

# Bay Watch

**YOU WON'T WANT TO MISS  
THE GENERAL ASSEMBLY!**

**Winter 2010**

A quarterly bulletin to inform local leaders of subregional progress and alert them to emerging issues

Published by the South Bay Cities Council of Governments

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SBCCOG is very pleased to announce the confirmed speakers for the 11th Annual General Assembly. A little bit about who they are:

Nancy D. Sidhu, Ph.D., is Vice President and Chief Economist in the Kyser Center for Economic Research of the Los Angeles County Economic Development Corporation (LAEDC). Dr. Sidhu analyzes and prepares forecasts of national, regional and industry trends for the LAEDC's economic publications and delivers speeches to audiences throughout California.

Glenn Barney is the Founder and Vice President, Business Development of COM DEV USA, a wholly owned subsidiary of COM DEV International, Canada's leading supplier of spacecraft electronics. Mr. Barney formulated the business strategy and established COM DEV USA in 2006 after identifying a critical need for a domestic source of COM DEV's products to support US National Security Space Missions.

Discussing two of the major economic forces in the South Bay and largest job generators are Gina Marie Lindsey and Geraldine Knatz. Ms. Lindsey was appointed Executive Director of Los Angeles World Airports by Mayor Antonio Villaraigosa in June 2007. Los Angeles World Airports (LAWA) is the aviation authority for the nation's second largest city and hub of one of the world's most populous metropolitan areas. One of her key responsibilities is continuing the modernization and regionalization efforts among LAWA's airports, and initiatives to update airport services.

As Executive Director at the Port of Los Angeles, Dr. Geraldine Knatz oversees the daily operations and internal management of

the nation's number one containerport. The first female in history to serve as executive director of the Port of Los Angeles, Dr. Knatz joined the Port of Los Angeles in January 2006.

Moving the Port of Los Angeles forward with an agenda that focuses on responsible Port growth and environmental leadership is an aggressive goal that Dr. Knatz has tackled from day one.

How to retain the film industry in Southern California and its presence in the South Bay will be discussed by Paul Audley, FilmL.A.'s new President in October 2008. Founded in 1995, FilmL.A. is a private, nonprofit organization that coordinates and processes permits for on-location motion picture, television and commercial production under contract to the City of Los Angeles, and Los Angeles County. Audley has an extensive background in community-based nonprofit organizations and government, having served as mayor of Fairfield, Connecticut and deputy secretary of state for Connecticut.

Rolling Hills Estates Councilmember Frank Zerunyan is an expert on public-private partnerships. He is the principal and general counsel to Public-Private Community Development LLC, a policy-driven redevelopment company. Councilman Zerunyan has been honored as one of Southern California Magazine's Super Lawyers since 2004 and Marquis' Who's Who in America and American Law for the last five consecutive years. He was appointed to the Division of Medical Quality by Governor Arnold Schwarzenegger in 2006.

We will also hear from State Senator Roderick D. Wright and Assemblyman Warren Furutani. More legislators are confirming each week. And you? Register now @[www.southbaycities.org](http://www.southbaycities.org)

**• MARK YOUR CALENDARS! •**

**11<sup>th</sup> Annual General Assembly**

Friday, February 26, 2010 • 8:30 a.m. to 3:00 p.m.  
Juanita Millender-McDonald Community Center  
801 East Carson Street, Carson CA

**A Vibrant Economy: Jobs Keep the South Bay Strong**

*Hear from experts with a focus on:*

Foreign Based Investment in the South Bay • Economic Generators in the South Bay  
Promoting Public-Private Partnerships • Legislative Perspectives

**Keynote by: Nancy Sidhu**

Vice President & Chief Economist, Kyser Center for Economic Research

*For information on confirmed speakers thus far, please see above article*

**REGISTER NOW @ [WWW.SOUTHBAYCITIES.ORG](http://WWW.SOUTHBAYCITIES.ORG)**

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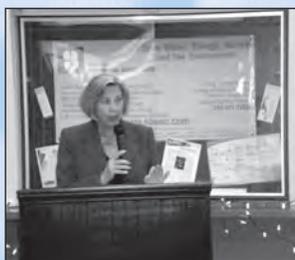
*Add your name by contacting Sahar Sedadi at [sahar@southbaycities.org](mailto:sahar@southbaycities.org) to sign-up in one of the categories & start receiving recognition immediately*

# SBCCOG ANNOUNCES THE GRAND OPENING OF THE SOUTH BAY ENVIRONMENTAL SERVICES CENTER KIOSK IN PALOS VERDES

The South Bay Cities Council of Governments is very proud of its successful Environmental Services Center and in November a new service was unveiled – an informational kiosk at the Promenade of the Peninsula.

The Kiosk will be at the shopping mall all year to provide seasonal information on saving water, energy, money and the environment and to inform shoppers of special programs and workshops on reducing costs as well as green house gas emissions. It has been made possible through the assistance and generosity of the management of The Promenade.

“Showcasing information and materials about energy efficiency, water conservation and climate change in a public setting in the South Bay has been on the SBESC’s wish list for a long time”, stated Program Manager, Marilyn Lyon.



SBCCOG 1st Vice-Chair and Rolling Hills Estates Mayor Judy Mitchell officiated at the Grand Opening.

“I am very proud that this first kiosk is in Rolling Hills Estates. We are dedicated to following a “greener path” philosophy and are setting policies to go with it such as our battery exchange, stated Mayor Mitchell. Joining the SBCCOG at the opening was the City of Rolling Hills Estates, The Palos Verdes Peninsula Chamber of Commerce and The Promenade on the Peninsula.

In attendance were RHE Councilwoman Suzy Seamans, West Basin Municipal Water District Director Ron Smith, Palos Verdes Chamber of Commerce CEO Kay Finer, The Promenade of the Peninsula General Manager Liz Griggs, Operations Manager Charles Eldred and other attendees.

Attendees were also treated to an “Energy 101 Green Tips for the Holidays” workshop given by SBESC instructor Carmen Oliver. Ms. Oliver, an engineer and certified energy manager, presented many ways to save green money by becoming green not only at the holidays, but all year long.



The SBESC is the South Bay’s local clearinghouse for energy and water efficiency training, materials and environmental information. SBESC works closely with the sixteen South Bay cities and unincorporated Areas of Los Angeles County in the South Bay on implementation of energy and water savings projects that reduce greenhouse gases as well as costs.

SBESC is a program of the South Bay Cities Council of Governments which partners with The Gas Company, Southern California Edison, West Basin Municipal Water District, the City of Torrance Water Department, the Sanitation Districts of Los Angeles County and the Los Angeles County Metropolitan Transportation Authority.

The South Bay Cities Council of Governments and its Environmental Services Center is proud of the partnerships we have formed to bring services to the South Bay. This is another outstanding example of such a partnership. More information is available at [www.sbesc.com](http://www.sbesc.com).

SBCCOG wants to also extend special thanks to our hard working staff: Grace Farwell-Granger, Suzanne Charles and Martha Segovia in addition to our fantastic SBESC volunteers Rosemary Vullo and Jeri Miller for readying the Kiosk for display.

## ALL YOU NEED IS LUV

The South Bay Cities Council of Governments (SBCCOG) has a grant from the South Coast Air Quality Management District (AQMD) to demonstrate how fully electric Local Use Vehicles (LUV) can be used to reduce greenhouse gas emissions, air pollution and gasoline consumption. Also to be demonstrated will be using these vehicles to promote the local economy and to address mobility options for seniors.

Planning for the project got started in July, 2009. Participants were solicited at the Riviera Village Summer Festival and over 100 applications of interest were submitted. Priority is going to applicants with the most interesting uses, the promise of the most miles driven, and a location near Riviera village or downtown El Segundo. They will be contacted about driving one of these vehicles for 3 to 6 months. The vehicles will be loaned to participants and the drivers will complete surveys about their usage, satisfaction, and ideas for improving the vehicles, the streets or the parking situation.

The SBCCOG has partnered with Enterprise Fleet Management, which will purchase the vehicles and then lease them to the SBCCOG. This arrangement will help put the maximum number of vehicles in use within the project’s budget. A “Call for Vehicles” was distributed to manufacturers in October and 6 firms have responded with their best price, and in at least two cases, the offer to loan a vehicle to the project for a short period. Final decisions about which vehicles to purchase will be made by December, 2009.

Some of the first participants are likely to include:

- A commercial property management firm in Riviera Village which will use their vehicle for the numerous trips to other properties in the neighborhood and make it available to other tenants of the building for errands, lunch trips and business meetings.
- An employee of the City of El Segundo who will drive the vehicle to work and then make it available to other city employees who drive around the city during the day on work assignments.
- An Italian restaurant in Riviera Village which will use the vehicle for delivering pizza and other dinners within a 3 mile market area.
- A 90 unit independent living senior center in El Segundo where the manager will use the vehicle for errands such as trips to the hardware store and bank, and also make the vehicle available to some of the tenants for their errands to grocery shop and visit the local drug store.

There is an online application available at [www.southbaycities.org](http://www.southbaycities.org) for anyone interested in applying. It helps to have specific uses in mind. Participating drivers will need to have a valid California Driver’s License,

a good driving record, and insurance on an existing automobile. The SBCCOG will also insure all vehicles in the fleet.

Participants will also be required to:

- Attend a training session on driving LUVs
- Maintain a log of vehicle use
- Complete surveys as requested
- Make the loaned vehicle available for SBCCOG publicity events
- Provide safe parking
- Charge the batteries daily
- Follow traffic laws
- Report any malfunctions or other problems to the SBCCOG

Vehicles are expected to be on the road in the South Bay by early January, 2010. Watch for them!

Also look online for updates on the project as it progresses, especially the announcement of a formal kickoff sometime in early 2010.

## INTRODUCING OUR NEW ONLINE BUSINESS MAP & DIRECTORY!

View maps, aerial imagery, news, events, databases, businesses + more!

POWERED BY:



# ZEROING IN ON EL SEGUNDO WITH NEW ONLINE BUSINESS MAP AND DIRECTORY

A new mapping and business directory tool is now available to web-surfers for using aerial imagery and city data bases to get the scoop on El Segundo and its business community. The interactive map is accessible at both [elsegundobusiness.com](http://elsegundobusiness.com) and [elsegundo.org](http://elsegundo.org). The system, which uses GeoXray, an application developed by El Segundo-based Geosemble for the military and intelligence community, brings up a satellite picture of a given area and allows users to click on buildings to see which businesses are there and find related information about the companies in question.

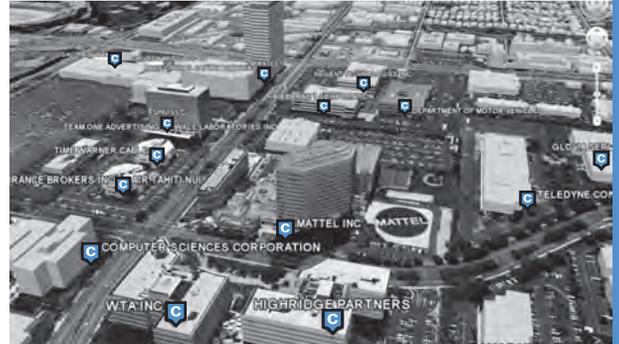
Businesses can be individually searched by address, business name or may also conveniently be located by category type. What's different about this system as compared to a Google or Microsoft Virtual Earth environment is that GeoXray automatically associates news and other dynamic online content with locations. This allows users to effortlessly see "what's going on" in a given area without having to do searches and manually link content to locations.

By providing broader business data at the click of a mouse, GeoXray is an ideal economic development tool that supports corporate and retail business development within our city. Businesses considering a new lease location can find out literally within seconds who else is in the building, what businesses are in the area, how companies are doing, where employees will park, where to eat, and much more. To help promote downtown retail businesses, the City loaded business websites and photos into the map/directory, thereby providing customers and potential shoppers with expanded access and information. Customers can now get full geospatial context around downtown stores and be induced to come for a three or four stop visit, rather than just a single stop. Residential real estate is also expected to benefit, as prospective buyers gain a richer sense of neighborhoods and surrounding areas.

To further enhance the mapping and business directory, the City teamed Geosemble with CyberCity 3D, another El Segundo-based geospatial technologies firm, to transform the flat, static aerial imagery into a dynamic, content-rich, three-dimensional visualization tool. The City can now deliver a much richer experience to users of satellite and aerial imagery who want a three dimensional building view with relevant dynamic content that's automatically integrated.

With this collaborative effort, El Segundo has been able to leverage Geosemble's years of research funding by federal government agencies to automatically and accurately bring dynamic content to aerial imagery with CyberCity 3D's technologies which are focused on high volume generation of realistic 3D building models for real estate, environment, travel, municipal, and federal government application services.

The launch date for the City's rich content 3D portal was in November 2009. For further information, please contact Lauren Mahakian at [LMahakian@elsegundo.org](mailto:LMahakian@elsegundo.org)



## AB 811 OFFERS HOMEOWNERS A ROUTE TO FINANCE ENERGY UPGRADES

Starting spring 2010, residential property owners in the South Bay will be able to finance through their property tax the installation of energy efficiency improvements that are permanently fixed to real property. The cost of these improvements would be paid off over 20 to 30 years as part of regular property tax payments.

AB 811, a relatively new state law, would authorize a property owner, upon written consent of an authorized local government official (to be determined), to directly purchase the related equipment and materials for the installation of distributed generation renewable energy sources or energy efficiency improvements and to contract directly for the installation of those sources or improvements.

This program is available to property owners in all cities located within the County who agree to participate. It is anticipated that all South Bay cities will join the program. There is no cost to the cities.

The AB 811 program includes:

- Providing municipal financing for energy efficiency and renewable energy projects on private property
- Requiring little or no upfront cost to property owners and does not impact their credit.
- Allowing the benefitted property to serve as a security deposit.
- Administering financing costs through a property tax assessment which transfers with the sale of the property

The program is currently being designed and financing options are being defined but what is known at this time is:

- You, as the owner of residential real property (commercial property may be added at a later date) immediately enjoy a greatly reduced electric bill with no out-of-pocket expense to you;
- If you sell your home, the new buyer can assume the payments, as you benefit from the increased equity at sale;
- Loans are not subject to credit ratings or credit checks;
- The interest rate will be fixed and paid bi-annually through your property tax;
- Loans will be available for a variety of energy efficiency improvements and the materials and labor required to install them properly.
  - o air conditioning and ventilation systems
  - o pool pumps
  - o energy efficient windows, doors and skylights
  - o window films
  - o tankless water heating equipment
  - o white -roofs and coatings
- Renewable energy sources now include:
  - o natural gas fuel cells
  - o solar systems

Watch for announcements and more information on [www.sbesc.com](http://www.sbesc.com)

# City Showcase

## ARRA FUNDING IN ACTION – REDONDO BEACH “SHOVEL-READY” PROJECTS AWARDED AS SOUTH BAY CITY BEGINS ECONOMIC STIMULUS EFFORTS

The Redondo Beach Mayor and City Council have awarded four Public Works Capital Improvement Project construction contracts made possible through Federal grants issued through the American Recovery and Reinvestment Act (ARRA), signed by President Obama on February 17, 2009. Two Redondo Beach projects receiving ARRA funds focus on improvement of the City’s infrastructure through street resurfacing. Two other projects are part of the City’s water quality improvement program.

The Inglewood Avenue Resurfacing Project, from Artesia Boulevard to Manhattan Beach Boulevard, provides \$1,531,000 and enables Redondo Beach to resurface the City-owned north- and south-bound lanes on Inglewood Avenue from Artesia to Manhattan Beach Blvd. As a major arterial through Redondo Beach, improving Inglewood Avenue will enhance the driving experience of community members and visitors alike.



Travelers heading northbound on Inglewood Avenue through Redondo Beach can’t miss the project sign announcing the first ARRA funded project to begin construction in the City.

The Prospect Avenue Resurfacing Project, from Palos Verdes Boulevard to Avenue A, is funded by \$447,000 of ARRA monies. Covering the first phase of an extensive Prospect Avenue Resurfacing Project, the initial efforts will significantly improve the driving surface of the street.

The two storm drain projects are receiving funding from the State Water Resources Control Board through the State Revolving Fund program. The State receives money to allocate funds for these projects from the federal ARRA funds. The projects are being built in order to comply with the Santa Monica Bay Beaches Bacteria Total Maximum Daily Load (SMBBB TMDL).

The Sapphire Storm Drain project which is partially funded by the grant of \$202,000 is scheduled to begin construction in November 2009 and be completed in March 2010. The project addresses compliance with ‘dry weather’ regulations. It will improve water quality along the shoreline adjacent to the Sapphire Storm Drain discharge by diverting dry weather flow from the 144 acre watershed, and infiltrating the runoff into the ground in the south part of Veteran’s Park as well as adjacent to the Sapphire Storm Drain outlet.

The Alta Vista Storm Drain and Diversion Project is being fully funded by a grant of \$2,200,000. Construction is scheduled to begin in January 2010 and be completed in September 2010. The project is designed to improve water quality along the shoreline adjacent to the Redondo Beach Pier by diverting rainfall flow from the 100 acre watershed, and reuse the water to irrigate the park landscape area.

Project facilities will be located in the parking lot adjacent to the Alta Vista Park Community Center. All facilities will be located underground except for a 16 ft by 30 ft masonry block enclosure that will be located in the center island of the parking lot.

For further information, please contact Steve Huang at the City of Redondo Beach at 310-372-1171 ext. 2431.

### SEED AWARD



Martha Segovia is presented an award by El Segundo Mayor Kelly McDowell from the South Bay Business Environmental Coalition for her extraordinary efforts in environmental education, outreach, and leadership in creating the volunteer program for the South Bay Environmental Services Center (SBESC). In only one year’s time, Martha crafted a comprehensive program which has recruited, trained, and coordinated volunteers that has become a very active and essential part of the SBESC operations and has allowed SBESC to greatly expand its outreach and education programs.

# PACIFIC COAST HIGHWAY USER-BASED MICROANALYSIS

## Did you know?

The 11-mile stretch of the Pacific Coast Highway (SR 1) from Imperial Highway in the City of El Segundo to Crenshaw Boulevard in the City of Torrance is a widely traveled, principal corridor that serves employment sites and activity centers in the South Bay sub-region. The corridor carries approximately 50,000 cars, trucks and buses daily. Due to heavy traffic volumes, the corridor often becomes congested – especially in the morning and evening peak commute hours. Therefore, the SBCCOG commissioned a user-based microanalysis corridor study with a grant from the Southern California Association of Governments (SCAG) of the Pacific Coast Highway between Imperial Highway and Crenshaw Boulevard to establish the most problematic areas along the corridor, and to provide a list of short-range, low cost options for improvements. The study corridor runs through and is under the jurisdiction of the Cities of El Segundo, Manhattan Beach, Hermosa Beach, Redondo Beach and Torrance, and is also under Caltrans' jurisdiction. Other key stakeholders include the South Bay Cities Council of Governments (SBCCOG) and the El Segundo Employer's Association (ESEA).

The Pacific Coast Highway corridor has been the subject of numerous previous studies:

- General plans
- Traffic impact fee studies
- Traffic impact analyses for new developments
- Recently implemented Caltrans Adaptive Traffic Signals Study

## So, why this study?

Although portions of the Pacific Coast Highway have been studied in the past, these studies (with the exception of the Caltrans Adaptive Traffic Signals Study) have only examined different portions of the 11-mile stretch of corridor. The Pacific Coast Highway User-Based Microanalysis examined the entire corridor in order to compile a "grocery list" of improvements that would benefit operations along the entire corridor.

In addition, this study is the first to consider commuters' experiences to formulate potential improvements to the traffic operations along the corridor. The input from daily commuters proved very useful for determining problem areas and developing possible mitigations. The surveyed users also helped to confirm professional observations made by the engineers working on the project.

In addition, the user-based surveys helped engage the community in the study process.

## What did the study involve?

One of the unique aspects of this study was the execution of an online travel opinion survey and a user trip diary. These were designed to gain insights regarding the commute characteristics of drivers using PCH, their observations of traffic conditions, and suggestions they may have for improving operations along the study corridor. The conclusions of the study were determined from the analysis of the traffic data collected and compiled for the study, the results of the travel opinion and trip

diary surveys, the review of planning documents related to the corridor, and observations of traffic operations on the corridor.

## Now that the study is completed, what happens next?

SCAG, Caltrans, SBCCOG and the cities along the study corridor will further review the survey results and study recommendations. Caltrans has already expressed interested in adding turn lanes at several intersections in the El Segundo area that will reduce congestion at those locations. Each agency has its own priorities for improvements that have been developed over many years, so additional ideas identified through the user-based study will need to compete with other projects for the limited funding that is available.

The study provides an additional foundation for further collaboration between the South Bay cities and Caltrans. Thousands of commuters who were already aware of the traffic problems along the Pacific Coast Highway corridor participated in the survey, and many survey respondents had great suggestions for how to make improvements. Hopefully this study also raised users' awareness of the efforts being undertaken to solve commute and other traffic problems along PCH. It is also possible that many commuters will become more engaged in the process in the future through their participation in this study.

*On behalf of Southern California Association of Governments (SCAG), the South Bay Cities Council of Governments (SBCCOG), Caltrans and the South Bay cities, Hatch Mott MacDonald would like to extend a huge "thank you" to all survey respondents for their time, interest and cooperation!*



# WHAT'S A WATT AND OTHER ENERGY TERMS?

# Food *for* Thought

**A watt** is a measure of electricity. If you have 10, 100-watt bulbs all on at the same time, the “demand” or instantaneous measure of the power required for the job, is 1,000 watts, also called 1 kilowatt, or kW. If you keep them lit for one full hour, you have used 1,000 watt-hours of electricity, also called a kilowatt-hour or kWh. The typical American home uses about 840 kWh per month.

**Megawatt:** One megawatt equals one million watts, or 1,000 kilowatts, roughly enough electricity for the instantaneous demand of 750 homes at once. That number fluctuates (some say one megawatt is enough for 1,000 homes) because electrical demand changes based on the season, the time of day, and other factors.

**Gigawatt:** You guessed it, one billion watts.

**Voltage:** Hard to describe, but just as it takes pressure to move water through a pipe, it takes voltage to move electricity across a wire. Transmission lines usually carry power at 500,230 or 115 kV. It is “stepped down” into lower voltage (69 kV and lower) by transformers at substations and along distribution lines for final delivery to homes and businesses. It comes into your house at 220 volts, and most of your household plugs carry 110 volts.

**Capacity:** How much electricity an electrical facility can carry or generate. Usually applied to generators, transmission lines, substation equipment and distribution lines.

**Energy vs Capacity:** If you're filling up a bucket with water from a garden hose, the amount of water moving through the hose is the “energy” or wattage, and the water pressure inside the hose is the voltage. The size of the hose is the capacity.

**ISO - Independent System Operator:** A neutral operator responsible for maintaining instantaneous balance of the grid system. The ISO performs its function by controlling the dispatch of flexible plants to ensure that loads match resources available to the system.

**The Electrical Grid:** Continuing the water analogy, envision the electrical grid as a big pressurized water system with hundreds of pumps (generators) pumping water into the system through long pipes (transmission lines), and literally millions of customers sucking water out through smaller straws (utility distribution systems). There are hundreds of places (substations) where valves and adapters (switches and transformers) are used to break the large volumes of water down into smaller units under less pressure for delivery through the straws. The ISO's job is to make sure that in the high-pressure system, the water pressure (voltage) and the RPMs of all the pumps (frequency) remain constant, even though inflow and outflow (measured in wattage) are both changing minute by minute.

**Frequency:** Much like radio signals, electric generators can be “tuned” to produce power that vibrates at different frequencies. In the United States, virtually all electricity is generated and transmitted at 60-hertz or 60 cycles. Motors and other electrical equipment in the U.S. are calibrated to run at 60Hz. As the frequency fluctuates, it can damage all manner of electrical equipment. Frequency can be affected by a variety of factors and must be monitored closely to make sure it doesn't fluctuate.

**Load:** The load is the energy use; the ISO refers to utilities like Southern California Edison – SCE as “load-serving entities” because that's what they do, they serve a load. Load is frequently confused with demand, which is actually how much power the load requires.

**Demand:** The number of kilowatts or megawatts delivered to the load at a given instant.

Definitions were taken from: [http://www.energy.ca.gov/glossary/ISO\\_GLOSSARY.PDF](http://www.energy.ca.gov/glossary/ISO_GLOSSARY.PDF)



## CALENDAR

All meetings are open to the public

### January

- 11 Steering Committee  
Legislative Committee
- 13 GIS Working Group
- 14 Technology Committee
- 20 Livable Communities  
Working Group
- 21 South Bay Cities Green  
Task Force
- 27 Infrastructure Working Group
- 28 **Board of Directors**

### February

- 8 Steering Committee  
Legislative Committee
- 10 GIS Working Group
- 17 Livable Communities  
Working Group
- 24 Infrastructure Working Group
- 26 **General Assembly**

### March

- 8 Steering Committee  
Legislative Committee
- 10 GIS Working Group
- 11 Technology Committee
- 17 Livable Communities  
Working Group
- 24 Infrastructure Working Group
- 25 **Board of Directors**

Contact [jacki@southbaycities.org](mailto:jacki@southbaycities.org)  
for further information.