

**AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW
INSTRUCTIONS WITH SOUTHERN CALIFORNIA EDISON, COST
SHARING AGREEMENT FOR THE RIVERSIDE TRANSMISSION
RELIABILITY PROJECT, TOTAL REVENUE OF \$5,215,000**

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

BOARD OF PUBLIC UTILITIES
September 26, 2022

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BACKGROUND

1. RTRP is a joint project with SCE and will provide the City with a critical second connection to the state electric transmission grid to address the long-term capacity and reliability needs of the City's electric utility system
2. The Project includes construction of approximately nine miles of double circuit 230kV transmission lines, installation of approximately 10 miles of 69kV sub-transmission lines within the City of Riverside, construction of two new substations – Wildlife (SCE) and Wilderness (RPU)
3. In November 2004, the Board authorized RPU to enter an agreement with SCE to complete a System Impact and Facilities Studies. The results indicated the need to construct a double-circuited 220kV transmission line into the city of Riverside and a 220-66kV transmission substation
4. In March 2009, the City and SCE entered into a Letter Agreement for SCE to begin the engineering design for the interconnection facilities. The Agreement required the City of Riverside to sell to SCE the land essential for the Wildlife Substation.

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BACKGROUND

5. On February 5, 2013, the City Council certified the Final Environmental Impact Report (FEIR) for the entire RTP Project, in accordance with California Environmental Quality Act (CEQA)
6. On March 12, 2020, SCE obtained California Public Utilities Commission (CPUC) approval of RTP, and was granted a Certificate of Public Convenience and Necessity (CPCN)
7. On August 24, 2020, the Board of Public Utilities, recommended that the City Council approve a supplemental appropriation of \$125,000,000 to Account No. 6130000-470685 to be funded from the Electric Fund (Fund 510) for Riverside Transmission Reliability Project
8. On January 26, 2021, the City Council approved a supplemental appropriation in the amount of \$125,000,000 from the Electric Fund (Fund 510) to Riverside Transmission Reliability Project to be funded for the Riverside Transmission Reliability Project



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DISCUSSION

1. The City owns the property for the proposed Wilderness Substation (RPU) site and Wildlife Substation (SCE) near the northeasterly corner of Wilderness Avenue and Ed Perick Street
2. The Interconnection Facilities Agreement (IFA) and the Environmental Impact Report (EIR) stipulated that SCE's 230kV Wildlife Substation would be constructed on this land
3. SCE's 230kV interconnection switchyard (the Wildlife Substation) will be constructed immediately adjacent to RPU's Wilderness Substation



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DISCUSSION

4. The proposed partial acquisition involves the following APNs:

- Parcel A, fee acquisition of the south portion of APN 189-100-006 consisting of 381,461 square feet.
- Parcel B, an ingress & egress easement entailing 26,263 square feet primarily over the southwest portion of APN 189-100-006.
- Parcel C, an ingress & egress easement consisting of 28,804 square feet over the southeast portion of APNs 189-100-006 and, east portion 189-090-002 & 189-090-010.



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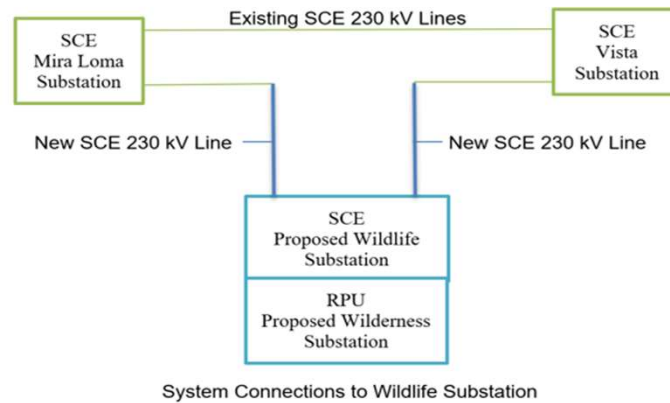
PROPERTY AERIAL MAP



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SYSTEM CONNECTION



Wildlife Substation will connect to SCE system via a double circuit 230 kV transmission lines from Vista Substation and Mira Loma Substation and will feed RPU's proposed Wilderness Substation

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DISCUSSION

5. Assembly Bill 1486 (AB 1486) Requirement - Pursuant to Government Code 54234(a)(1) "if a local agency, as of September 30, 2019, has entered into an exclusive negotiating agreement or legally binding agreement to dispose of property, the provisions of this article as it existed on December 31, 2019, shall apply, ...provided the disposition is completed not later than December 31, 2022."
6. Interconnection Facilities Agreement (IFA) – In the IFA dated March 9, 2009, between the City and SCE, Section 13.1 states, "SCE will purchase the land associated with the Wildlife Substation that is currently owned by Riverside and Riverside shall sell to SCE the land required for Wildlife Substation that it owns ... to be necessary in connection with the initial operation of the Wildlife Substation ... at a price equal to the fair market value of the land as determined by a licensed appraiser."

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DISCUSSION

7. Agreement of Purchase and Sale and Joint Escrow Instructions:

- Sale Price: \$5,215,000 (appraised value)
- Close of Escrow: December 15, 2022 (prior to AB 1486 requirement)
- SCE Due Diligence Period: 30-days
- Cost Sharing Agreement



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COST SHARING

1. Certain project components, such as site grading, site access, and street improvements overlap between RPU and SCE due to the interdependent nature of the scope of work
2. RPU and SCE have agreed to have RPU, as a public agency, take the lead on the common work and share the cost in accordance with an agreed Cost Sharing Agreement (CSA)
3. The CSA allows RPU and SCE to maintain complete control over overlapping/collaborative work while also benefiting from shared operating expenditures, improved efficiency, and reduced potential change orders during construction



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STRATEGIC PLAN ALIGNMENT

Strategic Priority 6 – Infrastructure, Mobility & Connectivity

Goal 6.2 - Maintain, protect and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability and facilitate connectivity.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Board of Public Utilities:

1. Recommend that the City Council declare a portion of vacant City-owned land bearing APN 189-100-006 as exempt surplus land;
2. Recommend that the City Council approve the Purchase and Sale Agreement and Joint Escrow Instructions with Southern California Edison for the Riverside Transmission Reliability Project;
3. Recommend that the City Council approve the Cost Sharing Agreement with Southern California Edison for the Riverside Transmission Reliability Project;



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RECOMMENDATIONS

4. Authorize the City Manager, or designee, to execute the Purchase and Sale and Joint Escrow Instructions, including making minor and non-substantive changes, and to sign all documents necessary to complete the transaction; and
5. Authorize the City Manager, or designee, to execute the Cost Sharing Agreement with Southern California Edison for the Riverside Transmission Reliability Project, including making minor and non-substantive changes, and to sign all documents necessary.



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