filed.

July 11, 2018: The Administration & Finance Committee received and filed.

Fiscal Impact:

Activities for the Regional Streetlight Program are included in the Agency's adopted Fiscal Year 2018/2019 Budget in the Energy Department.

Attachment:

None.

Item 7.C

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **WRCOG Committees and Agency Activities Update**

Contact: **Rick Bishop, Executive Director, rbishop@wrcog.us, (951) 405-6701**

Date: **August 16, 2018**

The purpose of this item *is to provide updates on noteworthy actions and discussions held in recent standing Committee meetings, and to provide general project updates.*

Requested Action:

1. Receive and file.

Attached are summaries of actions and activities from recent WRCOG standing Committee meetings that have taken place since the June 2018 Executive Committee meeting.

Prior Actions:

August 9, 2018: The Planning Directors Committee received and filed.

August 6, 2018: The Executive Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachments:

1. WRCOG June and July Committees Activities Matrix (Action items only).
2. Summary recaps from June and July Committee meetings.

Page Intentionally Left Blank

Item 7.C

WRCOG Committees and Agency Activities Update

Attachment 1

WRCOG June and July Committees Activities Matrix (Action items only)

Page Intentionally Left Blank

WRCOG Committees Activities Matrix (Action Items Only)	Executive Committee	Administration & Finance Committee	Technical Advisory Committee	Planning Directors Committee	Public Works Committee	Finance Directors Committee	Solid Waste Committee
Date of Meeting:	**6/4/18**	**6/13/18**	**Did not meet**	**6/14/18**	**6/14/18**	**Did not meet**	**Did not meet**
Current Programs / Initiatives:							
Regional Streetlights Program	Received and filed.	Recommended that the Executive Committee authorize the Executive Director, subject to legal counsel review and approval, to enter into an Equipment Purchase Agreement with California Electric Supply for LED fixtures and equipment procurement in an amount not to exceed $8,400,000.		n/a	n/a		
Property Assessed Clean Energy (PACE) Programs	Approved the proposed administrative changes to the WRCOG Energy Efficiency and Water Conservation Program Administrative Guidelines and Program Report and to the California HERO Program Report; 2) Adopted WRCOG Resolution Number 11-18; 3) Adopted WRCOG Resolution Number 12-18; 4) Adopted WRCOG Resolution Number 13-18; 5) Adopted WRCOG Resolution Number 14-18; 6) Adopted WRCOG Resolution Number 15-18; 7) Adopted WRCOG Resolution Number 16-18;	Recommended that the Executive Committee approve proposed changes to the PACE Program Reports and Greenworks Commercial Program Handbook to allow for PACE financing on new commercial construction projects.		n/a	n/a		
Community Choice Aggregation (CCA) / Western Community Energy	Received and filed.	Received and filed.		n/a	n/a		
TUMF	Authorized the Executive Director to execute a TUMF Reimbursement Agreement with the City of Riverside for the Planning and Engineering Phases of the Third Street Grade Separation Project in an amount not to exceed $4,000,000.	n/a		Received and filed.	Approved the TUMF Administrative Plan revision to include pre-construction activities as eligible expenses for developers to receive credit for monetary contributions to TUMF Network interchanges.		
Fellowship	n/a	n/a		n/a	n/a		
New Programs / Initiatives:							
EXPERIENCE	n/a	n/a		Received and filed.	n/a		

WRCOG Committees Activities Matrix (Action Items Only)	Executive Committee	Administration & Finance Committee	Technical Advisory Committee	Planning Directors Committee	Public Works Committee	Finance Directors Committee	Solid Waste Committee
Date of Meeting:	**7/2/18**	**7/11/18**	**Did not meet**	**Did not meet**	**Did not meet**	**Did not meet**	**Did not meet**
Current Programs / Initiatives:							
Regional Streetlights Program	n/a	Received and filed.					
Property Assessed Clean Energy (PACE) Programs	The Executive Committee accepted the City of Pismo Beach as an Associate Member of the Western Riverside Council of Governments; 2) approved the proposed changes to the PACE Program Reports and Greenworks Commercial Program Handbook to allow for PACE financing on new commercial construction projects; 3) adopted WRCOG Resolution Number 19-18; 4) adopted WRCOG Resolution Number 20-18; 5) adopted WRCOG Resolution Number 21-18; 6) adopted WRCOG Resolution Number 22-18; 7) adopted WRCOG Resolution Number 23-18; 8) adopted WRCOG Resolution Number 24-18; 9) adopted WRCOG Resolution Number 25-18; 10) adopted WRCOG Resolution Number 26-18; 11) adopted WRCOG Resolution Number 27-18; 12) adopted WRCOG Resolution Number 28-18; 13) adopted WRCOG Resolution Number 29-18; 14) adopted WRCOG Resolution Number 30-18; 15) adopted WRCOG Resolution Number 31-18; 16) adopted WRCOG Resolution Number 32-18; 17) adopted WRCOG Resolution Number 33-18; and 18) adopted WRCOG Resolution Number 34-18;	Recommended that the Executive Committee adopt Amended WRCOG Resolution 35-17; and 2) recommended that the Executive Committee initiate judicial foreclosure on the delinquent property participating in the SAMAS Commercial PACE Program.					
Community Choice Aggregation (CCA) / Western Community Energy	Received and filed.	Received and filed.					
TUMF	n/a	n/a					
Fellowship	n/a	Received and filed.					
New Programs / Initiatives:							
EXPERIENCE	n/a	Received and filed.					

Item 7.C
WRCOG Committees and Agency Activities Update

Attachment 2
Summary recaps from June and July Committee meetings

Page Intentionally Left Blank

Western Riverside Council of Governments
Executive Committee Meeting Recap
June 4, 2018

Following is a summary of key items discussed at the last Executive Committee meeting. To review the full agenda and staff reports for all items, click [here](). To review the meeting PowerPoint presentations, click [here]().

Active Transportation Plan Approved

- The Executive Committee approved the Western Riverside County Active Transportation Plan (Plan), which provides a roadmap for developing a robust non-motorized network throughout the WRCOG region for people who need or choose active transportation modes.
- This voluntary Plan meets Caltrans requirements for one of the critical components of the Active Transportation Program's application and as such is a ready-to-use resource for those seeking grant funding.
- The Plan developed a regional network, based on input from jurisdictional staff and stakeholders, and serves as a guiding document for how the identified projects can be implemented.

Experience Feasibility Analysis Update

- Experience is the concept of an innovation and sustainability center that would provide myriad resources supporting business growth, sustainable technology advances and deployment, and more. Attracting a broad base of visitors with its resources and programming, Experience would inspire implementation of best practices in home design, business practices, and everyday living to enhance the subregion's economic and resource sustainability.
- The Feasibility Analysis for Experience began in October 2017 and is scheduled to conclude in August 2018.
- A Steering Committee composed of members of WRCOG's Executive and technical advisory Committees, as well as stakeholders from such agencies as UCR, SoCalGas, and SCE, are meeting to guide the discussions.
- This compilation video synthesizes the first three Steering Committee meetings that have convened to date.

Western Community Energy Update

- Community Choice Aggregation (CCA) allows cities and counties to purchase energy directly from producers, enabling greater local control and often yielding cost savings.
- Western Community Energy (WCE) is the CCA Program that will service jurisdictions in Western Riverside County.
- WRCOG is working with jurisdictions to join the WCE JPA. The deadline to join the WCE JPA to further explore the possibilities – at no obligation – with the opportunity to begin service as early as 2020, is August 15, 2018.

Fiscal Year 2018/2019 Draft Agency Budget Recommended for Adoption by the General Assembly

- The Executive Committee approved the draft Fiscal Year 2018/2019 Agency Budget, which will be presented to the General Assembly on June 21, 2018, for final approval.

TUMF Program Reimbursement Agreements

- The Committee approved a TUMF Reimbursement Agreement for the planning and engineering phases of the Third Street Grade Separation Project in Riverside, in an amount not to exceed $4 M.

Regional Streetlights Program

- Through the Regional Streetlight Program, WRCOG is helping 11 jurisdictions acquire their Southern California Edison (SCE) - owned streetlights (nearly 48,000 in total) and retrofit them to energy efficient LED bulbs. LED conversion will improve community appearance, public safety and save jurisdictions millions in reduced utility usage and cost.
- WRCOG has received a transition timeline from SCE indicating the estimated timing that SCE will initiate and analyze each streetlight pole as part of the acquisition process; SCE estimates the entire region will have the streetlight transition started by October 2018.
- Based off of the anticipated timing of SCE's transition, it is anticipated that all streetlights could be converted to LED bulbs by November 2019.

Upcoming Events

- June 21, 4 p.m. to 9 p.m.: WRCOG will host its 27th Annual General Assembly & Leadership Address featuring Steve Forbes at Morongo, free for WRCOG member jurisdictions.

Next Meeting

- The next Executive Committee meeting is scheduled for Friday, June 22, 2018, at 10:00 a.m., at the Morongo Casino Resort & Spa, the Drum Room, 26th Floor.

Western Riverside Council of Governments
Administration & Finance Committee Meeting Recap
June 13, 2018

Following is a summary of major items discussed at the June 13, 2018, Administration & Finance Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint Presentation, please click here.

Regional Streetlight Program

- Recommended the approval of California Electric Supply for LED fixtures and equipment procurement.

Amendments to Professional Services Agreement for On-Call Planning Professional Services

- Approved a First Amendment to a PSA with KOA Corporation to provide planning support and advisory services.
- Approved a First Amendment to a PSA with KTUA for additional grant writing assistance.

PACE Programs Proposal on new Commercial Construction

- Recommended approval of proposed changes to the PACE Program Reports and Greenworks Commercial Program Handbook to allow for PACE financing on new commercial construction projects. Handouts which were provided during the meeting are included at the end of this document.

Executive Committee Member Alternate Provision

- Directed staff to work with legal counsel to update the JPA to:
  - Clarify language on Agency alternate appointments
  - Remove reference to County as Treasurer and Auditor
  - Add 2nd Vice-Chair in By-Laws (already in JPA)
  - Perform a thorough review for any other needed updates

Adoption of Salary Schedule

- Recommended approval of the Salary Schedule
- Utilize a COLA to provide for future annual adjustments of the Salary Schedule

Approval of Professional Services Agreement with WSP USA

- Approved a PSA with WSP USA for technical and advisory support for the update of the RIVTAM.

Next Meeting

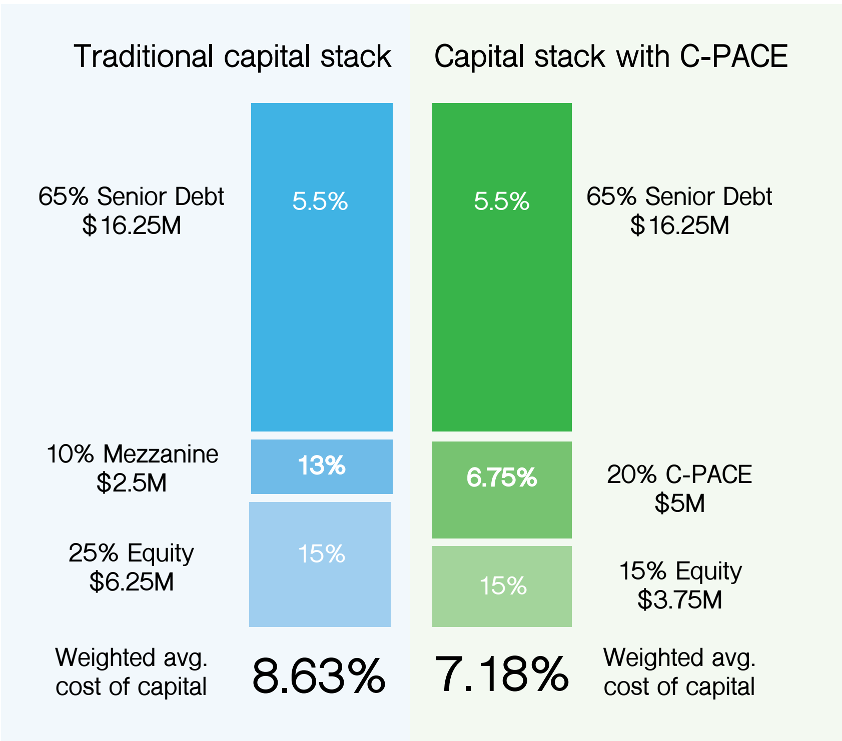
- The next Administration & Finance Committee meeting is scheduled for Wednesday, July 11, 2018, at 12:00 p.m. in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

INCREASE RETURN ON EQUITY & DECREASE COST OF CAPITAL

GREENWORKS LENDING

NEXT GENERATION BUSINESS BUILDING

C-PACE FOR NEW CONSTRUCTION & REDEVELOPMENT



CASE STUDY

+ 46.5%
return on equity

– 145 bps
weighted cost of capital

– $2.5M
required equity

+ $283k
annual free cash flow

Developer faced an equity shortfall requiring expensive mezzanine debt. C-PACE filled the equity gap – decreasing the weighted cost of capital, eliminating the need for mezzanine debt, and reducing required equity.

BENEFITS:

- ✓ Tax assessment structure may allow pass-through on NNN leases, room surcharges
- ✓ Non-recourse
- ✓ Obligation may transfer on sale or be prepaid
- ✓ Cannot be accelerated (called due)
- ✓ Fixed rate construction through term

PROJECT QUALIFICATIONS:

- Financing must be earmarked for above-code energy measures such as HVAC, windows, roof, lighting, controls, solar, etc.
- Funds up to 20% of as-stabilized property value
- Available for most commercial property types (including multi-family)
- Works well with tax credit structures (including HTC, NMTC projects)
- Does not work with government ownership, government ground lease, existing CMBS or SBA mortgage

COMMERCIAL PACE IN BRIEF:

- C-PACE is a public-private financing program that provides attractive financing for energy and water conservation measures
- Funding is provided by private capital providers and repaid through a voluntary, non-accelerating property tax assessment over long terms (typically 20+ years)
- Programs are spreading rapidly and are currently available in 14 states and the District of Columbia

GREENWORKS LENDING

NEXT GENERATION BUSINESS BUILDING

CASE STUDY: HOTEL AND LODGING

HOTEL INDIGO, MADISON, WISCONSIN

ADAPTING TO LUXURY

"A key component of this adaptive reuse project is to maintain the historic 5-story brick façade. To do that without addressing energy efficiency would be detrimental to the project. The ownership group quickly identified the Wisconsin C-PACE program and Greenworks Lending as resources that could help us make the best use of this space for the community and the environment."

- Kevin Page, of KP Property Development

YEAR ONE SAVINGS	SAVINGS OVER PROJECT LIFE
$62,528	$1,873,083

PROPERTY SUMMARY

Hotel Indigo is a historic adaptive reuse project in Madison Wisconsin that redevelops 102-year old warehouse (previously operated by Mautz Paint and vacant for 15 years) into a 144-room luxury boutique hotel. The hotel development is supported by federal and state historic preservation tax credits as well as C-PACE financing for its energy saving measures.

OPPORTUNITY

Integration of large-scale enegy saving elements into the redevelopment including building envelope, windows, lighting and HVAC.

BUSINESS TYPE	BUILDING TYPE	PROJECT TYPE	LOAN SIZE	C-PACE TERM
BOUTIQUE HOTEL	ADAPTIVE REUSE OF WAREHOUSE	ENERGY EFFICIENCY	$1,500,000	20 YEARS

WHAT IS COMMERCIAL PACE?

Commercial Property Assessed Clean Energy (C-PACE) is a public-private partnership designed to help commercial building owners upgrade the energy and water performance of their property with no money out of pocket. C-PACE provides building owners with 100% of the capital they need to complete a qualified project and owners repay the up-front cost through the property tax bill over the life of the upgrades.

C-PACE IS REVOLUTIONIZING CLEAN ENERGY

IMMEDIATE CASH FLOW

- 100% financing
- Long payback period
- Covers all hard and soft costs

FLEXIBLE AND SECURE FOR OWNERS

- No personal guarantee
- Transfers on sale
- Can pass through to tenants
- Preserves borrowing capacity

MOST PROJECTS & BUILDINGS QUALIFY

- Based on property value
- Must save energy or water
- Most commercial property types

ABOUT GREENWORKS LENDING

Greenworks Lending is the nation's leading Commercial-PACE company. Our founders formed the first successful C-PACE program and we now facilitate clean energy investment for property owners and their contractors across the nation. Greenworks' mission is to make clean energy a smart business decision.

GET STARTED

GREENWORKS LENDING

If you're ready to get started with a streamlined feasibility review of your C-PACE project or simply want to learn more about this powerful commercial finance tool, visit greenworkslending.com.

Western Riverside Council of Governments
Public Works Committee Meeting Recap
June 14, 2018

Small Cell Tower: Preliminary Findings of Municipal Design, Operation, and Administrative Guidelines and Requirements of Small Cell Deployment within California

- Tyler Masters, WRCOG Program Manager, presented on small cells, which are low-powered cellular radio access nodes that have a range of between 10 meters and a few kilometers.
- As requested by the WRCOG Planning Directors' Committee, staff compiled a list of cities that have adopted small cell design and operations guidelines to determine if something similar can be replicated at a regional level.
- For more information, please contact Tyler Masters at tmasters@wrcog.us.

TUMF Administrative Plan – Credit for Monetary Contributions

- Christopher Gray, WRCOG Director of Transportation, presented a request by the City of Calimesa to revise the TUMF Administrative Plan to include pre-construction activities as TUMF eligible expenses for a developer to receive credit for monetary contributions to these activities.
- The Public Works Committee reviewed the request and approved the recommended revision to the TUMF Administrative Plan.
- For more information, please contact Christopher Gray at cgray@wrcog.us.

TUMF Program Member Agency Development Agreement

- Daniel Ramirez-Cornejo, WRCOG Senior Analyst, provided an update on a review of Development Agreements executed prior to the inception of the TUMF Program that provided an exemption of TUMF.
- Staff is following up with any member agency for which a Development Agreement has expired or will be expiring to ensure that TUMF is assessed on development projects moving forward.
- For more information, please contact Daniel Ramirez-Cornejo at dramirez-cornejo@wrcog.us.

Fiscal Year 2017/2018 TUMF Collection Review

- Daniel Ramirez-Cornejo, WRCOG Senior Analyst, provided an update on TUMF revenue for Fiscal Year 2017/2018 through April 2018.
- In August, staff will be providing an update on the types of service and retail developments that have received the 3,000 square foot reduction approved in 2017 by the WRCOG Executive Committee.
- For more information, please contact Daniel Ramirez-Cornejo at dramirez-cornejo@wrcog.us.

Grant Writing Assistance Program Update

- Christopher Tzeng, WRCOG Program Manager, discussed recent activities and awards associated with WRCOG's Grant Writing Assistance Program.

- The Grant Writing Assistance Program has resulted in approximately $2 million in awarded funding.
- For more information, please contact Christopher Tzeng at ctzeng@wrcog.us.

Western Riverside Council of Governments
Executive Committee Meeting Recap
July 2, 2018

Following is a summary of key items discussed at the last Executive Committee meeting. To review the full agenda and staff reports for all items, click here. To review the meeting PowerPoint presentations, click here.

PACE Program Updates

- The Executive Committee approved changes to the PACE Program Reports to:

  1. Consolidate all residential PACE provider eligible products into a single, uniform list, removing inconsistencies that previously existed between the three Residential PACE Programs WRCOG oversees; and
  2. Allow for PACE financing on new commercial construction projects for improvements which exceed minimum energy codes.

Western Community Energy Update

- Community Choice Aggregation (CCA) allows cities and counties to purchase energy directly from producers, enabling greater local control and often yielding cost savings.
- Western Community Energy (WCE) is the CCA Program that will service jurisdictions in Western Riverside County.
- WRCOG is working with jurisdictions to join the WCE JPA. The deadline to join the WCE JPA to further explore the possibilities – at no obligation – with the opportunity to begin service as early as 2020, is August 15, 2018.

Executive Director's Report

- The Lake Elsinore Storm baseball team will host a Used Oil Recycling Night on July 6th to help promote WRCOG's Used Oil Recycling Program.
- WRCOG's 27th Annual General Assembly & Leadership Address was well received and featured a dynamic presentation from Forbes Media Editor-in-Chief, Steve Forbes, followed by a candid discussion between Mr. Forbes and outgoing WRCOG Chairwoman, Debbie Franklin.

Next Meeting

- The next Executive Committee meeting is scheduled for Monday, August 6, 2018, at 2:00 p.m., at the County of Riverside Administrative Center, 1st Floor Board Chambers.

Western Riverside Council of Governments
Administration & Finance Committee Meeting Recap
July 11, 2018

Following is a summary of major items discussed at the July 11, 2018, Administration & Finance Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint Presentation, please click here.

PACE Programs Proposal on new Commercial Construction

- Recommended that the Executive Committee 1) adopt an amended resolution revising the requirements for the implementation of the financing of seismic strengthening improvements in member or associate member jurisdictions; and 2) initiate judicial foreclosure on the delinquent property participating in the SAMAS Commercial PACE Program
- Received a presentation on the WRCOG PACE Compliance Manual which serves, among other purposes, to ensure that any agent involved in the promoting, selling, or offering of financing through WRCOG PACE Programs acts responsibly and fully understands each applicable Program and how it works.

BEYOND Program Update and Grant Writing Assistance Update

- Received an update on Round I of the BEYOND Framework Fund, in which 32 projects were funded, of which 23 have been completed, five projects granted extensions are pending completion, and four projects have been approved as multi-year efforts.
- Round II includes BEYOND Core, BEYOND Team, and BEYOND Health. Round II is funding 51 projects. To date, five projects have been completed.
- WRCOG's Grant Writing Assistance Program has allocated $700,000 toward this Program, of which, approximately $120,000 has been used, resulting in more than $1.8 million in awarded grants for the region.

Regional Streetlight Acquisition Process

- Staff is working with each jurisdiction to identify and pursue action on the Regional Program Participation Package.

4th Quarter Budget Amendment

- Recommended that the Executive Committee approve a 4th Quarter Budget Amendment.

Round III of the Public Service Fellowship Program has begun

- Fellows are currently coordinating interviews with their prospective host agency. All confirmed Fellows will begin working in member jurisdictions through March 2019.

Beaumont Settlement Agreement Revenues Distribution discussed

- WRCOG is working with Pass Zone jurisdictions and RCTC regarding distribution of revenues.

Next Meeting

- The next Administration & Finance Committee is dark during the month of August. The next Administration & Finance Committee meeting is scheduled for Wednesday, September 12, 2018, at 12:00 p.m. in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

Item 7.D

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **International City / County Management Association Activities Update**

Contact: **AJ Wilson, California Senior Advisor, ajwcm@aol.com, (760) 723-8623**

Date: **August 16, 2018**

The purpose of this item is to *provide the Committee with an update of International City / County Management Association (ICMA) activities.*

Requested Action:

1. Receive and file.

ICMA Annual Conference

The ICMA Annual Conference will be in Baltimore, Maryland September 23 – 26, 2018. Registration is open on the ICMA website. If you plan to attend, there are two possible cost savings for you.

Early Bird Discount through August 23, 2018: If you register by August 23, 2018, you will receive a discount.

New Member Discount: If you are considering attending, but are not a member of ICMA, there is a special discount for new members. The registration fee will be the same as all attendees but you will receive a 50% discount on your annual membership**.**

There are a large number of hotels in the area of the convention center. You will have access to some through the ICMA Reservations center.

League of California Cities

League of California Cities City Managers' Department: The Annual meeting of the City Managers' Department of the League will be held on the first day of the League' annual conference, Wednesday September 12, 2018. Plan to attend if you will be at the conference. Amongst various matters to be discussed will be the present status of Pension Reform.

The Annual Conference of the City Manager's Department will be February 13 – 15, 2018, at the Intercontinental Hotel in San Diego.

The sessions have been moved to this facility to accommodate more attendees given the problem in recent years of Managers unable to register because it was sold out. To further ensure that all City Managers and Assistant City Managers can get space for attendance, a preregistration period only for Managers will open 2 weeks in advance of the open registration. Mr. Wilson will pass on the exact dates when they are set.

Senior Advisor Support

As your Senior Advisor, Mr. Wilson is available for personal discussions, resource identification, and general briefings for your employees who may be ICMA members or MMASC members. Please contact Mr. Wilson at (714) 323-9116 or ajwcm@aol.com.

Prior Action:

May 17, 2018: The Technical Advisory Committee received and filed.

Fiscal Impact:

This item is informational only; therefore, there is no fiscal impact.

Attachment:

None.

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Small Cell Deployment and S. 3157**

Contact: **Tyler Masters, Program Manager, tmasters@wrcog.us, (951) 405-6732**

Date: **August 16, 2018**

The purpose of this item is to *provide an update on staff findings of small cell tower design and administration guidelines within southern California, and provide a legislative update on Congressional Bill S.3157, which attempts to limit local control on small cell deployment.*

Requested Action:

1. Recommend that the Executive Committee adopt an "Oppose" position for Congressional Senate Bill S. 3157 (Thune) and authorize the Executive Director to transmit a letter on behalf of WRCOG indicating WRCOG's oppositions for S. 3157.

Background

Small cells are low-powered cellular radio access nodes that have a range of between 10 meters and a few kilometers. Often, small cells are affixed to a "tower," sometimes designed to look like trees or are integrated with other built landscape elements, or they can be affixed to the tops of streetlights. As of December 2012, a total of 12 million small cells have been deployed worldwide, with forecasts as high as 70 million by the year 2025. With an increase in mobile data consuming technologies, the deployment of small cells has been seen as a solution to support the 5th generation (5G) of wireless system communications. Many cities across southern California have begun investigating the development of standards to support the equitable deployment of these technologies.

In May WRCOG staff provided preliminary findings to the Planning Directors Committee (PDC) on municipally-adopted design guidelines, revenue generating opportunities, and administrative opportunities that other cities in southern California have begun investigating when looking at small cells. In June, at the direction of the PDC, staff provided the same presentation to the Public Works Committee.

Small Cell Deployment: Design, Administration, and Revenue Generating Opportunities

Small Cell deployment within Southern California varies from City-to-City. Many jurisdictions have updated Municipal code to include the site location, operation, development standards, and design components of telecommunications and wireless communications equipment to support the deployment of things like small cells. Some cities have also been working toward updating permit and application processes to identify rental fees and approval processes. The next steps for many of the cities interested in deploying small cells to increase telecommunication services and to bring in additional revenue streams to the cities would be to develop license agreements setting rental fees, and application approval processes.

WRCOG staff has compiled a list of over 70 jurisdictions within California and found revenue generating opportunities by small cell deployment. The revenue generating opportunities, within the last few years, has risen dramatically. Within California, rental fees have increased to roughly $2,000 - $4,000 per small cell per year. The competitive market average price of a small cell ranges between $3,600 and $6,000 per small cell per year. Small cells are a key tool that will help telecommunication companies serve 5G to communities within western Riverside County.

Congressional Senate Bill S.3157

In 2017, over 300 jurisdictions in the State of California opposed a state Senate Bill, SB 649, that attempted to limit local control of the deployment of telecommunication facilities and small cells across the state. This bill also limited the amount of rental fees that jurisdictions could charge telecommunications companies for renting out streetlights, or other public facilities within the public right of way. WRCOG and many of its member jurisdiction formally opposed this bill. In 2017, Governor Brown vetoed this bill.

In July 2018, many jurisdictions across the State, and the country began to hear of Congressional Senate Bill S. 3157 (Thune). S.3157, essentially the federal version of SB 649, would shift authority away from residents, businesses, and communities over to private industry interests. S.3157 does many of the things that SB 649 attempted. For example, it requires jurisdictions to respond to small cell applications within a short amount of time otherwise they become "deem approved," limits the amount jurisdictions can charge for small cell attachments, and regulates location siting of small cell deployment.

WRCOG Opposition of S. 3157

WRCOG is seeking authorization to sign and transmit a letter indicating an "Oppose" position for S. 3157.

Opposition to this bill is supported by the statements within the General Advocacy and Local Government goals of WRCOG's adopted 2017/2018 Legislative Platform, which specify that WRCOG will oppose legislation that seeks to limit local control or reduce funding opportunities to local jurisdiction and that WRCOG will support legislative actions that protect the rights of jurisdiction to plan and govern their own communities.

Prior Action:

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachments:

1. Marin Telecommunication agency opposition letter for S. 3157.
2. League of California Cities opposition letter for S. 3157.

Item 7.E

Small Cell Deployment and S. 3157

Attachment 1

Marin Telecommunication agency opposition letter for S. 3157

Page Intentionally Left Blank

MARIN
TELECOMMUNICATIONS AGENCY

555 Northgate Drive, #102, San Rafael, CA 94903
415-446-4427 www.mtamarin.org

July 19, 2018

Senator Dianne Feinstein
United States Senate
331 Hart Office Building
Washington, D.C. 20510
BY MAIL AND EMAIL

Senator Kamala Harris
United States Senate
112 Hart Office Building
Washington, D.C. 20510
BY MAIL AND EMAIL

Dear Senator Feinstein and Senator Harris:

The Marin Telecommunications Agency (MTA), a Joint Powers Authority (JPA) comprised of the County of Marin and nine cities/towns, including San Rafael, Belvedere, Corte Madera, Fairfax, Mill Valley, Ross, San Anselmo, Sausalito and Tiburon, opposes enactment of the "Streamlining The Rapid Evolution And Modernization of Leading-edge Infrastructure Necessary to Enhance (STREAMLINE) Small Cell Deployment Act" (S. 3157). On behalf of our communities, we respectfully request that you oppose this proposed legislation.

To summarize, this bill is a direct affront to traditionally-held local authority and will complicate, rather than simplify, national efforts to expedite infrastructure deployment by prolonging state and local processes. We share Congress's goal of ensuring efficient, safe, and appropriate deployment of new broadband technology. However, this bill is not the best way to achieve that shared goal. S. 3157 would force local governments to lease out publicly owned infrastructure, eliminate reasonable local environmental and design review, and eliminate the ability of local governments to negotiate fair leases or public benefits for the installation of "small cell" wireless equipment on taxpayer-funded property.

S. 3157 will complicate the existing efforts by state and local governments to deploy small cell infrastructure. Roughly half of all US states have passed legislation specifically addressing the deployment of small cell wireless structures, and the local governments in those states are busy implementing new ordinances and procedures to comply with those changes, as well as negotiating with industry partners on deployments. This bill introduces an unnecessary, one-size-fits-all preemption of those efforts, when little data exists to determine what is most effective, or whether or not such a broad preemption is needed.

Just this year, the wireless industry pursued similar failed legislation here in California (SB 649) that sought to achieve many of the elements present in this draft bill. The MTA was and is especially concerned about shifting authority away from our residents, businesses, and communities over to a for-profit industry whose shareholder returns potentially outweigh their considerations for the health, safety, aesthetic, and public benefits of our community.

To be clear, the MTA shares in the goal of ensuring that residents have access to affordable, reliable high-speed broadband and eagerly welcome installation of wireless infrastructure in collaboration with local governments. The plain language in S. 3157 will not help to achieve these goals.

Even while SB 649 was being debated in California, local governments in Marin County were negotiating contracts with telecommunications companies to authorize the conditional use of the right of way and vertical infrastructure for telecommunications attachments. Now, multiple jurisdictions in Marin County are preparing policies, ordinances and procedures for the installation of telecom attachment devices in locations that are mutually agreeable to local governments and telecommunications vendors.

S. 3157 transfers public property to corporate interests without compensatory public obligations, and captures municipal poles and other civic vertical infrastructure in the rights-of-way. This bill restricts rights-of-way and municipal pole attachment compensation under both Sections 332 and 253 to direct costs, in violation of the 5th and 10th Amendments. In addition, Section 332(c)(7) does not currently apply to municipal utility poles, light poles, traffic signals and other state and local governments facilities. In fact, Section 224 exempts municipal poles from the FCC's pole attachment rules. Thus, S. 3157 would grant private industry federally mandated access to all of these facilities and would require the FCC or courts to rate regulate local governments.

Next, S. 3157 imposes unfair and inappropriate timelines on local governments. The shot clocks proposed by S. 3157 are considerably shorter than those the federal government applied to itself in the bipartisan MOBILE NOW Act. The reduced size per installation of small cell infrastructure does not directly translate to an accordingly reduced procedural burden on local governments. Cities must still review each site individually to ensure that it meets the jurisdiction's requirements. Further, the limited extension for small jurisdictions and bulk requests of over fifty applications does not address these resource challenges for states and localities.

Finally, limiting fees and rates to direct and actual costs, S. 3157 is an extreme overreach by the federal government. Cities negotiate with providers to ensure appropriate compensation to taxpayers for private, profit-generating use of public property and to incentivize development that benefits community residents. In some cases, state constitutions' prohibition on gifts to private entities prohibit cities from assessing less than a fair market value for rental of public property. When cities are prohibited from controlling these rates, they are forced to subsidize private development, at the cost of other critical local services such as road maintenance and public safety.

Local government acquisition of and custodial care of rights-of-ways represents long term investment in the infrastructure needed to support the necessities of community life. It is unfair and unreasonable to expect local government to gift access to this valuable and irreplaceable asset to a specific for-profit industry without adequate compensation and acknowledgement of community priorities in the use of rights-of-way.

For these reasons, the Marin Telecommunications Agency jurisdictions, including the County of Marin, the cities of Sausalito, Belvedere, Mill Valley, San Anselmo and San Rafael, and the towns of Tiburon, Corte Madera, Ross and Fairfax, are opposed to S. 3157 and we urge you to oppose it.

Local governments should have the time and flexibility to ensure that small cell wireless infrastructure is deployed not just quickly, but safely and correctly, in communities throughout the nation. On behalf of the MTA, we look forward to working with you and with our colleagues and partners throughout the nation on a more collaborative solution.

Thank you for your consideration of our request for your opposition.

Sincerely,

Barbara Coler
Chair

Marin Telecommunications Agency

cc: Representative Jared Huffman – BY MAIL AND EMAIL
Nancy Hall-Bennett, League of California Cities – BY EMAIL
Meg Desmond, League of California Cities – BY EMAIL
Jennifer Harmon, Deputy Director, NATOA – BY EMAIL
MTA Board members – BY EMAIL

Page Intentionally Left Blank

Item 7.E

Small Cell Deployment and S. 3157

Attachment 2

League of California Cities opposition letter for S. 3157

Page Intentionally Left Blank

LEAGUE® OF CALIFORNIA CITIES

1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

July 10, 2018

Senator Dianne Feinstein
United States Senate
331 Hart Office Building
Washington, D.C. 20510

Senator Kamala Harris
United States Senate
112 Hart Office Building
Washington, D.C. 20510

Dear Sen. Feinstein and Sen. Harris,

RE: Opposition to S. 3157 (Thune & Schatz) – STREAMLINE "Small Cells" Act

On behalf of the League of California Cities, we urge your opposition to S. 3157 (Thune & Schatz), the STREAMLINE Act. The bill would force local governments to lease out publicly owned infrastructure, eliminate reasonable local environmental and design review, and eliminate the ability for local governments to negotiate fair leases or public benefits for the installation of "small cell" wireless equipment on taxpayer-funded property.

Just last year, the wireless industry pursued similar failed legislation here in California that sought to achieve many of the elements present in this bill. The industry's effort here was met with overwhelming opposition from over 325 cities concerned about shifting authority away from our residents, businesses, and communities over to a for-profit industry whose shareholder returns potentially outweigh their considerations for the health, safety, aesthetic, and public benefits of the communities we serve.

To be clear, cities across California share in the goal of ensuring all our residents have access to affordable, reliable high-speed broadband and eagerly welcome installation of wireless infrastructure in collaboration with local governments. However, this bill will not help in achieving these goals.

Instead, this bill interferes with local governments' management of their own property and their ability to receive fair compensation for its use. Local governments actively manage the rights of way to protect their residents' safety, preserve the character of their communities, and maintain the availability of the rights of way for current and future uses. By stringently limiting those factors that local governments may consider in their own land use decisions, and restricting the compensation they receive to the "actual costs" they incur to process applications, this bill limits local governments' ability to adequately serve and protect residents.

Furthermore, this bill would transfer public property to private companies with no public obligation. S. 3157 restricts the rental rates cities can charge for use of public property such as the right-of-way and municipally owned poles, in direct violation of the 5th and 10th

Amendments of the U.S. Constitution while also limiting rental rates to “actual and direct costs” which also violates the gift prohibition of many state constitutions. This forces taxpayers to subsidize private, commercial development, without any corresponding obligation on providers to serve communities in need or contribute to closing the digital divide in those markets.

This bill can have lasting damaging impacts on the character of each individual city, while simultaneously creating an undue burden on taxpayers to subsidize the irresponsible deployment of wireless infrastructure for private corporations. S. 3157 should be rejected and wireless providers should be instead encouraged to work in collaboration with their local government partners to deploy this critical infrastructure.

For these reasons, the League of California Cities is **OPPOSED to S. 3157 (Thune & Schatz)**. If you have any questions or need any additional information, please contact me or the League's Washington advocate, Leslie Pollner (leslie.pollner@hklaw.com) at 202.469.5149.

Sincerely,

Carolyn Coleman
Executive Director

cc: California Congressional Delegation

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Public Service Fellowship Activities Update**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751**

Date: **August 16, 2018**

The purpose of this item is to *provide an update on the second and third rounds of the Public Service Fellowship Program.*

Requested Action:

1. Receive and file.

In partnership with higher education institutions, WRCOG developed and launched a Public Service Fellowship Program in 2016 that provides current students and recent graduates from local universities with career opportunities within local governments and agencies in a way that is mutually beneficial to both the Fellow and the Agency.

Background

In February 2016, the Executive Committee approved the creation of a one-year pilot Public Service Fellowship Program, to be administered by WRCOG in Western Riverside County, in partnership with the University of California, Riverside (UCR), California Baptist University (CBU), and as of 2018, California State University, San Bernardino (CSUSB). The goal of this Program is to retain local students to fulfill the subregion's needs for a robust public sector workforce and to combat the often-mentioned "brain drain" that Riverside County experiences when local students graduate and then leave the region to seek full-time employment elsewhere. The Fellowship Program is geared towards engaging UCR, CBU, and CSUSB students and alumni, in career opportunities with local governments and agencies in a way that is mutually beneficial to both the Fellow and the host agency.

WRCOG is responsible for general Program administration and oversight, maintaining employment of the Fellows, soliciting interest from local government agencies, serving as the liaison between member agencies and the universities, providing Program funding, reviewing applications, conducting interviews, recommending local government agency placements, and coordinating payment of Fellowship stipends. The partner universities are responsible for soliciting interest from students, assisting with the review of applications and prospective Fellow interviews, and supporting Fellows throughout their service term. WRCOG and the universities also provide ongoing training to Fellows on career readiness and other theoretical topics during regular Networking Sessions to support their hands-on work experience. A representative from each university serves as an "advisor" to answer questions from the Fellows and host agencies, monitor the Fellows, handle HR-related issues or complaints in collaboration with WRCOG, and provide needed support to ensure that the Fellowship placement is successful.

Fellowship Round I and II Placements

In Round I of the Fellowship, 14 Fellows were placed in WRCOG member jurisdictions, and to staff's knowledge to date, nearly all are gainfully employed with at least eight working for public agencies in Riverside County. Based on the widespread success of Round I, WRCOG launched a second round of the Fellowship Program, in which 22 Fellows were placed in WRCOG member jurisdictions. Round II Fellows completed the Program in March 2018 and, to staff's knowledge to date, 18 are currently employed in Western Riverside County, and seven will be pursuing a higher degree beginning this fall.

Fellowship Round III

In early 2018, WRCOG released applications for prospective Fellows and for member jurisdictions interested in hosting a Fellow for the 2018/2019 cycle. After working with all three partner universities and extending the candidate application deadline, fewer applications were submitted than anticipated. Through the process of vetting and interviewing candidates, staff further narrowed the candidate pool to just 15 Fellows to place in member agencies.

Following the review of all applications and interviews, the number of candidates moving forward fell short of the number of requests staff received from member jurisdictions and the total number of unique member agency requests (19 member agencies submitted requests). Because there was a shortage of qualified Fellows, staff used several factors to determine which agencies would receive a Fellow, those agencies which had not received a Fellow in one or both of the previous rounds of the Program were prioritized for Fellow placement. Additionally, staff considered the alignment between applicant strengths and goals and the needs of requesting agencies as indicated in the submitted applications.

Staff notified member agencies whether they were or were not selected to receive a Fellow through Round III. Staff notified member agencies which were not recommended for Fellow placements through Round III and offered the opportunity to submit additional information for consideration. In response to those messages, staff received follow-up information from three member jurisdictions and, upon further consideration, recommended Fellow placement in each of the three jurisdictions. A total of 15 member agencies will host Fellows through Round III of the Program, including one continuing Round II Fellow, who was placed mid-year in the City of Eastvale and will continue her service through Round III, and fourteen new Fellows. All Fellows have begun or will soon begin their Fellowship service and will work in member jurisdictions through March 2019.

Fellowship Round IV

The Fellowship Program continues to be popular among member agencies and has also been well received by community members who have interacted with the Program. Staff have begun planning for a fourth round of the Program. In the fall, staff plan to convene a working group of TAC members to solicit input on opportunities to improve the Program or otherwise modify the logistics and associated process, including recruitment.

WRCOG will make a diligent effort to ensure that member jurisdictions who applied for a Fellow this round, but did not receive one, will receive a Fellow for the 2019/2020 Program year.

Prior Actions:

July 11, 2018: The Administration & Finance Committee received and filed.

Fiscal Impact:

Activities for the Fellowship Program are included in the Agency's adopted FY 2018/2019 Budget under the Transportation and Planning Department.

Attachment:

None.

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Local Assistance for WRCOG Member Agencies: Grant Writing Assistance & BEYOND Program Activities Updates**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751**

Date: **August 16, 2018**

The purpose of this item is to *provide an update on the local assistance programs WRCOG administers to provide funding for member driven projects and programming through the Grant Writing Assistance Program and BEYOND Framework Fund Program; to provide an update on three grant opportunities that are expected to release a Notice of Funding Availability (NOFA) in the fall: the Caltrans Sustainable Transportation Planning Grant Program, the Caltrans Adaptation Planning Grant Program, and the SCAG Sustainable Transportation Planning Grant Program; and to highlight the BEYOND Round II-funded Well One Clinic in the City of Perris.*

Requested Action:

1. Receive and file.

WRCOG provides assistance to member jurisdictions to fund local projects through the BEYOND Framework Fund Program (BEYOND) and the Grant Writing Assistance Program. BEYOND provides funding directly to member jurisdictions through both competitive and non-competitive funding channels to enable member agencies to develop and implement plans and programs aimed at improving quality of life in Western Riverside County by addressing the goal areas outlined in WRCOG's Economic Development and Sustainability Framework. The Grant Writing Assistance Program covers the cost of hiring professional grant writers to develop proposals for competitive external funding for the eligible grant programs identified in the Program guidelines.

Grant Writing Assistance Program Overview

WRCOG manages a bench of consultants to help jurisdictions prepare grant applications in five program areas: Active Transportation; Caltrans Sustainable Transportation and Adaptation Planning; Affordable Housing and Sustainable Communities; electric vehicle and alternative fuel readiness, or funding related to Clean Cities activities; and any new planning grant opportunities. The Program aims to strengthen the region's overall competitiveness for statewide funding and to provide needed supplemental support to jurisdictions prevented from seeking grant funds due to limited capacity and/or resources. WRCOG has allocated $700,000 toward this Program, of which, approximately $120,000 has been used, resulting in more than $1.8 million in awarded grants for the region. Attachment 1 provides an overview of the grant opportunities applied for and awarded through the Program to date.

New Grant Opportunities for fall 2018:

Caltrans Sustainable Transportation Planning Grant Program. This Program provides funding to projects that develop local plans which encourages sustainable infrastructure improvements to reduce Greenhouse Gas Emissions (GHG), Vehicle Miles Traveled, and increase safety, and/or provide access to Public Transit. The Program has four main categories:

1. **Sustainable Communities Competitive:** funds projects / studies such as, but not limited to, community to school studies or safe routes to school plans, studies that advance a community's effort to address the impacts of climate change and sea-level rise, complete street plans, transit planning studies related to accessible transit, paratransit, mobility management, etc., first / last mile project development planning, and land use planning activities in coordination with a transportation project.
2. **Strategic Partnerships:** funds transportation planning studies of interregional and statewide significance in partnership with Caltrans.
3. **Strategic Partnerships Transit:** funds multi-modal planning studies with a focus on transit, in partnership with Caltrans, of regional, interregional and statewide significance.
4. **Sustainable Communities:** formula funds for Metropolitan Planning Organization (such as the Southern California Association of Governments (SCAG)).

Caltrans Adaptation Planning Grant. This Program provides funding to climate change adaptation planning. Examples of projects / studies include, but are not limited to, climate vulnerability assessments, extreme weather event evacuation planning, resilience planning, transportation infrastructure adaptation plans, natural and green infrastructure planning (e.g. wetlands restoration along transportation corridors to protect transportation infrastructure from flooding and storm impacts).

Sustainable Communities Planning Resource Program. SCAG is developing guidelines for the next Sustainable Communities Planning Resource Program (formerly Sustainability Planning Grant Program) call for proposals (anticipated for September 2018). SCAG estimates that approximately $4.9 million in planning resources will be available, and are refining the focus of this competitive program to better align with regional planning priorities and strategies. It is expected that the refined Program will provide resources for nine project types included in the Active Transportation and Integrated Land-Use & Green Region categories. Similar to previous cycles, applicants will be awarded consultant services to complete the work proposed in each funding category.

<u>Grant Opportunities Summary Table</u>:

In addition to offering grant writing assistance, WRCOG provides regular updates on various grant opportunities that may be of interest to jurisdictions with the goal of returning as much grant funding to member agencies as possible. In the Grant Opportunities Summary Tables are distributed bi-weekly via email and posted to WRCOG's website. The Summary Tables provide possible grant opportunities which WRCOG may be able to provide grant writing assistance for, and additional opportunities which are not eligible for assistance through WRCOG, though they may be of interest to members. The tables list both the estimated "Level of Difficulty" to provide an indication of the level of support needed to develop applications, and the "Success Rates" indicating the number of applications awarded in relation to the number of applications submitted.

<u>BEYOND Program Overview</u>

Piloted in Fiscal Year (FY) 2015/2016, the BEYOND Framework Fund supports development and implementation of local projects aligned with the six goal areas outlined in WRCOG's Economic Development and Sustainability Framework: economy, health, education, energy & environment, water & waste water, and transportation. To date, the Executive Committee has allocated a total of $4.1 million through two rounds of funding. Round I of BEYOND is funded through FY 2014/2015 Agency carryover funds, while Round II is funded through FY 2015/2016 Agency carryover funds.

<u>BEYOND Round I Status</u>: Round I provided $1.8 million to member jurisdictions, allocated according to a population-based formula in a single funding stream. Thirty-two projects were funded under Round I and, as of this writing, twenty-three projects have been completed, five projects granted extensions are pending completion, and four projects have been approved as multi-year efforts (the Water Task Force project, funded jointly by EMWD and WMWD, and one project each from the Cities of Corona, Riverside, and Temecula, which are combining Round I and Round II funding for the same project). Attachment 2 includes a summary of each Round I project and identifies which projects are complete.

BEYOND Round II Status: Round II is operating three funding streams: 1) BEYOND Core, a central category of funding allocating $2.05 million to WRCOG member agencies using a population-based formula; 2) BEYOND Team, a competitive fund for collaborative projects between multiple member agencies; and 3) BEYOND Health, a competitive fund for public health-promoting projects. Through these three funding streams, Round II is funding 51 projects. To date, five projects have been completed, including the Party Pardners project from the City of Norco, which utilized BEYOND Health funding. A summary of each Round II project, noting which projects are complete, is provided as Attachment 3.

BEYOND Framework Fund Program

BEYOND Project Spotlight: Well One Clinic: With funding from BEYOND Core and Health, the City of Perris, in partnership with Loma Linda University Dental School, Lake Perris SDA Church, and Well One Health, is organizing bi-monthly dental clinics to serve the community from February through December 2018. This program addresses some of the core dental needs of the underserved Perris community members who lack access to services such as dental extractions, fillings, x-rays and other procedures. According to a 2015 study conducted by Well One Health, a prominent nonprofit organization that provides quality care to families in the Perris community, 59% of Perris residents ranked access to healthcare as their primary community health concern and 66.7% desired free dental services. BEYOND funding enabled the City of Perris to collaborate and support Well One Health and other partner organizations to bring this valuable service to the community.

The Well One BEYOND project implemented strategic best practices as the City of Perris partnered with known and trusted community organizations to create a program that is largely volunteer-run and staffed with qualified professionals like licensed dentists and dental hygienists, ensuring the best care for the community, while stretching program funding as far as possible. While Perris residents are granted priority for appointments, walk-ins from all areas were welcome and services are free of charge for attendees.

BEYOND Program Logistics

As of this writing, $2.6M of the Program's $4M budget has yet to be requested for reimbursement. Round II projects are scheduled for completion by November 15, 2018, with final invoices and progress reports due the following month. Staff anticipates that, similar to Round I, not all Round II projects will be completed by the current deadline, therefore, the deadline will likely be extended, pending further discussions with WRCOG's Committee structure.

Prior Action:

July 11, 2018: The Administration & Finance Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachments:

1. Grant Writing Assistance Provided Summary
2. BEYOND Round I – Project Summaries.
3. BEYOND Round II – Project Summaries.

Page Intentionally Left Blank

Item 7.G

Local Assistance for WRCOG Member Agencies: Grant Writing Assistance & BEYOND Program Activities Updates

Attachment 1

Grant Writing Assistance Provided Summary

Page Intentionally Left Blank

Assistance Summary - PROVIDED					
Jurisdiction	**Description**	**Grant Program Applying for:**	**Anticipated Award**	**Funding Requested**	**Funding Awarded**
Lake Elsinore	City-wide Active Transportation Plan.	Caltrans Sustainable Transportation Planning Grant - Sustainable Communities	Winter 2018	$200,000	$175,000
All	Summary table provided to all WRCOG member agencies on bi-weekly basis.				
Banning	City is applying to attain funding for expansion of the City's CNG facility.	MSRC Natural Gas Infrastructure Grant	Winter 2018	$225,000	$225,000
WRCOG	Develop localized guidelines, thresholds, and mitigation measures related to SB 743 for jurisdictions of Western Riverside County.	SCAG Sustainable Planning Grant	Spring 2017	$200,000	$200,000
WRCOG	WRCOG and SBCTA submitted a joint application for climate adaptation funding from Caltrans for development of a regional Climate Adaptation Toolkit.	Caltrans Sustainable Transportation Planning Grant - Adaptation Planning	Winter 2018	$683,431	$683,431
WRCOG	Regional effort to research and evaluate emerging technologies that could change the way cities develop and operate in the future.	Caltrans Sustainable Transportation Planning Grant - Sustainable Communities	Winter 2018	$500,000	TBA
WRCOG	WRCOG submitted an application to update their Climate Action Plan.	Caltrans Sustainable Transportation Planning Grant - Sustainable Communities	Winter 2018	$344,900	$344,900
County	SR-74/Winchester Land Use/Transportation Study	Caltrans Sustainable Transportation Planning Grant - Sustainable Communities	Winter 2018	$133,000	$133,000
Hemet	City is interested in attaining funding to enhance City's Mobility Hub and future TOD opportunities, and active transportation enhancements.	Urban Greening Grant and Active Transportation Program Cycle IV	Spring/Summer 2018	TBD	
Eastvale	City is submitting an application to attain funding for an Active Transportation project.	Active Transportation Program - Cycle IV	Summer 2018	TBD	
Jurupa Valley	City is planning to submit applications to attain funding for three Safe Routes to School projects.	Active Transportation Program - Cycle IV	Summer 2018	TBD	
Temecula	City is submitting an application to attain funding for an Active Transportation project.	Active Transportation Program - Cycle IV	Summer 2018	TBD	
Wildomar	City is submitting an application to attain funding for an Active Transportation project.	Active Transportation Program - Cycle IV	Summer 2018	TBD	

Page Intentionally Left Blank

Item 7.G

Local Assistance for WRCOG Member Agencies: Grant Writing Assistance & BEYOND Program Activities Updates

Attachment 2

BEYOND Round I – Project Summaries

Page Intentionally Left Blank

Round I Project Summaries

City / Agency	Project Name	Framework Goal(s) Supported	Project Description
City of Banning	Park Facilities Improvements	Health	The City of Banning is expanding and updating facilities at Lions Park. Round I funding supported initial planning for the park improvements. Status: Completed.
City of Calimesa	Clean Energy Vehicles for Calimesa	Energy & Environment	The City of Calimesa utilized BEYOND funding as a match with AQMD AB 2766 funds to replace two vehicles in the City's hybrid/electric fleet. Status: Completed.
City of Canyon Lake	Canyon Lake Water Monitoring & Economic Development	Water	The City of Canyon Lake dedicated BEYOND funds to facilitate more frequent water testing of the Lake as necessitated by increases of run-off from El Nino storms, in addition to spurring economic development by posting monument signs, performing website maintenance, and completing land analysis for future development. Status: Completed.
City of Corona	Corona Innovation Center	Economic Dev., Energy & Environment	The City of Corona is utilizing BEYOND funds to support improvements to a previously underutilized facility for use as a business development center. Status: Multi-year project.
City of Eastvale	SRTS: Radar Display Signs	Health, Transportation	The City of Eastvale utilized BEYOND funds to support its Safe Routes to School campaign through the purchase and installation of 12 radar speed display signs. Status: Completed.
City of Hemet	Downtown Specific Plan	Economic Dev.	The City of Hemet applied BEYOND funds, in conjunction with a SCAG planning grant, to support development of the City's updated Specific Plan and related documents. Status: Completed.
City of Jurupa Valley	Farmer's Market	Health, Energy & Environment	The City of Jurupa Valley's Farmers' Market BEYOND project utilized funds to make requisite updates to the City's zoning code to allow for a Farmers' Market and will also support the establishment of the Farmer's Market. Status: Completed
	Healthy Jurupa Valley Support	Health	The City of Jurupa Valley's Healthy Jurupa Valley BEYOND project funds supported the initiative's five action teams which work to promote and implement healthy living initiatives in the city. Status: Completed.
	Pedestrian and Bicycle Mobility Improvements	Health, Transportation	The City of Jurupa Valley's Pedestrian and Bicycle Mobility Improvements BEYOND project dedicated funds to identify city arterials appropriate for walking and biking corridors. Funds will then be used to install appropriate signage and perform necessary walkway upgrades. Status: Completed.
	Chamber of Commerce Partnership	Economic Dev.	The City of Jurupa Valley's Chamber of Commerce BEYOND project supported an initiative to build a partnership with the Chamber of Commerce and to develop educational programs that will promote the City's economic vitality. Status: Completed.

Updated: July 3, 2018, 2018

City / Agency	Project Name	Goal Area(s) Supported	Project Description
City of Lake Elsinore	Rosetta Canyon Park - Artificial Turf	Economic Dev., Health, Water	The City of Lake Elsinore devoted BEYOND funds to finance a portion of the City's artificial turf installation at Rosetta Canyon Community Park which will include five softball/baseball fields, and one soccer/football field. Status: Completed.
City of Menifee	Citywide Branding Effort - An Economic Driver	Economic Dev.	The City of Menifee dedicated BEYOND funds to support a two-stage economic development project beginning with a comprehensive evaluation of the City's economic environment, Stakeholder attitudes and perceptions, to inform the second stage development of a citywide branding effort. Status: Completed.
City of Moreno Valley	Community Enhancement Program	Economic Dev. Water, Health, Transportation	The City of Moreno Valley divided funds between 12 initiatives including a water station installation, materials and supplies support for three Safe Routes to School events, the replacement of 38 computers at the employment resource center, and bike rack installations. Status: Completed.
City of Murrieta	Murrieta Energy Efficiency Project	Energy & Environment	The City of Murrieta utilized BEYOND funds to finance energy improvement projects identified utilizing an energy audit under the direction of the Energy Network and the Western Riverside Energy Partnership (WREP). Status: Completed
City of Norco	Two-Pronged Economic Development Marketing Strategy	Economic Dev.	The City of Norco utilized BEYOND funds to support a two-pronged branding effort highlighting Norco as a dynamic business, and friendly environment; and hospitable destination of choice focusing on equine and related attractions. Status: Completed
City of Perris	Gateway Enhancement Signage Program	Economic Dev.	The City of Perris dedicated a portion of the City's BEYOND allocation to support the Gateway Enhancement Signage program--an effort to overcome perception challenges faced by the city and to optimize economic opportunities by installing a series of entry, way finding, and branding signs throughout the City's gateway streets and places of interest. Status: Completed
	Green City Farm Program	Health	The City of Perris dedicated a portion of its BEYOND allocation to fund the Green City Farm project which will develop a Community Garden Demonstration Center exhibiting best practices in water-wise gardening, and healthy living opportunities. Status: Completed
City of Riverside	Marketplace SPOT + TOD	Transportation, Health, Energy & Environment	The City of Riverside is using BEYOND monies to fund a SPOT+TOD project which is a community-based development plan and policy framework that will plan for a pedestrian bridge from Metrolink to downtown and development of the Metrolink area as a node of activity. Status: Multi-year project.

City / Agency	Project Name	Goal Area(s) Supported	Project Description
City of San Jacinto	Healthy San Jacinto	Health	The City of San Jacinto is leveraged BEYOND funding to meet a portion of its required match for its Strategic Growth Council Sustainable Communities Grant, which is funding the development of a comprehensive downtown specific plan. BEYOND funds is specifically dedicated to the development of a Healthy San Jacinto Coalition which will mobilize community efforts around creating a healthy and sustainable community. Status: Pending.
City of Temecula	Global Citizens Special needs Vocation Training (Teen Job Readiness)	Economic Dev., Energy & Environment, Education	The City of Temecula dedicated a portion of its BEYOND allocation to support the Global Citizens Teens with Special Needs program which provides jobs readiness training for adults with special needs. This project includes a comprehensive curriculum training participants for jobs in the viticulture and hospitality industries. Status: Completed.
	Emergency Management - Video Vignette	Health	The City of Temecula dedicated a portion of its BEYOND allocation to support the production of a video vignette which will educate the public about best practices for local emergency preparedness efforts before, during, and after a catastrophic event. Status: Completed.
	TVE2 Stem and Youth Enrichment	Energy & Environment, Health, Water, Education	The City of Temecula dedicated a portion of its BEYOND allocation to support the TVE2 Stem and Youth Enrichment Program. BEYOND funds are being used to purchase 25 computer stations for the Junior Women's STEM Program , Future Physician Leaders , and Youth Legal Program. Status: Completed.
	Grow Temecula Valley	Economic Dev. Health, Energy & Environment	The City of Temecula dedicated a portion of its BEYOND allocation to support the Grow Temecula Valley project's effort to promote buying local food and to highlight the region for tourists. Status: Completed.
	Sixth Street Sidewalk Improvements	Transportation Health	The City of Temecula dedicated a portion of its BEYOND allocation to support the Sixth Street Sidewalk Improvements project to regrade the sidewalks and install rolled curbs, promoting mobility for all abilities. Status: Multi-year project.
City of Wildomar	Website Improvements Project	Economic Dev.	The City of Wildomar is making improvements to the City website and updating its server to enhance the user interface for business owners and developers utilizing online permitting capabilities and optimized website capabilities. Status: Pending.
RCOE	RCOE Foundation Scholars Program	Education	With BEYOND funds, the RCOE Foundation awarded scholarships to "opportunity youth"/ at-risk students enrolled in RCOE programs such as Alternative Education, Court and Community Schools, County Foster Youth programs, and Riverside County Education Academy students. Student scholarships are anticipated to range between $2,500 and $5,000 per student. Status: Completed.

Updated: July 3, 2018, 2018

City / Agency	Project Name	Goal Area(s) Supported	Description
Riverside County	District Level Projects	-	The County is splitting Round I and II funding between Districts 1, 2, 3, and 5 for a total of $72,164.08 each. These projects will be approved on a rolling basis and will be on the Round II project schedule. Status: Pending.
	Public Health: Healthy Development Checklist	Health	The County allotted $25,000 of its allocation to the Department of Public Health to support development of a "Healthy Development Checklist" that will serve as a tool for planners to make recommendations to improve County of Riverside's residents' health through community design. Status: Completed.
Eastern Municipal Water District	Diamond Valley Lake & Skinner Lake Trails	Water, Transportatio, Health	Eastern Municipal Water District is engaging WRCOG's Active Transportation Plan (ATP) consultant team to develop up to five project description sheets and photo simulations for Diamond Valley Lake & Lake Skinner trails or related active transportation facilities which will describe proposed active transportation routes, route segments, or intersections. Status: pending.
Western Municipal Water District	Customer Handbook: Using Water Efficiently in the Landscape	Water	WMWD dedicated funds to support the creation of a water wise Landscaping web-based handbook with engaging written content, photos, links, and embedded videos. WMWD anticipates water savings of 7,240 acre feet and greater per year. Status: Completed
Morongo Band of Mission Indians	Dial-A-Ride Expansion	Transportation	The Morongo Band of Mission Indians is utilizing BEYOND funding to purchase an additional vehicle and fund a new full-time employee to operate an expanded Dial-A-Ride route to support transportation to jobs, medical services, education centers and other needs. Status: Pending.
EMWD / WMWD	Water Task Force	Water	Eastern Municipal Water District and Western Municipal Water District have each dedicated a portion of their BEYOND allocation to fund the ongoing operation of the Water Task Force which may help to cover administrative costs, guest speaker expenses, marketing and meeting expenses. Multi-year project.

Item 7.G

Local Assistance for WRCOG Member Agencies: Grant Writing Assistance & BEYOND Program Activities Updates

Attachment 3

BEYOND Round II – Project Summaries

Page Intentionally Left Blank

Round II Project Summaries

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
Banning	Lions Park Expansion	Health	The City of Banning is allocating BEYOND Round II Core funding and additional funding from BEYOND Health toward design and park improvements for Lions Park. The park is currently 9.12 acres consisting of 3 baseball fields, snack bar, and a playground. The City is working to expand the park to include an additional 7.46 acres, to be used for two multi-purpose fields. Round I funding was applied to a portion of the cost of the requisite CEQA analysis for the park. Additional funding is anticipated to come from the County EDA and the City's Park fund. Status: In Progress.
Calimesa	Creekside Park Fitness Facilities	Health	The City of Calimesa is allocating BEYOND Core and Health funding toward transforming Creekside Park into a Fitness Park by installing park grade fitness equipment stations. The installation will require relocation of existing fencing material to expand the park area; installation of rubberized safety surface around each fitness station; replacing existing benches, trash cans, and picnic tables to accommodate and encourage increased park usage. Status: In Progress.
Canyon Lake	Railroad Canyon Road Mobility Improvement Project	Transportation, Health	The City of Canyon Lake is allocating a portion of BEYOND funding toward the installation of pole-mounted radar speed signs. The project is in response to high auto speeds along Railroad Canyon Road, which connects to Lake Elsinore (west) and Menifee (east) where speed limits are both higher than Canyon Lake. Status: In Progress.
	Goetz Road Monument Project	Economic Development	The City of Canyon Lake is allocation BEYOND funding to branding and establishing its identity as a municipality amongst its neighboring cities. The City is utilizing a portion of BEYOND funds for a city monument at the entry point along Goetz Road, adjacent to Menifee's Audie Murphy Ranch residential development project. Status: In Progress.
	City Website	Economic Development	The City of Canyon Lake is allocating a portion of BEYOND funding to perform the annual website update to ensure the site continues to help inform, promote, and describe the City to website visitors. Status: In Progress.
Corona	Corona Innovation Center	Economic Development	The City of Corona is allocating BEYOND funding to continue work on the BEYOND RI funded Corona Innovation Center. RII funds will support physical upgrades and ADA renovations to the economic development resource center. Status: In Progress.
	Corona Health Element	Health	The City of Corona is allocating BEYOND Core funding to add a Healthy Communities Component to their General Plan document. As part of the update, the city will be evaluating existing health conditions, constraints to improving health outcomes, and identifying opportunities to improve the overall health of the community. Status: In Progress.

Updated July 3, 2018

Round II Project Summaries

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
Eastvale	Bus Shelters & Appurtenances	Transportation	The City of Eastvale is allocation BEYOND Core funding toward the installation of overhead bus shelters, benches, and/or a trash container at its more than 30 bus stops along Route 2 and Route 29. Status: In Progress.
Hemet	Pending	Pending	Pending
Jurupa Valley	JV Chamber of Commerce	Economic Development	The City of Jurupa Valley is utilizing a portion of its BEYOND Core Round II funding to continue developing its partnership with the Jurupa Valley Chamber, focusing on business retention and small business development. Status: In Progress.
	Farmers Market	Energy and Environment, Health	The City of Jurupa Valley is utilizing a portion of its BEYOND Core funding to support the continued operation and enhancement of the JV Farmers Market through market expansion and establishment of an ongoing marketing campaign. Status: In Progress.
	Marketing/Branding Program	Economic Development	The City of Jurupa Valley is utilizing a portion of its BEYOND Core funding to initiate a city-wide branding program to include development of a City brochure and other informational marketing. Status: In Progress.
	Radar Display Signs	Transportation, Health	The City of Jurupa Valley is utilizing a portion of its BEYOND Core funding to install up to 6 solar powered radar speed signs to enhance safety awareness of motorists when approaching school zones. Status: In Progress.
	Rubidoux Walking Corridor	Transportation, Health	The City of Jurupa Valley is utilizing a portion of its BEYOND Core Round II funding and additional funding through BEYOND Health, for enhancements to the Rubidoux Walking Corridor, established through BEYOND RI funds. Funding will go toward construction of informational kiosks at each end of the corridor, enhancement of the Edible Path to School, and installation of murals. Status: In Progress.
Lake Elsinore	Healthy LE Program	Health	The City of Lake Elsinore is allocating a portion of its BEYOND Core funding to support the Healthy LE Program. A majority of funding will be directed to hiring a part-time Graduate Student intern to support program activities. Additional funds will go toward project materials and event programming. Status: In Progress.
	Fit-Trails Equipment	Health	The City of Lake Elsinore is allocating a portion of its BEYOND Core, plus additional BEYOND Health funding, to install fitness equipment stations at four parks throughout the city. The four parks were selected based on current activity and utilization levels, varied user types, disbursement of locations throughout the city, and existing walking path infrastructure. Status: In Progress.

Updated July 3, 2018

Round II Project Summaries

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
Menifee	Communicating Menifee's Brand!	Economic Development	The City of Menifee is allocating a portion of its BEYOND Core Round II funding to build off of the RI Re-branding project to develop a marketing communication plan to include creating an independent economic development website and developing marketing materials. Status: In Progress.
	Menifee Homeless Taskforce	Economic Development, Health	The City of Menifee is allocating a portion of its BEYOND Core funding to the Southwest Homeless Alliance Coalition, specifically for creating and printing marketing materials associated with the Coalition. Status: In Progress.
Moreno Valley	Community Enhancement Program II	Health, Energy & Environment, Transportation	The City of Moreno Valley is utilizing BEYOND Core and Health funding for a multi-faceted project to promote active transportation, community engagement, and enhanced quality of life through ten tasks: (1) Community Cleanup Event, (2) Cyclocross Race, (3) Ride MoVal Community Bicycle Race, (4) 5K walk / Pet Adoption Fair Events, (5) Healthy Moreno Valley student campaign, (6) Juan Batista de Anza Trail raised crossing / SB821 Bicycle and Pedestrian Facilities from Bay Avenue to Cottonwood Street, (7) Mini-Round About Demonstration, (8) existing conditions Health Impact Assessment, (9) Community Health Element to General Plan, and (10) Exercise Equipment along Juan Bautista De Anza Trail. Status: In Progress.
Murrieta	Economic Development Site Selector Website	Economic Development	The City of Murrieta is utilizing a portion of BEYOND Core funds to develop a website in coordination with the Chamber of Commerce to provide comprehensive information to help new, expanding, and relocating businesses find the optimal location for success with the City of Murrieta. The website will utilize GIS software, real estate, demographic, workforce, and industry data to create this tool. Status: In Progress.
	HVAC Replacement at Murrieta Innovation Center	Energy and Environment	The City of Murrieta is utilizing a portion of BEYOND Core funds to replace 11 aging HVAC units and install new Title 24 compliant units. Round I funding had been programmed for this, but was reprogrammed for upgrades to the Police and Fire Department HVAC units. Status: Completed ✓
Norco	Ensuring Safety Through Feedback Signs	Education, Health, Transportation	The City of Norco is utilizing BEYOND Core funding to purchase, install, and program 12-15 permanent speed feedback signs. Status: Completed ✓
	Party Pardners	Health	The City of Norco is utilizing BEYOND Health funds to support the Party Pardners Program which provides activities for developmentally disabled adults eighteen and over, including dancing, wii games, arts and crafts, and social events. Status: Completed ✓

Updated July 3, 2018

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
Perris	Well One	Health	With funding from BEYOND Core and Health, the City of Perris, in partnership with Loma Linda University Dental School, and Lake Perris SDA Church, are organizing a bi-monthly dental clinic to serve the community to be integrated into an existing community medical and mental health clinic. Perris residents are granted first priority for appointments, but walk-ins from all areas are welcome. Funds will buy equipment and supplies. The clinic will be largely staff by volunteers, including volunteer dental students and professors. Status: Completed ✓
	Perris green City Farm/Healthy Community50	Health, Education, Energy & Environment	Perris was one of 50 awardees for the national HealthyCommunity50 Challenge, to compete to develop practical, evidence-based strategies to improve measurable health outcomes and promote health and wellness, equity and social interaction. Perris' strategy focuses on healthy food access and is seeking funding to expand its network of community gardens. Funds will focus on developing a goal of 31 gardens. Status: In Progress.
Riverside	The Marketplace TOD & Mobility Hub Specific Plan Update	Economic Development, Transportation	The City of Riverside is combing its Round I and Round II funding allocation for development of a Marketplace TOD & Mobility Hub Specific Plan in the area around the Downtown Metrolink Station. With BEYOND funds, the City will prepare a two phased plan to (1) develop a baseline infrastructure opportunities and constraints plan, and (2) create an implementable Mobility Hub Specific Plan. The City seeks to collaborate with RTA to plan for the area. Status: In Progress.
	Green Action Plan	Energy and Environment, Health	The City of Riverside is using BEYOND Health funding to further the City's Green Action Plan, which is a tool to strengthen the integration between healthy communities and resource conservation goals. With BEYOND funding, the City plans to strengthen cross-sectoral collaborations and integrate the plan with the Sustainability Tools for Assessing and Rating Communities (STAR) system. Status: In Progress.
San Jacinto	San Jacinto General Plan Update 2040	Economic Development	The City of San Jacinto is using BEYOND funds to offset City costs for the update of the City's General Plan. Included are updates to the City's existing 7 elements and will add elements for Economic Development, Air Quality, and Environmental Justice. Status: In Progress.
Temecula	Temecula Youth Project Construct	Economic Development, Education	The City of Temecula is utilizing a portion of its BEYOND Core funding to create the Temecula Youth Construct project which aims to bridge the gap between educational attainment and vocational skills and offer an avenue, for students who do not attend college, to gain skills that will allow them to be successful within the community. Status: In Progress.

Round II Project Summaries

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
	Emergency Management System	Health	The City of Temecula is utilizing a portion of its BEYOND Core funding to host a one-day regional Emergency Management Summit, for the purpose of convening regional first responders, emergency managers, elected officials, businesses, and the general public to discuss emergency preparedness for the region. Status: In Progress.
	Intergenerational Horticulture Program	Education, Economic Development	The City of Temecula is utilizing a portion of its BEYOND Core funding to support the public-private partnership between the City and Our Nicholas Foundation which offers specialized vocational skill training for teens, adults, and seniors with special needs. Modeled after the RI BEYOND Funded Global Citizens Special Needs project, the Horticulture Program would be designed to teach basic skills that encompass cultivation of plants, vegetable gardening, landscaping, irrigation, and basic business practices for all ages with special needs from several communities in Western Riverside County. Status: In Progress.
	Bicycle Sharrows	Transportation, Health, Energy & Environment	The City of Temecula is utilizing a portion of its BEYOND Core funding to install 70 sharrows (or shared lane markings) divided between five areas surrounding schools in Temecula providing critical connections between local neighborhoods and schools as identified by the Trails and Bikeways Master Plan. Status: In Progress.
	Industry Sector Promotions/Site Visits & Surveys	Economic Development	The City of Temecula is utilizing a portion of its BEYOND Core funding to create marketing pieces/strategies specific to industry sectors that are growing in Temecula: craft brewing, high tech, advanced manufacturing, and specialty retail. Additionally, the City's Economic Development team will conduct in-depth site visits with existing businesses to better understand their operations and needs. Status: In Progress.
	Government Leadership Program for Youth (GLPY)	Education	The City of Temecula is utilizing a portion of its BEYOND Core funding to purchase equipment that will support the City's Government Leadership Program for Youth which facilitates interaction and communication between school districts, high school students and City staff in order to foster engagement. Status: In Progress.
	Sixth Street Sidewalk Improvements	Transportation, Health	The City of Temecula is utilizing a portion of its BEYOND Core funding to design and construct sidewalk improvements on the north side of Sixth Street, between Mercedes Street and the entrance to the Mary Philips Senior Center. Status: In Progress.
City of Wildomar	Signage Enhancement Program	Economic Development	The City of Wildomar will use a portion of its BEYOND Core funding to place new signage along roadways to be visible at city entry points and from freeways. Status: In Progress.
	Website Enhancement Part 2	Economic Development	The City of Wildomar will enhance the City website, funded through BEYOND Round I, by purchasing a business registration module. Status: In Progress.

Round II Project Summaries

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
County of Riverside Round I & II	District 1 Homeless Intervention and Mitigation Program	Health, Economy	District One will enter into a partnership with Path of Life to administer a homeless intervention program, providing support services that fill traditional funding gaps in rehousing individuals, including rental deposits, utility payments, and household supplies. Status: In Progress.
	District 2 Homelessness Prevention and Mitigation	Health, Economy	The Second District has allocated it's BEYOND funding toward Homeless supportive services. Status: In Progress.
	District 3 Staff Support	Education, Economic Development	The Third District has allocated $20,000 of BEYOND to the Regional Cancer Services Task Force and the remaining balance toward the staffing costs of hiring the District's Round II WRCOG Public Service Fellow as a full-time staff.
	District 5 TBD		The County of Riverside will be dividing Round I and Round II BEYOND allocations, less a total of $50,000 which has been directed to Public Health, to projects at the supervisorial district level. Each is allocated $72,164.08.
Riverside University Health Systems - Public Health	Healthy Community Strategies	Economic Development, Health	RUHS-PH is using $25,000 from the Round II County BEYOND Core allocation to expand upon and support implementation of the Bi-County Healthy Development Checklist. The County will use additional funding through the BEYOND Health set aside to support the annual Healthy Living Extravaganza. Status: In Progress.
Eastern MWD	EMWD Sustainability Center Feasibility Study	Water, Energy & Environment, Health, Economic Development, Education	EMWD is utilizing BEYOND Core funding to perform a feasibility analysis of siting a Sustainability Center near its Perris office campus. Status: In Progress.
Western MWD	Water Use Efficiency Master Plan & Conservation Outreach Plan		WMWD is utilizing BEYOND funds to update the Water Use Efficiency Master Plan (Plan) that will guide new customer programs and outreach over the next five years. Status: In Progress.
Superintendent of Schools	Meta THINK	Education	The Riverside County Office of Education is utilizing BEYOND funding to partner with Meta THINK and local school districts to address chronic absenteeism by working with parents, communities, and school administrators. The Program's aim is to improve student success as chronic absence is a strong indicator of poor performance. Status: In Progress.

Round II Project Summaries

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
Morongo Band of Mission Indians	Morongo Dial-A-Ride Program	Transportation	The Morongo Band of Mission Indians is utilizing BEYOND Round II funding to support continued operation of the Dial-A-Ride program which was initiated with BEYOND Round I funding. The Program provides access within and from the Reservation to such destinations as employment, educational centers, and health care facilities. Status: In Progress.
Multiple: Cities of Lake Elsinore, Menifee, Murrieta, Temecula, and the County	Regional Cancer Services Task Force Status: Completed	Education, Economic Development	Several jurisdictions applied funding from their BEYOND Core allocations or applied competitively through BEYOND Health, to support development of a Regional Cancer Services Task Force. The Task Force hired a facilitator and perform a study to identify trends and regional needs in the area of Cancer services. Results of the assessment are intended to be used in planning for and attracting in-demand services to the region both to support health outcomes and economic development. BEYOND funding comes from Core and Health allocations. Status: Completed ✓
BEYOND Team: City of Perris, Eastern Municipal Water District	Healthy Community 50/Perris Green City Farm	Health, Energy & Environment	The City of Perris was one of 50 awardees for the national HealthyCommunity50 Challenge, competing to develop practical, evidence-based strategies to improve measurable health outcomes and promote health, wellness, equity, and social interaction. Perris' strategy focuses on healthy food access and is seeking funding to expand its network of community gardens. Team funds would support development of 10+ new gardens; the total goal is 31 gardens. Status: In Progress.
BEYOND Team: Cities of Lake Elsinore, Menifee, Murrieta, Wildomar, and Temecula	Regional Homeless Alliance (Southwest Cities)	Economic Development, Education, Health, Transportation, Energy & Environment	The goal of the Regional Homeless Alliance is to achieve functional zero homeless. BEYOND Team funds would support development of a more comprehensive regional program by building on the existing foundation with a focus on immediate needs: beds, outreach, housing options and coordination of services. Specific activities will include (1) development of a Community Asset Assessment and Roadmap to address future needs, (2) development of formal housing navigation process, and (3) development of a replicable, coordinated entry system through outreach, housing navigation and low barrier supportive services. Specific tasks include hiring a part-time homeless outreach coordinator and part-time housing navigator, management of five full-time units for rapid rehousing, and provision of emergency shelter for an average of three individuals/families per night. Status: In Progress.
BEYOND Team: Cities of Corona, Jurupa Valley and Lake Elsinore, and	Western Riverside Homeless Alliance	Economic Development, Health, and Education	Western Riverside Homeless Collaborative' s (WRHC) main objective is to stabilize homeless people through the use of shelters, permanent housing, and assistance programs to reduce homelessness in the subregion. The WRHC aims to achieve this objective by adopting a comprehensive regional approach to programming, performing asset mapping, strategic capacity building, and coordinated placement and case management. Specific tasks to be completed include: (1) hiring Homeless Facilitators, (2) creating a subregional Leadership Committee, (3) performing Asset

Jurisdiction	Project Name	Framework Goal(s)	Project Summary
the County of Riverside			Mapping, (4) assembling a Law Enforcement Case Conferencing Team, (5) identifying faith-based and other access points for a Coordinated Entry System, (6) Responsible Compassion and love Your Neighbor Campaign, and (7) Performance Measurement. Status: In Progress.

Item 8.A

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Report from the League of California Cities**

Contact: **Erin Sasse, Regional Public Affairs Manager, League of California Cities, esasse@cacities.org, (951) 321-0771**

Date: **August 16, 2018**

***The purpose of this item is to** provide an update of activities undertaken by the League of California Cities.*

Requested Action:

1. Receive and file.

This item is reserved for a presentation from the League of California Cities Regional Public Affairs Manager for Riverside County.

Prior Action:

August 6, 2018: The Executive Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.

Page Intentionally Left Blank

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Proposed New TUMF Calculation Policy**

Contact: **Daniel Ramirez-Cornejo, Program Manager, dramirez-cornejo@wrcog.us, (951) 405-6712**

Date: **August 16, 2018**

***The purpose of this item is to** request input on proposed changes to WRCOG's TUMF calculation methodology.*

Requested Action:

1. Discuss and provide input.

WRCOG's Transportation Uniform Mitigation Fee (TUMF) Program is a regional fee program designed to provide transportation and transit infrastructure that mitigates the impact of new growth in Western Riverside County. Each of WRCOG's member jurisdictions and the March JPA participates in the Program through an adopted ordinance, collects fees from new development, and remits the fees to WRCOG. WRCOG, as administrator of the TUMF Program, allocates TUMF to the Riverside County Transportation Commission (RCTC), groupings of jurisdictions – referred to as TUMF Zones – based on the amounts of fees collected in these groups, the Regional Conservation Authority (RCA) and the Riverside Transit Agency (RTA).

TUMF Calculation Review

WRCOG is pursuing this potential policy change as the result of a comprehensive review of TUMF Remittance Reports submitted by member agencies for Fiscal Year (FY) 2017/2018. As a result of this review for FY 2017/2018 through May, staff determined that developers are eligible for over $300,000 in refunds due to miscalculations and/or misinterpretation of the TUMF Fee Calculation Handbook. Additionally, a number of issues were identified, including, but not limited to, gas station calculation errors, land use misidentification, lack of 3,000 square foot deductions for retail and service uses, and the use of old fee rates.

In addition to the technical errors noted above, staff has also determined that the current process has led to several, significant disputes between WRCOG and its member agencies. When these disputes occur, they can take years and significant expenditures in legal expenses and staff time to resolve. For example, the dispute between the City of Lake Elsinore and WRCOG required over four years to fully resolve with both agencies incurring significant legal costs and requiring considerable staff time. It is staff's view that, had alternative procedures been in place, the time and cost to resolve issues related to the City of Beaumont would have been reduced significantly. In addition to these disputes being costly, it also creates significant ill-will between the parties. These disputes also place our member agencies in an uncomfortable position of having to serve as an intermediary between WRCOG and a developer, causing a dispute which should be bilateral to become trilateral, further complicating matters. These disputes sometimes rise to a level where they spill over into other WRCOG activities, damaging the relationship between the agency and WRCOG based on a single WRCOG program.

As such, staff has determined that it is appropriate to significantly revise the TUMF calculation and collection process with the only outstanding question being the manner in which this revision occurs.

WRCOG Calculation and Collection Feasibility

As a result of the discussions of the PWC and TAC, staff requested that legal counsel review whether WRCOG can calculate and/or collect TUMF on behalf of its member agencies. Legal counsel has prepared a memo, included as Attachment 3 to this Staff Report; a summary is provided as follows:

The Mitigation Fee Act does not prohibit WRCOG from calculating, verifying or collecting TUMF on behalf of its member agencies.

Legal counsel has advised that the TUMF Model Ordinance is broad enough to allow either WRCOG or member agencies to calculate TUMF obligations for new development. Having WRCOG staff calculate TUMF for member agencies would require an amendment to the Administrative Plan, which would be subject to approval of the Executive Committee, but would not require approval by the governing boards of member agencies.

Staff was also advised by legal counsel that WRCOG may calculate and collect TUMF on behalf of its member agencies, subject to approval by each member agency's governing body and the WRCOG Executive Committee. In order to do so, WRCOG would be required to revise the Administrative Plan and adopt an amendment to the TUMF Model Ordinance. The governing body of each member agency would then be required to adopt the amended Ordinance with the revised methodology.

TUMF Calculation Process

Based on input received at the May and June PWC meetings, staff have refined three potential options for WRCOG verification of TUMF calculations prior to fee collection. Staff have developed two draft worksheets that could be used by member agencies to provide information on projects and exemptions.

For each of the options discussed below, staff and legal counsel have determined that the TUMF Administrative Plan would need to be revised to include language regarding the member agency's confirmation that all information pertinent to the development is accurate. Staff, in coordination with legal counsel, is proposing that the following information be added to the TUMF Administrative Plan (Section III.A, Calculation of the TUMF) with regard to accurate project details and description:

In submitting a development project for TUMF calculation, the member agency is hereby certifying that all information related to the development project (i.e., square footage, TUMF land use, type of development, etc.) is accurate, as approved by the agency's building and safety, or equivalent, department. Any balance in TUMF obligation due to incorrect development project information would be the responsibility of the member agency.

Staff will present these options through the WRCOG Committee structure for discussion in August, and in September for action, beginning with the Public Works and Planning Directors Committees.

<u>Option #1 - WRCOG calculates fees</u>: Following a model similar to a number of school district fees for new development, agencies would be responsible for verifying certain project-specific information, but would not be responsible for calculating fee levels. Agencies would be required to complete the applicable attached worksheet(s), with modification to remove the specific calculations, certifying key project information such as square footage, TUMF land use classification, and type of development, but would not need to collect the TUMF fees at this time. Completed worksheets would then be submitted to WRCOG staff to calculate fees based on square footage and other project-specific information and provide responses to the agencies with the TUMF that will be collected. WRCOG staff would provide all calculations within 48 hours, or no longer than one week for projects that require additional review such as those associated with any exemption. All of the worksheets and calculations would be completed electronically. Once calculated, agencies would be responsible for collecting and remitting fees to WRCOG.

<u>Option #2 - WRCOG calculates and collects for some agencies</u>: As in Option 1, agencies would complete project worksheets providing project-specific details and submit this information to WRCOG staff to calculate the fee. However, under this option, WRCOG staff would also collect fees on behalf of agencies that elect to

have WRCOG staff take this responsibility.

This would significantly streamline the process by removing much of the back-and-forth between agency staff and WRCOG staff for agencies that elect to have WRCOG calculate and collect fees. It would also simplify the monthly remittance report process for those agencies, as WRCOG staff would only review development permits issued by agencies against the worksheets utilized for fee calculations. Additionally, there would be no annual reviews under this arrangement for agencies that elect to have WRCOG calculate and collect fees.

It is possible that Option 2 could be implemented for a subset of member agencies before a full implementation of WRCOG TUMF fee collection. This would allow for additional insight into the potential challenges and opportunities of this method as well as refinement of the process.

Option #3 - WRCOG calculates and collects fees for all agencies: This option would be substantially similar to Option 2; however, all agencies would be required to have WRCOG staff calculate and collect fees. As in Option 2, there would be significant time savings to both agency and WRCOG staff.

WRCOG has sufficient staff to complete calculations in a timely manner and anticipates that calculations would be made in as little as 48 hours and no longer than one week, or no longer than one week for projects that require additional review such as those associated with any exemption.

TUMF Fee Calculator

Staff has also received a draft of the fee calculator tool and are testing for functionality and accuracy. The online feel calculator tool will allow stakeholders to input project-specific information and receive fee obligation estimates for development projects. Staff anticipates that the tool will be available for use in the fall.

Staff will present the calculator to the Committee for comment and will distribute the link for member agencies to provide comments for potential revision prior to full implementation with all stakeholders.

Prior Actions:

May 17, 2018: The Technical Advisory Committee 1) recommended that the Executive Committee approve an option that would have WRCOG verify all project TUMF fees and verify exemptions; 2) directed staff to complete a comprehensive update to the TUMF Calculator Tool by August 2018; 3) directed staff to complete the TUMF Administrative Plan update with the process for implementing an option that would have WRCOG calculate all project TUMF fees and verify exemptions by August 2018.

May 10, 2018: The Public Works Committee 1) recommended that the Executive Committee approve an option that would have WRCOG verify all project TUMF fees and verify exemptions; 2) directed staff to complete a comprehensive update to the TUMF Calculator Tool by August 2018; 3) directed staff to complete the TUMF Administrative Plan update with the process for implementing an option that would have WRCOG verify all project TUMF fees and verify exemptions by August 2018.

Fiscal Impact:

Transportation Department activities are included in the Agency’s adopted Fiscal Year 2017/2018 Budget under the Transportation Department.

Attachments:

1. Draft TUMF Worksheet for Calculations.
2. Draft TUMF Worksheet for Exemptions.
3. TUMF Calculation and Collection Memo.

Page Intentionally Left Blank

Item 8.B

Proposed New TUMF Calculation Policy

Attachment 1

Draft TUMF Worksheet for Calculations

Page Intentionally Left Blank

Project Title: ________________________________

Project Address: ________________________________

Permit Number: ________________________________

Project Square Footage/# of Units: ________________________________

Exemption: ☐

Agency: ________________________________

Date: ________________________________

STANDARD PROJECT TYPES

☐ Single-Family Residential

☐ Multi-Family Residential

☐ Industrial

☐ Retail

☐ Service

☐ Class A & Class B Office

TUMF CALCULATION HANDBOOK CATEGORIES

☐ Transit Oriented Development

☐ Active Senior Living

☐ Fuel Filling Station

☐ Congregate Care/Nursing Home

☐ Mini-Warehouse/Rental Storage

☐ Golf Course

☐ Wholesale Nursery

☐ Retail Nursery

☐ High-Cube Warehouse/Distribution Center

☐ Winery

☐ Electric Vehicle Supply Equipment Charging Station

SUPPORTING DOCUMENTATION

☐ Exemption Worksheet **(Required for all exemptions)**

☐ Project Plans/Description (Optional)

☐ Building Permit (Optional, if available)

CERTIFICATION

Under penalty of perjury, I certify that the above is a true and accurate calculation of TUMF.

Name: _____________________

Signature: _____________________

Date: __________

DEFINED LAND USE CATEGORIES

Project Name and Number: ____

PROJECT TYPE	DOCUMENTATION REQUIRED
☐ Transit Oriented Development	Site plan showing: ☐ Residential use of not less than 50% of total floorspace; ☐ Maximum number of parking spaces. Location Map showing: ☐ One convenience retail store selling food within ½ mile of development; ☐ Seven eligible diverse uses within ½ mile of development, including previously described food retail store.
☐ Active Senior Living	☐ Documentation showing a minimum 20 dwelling units in community; ☐ Local zoning/governing documents characterizing development as senior citizen housing pursuant to Cal. Civ. Code §51.11; ☐ Occupancy restriction statement pursuant to Cal. Bus. & Prof. Code §11010.05 [2016].
☐ Fuel Filling Station	Total number of fuel filling positions: ___________ Note: number of "fuel filling positions" = number of cars that can be fueled at the same time Total gross floor area of buildings: ___________
☐ Congregate Care/Nursing Home	Total number of beds: ___________
☐ Mini-Warehouse/Rental Storage	Total site area (acres): ___________
☐ Golf Course	Total number of holes: ___________ Total gross floor area of buildings (SF): _________
☐ Wholesale or Retail Nursery	Total site area (acres): ___________ Total gross floor area of buildings (SF): ___________
☐ High-Cube Warehouse/ Distribution Center	Total gross floor area of buildings (SF): ___________
☐ Winery	Total gross floor area of tasting room and/or associated ancillary uses (SF): ___________ Total gross floor area of all buildings (SF): ___________
☐ Electric Vehicle Supply Equipment Charging Station	Total number of publicly accessible ESVE units: ___________

Item 8.B

Proposed New TUMF Calculation Policy

Attachment 2

Draft TUMF Worksheet for Exemptions

Page Intentionally Left Blank

TUMF Calculation Worksheet
EXEMPTIONS

Project Title: ________________________________

Project Address: ________________________________

Permit Number: ________________________________

Agency: ________________________________

Date: ________________________________

EXEMPTION TYPE	DOCUMENTATION REQUIRED
☐ Low-Income Residential Housing	☐ *Rental Housing:* Restriction to lower-income households for period of 55-years after issuance of Certificate of Occupancy ☐ *For-Sale Units:* Restriction to ownership by persons and families of low or moderate income for at least 45-years after issuance of Certificate of Occupancy
☐ Government/Public Buildings, Schools, or Facilities	☐ Proof of payment of prevailing wage rates for project construction ☐ Copy of Long-term lease with a government agency ☐ Copy of deed restriction limiting use to government/public facility for minimum 20 years
☐ Development Agreement (*must be on WRCOG-approved list)*	☐ Copy of Development Agreement
☐ Rehabilitation/Reconstruction of Habitable Structures	☐ Proof of existence prior to January 1, 2000 ☐ Project plans/description, showing replacement in-kind
☐ “Guest Dwellings” and “Detached Second Units”	☐ Lot zoned for and contains existing single-family residence ☐ Second dwelling located on same lot as existing dwelling
☐ Additional Single-Family Residential Units on the Same Parcel as Existing	☐ Copy of agricultural zoning classifications ☐ Site plan, showing existing single-family unit
☐ Kennels and Catteries on Existing Single Family Residence	☐ Site plan, showing existing single-family unit
☐ Non-Revenue Generating Sanctuary/Activity at House of Worship	☐ Project description
☐ Non-Profit Corporation/Organization Offering Full-Time Day School	☐ Proof of organization’s 501(c)(3) status/documentation that no profit will be generated by the use
☐ New Single-Family Homes for Veterans	☐ Proof of organization’s 501(c)(3) status

Page Intentionally Left Blank

Item 8.B

Proposed New TUMF Calculation Policy

Attachment 3

TUMF Calculation and Collection Memo

Page Intentionally Left Blank

Memorandum

To: Christopher Gray, Director of Transportation
Western Riverside Council of Governments
From: Best Best & Krieger LLP, General Counsel
Date: July 5, 2018
Re: Transportation Uniform Mitigation Fee Collection Procedures

QUESTION PRESENTED

1. Can the Western Riverside Council of Governments ("WRCOG") calculate and/or collect Transportation Uniform Mitigation Fees ("TUMF") on behalf of its member agencies? If yes, what must WRCOG and the member agencies do to implement such change?

2. As an alternative, can WRCOG instead calculate the TUMF on behalf of its member agencies, or alternatively require its member agencies to calculate the TUMF and submit such calculations for approval by WRCOG? If yes, what must WRCOG and its member agencies do to implement such a policy?

SHORT ANSWER

1. Yes, WRCOG may calculate and collect the TUMF on behalf of its member agencies, subject to approval of each member agency's governing body, and the WRCOG Executive Committee.

WRCOG will be required to revise the Administrative Plan (the "Plan") and adopt an amendment to the Model Ordinance (the "Ordinance"). Therefore, the revised methodology is subject to approval by member agency representatives on WRCOG's Executive Committee.[1] Each

[1] Section 7 of the Ordinance provides that WRCOG, as TUMF Administrator, "shall use the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time, for the purpose of calculating a developer's TUMF obligation. However, section III.A of the Plan provides that each member agency "shall calculate and to collect the TUMF from new development projects as outlined in the Fee Calculation portion of the Transportation Handbook as well as the most recent Ordinance and Fee Resolutions. While VIII of the Plan provides that WRCOG, as TUMF Program Administrator, "shall receive all fees generated from the TUMF as collected by local jurisdictions and review permits for correct land-use type assessment and proper remittance of TUMF," there is no specific provision authorizing WRCOG to calculate the TUMF on behalf of its member agencies. Therefore, the most prudent

member agency will then be required to adopt the amended Ordinance with the revised methodology, thus requiring each member agency's governing body to approve and adopt the revised Ordinance.

2. Yes, WRCOG may either calculate the TUMF on behalf of its member agencies, or require its member agencies to calculate the TUMF and submit the calculations for approval by WRCOG, subject to only the approval of the WRCOG Executive Committee.

While the Plan places responsibility for calculating the TUMF onto the member agencies, Section 7 of the Ordinance provides that WRCOG, as TUMF Administrator, "shall use the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time, for the purpose of calculating a developer's TUMF obligation" pursuant to the "detailed administrative procedures concerning implementation of [the] Ordinance…contained in the…Plan." The Ordinance is broad enough to encompass either alternative methods of calculating the TUMF, and WRCOG can specify the desired alternative in the Plan. Amendments to the Plan are subject to approval of the WRCOG Executive Committee, and will not require approval by the governing boards of the member agencies.

ANALYSIS

WRCOG is a joint powers authority comprising the County of Riverside and 18 cities located in Western Riverside County. WRCOG developed and administers a transportation mitigation program on behalf of its member agencies for the purpose of mitigating impacts of new development on traffic. Specifically, WRCOG analyzes and determines the financial need to administer a traffic mitigation program, and establishes a TUMF fee schedule based on such analysis to fairly and proportionally allocate the costs associated with new development. Because WRCOG is not the land use authority, each member agency is required to adopt the TUMF by way of the Ordinance based on the TUMF fee schedule and analysis provided by WRCOG. Each member agency imposes the TUMF on new development and remits the proceeds to WRCOG.

I. The Mitigation Fee Act Does Not Prohibit WRCOG From Calculating And/Or Collecting The TUMF On Behalf Of Its Member Agencies.

TUMF are development impact fees designed to mitigate the effects of new development on traffic, and are therefore subject to the Mitigation Fee Act. The Mitigation Fee Act, commencing with Government Code section 66000, establishes both procedural and substantive requirements for the imposition, collection, expenditure, accounting, and reporting of development impact fees such as TUMF. Substantively, prior to imposing development impact fees, a local agency must do all of the following:

---

approach will be to consider both a determination to calculate and collect the TUMF on behalf of member agencies as a new methodology subject to approval by the Executive Committee.

(1) Identify the purpose of the fee;

(2) Identify the use to which the fee is to be put;

(3) Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;

(4) Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and

(5) Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.[2]

Procedurally, local agencies imposing development impact fees must comply with ongoing accounting and reporting requirements. When an agency imposes a development impact fee, the agency must deposit proceeds of the fee in a separate capital facilities account or fund with other fees collected for the same purpose.[3] For each account, the agency must make certain information available to the public within 180 days after the last day of each fiscal year, including:

(1) A brief description of the type of fee in the account;

(2) The amount of the fee;

(3) The beginning and ending balance of the account or fund;

(4) The amount of the fees collected and the interest earned;

(5) Each public improvement on which fees were expended, and the amount of the expenditures on each public improvement in total (including the percentage from the development impact fees);

(6) An identification of the approximate date by which the construction of the improvements will commence;

(7) A description of any interfund loans or transfers; and

(8) The amount of refunds due to over-collection or fees that are no longer needed.[4]

---

[2] Cal. Gov. c. §66001(a).
[3] Cal. Gov. c. §§66001(c), 66006(a)
[4] Cal. Gov. c. §66006(b)

Lastly, on the fifth anniversary following first deposit into the account for the development impact fees, and each 5 years thereafter, the agency must make the following findings:

(1) Identify the purpose for which the fee is to be put;

(2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;

(3) Identify all sources and amounts of funding to complete financing incomplete improvements; and

(4) Designate the approximate dates on which the funding described above is expected to be deposited into the appropriate fund or account.[5][6]

Technically, WRCOG's member agencies, as the local agencies imposing the TUMF, are subject to the requirements set forth above. However, the Mitigation Fee Act does not specify how a local agency must comply with these requirements, and does not prohibit assigning such responsibilities to another agency, or appointing another agency to act as the local agency's agent. As such, the Plan and the Ordinance require that each member agency appoint WRCOG as TUMF administrator, responsible for receiving, expending TUMF, and ensuring TUMF is accounted for and spent in accordance with the Mitigation Fee Act.[7] As administrator, WRCOG conducts audits to show collection and expenditures of TUMF proceeds are in accordance with the Mitigation Fee Act, and that the above requirements are met.[8]

So long as the requirements described above are met, there is nothing under the Mitigation Fee Act otherwise restricting or mandating particular methods of collection or calculating the amount of development impact fees to be collected, or otherwise restricting WRCOG from doing so on behalf of its member agencies.

II. In Order To Calculate And Collect The TUMF On Behalf Of Member Agencies, The Plan And Ordinance Must Be Amended By The WRCOG Executive Committee, And Each Member Agency's Governing Board, Respectively.

WRCOG adopted its most recent version of the Plan on December 4, 2017, and its most recent version of the Fee Calculation portion of the Transportation Handbook (the "Handbook") on August 10, 2017. In addition, each member agency adopts a TUMF Ordinance

[5] Cal. Gov. c. §66001(d)
[6] As used in the provisions above, a "local agency" includes a county, city, city and county, school district, special district, authority, agency, and other municipal public corporation or district, or other political subdivision of the state. Cal. Gov. c. §66000(c)
[7] *Ordinance*, §7
[8] *Plan*, §VIII.A.1

implementing the most recent TUMF, and providing for administration of the TUMF program through WRCOG. Together, the Plan, Handbook, and Ordinance govern participation of member agencies in the TUMF program. Currently, the Plan requires that each member agency "calculate and collect the TUMF from new development projects outlined in the Fee Calculation portion of the Transportation Handbook as well as the most recent TUMF Ordinances and Fee Resolutions."[9] Each member agency is required to remit all TUMF proceeds, along with a Remittance Report, by the 10th day of the close of each month, for the previous month in which the TUMF were collected.[10]

Because the Plan and the Ordinance require the member agency to collect (and likely calculate) the TUMF, the Plan and the Ordinance must be amended to allow WRCOG to calculate and collect the TUMF on the member agencies' behalf. The Plan may be amended by approval of the WRCOG Executive Committee.[11] The WRCOG Executive Committee comprises the mayor from each of the member cities, four members of the Riverside County Board of Supervisors, the President of each water district, and the Tribal Chairman of the Morongo Band of Mission Indians, subject to determination by a member agency to appoint a different elected official.[12] The Executive Committee may only act upon a majority of a quorum, which consists of a majority of the voting members of the Executive Committee.[13] In addition, amendments to the Ordinance must be approved by the Executive Committee upon a majority of a quorum.[14] Once approved by the Executive Committee, member agencies are required to adopt the amended Ordinance within 90 days.[15]

In sum, although the Mitigation Fee Act does not restrict WRCOG from amending its Plan and Ordinance to include a new methodology allowing WRCOG to calculate and/or collect the TUMF from its member agencies, the member agencies will still have to approve the methodology through representatives on the WRCOG Executive Committee. In addition, and perhaps the more significant challenge, each member agency's governing body will be required to approve the change in practice by adopting a revised Ordinance.

III. **Only The WRCOG Executive Committee Will Be Required To Approve An Amendment To The Plan To Allow WRCOG To Calculate The TUMF On Behalf Of Member Agencies, Or Confirm Member Agencies Calculations,**

Section 7 of the Ordinance provides for calculation of the TUMF by the TUMF Administrator (WRCOG), subject to more specific procedures in the Plan. Section III.A of the

---

9 *Plan,* §III.A
10 *Ordinance,* §6.C
11 *Plan,* §XII
12 *WRCOG Bylaws,* Art. III, §1.A
13 *WRCOG Bylaws,* Art. III, §4
14 *Plan,* §III, §XII; *WRCOG Bylaws,* Art. III, §4
15 *Plan,* §III.

Plan, however, provides that each member agency is responsible for calculation of the TUMF. As such, in order to ensure WRCOG is authorized to either calculate the TUMF on behalf of member agencies, or confirm member agency calculations of the TUMF, the Plan should be amended to provide procedures for such practice. Given the broad language cited above from the Ordinance allowing the TUMF Administrator to take responsibility for calculating the TUMF, only the Plan will need to be amended. Plan amendments are subject to approval from the Executive Committee, and no action will need to be taken by the governing bodies of the member agencies.

CONCLUSION

In conclusion, WRCOG may revise the methodology set forth in the Plan and Ordinance to allow WRCOG to calculate and collect the TUMF on behalf of its member agencies. However, WRCOG will need to first receive majority approval from representatives of its member agencies on its Executive Committee, and additionally, the revised Ordinance must be adopted by each member agency. WRCOG already administers TUMF proceeds in compliance with the Mitigation Fee Act, and so long as reporting and accounting provisions are adhered to, the Mitigation Fee Act does not otherwise restrict the proposed methodology of collecting TUMF.

Alternatively, should WRCOG seek only to calculate the TUMF on behalf of member agencies, or require member agencies to submit TUMF calculations to WRCOG for confirmation, WRCOG will only need to amend the Plan. This requires approval from representatives of each member agency on the WRCOG governing body, but will not require a new ordinance be adopted by member agencies.

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Update on the Regional Truck Study and Development and Implementation of a Regional Logistics Mitigation Fee**

Contact: **Lorelle Moe-Luna, Planning and Programming Manager, Riverside County Transportation Commission, LMoe-Luna@rctc.org, (951) 787-7141**

Date: **August 16, 2018**

***The purpose of this item is to** provide an update and presentation on the Regional Truck Study and Development and Implementation of a Regional Logistics Mitigation Fee.*

Requested Action:

1. Receive and file.

In January 2017, the Riverside County Transportation Commission approved the award for a regional truck study and development and implementation of a regional logistics mitigation fee to WSP USA, formerly Parsons Brinckerhoff, Inc.

The study is the result of the settlement agreement between the Commission, the County of Riverside (County), the City of Moreno Valley (Moreno Valley), and Highland Fairview in response to litigation involving the World Logistics Center (WLC). The Commission and the County had filed suit challenging the environmental impact report in order to ensure adequate mitigation to address added impacts created by the WLC project. Additional lawsuits were filed by the South Coast Air Quality Management District and a number of environmental organizations.

The eventual settlement agreement was finalized to provide needed funding for infrastructure efforts that would help mitigate the impacts of this kind of development throughout the County and to do so in a way that would encourage ongoing economic development and job creation for County residents.

A key provision of the settlement requires the Commission, County, Moreno Valley, and Highland Fairview to conduct a regional transportation study to evaluate a logistics-related regional fee. A result of the study could be a new program that the County and cities in the County could adopt. Such a program would, for example, set a fee on new distribution center warehouses, based on facility size, to help pay for highway improvements. This fee would differ from the existing Transportation Uniform Mitigation Fee (TUMF) Program in that it would only focus on highway projects, as compared to the regional TUMF Program, which collects funds for regional arterials and local streets.

If the County, or at least 75% of the Commission's member cities, adopt a regional warehouse fee within two years of a final court judgment being issued, Highland Fairview will pay 65 cents per square foot for each operating warehouse within the WLC. If no regional fee is adopted, the fee would be 50 cents per square foot. Proceeds would be used for projects identified as part of the regional truck study.

Project Status

Upon approval of the award in January 2017, the study was kicked off in spring 2017 and is projected to be completed by summer 2018.

The scope of work includes five tasks with deliverables as summarized in the table below:

Task/Scope	Deliverables
Task 1: Existing and Future Conditions Analysis • Inventory existing and forecasted (2040) logistics facilities in the County, analyze the various types of logistics facilities, the functions that they serve, and the types of businesses that utilize them. • Quantify truck traffic and impacts on the highway system related to existing and forecasted (2040) logistics facilities in the County; describe the nature of the truck trips such as origin/destination, type of cargo, time-of-day, and equipment.	Technical Memorandum on Existing and Future Conditions (October 2017)
Task 2: Funding and Cost Analysis • Identify and quantify currently available funding sources and mechanisms to offset impacts of logistics facilities in the County. • Identify and quantify costs of addressing existing deficiencies in highway infrastructure in the County.	Technical Memorandum on Funding Gap Report (March 2018)
Task 3: Nexus Study • Establish the relationship between growth of logistics-related facilities within the County, truck traffic growth, and the needed improvements to mitigate such growth.	Technical Memorandum on Logistics Facility Regional Nexus Study (May 2018)
Task 4: Fee Allocation Structure and Implementing Mechanism • Design a fee program based on the research and review of existing and similar fess throughout the County and other states with consideration to the legal, political, and practical implications; conduct an economic elasticity analysis that measures the impact of a logistics-related facilities mitigation fee, particularly focused on local employment and economic development. • The proposed fee program will, at minimum, include: legal requirements; actions required by the Commission and other local jurisdictions; implementation mechanism; fee schedule; anticipated revenues; parameters of expenditures from fee revenues; and timeframe of the fee program.	Technical Memorandum on Fee Allocation Structure and Implementing Mechanism Plan (June 2018)
Task 5: Study Recommendations • A compilation of all information gathered from all tasks to make findings and recommendations to the Commission on actions it can take to establish a new regional logistics-related facilities mitigation fee in the County.	Technical Memorandum on Study Recommendations, Final Regional Logistics Mitigation Fee Study Document, including Development and Implementation of Regional Logistics Mitigation Fees (August 2018)

<u>Prior Action</u>:

None.

<u>Fiscal Impact</u>:

This item is for informational purposes only; therefore, there is no fiscal impact.

<u>Attachment</u>:

None.

Page Intentionally Left Blank

Western Riverside Council of Governments
Technical Advisory Committee

Staff Report

Subject: **Experience Regional Innovation Center Feasibility Analysis Update**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751**

Date: **August 16, 2018**

***The purpose of this item is to** provide an update on the Feasibility Analysis for Experience, the concept of a regional innovation center, which would provide a host of community resources, promote sustainable practices, and showcase the assets and capabilities of the subregion.*

Requested Action:

1. Receive and file.

Background

Western Riverside County is one of the fastest growing subregions in the State of California and the United States. During past WRCOG visioning efforts, subregional leaders identified six interrelated components critically important to achieving a premier quality of life in Western Riverside County, and incorporated these into the WRCOG Economic Development & Sustainability Framework (the Framework), which serves as a guide to grow strategically and achieve a vibrant and livable community. The six Framework goal areas pertain to: 1) Economic Development; 2) Water and Wastewater; 3) Education; 4) Health; 5) Transportation; and 6) Energy and the Environment.

In 2016, staff introduced the concept of Experience, envisioned as a vibrant, regional center with a variety of visitor attractions that could also serve as a sustainability demonstration center, innovation hub, business incubator, and more. The aim of Experience is to showcase the assets and capabilities of inland southern California while serving community needs and advancing the Framework goal areas. Experience would be designed to draw audiences for a variety of purposes by including such elements as an education center, community farm, water efficient garden, walking loop, amphitheater, farm-to-fork café, and other public assets. Once at Experience, visitors would be exposed to best practices in water and energy, emerging technology, employment prospects, and more. Experience would borrow inspiration from similar concepts from across the globe including, but not limited to:

- Los Angeles Cleantech Incubator (LACI) – Los Angeles, CA
- The Frontier Project – Rancho Cucamonga, CA
- Southern California Edison Energy Education Center – Irwindale, CA
- Alegria Farms – Irvine, CA

Feasibility Analysis

On October 2, 2017, the Executive Committee authorized staff to enter into a contract not to exceed $249,823, with PlaceWorks consultants to perform a comprehensive Feasibility Analysis of the Experience concept. The Analysis scope includes thorough research of relevant models, a demand analysis for the center and program elements, analysis of up to four potential sites, analysis of governance options and partnership opportunities, financial analysis, and a final feasibility analysis with recommendation(s). Additionally, the Analysis would review potential funding partners and mechanisms to ensure a viable implementation plan for Experience, should it be found feasible to move forward.

Staff and consultants held an internal kick-off meeting on October 16, 2017, to discuss the goals and visions, as well as potential sites to include in the Analysis, and the formation of an advisory Steering Committee. The Steering Committee is scheduled to convene six times during the course of the Analysis to weigh in on the process and findings through August 2018, when the Analysis is scheduled to conclude. The Steering Committee is composed of members from the Executive Committee, who volunteered to serve in this role, in response to an email solicitation to all members. Additionally, staff invited a variety of stakeholders, including member agency staff, utility partners, and university representatives, to participate on the Steering Committee.

Steering Committee Meeting #4

On Monday, June 18, 2018, the Steering Committee convened for its fourth meeting. The meeting began with a recap of an optional tour organized to the Los Angeles Cleantech Incubator (LACI) and an overview of the various types of jobs-related economic development models, including incubators, accelerators, co-working, and maker space and those activities already occurring in the subregion. The Experience consultant team then shared their initial findings from the market demand analysis, including reviewing the economic benefits and costs of potential program elements. Finally, meeting participants weighed in on the site selection criteria that will be used to assess the strength of the site hosts under consideration. Among the criteria selected, participants identified that financial sustainability, regional economic impact, and market demand as priorities for the chosen site. Meeting notes are included as Attachment 1, and the meeting presentation deck is included as Attachment 2.

Steering Committee Meeting Schedule

The Steering Committee was originally scheduled to meet for the fifth time in July, but to allow for additional analysis the next meeting has been postponed to August. The remaining Steering Committee meetings are schedules as follows:

- August 20, 2018: Meeting #5, host site opportunities review and alternative governance, operations, and partnerships evaluation
- September 17, 2018: Meeting #6, Final recommendations

Educational Tours

Experience is drawing inspiration from a wide variety of programs and facilities to refine the concept of a site that will best address the opportunities and challenges unique to the WRCOG subregion. Following the presentations from three other model organizations and a tour of the Frontier Project during the February 26, 2018, Steering Committee meeting, staff arranged tours at two facilities for Steering Committee members. On May 11, 2018, immediately following an unrelated WRCOG trip to the Bay Area, staff and Committee members toured the Port Workspaces, a co-working space in Oakland that has repurposed an abandoned mall to create an affordable means for entrepreneurs to grow their small businesses. On May 16, 2018, staff arranged a tour of the Los Angeles Cleantech Incubator, which offers business mentorship and state-of-the-art equipment to bring innovations in Cleantech to market and fosters economic development for the City of Los Angeles.

Staff will provide regular updates to WRCOG Committees for the duration of the Analysis.

Prior Action:

August 9, 2018: The Planning Directors Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachments:

1. Steering Committee Meeting #4 Notes.
2. Steering Committee Meeting #4 Presentation Slides.

Page Intentionally Left Blank

Item 8.D

Experience Regional Innovation Center Feasibility Analysis Update

Attachment 1

Steering Committee Meeting #4 Notes

Page Intentionally Left Blank

Feasibility Study for EXPERIENCE
A Regional Innovation Center

Steering Committee Meeting #4 Summary
June 18, 2018 | 11:00 AM- 1:00 PM

Project Contact: Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751

Steering Committee:
Executive Committee Members: Council Member Debbie Franklin, City of Banning; Council Member Adam Rush, City of Eastvale; Council Member Laura Roughton, City of Jurupa Valley; Mayor Rusty Bailey, City of Riverside; Council Member Kevin Bash, City of Norco; Dr. Judy White, Riverside County Superintendent of Schools;

Member Agency Staff: Grace Williams, City of Perris; Rafael Guzman, City of Riverside; Steve Massa, City of Riverside; Danielle Coates, EMWD; Melanie Nieman EMWD; Rohan Kuruppu, Riverside Transit Agency; Rick Sandzimier, City of Moreno Valley

Regional Stakeholders: Ana Aceves, Southern California Gas Company (SoCal Gas); Alexandra Orozco, University of California, Riverside (UCR)

Staff and Consultants: Chris Gray, WRCOG; Andrea Howard, WRCOG; Mike Wasgatt, WRCOG; Karen Gulley, PlaceWorks; Steve Gunnells, PlaceWorks; Eric Carbonnier, HMC Architects

Experience – Concept and Origin:
WRCOG envisions that Experience would draw audiences for a variety of purposes by including such elements as an education center, community farm, water efficient garden, walking loop, amphitheater, farm-to-fork café, and other public assets. Once at Experience, visitors would be exposed to best practices in water and energy, emerging technology, community stewardship, business operations, employment prospects, and more.

In 2010, WRCOG adopted the Economic Development & Sustainability Framework, which recognized six interrelated goal areas for achieving a high quality of life and regional economic growth: transportation, water and waste water, energy and environment,

economic development, health, and education. Experience would be a physical space to explore and grow the subregion's work to advance the Framework Goals.

Meeting #4 Review:
The Steering Committee held its fourth meeting on June 18, 2018. The agenda included a debrief from the tour of the Los Angeles Cleantech Incubator (LACI), a presentation on the findings of the market demand analysis and review of economic benefits of potential program elements, identification of site selection criteria by the Steering Committee participants. There was also an initial discussion of the different models of incubator/accelerator/co-working/maker spaces in the region. Definitions for each were presented along with what various existing organizations provide (see attached).

LACI Tour
Attendees shared their reflections of the LACI tour. The comments included:

- LACI has a 30-year lease from LAWDP for $1/year
- They utilize all their current space (indoors and out) and are branching out across the street
- They currently have 35 staff and interns working there
- LACI's "secret sauce" or greatest value added are the Executives in Residents, CEO's and CFO's who mentor the businesses
- They only accept 9% of the applications they receive to be part of LACI – an indication of potential demand
- 3.2 acre parcel, 60,000 sf under roof
- They have a wet lab, which is also needed in Riverside
- There is demand for a LACI type model in western Riverside
- There is some concern about start-up costs for a model similar to LACI
- Not all participants agree whether an incubator/accelerator model should be part of Experience

Market Demand Presentation
Steve Gunnells, Chief Economist for PlaceWorks, gave a presentation on the market demand and economic benefits of the following potential program elements:

- Entrepreneurial Support
    - Incubator/accelerator
    - Makerspace
    - Coworking/meeting space
- General office space for lease
- Event space/venue
- Food service
- Outdoor demonstration area
- Urban agriculture

For each of the elements, Mr. Gunnels walked through the economic and market issues associated with the three potential locations (Riverside, Temecula, and Perris), the expectation for revenue generation; and implications for ultimate site selection. His analysis included evaluating population and employment (existing and future), existing providers of the different program components, a general assessment of existing market demand and potential revenue for each of the three locations, and an assessment of the overall locational strengths and/or weaknesses associated with each program element in each location. This was a high- level assessment designed to inform the conversation about demand in Western Riverside and potential synergies that could be achieved between the elements and within a surrounding community. The market analysis will also be used to develop a series of alternative programs to be evaluated in the next stages of the project.

Site Selection Criteria and Ranking

The Steering Committee provided input on site selection criteria that would be used in assessing each of the potential locations for Experience. An initial list of site selection criteria was presented and meeting participants were asked for input on additional criteria to be evaluated. Finally, each of the agencies present was asked to rank their top ten criteria. The results are as follows, with 1 being ranked most important:

1. Financially sustainable
2. Regional economic impact
3. Sufficient space for “Must Haves/Like to Haves”
4. Sufficient parking either on-site or off-site
5. Alignment with previously identified Goals for Experience
6. Expansion potential
7. Competitive location for grant funding
7. (tie) Proximity to existing population and employment
9. Proximity to transit
10. Sufficient demand for “Must Haves/Like to Haves”

The ranking of all the site selection criteria is attached. The results will be used in the forthcoming site evaluation process.

Next Meeting: August 20, 2018 from 11:00 am to 1:00 pm

Page Intentionally Left Blank

Item 8.D

Experience Regional Innovation Center Feasibility Analysis Update

Attachment 2

Steering Committee Meeting #4 Presentation Slides

Page Intentionally Left Blank

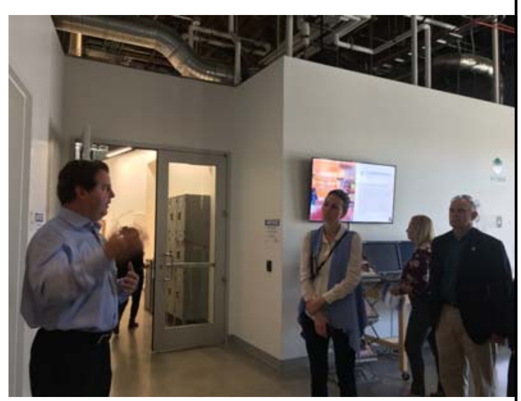
Feasibility Study for EXPERIENCE – A Regional Innovation Center

Steering Committee Meeting #4

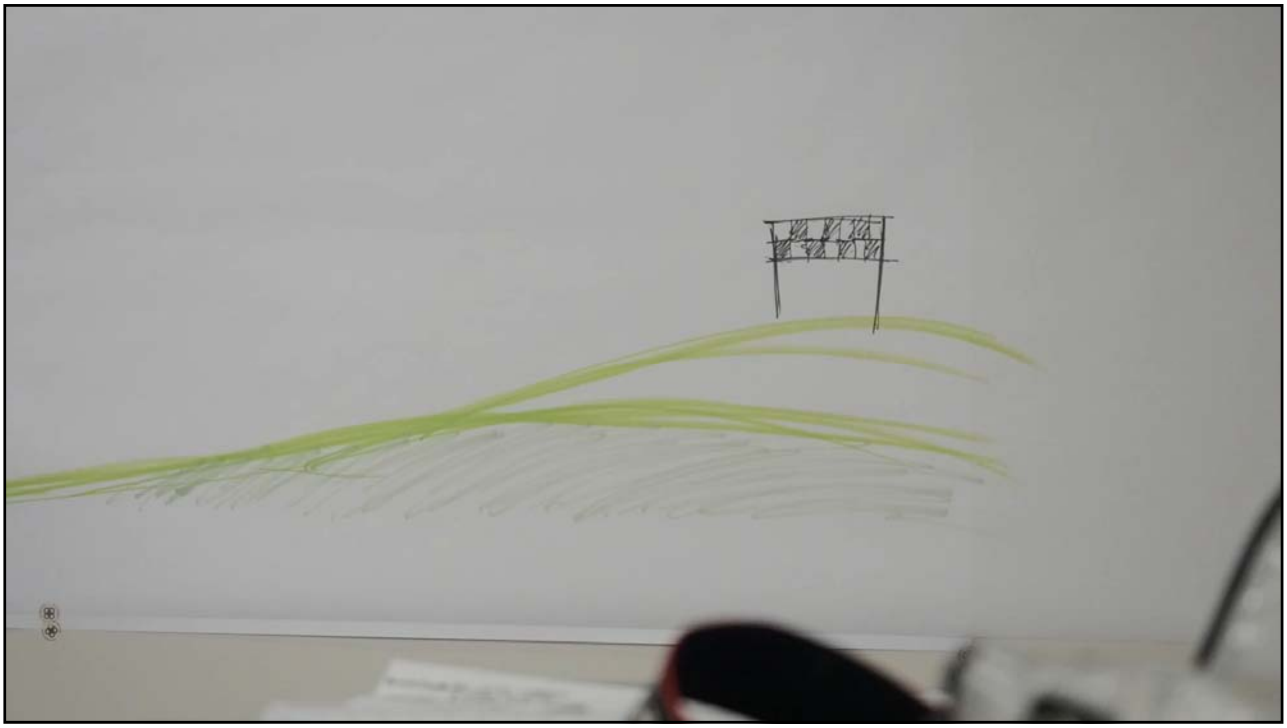
June 18, 2018

Today's Agenda

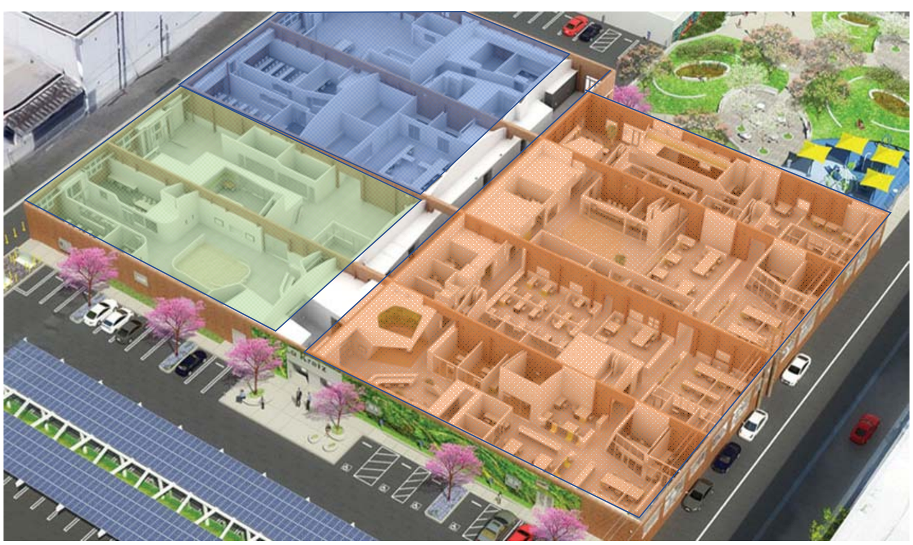
- Meeting Purpose/Summary of Meeting #3
- Debrief from Tour of Los Angeles Cleantech Incubator (LACI)
- Presentation of Market Demand and Economic Benefits of Potential Program Elements
- Site Selection Criteria and Ranking by Committee



LACI Tour



Los Angeles Cleantech Incubator



3.2 acre footprint
60,000sf under roof
230 desks
100+companies/organizations

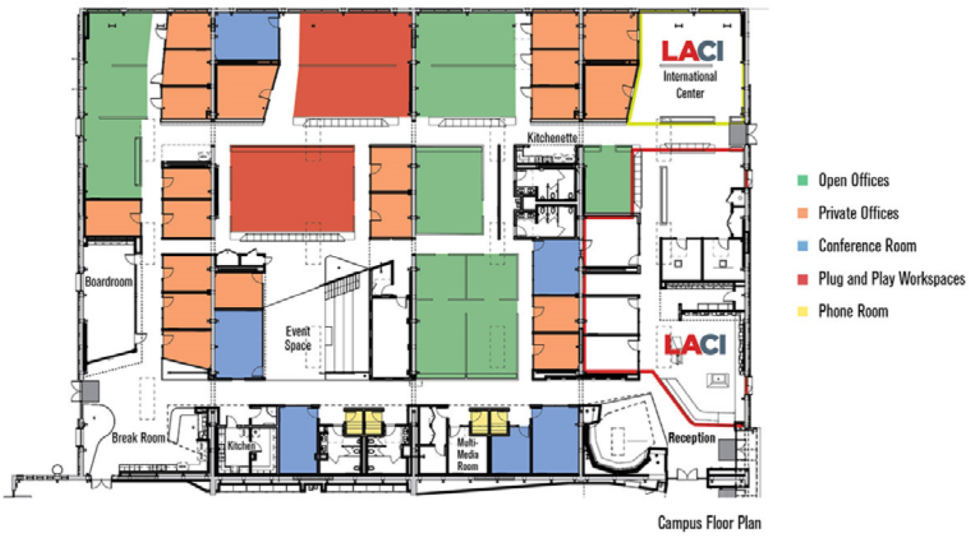
Makerspace/Prototyping Laboratories

Training center

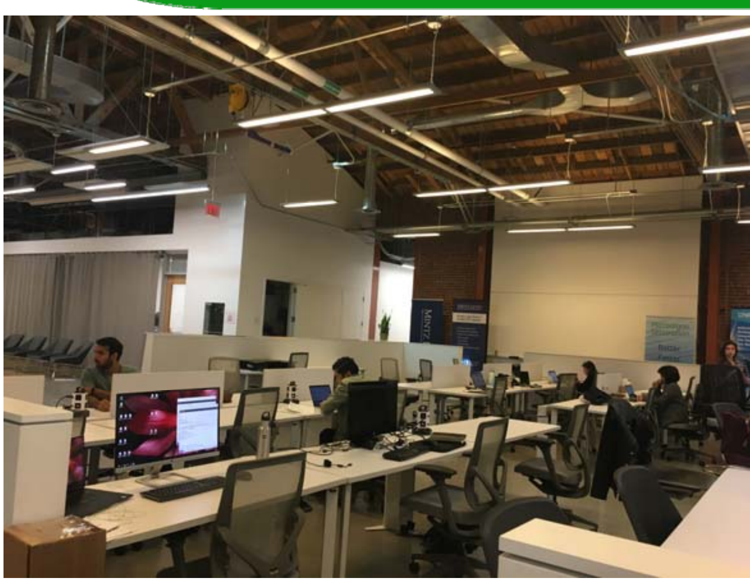
Display Area: micro-grid, UV grey water system, Smart Home

LADWP testing and certification lab

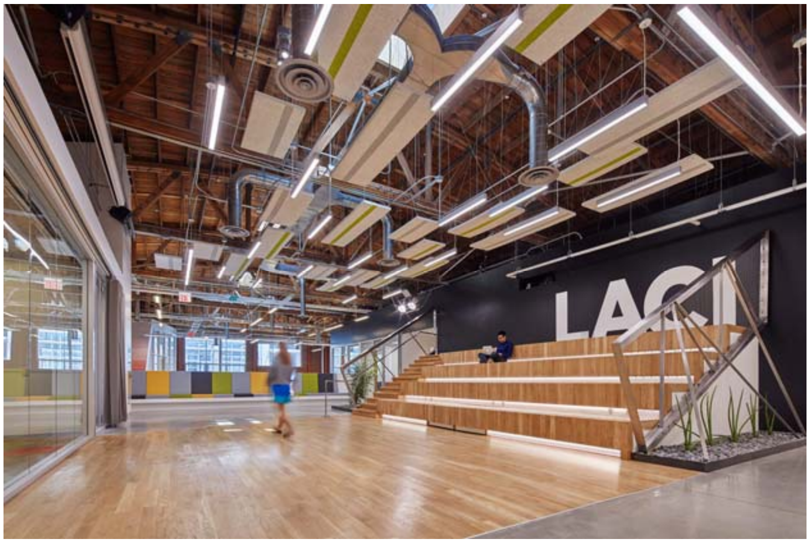
Space Organization



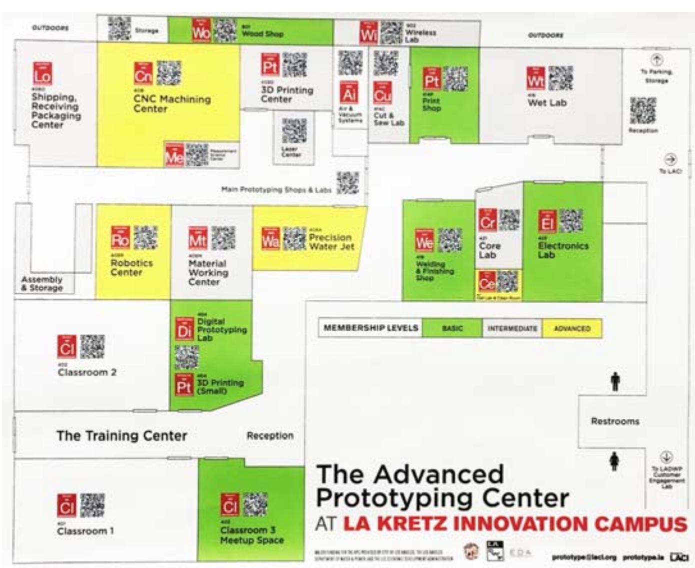
Co-Working Space



Assembly Area



LACI Program Organization



Maker Space

Cleantech Display

Construction Display

Microgrid Display

Smart Home Display

Economic and Market Assessment

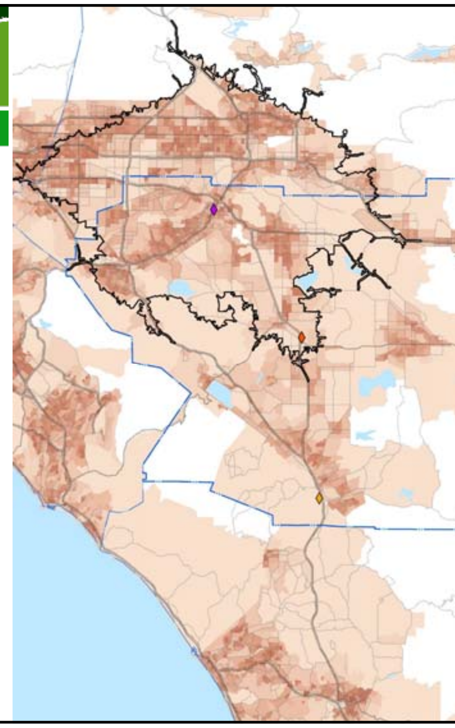
Potential Site Locations

1. Downtown Riverside
2. EMWD, Perris
3. Old Town Temecula

Potential Locations

- Population

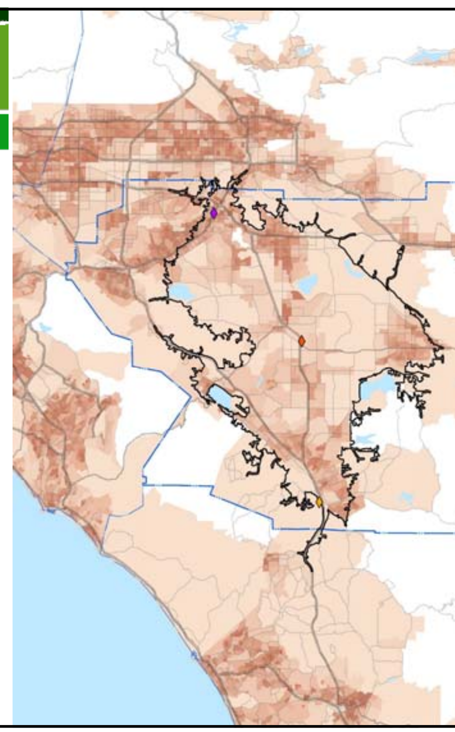
	Riverside	EMWD	Temecula
Land Area (sq. mi.)	820	648	411
2017 Population	2,413,559	1,163,984	485,900
Pop. Growth 2017–22	109,249	74,110	38,040
Annual Pop. Growth Rate	0.89%	1.24%	1.52%
Median Age	31.6	32.9	35.6
Median Household Income	$59,497	$60,497	$77,285



Potential Locations

- Population

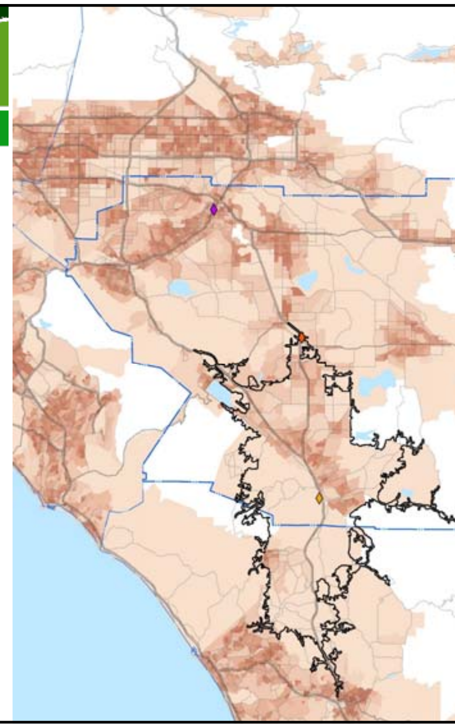
	Riverside	EMWD	Temecula
Land Area (sq. mi.)	820	648	411
2017 Population	2,413,559	1,163,984	485,900
Pop. Growth 2017–22	109,249	74,110	38,040
Annual Pop. Growth Rate	0.89%	1.24%	1.52%
Median Age	31.6	32.9	35.6
Median Household Income	$59,497	$60,497	$77,285



Potential Locations

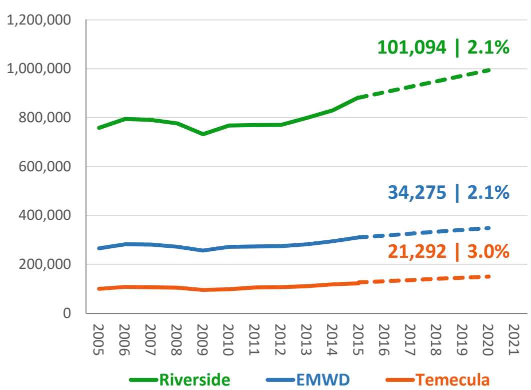
- Population

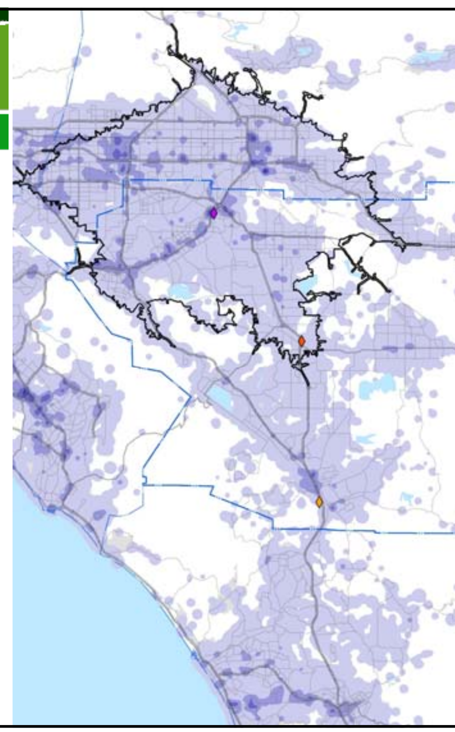
	Riverside	EMWD	Temecula
Land Area (sq. mi.)	820	648	411
2017 Population	2,413,559	1,163,984	485,900
Pop. Growth 2017–22	109,249	74,110	38,040
Annual Pop. Growth Rate	0.89%	1.24%	1.52%
Median Age	31.6	32.9	35.6
Median Household Income	$59,497	$60,497	$77,285



Potential Locations

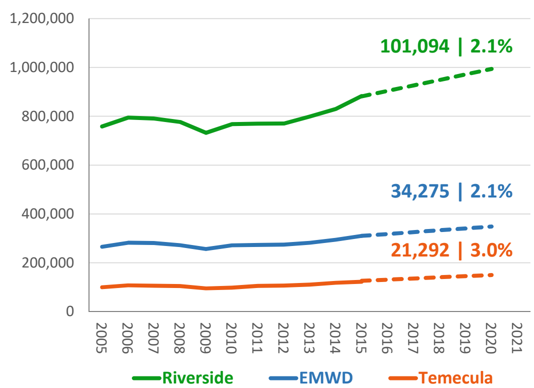
Employment

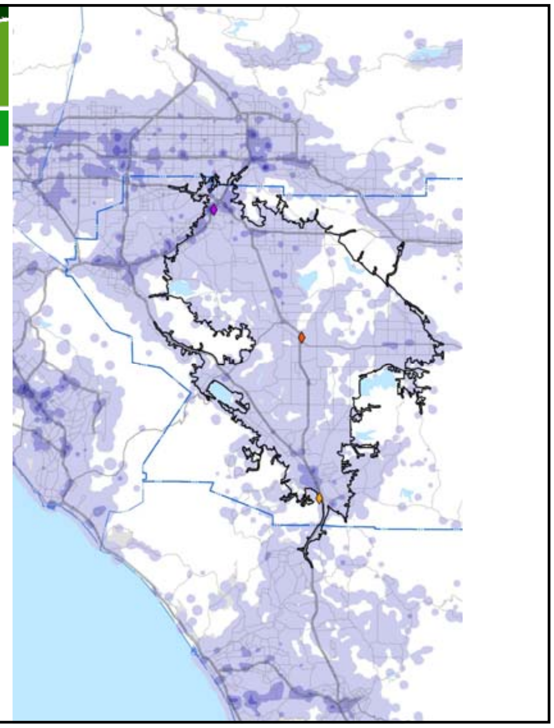




Potential Locations

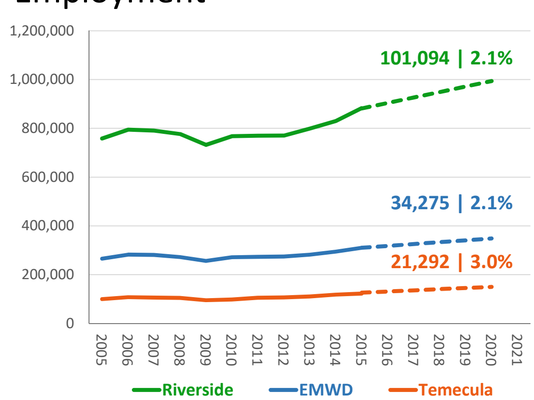
Employment

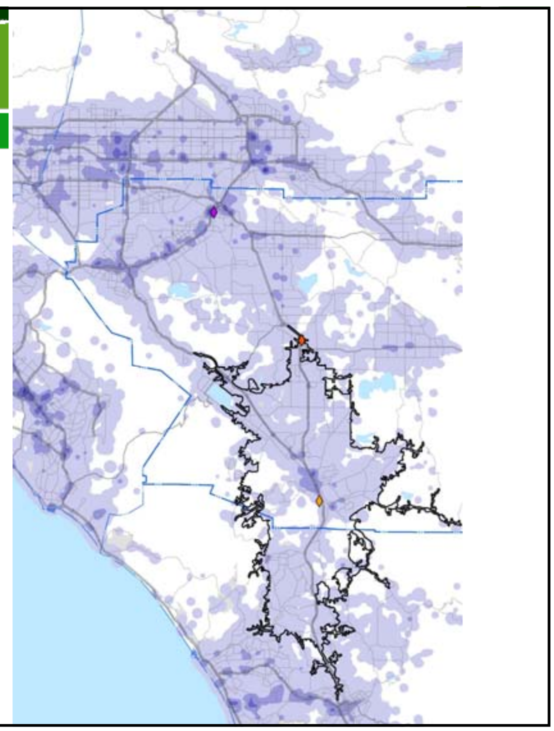




Potential Locations

Employment





Economic and Market Assessment

Topics

1. Economic and market issues
2. Expectation for revenue generation
3. Implications for site selection

Function/Use Categories

- Entrepreneurial Support
  - Incubator/accelerator
  - Makerspace
  - Coworking/meeting space
- General office space for lease
- Event space/venue
- Food service
- Outdoor demonstration area
- Urban agriculture

Entrepreneurial Support Organizations

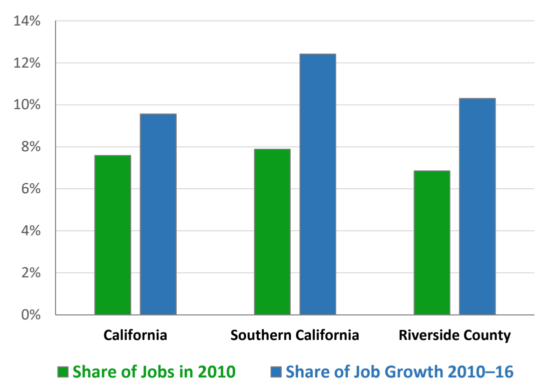
Organizations that help and support entrepreneurs in starting and building small businesses with the intent to:

- Improve and expand the local/regional economy
- Increase the number of jobs
- Build wealth

Why Entrepreneurs?

Employment at Firms with 0 to 4 Employees

	Share of Jobs in 2010	Share of Job Growth 2010–16	Difference
California	7.6%	9.6%	1.26
Southern California	7.9%	12.4%	1.57
Riverside County	6.8%	10.3%	1.50



Entrepreneurial Support Organizations

- Economic development organization
- Higher education
- Small business development centers

Entrepreneurial Support Organizations

- Economic development organization
- Higher education
- Small business development centers

- Incubator
- Accelerator
- Makerspace
- Coworking space

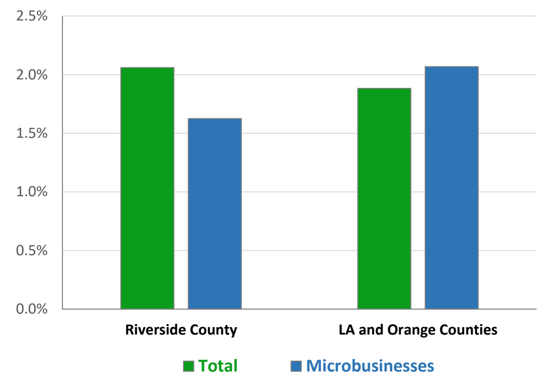
126

Microbusiness Growth

Annual Rate of Change in Number of Businesses, 2012 to 2016

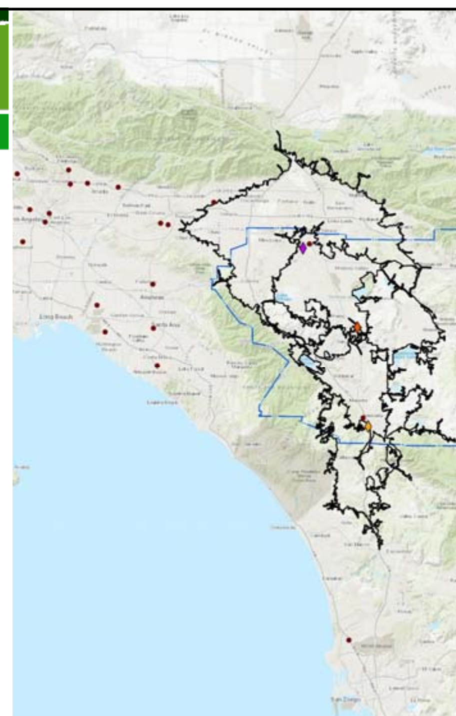
	Total	Microbusinesses
Riverside County	2.1%	1.6%
LA and Orange Counties	1.9%	2.1%

Note: Microbusinesses are firms with 0 to 4 employees.



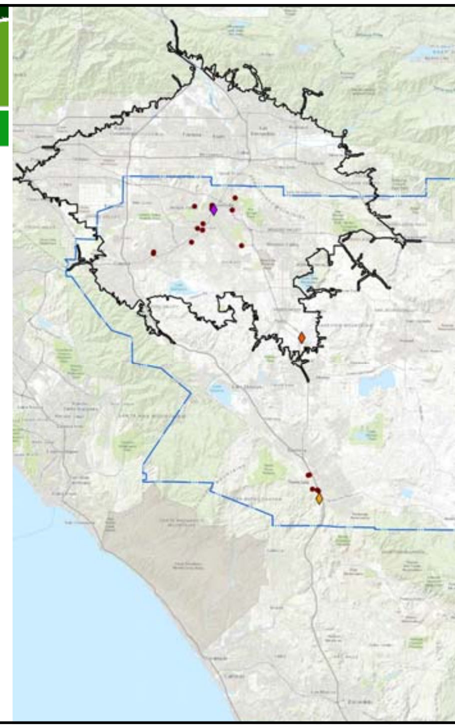
Existing Providers

- Incubators, accelerators, and makerspaces



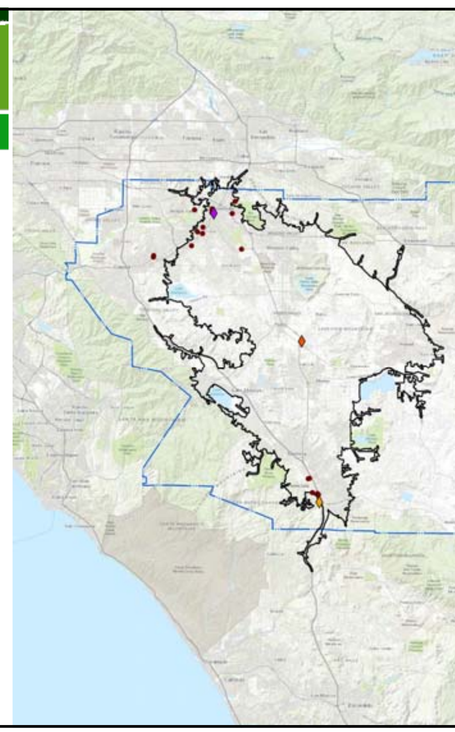
Existing Providers

- Coworking, meeting, and classroom space

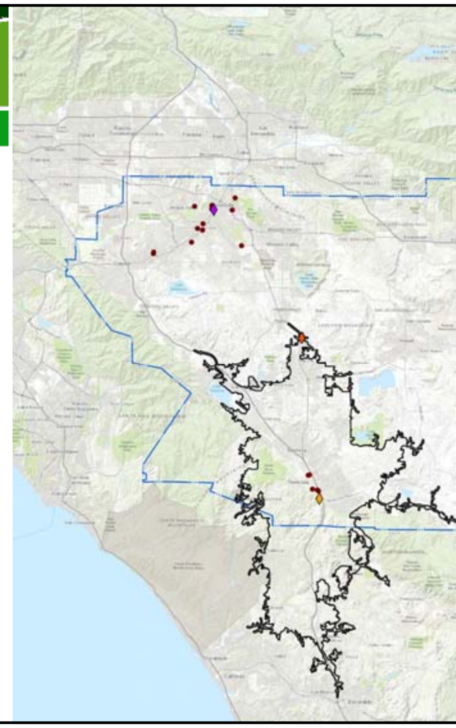


Existing Providers

- Coworking, meeting, and classroom space



Existing Providers



- Coworking, meeting, and classroom space

Incubator/Accelerator

FINDINGS

- Lower rate of business startups indicates need for entrepreneurial support organizations (incubators, accelerators, coworking space, and maker space)
- Majority of incubators/accelerators and makerspaces are in LA and Orange Counties
- UCR's experience with ExCITE demonstrates existing need

Incubator/Accelerator

LOCATIONAL STRENGTHS—RIVERSIDE

- Innovation district
- Proximity to UCR
- Downtown setting

Incubator/Accelerator

LOCATIONAL STRENGTHS— EMWD

- Water technology
- EMWD technical staff
- EMWD testing

Incubator/Accelerator

LOCATIONAL STRENGTHS— TEMECULA

- Potential San Diego—biotech focus
- Potential for tie-in with Abbott
- Old Town setting

General Office Space

- May not be critical to the vision for Experience
- Can be a revenue generator
- Potential location for businesses graduating from incubator/accelerator
- Tie-in with coworking space
- Potential transition, allows for expansion of other functions

General Office Space

- Increasing office lease rates
- Declining vacancy rates (IE overall office vacancy rate 10.7%)
- Consistent net absorption of office space
- Office market is strongest in areas with thriving downtowns

General Office Space

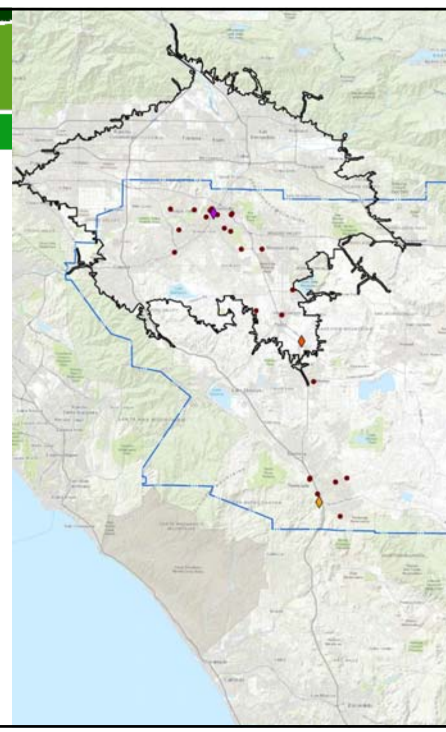
LOCATIONAL STRENGTHS

- Office-based employment projected to increase in all three areas
- Largest increases are in the Riverside area: suggests general office space is a viable consideration in the Riverside location
- Office-based employment growth in EMWD and Temecula areas in near-term does not warrant new office construction: general office space probably not a viable option

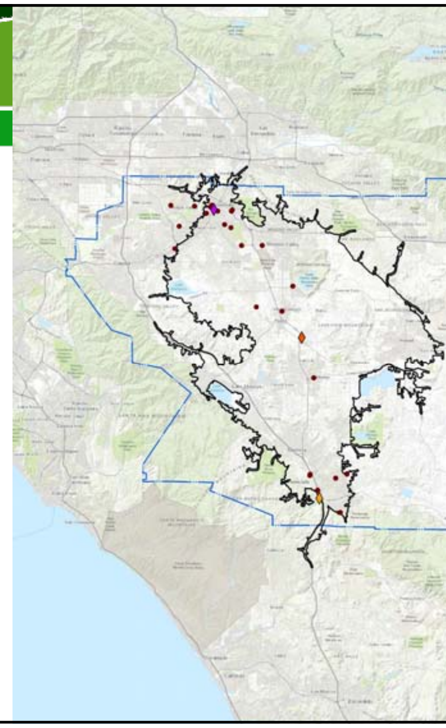
Event Space/Venue

- This category includes larger spaces for conferences, conventions, and performances
- Market for smaller spaces is well-served by existing facilities, such as banquet halls and, in some cases, meeting facilities in hotels
- There are limited facilities for larger meetings/conferences, except for Riverside Convention Center and Pechanga Resort and Casino

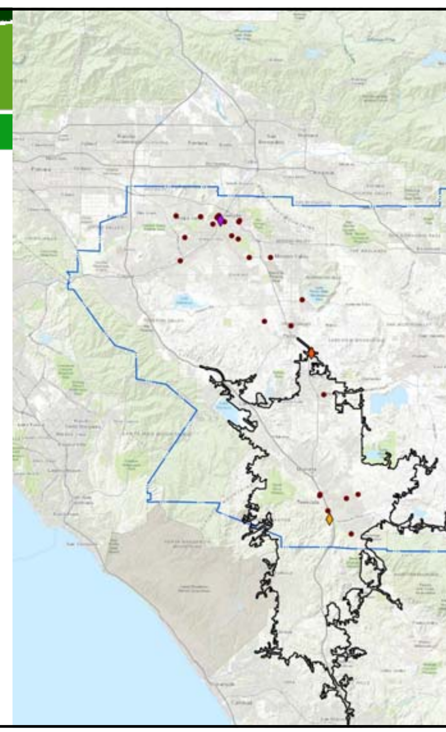
Event Space/Venue



Event Space/Venue



Event Space/Venue



134

Event Space/Venue

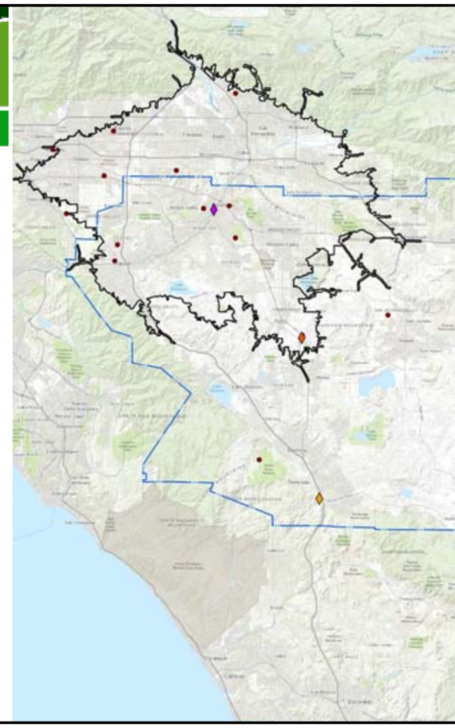
LOCATIONAL STRENGTHS

- Event and venue space may overlap with other functions
- Event and venue space is a potential revenue generator for Experience
- There are more existing facilities in proximity to Riverside location
- Few facilities in proximity to EMWD
- Limited facilities near Temecula, but many wineries may capture demand for weddings

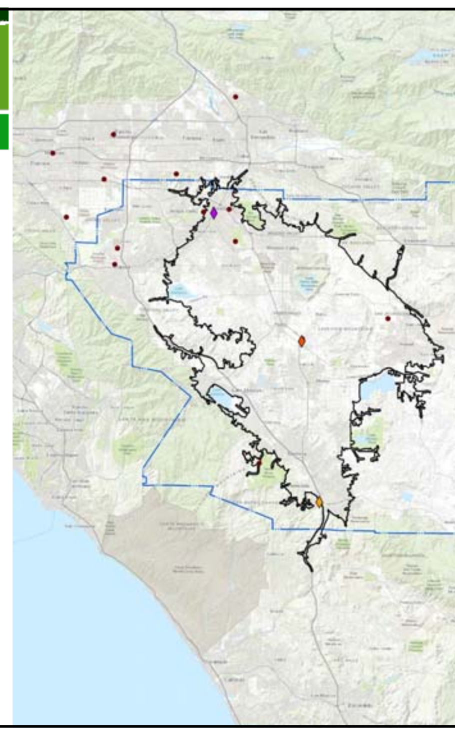
Outdoor Demonstration Areas

- Includes functions such as landscaping, habitat, water conservation and stormwater management
- It could include related outdoor activities, such as connections to bike/ped routes, outdoor gathering spaces, educational programs
- Not a quantifiable market demand for this function as the majority of these types of facilities are constructed by agencies and organizations with related jurisdiction or authority

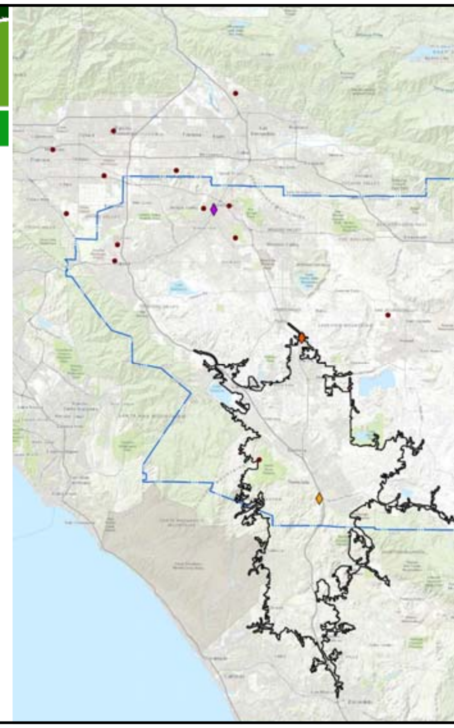
Outdoor Demonstration



Outdoor Demonstration



Outdoor Demonstration



Outdoor Demonstration Areas

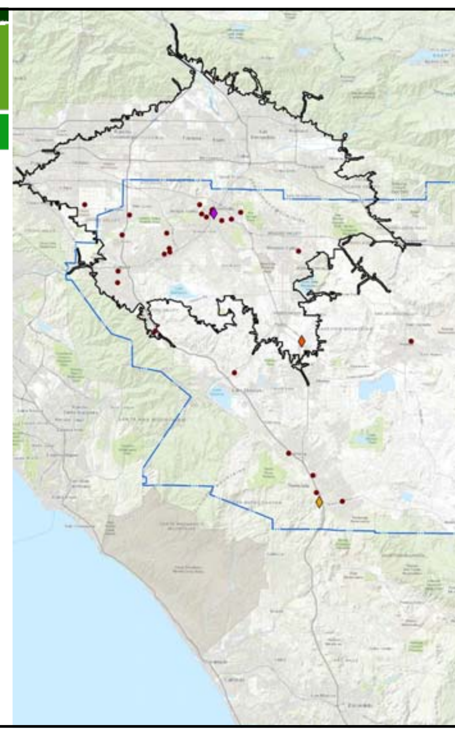
LOCATIONAL STRENGTHS

- Outdoor demonstration area not likely to generate revenue
- Relative to existing facilities, there is potential for additional outdoor demonstration areas
- From an economic standpoint, all three locations may be similarly suitable for outdoor demonstration areas, but not all of the locations would have sufficient/suitable land area

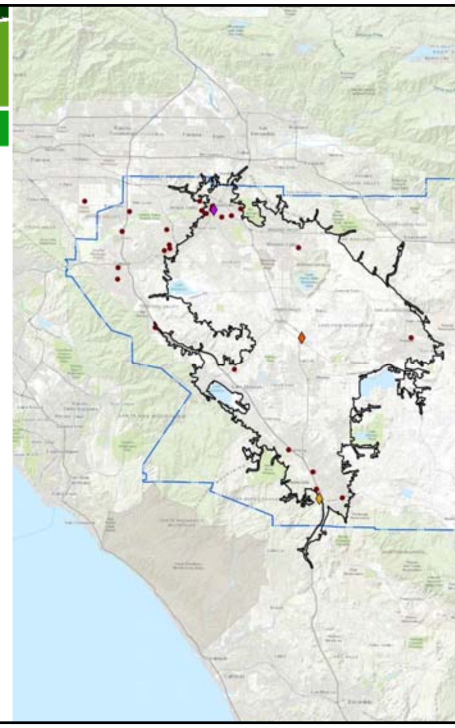
Urban Agriculture

- Agricultural functions, such as community gardens, a farmer's market, plant nursery, and a farm products store
- Existing market demand for retail in the three locations; expected to grow as the region's population grows
- The three locations have a variety of existing farmer's markets, plant nurseries, and farm products stores.
- May be opportunities to introduce new farmer's markets on alternating days
- Demand for plant nurseries and farm products stores expected to increase with population

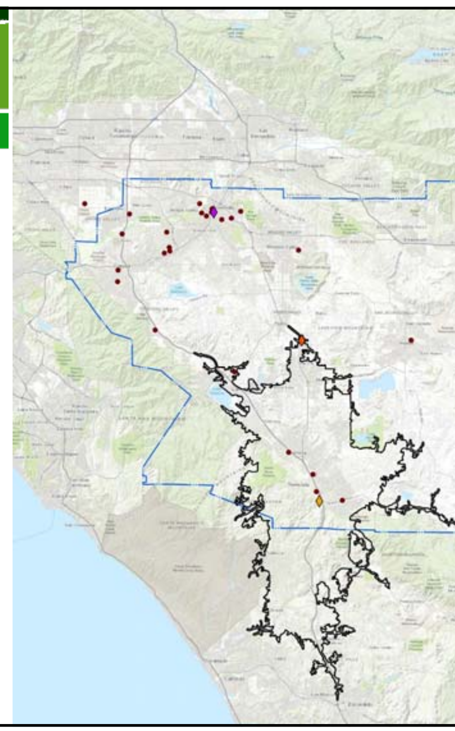
Urban Agriculture



Urban Agriculture



Urban Agriculture



Urban Agriculture

LOCATIONAL STRENGTHS

- Sufficient existing or near-term demand to support urban agriculture functions in each of the locations
- The Perris area is the least served by existing farmer's markets
- With the exception of community gardens, urban agriculture functions could be revenue generating
- Community gardens can generate user fees to cover operation and maintenance costs and therefore be revenue neutral

Implications

Incubator/Accelerator

- The Riverside location has the most economic activity and would likely be the most active
- Incubators/accelerators serve a regional market, and any location would help satisfy regional demand
- Each location would provide a unique flavor for an incubator/accelerator
- A great deal of planning and team building will be necessary at any of the locations

Implications

Makerspace

- The Riverside location has the most economic activity and would likely satisfy the most regional demand
- The potential for EMWD to partner with Experience at the EMWD and the potential for Abbott to partner with Experience at the Temecula location create unique opportunities for makerspace in these locations
- The variety of potential partners at the Riverside location would enable makerspace in this location to serve a larger variety of users

Implications

Coworking Space

- The Riverside location has the most economic activity and would likely support more coworking space, which is a potential revenue generator
- The relative dearth of existing coworking space in the EMWD and Temecula locations means that coworking space in these locations could satisfy unmet demand

Implications

General Office Space

- General office space could be a revenue generator, even though it might not be a priority function for Experience
- General office space is probably not an economically feasible option at the EMWD and Temecula locations

Implications

Event/Venue Space

- There is demand for large event and venue space in all three locations
- Event and venue space is a potential revenue generator
- Because the Riverside location has the most economic activity, event space in this location might be the most well used, but this location has the most competition across facility sizes
- There may be less wedding use at event/venue space in Temecula

Implications

Food Service

- There is sufficient market demand for restaurants in all three locations
- Because the Riverside location is an urban area, a restaurant here would have the greatest potential to attract foot traffic. Restaurants at the EMWD and Temecula locations would likely rely greatly on Experience patrons and destination diners.
- A culinary incubator at the Riverside location would have to complement Riverside Food Lab
- It is not clear that there would be sufficient demand to support a culinary incubator at the EMWD and Temecula locations

Implications

Outdoor Demonstration Areas

- Western Riverside appears to be underserved by outdoor demonstration areas, indicating that there should be demand for this function
- Outdoor demonstration areas are not likely to generate revenue, and without a funding stream, may not be revenue neutral
- The capacity to accommodate outdoor demonstration area varies from location to location and site to site

Implications

Urban Agriculture

- There should be demand to support a farmer's market, plant nursery, and a farm products store at each location
- These functions could be revenue generating
- Community gardens could be supported at each location, but this function would not likely be a revenue generator

Economic and Market Assessment

- **What's next?** Identifying site selection criteria and prioritizing
    - How important is revenue generation?
    - Is fostering business development an important benefit of investing in Experience?
    - What synergies should be achieved among the functions of experience and what synergies should exist between Experience and its neighborhood?
- **Questions**

Site Selection Evaluation Criteria

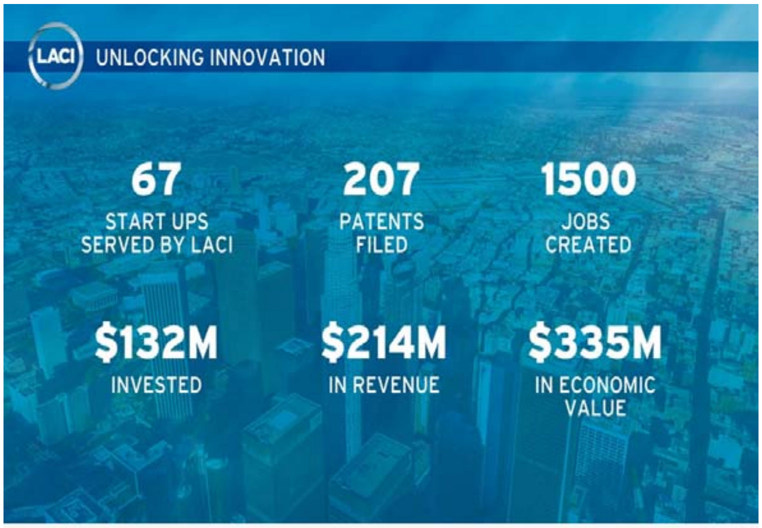
- Define Evaluation Criteria
- Prioritize Top Ten Criteria to be Used in the Final Programming for Experience and the Site Evaluation Process

Next Meeting

- Next Meeting: **July 23**, 11-1 pm
- Present Site Assessment


OUR MISSION
LACI is creating an inclusive, green economy
OUR STRATEGY
UNLOCKING INNOVATION
TRANSFORMING MARKETS
ENHANCING COMMUNITY
LOCAL ROOTS
LACI
EMPOWERING INNOVATION FOR ENTREPRENEURS
laci.org


LACI
OUR PRIORITY AREAS
MOBILITY & GOODS MOVEMENT
CLEAN ENERGY SMART GRID
SMART CITIES
TO POSITIVELY IMPACT LA'S...
GHG EMISSIONS
AIR QUALITY AND EQUITY
JOBS & ECONOMY
LACI
EMPOWERING INNOVATION FOR ENTREPRENEURS
laci.org



History

- PPP Founded by City of LA in October 2011
- City’s primary objective: To revitalize industrial core through the creation of a cleantech cluster = “Cleantech Corridor”
- Independent non-profit, run by entrepreneurs, partnering w/LADWP and the City of Los Angeles
- La Kretz Innovation Campus: 60,000sf (30,000 for LACI + 30,000 for labs/demonstration space/prototyping space + LADWP owned

Key Stakeholders

- City of LA Mayor's Office
- LA Department of Water & Power (LADWP)
- UCLA, USC, Caltech, JPL, Cal State Northridge (CSUN)
- Los Angeles County Economic Development Corporation (LAEDC), LA Chamber of Commerce, LA Business Council (LABC)
- Los Angeles County
- State of California
- Federal Government
- Port of Los Angeles, Metro, Metropolitan Water District (MWD), Southern California Edison (SCE)
- Industry partners
- Financial institutions (JP Morgan, Wells Fargo)

Sources of funding

- City funding
- State funding
- Federal funding
- Corporate sponsorship
- Contract for hire
- Philanthropy
- Events
- Tenant fees
- Equity stake in companies

Examples of Clean Technologies in the LACI Portfolio

- Energy efficiency
- Energy storage
- Home energy management
- Online solar marketplace
- Efficient lighting
- Advanced transportation
- Goods movement
- Water leak detection
- Electronic waste recycling
- Sustainable consumer goods
- Controlled environment agriculture

Partners

Page Intentionally Left Blank