



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

AGENDA

**Thursday, May 8, 2025
9:30 AM**

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

Remote Meeting Locations:

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

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

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

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

**Members of the public are welcome to participate
remotely from any location. Committee member**

participation is limited to locations that are listed on the published agenda.

[Public Zoom Link](#)

Meeting ID: 817 1283 9183

Passcode: 732737

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) 405-6702. 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 jleonard@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Janis Leonard at least 72 hours prior to the meeting at (951) 405-6702 or jleonard@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 April 10, 2025, Planning Directors Committee Meeting

Requested Action(s):

1. Approve the Action Minutes from the April 10, 2025, 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. Commuting Patterns, Employment Locations, and Big Data Applications for WRCOG Member Agencies

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

B. Housing Implementation Tool Updates

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

C. Demonstration of SCAG HELPR Tool

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, August 14, 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 WRCOG Planning Directors Committee meeting was called to order by Chair Kenneth Phung at 9:30 a.m. on April 10, 2025, in WRCOG's office.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

- City of Banning - David Newell*
- City of Beaumont - Carol Kendrick
- City of Calimesa - Selenne Sevilla
- City of Corona - Sandra Vanian*
- City of Eastvale - David Murray
- City of Hemet - Emery Papp
- City of Jurupa Valley - Annette Tam Chyan
- City of Lake Elsinore - Damaris Abraham
- City of Menifee - Doug Darnell
- City of Moreno Valley - Angelica Frausto-Lupo
- City of Norco - Alma Robles*
- City of Perris - Kenneth Phung (Chair)
- City of San Jacinto - Kevin White
- City of Wildomar - Steven Jones
- Riverside Transit Agency (RTA) - Jennifer Nguyen

* Arrived after Roll Call

Absent:

- City of Canyon Lake
- City of Murrieta
- City of Riverside
- City of Temecula
- County of Riverside
- March JPA
- Western Water

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR

A. Action Minutes from the February 13, 2025, Planning Directors Committee Meeting

RESULT:	APPROVED AS RECOMMENDED
MOVER:	San Jacinto
SECONDER:	Banning
AYES:	Banning, Beaumont, Calimesa, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Norco, Perris, San Jacinto, RTA
ABSTAIN:	Wildomar

Action:

1. Approved the Action Minutes from the February 13, 2025, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

A. Vehicle Miles Traveled Mitigation Program Next Steps

RESULT:	APPROVED AS RECOMMENDED
MOVER:	RTA
SECONDER:	Banning
AYES:	Banning, Beaumont, Calimesa, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Norco, Perris, San Jacinto, Wildomar, RTA

Action:

1. Recommended that the Executive Committee approve the Vehicle Miles Traveled Mitigation Program Manual.

B. Assembly Bill 98 Update

Action:

1. Received and filed.

C. Housing Implementation Tool

Action:

1. Received and filed.

D. Emergency Evacuation Network Resilience Study Activities Update

Action:

1. Received and filed.

E. I-REN Energy Fellowship 2025/2026 Program Service Year: Public Agency Participation

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, reminded the Committee to respond to questions regarding Senate Bill 330, and that WRCOG has transitioned nearly all its agencies to use the new TUMF Fee rates. WRCOG is telling developers that if the agency in which a TUMF project resides does not inform WRCOG that the city is on the list of SB 330 invested projects, those projects will not be included on the list. Committee members were encouraged to reach out to Mr. Gray regarding potential eligibility or any other issues.

8. ITEMS FOR FUTURE AGENDAS

There were no requests for future agenda items.

9. GENERAL ANNOUNCEMENTS

There were no general announcements.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, May 8, 2025, at 9:30 a.m., in WRCOG's office.

11. ADJOURNMENT

The meeting was adjourned at 10:45 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Commuting Patterns, Employment Locations, and Big Data Applications for WRCOG Member Agencies

Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710

Date: May 8, 2025

Recommended Action(s):

1. Receive and file.

Summary:

This item presents information WRCOG recently collected and compiled which touches on a variety of topics including, worker / resident location, commuting patterns, and trip origin / destination. The presentation will also discuss additional studies WRCOG is currently conducting that will further analyze resident travel patterns and truck routing patterns. This data is potentially useful to each of our member agencies as they evaluate various strategies related to economic development, business retention / recruitment, land use planning, transportation planning, and other similar activities.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to present information WRCOG has collected and compiled related to worker / resident location, commuting patterns, and trip origin / destination. 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

WRCOG staff regularly collects, compiles, and analyzes data on a regional basis that might be of interest to WRCOG's member agencies. One example are the regional travel surveys which WRCOG previously completed in 2022 using data from the Streetlight Big Data Platform. These surveys noted the major origins and destinations for each WRCOG member agency, the percent of trips which are external to each jurisdiction, and the percentage of persons who both live and work in the same jurisdiction.

Present Situation

There are a number of issues of high importance in the WRCOG subregion; the data presented in this

item addresses several of these outstanding questions.

Attachment 1 provides an example of data related to employment type and employee location for each of WRCOG member agencies. Specific data provided includes:

- The number of jobs in each jurisdiction by industry type as compared to the number of residents who work in each of these industries. This data is presented at both the aggregated and disaggregated level.
- The daily inflow / outflow of workers and residents.
- The ratio of jobs to employed residents by each industry type at both the aggregated and disaggregated level by jurisdiction.
- The ratio of jobs to employed residents by each industry type at the disaggregated level by County.
- Percentage of residents who work in their city of residence and workers who live in the city where they work.

Individual reports will be provided to each member agency after completion of the meeting.

Key takeaways from this analysis:

- There are approximately three employed residents for every two jobs in the WRCOG subregion.
- At the county-wide level, there are two employed resident for every professional services job in the county. Professional services include fields like law, accounting, IT, banking, marketing, and other similar private sector positions.
- Many WRCOG agencies have significantly more employed residents than jobs. Only one city has substantially more jobs than employed residents (Norco).
- The Cities of Corona, Riverside, and Temecula have one employed resident per job in that jurisdiction.
- Many jurisdictions export more employed residents than workers that are employed in that jurisdiction.
- The percentage of residents who live and work in the same city is between 10% and 15% on average with the lowest being Eastvale (3%) and the highest being Temecula (23%) and Riverside (24%).

The value in this data is that it highlights the need for additional jobs in the WRCOG subregion of any type, not just professional service jobs, to provide additional opportunities for employable residents. Additionally, this data suggests that bringing in additional jobs to a jurisdiction has the potential to worsen congestion as the majority of jobs will not be held by residents of that jurisdiction.

Attachment 2 provides an example of updated travel surveys which were completed for each WRCOG member agency. These surveys are updates to those previously completed in 2022 and contain much of the same data. Some key takeaways from this updated analysis includes:

- 87% of a vehicle trips generated in the WRCOG subregion start and end in the subregion.
- Home based trips going to locations other than work represent almost 1/2 (48%) of all total trips.
- Less than 15% of all daily trips are related to a resident traveling to / from work.
- More trips travel from the WRCOG subregion to San Bernardino County (7%), which is greater than Los Angeles, Orange, and San Diego Counties (6%) combined.

In addition to the data above, WRCOG continues to evaluate different Big Data tools and other data sources to assist its member agencies. Two recent examples are:

1. Compass IOT
2. JobsEQ

Compass IOT is another Big Data travel analysis platform but relies entirely on vehicle-based location data. Compass IOT obtains this data directly from vehicle manufacturers including Tesla, BMW, Mercedes, and Stellantis brands (Chrysler, Dodge, Jeep, and Ram Trucks) along with data from commercial vehicle operators such as trucking and delivery stages.

WRCOG is in the early stages of evaluating the Compass IOT platform to determine if WRCOG will pursue a future subscription. One example of the data it can provide is shown in Attachment 3, which a density map showing the number of heavy duty trucks on various roadways in the City of Perris. This data could be used to identify truck routes within each jurisdiction.

Compass IOT data can also be used for the following studies:

- Origin / Destination
- Roadway / intersection safety
- Determining congested locations
- Roadway speed profiles

JobsEQ focuses on employment-related data such as:

- Number of jobs in various fields
- Wages for each job type
- Job vacancies
- Labor availability
- Occupation gaps
- Skill gaps

WRCOG recently purchased a license for JobsEQ and is currently testing the platform to determine the optimal manner of its use.

Member agencies are encouraged to contact WRCOG if they have any analytical needs or require assistance to address any outstanding issues.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

[Attachment 1 - Example Employee and Resident Worker Data and Commute Patterns](#)

[Attachment 2 - Example Updated Travel Survey](#)

[Attachment 3 - Example Truck Density Map](#)

Attachment

Example Employee and Resident
Worker Data and Commute Patterns



Western Riverside County

Employee and Resident Worker Data and Commute Patterns

City of Corona

Background

WRCOG compiled this information for all cities in the WRCOG sub-region. The purpose of this study is to compare jobs by industry located in the city to jobs held by city residents. The study also provides a summary of daily travel which illustrates the number of workers who travel to the City for work, those workers who both live and work in the city, and residents who travel outside of the City for work.

All data is taken from the US LEHD (Longitudinal Employer Housing Dynamics) data for 2022. Data is summarized based on NAICS Industry Sector nomenclature. Both detailed and summary data is provided.

Data can be accessed at the US Census On The Map Tool

<https://onthemap.ces.census.gov/>



NAICS Industry Sector Designation Aggregated & Disaggregated Categories



Professional Services

Information, Finance, Insurance, Real Estate, Professional Services, Scientific, Management, Administrative, Waste Management



Education, Health Care, and Public Administration

Education Services, Health Care, Social Assistance, Public Administration, Other Services



Construction and Agriculture

Agriculture, Forestry, Hunting, Mining, Construction



Retail Trade, Hospitality, and Food Services

Retail Trade, Arts, Entertainment, Recreation, Accommodation, Food Service

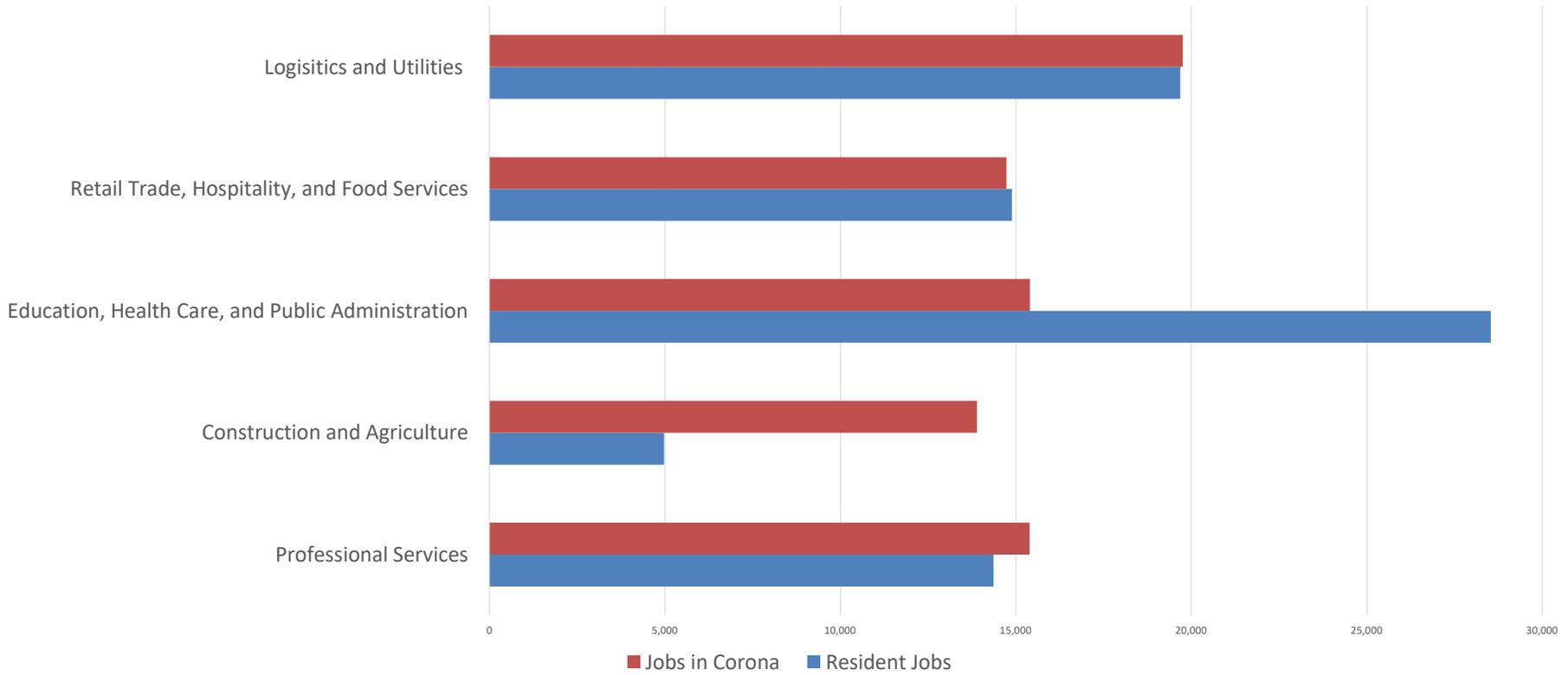


Logistics and Utilities

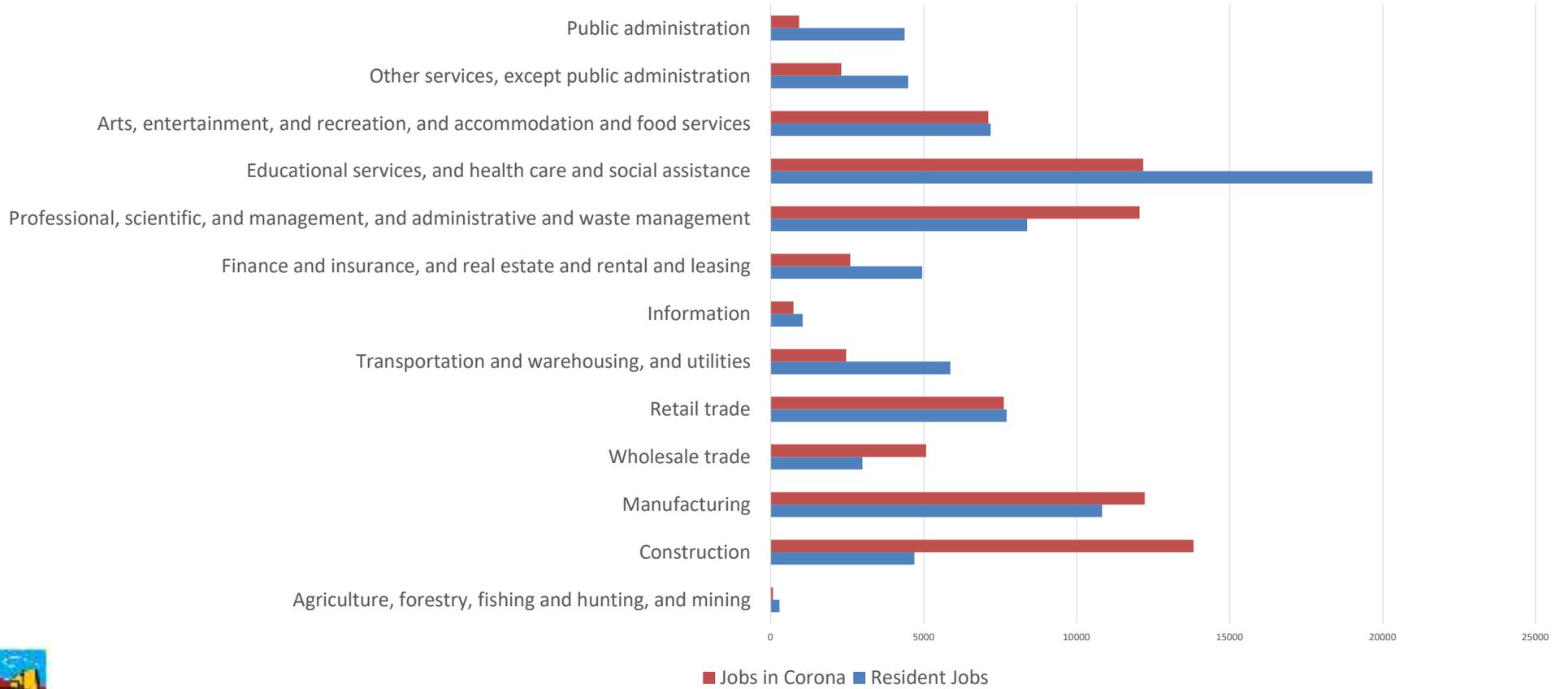
Manufacturing, Wholesale Trade, Transportation, Warehousing, Utilities



Aggregated Industries - Jobs Held by Residents of Corona vs. Jobs in Corona



Disaggregated Industries - Jobs Held by Residents of Corona vs. Jobs in Corona



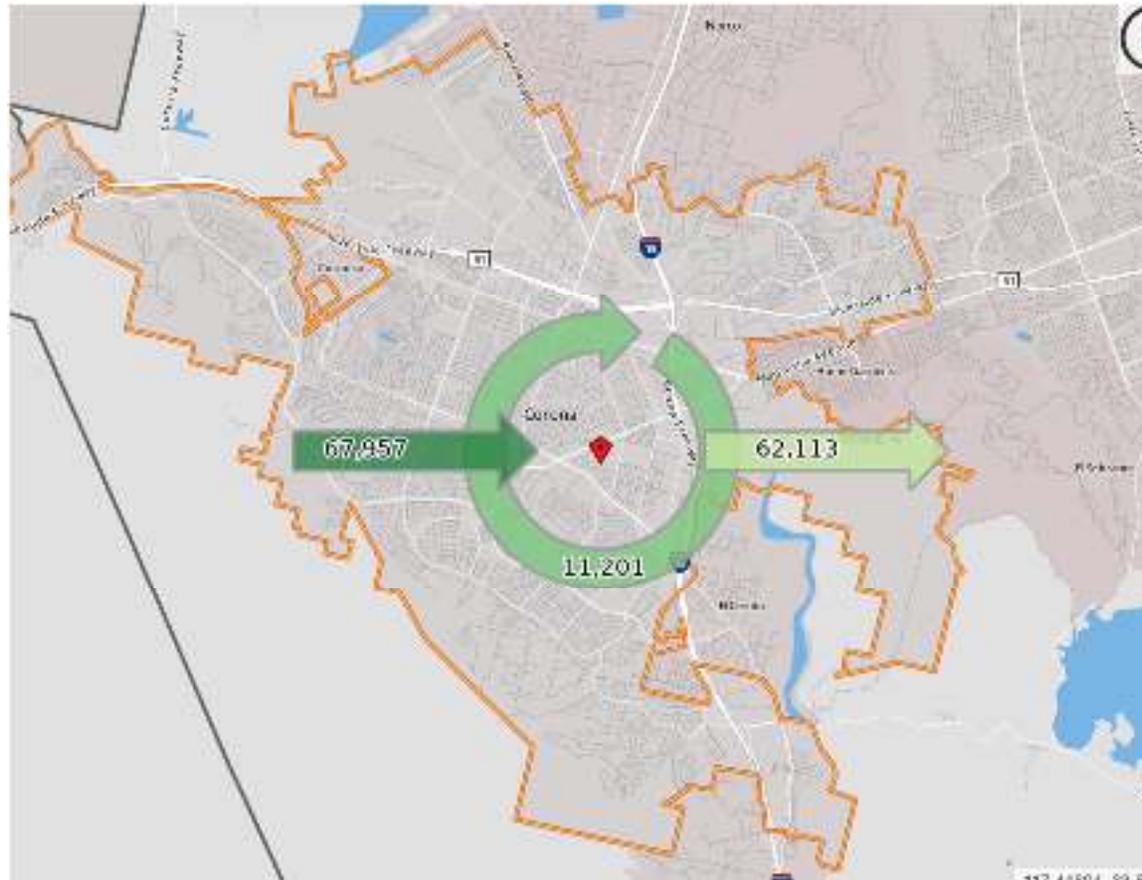
Typical Occupations for Industry Sector Type

Professional Services	Education, Health Care, and Public Administration	Construction and Agriculture	Retail Trade, Hospitality, and Food Services	Logistics and Utilities
Real Estate Agent	Teacher	Contractor	Fast Food Employee	Warehouse Employee
Insurance Broker	Teaching Assistant	Handyman	Waiter	Truck Driver
Information Technology Specialist	Nurse	Civil Engineer	Bartender	Utility Employee
Auditors	Doctor	Drywall Installation	Hotel Employee	Energy and Power Technology
Administrative Assistant	Care Giver	Electrician	Hair Dresser	Automobile Repair
Human Resources	City Employee	Painting-Construction	Retail Employee	Diesel Equipment Mechanics
Legal Assistant	Tutor	Steam Fitting	Photographer	Solar Occupations
Marketing	Substitute Teacher	Roofing	Housekeeper	Crane Operator
Software Developer	Police Officer	Sheet Metal Fabrication	Cashier	Plastics and Composite Manufacturing
Graphic Designer	Fire Fighter	Tile Setting	Store Manager	Welder





Inflow and Outflow of Jobs in the City



Ratio of Resident Jobs vs. Jobs in the City

	Professional Services	Construction & Agriculture	Education, Health, & Public Administration	Retail Trade, Hospitality, and Food Services	Logistics & Utilities	Total
Banning	3.54	3.56	1.34	1.78	4.40	2.00
Beaumont	6.14	2.36	3.52	1.74	1.99	2.68
Calimesa	6.60	1.56	1.76	1.41	4.32	2.03
Canyon Lake	4.03	2.49	2.41	2.67	12.7	3.42
Corona	0.93	0.36	1.85	1.01	1.00	1.04
Eastvale	2.86	2.47	6.18	1.28	0.67	1.61
Hemet	2.64	9.31	0.93	1.21	4.07	1.67
Jurupa Valley	1.05	1.60	2.25	2.34	0.78	1.34
Lake Elsinore	5.30	0.92	2.53	1.27	4.21	2.19
Menifee	6.50	4.74	4.78	2.34	6.17	4.19
Moreno Valley	3.68	9.59	1.58	1.98	0.85	1.60
Murrieta	1.64	1.02	1.79	1.30	3.47	1.66
Norco	0.94	0.51	0.53	0.64	2.02	0.68
Perris	3.55	2.75	1.15	1.91	0.60	1.29
City of Riverside	1.00	0.90	0.82	1.04	1.67	0.99
San Jacinto	8.88	2.91	1.82	2.27	4.35	2.7
Temecula	1.29	0.61	1.31	0.63	1.17	0.99
Wildomar	2.55	2.25	1.90	2.96	7.13	2.6
WRCOG Region Weighted Average	2.82	3.06	1.96	1.52	2.35	1.67
*Excluding County Data						



Ratios under 1 mean that there are more jobs by industry sector in the jurisdiction than residents working in that sector
 Ratios over 1 mean that there are more residents working in the industry sector in the jurisdiction than jobs by sector in the jurisdiction
 Utilizes 2020 and 2022 Census Data

Ratio of Resident Jobs vs. Jobs in the Region

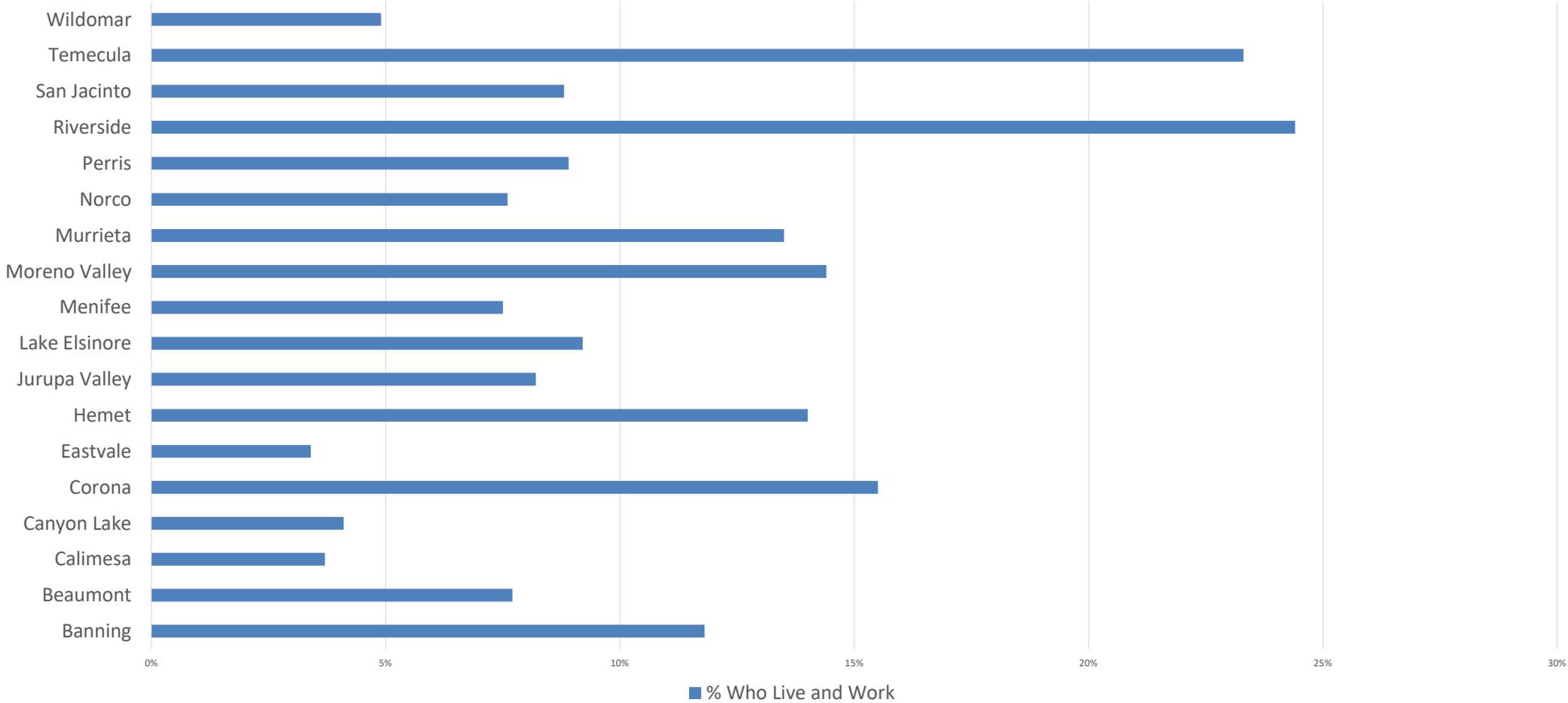
	Professional Services	Construction & Agriculture	Education, Health, & Public Administration	Retail Trade, Hospitality, & Food Services	Logistics & Utilities	Total
Riverside County	1.86	1.28	1.48	1.31	1.36	1.44
Orange County	0.80	0.99	1.08	0.89	1.08	0.96
San Bernardino County	1.13	1.90	1.33	1.23	0.93	1.20
WRCOG Weighted Average *Excluding County Data	2.82	3.06	1.96	1.52	2.35	1.67



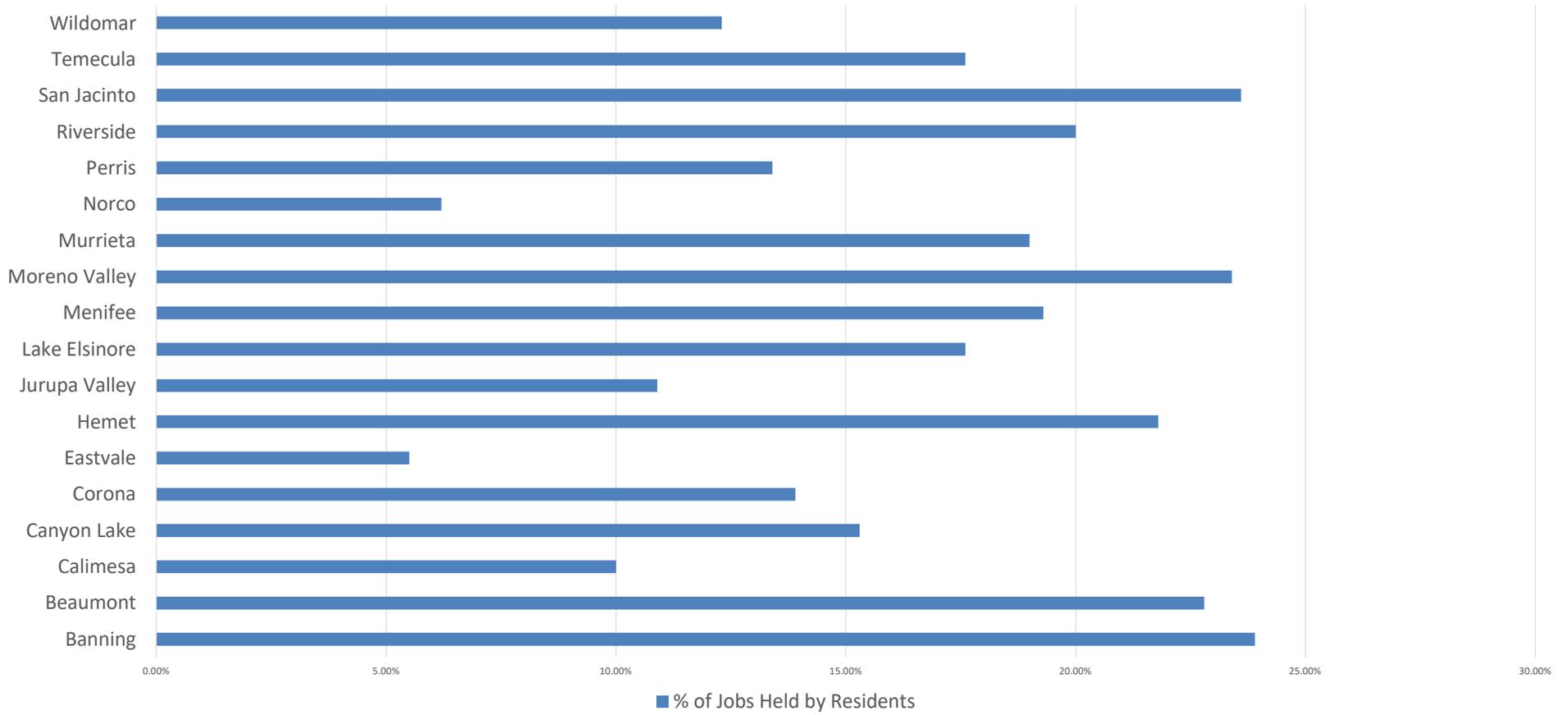
Jurisdiction	% of Employed Residents Working in Home Jurisdiction	% of Employed Residents Working Outside of Home Jurisdiction	% of Jobs Held by Residents of the Jurisdiction	% of Jobs Held by Non-Residents of the Jurisdiction
Banning	12%	88%	24%	76%
Beaumont	8%	92%	23%	77%
Calimesa	4%	96%	10%	90%
Canyon Lake	4%	96%	15%	85%
Corona	16%	85%	14%	86%
Eastvale	3%	97%	6%	95%
Hemet	14%	86%	22%	78%
Jurupa Valley	8%	92%	11%	89%
Lake Elsinore	9%	91%	18%	82%
Menifee	8%	93%	19%	81%
Moreno Valley	14%	86%	23%	77%
Murrieta	14%	87%	19%	81%
Norco	8%	92%	6%	94%
Perris	9%	91%	13%	87%
City of Riverside	24%	76%	20%	80%
San Jacinto	9%	91%	23%	82%
Temecula	23%	77%	18%	82%
Wildomar	5%	95%	12%	88%



Percent of Residents who Live and Work in the Jurisdiction



Percent of Jobs Held by Residents



Takeaways

- The City of Corona has a similar same number of employed residents as compared to jobs located within the City
- The sector with the most employed City residents work is Education, Health Care, and Public Administration which includes:
 - Teachers
 - Nurses & Doctors
 - Federal, State, and City/County government employees
 - Police & Fire
- The highest number of City jobs is in the logistics and utilities sector which includes:
 - Manufacturing workers
 - Warehouse workers
 - Utility workers
- 85% of Corona residents work outside the City and 86% of the jobs in the City are held by those living outside the City





For Questions or Additional Information Contact:

Chris Gray
Deputy Executive Director
Western Riverside Council of Governments

cgray@wrcog.us

www.wrcog.us

Attachment

Example Updated Travel Survey Summary



City of Banning Travel Patterns



Key Findings

- Approximately **54%** of all trips occur within Banning.
- Work trips account for **12%** of the total trips from Banning.
- Walking and biking make up **10%** of all trips.
- **83%** of trips originating from Banning stay in the WRCOG region.
- Outside the WRCOG region, **San Bernardino County** is the largest attractor of trips from Banning (9%).

Community Profile

Data Source: U.S. Census Bureau American Community Survey, 2023
Riverside County Transportation Model, 2025
Replica, 2024

33,000
Population

12,000
Households

8,000
Employment

\$ 58,000
Household Income

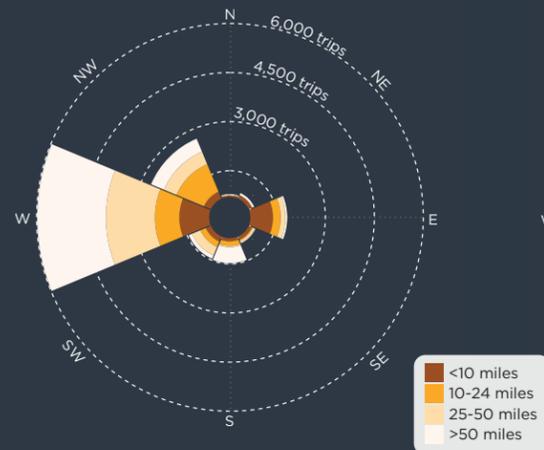
Mode Share

Note: Transit and Ride Share Modes reporting less than 1% not shown.



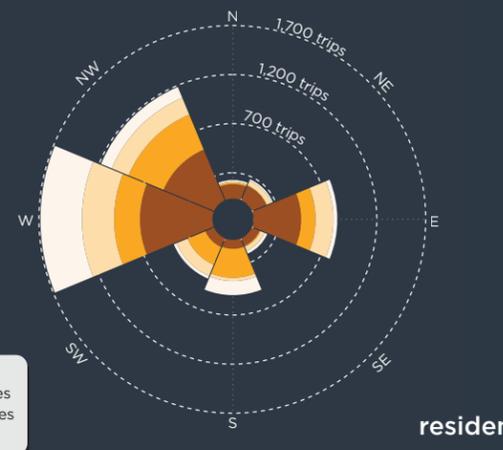
Commute Trip Distance & Direction from Banning

Data Source: Longitudinal Employer-Household Dynamics, 2022



Commute Trip Distance & Direction to Banning

Data Source: Longitudinal Employer-Household Dynamics, 2022



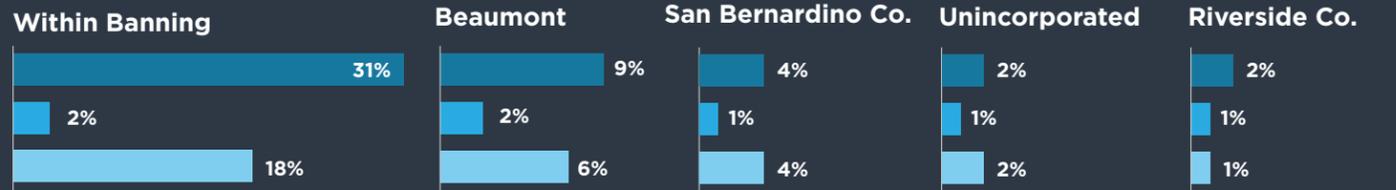
Live and Work Share

Data Source: Longitudinal Employer-Household Dynamics, 2022

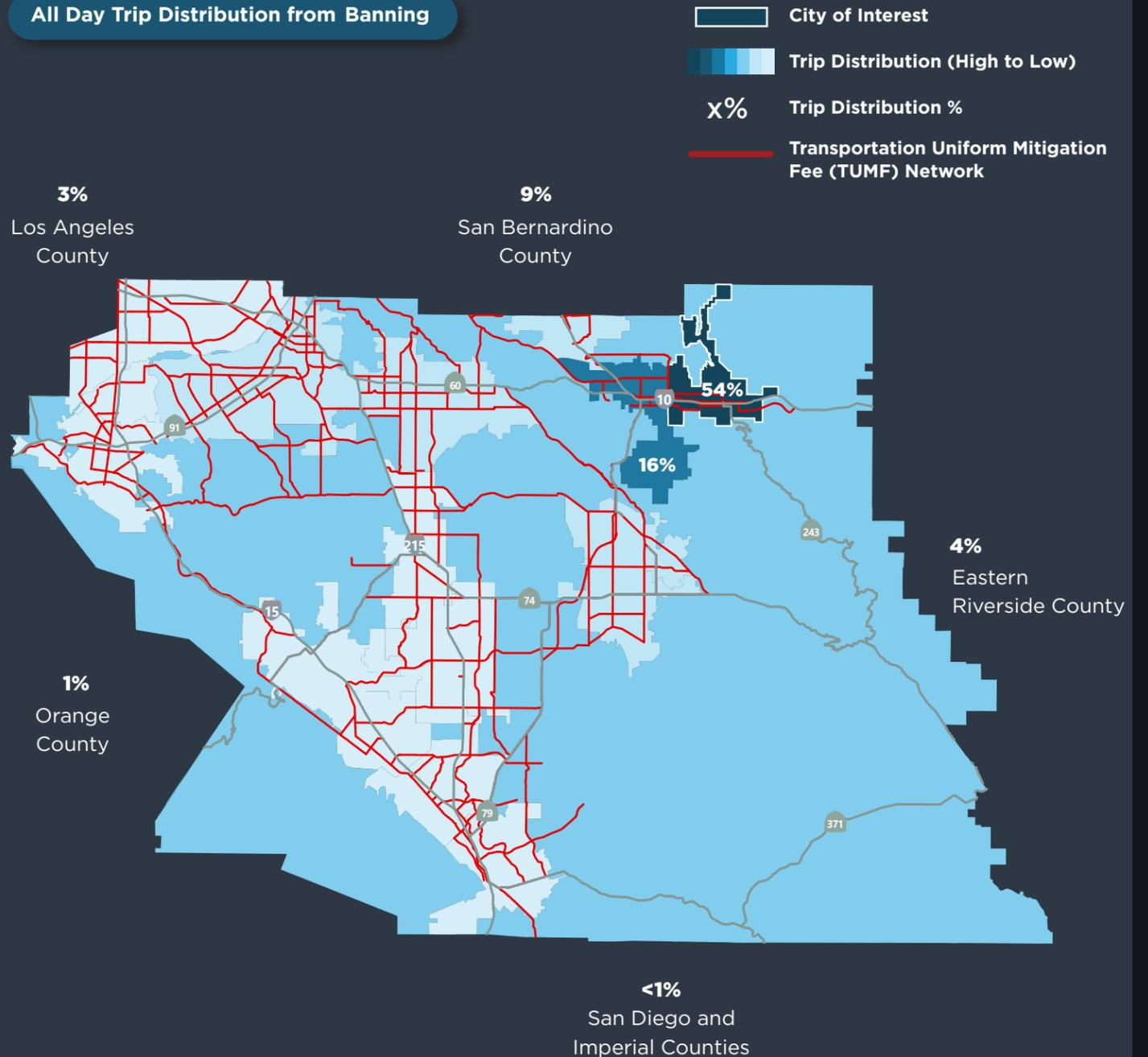


Top 5 Travel Destinations from Banning

Replica, 2024



All Day Trip Distribution from Banning



Attachment

Example Truck Density Map





Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Housing Implementation Tool Updates
Contact: Taylor Libolt Varner, Amplify Communities, Policy Specialist,
tliboltvarner@amplifycommunities.org, (909) 639-1857
Date: May 8, 2025

Recommended Action(s):

1. Receive and file.

Summary:

Compliance with recent housing-related Assembly and Senate Bills has become more challenging for member agencies. In response, WRCOG has provided legislative updates and is developing a Housing Implementation Tool to offer further guidance. Staff will share updates on the Tool's progress, survey results from the previous meeting, policy areas, and recommended tools.

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 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 provide an update on the Housing Implementation Tool and share the results from the survey provided at the last meeting, as well as discuss different policy areas and

recommended tools.

Prior Action(s):

April 10, 2025: 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: Demonstration of SCAG HELPR Tool
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: May 8, 2025

Recommended Action(s):

1. Receive and file.

Summary:

The Southern California Association of Governments (SCAG) has recently completed work on the Housing, Environment, and Land Use Parcel (HELPR) Tool 3.0. HELPR is a web-based mapping platform designed to help local jurisdictions understand land use, site opportunities, and environmental sensitivities. The data is based on Connect SoCal 2024, SCAG's Regional Transportation Plan and Sustainable Communities Strategy.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to familiarize WRCOG member agencies with the HELPR tool, which could assist them with various planning efforts. This item supports WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our region).

Discussion:

This item is reserved for a presentation by SCAG staff regarding the HELPR Tool.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.