

1. CALL TO ORDER

The meeting of the Public Works Committee was called to order at 2:00 p.m. by Committee member Brad Brophy at WRCOG's office, Citrus Conference Room.

2. ROLL CALL

Members present:

Lori Askew, City of Calimesa
Nelson Nelson, City of Corona (2:05 p.m. arrival)
Craig Bradshaw, Cities of Eastvale and Wildomar
Jonathan Smith, City of Menifee
Henry Ngo, City of Moreno Valley (2:03 p.m. arrival)
Brad Brophy, Cities of Perris and San Jacinto (Chair)
Amer Attar, City of Temecula
Alvin Medina, County of Riverside
Rohan Kuruppu, Riverside Transit Agency

Staff present:

Christopher Gray, Director of Transportation & Planning
Andrew Ruiz, Interim Chief Financial Officer
Daniel Ramirez-Cornejo, Program Manager
Christopher Tzeng, Program Manager
Jessica May, Staff Analyst

Guests present:

Darren Henderson, WSP / WRCOG consultant
Todd Warden, South Coast Air Quality Management District (AQMD)
Paul Rodriguez, Rodriguez Consulting Group
Jenny Chan, Riverside County Transportation Commission
Jennifer Nguyen, Riverside Transit Agency
Kristen Warsinski, Riverside Transit Agency
Darin Johnson, Mark Thomas & Company, Inc.

3. PLEDGE OF ALLEGIANCE

Committee member Brad Brophy led the members and guests in the pledge of allegiance.

4. PUBLIC COMMENTS

Todd Warden, AQMD staff, shared information on AQMD rebates for commercial electric landscape equipment and encouraged member agencies to consider the benefits of electric equipment, such as quieter and cleaner operation, and incorporate electric equipment into their operations.

5. MINUTES (*Eastvale / Perris*) 11 yes; 0 no; 0 abstention. *Item 5.A was approved. The Cities of Banning, Beaumont, Canyon Lake, Hemet, Jurupa Valley, Lake Elsinore, Murrieta, Norco, and Riverside, the March Joint Powers Authority, and the Riverside County Transportation Commission were not present.*

A. Summary Minutes from the December 13, 2018, Public Works Committee Meeting are Available for Consideration.

Action: 1. *Approved Summary Minutes from the December 13, 2018, Public Works Committee meeting.*

6. CONSENT CALENDAR (Menifee / Moreno Valley) 11 yes; 0 no; 0 abstention. Items 6.A and 6.B were approved. The Cities of Banning, Beaumont, Canyon Lake, Hemet, Jurupa Valley, Lake Elsinore, Murrieta, Norco, and Riverside, the March Joint Powers Authority, and the Riverside County Transportation Commission were not present.

A. WRCOG Committees and Agency Activities Update

Action: 1. *Received and filed.*

B. TUMF Revenue and Expenditures Update

Action: 1. *Received and filed.*

7. REPORTS / DISCUSSION

A. Riverside Transit Agency Activities Update

Rohan Kuruppu, Riverside Transit Agency (RTA) Director of Planning, provided an update on activities underway and recently completed using TUMF funding contributions. A number of bus stops were recently improved within RTA's network, and there are several mobility hubs in development to improve transit services throughout the subregion, such as the UCR Mobility Hub.

Action: 1. *Received and filed.*

B. Fee Comparison Analysis Update

Christopher Tzeng presented preliminary findings from the Fee Comparison Analysis update currently underway to update the results of a similar study completed in 2016. The purpose of the Analysis was to understand the fees required of development projects in and around the WRCOG subregion, the effects of other development costs, and the economic benefits of transportation investments. Fees on all land uses, except for retail, generally increased either at or below inflation and school fees increased by the highest percentage. Staff estimates that the full, completed Analysis should be available by the March Committee meeting.

Christopher Gray added that WRCOG has development proformas and can share information on the percentage of development fees related to the total cost of project development.

Action: 1. *Received and filed.*

C. Fiscal Year 2019/2020 SB 821 – Bicycle and Pedestrian Facilities Program Call for Projects

Jenny Chan reported that the SB 821 call for projects opened on February 4, 2019, and that the Riverside County Transportation Commission (RCTC) has approximately \$3.8 million available for bike and/or pedestrian facility projects. RCTC staff encourage interested jurisdictions to schedule one-on-one meetings with RCTC staff for application assistance prior to the application deadline on April 25, 2019, at 5:00 p.m.

Committee member Brad Brophy asked if there was a maximum funding amount per project.

Ms. Chan responded that there is no maximum currently established but encouraged jurisdictions to keep in mind that RCTC has a total program amount available of approximately \$3.8 million.

Action: 1. *Received and filed.*

D. High-Cube Warehouse Calculation

Daniel Ramirez-Cornejo presented a proposed adjustment to the High-Cube Warehouse component of the TUMF Calculation Handbook based on the results of the TUMF High-Cube Warehouse Trip Generation Study completed in January 2019. The proposed adjustment would increase the multiplier in the High-Cube Warehouse calculation from 0.32 to 0.36. The adjustment to the High-Cube Warehouse TUMF calculation would account for the higher number of observed trips generated by large fulfillment centers and would recognize fulfillment centers as a subset of the general High-Cube Warehouse fee calculation category.

Committee member Jonathan Smith asked about the purpose of the proposed increase to this fee and how the subregion's fees on industrial projects compares to fees in neighboring areas.

Mr. Ramirez-Cornejo explained that a study was undertaken in response to comments received during the Nexus Study update to determine whether High-Cube Warehouses have a higher trip generation than standard industrial uses. This study was completed in January 2019 and the proposed revision is based on the results of this study.

Christopher Gray added that the higher number of passenger car trips observed with these types of warehouses in WRCOG's Trip Generation Study is not currently taken into account in the High-Cube Warehouse fee calculation. The update to the fee calculation would reflect this new phenomenon. The fee increase associated with this update to the High-Cube Warehouse methodology would be a small percentage increase compared to the total amount of fees these projects are paying. Fees in Western Riverside County are currently comparable to fees that would be paid in San Bernardino County.

Darren Henderson reminded the Committee that the current High-Cube Warehouse calculation provides these uses with a discount because trip generation at these uses is different than a traditional industrial use and emphasized that the proposed update to this calculation would simply take into account the new observed trend of increased automobile and van trips for rapid delivery.

Committee member Smith noted that policymakers in the region are concerned with remaining competitive within the area to attract these uses.

Mr. Gray emphasized that industrial projects comprise the second highest percentage of TUMF fees collected this year. Member agencies are encouraged to consider the implications of this study when planning fulfillment centers, as this study provides early insight into a new trend in transportation.

Christopher Tzeng added that the Fee Comparison Analysis found that industrial fees per square footage were slightly lower in Riverside County than in San Bernardino County.

Todd Henderson asked if the study took into account mega-warehouses.

Mr. Henderson responded that mega-warehouses would likely still meet the definition of High-Cube Warehouses.

Action: 1. *Recommended that the Executive Committee approve the adjustment to the High-Cube Warehouse component of the TUMF Calculation Handbook.*

(Eastvale / Perris) 11 yes; 0 no; 0 abstention. Item 7.B was approved. The Cities of Banning, Beaumont, Canyon Lake, Hemet, Jurupa Valley, Lake Elsinore, Murrieta, Norco, and Riverside, the March Joint Powers Authority, and the Riverside County Transportation Commission were not present.

E. TUMF Calculation Handbook Revisions

Daniel Ramirez-Cornejo presented several proposed minor revisions to the TUMF Calculation Handbook to clarify implementation of the 3,000 square foot (SF) deduction policy for retail and service uses and the credit for existing uses exemption outlined in the TUMF Administrative Plan. The 3,000 SF deduction policy has been in effect since 2017; however, the Handbook was not updated at that time. It appears as though the Executive Committee will leave this exemption for the foreseeable future, and staff recommend adding this policy to the Fee Calculation Handbook.

Darren Henderson recommended calculating the current value of an existing use to determine the credit that would be awarded for the existing uses exemption. In instances where the credit may exceed the amount of TUMF that would be due for the new use, WRCOG should not reimburse developers.

The Committee discussed and reached consensus that the most straightforward approach for administration of the credit for existing uses would be to calculate the credit based on the current value of an existing use.

- Actions:***
- 1. Recommended that the Executive Committee approve the proposed revisions to the TUMF Fee Calculation Handbook to include clarification language on the 3,000 square foot deduction policy for retail and service uses.*
 - 2. Discussed and provided input on proposed clarification to the issuance of credit for existing uses for the exemption outlined in the TUMF Administrative Plan.*

(Menifee / Eastvale) 11 yes; 0 no; 0 abstention. Item 7.B was approved. The Cities of Banning, Beaumont, Canyon Lake, Hemet, Jurupa Valley, Lake Elsinore, Murrieta, Norco, and Riverside, the March Joint Powers Authority, and the Riverside County Transportation Commission were not present.

8. REPORT FROM THE DIRECTOR OF TRANSPORTATION & PLANNING

Christopher Gray encouraged Committee members to move projects forward if there is funding on the TIP and to reach out to staff if Committee members would like to move funding on the TIP to allow for timely project reimbursements.

Committee member Jonathan Smith requested additional information on the Bundy Canyon / Scott Road project and increased communication and coordination between Zones along this corridor due to the political nature of this corridor.

Mr. Gray noted that staff recommended this project be designated as a regional project during recent discussions with RCTC staff. There may also be additional opportunities for Zone money and staff will continue to work with member agencies to move projects forward along this corridor.

Christopher Tzeng reiterated staff's request for recent traffic count data as the model update is still underway. Additionally, Mr. Tzeng announced that several workshops will be held to share information on SB 743 implementation.

9. ITEMS FOR FUTURE AGENDAS

Christopher Gray indicated that the City of Jurupa Valley requested a presentation on recently approved Federal small cell legislation; staff will plan to add this to the March Committee meeting agenda.

10. GENERAL ANNOUNCEMENTS

Todd Warden noted that there is a loaner program if jurisdictions would like to test the electric yard and lawn equipment prior to purchasing.

11. NEXT MEETING

The next Public Works Committee meeting is scheduled for Thursday, March 14, 2019, at 2:00 p.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

12. ADJOURNMENT

The meeting of the Public Works Committee adjourned at 2:57 p.m.