

**1. CALL TO ORDER**

The meeting of the Technical Advisory Committee was called to order at 9:32 a.m. by Chair George Johnson at WRCOG's office, Citrus Conference Room.

**2. ROLL CALL**

**Members present:**

Doug Schulze, City of Banning  
Bonnie Johnson, City of Calimesa  
Michele Nissen, City of Corona  
Bryan Jones, City of Eastvale  
Christopher Lopez, City of Hemet  
Gary Thompson, City of Jurupa Valley  
Grant Yates, City of Lake Elsinore  
Armando Villa, City of Menifee  
Tom DeSantis, City of Moreno Valley  
Kim Summers, City of Murrieta  
Andy Okoro, City of Norco  
Al Zelinka, City of Riverside  
Rob Johnson, City of San Jacinto  
George Johnson, County of Riverside (Chair)  
Mathew Evans, March Joint Powers Authority  
Roxanne Rountree, Eastern Municipal Water District (10:50 a.m. departure)

**Staff present:**

Steve DeBaun, Legal Counsel  
Rick Bishop, Executive Director  
Andrew Ruiz, Interim Chief Financial Officer  
Christopher Gray, Director of Transportation & Planning  
Casey Dailey, Director of Energy and Environmental  
Tyler Masters, Program Manager  
Christopher Tzeng, Program Manager  
Andrea Howard, Program Manager  
Cynthia Mejia, Staff Analyst  
Rachel Singer, Staff Analyst  
Kyle Rodriguez, Staff Analyst  
Anthony Segura, Staff Analyst  
Suzy Nelson, Administrative Assistant

**Guests present:**

Todd Warden, AQMD  
Laura Acosta, Cal Baptist University  
Rochelle Clayton, City of Menifee  
Jeff Murphy, City of Murrieta  
Araceli Ruiz, County of Riverside, District 1  
Tricia Almiron, County of Riverside, District 1  
Erin Sasse, League of California Cities  
Alexis Peters, WRCOG Fellow

Alma Ramirez, WRCOG Fellow  
Ani Dharm, WRCOG Fellow  
Chad Deuscle, WRCOG Fellow  
Hadassa Jakher, WRCOG Fellow  
Eva Terekhora, WRCOG Fellow

### **3. PLEDGE OF ALLEGIANCE**

Committee member Gary Thompson led the members and guests in the Pledge of Allegiance.

### **4. PUBLIC COMMENTS**

There were no public comments.

**5. MINUTES** (*Jurupa Valley / Banning*) 16 yes; 0 no; 0 abstain; Items 5.A and 5.B were approved. The Cities of Beaumont, Canyon Lake, Perris, Temecula, and Wildomar, the Western Municipal Water District and Morongo Band of Mission Indians were not present.

**A. Summary Minutes from the January 17, 2019, Technical Advisory Committee Meeting are Available for Consideration.**

**Action:** 1. *Approved the Summary Minutes from the January 17, 2019, Technical Advisory Committee meeting.*

**B. Summary Minutes from the February 21, 2019, Technical Advisory Committee Meeting are Available for Consideration.**

**Action:** 1. *Approved the Summary Minutes from the February 21, 2019, Technical Advisory Committee meeting.*

**6. CONSENT CALENDAR** (*Corona / Riverside*) 16 yes; 0 no; 0 abstain; Items 6.A – 6.F were approved. The Cities of Beaumont, Canyon Lake, Perris, Temecula and Wildomar, the Western Municipal Water District, and the Morongo Band of Mission Indians were not present.

**A. Finance Department Activities Update**

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

**B. WRCOG Committees and Agency Activities Update**

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

**C. Regional Streetlight Program Activities Update**

**Action:** 1. *Recommended that the Executive Committee adopt a “Support” position for Congressional Bill H.R 530 (Eshoo) and authorize the Executive Director to transmit a letter on behalf of WRCOG indicating WRCOG’s support for H.R 530.*

**D. Environmental Department Programs Activities Update**

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

**E. Single Signature Authority Report**

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

## **F. International City / County Management Association Activities Update**

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

## **7. REPORTS / DISCUSSION**

### **A. Report from the League of California Cities**

Erin Sasse reported on the many bills currently in the legislature. AB 1332 (Bonta) which prohibits state and local law enforcement agencies, including school police and security departments, from using money or personnel to investigate, interrogate, detain, detect, or arrest persons for immigration enforcement purposes, as specified, and, subject certain to exceptions, proscribes other activities or conduct in connection with immigration enforcement by law enforcement agencies. The League opposes this bill.

AB 849 (Bonta) would impose a state-mandated local program regarding redistricting. The League opposes this bill.

AB 1484 (Grayson) prohibits a local agency from imposing a fee unless the type and amount of the exaction is identified on the agency's website.

SB 13 (Wieckowski) is very similar to SB 813 from last year where it would cap or limit impact fees, school fees, and other mitigation fees.

Ms. Sasse plans on bringing more bills that are affecting Western Riverside County back to the Committee at next meeting.

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

### **B. Preliminary Draft Fiscal Year 2019/2020 Agency Budget**

Andrew Ruiz reported that the total Administration Departmental revenue is approximately \$2.6M with matching expenditures. The total Transportation Departmental revenues is approximately \$51.3M and expenditures are approximately \$48.8M. The total Energy Departmental revenue is approximately \$3M with matching expenditures. Lastly, the total Environmental Departmental revenue is approximately \$695K with matching expenditures.

Financial goals for the next fiscal year are to reduce WRCOG's PERS Unfunded Liability, which is expected to increase approximately 15%; sublease a portion of existing office space; and to expand the PACE commercial Program.

This item will return next month and will include the budgets for the Riverside County Habitat Conservation Agency and Western Community Energy; both operate under the WRCOG umbrella.

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

### **C. Fee Comparison Analysis – Final Report**

Christopher Tzeng reported that in 2016 WRCOG conducted a study analyzing fees that various jurisdictions and agencies charge on new development. Fees for each of WRCOG's member jurisdictions, as well as neighboring jurisdictions in the Coachella Valley and San Bernardino County were analyzed for comparison. The results of the study were originally presented to this Committee in 2017. Based upon the positive feedback, WRCOG indicated that it would update the study every two years.

For the current study, the same methodology was used as was in the previous study, with the exception of revising the water and sewage assumptions based upon feedback provided by the water districts.

Five different development types were analyzed, including single-family residential; multi-family residential; retail; office; and industrial.

Because fees and fee structures differ in each jurisdiction, the project team itemized the fees into different categories. There is a regional transportation fee, water / sewer connection fee, other city fees, school fees, and other regional fees.

For residential uses, TUMF makes up approximately 20% of the total Development Impact Fee (DIF); water / sewer is approximately 35%, other city fees are approximately 22%, school fees are approximately 18%, and approximately 5% for other regional fees.

The average retail DIF in the subregion is approximately \$24 per square foot; industrial is approximately \$5.20 per square foot; and office is approximately \$14 per square foot. TUMF makes up for nearly 32% of the total retail DIF, but approximately 15% of the total office DIF.

WRCOG residential DIF averages for both single- and multi-family residential are lower than those in San Bernardino County, but higher than Coachella Valley. The San Bernardino County transportation fee is actually low because it does not have a County-wide fee program. What is not charged at the regional level is accounted for at the city level.

The one land use in which WRCOG's DIF is higher than in San Bernardino County is retail; the average retail DIF for Coachella Valley is also higher than that in San Bernardino County.

TUMF makes up approximately 1% - 2% of total development costs.

Mr. Tzeng shared a single-family fee comparison for WRCOG member jurisdictions. In total there are 12 jurisdictions below the subregion's average. Of note is that some jurisdictions lie within multiple water districts or school districts.

There are 11 jurisdictions which are below the subregion's average for multi-family DIF. There are 13 jurisdictions which are below the subregion's average for industrial land use. There are 13 jurisdictions which are below the subregion's average for retail land use. There are nine jurisdictions which are below the subregion's average for Class A or B office land use.

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

#### **D. RHNA Subregional Delegation**

Christopher Gray presented on WRCOG's analysis of subregional delegation for the 6th cycle of RHNA and the specifics of what constitutes delegation. By accepting delegation, the subregion would be tasked with all of the responsibilities related to distributing the housing need for the jurisdictions within the subregion. WRCOG has researched the advantages and disadvantages of taking on subregional delegation and found that while the advantages, such as local control, separate appeals process, and the potential of subregion-specific methodology are benefits, the disadvantages, such as high costs, legal risks, and potential friction between WRCOG and its member jurisdictions, may outweigh the benefits.

Three case studies were provided from agencies that took on subregional delegation in the 4th RHNA cycle and then chose not to pursue subregional delegation again in the 5th RHNA cycle. WRCOG staff communicated with staff from Ventura Council of Governments and found that there were still points of contention within its jurisdictions to this day. WRCOG is exploring options to assist member

jurisdictions in this next RHNA cycle through technical assistance and keeping up to date on SCAG RHNA subcommittee meetings to continuously share any updates with the committee.

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

#### **E. Regional Energy Network Development Activities Update**

Anthony Segura provided background information on Local Government Partnerships (LGP), in particular the Western Riverside Energy Partnership (WREP), which is comprised of 15 WRCOG member agencies, Southern California Edison, and the Southern California Gas Company. Due to recent structure changes of LGPs that have led to decreased funding and elimination of programs, WRCOG is exploring the potential of developing a Regional Energy Network (REN). The REN is currently being explored in collaboration with the Coachella Valley Association of Governments (CVAG) and the San Bernardino Council of Governments (SBCOG). A REN would focus on programs that the utilities would not administer or do not intend to administer. The REN would also focus on providing programs to underserved communities. On January 31, 2019, WRCOG released a Request for Proposals to retain a consultant for REN development and will be providing updates through the WRCOG Committee structure as progress is made.

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

#### **F. Public Service Fellowship Activities Update**

Rachel Singer provided a brief presentation on the conclusion of the third round of the Public Service Fellowship Program. Since Program inception in 2016, 49 Fellows have been placed throughout member agencies attributing over 47,000 hours of service. A total of 16 Fellows participated in the third round of the Program and six Fellows presented on their experience in the Program and shared future goals and aspirations. The Committee was then invited to participate in the Fellowship Completion Mixer directly following meeting to network with graduating Fellows as they begin their search for full-time employment.

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

### **8. REPORT FROM THE EXECUTIVE DIRECTOR**

Rick Bishop announced that two new podcasts have recently been released; one about innovation and another about clean energy financing.

Mr. Bishop reminded members about the 28th General Assembly and Leadership Conference which includes Future of Cities Symposium. WRCOG is still accepting sponsorships and looking forward to a great event.

### **9. ITEMS FOR FUTURE AGENDAS**

There were no items for future agendas.

### **10. GENERAL ANNOUNCEMENTS**

There were no general announcements.

### **11. NEXT MEETING**

**The next Technical Advisory Committee meeting is scheduled for Thursday, May 16, 2019, at 9:30 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.**

**12. ADJOURNMENT**

**The meeting of the Technical Advisory Committee adjourned at 10:43 a.m.**