



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, December 12, 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.

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. 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 October 10, 2024, Planning Directors Committee Meeting

Requested Action(s):

1. Approve the Action Minutes from the October 10, 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. LOS-based Traffic Studies under Senate Bill 743

Requested Action(s):

1. Receive and file.

B. VMT Mitigation Program Activities Update

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

C. Assembly Bill 98 Update

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

D. Housing Legislation Assistance Tool

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

E. Update on Riverside County Transportation Commission Core Capacity Innovative Transit Study

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, February 13, 2025, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

11. ADJOURNMENT

Planning Directors Committee

Action Minutes

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 October 10, 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 - David Newell*
- City of Beaumont - Melody Arechiga
- City of Calimesa - Kelly Lucia
- City of Corona - Joanne Coletta
- City of Eastvale - David Murray
- City of Lake Elsinore - Damaris Abraham
- City of Menifee - Cheryl Kitzerow
- City of Moreno Valley - Sean Kelleher
- City of Murrieta - David Chantarangsu
- City of Norco - Vince Acuna
- City of Perris - Kenneth Phung (Vice-Chair)
- City of Riverside - Judy Eguez
- City of San Jacinto - Kevin White
- City of Temecula - Mark Collins
- City of Wildomar - Matt Bassi*
- March JPA - Jeffrey Smith
- Riverside Transit Agency (RTA) - Mauricio Alvarez

* Arrived after Roll Call

Absent:

- City of Canyon Lake
- City of Hemet
- City of Jurupa Valley
- County of Riverside
- Western Water

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR

RESULT:	APPROVED AS RECOMMENDED
MOVER:	Moreno Valley
SECONDER:	Murrieta
AYES:	Beaumont, Calimesa, Corona, Eastvale, Lake Elsinore, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, March JPA, RTA
ABSTAIN	Menifee, Temecula, Wildomar

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

Action:

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

6. REPORTS / DISCUSSION

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

Action:

1. Received and filed.

B. Emerging Mobility Innovations

Action:

1. Received and filed

C. TUMF Nexus Study Implementation

Action:

1. Received and filed.

D. Update on Assembly Bill 98

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, reported that there will be a legislative update in December, which will cover an implementation matrix with examples of how certain laws apply to different situations. There will also be a VMT Mitigation Program update, and a REAP 2.0 update.

8. ITEMS FOR FUTURE AGENDAS

There were no requests for future agendas.

9. GENERAL ANNOUNCEMENTS

Committee member Cheryl Kitzerow announced that the City of Menifee will celebrate the completion and opening of the Holland Road overcrossing on October 22, 2024, and the State of the City will be held on October 24, 2024, at 6:00 p.m. at Mt. San Jacinto College.

Committee member Matt Bassi reported that the City of Wildomar will approve its General Plan in November.

Committee member Sean Kelleher introduced Angelica Lupo, the City of Moreno Valley's new Community Development Director.

Committee member David Murray announced that the City of Eastvale will have a ribbon cutting ceremony for the Limonite gap bridge on October 21, 2024.

Committee member David Newell introduced himself as the new Banning Community Development Director and is excited to be on the team.

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.

11. ADJOURNMENT

The meeting was adjourned at 10:55 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: LOS-based Traffic Studies under Senate Bill 743
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: December 12, 2024

Recommended Action(s):

1. Receive and file.

Summary:

With the implementation of Senate Bill (SB) 743 and the transition from Level of Service (LOS)-based metrics to Vehicle Miles Traveled (VMT) metrics for environmental analysis under the California Environmental Quality Act (CEQA), questions have arisen regarding the value of traditional LOS-based transportation studies. WRCOG staff will present information regarding the utility of these studies, their applicability to the CEQA process, and other considerations.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to present information regarding the use of LOS-based traffic studies to WRCOG member agency staff. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our region).

Discussion:

Background

For the past 50 years, LOS-based analysis has been the standard approach for most transportation impact studies. Each of these studies generally included:

- Review of existing conditions based on historical traffic counts
- Project trip generation
- Future traffic forecasts
- Impact analysis
- Mitigation

That approach was used both in California and in the majority of locations throughout the United States. One difference in California was that this LOS-based approach was often implemented through a CEQA document such as an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or

Negative Declaration (ND).

In these types of studies, when an impact was found to occur, which was often associated with traffic from the project causing or contributing to congestion beyond a specific threshold, then mitigation would be implemented. Often this mitigation was associated with some level of direct improvement. For example, if an intersection operated at a deficient LOS, then the intersection might be improved by changing the traffic signal operations, expanding the intersection, or other similar approaches. In some instances, the project was responsible for fully funding this improvement, and in other instances the impact was mitigated through payment of a fair-share contribution or payment of an impact fee, such as the WRCOG TUMF Program.

The advantage of this approach is that it was well understood by policy makers, developers, staff, stakeholders, and members of the public. For example, if a project added 5,000 cars to a 2-lane roadway and that 2-lane roadway would be congested, then that project had to contribute to widening that roadway in some fashion.

During this period, many agencies standardized their approaches to these transportation impact studies through formal guidelines. Therefore, as each project moved forward, there was a high level of certainty for all projects involved. While there could be disputes regarding data, calculations, conclusions, assumptions, and other factors, there were few instances in which the overall approach was in question.

In California, the traffic study process is deeply connected with the CEQA process. Traffic congestion often became one of the main impact areas requiring mitigation under CEQA, and it was often the primary issue of concern involving policy makers and members of the community. With the implementation of SB 743, CEQA documents no longer incorporate LOS-based impacts and mitigation measures. Instead, the analysis focuses on potential VMT impacts and mitigation measures, which often involves reducing the project VMT or offsetting the project-generated VMT by funding improvements to active and public transportation modes. Since LOS is no longer part of the CEQA analysis process, some have questioned whether LOS-based traffic studies are a worthwhile exercise or even allowed under SB 743.

Present Situation

Throughout California, a general consensus has emerged regarding the preparation of LOS-based traffic studies as an element of the development review and approval process. Elements of this approach include:

- The need to conduct a VMT-based analysis to comply with CEQA
- A mechanism to address any VMT impacts through VMT mitigation measures
- The need to analyze the impacts of new development on transportation infrastructure through some type of analysis
- The use of fee programs and other financing tools to fund transportation infrastructure

The only significant change is that the LOS-based impact analysis is not an integral element of the CEQA review and approval process but still a necessary element of the planning process. In many cases, stakeholders have grown accustomed to LOS-based impact analyses and expect to see some type of analysis. If one is not provided, it can create speculation regarding potential impacts.

In conclusion, SB 743 has had both a significant effect on transportation studies while having limited effect concurrently. Within CEQA, the effect is significant. However; not all planning and entitlement efforts are related to CEQA and the need to address the adequacy of transportation infrastructure remains a fundamental aspect of the planning process, as it historically has been and will continue to be.

Prior Action(s):

None.

Financial Summary:

Transportation & Planning Department activities are included in the Agency's adopted Fiscal Year 2024/2025 Budget under the Transportation Department.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: VMT Mitigation Program Activities Update
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: December 12, 2024

Recommended Action(s):

1. Receive and file.

Summary:

Senate Bill (SB) 743, implemented on July 1, 2020, requires development projects to utilize Vehicle Miles Traveled (VMT), rather than Level of Service (LOS), as the metric to determine its transportation impacts under the California Environmental Quality Act. WRCOG assisted in preparing its member agencies in the implementation of SB 743 with guidance on meeting the requirements of the Bill. To continue with the implementation of VMT as a metric, WRCOG has been actively working with partner agencies to develop a VMT Mitigation Program Manual. WRCOG will present an overview of the Manual and then discuss next steps.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update and next steps of the potential regional VMT mitigation program which would be available to each member agency to opt-in when available. This report is not requesting any approval of a program. A This effort aligns with Strategic Plan Goal #5 (Develop Projects and Programs That Improve Infrastructure and Sustainable Development in our Region).

Discussion:

Background

One objective of WRCOG's Local Transportation Funds (LTF) Program with the Riverside County Transportation Commission (RCTC) is to continue to WRCOG assist member agencies with SB 743 implementation. As part of this, WRCOG conducted initial research on a possible VMT mitigation program or bank strategies for development projects as part of its SB 743 implementation activities. This initial research was presented to the Public Works Committee in May 2021 and, as a result, WRCOG received inquiries from member agencies regarding the development of a potential regional VMT mitigation program for western Riverside County.

During WRCOG's work on SB 743 implementation, the issue of VMT mitigation was noted to be

problematic. The main reason is that most land-use projects cannot implement transportation system improvements or directly influence the travel of its occupants. VMT is a function of the intensity of use, type of use, and location, so the main challenge is that VMT is ultimately a regional, not local, concern. In comparison, LOS-based impacts are relatively easy to mitigate since payment of fees for improvements or construction of improvements, or some combination thereof, are appropriate mitigation.

WRCOG staff received direction from the Executive Committee at its October 4, 2021, meeting to evaluate options to mitigate VMT impacts from new development. WRCOG commenced an effort to develop a potential program for western Riverside County, and has been discussing with RCTC and the Riverside Transit Agency the different elements and options. These two agencies were identified since they would be potential large credit generators and/or credit users if they choose to participate. Participation in any potential program will be on a voluntary basis, so member agencies will participate in a program only if it decides to opt-in.

Since this due diligence process has taken place, the project team has looked at potential benefits and challenges to the different types of mitigation programs and its framework, such as banks, exchanges, and impact fee programs. The project team has also considered the key elements of additionality and equity. In addition, the project team has been exploring potential governing structures of the program and the different elements of operating a program. The project team includes WRCOG's legal counsel to ensure all elements of the program are analyzed from all aspects.

The mitigation measures included will influence the type of program, so the project team has been working with member and partner agencies to identify potential mitigation measures to be included. WRCOG reached out to interested Public Works Committee members in February 2023 to solicit potential projects and programs that could be included in a program to serve as an initial project list. Additional projects and programs may be added. The project team is in the process of estimating the potential VMT reduction associated with the projects and programs, determining which projects and programs will be most effective throughout the subregion, and identifying specific areas that should be targeted for participation to maximize the benefits of the program. The project team also completed an equity analysis to consider demographic trends, including historically disadvantaged communities when identifying which projects and programs could be included in a regional VMT mitigation program.

Present Situation

All of the technical work and research on a potential VMT Mitigation Program has been completed. A draft Program Manual has been finalized and is currently being reviewed by various stakeholders including RCTC, RTA, and RCA. Once that review is complete, this document will be provided to members of the Planning Directors Committee and the Public Works Committee.

Some key elements of the effort proposed by WRCOG are as follows:

- The program would be a regional effort with WRCOG serving as the Program Administrator.
- The effort would be structured as an exchange instead of a bank or fee.
- The Planning Directors Committee would provide direct oversight of the program with the WRCOG Executive Committee retaining final jurisdiction as with all WRCOG activities.
- Agencies would agree to join the program by executing an agreement with WRCOG.
- Agencies which have formally joined the program can then submit VMT-reducing projects to be

included in the program.

- Only public agencies can submit VMT-reducing projects to be included in the program.
- WRCOG would compile this list of VMT-reducing projects.
- These VMT-reducing projects would then be available to be purchased to generate VMT credits.
- Any public entity or private entity can purchase VMT credits by selecting one or more projects from those available on the list WRCOG maintains.
- WRCOG would collect a nominal administrative fee (4%) based on the program costs for this transaction.
- WRCOG would refresh the program list as appropriate.
- Agencies can choose to participate in the WRCOG program, participate in other regional programs, develop their own program or any combination of those three. The only limitation is that an agency is not allowed to submit the same credit generator item to multiple programs.

Graphics depicting the operation of a program are provided as Attachment 1. These flowcharts describe the following program elements:

- Overall Program Process
- Process for Credit Generators
- Process for Submitting Credit-Generating Items
- Process for Private Sector Requests for Credit
- Process for Public Sector Requests for Credit
- Appeals Process
- Attachment 1 - Overall program operation
- Attachment 2 - How a credit generator joins the program
- Attachment 3 - How to submit a credit generating item
- Attachment 4 - How a private sector entity requests credits
- Attachment 5 - How a public sector entity requests credits
- Attachment 6 - Appeals process

Next Steps

Following distribution of the Program Manual, WRCOG will be requesting authorization from the Executive Committee to implement the program. At this time, we are not asking for any formal commitment from member agencies. However; any member agencies which are potentially interested should notify WRCOG so that information can be shared during discussions with the Executive Committee.

Prior Action(s):

November 6, 2023: The Executive Committee received and filed.

October 12, 2023: The Public Works Committee received and filed.

October 12, 2023: The Planning Directors Committee received and filed.

February 10, 2022: The Planning Directors Committee received and filed.

May 13, 2021: The Public Works Committee received and filed.

Financial Summary:

Costs for initial program evaluation and development are funded by LTF (Fund 210) and included in the Fiscal Year 2024/2025 Agency Budget. Should WRCOG elect to implement a program, on-going funding would be provided by an Administrative Fee which would be assessed on credits purchased by public sector and private sector entities.

Attachment(s):

[Attachment 1 - WRCOG VMT Exchange Flowcharts](#)

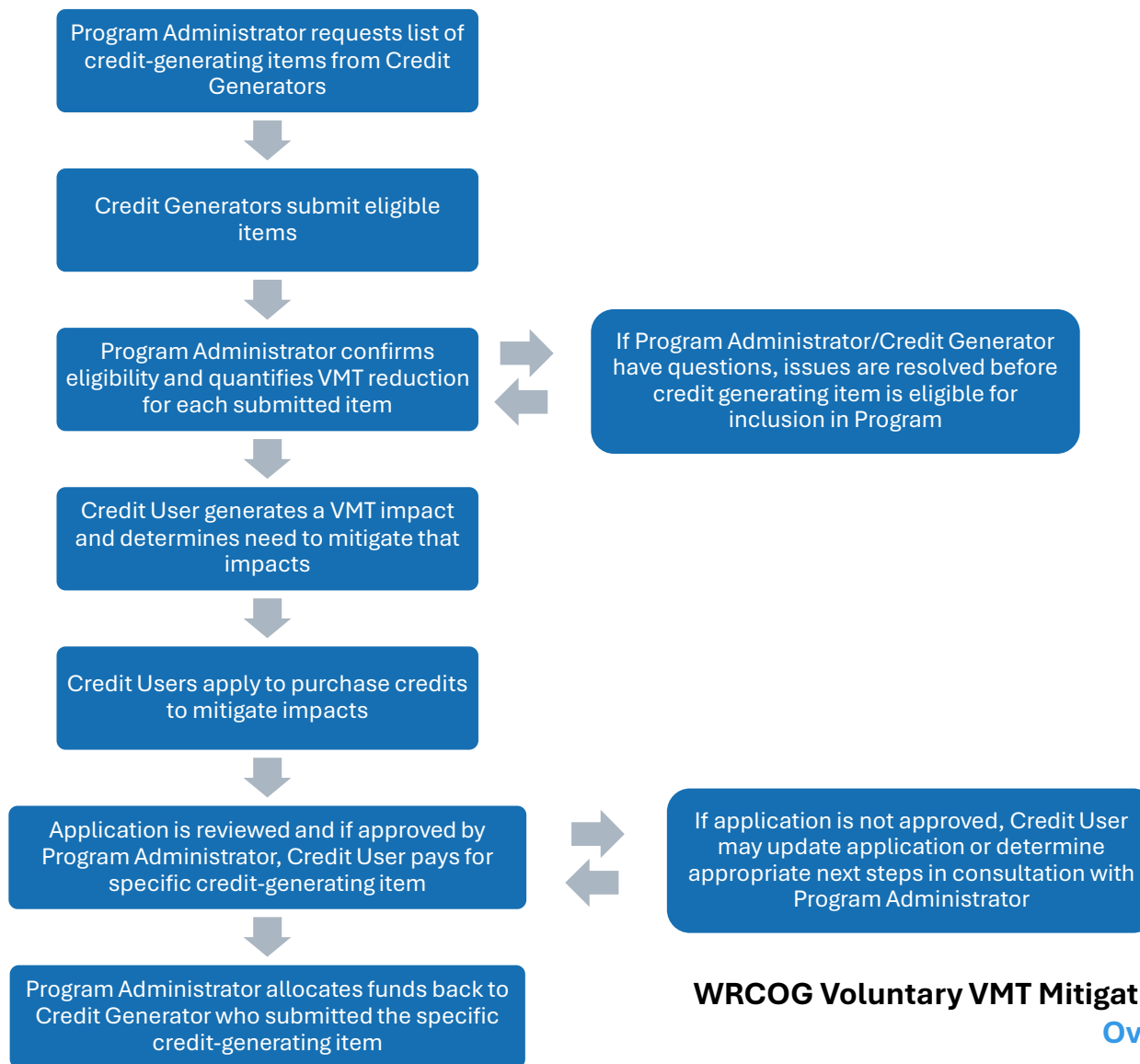
WRCOG

Voluntary VMT Mitigation

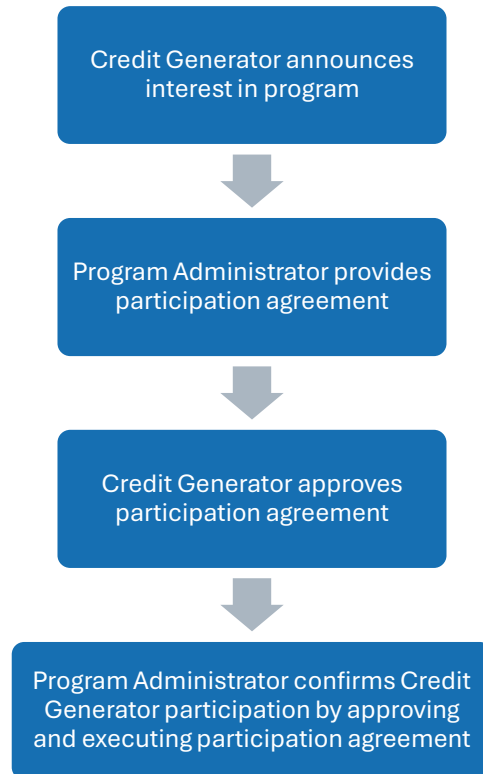
Exchange Program

Process Flowcharts

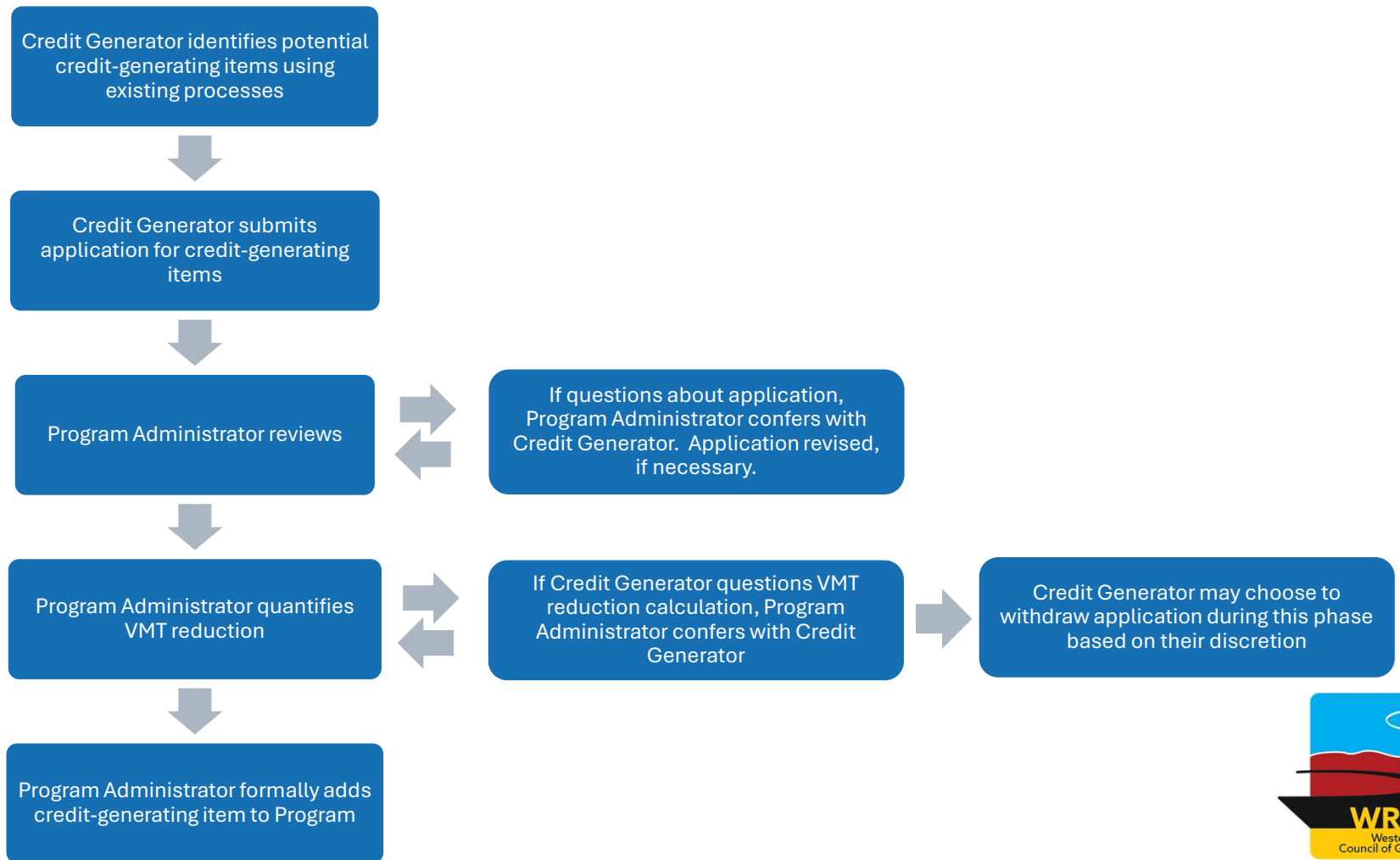




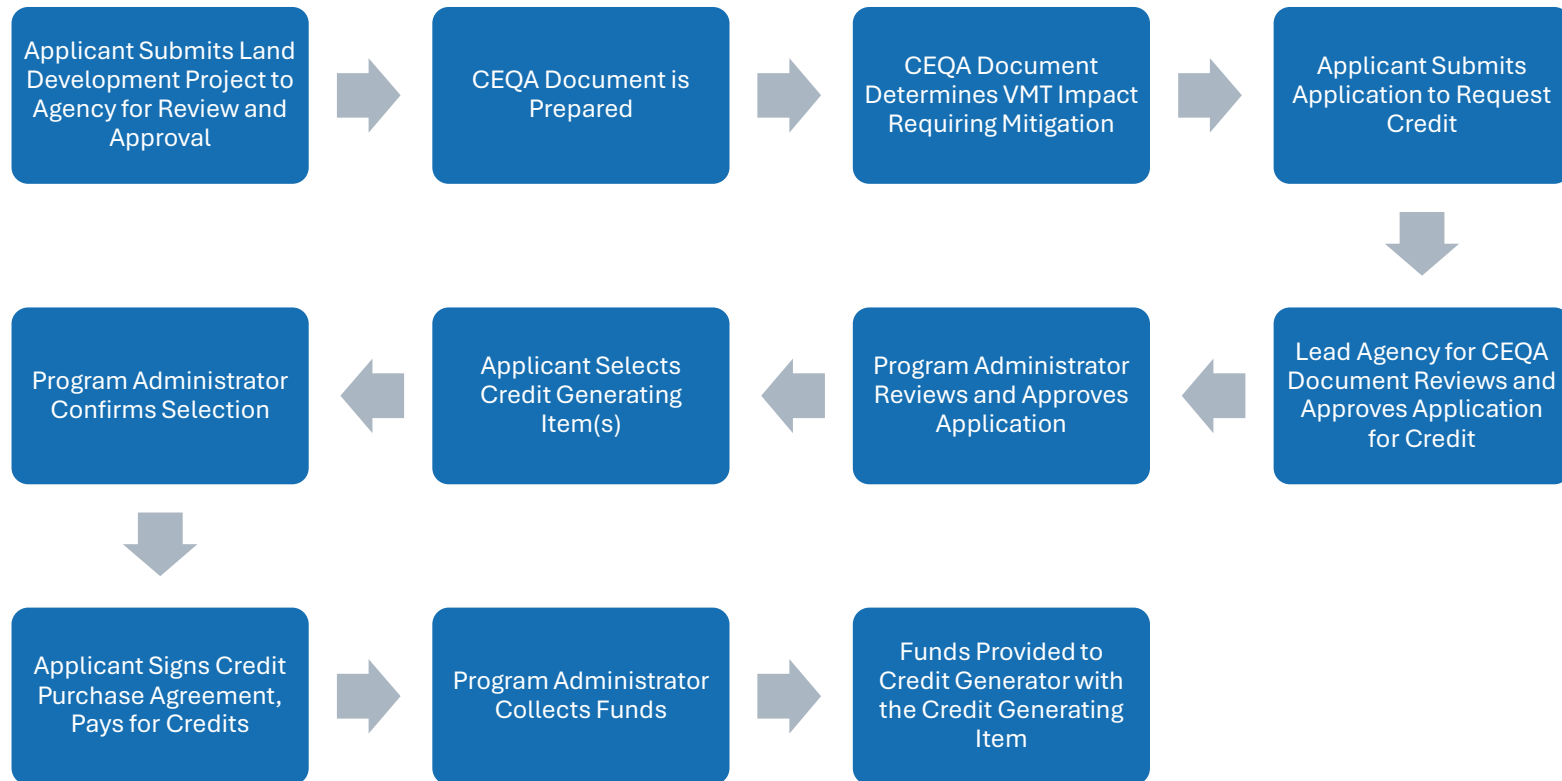
WRCOG Voluntary VMT Mitigation Exchange Program
Overall Program Process



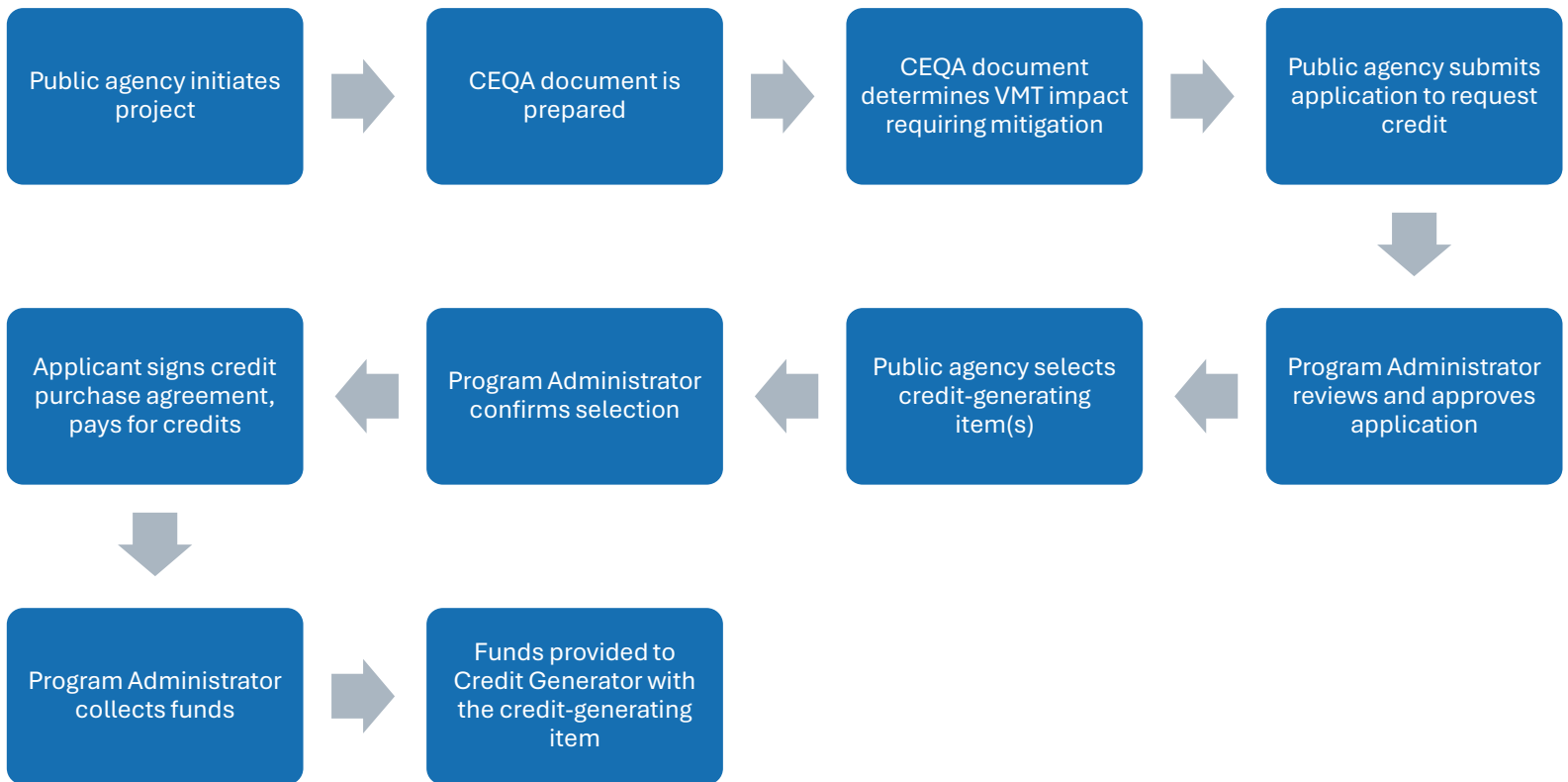
WRCOG Voluntary VMT Mitigation Exchange Program
Process for Credit Generators



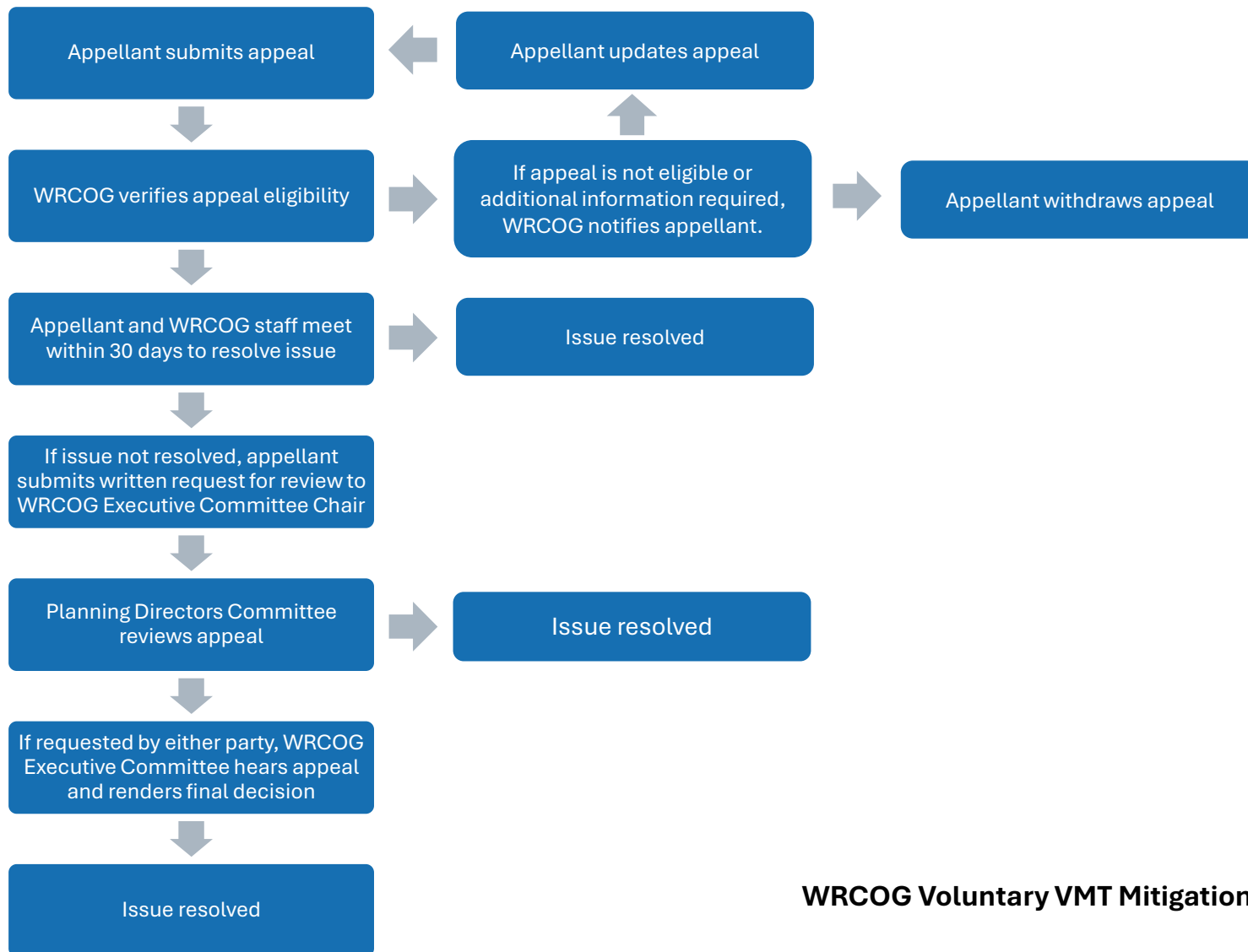
WRCOG Voluntary VMT Mitigation Exchange Program
Process for Submitting Credit-Generating Items



WRCOG Voluntary VMT Mitigation Exchange Program
Process for Private Sector Requests for Credits



WRCOG Voluntary VMT Mitigation Exchange Program
Process for Public Sector Request for Credits



WRCOG Voluntary VMT Mitigation Exchange Program
Appeals Process



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Assembly Bill 98 Update
Contact: Taylor Libolt Varner, Amplify Communities, Policy Specialist,
tliboltvarner@amplifycommunities.org, (909) 639-1857

Date: December 12, 2024

Recommended Action(s):

1. Receive and file.
-

Summary:

Assembly Bill (AB) 98, signed into law in September 2024, imposes new design and build standards for new or expanded logistics uses across the state. Efforts are being made to seek feedback and input on technical corrections, gather suggested amendments, and build consensus among stakeholders to improve the Bill's clarity and application. Taylor Libolt Varner from Amplify Communities will provide an update into these efforts and share opportunities to provide feedback from Committee members.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update on AB 98. This effort aligns with 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:

Background

AB 98 has a number of provisions related to the siting of warehouse facilities and the designation of truck routes. There is an effort to seek feedback and input on technical corrections, gather suggested amendments, and build consensus among stakeholders to improve the Bill's clarity and application. This presentation will focus on these opportunities.

In addition, WRCOG is developing an implementation guide. The goal is to provide a checklist to comply with the Bill's requirements and to provide sample ordinances, design handbooks, etc.

Present Situation

Work on this implementation guide is set to begin in December; the guide will be brought to this Committee when a draft is ready for review.

Prior Action(s):

October 10, 2024: The Planning Directors Committee received and filed.

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: Housing Legislation Assistance Tool
Contact: Taylor Libolt Varner, Amplify Communities, Policy Specialist,
tliboltvarner@amplifycommunities.org, (909) 639-1857

Date: December 12, 2024

Recommended Action(s):

1. Receive and file.
-

Summary:

Several Assembly and Senate Bills affecting housing have made compliance increasingly challenging for member agencies. WRCOG has supported members by providing legislative updates and, in response to requests for guidance on implementing housing-related legislation, is launching a new project to assist.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to present a method to assist member agencies with implementing housing-related legislation. 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

WRCOG has provided legislative updates in recent years to ensure members are aware of legislation that may affect their respective agencies. However, with the proliferation of housing related legislation, several member agencies have requested guidance that goes beyond a simple summary of the legislation.

Present Situation

A request was made to produce an implementation matrix in order to understand how major housing legislation affects common housing development scenarios. The major pieces of this project will be to identify 10 - 15 common housing development scenarios and identify major legislative items. Taylor Libolt Varner from Amplify Communities will introduce the scope of work developed for this project.

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: Update on Riverside County Transportation Commission Core Capacity Innovative Transit Study

Contact: Lorelle Moe-Luna, RCTC Multimodal Services Director, lmoe-luna@rctc.org, (951) 787-7934

Date: December 12, 2024

Recommended Action(s):

1. Receive and file.

Summary:

The Riverside County Transportation Commission (RCTC) is currently preparing the Core Capacity Innovative Transit Study (CCITS), which is a long-term transit strategy for several key corridors in western Riverside County. RCTC staff will provide an update on the study and discuss potential opportunities for engagement by WRCOG member agencies.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide information regarding a regional transportation study currently being prepared by RCTC. This effort supports WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

This item is reserved for a presentation by RCTC staff regarding the on-going CCITS study.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.