

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:06 a.m. by Chair Keith Gardner at WRCOG's Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Adam Rush, City of Banning
Christina Taylor, City of Beaumont
Kelly Lucia, City of Calimesa
Joanne Coletta, City of Corona
Richard MacHott, City of Lake Elsinore
Jarrett Ramaiya, City of Murrieta
Doug Darnell, City of Riverside
Travis Randel, City of San Jacinto (9:32 a.m. arrival)
Keith Gardner, County of Riverside (Chair)
Rohan Kurrupu, Riverside Transit Agency
Ryan Shaw, WMWD

Staff present:

Christopher Gray, Director of Transportation & Planning
Casey Dailey, Director of Energy & Environmental Programs
Andrea Howard, Program Manager
Tyler Masters, Program Manager
Christopher Tzeng, Program Manager
Mike Wasgatt, Program Manager
Anthony Segura, Staff Analyst
Rachel Singer, Staff Analyst
Ivana Medina, WRCOG Fellow

Guests present:

Jennifer Nguyen, Riverside Transit Agency
Mary Kopaskie Brown, City of Riverside

3. PLEDGE OF ALLEGIANCE

Chair Keith Gardner led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. MINUTES – *(Lake Elsinore / Banning) 11 yes; 0 no; 0 abstentions. Item 5.A was approved. The Cities of Canyon Lake, Eastvale, Hemet, Jurupa Valley, Menifee, Moreno Valley, Norco, Perris, Temecula, and Wildomar, the March JPA, and the Morongo Band of Mission Indians were not present. This item was taken out of order.*

A. Summary Minutes from the February 14, 2019, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the February 14, 2019, Planning Directors Committee meeting.*

6. CONSENT CALENDAR - (San Jacinto / Lake Elsinore) 11 yes; 0 no; 0 abstentions. Item 6.A was approved. The Cities of Canyon Lake, Eastvale, Hemet, Jurupa Valley, Menifee, Moreno Valley, Norco, Perris, Temecula, and Wildomar, the March JPA, and the Morongo Band of Mission Indians were not present. This item was taken out of order.

A. WRCOG Committees and Agency Activities Update

Action: 1. *Received and filed.*

7. REPORTS / DISCUSSION

A. Riverside Transit Agency Activities Update

Riverside Transit Agency (RTA) Director of Planning, Rohan Kuruppu, provided an update regarding RTA activities with a focus on TUMF-supported activities. RTA receives approximately 3% of TUMF funds for a variety of transit projects to alleviate congestion from new growth. Types of projects that utilize this funding include studies, bus stop and shelter improvements, and mobility hubs. Mr. Kurupa provided a review of specific projects completed and under construction in Western Riverside County, including 80 shelter improvements completed since Fiscal Year (FY) 2017 and an additional 24 to be completed in FY 2019; a mobility hub – a place where all modes of transportation, technology, and transit supportive land use come together – in Temecula with \$1.6 million TUMF funding; and plans for a mobility hub in Hemet which will use \$4.3 million in TUMF funding, in addition to a UCR mobility hub, which will use \$3.5 million in TUMF funding and is scheduled to be completed in fall 2020.

Committee member Kristina Taylor asked what the typical cost is of an improvement to a bus shelter.

Mr. Kuruppu responded with an estimation of \$15,000 per shelter.

Action: 1. *Received and filed.*

B. Regional Energy Network Activities Update

Anthony Segura reported that the Western Riverside Energy Partnership (WREP) is a Local Government Partnership (LGP) which formed in 2010 and is administered by WRCOG. Recent changes have created challenges for continuing WREP, including decreased funding, elimination of programs and strategic plan funding, and outbidding 60% of Southern California Edison / SoCal Gas energy efficiency programs. In response to these challenges, WRCOG has sought possible solutions, including a Regional Energy Network (REN), which functions similarly to an LGP by offering funding for energy efficiency and installation projects. WRCOG is working in coordination with the Coachella Valley Association of Governments (CVAG) and San Bernardino Council of Governments (SBCOG) to form a REN, which would cover all of Riverside and San Bernardino Counties. Among the benefits of RENs, they have more access to funding to implement regional programs offered to various members than what current LGPs have within their funding cycle.

On January 31, 2019, WRCOG released a Request for Proposals to identify and select a consultant(s) to support CVAG, SBCOG, and WRCOG to develop a REN through the creation of a Business Plan that will be submitted to the California Public Utilities Commission (CPUC) for approval. If approved by the CPUC, staff anticipates the REN would launch by Fall 2020. The Business Plan for all three entities

will highlight the various program sectors prioritized by each agency for the region. Examples of program sectors include residential (single- / multi-family), small commercial, workforce education & training, and financing initiatives to help the region's growth of energy efficiency continue. WRCOG staff asked for input on program sectors to prioritize for the REN and will issue a survey to solicit additional information. Staff will return with an update on existing programs in other RENs throughout the state.

Action: 1. *Received and filed.*

C. Seismic Improvements with PACE

Mike Wasgatt shared the latest updates to the PACE Program, introducing two new Commercial PACE (C-PACE) providers – GreenWorks Lending and CleanFund – and three additional providers in the process of onboarding – Twain Financial Partner, Lord Capital, and Lever Energy Capital. With C-PACE, commercial property owners can finance seismic, energy efficient, and water conservation improvements, often for less money than traditional financing. Types of improvements range from foundation reinforcement, bracing, and roofing beams.

The guidelines for new construction were presented, which state that, if a commercial building is designed to code, there would be zero eligible C-PACE costs. However, if some portion of the building design, for example the roof, exceeded code (e.g., higher insulated, cool roof, solar roof), then 100% of the cost of that roof would be eligible for C-PACE financing.

WRCOG will be hosting a workshop on C-PACE; providers will present and explain the value and logistics of C-PACE and how it can be used to finance seismic improvements with no upfront costs to the building owner.

Action: 1. *Received and filed.*

D. Fee Comparison Analysis Update – Final Report

Chris Tzeng presented a final update on the Fee Comparison Analysis. The Analysis found that TUMF represents a modest proportion of total residential development impact fees in Western Riverside County and a more variable proportion of nonresidential development impact fees. The water and sewer fee accounted for one of the largest fees for all jurisdictions. It was also noted that, on average, residential development impact fees for WRCOG jurisdictions are lower than the average of selected San Bernardino cities and higher than the average of selected Coachella Valley Cities. Committee members were shown graphs of jurisdictions side-by-side in relation to fees.

Staff was asked to return with data comparing WRCOG member jurisdictions' city only fees on a city-by-city basis.

Action: 1. *Received and filed.*

E. Subregional Cannabis Ordinance Survey Results

Rachel Singer reported on the results of the subregional cannabis ordinance survey. A total of 17 member jurisdictions participated in the survey, a majority of which do not allow cultivation, manufacturing, or retail sale of cannabis. The seven cities which do allow some type of cannabis activity predominantly allow cultivation and manufacturing. Committee members expressed interest in hearing additional information from cities that have ordinances regarding cannabis activity and from manufactures themselves.

Committee members requested that staff return with additional information on outside jurisdictions identified as having created the desired environment of commercial cannabis activities, in which economic development is stimulated without compromising community values.

Action: 1. *Received and filed.*

8. ITEMS FOR FUTURE AGENDAS

Christopher Gray indicated that WRCOG is currently exploring the pros and cons of subregional delegation, to assume responsibility for preparing the subregional housing needs allocation in place of SCAG, for the sixth cycle of RHNA. Staff will be bringing the option forward for consideration through the WRCOG Committee structure over the next few months. A final decision must be made by June 28, 2019.

9. GENERAL ANNOUNCEMENTS

Christopher Gray announced that SCAG will be distributing a survey packet to local jurisdictions with three surveys about local planning factors related to RHNA methodology. Surveys are due by April 30, 2019. If a jurisdiction has not received survey materials by March 30, 2019, contact Ma'Ayn Johnson at johnson@scag.ca.gov.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, April 11, 2019, at 9:00 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

11. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 10:36 a.m.