
Public Hearing

Enhanced Mobility for Seniors and Individuals
with Disabilities Grant Funding

OCTA
July 16, 2024



Costa Mesa Senior Center Taxi Program

- Grant Summary

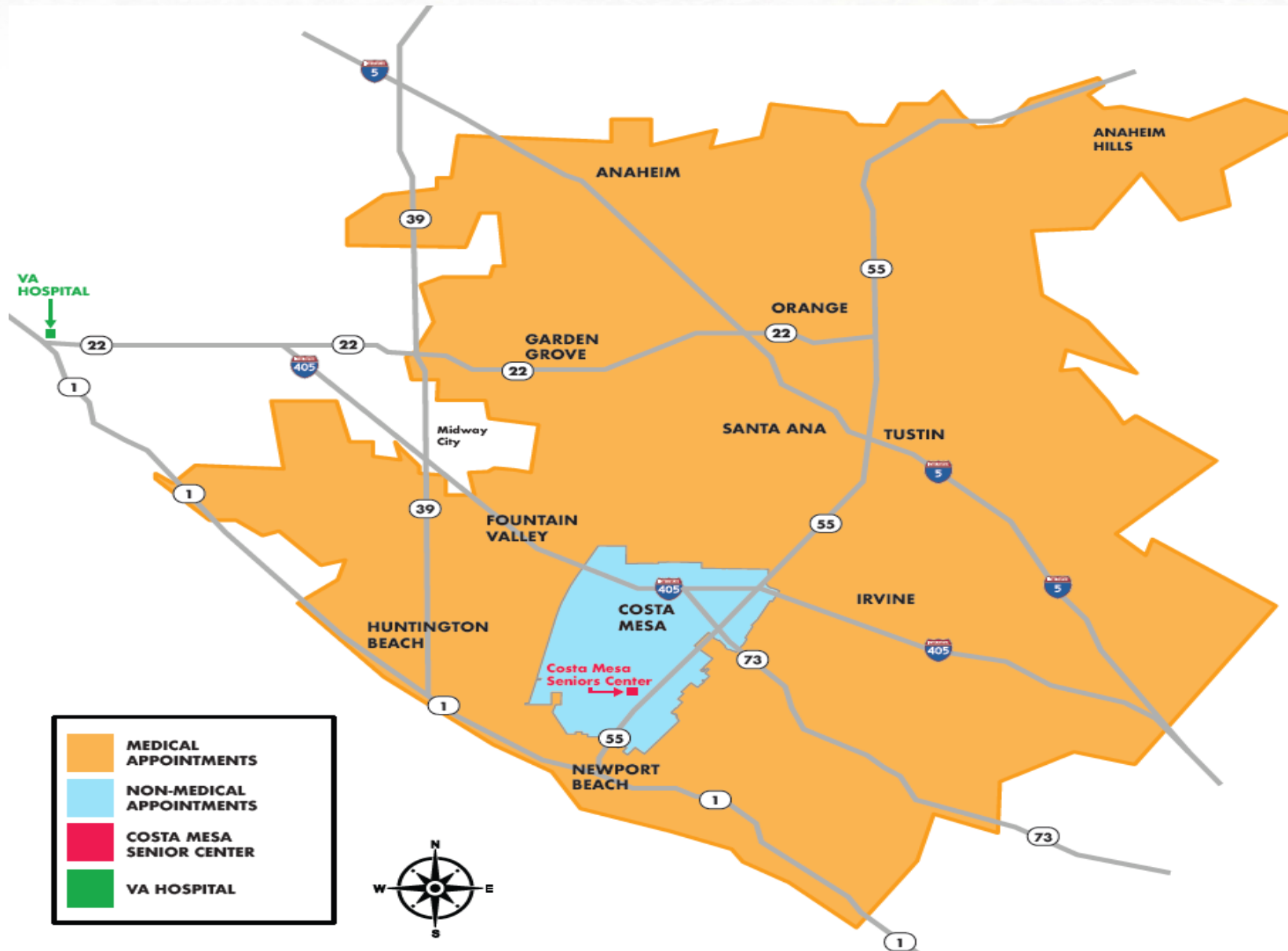
- May 28, 2024, the Orange County Transportation Authority approved \$8.5 million for the 2024 Enhanced Mobility for Seniors and Individuals with Disabilities Program.
- On June 27, 2024, Staff submitted the grant application requesting \$285,000 in supplemental grant funding.
- On July 12, 2024, Staff resubmitted the grant application increasing the request to \$297,000.
- If approved, Grant funds will be available over an 18-month period beginning in January 2025.
- As stipulated by the grant, the City has to hold a Public Hearing notifying local non-profits that provide transportation in the area of this potential grant award to ensure that services are not duplicated and/or to coordinate services.

Costa Mesa Senior Center Taxi Program

- Established in 2011
- Free door-to-door driving service to city residents ages 60 or older Monday through Friday from 8 a.m. to 4 p.m.
- Medical Rides provided throughout most of Orange County
- Non-Medical Rides within Costa Mesa only
- Usage has grown over the last 3 years:

YEAR	MEDICAL		NON-MEDICAL	
	RIDES	% INCREASE	RIDES	% INCREASE
2023	6,763	92%	6,005	58%
2022	3,528	22%	3,799	51%
2021	2,891	Baseline	2,518	Baseline

Costa Mesa Senior Center Taxi Program



Costa Mesa Senior Center Taxi Program

- Today's hearing satisfies the grant requirement of a public hearing
- Questions



ORANGE COUNTY POWER AUTHORITY (OCPA) FEASIBILITY STUDY



City Council Meeting
Tuesday, July 16, 2024





Recommendations

Staff recommends the City Council authorize the City Manager and City Attorney to issue a non-disclosure agreement to release City of Costa Mesa **load data** from Southern California Edison (SCE) to the Orange County Power Authority (OCPA) to conduct a **feasibility study** to determine whether joining OCPA is mutually beneficial.



Background

- **2002:** AB 117 allowed local governments to form Community Choice Energy (CCE) programs.
- **Early 2020:** The City of Irvine provides funds to help start up the Orange County Power Authority (OCPA), a CCE.
- **Late 2020:** The City of Costa Mesa considers joining the OCPA.
- **2022:** OCPA begins providing power to commercial customers in Huntington Beach, Buena Park, and Fullerton. OCPA later provides power to residential customers.



Analysis: Feasibility Study

- To determine whether joining OCPA is mutually beneficial, OCPA recommends:
 1. **Non-disclosure agreement**: Authorizing an NDA between the City of Costa Mesa and the OCPA to release the City's load data from Southern California Edison (SCE) to conduct a feasibility study.
 2. **Acquisition of load data**: At no cost to the City, OCPA facilitates obtaining SCE load data, which takes about 12 weeks.
 3. **OCPA analysis**: After the 12 weeks, OCPA conducts an internal load data analysis and produces the feasibility study. This process takes about 6 weeks.
 4. **Presentation to the City Council**: OCPA presents its findings and City Council can evaluate joining the joint powers authority for the community's benefit.





**Welcome to a new way
to power your
community.**



Orange County Power Authority

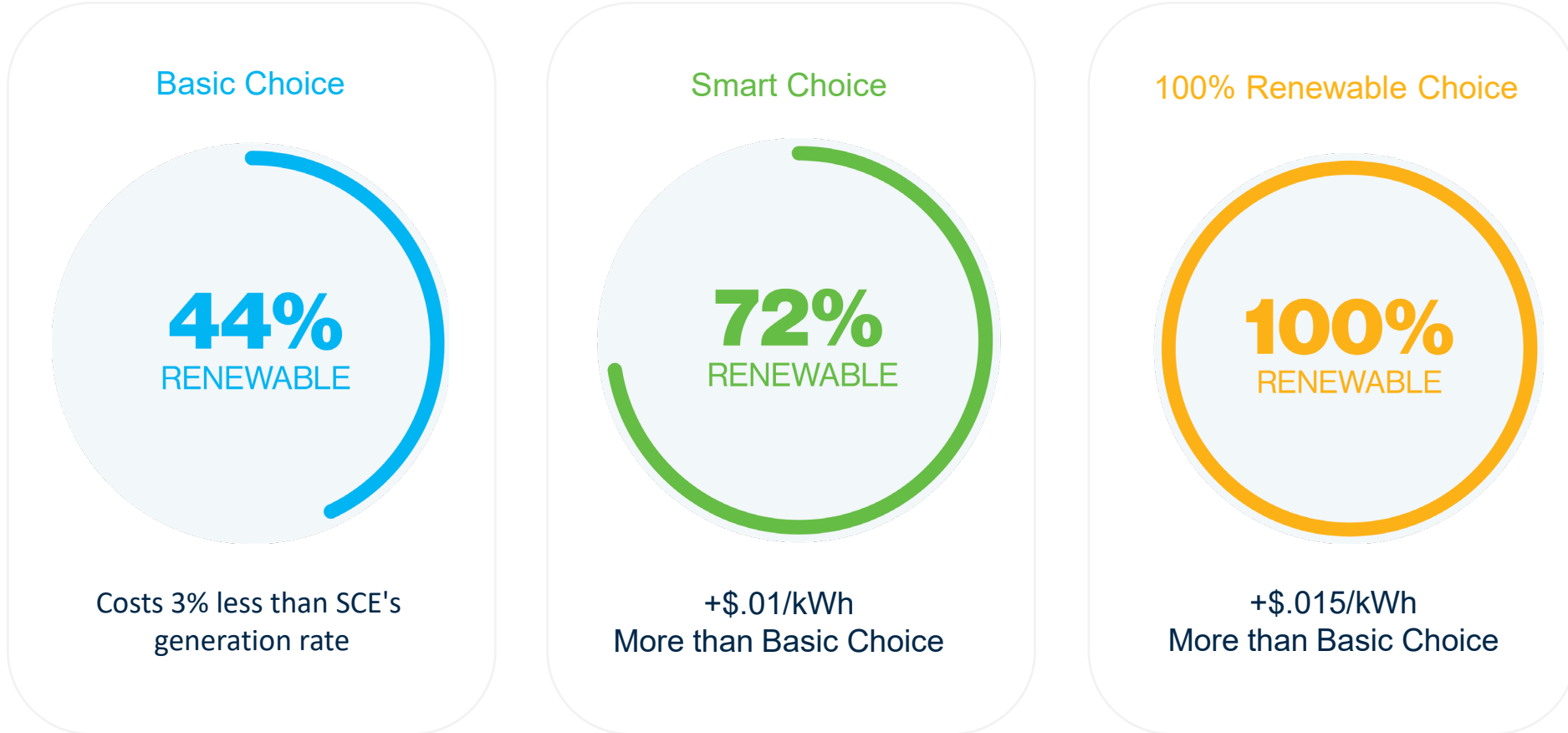
Benefits of Community Energy

- Bringing choice and competition to the energy market
- Competitive energy costs
- Local control over power, programs, and rates
- Local economic development, job creation, training
- Local reinvestment and designing programs that respond specifically to local need
- Putting more renewable energy onto the grid at a faster rate than for-profit utilities



Tiered Renewable Energy Options

You control your carbon footprint





Typical Residential Customer – 425 kWh/month

Basic Choice				
Charge Type	OCPA	SCE	Difference (\$)	Difference (%)
Equivalent Generation Charge*	\$57.93	\$59.82	(\$1.89)	(3.2%)
SCE Delivery & Surcharge Costs	\$65.89	\$65.89	\$0.00	0.0%
Total Bill	\$123.83	\$125.71	(\$1.89)	(1.5%)

Smart Choice				
Charge Type	OCPA	SCE	Difference (\$)	Difference (%)
Equivalent Generation Charge*	\$62.18	\$59.82	\$2.36	3.9%
SCE Delivery & Surcharge Costs	\$65.89	\$65.89	\$0.00	0.0%
Total Bill	\$128.08	\$125.71	\$2.36	1.9%

100% Renewable Energy Choice				
Charge Type	OCPA	SCE	Difference	Difference (%)
Equivalent Generation Charge*	\$64.31	\$59.82	\$4.49	7.5%
SCE Delivery & Surcharge Costs	\$65.89	\$65.89	\$0.00	0.0%
Total Bill	\$130.20	\$125.71	\$4.49	3.6%

*For SCE, this is the SCE generation charge less the amount paid by OCPA in customer surcharges. For OCPA, this is OCPA's generation rate effective February 2024.

**The comparison between OCPA Smart Choice and 100% Renewable Choice is made in relation to the SCE Default Rate Option, which provides approx. 33% renewable energy.



Communications and Public Outreach

- Public Input Hearings (in-person and virtual)
- Efficient call center to resolve customer inquiries
- Explainer video campaign geo-targeted to Costa Mesa zip codes (available in 8 languages)
- Power Content Label (certifying renewable)
- Direct constituent engagement by OCPA



**Option to Lease Agreement
Jamboree Housing at Costa Mesa Senior Center
(695 W. 19th Street)**

**July 16, 2024
City Council**



BACKGROUND

- **July 2020:** Exclusive Negotiating Agreement with Jamboree Housing Corporation (JHC)
- **2020 through 2022:** COVID-19 Emergency Declaration and Management; JHC and City staff continue to meet to discuss proposed project
- **February 2024:** City Council screens Urban Master Plan revised plans and revised project renderings
- **May 2024:** Urban Master Plan application submitted
- **July 2024:** Option to Lease Agreement proposed for City Council approval



PROPOSAL

- 70 units (69 affordable senior + 1 manager's unit)
- Four-story building
- Parking shared between the Senior Center and proposed senior housing



OPTION TO LEASE

- Jamboree Housing competing for Project Based Vouchers (PBVs) from County of Orange
- Demonstration of site control critical for PBV application
- Timing crucial as PBV funding cycle ongoing; delay could impact project development

TIMELINE

Q3 2024: Award Project Based Vouchers

Q2 2025: Apply for first round of California Tax Credit Allocation Committee (CTCAC)

Q1 2026: Start of Construction

Q1 2028: End of Construction

Q3 2028: 100% Leased Up

**Option to Lease Agreement
Jamboree Housing at Costa Mesa Senior Center
(695 W. 19th Street)**

**July 16, 2024
City Council**





Ketchum-Libolt Park Expansion Project





Background Information



HISTORY AND PARK AMENITIES

- Ketchum-Libolt Park is located at 2150 Maple Street, Costa Mesa.
- The park was constructed in August 2005 as a tribute to fallen Costa Mesa Police officers James “Dave” Ketchum and John “Mike” Libolt whose lives were lost in a helicopter crash on March 10, 1987.
- Its area is less than a half-acre, approximately 0.34 acre, but despite its small size, it currently includes a playground, seating area and benches, turf, and a concrete pad used by the City’s mobile recreation van.



FUNDING SOURCES

- Funds received through state Assemblymember Cottie Petrie-Norris in the amount of \$1.2 million for Ketchum-Libolt Park upgrades and recreation amenities.
 - Other funding sources include \$1 million from the Capital Improvement Fund (CIP) and approximately \$250,000 from the Prop 68 Per Capita Grant.
 - Altogether, approximately \$2.5 million allocated for the Ketchum-Libolt Park upgrades.
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PRELIMINARY DESIGN AND CONSULTANT SELECTION

- City contracted in 2023 with Pat West, LLC and City Fabrick to conduct several community outreach meetings for major park upgrades.
- Preliminary park design options and renderings were discussed with the Parks and Community Services (PACS) Commission on August 10, 2023.
- City staff conducted a comprehensive Request for Proposals (RFP) in which the City Council awarded Architerra on January 16, 2024 as the consultant to provide design services for the Ketchum-Libolt Park upgrades project.



Community Outreach & Engagement



Ketchum-Libolt Park Improvement Project

- Initial Community Engagement
 - May/June 2023 – 3 pop-up events
 - Pat West LLC
 - City Fabrick
- Survey Feedback
 - Better visibility and lighting
 - More grass
 - Functional space for families to gather
 - Swings and climbers
 - Larger play structure
 - More shade



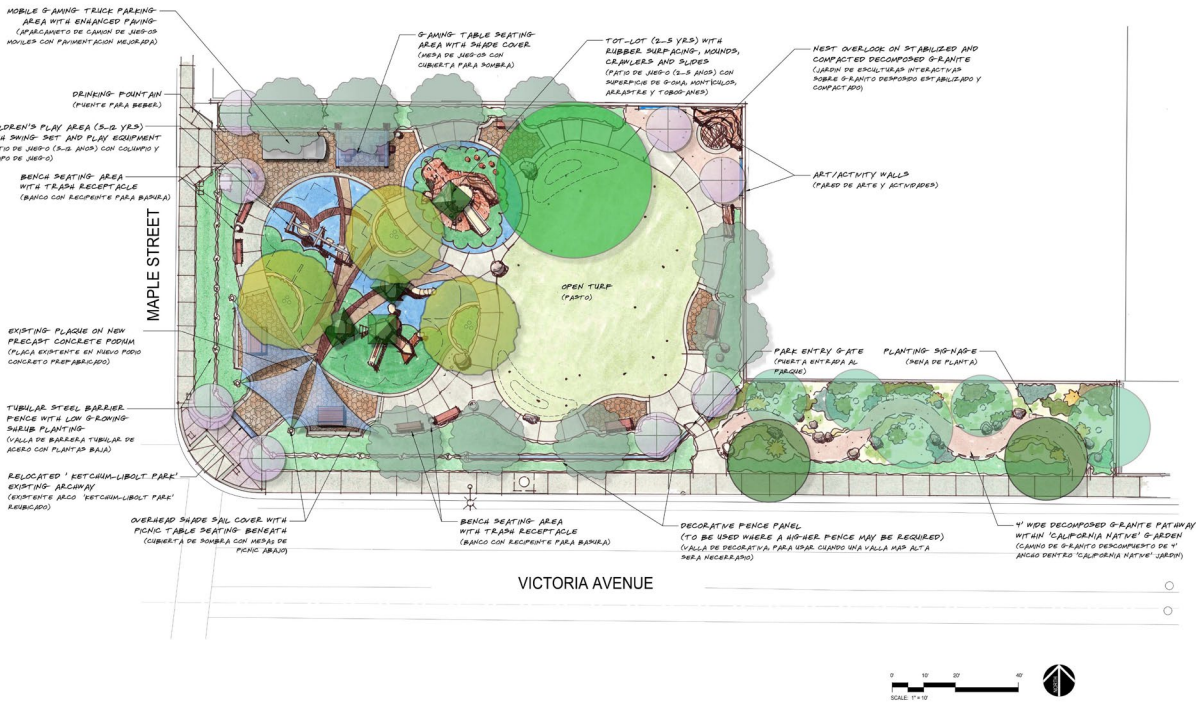
Ketchum-Libolt Park Improvement Project

- May 8, 2024 – Community Workshop
- Outreach and Engagement
 - Project Website
 - Neighborhood Canvassing
 - Community Partners
 - Social Media
 - E-notifications & Newsletters
 - Local School
 - Nearby Businesses
 - Park Posting
 - Survey

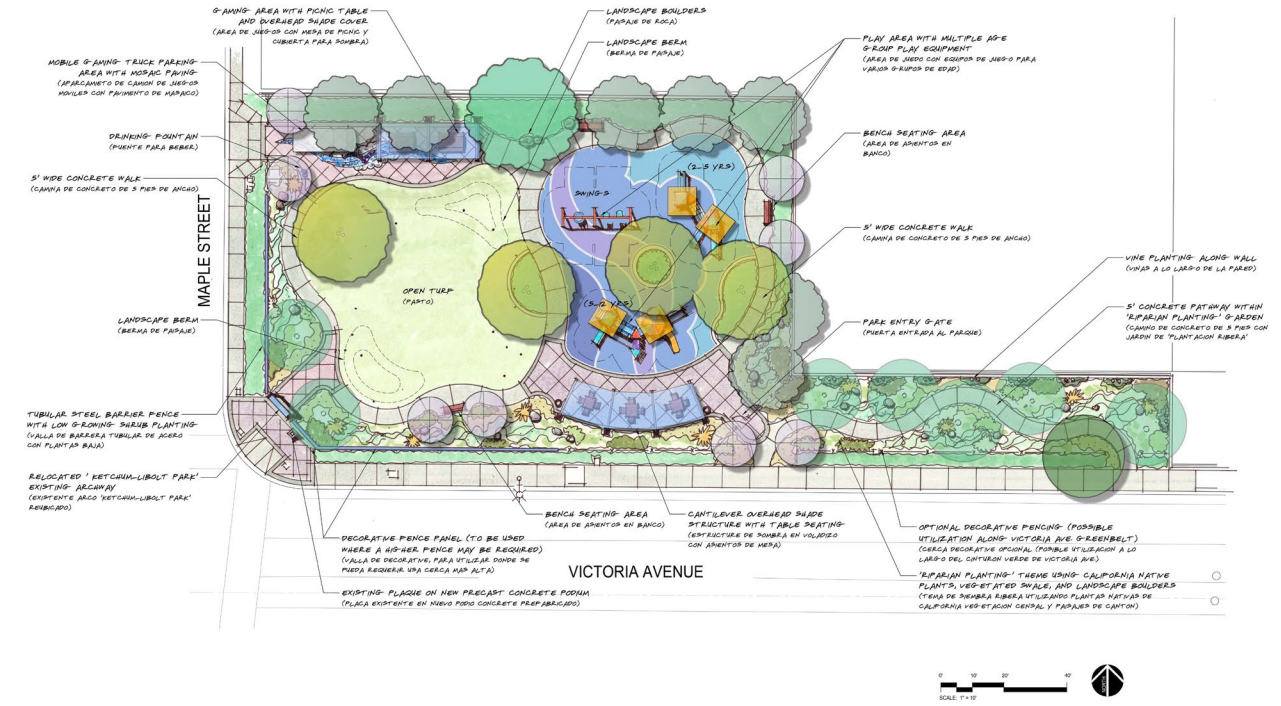




ARC-ITERRA
DESIGN GROUP



- Option 1 – Eagle Theme
- Playground near corner
- Turf away from corner
- Shaded Picnic at Playground



- Option 2 – Coastal Theme
- Playground away from corner
- Turf at Corner
- Shaded Picnic at Playground & Turf

Conceptual Park Options

Ketchum Libolt Park

Option 1 Opción 1



Park Options
Opciones de Parque



Layout Option 1 – 8 Votes at Meeting
6 Votes Online

Ketchum Libolt Park

Option 2 Opción 2



Park Options
Opciones de Parque



Layout Option 2 – 28 Votes at Meeting
6 Votes Online

Community Voting – Park Layouts

Ketchum Libolt Park

CHOOSE 1 ELIGE 1



Nature and Garden
Naturaleza y Jardín

Oceans and Beaches
Océanos y Playas

Police and First Responders
Policía y Socorristas

Whimsical or Other
Fantasioso o Diferente



Playground Theming
Tematización del Patio de Recreo



Nature and Garden –	4 / 0
Oceans and Beaches –	8 / 4
Police and First Responders –	28 / 0
Whimsical or Other -	31 / 0

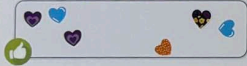
Community Voting - Theming

Ketchum Libolt Park

CHOOSE 3 ELIGE 3



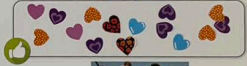
Sensory Walls
Paredes Sensoriales



Slides
Resbaladillas



Spinners
Giroscopios



Swings
Columpios



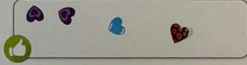
Net Play
Juego de Redes



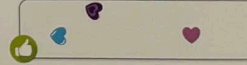
Movement
Movimiento



Climbers
Escaladores



Crawlers and Tubes
Arrastradores y Tubos



Playground Components
Componentes del Patio de Recreo



Slides –	20 / 5
Movement -	16 / 2
Spinners –	15 / 0
Swings -	13 / 6
Net Play -	9 / 2
Sensory Walls –	6 / 1
Climbers -	4 / 2
Crawlers and Tubes -	3 / 0

Ketchum Libolt Park

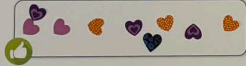
CHOOSE 3 ELIGE 3



Integrated Slope Play
Juego de Pendiente Integrado



Educational & Music Panel
Panel de Música y Educación



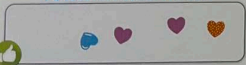
Integrated Shade
Sombreado Integrado



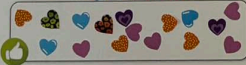
Animals and Insects
Animales e Insectos



Art Activity Wall
Pared de Actividades Artísticas



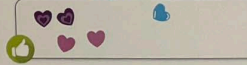
Nature Play
Juego en la Naturaleza



Butterfly Garden
Jardín de Mariposas



Whimsical Play
Juego Fantástico



Playground Components
Componentes del Patio de Recreo



Butterfly Garden -	19 / 2
Integrated Shade –	18 / 5
Animals and Insects -	14 / 1
Nature Play -	16 / 1
Educational & Music Panels –	9 / 1
Integrated Slope Play–	7 / 4
Whimsical Play-	5 / 3
Art Activity Wall-	4 / 1

Community Voting – Playground Components

Shade Structure / Estructura de Sombra

Steel Shade / Sombra de Acero



Shade Sail / Vela de Sombra



Lighting / Alumbrado



Site Furnishings / Mobiliario del Sitio



Medallions / Medallones



Paving Mosaic / Pavimento de Mosaico



Fencing / Cercado

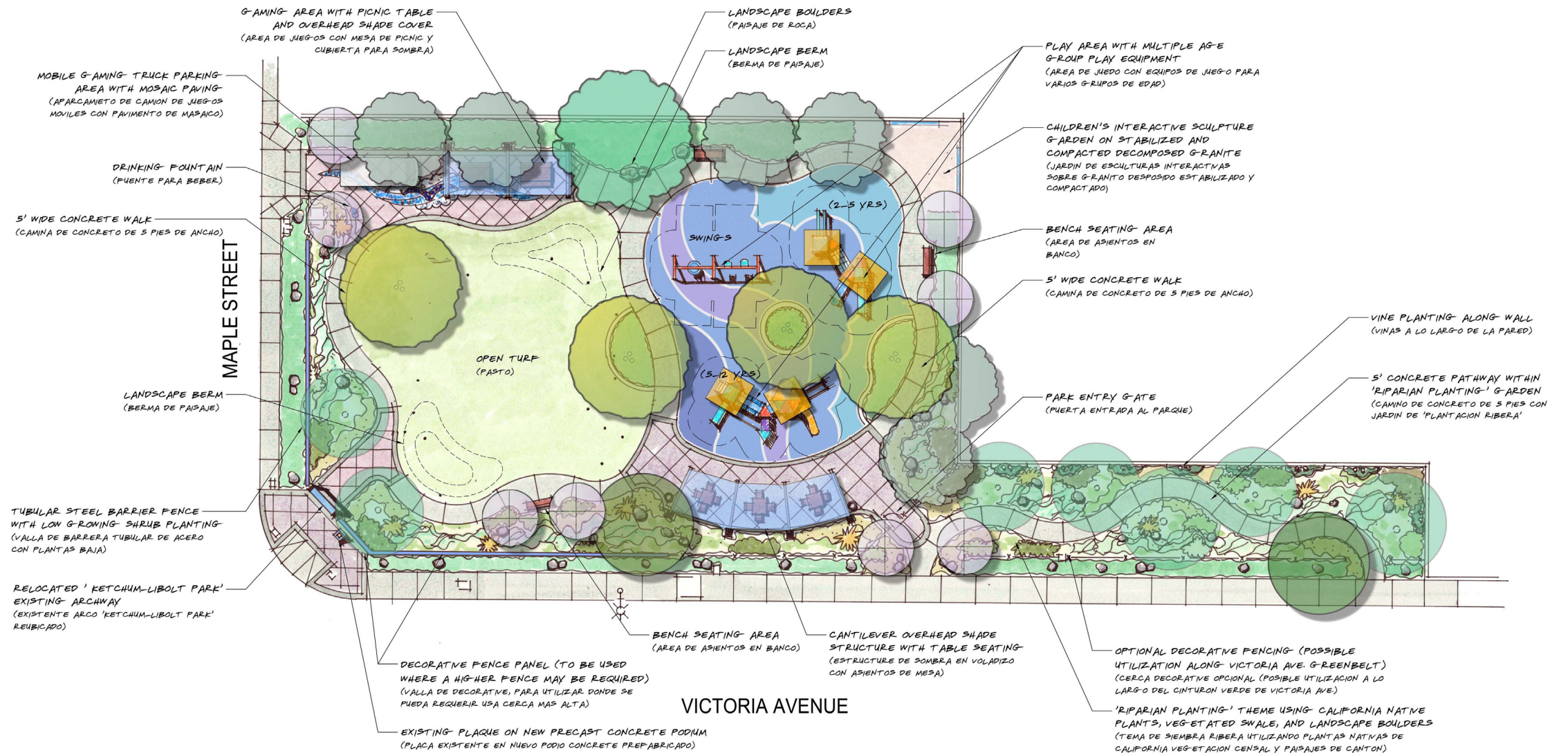


TALL FENCING (7'-0" MAX.) / Cercado Alto



LOW FENCING (42" MAX.) / Cercado Bajo

Materials



Conceptual Plan



Conceptual Plan



Conceptual Plan



IN CONCLUSION . . .

- The Ketchum-Libolt Park project upgrades have been in the making for many years and is finally coming to fruition.
- Both the City and the Community look forward to the park's new renovation.
- Ketchum-Libolt Park will continue being the integral part of the community serving nearby residents with an abundance of recreational amenities.



Questions?

