

**1. CALL TO ORDER**

The meeting of the Technical Advisory Committee was called to order at 9:35 a.m. by Chair George Johnson at WRCOG's office, Citrus Conference Room.

**2. ROLL CALL**

**Members present:**

Todd Parton, City of Beaumont  
Bonnie Johnson, City of Calimesa  
Chris Mann, City of Canyon Lake  
Ernie Reyna, City of Eastvale  
Christopher Lopez, City of Hemet  
George Wentz, City of Jurupa Valley  
Armando Villa, City of Menifee  
Tom DeSantis, City of Moreno Valley (9:37 a.m. arrival)  
Jeff Murphy, City of Murrieta  
Rafael Guzman, City of Riverside  
Gary Nordquist, City of Wildomar  
George Johnson, County of Riverside (Chair)  
Danielle Coats, Eastern Municipal Water District (10:40 a.m. departure)  
Mathew Evans, March Joint Powers Authority  
Floyd Velasquez, Morongo Band of Mission Indians

**Staff present:**

Steve DeBaun, Legal Counsel  
Rick Bishop, Executive Director  
Barbara Spoonhour, Deputy Executive Director - Operations  
Andrew Ruiz, Interim Chief Financial Officer  
Christopher Gray, Director of Transportation & Planning  
Casey Dailey, Director of Energy & Environmental Programs  
Tyler Masters, Program Manager  
Christopher Tzeng, Program Manager  
Daniel Ramirez-Cornejo, Program Manager  
Andrea Howard, Program Manager  
Janis Leonard, Administrative Services Manager  
Anthony Segura, Staff Analyst  
Rachel Singer, Staff Analyst  
Ivana Medina, Fellow

**Guests present:**

Jeff Potts, City of Corona  
Rita Thompson, City of Lake Elsinore  
Andy Ramirez, City of San Jacinto  
Araceli Ruiz, County of Riverside, District 1  
Erin Sasse, League of California Cities  
Darcy Kuenzi, Riverside County Flood Control and Water Conservation District  
Lorelle Moe-Luna, Riverside County Transportation Commission  
John Standiford, Riverside County Transportation Commission

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

Executive Director Rick Bishop led members and guests in the Pledge of Allegiance.

### **4. PUBLIC COMMENTS**

There were no public comments.

**5. MINUTES** (*County of Riverside / Moreno Valley*) 14 yes; 0 no; 0 abstain; Item 5.A was approved. The Cities of Banning, Corona, Lake Elsinore, Menifee, Norco, Perris, San Jacinto, and Temecula, and the Western Municipal Water District were not present.

#### **A. Summary Minutes from the April 18, 2019, Technical Advisory Committee Meeting are Available for Consideration.**

**Action:** 1. *Approved the Summary Minutes from the April 18, 2019, Technical Advisory Committee meeting.*

**6. CONSENT CALENDAR** (*Calimesa / EMWD*) 16 yes; 0 no; 0 abstain; Items 6.A – 6.J were approved. The Cities of Banning, Corona, Lake Elsinore, Menifee, Norco, Perris, San Jacinto, and Temecula, and the Western Municipal Water District 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. *Received and filed.*

#### **D. Western Riverside Energy Partnership Program Activities Update**

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

#### **E. Approval of Updated Policies and Procedures**

**Action:** 1. *Recommended that the Executive Committee approve the updated WRCOG Policies and Procedures.*

#### **F. Approval of Professional Services Agreement for Update to WRCOG's Subregional Climate Action Plan**

**Action:** 1. *Recommended that the Executive Committee authorize the Executive Director to execute a Professional Services Agreement between WRCOG and Environmental Science Associates to update WRCOG's Subregional Climate Action Plan in an amount not to exceed \$362,423.*

**G. Request for Authorization to Enter into a Professional Services Agreement for Phase II Development of the Experience Subregional Innovation Center**

**Action:** 1. *Authorized the Executive Director to enter into a Professional Services Agreement between the Western Riverside Council of Governments and Network for Global Innovation to lead Phase II development of Experience subregional innovation center.*

**H. Approval of 3rd Quarter Draft Budget Amendment for Fiscal Year 2018/2019**

**Action:** 1. *Recommended that the Executive Committee approve the 3rd Quarter Draft Budget Amendment for Fiscal Year 2018/2019.*

**I. RHNA and Housing Legislative Priority Activities Update**

**Action:** 1. *Recommended that the Executive Committee take action to decline the option to take on subregional delegation for RHNA Cycle 6.*

**J. 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 that at its next meeting in June, CalPERS is anticipated to pass regulations regarding contracting employees. The League is asking city representatives to attend that meeting. There are two Riverside County representatives on the CalPERS Board – Lisa Middleton, Palm Springs Councilmember, and Jason Perez with the City of Corona.

SB 50 (Weiner) the housing bill which was amended, is being heard today. If passed, this bill would create a very unfair tiered system for counties with a population of more than 50k; however, it exempts some coastal cities as well as some of the authors' jurisdictions. One of the requirements in the bill is that cities must allow for four-plexes on vacant parcels or on property that contains a structure that has been unoccupied for at least five years and is considered substandard. Part of this amendment includes a provision that if a city has bus lines that run every 15 minutes these changes also apply.

AB 1356 (Ting) would force a city, if it approved Prop 64, to allow either 25% of the liquor licenses or one license for cannabis for every 10,000 residents, whichever is less. It does allow that number to be lowered but requires a vote by constituents. The League opposes this bill and recommends jurisdictions submit letters of opposition.

AB 516 (Chiu) makes it difficult for jurisdictions to enforce vehicle violations by not allowing boots to be placed on a vehicle that has five or more unpaid parking tickets, by not allowing a vehicle to be moved due to expired registration, and by not allowing jurisdictions to move a vehicle due to expired time restrictions.

AB 849 (Bonta) imposes a significant amount of requirements on cities when redistricting. The bill was amended and only applies to cities and counties. If passed, this bill will be an unfunded mandate.

AB 1332 (Bonta) is being amended but is still bad, making it difficult for jurisdictions to contract.

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

## **B. RCTC – Logistics Fee Study Update**

Lorelle Moe-Luna reported that last week the Riverside County Transportation Commission (RCTC) took action to approve the conduct of a logistics mitigation fee study. This matter came about due to the creation of the World Logistics Center in the City of Moreno Valley. The Center is proposed to expand over 26 acres, totaling over 40.6 million square feet, and will draw as many as 14,000 truck trips per day.

In 2015, RCTC filed a lawsuit against the Highland Fairview challenging the initiatives of the Environmental Impact Report. A settlement was reached in July 2016 between RCTC, the County of Riverside, the City of Moreno Valley, and Highland Fairview. The terms and conditions included that Highland Fairview and the City would contribute \$100k each for air quality studies, that Highland Fairview would receive TUMF credit for widening Gilman Springs, and that both would contribute \$3 million to Gilman Springs safety improvements; \$2 million to widen Highway 60; and \$1 million for improving the Theodore Interchange. The settlement also stated that each party would contribute \$250k for a Regional Transportation Study to evaluate a logistics-related fee.

If a fee program is established, Highland Fairview would pay .65 cents per square foot. If a fee program is not established, Highland Fairview would pay .50 cents per square foot. The fee would have to be approved by the County Supervisors, or 75% of the cities within the County, within 24 months.

RCTC picked up the study in the Spring 2016 and held seven team meetings. Participants included representatives from Caltrans, NAIOP, SCAG, CVAG, AQMD, and others. Two workshops were held and a website was created to house easy access to documents.

A majority of the comments received were general in nature; who would the fee apply to, what types of projects would be paid for, and how this differs from existing TUMF Programs. The following have been completed to date: existing and future conditions analysis, funding and cost analysis, the Nexus Study, and a locational impacts assessment.

The Fee Act requires that the fees be roughly proportional and that they do not have to exclusively benefit from the infrastructure but can substantially benefit the overall improvement to regional mobility. A new fee program would not mitigate for existing deficiencies; the TUMF Program and pass-through trips are excluded from the impacts. There is no overlap with the TUMF Program. This fee program would only focus on mainline, freeway, and pass mitigation which are not covered by the regional envelope of arterials.

The methodology used for this fee study is relatively the same as the TUMF Program in place. The study found that in approximately 20 years there will be 37.3 million square feet of warehousing grove. This is used as the denominator in the fee calculation. The forecasted truck trips indicate that the biggest increase in truck loads would occur on Highway 60 and Interstate 215.

A total of 19 potential projects were identified totaling approximately \$385 million. Once planned projects are stripped out of the total logistics share equals approximately \$48 million, or 12% of the \$385 million.

One of the questions received was what type of locational impacts would this fee have on economic development – it would have minimal impact.

A potential logistics fee would likely have limited impacts on demand for warehouses and would represent an approximate 1% of total development costs.

If RCTC's Commission chooses to pursue a fee program an implementation plan would be presented for approval at a later date. A fee collector would have to be determined; RCTC's existing structure

does not allow RCTC to collect fees. Either a new joint powers authority would have to be created or the task would be assigned to an existing joint powers authority.

Committee member Tom DeSantis noted that the World Logistics Center is not proposed; it has been approved.

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

### **C. Santa Ana Municipal Separate Storm Sewer System (MS4) Permit Compliance Program Update**

Darcy Kuenzi reported that the Riverside County Flood Control and Water Conservation District manages three Water Quality Storm Water Permits. The Riverside County Watershed Protection encompasses 27 cities. The Flood Control District is the lead permittee.

Lake Elsinore and Canyon Lake are experiencing excessive nutrients; the Santa Ana River has excessive bacteria; and the Santa Margarita River / Lagoon is experiencing excessive nutrients. These problems need to be fixed given that these water bodies provide recreational activities and beneficial uses to the subregion.

Alternative Compliance for the development of projects exist. Flood Control has partnered with WRCOG to explore this. There is the potential of creating a credit trading program.

Christopher Gray indicated that WRCOG conducted technical work in a study and is in the process of obtaining confirmation from the stakeholders; comments have generally been positive and a report on this will be presented to this Committee at a future meeting.

The Permit for the Santa Ana River expired in January 2015. A draft Permit is anticipated to be released for review by the end of July 2019. A new regional Permit with Orange and San Bernardino Counties is expected to be released. There will also be a watershed-wide planning Permit. Homelessness will be a matter to be addressed in the next round of Permitting.

The Santa Margarita River Permit expired in June 2018. An application for the next Permit was submitted in January 2018. The renewal process is anticipated to commence in the Fall 2019.

Alternative Compliance is widely accepted in the Santa Margarita River. Each watershed has its own Water Quality Control Board (WQCB). Those Boards develop regulatory requirements Flood Control has to implement.

The Permits require public outreach and education. Flood Control implemented a Public Education Strategic Plan and utilizes social media as well as sponsoring more region-wide events that have an impact on water quality.

The Cities of Jurupa Valley and Perris were audited by the Santa Ana River Regional WQCB. Flood Control met with jurisdictional staff to help them through the audits.

Trash management applies to all surface water. There are two compliance tracks. One track schedule is for 10 years and requires a 10% installation of trash capture devices per year.

Flood Control anticipates spending just under \$3 million for the Santa Ana River during the next fiscal year, and just under \$2 million for the Santa Margarita River.

Fires are devastating to local water bodies. Flood Control embarked on a region-wide clean-up effort to keep debris from the Holy Fire from being deposited into the basins. The soil was tested and it was determined that there was no soil contamination.

Ms. Kuenzi provided handouts that included state legislation updates, a newsletter, grant guidelines, a Fact Sheet on the Water Resilience Portfolio Initiative, and a news release on waterfix approvals. Stormwater is no longer being looked at as a nuisance, but as a resource.

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

#### **D. TUMF Fee Calculation Handbook Updates: High-Cube Warehouse Calculation and Administrative Updates**

Christopher Gray reported that in the mid-2000s High-Cube Warehouses became popular. These facilities do not have a lot of employees and generate fewer trips than typical warehouses. A new category type was created to accommodate these facilities. The fee is approximately half of a typical industrial facility. New facility types have come about, such as fulfillment and distribution centers, which have a higher number of employees and create more trips.

There are approximately 10 to 15 special fee calculations in the TUMF Fee Calculation Handbook for specialized uses such as golf courses, senior housing, and nursing homes. High-Cube Warehouses currently falls into these specialized uses.

A study of 16 sites was conducted to determine whether fulfillment and distribution centers generate higher levels of trip activity than a standard industrial use; 11 were classified as distribution centers and 5 as parcel hubs. Fulfillment and distribution have much higher passenger car trip levels than a typical warehouse but have lower truck trip levels. It was determined that locations such as Amazon, utilize their employees to make deliveries on their way home. However, staff does not believe this justifies a new category for these types of warehouses.

If approved, the calculation will be adjusted for all High-Cube Warehouses to reflect the fact that some High-Cube Warehouses will operate as distribution centers.

WRCOG purchased publicly available data which shows that whether they are workers or deliveries, drivers leaving a specific Amazon facility are traveling all over the region; these facilities do have a regional impact. These facilities are generally built along TUMF facilities.

Committee member Tom DeSantis asked why there is a sliding scale.

Mr. Gray responded that in calculating the fee for High-Cube Warehouses the first 200k square feet are removed and then a trip rate is applied to the remaining square feet.

**Action:** 1. *Recommended that the Executive Committee approve the change in the fee calculation for high cube warehouses and direct staff to review data in 24 months.*

*(Moreno Valley / Beaumont) 13 yes; 0 no; 0 abstain; Item 7.D was approved. The Cities of Banning, Corona, Lake Elsinore, Norco, Perris, San Jacinto, and Temecula, and the Western Municipal Water District were not present. EMWD and Morongo do not vote on TUMF matters.*

#### **E. Approval of Draft Fiscal Year 2019/2020 Agency Budget**

Andrew Ruiz reported that there have been no changes to the Agency Budget previously presented. The total Agency revenues are approximately \$57.7M and expenditures are approximately \$55.2M.

The annual budget for Western Community Energy (WCE), an agency under WRCOG's umbrella, now reflects a launch of Fiscal Year 2020/2021 due to the fact that Southern California Edison is currently

going through a billing system upgrade. The budget is relatively small at this point and covers legal expenses and staff time as well as general operational expenses.

The annual budget for the Riverside County Habitat Conservation Agency (RCHCA) is approximately \$1.5M in revenues and \$1.2M in expenditures. RCHCA's budget consists of two funding categories – a general fund and the Lake Mathews Endowment. Primary expenses are land management costs, biological surveys, mitigation fees, and staffing.

Since moving into its current location, staff has determined that WRCOG is not utilizing all the office space. Internal discussions have occurred to sublease a portion of the office and staff have found a tenant, DTA. Additionally, Citrus Tower's ownership has provided an offer for WRCOG to move to the 2nd floor which has 4,000 square feet less than the current office. If WRCOG relocates, DTA will relocate with.

**Action:** 1. *Recommended that the Executive Committee and General Assembly approve the draft Fiscal Year 2019/2020 Agency Budget.*

*(Calimesa / Menifee) 15 yes; 0 no; 0 abstain; Item 7.E was approved. The Cities of Banning, Corona, Lake Elsinore, Norco, Perris, San Jacinto, and Temecula, and the Western Municipal Water District were not present.*

#### **F. Appointment to the Riverside County Emergency Medical Care Committee**

Rick Bishop reported that the Riverside County Emergency Medical Care Committee is an advisory Committee to the Riverside County Board of Supervisors on a number of aspects related to emergency medical care within the County. There are approximately four meetings per year.

**Action:** 1. *Appointed Gary Nordquist, City of Wildomar, as the representative and Chris Mann, City of Canyon Lake, as the alternate member as the WRCOG representatives to the Riverside County Emergency Medical Care Committee.*

*(Canyon Lake / Beaumont) 15 yes; 0 no; 0 abstain; Item 7.F was approved. The Cities of Banning, Corona, Lake Elsinore, Norco, Perris, San Jacinto, and Temecula, and the Western Municipal Water District were not present.*

#### **G. 2019 TUMF Construction Cost Index Adjustment**

Christopher Gray reported that as part of the TUMF Administration Plan, staff are required to review a Construction Cost Index (CCI) Adjustment to the existing TUMF. This matter has been presented numerous times since TUMF Program inception, but no change has been implemented except for the one year the CCI was actually decreased minimally.

For the most part, the cost of land and materials in the inland empire has steadily risen over the years. Funding assumptions that went into the TUMF Network are becoming outdated.

When the last Nexus Study was adopted, the Executive Committee reduced the retail fee and recommended a phase-in for the single-family residential increase. The current CCI is indicating that there should be a modest increase in multi-family, service, and industrial, based upon development patterns and costs. There should be a more substantial increase in single-family residential, and retail should increase minimally.

Rick Bishop added that when the Executive Committee approved the last Nexus Study, it approved a phase-in of the single-family residential fee increase, which is currently in the TUMF Ordinance and

Fee Resolution. When the Committee reduced the retail fee, there was no phase-in contemplated, so the reduced fee will remain as is until the Committee decides to increase it or decrease it further.

Mr. Gray indicated that one option staff have been looking into is to keep the reduced retail fee as is and allow the other fees to escalate by a small amount, and then pro-rate an increase to single-family residential over two years.

Revenue loss to the TUMF Program is approximately \$7 to \$8 million given that the full residential fee was not implemented. The revenue loss in retail is much smaller. Single-family, multi-family, and industrial fees make up approximately 90% of fees collected.

The Public Works Committee has asked staff to provide alternative scenarios on implementing a CCI Adjustment, particularly for retail and any phasing-in for residential.

Committee member Tom DeSantis suggested a slow increase in retail and industrial and increase the fee in single- and multi-family. These fees could also be a part of an overall economic development approach to entice the types of development that generate jobs and revenues, and not subsidize the types of development that costs cities money.

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

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

Rick Bishop announced that General Assembly is one month away. New this year will be the inclusion of a Future of Cities Symposium in the morning. This year's event will be an all-day 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 Technical Advisory Committee is dark during the month of June. The next Technical Advisory Committee meeting is scheduled for Thursday, July 18, 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 10:45 a.m.**