

COUNTY OF RIVERSIDE
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY
2019-2024 Five Year Plan

INTRODUCTION

The Comprehensive Economic Development Strategy (CEDS) contributes to effective economic development in America's communities and regions through a locally based, regionally driven economic development planning process. It is the cornerstone of the U.S. Economic Development Administration's (USEDA) programs. Regions must update their CEDS to qualify for EDA assistance under its Public Works and Economic Adjustment Assistance Programs. This document represents Riverside County's 2019/2024 Five Year Plan.

Riverside County covers nearly 7,300 square miles and includes five distinct regions: Northwest, Southwest, Hemet-San Jacinto Valley, the San Gorgonio Pass Area, and Eastern, including the incorporated cities and unincorporated areas within each region. To appropriately address the economic development needs in these regions, they are defined economically, politically, geographically, and environmentally. As in all communities, each region contains areas of wealth as well as distinct pockets of poverty. The explosive population growth in several regions presents significant strain on the existing infrastructure, increasing the need for services to those that need it most.

This document is intended to help create new jobs, foster stable and diversified economies with high wages, and increase capital investment, thereby improving the living conditions and creating economic resilience throughout each of these various regions of Riverside County. In addition, it will coordinate the efforts of organizations, local governments, and private industry involved with economic and workforce development. The representatives on this committee have been selected to represent all major interests to ensure that viewpoints of all facets of the community are considered and to take advantage of local demographics, expertise and resources for program design and implementation.

VISION

Riverside County remains fortunate to have a variety of abundant natural resources, an ideal geographic location in the heart of Inland Southern California, a diverse and hard-working labor force, and a longstanding tradition of progressive leadership. Managed wisely by communities working together, these key assets hold vast potential to enhance the quality of life throughout the entire county. Recognizing that distressed communities exist, our potential to create wealth and resources increases through involvement in this comprehensive economic development strategy.

While agriculture had been the traditional foundation of the Riverside County economy, a transition is well underway toward a more urban way of life with a multi-faceted economy. This change is being driven in part by demographic, economic, and political forces at the regional, state, and national levels. However, Riverside County residents, through their elected representatives, will make the key local decisions to shape the future of Riverside County, differentiating it from surrounding countries in character, heritage, and quality of life.

The establishment of a vision for this strategy provides an essential direction and definable target. A clear vision is necessary to not only shape the plan, but to motivate a long-term commitment to the plan and its implementation. The following vision statement is what we strive for in building our model community and government organization.

Riverside County Economic Development Agency (EDA) is the leader in making the region a destination where people are proud to live, work, and play. EDA strives to achieve higher paying jobs, a world-class education, quality housing, culturally rich activities, and safe, healthy communities for every Riverside County resident.

REGIONAL OVERVIEW



Northwest Region

The Northwest portion of Riverside County is clearly the largest region in terms of population and contains the county's three largest cities: Riverside, Corona and Moreno Valley. It also includes the cities of Eastvale, Jurupa Valley, Norco, and Perris, along with the unincorporated communities of Home Gardens, Highgrove, and Mead Valley.

The Northwest Region provides excellent transportation access by way of Interstates 15 and 215 and State Routes 60 and 91. The region is served by Ontario International Airport and the ports of Long Beach and Los Angeles. A wide range of workforce skill levels, a strong higher education system, and a principal location for providing services have made this region one of the fastest growing areas of Riverside County. However, transportation, water distribution, and flood control infrastructure improvements are needed in the unincorporated areas.

The Northwest Region has the largest concentration of industry in the County, including a large distribution and manufacturing base for Southern California. The Northwest Region has diversified into many clusters, such as logistics, business and information services, and high-tech development. These industries are compatible with the type of labor skills available in the region and can utilize the transportation assets. Overall, the primary issue in this region is the design and funding to support infrastructure development. This issue is especially apparent in the unincorporated areas that need transportation, water distribution, and flood control improvements.

Southwest Region

The Southwest Region of Riverside County covers the cities of Canyon Lake, Temecula, Murrieta, Lake Elsinore, Wildomar, and Menifee, along with the unincorporated communities of Aguanga, Anza, French Valley, Lakeland Village and the Wine Country.

The Southwest Region has been a prime location for services and other office uses. In addition, the region has experienced growth in the medical device industry manufacturing cluster. The region has skilled labor, quality schools, a wide range of housing, and numerous commercial services that combine to create a desirable location for residents to live. One of the region's most popular attractions is the Temecula Valley Wine Country, spanning over 1,300 acres of vineyards. Several of the wineries offer resort-type spas, bed and breakfast-style hotels, and host wedding parties, as well as nationally acclaimed jazz entertainment events. However, to accommodate the development of these industries, the region needs to address the issue of traffic congestion. Over the past decade, the Southwest Region has experienced an intense increase in population growth, making traffic the most significant challenge in the region. Because of the Southwest Region's business climate, available workforce, and quality of life, the best industry clusters for this region include healthcare and biotechnology, professional services, travel and tourism, and suppliers to these industries.

Hemet-San Jacinto Valley Region

The Hemet-San Jacinto Valley Region covers the Hemet and San Jacinto Valley portion of Riverside County including the cities of Hemet and San Jacinto. This plan covers the unincorporated communities of Nuevo, Homeland, Romoland, Valle Vista, Idyllwild, and Winchester.

The Interstate 215 Corridor, currently undergoing a plethora of economic activity, links this region to the Southwestern and Western Regions of Riverside County. This region includes an abundance of some of the most affordable industrial land in Inland Southern California but does not have a distinct competitive edge to produce high-tech products such as the Western and the Southwestern regions. However, with its abundance of affordable land coupled with good transportation routes, it is a key region for manufacturing and its supply chain. The top priority for this region is to improve the infrastructure availability for business attraction. Strategies to increase local job creation and improvements to the infrastructure system will allow residents access to a wide range of job opportunities within their region. The planned improvements to State Highway 79, included in the Community and Environmental Transportation Acceptability Process (CETAP), will help to provide an impetus for development in this region by making the area more accessible to Interstate 10 and 15.

San Gorgonio Pass Region

The San Gorgonio Pass Region of Riverside County covers the cities of Calimesa, Banning, and Beaumont, along with the unincorporated communities of Cabazon, Cherry Valley, and Whitewater.

The Pass Region is currently experiencing a phenomenal growth rate. These new residents will bring with them the need for new municipal services, as well as the potential for new investments in business ventures expanding the local economy and creating jobs. Expanded destination retail operations adjacent to the Desert Hills Premium Outlets and the expanded Morongo Hotel and Casino will provide jobs. The proximity to Interstate 10, as well as rail lines, also makes the Pass Region attractive to distribution and large-scale industrial uses. Upgraded overpasses to provide relief from increased vehicular and rail traffic is needed if the area is to keep up with its continued

growth. Additionally, infrastructure improvements like roads, sewer, and flood control are crucial to the sustained economic growth and public safety of the community.

Eastern Region (Coachella and Palo Verde Valleys)

The eastern region is geographically the largest, covering more than two-thirds of Riverside County. It stretches from the windmills at the entrance to the Coachella Valley, south to the Salton Sea, and east to the Colorado River and Arizona state line. The Coachella Valley includes the cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs and Rancho Mirage. The Coachella Valley also covers the unincorporated communities of Bermuda Dunes, Desert Edge, Indio Hills, Mecca, North Shore, Oasis, Sky Valley, Desert Palms, Thermal, Thousand Palms and Vista Santa Rosa. East of the Coachella Valley are the unincorporated communities of Chiriaco Summit and Desert Center. The Palo Verde Valley area includes the City of Blythe and the unincorporated communities of Mesa Verde and Ripley.

The eastern region offers potential for industries and companies that desire a location between the major markets of the Los Angeles and Phoenix metropolitan areas.

Eastern Riverside County is the epicenter of renewable energy development. It is one of the three most productive wind energy areas in the state and is the largest federal solar energy zone in the country.

The eastern region's economy is multi-faceted. In 2017, agricultural crops in the eastern region were valued at over \$592 million. The Coachella Valley has a booming tourism industry with world-class sports events such as the BNP Paribas Open tennis tournament and the LPGA ANA Inspiration golf tournament. The Coachella Valley Music and Arts Festival, the Stagecoach Country Music Festival and the Palm Springs International Film Festival draw hundreds of thousands of people to the region and have a significant economic impact. Native American resorts and gaming operations, along with the region's nearly 125 golf courses, are also great attractions. In addition to tourism and hospitality, industries such as health services, environmental technology and light manufacturing remain important industry clusters.

The eastern region has excellent transportation access. Interstate 10 links eastern Riverside County with Southern California and southern states. State Route 86 is a NAFTA freight corridor that links the Coachella Valley with Mexico. In recent years, significant investment has been made to improve six interchanges along the Interstate 10 Coachella Valley corridor. Additionally, the Coachella Valley is served by three airports: Palm Springs International Airport, Bermuda Dunes and Jacqueline Cochran Regional Airport. Union Pacific rail service also traverses the region.

Necessities for the eastern region include: water distribution, flood control facilities, sewer systems and road improvements. This region is experiencing rapid population growth, and the development of quality jobs is needed to increase the jobs-to-housing balance.

I. SUMMARY BACKGROUND

California Unemployment

The state's unadjusted unemployment rate was 4.5 percent in June 2018, down from 4.8 percent in June 2017. By contrast, the U.S. unemployment rate in June 2018 was 4.2 percent, down from 4.5 percent in June 2017. In June 2018, 303,592 people were receiving regular unemployment insurance benefits in California, down from 330,417 people in June 2017, and there were 47,027 new claims for unemployment insurance, up from 46,876 in the same period the year before.

California Employment Trends

According to the California Employment Development Department, 17,092,000 people in California held nonfarm payroll jobs in June 2018. Total seasonally adjusted civilian employment in California has risen to 18,527,300. Nine sectors posted gains in jobs over the year, with professional and business services, leisure and hospitality, and educational and health services posting the highest percentage growth.

RIVERSIDE COUNTY OUTLOOK

Population

The population in California has increased 0.8% from January 2017 to January 2018, adding 308,720 persons for a total population of 39,809,693. In comparison, the latest U.S. Census Bureau population estimates rank Riverside County as the tenth largest county in the nation. The county added 36,744 residents between July 2016 and July 2017, bringing its total to 2,423,266 people. Census data indicates a leading cause of the county's growth has been migration from coastal areas including Los Angeles, Orange and San Diego counties. By the year 2060, it is projected that Riverside County will be home to approximately 3.6 million people.

Riverside County Population Projections				
2020	2030	2040	2050	2060
2,500,975	2,857,496	3,159,599	3,400,372	3,596,588

Source: California Department of Finance

Unemployment Rate

As of June 2018, according to the State of California Employment Development Department, of the 1,077,000 people in the Riverside County labor force:

- 1,025,300 people are employed
- 51,700 people are not employed

The unemployment rate is therefore 4.8%, suggesting a natural rate of unemployment in the county.

Employment Trends

According to the State of California Employment Development Department, in 2017, 15.6% of Southern California's jobs were in the Inland Empire. In 2017, the Inland area added 49,700 jobs for a total of 1,451,600 jobs in the Inland Empire. Total nonfarm wage and salary employment in the Inland Empire is expected to grow 18.1% from 2014 to 2024, with the projected 233,000 jobs increasing employment to over 1.5 million by 2024. This rate of job growth is higher than the state of California as a whole.

Commuting Patterns

Riverside County currently has a disproportionate housing-to-jobs ratio with the net effect being a large commuter population leaving the area for employment in neighboring counties. It remains one of the primary goals of the County to facilitate development and high-wage job creation to reduce the number of daily commuters, thereby improving the economic base of the County and improving the quality of life for its residents. American Community Survey (ACS) 2009-2013 data shows that 2.7 Riverside County workers commute outside the County for every one that commutes into Riverside County. The ACS data also indicate 30.4% of the County workforce commuted to the neighboring counties of Orange, San Bernardino, Los Angeles and San Diego for work. This pattern presents a significant impact on the transportation infrastructure and the need for road improvements and alternative forms of transportation remains crucial.

Home Sales

According to CoreLogic June 2018 data, the median sales price for a home in Riverside County was \$380,000, significantly lower than neighboring Los Angeles, Orange and San Diego Counties. June's median sales price represents a 7% increase from the previous year. However, RealtyTrac reports that 1 in every 1,164 housing unit is in some stage of foreclosure. In comparison, the state foreclosure rate is 1 in every 1,776 housing units.

II. SWOT ANALYSIS

Various indicators suggest that there are positive economic trends in the Riverside County economy for 2018 and beyond including low unemployment, faster job growth, and increased foreign direct investment. Some of these indicators are the unemployment rate, job creation, the population/jobs balance, and the commuting patterns of Riverside County workers. The relatively affordable commercial and residential real estate located in Riverside County remains the advantage over that of Los Angeles, Orange, and San Diego Counties. However, this advantage places a significant strain on the existing infrastructure to support continued population growth.

A. STRENGTHS

- **Convenient access to major Southern California markets, ports, air, etc.**
- **Available and relatively affordable developable land**
- **Stable government**
- **Large available workforce**
- **Affordable residential real estate market**
- **Family-oriented/ Younger population**
- **Culturally diverse**
- **Several higher education institutions and facilities**
- **Comprehensive Emergency Management Plan**
- **Access to tourism and recreation activities**

B. WEAKNESSES

- **Job growth diversification**
- **Less educated population (with respect to a college degree)**
- **Critical infrastructure needs**
- **Region image**
- **Pockets of extreme poverty**

C. OPPORTUNITIES

- **Flexibility of Workforce Innovation and Opportunity Act (WIOA)**
- **Educated Commuters**
- **Population/Jobs Balance and Commuting Patterns**
- **Expanded Broadband**
- **Foreign Trade**

D. THREATS

- **Lack of private investment/Venture capital**
- **Continued drought**
- **Regulatory Environment**
- **Cost of Development**
- **Ability to Adapt to Technological Changes**
- **Long-Term Fiscal Obligations**

III. STRATEGIC DIRECTION/ ACTION PLAN

PART I

The economic purpose of this CEDS is consistent with the vision of making Riverside County a place where people are proud to live, work and play. EDA strives to accomplish this through investment, creation, and support of economic and community development projects, organizations, and programs throughout all regions of the county. The following goals and objectives are necessary to help solve the economic problems of the region:

- Goal #1:** Increase access to high-paying jobs
- Goal #2:** Provide a world-class education
- Goal #3:** Provide quality housing,
- Goal #4:** Promote and provide culturally rich activities
- Goal #5:** Enhance safe and healthy communities

Objectives

The following objectives are designed to achieve the goals necessary to achieve the stability and balance of a healthy community:

- Implement and maintain a well-thought-out business attraction plan to bring in businesses that will complement the educational and skill base of the region's workforce.
- Invest in and support development of green technology and clean energy alternatives industry.
- Collaborate with educational institutions and private industry to develop curriculums to educate and train workforce in emerging industries with long term growth and stability.
- Initiate policies and development standards that support and reward water and energy conservation.
- Expand the use of available information and communication technology to reduce travel on roadways (e.g. telecommuting, video-conferencing, purchasing over the internet, etc.).
- Continue to provide economic development support to the unincorporated regions of the county through enhanced infrastructure, libraries, parks and recreation, fire, and law enforcement stations.

IV. COMMUNITY AND PRIVATE SECTOR PARTICIPATION

To insure the CEDS reflects the interest of the community, the Workforce Development Board (WDB) Executive Committee was selected as the CEDS Strategy Committee (**Appendix B**) because the Board is comprised of community leaders and public officials from all regions of the county representing economic development, youth development, education, labor groups, and private individuals. This comprehensive planning effort involved extensive involvement in from the community and represents the County's efforts to develop steady-state economic resilience initiatives.

Additionally, the County of Riverside participated in a series of workshops for the Advanced Manufacturing Partnership for Southern California (AMP SoCal) led by the USC Center for Economic Development. There was a total of 6 meetings, with each meeting held at the following:

1. **Western Riverside County SWOT
Supplier Network, Operational Improvements, Capital Access, Trade & International Investment**
Thursday, May 19, 2017, 10 am - 12 pm
Western Municipal Water District
14205 Meridian Parkway Riverside, CA 92518
Training Room
2. **Eastern Riverside County SWOT
Supplier Network, Operational Improvements, Capital Access, Trade & International Investment**
Monday, May 23, 2017, 10 am - 12 pm
Indio Workforce Development Center
44-199 Monroe Street Indio, CA 92201
Conference Center-Room #402-402B
3. **Western Riverside County SWOT
Research & Innovation Workforce & Training, Infrastructure & Site Development**
Wednesday, June 1, 2017, 10 am - 12 pm
Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518
Training Room
4. **Eastern Riverside County SWOT
Research & Innovation Workforce & Training, Infrastructure & Site Development**
Thursday, June 2, 2017, 10 am - 12 pm
Indio Workforce Development Center
44-199 Monroe Street
Indio, CA 92201
Conference Center-Room #402-402B
5. **Identifying Implementation Projects (with funding identified or not)**
Thursday, June 9, 2017, 1 pm - 3 pm
Riverside County Administrative Center
5th Floor, Conference Room C
4080 Lemon Street

Riverside, CA 92501

6. Final Presentation

Tuesday, June 21, 2017, 10 am - 12 pm
Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518
Training Room

The meetings discussed economic development and infrastructure as it relates to Riverside County, conducted SWOT analyses on Riverside County's Supplier Network, operational improvements and capital costs, trade and international investment, research and innovation, workforce and training, and infrastructure and site development, and conducted separate SWOT analyses for both Eastern and Western Riverside Counties. The County acted as the Riverside County representative for the regional workforce board meetings, and a final report was published by the UC Riverside Center for Economic Development and Innovation (CEDI).

V. STRATEGIC ECONOMICALLY RESILIENT ACTIVITIES

As the region continues its economic recovery, there is a clear focus on economic resiliency, specifically insulating the region against downturns (i.e. the ability to avoid, withstand, and recover from economic shifts, natural disasters, the impacts of climate change, etc.). Both responsive and steady-state initiatives which strengthen those factors we already have in place and developing those that we need to have in place will ensure the long-term success, viability, and durability of the regional economy.

Business-Friendly Climate

The business climate characterizes the various conditions that render an area more favorable to business. To avoid downturns in industries that constitute a critical component of this region's economic activity, one of the County's main economic initiatives is focused on accelerating and growing small businesses by creating access to new sources of capital for business owners that are having trouble securing conventional business loans. To that end, the Small Business Financial Assistance Program - Revolving Loan Fund (RLF) has been established to provide businesses access to affordable capital for real property acquisition, building improvements and renovations, equipment purchases, short-term working capital, and other eligible activities.

Business Retention and Expansion Program

The Local Workforce Development Board (WDB) provides business services through a Business Solutions Team that offers a full array of services beyond recruitments and job matching. A newer effort is the creation of Rapid Response teams to act as "Proactive Intermediaries" through a Business Retention and Expansion program. This program is a strategic layoff aversion strategy that allows a Business Retention and Expansion team to contact businesses and do an analysis that includes financial stability. Resources are then brought together to retain jobs and the business. Follow-up is also conducted on referrals from cities or other partners if they have identified a struggling business. Core partners for this program include: Economic Development Organizations (City or County) and the Small Business Development Center. These are also the first responders when an appointment has been set up with a business.

Career Pathways

Preparing for careers and competing in the 21st Century means individuals and industry must have a pathway for building a highly skilled workforce. Local partnerships of adult education, workforce development, community colleges, Community Based Organizations (CBO), employers, and labor organizations are essential to successful career pathways and bridge programs. Creating career pathways that lead to sustainable careers through combinations of participation in a Registered Apprenticeship program and /or earning college credit or a degree is one of the best ways to prepare a worker for a successful long-term career and ensures the industry has a highly skilled workforce.

The County advocates to ensure that career pathways developed in the local area are based on the following evidence of best practices:

- Accelerated and integrated program models that shorten the time to a meaningful credential
- Robust and wraparound supportive services
- Coordination of Financial Aid and other benefits
- Employer-verified pathways and curriculum and potential job opportunities
- Pathways for Under-Represented Populations

For Adults and Dislocated Workers, it is of importance to develop career pathways strategies which align adult education, job training, higher education, apprenticeship preparation, and Registered Apprenticeship programs to allow participants to obtain progressive educational or occupational credentials even as they continue to seek employment.

Local high schools and community colleges are making student learning more relevant to regional industries and improving student success by teaching basic English, Math, and other skills in the real-life context of an industry or occupation. Credentialed “Earn and Learn” models, such as apprenticeships, are taking career pathways one step farther, allowing workers to learn much of their new skills on the job.

Foreign Direct Investment and Trade

The impact of foreign direct investment on our economy is considerable. For instance, with 66,000 employees in the United States, Siemens (a German company) and its subsidiaries employ more people in the United States than Microsoft and Nike combined. In a tight credit economy, the infusion of cash from abroad can help ailing U.S. businesses, as well as fund new ventures that create jobs and stimulate the economy. The State of California should consider coordinating marketing campaigns and foreign direct investment missions abroad for the benefit of local regions. Coupled with educational programs, links to resources and the support of the international trade community, the Inland Empire believes this will assist small and medium-sized companies to weather economic slowdowns. In addition, research also indicates that regions that have many export industries are more resilient to employment downturns.

Broadband Capacity

Communications and connectivity are essential requirements for companies and individuals to succeed in the global economy. Many areas in the Coachella Valley do not have adequate broadband capacity to support students and companies in their daily needs to fully participate. This “digital divide” impacts lives, the economy and the quality of life for all who live and work in

the Coachella Valley. The private sector alone cannot be depended upon to rectify this inequity; public investment in broadband infrastructure in the Coachella Valley is essential. The Coachella Valley Economic Partnership believes that public/private partnerships to develop broadband capacity are possible to resolve this inequity primarily impacting distressed populations groups.

Establishment of state of the art bandwidth is an expensive proposition often costing in the tens or even hundreds of millions of dollars and providing hundreds of construction and technology jobs during the ramp up. The highest payback on massive broadband infrastructure is highly impactful in the areas of education, product development, logistics, programming, and manufacturing.

Richard Graham, the former Mayor of Fort Wayne, Indiana and the author of “Performance is the Best Politics” analyzed the impact of establishing state of the art broadband in his 2009 article in *Broadband Properties*. Broadband is credited with attracting a 2,000 employee manufacturing plant, positively impacting the workforce, and inspiring expansions of existing business in the article. It would be presumptuous to make projections on how much impact state of the art broadband would have in underserved areas, but it is widely accepted that broadband is now as important to business as transportation corridors, electrical power, and water.

Healthy Communities

Resilient societies are healthy societies: irrespective of where they are on the spectrum between under- and over-nutrition, an unhealthy population can hinder development and create large social and economic costs. The county is working on health initiatives as part of its broad economic development strategies.

Health is fundamental to one of the main inputs for economic development: human capital. Along with financial, intellectual, social, and political capital, development models rely on skilled, healthy individuals to make up much of its labor force. When you have a healthy population, economic benefits follow:

- Half of the overall economic growth in the US during the last century is associated with improvements in population health.¹
- A 10% reduction in heart disease mortality is estimated to be worth more than \$3 trillion, and a 1% reduction in cancer mortality is estimated to be worth more than \$400 billion to current and future generations.²
- A 10-year increase in life span is associated with an increase of 4.5 percentage points in savings rates because healthier individuals with increased longevity are more concerned with future financial needs.³

¹ Nordhaus WD. *The Health of Nations: The Contribution of Improved Health to Living Standards*. Cambridge, MA: National Bureau of Economic Research, 2002.

² Murphy K, Topel R. Diminishing returns? The costs and benefits of improving health. *Perspect Biol Med*. 2003;46 (suppl 3):S108–S128.

³ Bloom DE, Canning D, Graham B. Longevity and life-cycle savings. *Scand J Econ*. 2003;105:319–338.

Emergency Management

The "Riverside County Operational Area" is an intermediate level of the state emergency services organization consisting of the County of Riverside, all political subdivisions, and those special districts that have signed an agreement and become part of the Operational Area within the geographic boundaries of Riverside County. The "Riverside County Operational Area" is used for the coordination of emergency activities and to serve as the link in the system of communications and coordination between the state's emergency operation centers and the emergency operation centers of the county and the political subdivisions comprising the "Riverside County Operational Area". This will help protect against natural and man-made disasters that otherwise could have disrupted the economic base of the region.

VI. EVALUATION FRAMEWORK

Once the Department of Commerce Economic Development Administration has approved the CEDS document, an annual report will be submitted to document the progress on economic development activities, regardless of the source of funding and report on changing economic conditions. The County of Riverside asked local cities to submit priority projects to be included into this CEDS report (**Appendix C**). These specific project summaries represent each community's vision and goals with respect to its geographic region and explain the regional economic impacts of the specific project as the jurisdiction's highest priority.

PERFORMANCE MEASURES

The performance measurement tool will evaluate the regional post implementation of the CEDS in many economic and social criteria and provides information for the CEDS Annual Updates as required by US-EDA. The annual updates keep the strategic direction outlined in the CEDS current and relevant.

CEDS Performance Measurement Tool

Criteria	Measurement	Rating	Outcome
Job Creation			
1. Number of full time jobs created post CEDS Implementation	0-5 6-25 25-49 50-99 100+	-0- 1-3 4-6 7-9 10	
2. Appropriateness of jobs to local workforce skill and education level.	Non-consistent Somewhat consistent Consistent Very Consistent	0-2 3-4 5-6 7-10	
3. Pay scale of jobs created	Minimum wage + Living wage + Skilled & professional	0-3 4-6 7-10	
4. Number of jobs retained in region	0-25% 26-49% 50-75%	0-2 3-4 5-6	

(measured as a percentage of jobs created post CEDS implementation and after one year)	76-100%	7-10	
Community Impact			
5. Number and types of investments undertaken in the region	Infrastructure: water, sewer, roads	1-10	
	Business: Office, commercial, retail	1-10	
	Transportation: rail, highway, airports	1-10	
6. Changes in the economic environment of the region.	Weak/shrinking local economy- (decline in jobs & tax revenue)	0-3	
	Stable economy- (jobs and tax revenue growing at slow to moderate rate)	4-7	
	Strong sustainable economy- (jobs and tax revenue growing at above moderate rate in industry that is not volatile due to market changes)	8-10	
7. Amount of the private sector investment in the region after implementation of the CEDS (measured in the new private sector capital investment in dollars one-year post CEDS implementation).	0-50 million	0-3	
	51-99 million	4-7	
	>100 million	8-10	

8. Community Benefit	Improved quality of life: increase in schools Revenue to support new local educational programs New arts and cultural organizations, institutes	10	
Project Readiness and Capital Investment			
9. Current status of proposed project	Conceptual phase- Planning and design Ready to construct	0-3 4-6 7-10	
10. % of USEDA Funding request to total project Cost	50% 25-40% 1-24%	0-3 4-6 7-10	
TOTAL POINTS POSSIBLE		120	
TOTAL PIONTS FOR THIS PROJECT			

APPENDIX A

Riverside County Employment Data

Subject	Percent
EMPLOYMENT STATUS	
Population 16 years and over	1,782,752
Civilian labor force	1,067,758
Unemployment rate	11.3%
Females 16 years and over	903,103
Own children of the householder under 6 years	397,733
Own children of the householder 6 to 17 years	397,733
COMMUTING TO WORK	
Workers 16 years and over	923,845
OCCUPATION	
Civilian employed population 16 years and over	946,798
Management, business, science, and arts occupations	29.1%
Service occupations	21.3%
Sales and office occupations	25.1%
Natural resources, construction, and maintenance occupations	11.4%
Production, transportation, and material moving occupations	13.1%
INDUSTRY	
Civilian employed population 16 years and over	946,798
Agriculture, forestry, fishing and hunting, and mining	1.6%
Construction	8.6%
Manufacturing	8.9%
Wholesale trade	3.1%
Retail trade	13.0%
Transportation and water housing and utilities	5.8%
information	1.5%
Finance and insurance, and real estate and rental and leasing	5.2%
Professional, scientific, and management, and administrative and waste management services	10.2%
Educational services, and health care and social assistance	20.6%
Arts, entertainment, and recreation, and accommodation and food services	11.4%
Other services, except public administration	5.3%

Public administration	4.9%
CLASS OF WORKER	
Civilian employed population 16 years and over	946,798
Private wage and salary workers	77.5%
Government workers	14.7%
Self-employed in own not incorporated business workers	7.7%
Unpaid family workers	0.2%
INCOME AND BENEFITS (IN 2016 INFLATION-ADJUSTED DOLLARS)	
Total households	705,716
Less than \$10,000	5.6%
\$10,000 to \$14,999	4.8%
\$15,000 to \$24,999	10.0%
\$25,000 to \$34,999	9.9%
\$35,000 to \$49,999	13.3%
\$50,000 to \$74,999	18.2%
\$75,000 to \$99,999	13.0%
\$100,000 to \$149,999	14.6%
\$150,000 to \$199,999	6.0%
\$200,000 or more	4.6%
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS BELOW THE POVERTY LEVEL	
All families	12.8%
Married couple families	8.1%
Families with female householder, no husband present	28.8%
All people	16.6%

Source: U.S. Census Bureau, 2012-2016 American Community Survey, Five Year Estimates

NOTE. Although the American Community Survey (ACS) produces population, demographic, and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

For more information on confidentiality protection, sampling error, non-sampling error, and definitions, see Survey Methodology.

Notes:

- Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.
- Workers include members of the Armed Forces and civilians who were at work last week

- The Census Bureau introduced an important sequence of labor force questions in 2008 ACS questionnaire. Accordingly, we recommend using caution when making labor force data comparisons from 2008 or later with data from prior years. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report covering Employment Status at http://www.census.gov/acs/www/Downloads/methodology/content_test/P6a_Employment_Status.pdf and the "Evaluation Report Covering Weeks Worked" at http://www.census.gov/acs/www/Downloads/methodology/content_test/P6b_Weeks_Worked_Final_Report.pdf. Additional information can also be found at <http://www.census.gov/hhes/www/laborfor/laborforce.html>.
- Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2000
- Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issues in Clarification Memorandum No. 2

"NAICS Alternate Aggregation Structure for Use by U.S. Statistical Agencies.

APPENDIX B

Executive Committee Board Members

- **Jamil Dada (Chairperson)**, Provident Bank
- **Juan De Lara (Vice Chairperson)**, Federated Insurance
- **Diane Strand** – JDS Video & Media Productions, Inc.
- **Layne Arthur**, Balfour Beatty
- **Morris Myers**, Mt. San Jacinto College Foundation
- **Francisca Ledoux Hernandez**, Riverside Medical Clinic
- **Laurie Stalnaker**, Central Labor Council, AFL-CIO
- **Mary Jo Ramirez**, California Family Life Center
- **Sonia Nunez**, McLane Foodservice
- **Rosibel Ochoa**, University of California Riverside

APPENDIX C

Regional Project List

PURPOSED DUNE PALMS ROAD STREET IMPROVEMENTS - CITY OF LA QUINTA

Construct a second travel lane, curb and gutter, sidewalk and garden walls on the east side of the street. Traffic congestion will be reduced, and public safety increased. - \$1,800,000

REPLACE LOW WATER CROSSING – CITY LA QUINTA

The purpose of the proposed improvement is to replace the existing Low Water Crossing spanning the Whitewater River at Dune Palms Road with an “All Weather Crossing.” The proposed improvements will provide Coachella Valley motorists and pedestrians a safe path of travel across the Whitewater River regardless of adverse weather. The project will also provide reliable access for emergency vehicles. -\$13,408,000

SENIOR RESIDENCE REHABILITATION - CITY OF LA QUINTA

Rehabilitate a 72-unit affordable apartment complex (interiors and exteriors) for seniors and adults with special needs, and upgrade the site to current City standards. In addition, 68 new affordable units will be constructed. The apartment units are affordable to extremely low and very-low income seniors. Site improvements will include ingress and egress, walkways, improved traffic circulation and storm water drainage improvements. -\$48,260,099

SILVER ROCK RESORT INFRASTRUCTURE - CITY OF LA QUINTA

Purposed improvements to the Silver Rock Resort Infrastructure to include the installation and construction of all wet utilities and roadways. -\$8,600,000

UPGRADE DRAINAGE IMPROVEMENTS - CITY OF LA QUINTA

Proposed improvements will provide upgraded drainage improvements on a citywide basis. Current priorities include improvements to the Eisenhower Drive and Washington Street corridors in accordance with the findings of the Focused Drainage Study. Future improvements will include improvements in the La Quinta Village area. -\$7,319,730

LA QUINTA VILLAGE UPGRADE

The proposed improvements will convert the La Quinta Village into a bicycle and pedestrian friendly, Complete Street atmosphere. The three major streets in the Village; Calle Tampico from Eisenhower Drive to Washington Street, Eisenhower Drive from Calle Tampico to Calle Sinaloa, and Calle Sinaloa/Avenue 52 from Eisenhower Drive to Washington Street; will be reduced from four lanes down to two lanes and include bicycle facilities and on-street parking. In addition, five roundabouts will be constructed in order to link the road diet segments together. -\$9,604,542

AVENUE 50 EXPANSION (86 EXPRESSWAY TO INTERSTATE HIGHWAY 10)

The project will consist of the following: 1) New interchange connector at the future extension of Avenue 50 and I-10, construct main entrance to new La Entrada housing community; 2) Replace the existing dry weather crossing with a bridge, that will provide year-round access to property

owners on either side of the creek, enabling access to SR-86S; 3) New interchange at Avenue 50 and 86 Expressway; - \$120,000,000

CITY LIBRARY PROJECT - CITY OF COACHELLA

The construction of a new 15,000 square foot library building in the beautiful downtown Pueblo Viejo District. The library will include space for meetings, conference rooms, reading garden and indoor café. - \$15,000,000

PERMIT CENTER TENANT IMPROVEMENT PROJECT - CITY OF COACHELLA

Installation of various improvements resulting from the purchase and relocation of some City services to the DACE and corporate Yard facilities including: tenant improvements, repairs to the HVAC system, installation of new phone system, and installation of high speed fiber internet to serve the facility. - \$3,500,00

DOWNTOWN INDIO DEVELOPMENT

Once known as the “Hub of the Valley,” Indio was originally the center for commerce, housing, and agriculture in the Coachella Valley. The downtown area was a reflection of this vibrancy in the early and middle parts of the last century but declined due to economic recessions and new commercial centers in other areas. In order to activate the area and attract development in downtown, the City of Indio needs to acquire properties owned by the Successor Agency to the former Redevelopment Agency; fund a building façade improvement program; convert an industrial property into an outdoor concert venue; and fund pop up and container projects to offer shopping and dining options to a large population of students, city/county workers, theater goers, and medical professionals and patients. - \$6.5 million

INDIO PERFORMING ARTS CENTER RENOVATION

The Indio Performing Arts Center (IPAC) is the centerpiece of the City of Indio’s revitalization plan to create an arts and entertainment district in downtown. The 23,000 square-foot facility was originally built in the early 1990’s and has two movie theaters, a stage theater, a large meeting hall, bar, kitchen, offices and conference rooms. The facility requires major capital improvements including lighting, sound, flooring, interior renovations, and exterior upgrades. IPAC is home to one of the few remaining community theater companies in eastern Riverside County and is used by the College of the Desert for film classes during the week. - \$5 million

CAMINO DEL NORTE- CITY OF INDIO

Final design and construction of missing segment of Camino Del Norte from Franklin Street to Elsinore Hills Road. This project will include installation of a traffic signal at the intersection of Franklin Street, Camino Del Norte, and Canyon Estates Drive. Realigning Canyon Estates Drive and Canyon View Drive, South of Franklin. Camino Del Norte is designated as a four-lane arterial from Main Street to Old Franklin. The final design of this roadway will enable the City to finalize the R/W take areas and proceed with construction of 2-lanes of Camino Del Norte to accommodate the Railroad Canyon interchange construction detour. -\$4,108,295

SCOTT ROAD/BUNDY CANYON ROAD WIDENING - CITY OF MENIFEE

Widen existing 2 lane road to 4 lane road from Haun Road to Western City limits. Project will relocate existing utilities, acquire Right of Way, construct drainage improvements and Traffic signals.

MCCALL BLVD/I-215 INTERCHANGE - CITY OF MENIFEE

Widening of McCall bridge from 4 lanes to 6 lanes, improvements to on and off ramps, and street widening from Sun City Boulevard to Encanto Drive.

HAUN ROAD WIDENING - CITY OF MENIFEE

Widen existing 2 lane road to 4 lanes, including medians, ROW acquisition, sidewalks, and signals from La Piedra to Scott Road.

MURRIETA INNOVATION CENTER

The Murrieta Innovation Center is a business incubator run by the City of Murrieta and is solely focused on bringing new biotech industries and businesses to the City. It is the cities former City Hall and as such, is in need of revitalization in order to function as a creative office space. The center has already brought the regions first Genomics Laboratory and is in the planning stages of the first Clinical Trial Lab in the region, with 7 biotech companies working in the space at this time. Funding would be used for furniture, equipment and site re-facing. Project Cost - \$250,000

MURRIETA DOWNTOWN PARKING

The City of Murrieta has an award winning Downtown Specific Plan and new development has been gravitating toward the area since it was adopted in 2017. The challenge facing Murrieta's Downtown is its lack of available parking. The project would include the purchase of land in the downtown area and creation of a surface level parking lot to supply the needed access to downtown. Project Cost \$1,000,000

DOWNTOWN CONFERENCE AND TRAINING CENTER - CITY OF MURRIETA

There is a dearth of sizeable conference space in the region and this is keeping business from attracting in Southwest Riverside County. The proposed project would take City of Murrieta owned land and create a conference and business training center meant to utilize the cities central location for business events and workforce training. This project would begin with a feasibility study and include development marketing and attraction. Project Cost - \$250,000

TRUNK MAIN LINES FOR BUSINESS PARK DEVELOPMENT - CITY OF MURRIETA

This project would bring in needed infrastructure development to support new business park and industrial development in the City of Murrieta. The vacancy rate for industrial buildings in the City has hovered near 1% for over 2 years and there is an immediate need for new construction. The development community has repeatedly cited lack of water/sewer infrastructure as a deterrent for construction. This project would bring infrastructure to the Southwest Murrieta region and open up over 100 acres for development. Project Cost \$3,000,000

KELLER ROAD INTERCHANGE - CITY OF MURRIETA

The Keller Road Interchange off of the I-215 will provide needed access to major medical centers like Kaiser Permanente, Loma Linda University Medical Center – Murrieta, and HealthSouth. This will also open up new development opportunities for the Keller Road corridor.

**RIVERSIDE COUNTY SMALL BUSINESS FINANCIAL ASSISTANCE PROGRAM -
REVOLVING LOAN FUND**

One of the County's main economic initiatives is focused on accelerating and growing small businesses by creating access to new sources of capital for business owners that are experiencing difficulty securing conventional business loans. To that end, the Small Business Financial Assistance Program - Revolving Loan Fund (RLF) has been established to provide businesses access to affordable capital for real property acquisition, building improvements and renovations, equipment purchases, short-term working capital, and other eligible activities.

**TWENTY-NINE PALMS BAND OF MISSION INDIANS ECONOMIC DEVELOPMENT
MASTER PLAN**

The Twenty-Nine Palms Indian Reservation is located in eastern Coachella Valley. The Coachella Reservation Section is located in line with transportation corridors (Interstate 10, Highway 86, and consists of 290 acres. The Tribe has the Spotlight 29 and Tortoise Rock Casinos, which employ over 800 full-time/part-time employees. Aside from gaming, the Tribe is looking to diversify its economic portfolio by performing a master planning and feasibility project to identify business and job creation opportunities, increase governmental capacity and infrastructure. An economic development planner is needed to develop a comprehensive economic planning strategy with tribal leadership, upper management and stakeholders.

EASTERN COACHELLA VALLEY WATER SUPPLY PROJECT

A large portion of the Eastern Coachella Valley groundwater basin has levels of arsenic that exceed the MCL for drinking water. The costs for private pumpers to install Arsenic Treatment are prohibitive. Many mobile home parks in the Eastern Coachella Valley receive their water from these private wells with high arsenic levels. Their cumulative populations are in the high thousands. These areas are considered to be disadvantaged communities. CVWD has determined that installation of water infrastructure along Avenue 66 and Pierce Street in the East Valley would allow many of these communities' access to public drinking water infrastructure at an estimated cost of \$20,000,000.

TEMECULA VALLEY ENTREPRENEURS EXCHANGE

Opened in November 2014, the City of Temecula's "Temecula Valley Entrepreneur Exchange" is a technology incubator and regional business resource center that fosters business growth and economic vitality for entrepreneurs. The incubator's goal is to grow and strengthen the local technology sector to bring high-wage jobs to the area. The business resource center provides general business workshops and consultations to assist business owners in starting and growing their business. The program is funded by the City of Temecula. The City has partnered with the Economic Development Coalition of Southwest California, Inland Empire Small Business Development Center, Temecula Valley Chamber of Commerce, Mt. San Jacinto College and Cal State San Marcos at Temecula for this program. Currently 12 technology-focused startups are participating in the incubator program, and the resource center provides over 100 workshops annually. The facility is also home to the Temecula Higher Education Center (THE Center) that opened in August 2014. THE Center is a partnership between the City of Temecula, California State University San Marcos and Mt. San Jacinto College, providing students with a seamless transition from the associate's degree to the bachelor's degree in Business Administration with all

coursework conducted on site, locked pricing, guaranteed time-to-completion and collaborative cohort-based model.

MARCH HEALTHCARE DEVELOPMENT

The Campus Project, located at the southwest corner of Cactus Avenue and Heacock Avenue with the boundary of the March Air Reserve Base, is California's first destination wellness campus. Spanning approximately 170 acres, when completed, the integrated state of the art medical campus will include an acute care hospital, medical office buildings, centers of excellence, a wellness center, a full senior care hospital, and non-medical retail in a contemporary, attractive and pedestrian-friendly environment. The March Healthcare Campus (Campus Project) represents a rare opportunity for Riverside County to invest in infrastructure, job creation and quality of life enhancement, by creating a local economic stimulus program focused on healthcare industry. The project would eliminate severe blight on the former March Air Force Base (AFB), which currently has 41 vacant, dilapidated buildings on site.

Anticipated project cost: \$2,482,667,750

Number of jobs: 3,018

COACHELLA VALLEY IHUB ACCELERATOR

The current Palm Springs Innovation Hub & Accelerator Campus includes more than thirty companies in nearly 50,000 square feet of incubation and acceleration facilities in Palm Springs. Providing appropriate tenant spaces, testing facilities, communications infrastructure and other site improvements will be needed as successful companies graduate into market-rate space in the community and new tenants are accepted into the program. In addition, the Coachella Valley recently received a federal planning grant to expand the Innovation Hub program to other areas in the Coachella Valley focused on Advanced Manufacturing. It is anticipated that another 40-60,000 square feet in incubation and acceleration facilities will be added in the next 2-3 years. As this program expands with new facilities, infrastructure needs will increase to support the companies that are in the program. The cost to put the Palm Springs portion of the complex was roughly \$5 Million over a 3-year period and the annual cost to operate the complex is \$500,000 in 2014 dollars. A recent study by Dr. John Husing has projected that over a 20-year period the collection of two Innovation Hubs and two Accelerator campuses will have the following economic impact.

-81 Graduated Companies in Operation

-\$5.5 Billion Cumulative Revenue

-\$1.1 Billion of Profits Generated

-3,544 Direct Jobs Created

-5,112 Direct and Indirect Jobs created

-\$12.5 Billion in total economic activity*

*Includes payroll, value added activity, and revenue.

COACHELLA VALLEY BROADBAND CAPACITY

Communications and connectivity are essential requirements for companies and individuals to succeed in the global economy. Many areas in the Coachella Valley do not have adequate broadband capacity to support students and companies in their daily needs to fully participate. This “digital divide” impacts lives, the economy and the quality of life for all who live and work in the Coachella Valley. The private sector alone cannot be depended upon to rectify this inequity; public investment in broadband infrastructure in the Coachella Valley is essential. The Coachella Valley Economic Partnership believes that public/private partnerships to develop broadband capacity are possible to resolve this inequity primarily impacting distressed populations groups.

Establishment of state of the art bandwidth is an expensive proposition often costing in the tens or even hundreds of millions of dollars and providing hundreds of construction and technology jobs during the ramp up. The highest payback on massive broadband infrastructure is highly impactful in the areas of education, product development, logistics, programming, and manufacturing.

PALM SPRINGS ACCELERATOR CAMPUS

The City of Palm Springs Accelerator Campus can take a tremendous step forward by adding sufficient photovoltaic solar panels to offset substantially all of the electrical requirements of the Campus. Recent electric bills indicate that a 140-kilowatt photovoltaic system would serve to generate roughly 200,000 kilowatt-hours per year that would reduce the operating expenses of the Campus by roughly \$60,000 per year. The estimated cost for this system is \$450,000.

The installation of solar energy of this magnitude will provide jobs for about 10 people during the construction project and will allow the savings to be passed on to companies in the facility enabling them to deploy facilities dollars into human capital. It is estimated that the installation of solar panels will add to both the workforce and the bottom line of accelerator campus clients and partially fund an onsite manager for the CViHub program.

SALTON SEA AUTHORITY PREFERRED PROJECT: A VISION FOR THE FUTURE- RIVERSIDE COUNTY

The Salton Sea Authority’s project objective is to achieve the habitat restoration and air and water quality goals set out in State and Federal legislation, while simultaneously meeting the needs of the residents of the region, local property owners, and civic leaders in the Imperial, Coachella and Mexicali Valleys. These interests desire a large, sustainable recreational lake with reduced odor that serves as a Catalyst for regional economic development. This lake would also provide critical habitat values as it has in the past. Historically, the Salton Sea fish population has been an important food source for resident birds and those migrating along the Pacific Flyway. A variation of the Authority’s proposed project design was considered as an alternative in these separate Salton Sea restoration project feasibility studies that were conducted concurrently by the Resources Agency of the State of California and the U.S. Bureau of Reclamation.

LIFE SCIENCES INCUBATOR

UC Riverside has allocated space and a plan to build out a Biotech incubator with wet lab in the City of Riverside near the UCR campus. This has been a collaborative effort between the City, County, and UCR that is estimated to cost \$2M to establish and run for three years before it becomes self-sustaining. This alignment of research, technology transfer, and entrepreneurship

will be futhered by the UCR Medical School. Collaboration with CSU San Bernardino's "Alliance fo Technology Commercializaiton" will widen the impact of the incubator. Estimate for UCR Life Sciences Incubator: \$4M.

SAN JACINTO RIVER LEVEE

The five-mile San Jacinto River Levee is a joint City of San Jacinto/County of Riverside Flood Control and Water Conservation Agency project which will provide all weather access into and out of the San Jacinto Valley by removing Sanderson Avenue, the Sanderson Avenue and Ramona Expressway interesection, and State Street form the San Jacinto River 100-year floodplain. The Levee will also reduce the amount of dairy and agriclutlural land affected by flooding that cause pollutants from these facilities to affect downstream receiving water. Finally, the project will constitute implementation of the 1975 Flood Control Master Plan for the Lower San Jacinto River Basin as well as allow the implementaion fo the City's General Plan by making approximately 1,700 acres of agricultural land available for residential, commercial, and industrial development in the gateway area. The project design is nearing completion and the draft Environmental Impact Report is slated to be circulated by summer 2014. Construction will take approximately 9 months to complete.

Anticipated project cost: \$50 million
Number of jobs: 5,482

BACKBONE SEWER AND WATER SYSTEM

The San Jacinto Gateway backbone sewer and water system was designed in the mid 2000's. The portion of the Gateway project lying north of the Casa Loma Syphon (MWD facility) and the future alignment of the Mid County Parkway is served by a system that was designed and approved by the Eastern Municipal Water District in 2007. The sewer system was sized to accept anticipated flows form the Gateway project at build-out. A water system was designed (12" diameter) in Ramona Expressway and terminates at Odell Avenue as well. The proposed water system connects to an existing waterline in Sanderson Avenue. That portion of the Gateway project lying south of Casa Loma Syphon and Mid County Parkway is served by a system designed in Ramona Boulevard. The sewer system was designed form the De Anza Lift Station, south in Sanderson Avenue and west in Ramona Boulevard. The Ramona Boulevard system terminates at Warren Road. The Ramona Boulevard system is sized and designed at a depth to accommodate the Gateway project at build-out. A waterline was designed in Ramona Boulevard from Sanderson Avenue to Warren Road and was sized to accommodate the Gateway project at build-out as well. Waterline interconnections were designed between Ramona Expressway and Ramona Boulevard at Cawston Avenue and Odell Avenue. Total project is anticipated to be approximately \$10 million.

COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY (EDA)- NEW MEDICAL OFFICE BUILDING (MOB)

Through a Public Private Partnership "P3" project, the EDA successfully negotiated and obtained Board approval for leases for the planning and construction of a 200,000 ambulatory surgery MOB. The MOB will be located adjacent to the Riverside University Health System's Medical Center in Moreno Valley, California. The MOB will include an ambulatory surgery center, diagnostics, rehabilitation center, cardiology unit and pharmacy. The services will be providing

integrated care to the community. The LEED Silver project is scheduled for completion in the 4th quarter of 2019. \$152,000,000

RIVERSIDE ExCITE INCUBATOR EXPANSION

Riverside ExCITE is a unique incubation/acceleration program created in collaboration between business leaders, local government with representatives from both the City and County of Riverside, and local research university at UC Riverside. Riverside ExCITE is organized for the purpose of facilitating the successful incubation and acceleration of start-up companies engaged in entrepreneurial research and development of advanced technologies with the intent to create high technology jobs in the County of Riverside. By providing a location for business synthesis, mentorship and management; access to financial resources and information; access to marketing and professional services; and technology transfer from domestic and foreign universities, organizations and governments this unique operation will increase successful start-ups in the region.

Riverside ExCITE incubator is a private non-profit entity that operates in a county-owned facility that it has outgrown due to tech companies desiring to locate in the space and the addition of co-working space. ExCITE will be relocating to a nearby county-owned facility in downtown Riverside that needs rehabilitation and general cleanup. Additionally, the facility lacks broadband capacity to serve high tech companies. The request for funding from U.S. EDA will be approximately half the cost of total project which includes construction and installation of the fiber network to the building and furniture and equipment needed to operate the incubator/accelerator.

Total project cost \$1,000,000. Request from U.S. EDA - \$500,000

THE NORTH SHORE YACHT CLUB HARBOR REHABILITATION PROJECT

We propose the rehabilitation of the marina connected to the North Shore Yacht Club on the northeast shore of the Salton Sea. Due to lower sea elevations, accumulations of mud and silt, and marina disrepair, there are no launch points for federal and state research vessels thus harming their ability to meet their mandated monitoring and reporting requirements.

The goal of the project is to restore accessible boat launching to the Salton Sea for public agencies. In the future this restored access will also eventually facilitate recreation and boat access to the sea for local communities and tourists. -\$448,148.80

EDA RIVERSIDE STUDIOS

The Economic Development Agency is renovating a vacant 48,706 square foot building into a new film studio in Riverside, CA. The project will feature the construction of a variety of film sets to foster careers in the film-making industry for local college students as well as provide state-of-the-art multi-media production technology for studio professionals. The scope includes new office space, sound sets, prop storage, security, flooring, HVAC and code upgrades. When completed, the studio will be able to accommodate post-production work to further attract and incentivize foreign and domestic film industry businesses to film in Riverside County. \$2,890,000

WESTERN EMERGENCY OPERATIONS CENTER RENOVATION

The project consists of 16,826 square foot office building renovation in the City of Riverside to establish a new Western County Emergency Operation Center (EOC). The new EOC would serve to provide coordinated coverage and management for first responder agencies throughout Riverside County in emergent and catastrophic events. Residents and businesses throughout

the County will benefit through improved public safety. The building will also serve to house administrative functions of EMD and will be improved accordingly. \$7,000,000

MORENO VALLEY (MV) FLEET SERVICES GARAGE

The MV Fleet Auto Shop project is located at the current Fleet Services site at 25241 Cottonwood Avenue in Moreno Valley, California. In addition to the existing auto shop, a new 55'x125' environmentally friendly service facility will be added on the property for general automotive repairs and will contain two offices, a break room, and two restrooms; parts display/storage, equipment storage and three repair bays. The new auto shop will allow for increased efficiency and faster turnaround time on automotive repairs for vehicles that are used to service the public throughout the County. The project will also include site upgrades, including: street improvements, expansion of paved areas for fleet logistics, interior remodel of existing building, and associated utility upgrades. \$4,322,271

TRANSPORATION AND LAND MANAGEMENT AGENCY (TMLA) PUBLIC LAND USE PERMITTING SERVICES RENOVATION PROJECT

The project will renovate the 5,000 square foot public lobby portion of the 9th floor of the County Administrative Center (CAC) to create a more welcoming and functional environmental for permitting customers. This project will provide TLMA with more work stations and improved facilities in the public lobby area where plan check and permitting services are delivered. Along with wall and ceiling paint, HVAC, electrical, and voice/data infrastructure, the installation of new systems furniture and carpet will be installed throughout the floor to properly integrate the renovated lobby space. The total project area is approximately 17,000 square feet. \$809,140

MORENO VALLEY BUSINESS INNOVATION AND CAREER CENTER/LIBRARY

The Moreno Valley Business Innovation and Career Center (BICC)/Library is a 65,000 square foot joint use facility. The BICC/Library will serve as the new home of the City's existing Employment Resource Center and will serve as the new epicenter of workforce development services, Career and Technical Education (CTE) training, job recruitment activities and small business development programming. The space will feature classroom spaces, meeting rooms, computer labs, a business incubator, conference space, co-working spaces and partner offices. The BICC will be located within the City's new Main Library. The project is located with the City's 25.2 acre Civic Center area which encompasses the City Hall, Police Station, Conference and Recreation Center and outdoor Amphitheater and Park project. The total cost for the BICC and City Main Library is estimated at \$20,000,000.