



SPECIAL OPEN MEETING

SPECIAL OPEN MEETING OF THE GOLDEN RAIN FOUNDATION MAINTENANCE AND CONSTRUCTION COMMITTEE*

**Monday, December 12, 2022 – 1:00 pm
Clubhouse 5 - 24262 Punta Alta, Laguna Woods, CA 92637
Live via TV6 & Virtual with Zoom**

At this time, Laguna Woods Village owners/residents are welcome to participate in all open committee meetings virtually. To submit comments or questions virtually for committee meetings, please use one of the following two options:

1. Join the committee meeting via a Zoom link at: <https://us06web.zoom.us/j/83861553134> or by calling 669-900-6833 Webinar ID: 83 6155 3134
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Your name and unit number must be included.

NOTICE AND AGENDA *This Meeting May Be Recorded*

1. Call to Order
2. Approval of the Agenda
3. Chair's Remarks
4. Member Comments (items not on the agenda)
5. Department Head Update

Items for Discussion and Consideration:

6. Electric Vehicle "Charge Ready 2" Program

Concluding Business:

7. Committee Member Comments
8. Date of Next Meeting: Wednesday, December 14, 2022 at 9:30 a.m.
9. Adjournment

*A quorum of the GRF Board or more may also be present at the meeting.

Reza Karimi, Chair
Gan Mukhopadhyay, Co-Chair
Guy West, Staff Officer
Telephone: 949-268-2380

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STAFF REPORT

DATE: December 12, 2022
FOR: Maintenance and Construction Committee
SUBJECT: Southern California Edison Charge Ready 2 Program

RECOMMENDATION

Recommend that the GRF Board of Directors cancel all the remaining applications under this program.

BACKGROUND

GRF initially applied for funding under the current Southern California Edison Charge Ready 2 (SCE CR2) program for nine (9) facilities that included all seven (7) clubhouses, Par 3 Golf Course and the Maintenance Center. The last two were rejected by SCE based on limited parking and ADA constraints at these locations.

The M&C Committee reviewed the SCE initial assessment on February 9, 2022 and confirmed that no more than ten (10) ports should be considered for the remaining clubhouse locations.

SCE and their consultants proceeded to evaluate each of the seven (7) clubhouses and on September 22, 2022, SCE provided their findings. The M&C Committee received an update on October 12, 2022 informing the committee that only three sites met the SCE criteria. The committee directed staff to present the results of SCE's evaluation at a special M&C committee meeting to be held at a clubhouse (or similar venue) to provide ample opportunity for residents to participate.

DISCUSSION

The SCE provided a list of the facilities that could move to the next phase as well as the ones that SCE recommends for rejection. In summary, SCE recommended Clubhouses 3, 4 and 5 to move to the next phase and the other four were rejected. Staff met with SCE representatives on October 10, 2022 to discuss the reasons for their recommendations. SCE also presented the preliminary conceptual design (Attachment 1) for the facilities that SCE recommends to move to the next phase.

The explanations offered by SCE for the rejection of the four clubhouses (1, 2, 6, and 7) included consideration of the distance between the existing transformer and the proposed charging station locations, available parking (confirmed by the City), and the required parking lot improvements.

The locations that SCE recommends moving to the next phase (CH 3, 4 and 5) will require a minimum of ten (10) ports to remain eligible under the SCE CR2 program.

As mentioned at prior meetings, the actions taken by GRF up to this point have been non-committal and GRF has not incurred any expenses. However, authorizing SCE to proceed to

the next phase and accepting the conceptual designs will impose time constraints and will incur costs.

The program for which GRF qualifies is the Charging Infrastructure and Rebate Option (SCE-built). Under this program SCE and their consultants and contractors perform all the required work, including design, permitting, parking lot improvements, etc., from the nearest existing transformer to the proposed charging stations. The applicant (GRF) is responsible for the purchase of the charging equipment (per SCE specifications) and its installation, as well as a 10-year commitment to keep the units operational (operation, maintenance and network service to be provided by approved operators). SCE also requires enrolling in a time of use (TOU) rate and Demand Response program and associated fees for a minimum of ten (10) years plus the cost of electricity.

Aside from the financial commitment, each facility has to dedicate eight (8) standard parking spaces and two ADA-compliant (1 van accessible) parking spaces at each clubhouse. per current City requirements, this will result in the loss of approximately 12 parking spaces at each of the clubhouses (ADA-compliant parking spaces need a minimum of 3 standard parking spaces if side-by-side or 4 if not).

FINANCIAL ANALYSIS

Staff has obtained preliminary Rough Order of Magnitude (ROM) estimates for the work and services that would be the responsibility of the applicant (GRF), including the cost to keep the chargers operational for 10 years but not including the cost of electricity. The ROM for each clubhouse is \$150,000 plus the cost of electricity. The combined total if all three clubhouses are approved to move forward is \$450,000 plus the cost of electricity.

If approved to move forward, funding for the GRF portion of the work would need to be approved as a supplemental budget appropriation as the charging station project is not included in the 2023 or future budgets. A potential funding source is the GRF Capital Reserves Facility Fund.

Prepared By: Baltazar (Bart) Mejia, Maint. & Construction Assistant Director

Reviewed By: Manuel Gomez, Maintenance and Construction Director

ATTACHMENT(S)

Attachment 1: Conceptual Designs

GOLDEN RAIN FOUNDATION
CLUBHOUSE 3
223822 AVENIDA SEVILLA
LAGUNA WOODS, CA 92637
SCE PROJECT ID: 00001332707

PROJECT DEVELOPER



SOUTHERN CALIFORNIA
EDISON
Energy for What's Ahead®

SOUTHERN CALIFORNIA EDISON CO.
CHARGE READY PROGRAM
2244 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
TEL: (800) 655-4555



BRYTEMOVE ENERGY
1690 SCENIC AVE.
COSTA MESA, CA 92626
TEL: (714) 908-5266
www.brytemove.com

NOT FOR CONSTRUCTION

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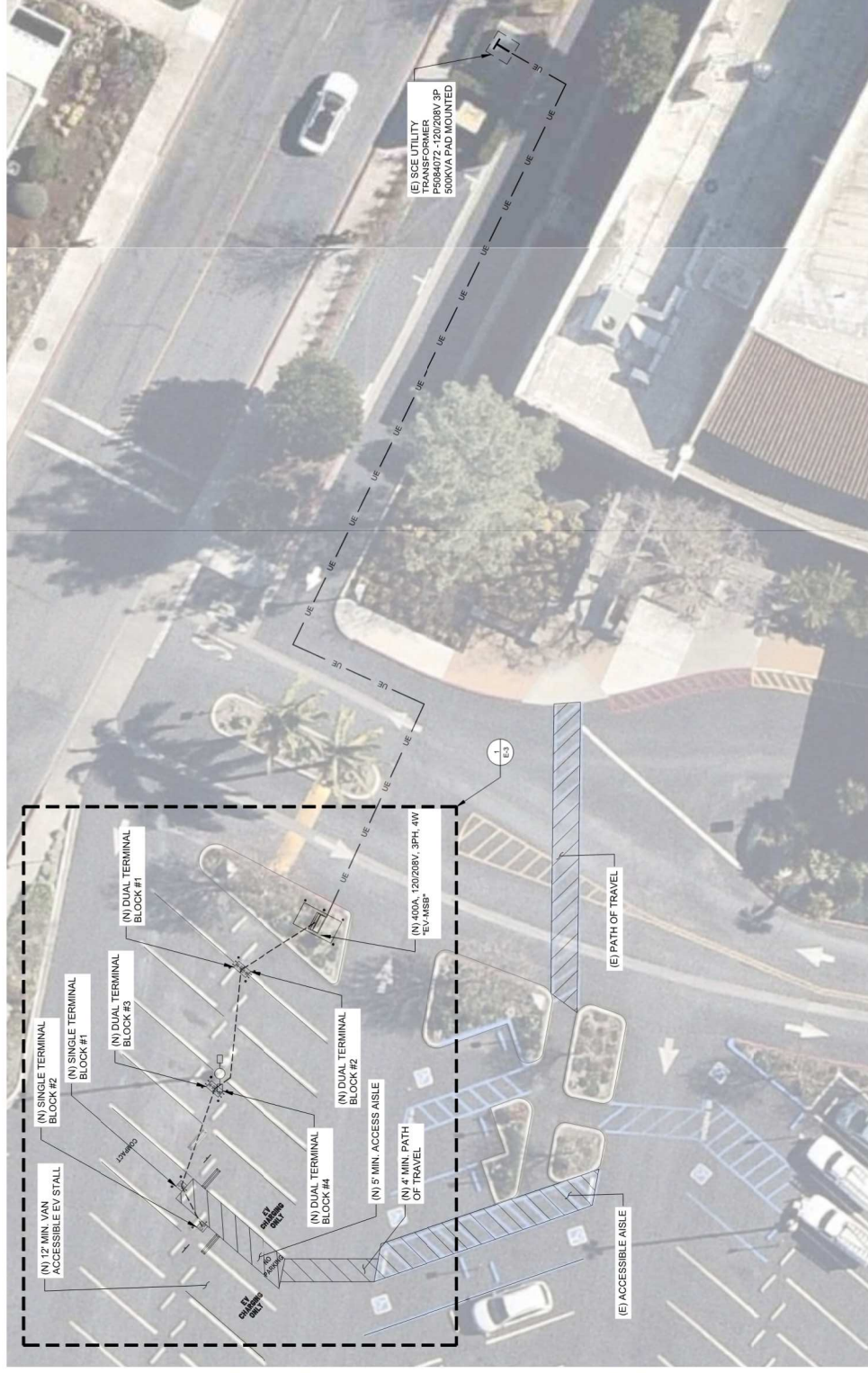
DRAWN BY:	SL
CHECKED BY:	SG
SCALE:	AS SHOWN
DATE:	6/2/22

SHEET TITLE:

SITE PLAN

SHEET NUMBER

E-1.1



Clubhouse 3



SITE PLAN

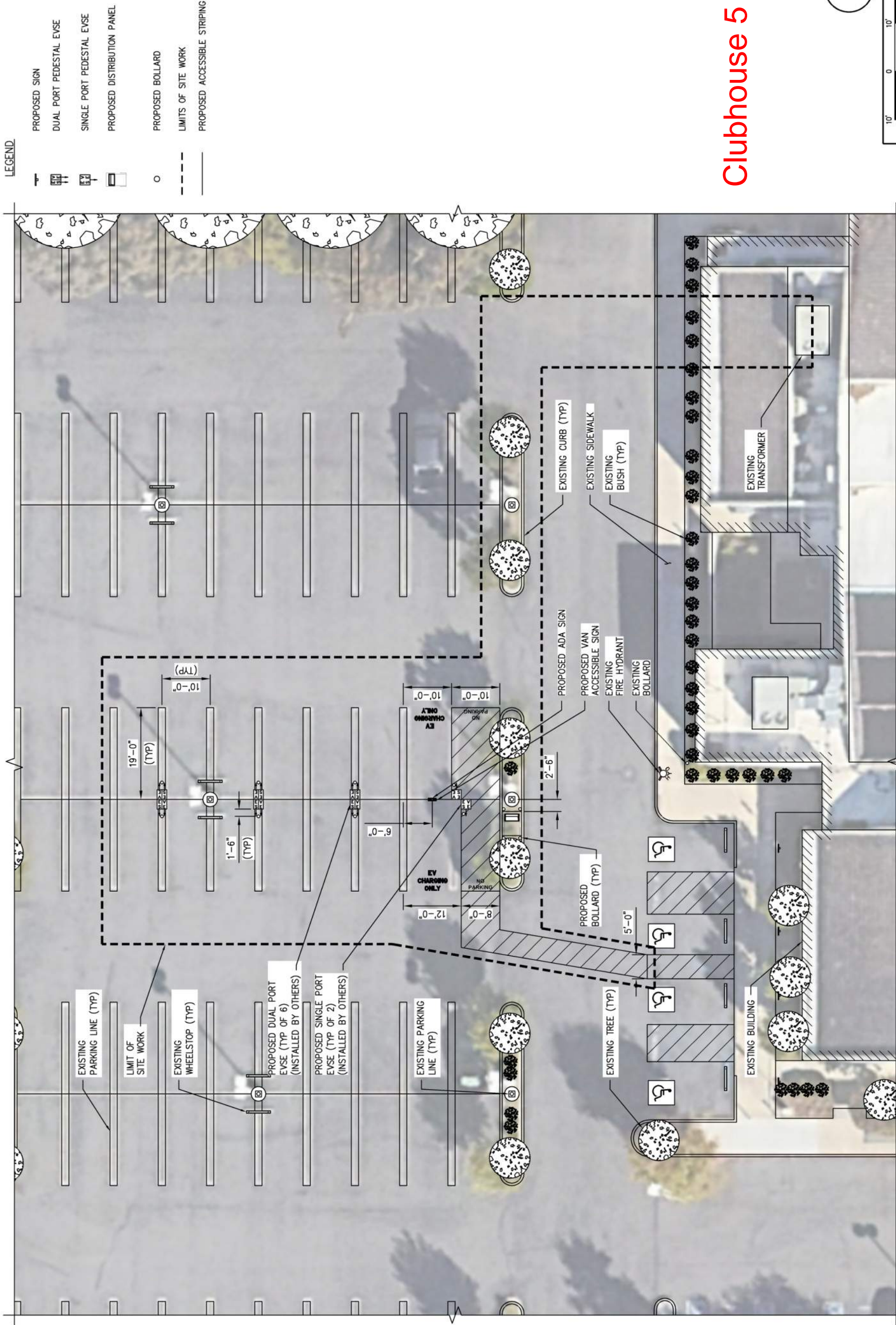
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NOTES

- SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
- THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.

Design only
approved for 10
L2 Ports



LEGEND

- PROPOSED SIGN
- DUAL PORT PEDESTAL EVSE
- SINGLE PORT PEDESTAL EVSE
- PROPOSED DISTRIBUTION PANEL
- PROPOSED BOLLARD
- LIMITS OF SITE WORK
- PROPOSED ACCESSIBLE STRIPING

SOUTHERN
CALIFORNIA
EDISON

CHARGE READY
PROGRAM



BLACK & VEATCH

11401 LAMAR AVENUE
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO:	402809
DRAWN BY:	GAK
CHECKED BY:	NMB

REV	DATE	DESCRIPTION
A	06/20/22	ISSUED FOR 50% REVIEW

NOT TO BE USED
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SCE_00001332502
GOLDEN RAIN 1
24262 PUNA ALTA
LAGUNA WOODS, CA 92637

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-3

Clubhouse 5



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