



## **Western Riverside Council of Governments Planning Directors Committee**

### **AGENDA**

**Thursday, October 10, 2024  
9:30 AM**

**Western Riverside Council of Governments  
3390 University Avenue, Suite 200  
Riverside, CA 92501**

#### **Remote Meeting Locations:**

**Corona City Hall  
400 S. Vicentia Avenue  
Planning & Development Conference Room  
Corona, CA 92882**

**County of Riverside  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501**

**March Joint Powers Authority  
14285 Meridian Parkway, Suite 140  
Riverside, CA 92518**

**City of Perris  
City Hall  
101 N D Street  
Perris, CA 92570**

**Committee members are asked to attend this meeting in person unless remote accommodations have previously been requested and noted on the agenda. The below Zoom link is provided for the convenience of members of**

# the public, presenters, and support staff.

## [Public Zoom Link](#)

Meeting ID: 841 0895 7783

Passcode: 365715

Dial in: 669 444 9171 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Planning Directors Committee meeting, please contact WRCOG at (951) 405-6706. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to [lfelix@wrcog.us](mailto:lfelix@wrcog.us).

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix at least 72 hours prior to the meeting at (951) 405-6706 or [lfelix@wrcog.us](mailto:lfelix@wrcog.us). Later requests will be accommodated to the extent feasible.

The Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

## 1. CALL TO ORDER (Kenneth Phung, Chair)

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

## 4. PUBLIC COMMENT

At this time members of the public can address the Committee regarding any items within the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

## 5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

### A. Action Minutes from the August 8, 2024, Planning Directors Committee Meeting

#### Requested Action(s):

1. Approve the Action Minutes from the August 8, 2024, Planning Directors Committee meeting.

## 6. REPORTS / DISCUSSION

Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion.

### A. Artificial Intelligence Code Reviews for Land, Building, and Transportation

#### Requested Action(s):

1. Receive and file.

**B. Emerging Mobility Innovations**

**Requested Action(s):** 1. Receive and file.

**C. TUMF Nexus Study Implementation**

**Requested Action(s):** 1. Receive and file.

**D. Update on Assembly Bill 98**

**Requested Action(s):** 1. Receive and file.

**7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR**

Chris Gray

**8. ITEMS FOR FUTURE AGENDAS**

Members are invited to suggest additional items to be brought forward for discussion at future Committee meetings.

**9. GENERAL ANNOUNCEMENTS**

Members are invited to announce items / activities which may be of general interest to the Committee.

**10. NEXT MEETING**

The next Planning Directors Committee meeting is scheduled for Thursday, December 12, 2024, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

**11. ADJOURNMENT**

# Planning Directors Committee

## Action Minutes

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### 1. CALL TO ORDER

The meeting of the Planning Directors Committee meeting was called to order by Vice-Chair Kenneth Phung at 9:31 a.m. on August 8, 2024, in WRCOG's office.

### 2. PLEDGE OF ALLEGIANCE

Vice-Chair Phung led the Committee members and guests in the Pledge of Allegiance.

### 3. ROLL CALL

- City of Banning - Emery Papp
- City of Beaumont - Katie Jensen
- City of Calimesa - Kelly Lucia
- City of Corona - Joanne Coletta
- City of Eastvale - David Murray\*
- City of Hemet - Monique Alaniz-Flejter\*
- City of Lake Elsinore - Damaris Abraham
- City of Moreno Valley - Sean Kelleher
- City of Murrieta - David Chantarangsu
- City of Norco - Alma Robles
- City of Perris - Kenneth Phung (Vice-Chair)
- City of San Jacinto - Kevin White
- County of Riverside - John Hildebrand
- March JPA - Jeffrey Smith
- Riverside Transit Agency (RTA) - Mauricio Alvarez

\* Arrived after Roll Call

Absent:

- City of Canyon Lake
- City of Jurupa Valley
- City of Menifee
- City of Riverside
- City of Temecula
- City of Wildomar
- Western Water

### 4. SELECTION OF PLANNING DIRECTORS COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR POSITIONS FOR FISCAL YEAR 2024/2025

**A. Leadership Selection for Fiscal Year 2024/2025 and Recognition of Outgoing Chair**

|                  |                                                                                                                                                     |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED AS RECOMMENDED</b>                                                                                                                      |
| <b>MOVER:</b>    | Murrieta                                                                                                                                            |
| <b>SECONDER:</b> | Perris                                                                                                                                              |
| <b>AYES:</b>     | Banning, Beaumont, Calimesa, Corona, Hemet, Lake Elsinore, Moreno Valley, Murrieta, Norco, Perris, San Jacinto, County of Riverside, March JPA, RTA |
| <b>ABSTAIN:</b>  | Temecula                                                                                                                                            |

**Action:**

1. Selected Kenneth Phung, City of Perris, as Chair; David Chatarangsu, City of Murrieta, as Vice-Chair; and Sean Kelleher, City of Moreno Valley, as 2nd Vice-Chair, for Fiscal Year 2024/2025.

**5. PUBLIC COMMENTS**

There were no public comments.

**6. CONSENT CALENDAR**

|                  |                                                                                                                                                                         |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED AS RECOMMENDED</b>                                                                                                                                          |
| <b>MOVER:</b>    | Murrieta                                                                                                                                                                |
| <b>SECONDER:</b> | March JPA                                                                                                                                                               |
| <b>AYES:</b>     | Banning, Beaumont, Calimesa, Corona, Eastvale, Hemet, Lake Elsinore, Moreno Valley, Murrieta, Norco, Perris, San Jacinto, Temecula, County of Riverside, March JPA, RTA |

**A. Action Minutes from the June 13, 2024, Planning Directors Committee Meeting**

**Action:**

1. Approved the Action Minutes from the June 13, 2024, Planning Directors Committee meeting.

**B. REAP 1.0 Final Report**

**Action:**

1. Received and filed.

**7. REPORTS / DISCUSSION**

**A. Senate Bill 4 - Affordable Housing on Faith Based Lands**

**Action:**

1. Received and filed.

**B. Overview of ULI Technical Assistance Panels**

**Action:**

1. Received and filed

## **C. Provide Overview of the TUMF Nexus Study - Final Draft**

### **Action:**

1. Received and filed.

## **8. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR**

Chris Gray, Deputy Executive Director, reported that funding for REAP 2.0 has been reinstated. WRCOG staff will be contacting each member agency to gauge interest in technical assistance, update or establish agreements, and develop a scope of work and budget for assistance requests. Mr. Gray stated that WRCOG is looking into a No Net Loss Model Ordinance, as well as mobility innovations, and Good Neighbor Guidelines to help member agencies with industrial projects.

## **9. ITEMS FOR FUTURE AGENDAS**

Committee member David Chatarangsu asked for BB&K to talk about No Net Loss.

Mr. Gray stated there will be a presentation on AI at the October meeting.

## **10. GENERAL ANNOUNCEMENTS**

Committee member David Chantarangsu indicated that Caltrans will be releasing an environmental document for the I-215 / Keller Interchange Project in the near future.

## **11. NEXT MEETING**

The next Planning Directors Committee meeting is scheduled for Thursday, October 10, 2024, at 9:30 a.m., in WRCOG's office.

## **12. ADJOURNMENT**

The meeting was adjourned at 11:03 a.m.



# Western Riverside Council of Governments Planning Directors Committee

## Staff Report

**Subject:** Artificial Intelligence Code Reviews for Land, Building, and Transportation  
**Contact:** Arjun Choudhary, CEO & Co-Founder, Blitz Permits,  
[arjun.choudhary@blitzpermits.ai](mailto:arjun.choudhary@blitzpermits.ai), (352) 871-0358  
**Date:** October 10, 2024

### **Recommended Action(s):**

1. Receive and file.

### **Summary:**

Artificial Intelligence (AI) technology is becoming more prevalent in assisting with day-to-day activities. One of the advances is utilizing AI technology to assist with a jurisdiction's code review process. A presentation on this will be provided as part of WRCOG's desire to keep members updated on available technological advances to become more efficient with resources. It is WRCOG's understanding that a few jurisdictions in the subregion currently utilize this technology, so the goal of this presentation is to provide information on the potential of AI to streamline the code review process for all jurisdictions.

### **Purpose / WRCOG 2022-2027 Strategic Plan Goal:**

The purpose of this item is to provide a presentation on AI technology to assist with a jurisdiction's code review process. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

### **Discussion:**

This presentation is reserved for a presentation by staff from Blitz Permits on how jurisdictions may utilize AI technology to assist with their code review process, and potentially automate a jurisdiction's current manual code review process. The goal of the technology is to integrate into a jurisdiction's current case management and markup technology in order to accelerate the permitting process.

### **Prior Action(s):**

None.

### **Financial Summary:**

This item is for informational purposes only; therefore, there is no fiscal impact.

**Attachment(s):**

None.





# Western Riverside Council of Governments Planning Directors Committee

## Staff Report

**Subject:** Emerging Mobility Innovations  
**Contact:** Paul Martin, PE, TE, Mark Thomas, Senior Project Manager,  
[pmartin@markthomas.com](mailto:pmartin@markthomas.com), (949) 697-7840  
**Date:** October 10, 2024

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### **Recommended Action(s):**

1. Receive and file.
- 

### **Summary:**

WRCOG has been working with an engineering and planning firm, Mark Thomas, to prepare a memorandum on Emerging Mobility Options. This memorandum evaluates the impacts of changing demographics, travel patterns, and access to these new mobility options to outline strategies to support their growth and increased use in the WRCOG subregion. An overview of this project and a summary of Mark Thomas' findings will be provided.

### **Purpose / WRCOG 2022-2027 Strategic Plan Goal:**

The purpose of this item is to provide an overview of the emerging transportation technology study. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

### **Discussion:**

### **Background**

Like many regions across the state and country, the communities in western Riverside County are aging, people are aging in place, and household sizes are decreasing. These and other changes are affecting how these communities look and function. As these demographic trends continue, WRCOG has been exploring opportunities to incorporate emerging mobility options to address challenges and capitalize on opportunities. Emerging mobility options such as micromobility, electric bicycles (e-bikes), golf carts, and low-speed neighborhood electric vehicles (NEVs) can serve local transportation trips and integrate with regional transit to accommodate an expanded reach of daily household transportation needs. In June 2024, Mark Thomas staff presented an initial summary of the project's scope of work to WRCOG's Public Works Committee.

This presentation will highlight Mark Thomas' findings and proposed strategies to enhance the

applicability and benefit of these emerging mobility options in the WRCOG subregion.

### **Emerging Mobility Options Summary**

The memorandum developed by Mark Thomas evaluates the impacts of changing demographics, travel patterns, and access to new mobility options. New or emerging mobility options include e-bikes, golf carts, NEVs, and micromobility. Included in this evaluation are ideas for increasing use of e-bikes, NEVs, and micromobility through improvements to transit first / last-mile, network infrastructure and charging infrastructure. Attached to the staff report is a summary of strategies and solutions for micromobility, e-bikes and NEVs.

### **Prior Action(s):**

None.

### **Financial Summary:**

Activities related to this study are included in Transportation and Planning's Fiscal Year 2024/2025 Budget under the Local Transportation Fund (Fund 210).

### **Attachment(s):**

[Attachment 1 - Emerging Mobility Innovations Memo Summary](#)

### Emerging Mobility Options Summary

The memorandum developed by Mark Thomas evaluates the impacts of changing demographics, travel patterns, and access to new mobility options. New or emerging mobility options include electric bicycles (e-bikes), golf carts, neighborhood electric vehicles (NEVs), and micromobility. Included in this evaluation are ideas for increasing use of e-bikes, NEVs, and micromobility through improvements to transit first/last-mile, network infrastructure and charging infrastructure.

### Micromobility

Micromobility has become a prominent mode of transportation in many U.S. communities that offers a convenient, flexible, and affordable solution for travel, particularly supporting short-distance trips and first- and last-mile gaps in public transit networks. Micromobility provides several benefits to urban areas, including reduced traffic congestion, reduced parking demand, expanded and low-cost mobility options, and lower greenhouse gas (GHG) emissions. A summary of proposed strategies and solutions to support micromobility is provided below.

| Topic          | Summary of Micromobility Strategies and Solutions                                                                                                                                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use       | Build infrastructure within the transit hubs, residential areas, employment centers, retail centers, and public service destinations such as libraries, malls, museums, and hospitals to best support active transportation and micromobility.                                                                                                                                                      |
|                | Develop policies and programs that supports active transportation and micromobility within the identified land use areas of WRCOG member agencies.                                                                                                                                                                                                                                                  |
| Infrastructure | Implement low-stress bikeways within land uses and to destinations that support active transportation and micromobility.                                                                                                                                                                                                                                                                            |
|                | Consider bicycle racks at targeted locations.                                                                                                                                                                                                                                                                                                                                                       |
|                | Consider micromobility lockers at targeted locations.                                                                                                                                                                                                                                                                                                                                               |
|                | Consider demarcated parking areas at targeted locations.                                                                                                                                                                                                                                                                                                                                            |
|                | Consider street parking corrals at targeted locations.                                                                                                                                                                                                                                                                                                                                              |
|                | Consider sidewalk parking along existing and planned sidewalks with adequate width.                                                                                                                                                                                                                                                                                                                 |
| Policy         | Establish flexible policies that allow for quick adaptation to technological advances and changes in usage patterns.                                                                                                                                                                                                                                                                                |
|                | Require data sharing from shared micromobility providers to monitor and evaluate service performance, including usage patterns.                                                                                                                                                                                                                                                                     |
|                | Pass fines directly to users for non-compliance. California Vehicle Code 21235 mandates that all scooter riders in California: <ul style="list-style-type: none"><li>• Possess a valid driver's license.</li><li>• Ride on the road and avoid sidewalks.</li><li>• May not park scooters on a sidewalk in a position that blocks pedestrian paths</li><li>• Not ride any other passengers</li></ul> |
|                | Require shared micromobility operators develop equity plans that detail low-income discount plans and programs to increase service accessibility for disadvantaged communities.                                                                                                                                                                                                                     |
|                |                                                                                                                                                                                                                                                                                                                                                                                                     |
| Programs       | Implement public outreach and education campaigns in communities where the micromobility service is planned or expected to develop community trust and understanding about new mobility options. Educational efforts may include classes organized by the city or service providers, covering topics such as proper device usage and crash prevention.                                              |
|                | Collaborate with local organizations to increase community understanding and awareness on how to access micromobility services.                                                                                                                                                                                                                                                                     |
|                | Implement permit structures to micromobility providers to ensure compliance with safety, data standards, and equipment requirements.                                                                                                                                                                                                                                                                |

## E-Bikes

E-bikes have become one of the most popular micromobility devices in North America, with the number of trips taken by e-bikes growing by 26% in 2023 compared to 2022 according to the 5th Annual Shared Micromobility State of the Industry Report. E-bikes continue to establish a prominent role in mobility by offering an accessible and sustainable alternative to car travel that reduces financial burdens. A summary of proposed strategies and solutions to support e-bikes is provided below.

| Topic                 | Summary of E-Bike Strategies and Solutions                                                                                                                                                                                                     |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use</b>       | Implement bikeways and supporting infrastructure within transit hubs, residential areas, employment centers, retail centers, and other destinations such as schools, libraries, malls, museums, and hospitals to best support e-bike adoption. |
|                       | Develop policies and programs that support e-bike mobility within recommended land use areas.                                                                                                                                                  |
| <b>Infrastructure</b> | Implement low-stress bikeways separated from motor vehicles and provide well-connected networks for e-bikes.                                                                                                                                   |
|                       | Implement bicycle crossing improvements like protected intersections and crossbikes.                                                                                                                                                           |
|                       | Provide bicycle racks throughout the bicycle network and bike corrals and lockers at key community destinations such as transit hubs, schools, and large employment centers.                                                                   |
|                       | Provide lockers, showers, e-bike charging facilities and other end-of-trip amenities to support commute and utilitarian trips.                                                                                                                 |
| <b>Policy</b>         | Promote and enforce helmet compliance for youth riding e-bikes and all users of Class 3 e-bikes.                                                                                                                                               |
|                       | Identify regulations for e-bikes for paths, bikeways, and trails and develop signage to clearly communicate where e-bikes are permitted and prohibited.                                                                                        |
| <b>Programs</b>       | Coordinate with local agencies, law enforcement, schools, and community-based organizations, and other stakeholders to develop e-bike training and safety education campaigns and materials.                                                   |

## Neighborhood Electric Vehicles (NEVs)

As a zero-emission technology, NEVs not only help reduce harmful pollutants and greenhouse gas (GHG) emissions but also alleviate traffic congestion on local roads and ease parking demands in areas where space is limited. With a growing focus on reducing transportation-related carbon footprints, NEVs provide a scalable and sustainable option for low-speed, short-distance travel, making them an important tool for agencies seeking sustainable transportation alternatives. Note NEVs have additional features that make a golf cart street legal. A summary of proposed strategies and solutions to support NEVs is provided below.

| Topic                 | Summary of NEV Strategies and Solutions                                                                                                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use</b>       | Identify NEV priority areas (populated residential neighborhoods, mixed-use developments, and commercial or downtown areas) with a high need and opportunity for NEVs and plan NEV infrastructure within a 5-10 mile radius. |
| <b>Infrastructure</b> | Identify corridors within a 5-10 mile radius of NEV priority areas that may support NEV routes.                                                                                                                              |
|                       | Identify the potential level of traffic stress for NEV users along corridors and the NEV routes that could be implemented that offer the greatest comfort.                                                                   |
|                       | Provide clear signage that identifies NEV routes and highlights areas where pedestrians and bicyclists may share space with NEVs, such as on off-street multi-use paths (Class I) and on-street bike lanes (Class II).       |

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
|                 | Consider customized, branded NEV route signage.                                               |
|                 | Provide modified parking for NEVs given smaller footprint and charging facilities.            |
| <b>Policy</b>   | Consider mandates for NEV parking that can count towards parking minimums.                    |
|                 | Consider developing free or reduced parking rates for NEVs.                                   |
|                 | Consider developing free or reduced electric charging rates for NEVs.                         |
|                 | Consider development incentives for developers to provide NEV parking and charging stations.  |
| <b>Programs</b> | Develop public education campaigns that raise awareness of NEVs and their safe and legal use. |

These emerging mobility options can fill crucial gaps in today's transportation network that may not be served as effectively through traditional mobility options. WRCOG and its partner agencies may further evaluate the applicability of each of these emerging mobility options within specific geographies in the region on a case-by-case basis. The diverse community contexts and range of urban, suburban, and rural development patterns found within the region present many opportunities for these technologies to be applied successfully with appropriate planning.



# Western Riverside Council of Governments Planning Directors Committee

## Staff Report

**Subject:** TUMF Nexus Study Implementation  
**Contact:** Chris Gray, Deputy Executive Director, [cgray@wrcog.us](mailto:cgray@wrcog.us), (951) 405-6710  
**Date:** October 10, 2024

### **Recommended Action(s):**

1. Receive and file.

### **Summary:**

The TUMF Nexus Study draws a connection between the needs of the Program and the TUMF Program Fee Schedule. The Nexus Study identifies projects requiring mitigation from new development, determines anticipated project costs, and assesses fees to fund these projects. The Executive Committee approved the updated Nexus Study and the updated Fee Schedule at its September 9, 2024, meeting. This report will discuss the various tasks required to implement the updated TUMF Nexus Study and Fee Schedule.

### **Purpose / WRCOG 2022-2027 Strategic Plan Goal:**

The purpose of this item is to provide an update regarding the implementation of the updated TUMF Nexus Study and Fee Schedule. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our sub-region).

### **Discussion:**

### **Background**

At its October 4, 2021, meeting, the Executive Committee gave direction for staff to begin work on a Nexus Study update. The Nexus Study identifies projects requiring mitigation from new development and determines what the cost of those projects will be and which fees need to be assessed to fund these projects. Nexus Study updates have occurred on a regular basis, with updates done in 2005, 2009, 2011, and 2017.

The key reasons for a Nexus Study update include the following:

- It is considered a best practice to update on a regular basis
- Underlying growth forecasts have changed since the last update

- Travel behavior has changed, particularly viewed in light of COVID-19
- The project list has changed, with past projects completed and new projects identified
- Opportunity to add new project types, such as Intelligent Transportation System (ITS) infrastructure

### **Present Situation**

On September 9, 2024, the Executive Committee approved the updated TUMF Nexus Study and adopted the revised Fee Schedule. Fees for single-family residential, multi-family residential, and industrial were increased based on the recommendations of the Nexus Study. Retail and service fees were maintained at their current levels.

Implementation of the Nexus Study and updated Fee Schedule require a number of specific actions which include:

- Updating and adopting the TUMF Ordinance and Fee Resolution
- Updated the Fee Calculation Handbook
- Updating the Administrative Plan
- Updating the website and Fee Estimator Tool
- Updating the TUMF payment portal
- Outreach for developers and other stakeholders

As part of this effort, WRCOG will be working with its member agencies to clarify any outstanding questions or address areas where ambiguity might exist such as:

- Definition of single-family vs multi-family housing
- TUMF collection at Certificate of Occupancy vs permit issuance
- Definition of accessory dwelling units (ADUs)
- Change of land use and reconstruction
- Tiered residential fee structure (AB 602)
- Application of AB 602 as it applies to the retrofit of existing homes
- Residential fee rates due to SB-330

One key topic of discussion will be the impact of recent state legislation regarding ADUs and how the TUMF Program will address the ADU exemption under both the existing TUMF Ordinance and the updated TUMF Ordinance which will reflect the adopted Fee Schedule.

### **Prior Action(s):**

**September 9, 2024:** The Executive Committee approved the updated TUMF Nexus Study and approved the updated Fee Schedule with a freeze in retail and service rates.

**August 15, 2024:** The Technical Advisory Committee recommended that the Executive Committee adopt the TUMF Nexus Study and the recommended Fee Schedule but freeze the retail fee at its current level.

**August 14, 2024:** The Administration & Finance Committee recommended that the Executive Committee adopt the TUMF Nexus Study and the recommended Fee Schedule.

**August 8, 2024:** The Public Works Directors recommended that the Executive Committee adopt the TUMF Nexus Study and the recommended Fee Schedule.

**August 8, 2024:** The Planning Directors received and filed.

**May 6, 2024:** The Executive Committee released the draft Nexus Study for a 30-day review and comment period.

**Financial Summary:**

Funding for TUMF activities is included in the Fiscal Year 2024/2025 budget under the TUMF Program (1148) in the General Fund (110). 4% of all TUMF collections are allocated for administrative purposes.

**Attachment(s):**

[Attachment 1 - Recommended Fee Schedule](#)

[Attachment 2 - AB-602 Fee Implementation](#)



# Attachment

## Recommended Fee Schedule

# Recommended Fee Schedule

| Land Use Type             | Units | TUMF Fee   |
|---------------------------|-------|------------|
| Single-Family Residential | DU    | \$15,476 * |
| Multi-Family Residential  | DU    | \$7,816    |
| Retail                    | SF    | \$7.72     |
| Service                   | SF    | \$4.89     |
| Industrial                | SF    | \$2.33     |
| Class A/B Office          | SF    | \$2.45     |

\* SF Rate is adjusted lower or higher based on size of home per AB-602



# Attachment

## AB-602 Fee Implementation

## AB 602 Single Family TUMF Fee

| Home Size          | Existing TUMF | AB 602 TUMF |
|--------------------|---------------|-------------|
| Less than 1,800 SF | \$10,104      | \$12,380    |
| 1801-2300 SF       | \$10,104      | \$13,927    |
| 2301-2700 SF       | \$10,104      | \$15,476    |
| More than 2,700 SF | \$10,104      | \$19,344    |



# Western Riverside Council of Governments Planning Directors Committee

## Staff Report

**Subject:** Update on Assembly Bill 98  
**Contact:** Chris Gray, Deputy Executive Director, [cgray@wrcog.us](mailto:cgray@wrcog.us), (951) 405-6710  
**Date:** October 10, 2024

### **Recommended Action(s):**

1. Receive and file.

### **Summary:**

The legislature recently passed Assembly Bill (AB) 98, which was signed into law by Governor Newsom. This law addresses two key topics including the siting of new warehouses and also the designation of truck routes. WRCOG staff will provide an update regarding the legislation and discuss potential assistance for member agencies.

### **Purpose / WRCOG 2022-2027 Strategic Plan Goal:**

The purpose of this item is to provide an update regarding AB 98, which regulates the siting of warehouses and the designation of truck routes. This item supports WRCOG's 2022-2027 Strategic Plan Goal #1 (Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion).

### **Discussion:**

This item is reserved for WRCOG staff to provide an update regarding AB 98, which was recently signed into law by Governor Newsom. AB 98 has a number of provisions related to the siting of warehouse facilities and the designation of truck routes. Staff will also be discussing potential strategies to assist member agencies with implementation. WRCOG will be requesting that one of its on-call planning consultants prepare a summary of the bill's provisions, which will be shared with member agencies.

### **Prior Action(s):**

None.

### **Financial Summary:**

This item is for informational purposes only; therefore, there is no fiscal impact.

**Attachment(s):**

None.