



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, January 11, 2018
9:00 a.m.**

**Western Riverside Council of Governments
Citrus Tower
3390 University Avenue, Suite 450
Riverside, CA 92501**

Please Note Meeting Location

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) 405-6751. 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 450, Riverside, CA, 92501.

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

- 1. CALL TO ORDER (Patty Nevins, Chair)**
- 2. SELF INTRODUCTIONS**
- 3. PUBLIC COMMENTS**

At this time members of the public can address the Planning Directors Committee regarding any items with 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.

- 4. 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. **Summary Minutes from the December 14, 2017, Planning Directors Committee Meeting are Available for Consideration.** **P. 1**

Requested Action: 1. *Approve Summary Minutes from the December 14, 2017, Planning Directors Committee meeting.*

- B. **WRCOG Committees and Agency Activities Update** **Andrea Howard** **P. 7**

Requested Action: 1. *Receive and file.*

5. **REPORTS / DISCUSSION**

- A. **Affordable Housing Package Overview** **Alexa Washburn, National Community Renaissance** **P. 11**

Requested Action: 1. *Receive and file.*

- B. **TUMF Program Member Agency Development Agreement Review** **Daniel Ramirez-Cornejo, WRCOG** **P. 15**

Requested Action: 1. *Receive and file.*

- C. **Cannabis Regulatory Updates** **Cynthia Mejia, WRCOG** **P. 17**

Requested Action: 1. *Discuss local jurisdiction policies related to cannabis.*

6. **ITEMS FOR FUTURE AGENDAS** **Members**

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

7. **GENERAL ANNOUNCEMENTS** **Members**

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

8. **NEXT MEETING:** **The next Planning Directors Committee meeting is scheduled for Thursday, February 8, 2018, at 9:00 a.m. at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.**

9. **ADJOURNMENT**

**Planning Directors Committee
December 14, 2017
Summary Minutes**

Item 4.A

1. CALL TO ORDER

The meeting of the Planning Directors Committee (PDC) was called to order at 9:07 a.m. by Chairwoman Patty Nevins at the City of Menifee Council Chambers.

2. SELF INTRODUCTIONS

Members present:

Patty Nevins, City of Banning (Chair)
Rebecca Deming, City of Beaumont
Deanna Elliano, City of Hemet
Mary Wright, City of Jurupa Valley
Richard MacHott, City of Lake Elsinore
Cheryl Kitzerow, City of Menifee
Rick Sandzimier, City of Moreno Valley
Cynthia Kinser, City of Murrieta
Luke Watson, City of Temecula
Keith Gardner, County of Riverside
Matt Bassi, City of Wildomar
Kristin Warsinski, Riverside Transit Agency
Dan Fairbanks, March Joint Powers Authority
Shane Helms, Morongo Band of Mission Indians

Staff present:

Jennifer Ward, Director of Government Relations
Christopher Tzeng, Program Manager
Andrea Howard, Senior Analyst
Cynthia Mejia, Staff Analyst
Amber Bolden, WRCOG Public Service Fellow

Guests present:

Michael Osur, Riverside University Health System – Public Health (RUHS-PH)
Miguel Vasquez, RUHS-PH
Monica Guerrar, Raimi + Associates
Christian Lomeli, Promeli Videoworks

3. PUBLIC COMMENTS

There were no public comments.

4. CONSENT CALENDAR – (Jurupa Valley / Menifee) 14 yes; 0 no; 0 abstentions. Items 4.C and 4.F were approved by a unanimous vote. The Cities of Hemet, Jurupa Valley, Lake Elsinore, and Menifee abstained from items 4.A and 4.B.

- A. Summary Minutes from the August 10, 2017, Planning Directors Committee Meeting are Available for Consideration.**

Action: 1. *Approved Summary Minutes from the August 10, 2017, Planning Directors Committee meeting.*

B. Summary Minutes from the October 12, 2017, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved Summary Minutes from the October 12, 2017, Planning Directors Committee meeting.*

C. PACE Programs Activities Update

Action: 1. *Received and filed.*

D. WRCOG Committees and Agency Activities Update

This item was pulled for discussion.

Andrea Howard provided a verbal update of WRCOG's Committees and Agency Activities, with a focus on the Agency move, award of SB 1 funding, renewal of the Western Riverside Energy Partnership (WREP) Program, and an additional funding opportunity for the EXPERIENCE Feasibility Analysis.

Effective December 19, 2017, WRCOG will be operating from its new office in Downtown Riverside, which will allow the Agency to host agency meetings in the future, including the January PDC meeting.

WRCOG and the San Bernardino County Transportation Authority (SBCTA) submitted a successful joint application to Caltrans for \$683,431 to develop a Regional Climate Adaptation Toolkit. The Toolkit will include city-level, climate-related transportation hazards and evacuation maps; a climate resilient transportation infrastructure (or green streets) guidebook; and a regional climate adaptation and resiliency template, to support Senate Bill 379 compliance. As a part of the grant, WRCOG and SBCTA will also establish a regional ARCCA (Alliance of Regional Collaboratives for Climate Adaptation) network. The grant application was written with support from one of the consultants serving on the WRCOG bench of grant writers, Blaise and Associates. Exact timing of the funding award is unknown, but once the toolkit is started, it is scheduled to be completed within two years.

Committee member Warsinski asked about a California Environmental Quality Act (CEQA) review of the subregional Climate Action Plan (CAP).

Ms. Howard responded that staff would like to revise and expand the CAP prior to performing the environmental analysis, and that staff plans to seek funding through a few opportunities anticipated to be available in 2018. Grant funding is generally not available for environmental analysis however, so the Agency would likely need to fund internally. In order to gain approval from WRCOG's Executive Committee, PDC members are encouraged to voice their support for conducting CEQA analysis for the CAP.

WRCOG's Executive Committee approved funding fill the funding gap in the current round of the Agency's Public Service Fellowship and to fully fund a third round of the Program. The Fellowship Program places recent graduates and Masters' students in member agencies to augment staffing capacities and combat the region's "brain drain" epidemic, encouraging more emerging professionals to stay in the Inland Empire and work in the public sector.

WRCOG renewed its seventh contract with Southern California Edison (SCE) and SoCal Gas to administer the WREP Program, which helps municipalities advance energy efficiency, reduce greenhouse gas emissions, increase renewable energy usage, and improve air quality. Participation in WREP also grants WRCOG and participant jurisdictions the opportunity to apply for funding through the SCE and SoCal Gas Strategic Plan fund. WRCOG recently submitted an application for funding to offset a portion of the Agency's costs to fund the EXPERIENCE Feasibility Study, which will explore the opportunity of bringing an innovative, regional sustainability hub to Western Riverside County.

For the second year in a row, The Press Enterprise has named WRCOG a Top Workplace.

Action: 1. *Received and filed.*

E. Planning Directors Committee 2018 Meeting Schedule

Action: 1. *Approved the Schedule of Planning Directors Committee meetings for 2018.*

F. Regional Transportation Summit

Action: 1. *Received and filed.*

5. REPORTS / DISCUSSION

A. Healthy Development Checklist Update

Michael Osur, RUHS-PH Assistant Director and Miguel Vasquez, RUHS-PH Healthy Communities Urban Regional Planner, provided an overview of the newly completed Healthy Development Checklist (the Checklist). The Checklist, completed with funding from Round I of WROCG BEYOND, was developed as means to integrate health considerations early on in the development process and assess the health impact of a development project, as required by the County Healthy Communities Element. Historically, developers might have been asked to complete a more costly Health Impact Assessment, to meet the County's requirements; the Checklist offers a low-cost alternative and is also intended to be introduced to the development process at a stage when changes to positively impact a development's health impact would be more feasible.

The Checklist was engineered to address the specific health concerns unique to Riverside and San Bernardino Counties, including high rates of diabetes, obesity, and cardio vascular disease. Mr. Osur noted that the Checklist is particularly needed in Riverside and San Bernardino Counties which ranked 56th and 55th, respectively, out of 58 counties in the State for having a physical environment conducive to health. Development of the Checklist involved consultation with planners and health professionals from across Riverside and San Bernardino Counties.

Mr. Vasquez pointed out that the Checklist can also be utilized to meet the requirements of Senate Bill (SB) 1000, which requires the inclusion of an Environmental Justice Element in all General Plans. Following a series of questions in the checklist is a detailed explanation of how the considerations listed in the Checklist are important for public health, including research-supported rationale for the inclusion.

Monica Guerra, one of the consultants who worked to develop the Checklist, pointed out that the Checklist, as a tool is intended to be applied flexibly. Ms. Guerra also noted that the impact of the Checklist will be contingent on its implementation. To that end RUHS-PH is utilizing additional funding from Round II of BEYOND to support implementation of the Checklist by hosting at least four trainings and workshops throughout the region. To include more information on the Checklist and SB 1000, in addition to how to implement the Checklist.

Committee member Sandzimier asked regarding whether an economic impact assessment has been conducted to identify specific costs that might be associated with complying with any one of the checklist items.

Ms. Guerra replied that the idea behind the checklist is to identify project modifications that could easily be implemented, if planned for early in the process.

A question was asked regarding whether or not the Checklist has been implemented in the County yet, and if so, is there a score or matrix used to apply different items to different projects.

Mr. Vasquez and Mr. Osur replied that implementation is the next phase, but noted that the Checklist purposefully does not include a score, but does include a broad spectrum of opportunities that might improve community health. The goal of the County is for each jurisdiction to adopt the Checklist as a part of the development review process.

Ms. Howard commented that one of the advantages of the Checklist as a tool is to enhance transparency of the health impact and to build good will for new developments when they are able to demonstrate that reasonable efforts have been to optimize the health impact of a new project.

Action: 1. *Received and filed.*

B. Affordable Housing Package Overview

Staff informed members present that the planned speaker was unavoidably delayed and postponed the discussion to the January meeting.

Action: 1. *Postponed discussion to the January meeting.*

C. Grant Writing Assistance Program

Christopher Tzeng provided reported that the Grant Writing Assistance Program was originally born out of a wide-spread challenge among member agencies in attaining grant funding, due in large part to limited staff capacity and a lack of the specific expertise needed to write competitive grants. To address this, staff convened a focus group to explore the opportunities for creating such a program, this focus group, composed of members from both the Planning Directors and Public Works Directors Committees later worked with staff to establish the Program Guidelines. In September 2017, WRCOG's Executive Committee approved the Program Guidelines and allocated \$200,000 to the Program.

Currently assistance eligibility through the Program is limited to the following specific grants or categories: Active Transportation Program (ATP), Caltrans Sustainable Transportation Planning Grant Program, Affordable Housing and Sustainable Communities (AHSC) Program, Clean Cities related, and general planning grant funding. Per the Program Guidelines, to access assistance, member agencies should fill out an application, available on WRCOG's website. Because assistance is offered on a first-come, first-served basis and the application cycle for each funding cycle varies, staff encourage members to submit an interest form to indicate interest in assistance with a grant opportunity that might not open until later in the Program cycle; this will allow staff to set appropriate funding aside.

In addition to offering assistance with grant writing, WRCOG's consultants are preparing a compendium of grant opportunities on a bi-weekly basis, which lists grant opportunities—both eligible and ineligible for assistance through the Program—and rates the difficulty level of completing each grant.

Mr. Tzeng shared that the City of Lake Elsinore was awarded \$175,000 for a city-wide active transportation plan through Caltrans, for an application prepared with assistance from WRCOG's on-call consultants. He also shared that several other applications have been submitted with assistance and noted that the consultants are very knowledgeable should members have general questions regarding any of the grant opportunities available.

Owing to the success of the Program, in December 2017, the Executive Committee allocated an additional \$500,000 to the Program. In the future, the Program may expand the list of grants eligible for assistance.

Members are reminded of three major grant opportunities slated for early 2018: Caltrans Sustainable Transportation Planning Grants Round 2 will open in January 2018, ATP Cycle 4 is anticipated to open in spring 2018, and the Southern California Association of Governments (SCAG) is anticipated to release a call for applications to its Sustainable Planning Grants (SPG) Program in March 2018.

Action: 1. *Received and filed.*

6. ITEMS FOR FUTURE AGENDAS

Chairwoman Nevins requested a future presentation and Committee discussion regarding community gardens, regarding how they are administered in different jurisdictions and to what extent a successful garden needs involvement from the City.

7. GENERAL ANNOUNCEMENTS

Mr. Tzeng announced that WRCOG and Moreno Valley are hosting a half-day Transportation Summit on January 17, 2018. Tickets are free to Clean Cities Coalition Members.

Ms. Kinser shared reflections from the City of Murrieta's recent fires, which prompted the Cities Emergency Operations Center (EOC) to open twice in recent weeks after being closed for the past fifteen years. Ms. Kinser urged members to remind their staff of their responsibilities and noted that trainings are very different from being in a real emergency.

Mr. MacHott, encouraged members to participate in the workshops to allow staff to trouble shoot various challenges that come up through the models.

Ms. Nevins commented that the Morongo Band of Mission Indians hosts a Great American Shakeout event, which provided a lot of lessons for the City of Banning.

8. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, January 11, 2018, at 9:00 a.m., at WRCOG, 3390 University Avenue, Suite 450, Riverside, CA, 92501.

9. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 11:00 a.m.

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Western Riverside Council of Governments

Planning Directors Committee

Staff Report

Subject: WRCOG Committees and Agency Activities Update

Contact: Andrea Howard, Senior Analyst, ahoward@wrcog.us, (951) 405-6751

Date: January 11, 2018

The purpose of this item is to update the Committee on noteworthy actions and discussions held in WRCOG's recent standing Committee meetings, and general WRCOG project and activities updates.

Requested Action:

1. Receive and file.

Agency Activities

2018 Regional Transportation Summit:

The Western Riverside Clean Cities Coalition and the City of Moreno Valley will host a Regional Transportation Summit on Wednesday, January 17, 2018, at the Moreno Valley Conference and Recreation Center at 14075 Frederick Street, Moreno Valley. The Summit will focus on emerging transportation technologies and provide a networking opportunity for industry professionals. Registration is free for WRCOG member agencies; please contact Taylor York at tyork@kearnswest.com, or (951) 405-3405 to sign up.

WRCOG Committee Activities

Following is summary of key items on the January 8, 2018, Executive Committee meeting agenda.

Regional Streetlight Program Activities Update:

- WRCOG's Regional Streetlight Program is assisting 11 member jurisdictions with the acquisition and retrofit of their Southern California Edison (SCE)-owned and operated streetlights. The Program has three phases: 1) streetlight inventory; 2) procurement and retrofitting of streetlights; and 3) ongoing operations and maintenance. As a result of the program, jurisdictions will reduce energy use and save money.
- Collectively, the 11 participating jurisdictions account for nearly 48,000 streetlights within Western Riverside County. Once an Agreement is signed by the jurisdiction, SCE transmits the Agreement to the California Public Utilities Commission (CPUC) for review and approval.
- To date, SCE has filed applications with the CPUC from the Cities of Murrieta, Eastvale, and Temecula. The CPUC has approved the Murrieta and Eastvale Applications. Temecula's Application requires additional scrutiny because the streetlight valuation is higher than other jurisdictions.
- WRCOG anticipates the remaining eight jurisdictions will submit signed Agreements to SCE in the near future.

Western Community Energy Activities Update:

- Community Choice Aggregation (CCA) allows cities and counties to aggregate their buying power to secure electrical energy supply contracts on a region-wide basis. Local jurisdictions throughout California are pursuing the formation of CCAs as a way to provide local control in rate-making, and potentially lower energy costs and/or provide a “greener” energy supply.
- Following direction from the Executive Committee, WRCOG analyzed the feasibility of forming a CCA and as a result of that analysis, WRCOG plans to move forward with forming a CCA for Western Riverside County, named Western Community Energy.
- The California Public Utilities Commission (CPUC) is currently considering a Draft Resolution (E-4907), which, if adopted, would prohibit Western Community Energy from serving customers until 2020. WRCOG sent a comment letter to the Commissioners and staff regarding the Draft Resolution prior to the holidays and are in the process of requesting meetings and conference calls to discuss the Draft Resolution.

PACE Programs Activities Update:

- At the January 8, 2018, meeting, the Executive Committee will also consider a resolution to add Greenworks Funding, LLC as a Commercial PACE Program that WRCOG oversees under its PACE umbrella.
- At the January 8, 2018, Executive Committee meeting, representatives from Renovate America will provide an overview of a revised interest policy which allows contractors to absorb a portion of the interest rate as a portion of their dealer fees, effectively lowering the consumer cost.

The following table provides a summary of all residential projects that have been completed under the WRCOG PACE Programs through December 19, 2017:

WRCOG Residential PACE Programs			
PACE Program	Projects Completed	Total Project Value	Product Type Installed
WRCOG HERO	25,490	\$502,014,965	HVAC: 16.8% Solar: 27.8% Windows/Doors: 16.5% Roofing: 4.9% Landscape: 6.3%
California HERO	56,665	\$1,227,389,867	HVAC: 28.4% Solar: 31.2% Windows/Doors: 14.0% Roofing: 12.1% Landscape: 6.3%
CaliforniaFIRST	102	\$3,253,041	HVAC: 14.1% Solar: 45.9% Windows/Doors: 14.3% Roofing: 11.5% Landscape: 8.5%
Total:	82,257	\$1,732,657,873	

The following table provides a summary of the total estimated economic and environmental impacts for projects completed in both the WRCOG and the California HERO Programs to date:

Economic and Environmental Impacts Calculations	
KW Hours Saved – Annually	768 GWh
GHG Reductions – Annually	190,650 Tons
Gallons Saved – Annually	512 Million
\$ Saved – Annually	\$99 Million
Projected Annual Economic Impact	\$2.9 Billion
Projected Annual Job Creation/Retention	14,685 Jobs

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Affordable Housing Package Overview

Contact: Alexa Washburn, Vice President of Planning, National Community Renaissance, awashburn@nationalcore.org, (949) 349-7996

Date: January 11, 2018

The purpose of this item is to provide an overview of the 2017 Housing Package, which includes 15 bills aimed at addressing the housing supply and affordability crisis impacting many communities around the state.

Requested Action:

1. Receive and file.

Background

On September 29, 2017, Governor Brown signed 15 bills into law to help increase the supply and affordability of housing in California. The measures provide funding for affordable housing, reduce regulations, boost construction, and strengthen existing housing laws. Alexa Washburn will provide an overview of each bill and discuss the implications for local jurisdictions, including on local housing elements.

Below is a summary of each of the 15 bills, taken from the California Department of Housing and Community Development's [website](#).

Streamline Housing Development	
Planning and Zoning	SB 35 (Wiener) Streamline Approval Process Opt-in program for developers Creates a streamlined approval process for developments in localities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed use zoning. Participating developments must provide at least 10 percent of units for lower-income families. All projects over 10 units must be prevailing wage and larger projects must provide skilled and trained labor.
Planning and Zoning	AB 73 (Chiu) Streamline and Incentivize Housing Production Opt-in program for jurisdictions and developers Provides state financial incentives to cities and counties that create a zoning overlay district with streamlined zoning. Development projects must use prevailing wage and include a minimum amount of affordable housing.

Planning and Zoning	SB 540 (Roth) Workforce Housing Opportunity Zones Opt-in program for jurisdictions Authorizes the state to provide planning funds to a city or county to adopt a specific housing development plan that minimizes project level environmental review. Requires at least 50 percent of total housing units within that plan to be affordable to persons or families at or below moderate income, with at least 10 percent of total units affordable for lower income households. Developments projects must use prevailing wage.
Accountability and Enforcement	
Amends Housing Accountability Act	AB 678 (Bocanegra)/SB 167 (Skinner) Strengthen the Housing Accountability Act Strengthens the Housing Accountability Act by increasing the documentation necessary and the standard of proof required for a local agency to legally defend its denial of low-to-moderate-income housing development projects, and requiring courts to impose a fine of \$10,000 or more per unit on local agencies that fail to legally defend their rejection of an affordable housing development project.
Amends Housing Accountability Act	AB 1515 (Daly) Reasonable Person Standard States that a housing development conforms with local land use requirements if there is substantial evidence that would allow a reasonable person to reach that conclusion.
Amends Housing Element Law	AB 72 (Santiago) Enforce Housing Element Law Authorizes HCD to find a jurisdiction out of compliance with state housing law at any time (instead of the current 8-year time period), and refer any violations of state housing law to the Attorney General if it determines the action is inconsistent with the locality's adopted housing element.
Amends Housing Element Law	AB 1397 (Low) Adequate Housing Element Sites Requires cities to zone more appropriately for their share regional housing needs and in certain circumstances require by-right¹ development on identified sites. Requires stronger justification when non-vacant sites are used to meet housing needs, particularly for lower income housing.
Amends Housing Element Law	SB 166 (Skinner) No Net Loss Requires a city or county to identify additional low-income housing sites in their housing element when market- rate housing is developed on a site currently identified for low-income housing.
Amends Existing Reporting Requirements	AB 879 (Grayson) and related reporting bills Make various updates to housing element and annual report requirements to provide data on local implementation including number of project application and approvals, processing times, and approval processes. Charter cities would no longer be exempt from housing reporting. Requires HCD to deliver a report to the Legislature on how local fees impact the cost of housing development.
Create and Preserve Affordable Housing	

Ongoing Source	SB 2 (Atkins) Building Jobs and Homes Act Imposes a fee on recording of real estate documents excluding sales for the purposes of funding affordable housing. Provides that first year proceeds will be split evenly between local planning grants and HCD's programs that address homelessness. Thereafter, 70 percent of the proceeds will be allocated to local governments in either an over-the-counter or competitive process. Fifteen percent will be allocated to HCD, ten percent to assist the development of farmworker housing and five percent to administer a program to incentivize the permitting of affordable housing. Fifteen percent will be allocated to CalHFA to assist mixed-income multifamily developments.
Affordable Housing Bond	SB 3 (Beall) Veterans and Affordable Housing Bond Act Places a \$4 billion general obligation bond on the November 2018 general election ballot. Allocates \$3 billion in bond proceeds among programs that assist affordable multifamily developments, housing for farmworkers, transit-oriented development, infrastructure for infill development, and homeownership. Also funds matching grants for Local Housing Trust Funds and homeownership programs. Provides \$1 billion in bond proceeds to CalVet for home and farm purchase assistance for veterans.
Land Use: Zoning Regulations	AB 1505 (Bloom) Inclusionary Ordinances Authorizes the legislative body of a city or county to require a certain amount of low-income housing on-site or off-site as a condition of the development of residential rental units.
Amends Preservation Noticing law	AB 1521 (Bloom) Preserve the Existing Affordable Housing Stock Requires the seller of a subsidized housing development to accept a bona-fide offer to purchase from a qualified purchaser, if specified requirements are met. Gives HCD additional tracking and enforcement responsibilities to ensure compliance.
Amends Farmworker Housing and Office of Migrant Services Programs	AB 571 (E. Garcia) Low Income Housing Credits for Farmworkers Makes modifications to the state's farmworker housing tax credit to increase use. Authorizes HCD to advance funds to operators of migrant housing centers at the beginning of each season to allow them to get up and running. Extends the period of time that migrant housing centers may be occupied to 275 days,

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

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Western Riverside Council of Governments

Planning Directors Committee

Staff Report

Subject: TUMF Program Member Agency Development Agreement Review

Contact: Daniel Ramirez-Cornejo, Senior Analyst, dramirez-cornejo@wrcog.us, (951) 405-6712

Date: January 11, 2018

The purpose of this item is to provide an update the review of Development Agreements executed by member agencies prior to the implementation of the TUMF Program.

Requested Action:

1. Receive and file.

Development Agreement Review

As part of its on-call planning consultant bench, WRCOG tasked PlaceWorks to provide support to determine the total number of development agreements executed by WRCOG member jurisdictions and developers with exemptions from the TUMF. Prior to implementation of the TUMF Program, agencies and developers entered into Development Agreements that provided certainty to the developer that their project will be isolated from the adoption of a regional mitigation fee program, in this case TUMF.

These agreements were permitted to continue with the exemption through the initial term of the agreement. The TUMF Administrative Plan contains the following provision:

Development Projects which are the subject of a Public Facilities Development Agreement entered into pursuant to Government Code section 65864 et seq, prior to June 30, 2003, wherein the imposition of new fees are expressly prohibited, provided that if the term of such a Development Agreement is extended by amendment or by any other manner after June 30, 2003, the TUMF shall be imposed.

WRCOG and PlaceWorks will contact member agencies to request information on all Development Agreements and will determine if any Development Agreements exist that are continuing with the exemption of the TUMF beyond the initial term of the Agreement.

Prior Action:

None.

Fiscal Impact:

Transportation Department activities are included in the Agency's adopted Fiscal Year 2017/2018 Budget under the Transportation Department.

Attachment:

None.



Western Riverside Council of Governments

Planning Directors Committee

Staff Report

Subject: Cannabis Regulatory Updates

Contact: Cynthia Mejia, Staff Analyst, cmejia@wrcog.us, (951) 405-6752

Date: January 11, 2018

The purpose of this item is to foster a discussion between Committee members regarding the policies planned or in place regarding cannabis for each jurisdiction.

Requested Action:

1. Discuss local jurisdiction policies related to cannabis.

Effective January 1, 2018, each jurisdiction in California will face new challenges and opportunities maneuvering the policy and law enforcement landscape as new State marijuana regulations take effect. Before Proposition 64 was approved by voters in 2016, other propositions had established a foundation for the legalization of marijuana. Although cannabis remains a Schedule I drug at the Federal level, local jurisdictions retain local control over regulatory measures or banning the sale and related business altogether.

Legislative Background

In 1996, voters approved Proposition 215, legalizing the use of medical marijuana in the State of California. In 2015, the legislature passed three bills: Assembly Bill (AB) 243 (Wood), AB 266 (Bonta) and Senate Bill (SB) 643 (McGuire), that altogether established provisions for cultivation, manufacturing, retail sale, transportation, storage, testing, and delivery of medical marijuana. The combined three bills established the backbone of the Medical Cannabis Regulation and Safety Act (MCRSA).

In November 2016, voters passed Proposition 64, the Adult Use of Marijuana Act (AUMA). Under Proposition 64, which took effect January 1, 2018, adults over the age of 21 are legally able to possess, grow, and use cannabis for non-medicinal reasons, with restrictions. In addition, Proposition 64 allows for the sale of cannabis through a business. SB 94, the Medicinal and Adult Use Regulation and Safety Act (MAUCRSA), was the cannabis trailer bill for the California Budget Act of 2017. SB 94 combined both MACRSA and Proposition 64 to eliminate duplicative costs relating to the regulation of cannabis, reconcile the differences between the State's medicinal and adult use cannabis regulations and clarify ambiguities relating to the licensing of both product types.

Policy in Western Riverside County

WRCOG staff surveyed member jurisdictions on the local policies planned or in place regarding cannabis; the results are summarized in Attachment 1 to this report. While some jurisdictions have taken action (many to ban all cannabis activity), others have not yet made final determinations on which activities it might ban or allow. This item is reserved for a discussion between Committee members regarding the particulars of local policies and their driving considerations. Attachment 2, provided by the City of Riverside, is a graphic depiction of the process for considering and enacting various cannabis related measures.

Prior Action:

None.

Fiscal Impact:

This item is informational only; there is no fiscal impact.

Attachments:

1. Member Agency Cannabis Policy Survey.
2. City of Riverside Cannabis Flow Chart.

Item 5.C

Cannabis Regulatory Updates

Attachment 1

Member Agency Cannabis Policy Survey

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Member Agency Cannabis Policy Survey

Business	Recreational			Medicinal (Y/N)			Cultivation			Manufacturing			Transportation			Storage		
Jurisdiction	Allowed (Y/N)	Tax Rate	Applicable Zone	Allowed (Y/N)	Tax Rate	Applicable Zone	Allowed (Y/N)	Tax Rate	Applicable Zone	Allowed (Y/N)	Tax Rate	Applicable Zone	Allowed (Y/N)	Tax Rate	Applicable Zone	Allowed (Y/N)	Tax Rate	Applicable Zone
Banning	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Beaumont	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Calimesa	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Canyon Lake	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Corona	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Hemet	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Eastvale	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Jurupa Valley	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Lake Elsinore	Y		M-1, M-2	Y		M-1, M-2	Y		M-1, M-2	Y		M-1, M-2						
Menifee	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Moreno Valley	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Murrieta	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Norco	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Perris	N	NA	NA	N	NA	NA	Y			N	NA	NA	N	NA	NA	N	NA	NA
Riverside	N	N/A	N/A	N	N/A	N/A	N	N/A	N/A	N	N/A	N/A	N	N/A	N/A	N	N/A	N/A
San Jacinto	N	NA	NA	N	NA	NA	Y	\$25/\$15	IL	Y	\$25	IL	Y	\$10	IL	Y	\$10	IL
Temecula	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
Wildomar	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA
County of Riverside	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Morongo	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA	N	NA	NA

Member Agency Cannabis Policy Survey

Business	Delivery			Testing			comments
Jurisdiction	Allowed (Y/N)	Tax Rate	Applicable Zone	Allowed (Y/N)	Tax Rate	Applicable Zone	
Banning	N	NA	NA				
Beaumont	N	NA	NA				
Calimesa	N	NA	NA				Information based on WRCOG staff review.
Canyon Lake	N	NA	NA				Information based on WRCOG staff review.
Corona	N	NA	NA				
Hemet	N	NA	NA				
Eastvale	N	NA	NA				Information based on WRCOG staff review.
Jurupa Valley	N	NA	NA				At it's October 5, 2017, meeting, the City Council voted to prohibit all marijuana related enterprises with certain limited exemptions in all zones, and to order the marijuana initiative to be submitted to voter's on the June 5, 2018 primary election. Information based on WRCOG staff review.
Lake Elsinore	N	NA	NA	Y		M-1, M-2	Ordinance 2017-01 allows for a maximum of five cannabis business permits within the M-1 and M-2 zone districts. In the event that the City has issued the maximum number of cannabis business permits as provided, a cannabis business permit applicant may elect to submit an application with a request for a finding of public convenience that an additional permit should be issued. Cannabis dispensaries shall be permitted as an accessory use only to either a cannabis cultivation facility or cannabis manufacturing facility. In no case shall either the gross floor area of the dispensary exceed 25 percent of the total area of the business or 50 percent of gross proceeds. Delivery and consumption of cannabis while on a dispensary site are prohibited. Indoor cultivation only. Information based on WRCOG staff review.
Menifee	N	NA	NA				Menifee prohibits all recreational and medical marijuana cultivation, delivery, dispensaries – with an exception that allows a recreational cultivation of a maximum of 6 plants per residence in a secured/enclosed structure.
Moreno Valley	TBD	TBD	TBD				The City is currently in the process of developing our land use regulations. Staff have been directed by the City Council to develop regulations to allow all types of cannabis activities. The regulations must be processed through our Planning Commission and City Council, which is expected over the next 3 months.
Murrieta	N	NA	NA				
Norco	N	NA	NA				The City Manager has asked if our Ordinance needs to reflect what is allowed by the state for personal medicinal growth or not. The Ordinance currently does not.
Perris	N	NA	NA	Y			Permitted activities approved under ordinance 1355 at the November 14, 2017, Council meeting. Information based on WRCOG staff review.
Riverside	N	N/A	N/A	Y			Currently have a moratorium in place that temporarily prohibits most commercial cannabis uses, with the exception of Cannabis Testing Laboratories. The City is continuing to monitor the rollout of the legalization process in other communities while considering the other license types that the state will be regulating including Cultivation, Manufacturing, Distribution, Retail, and Microbusinesses.
San Jacinto	N	N/A	N/A				The City allows a maximum of eight indoor cultivation permits and maximum of eight outdoor cultivation permits. Indoor cultivation is allowed in Light Industrial zones and can include, manufacturing, testing and transportation/distribution of products made using the plant material grown on-site. Each indoor cultivation use must have at least 10,001 square feet of cultivation area and a maximum of 22,000 square feet. The tax is \$25 per square foot. Outdoor cultivation is allowed in the geographic area of the City defined as north of Cottonwood Avenue and west of Sanderson. Manufacturing is not allowed in the outdoor cultivation area. Each outdoor cultivation use must have at least 10,001 square feet of cultivation area and a maximum of 43,560 square feet (1 acre). The tax is \$15 per square foot.
Temecula	N	NA	NA				Information based on WRCOG staff review.
Wildomar	N	NA	NA				City of Wildomar currently has a moratorium on all things related to marijuana. This will end in December 2018 but before then we will have either a permanent prohibition or some kind of regulations.
County of Riverside	TBD	TBD	TBD				The County of Riverside is in the process of preparing regulations. The County has not presented anything to the board but hopes to do a workshop in February.
Morongo	N	NA	NA				

Item 5.C

Cannabis Regulatory Updates

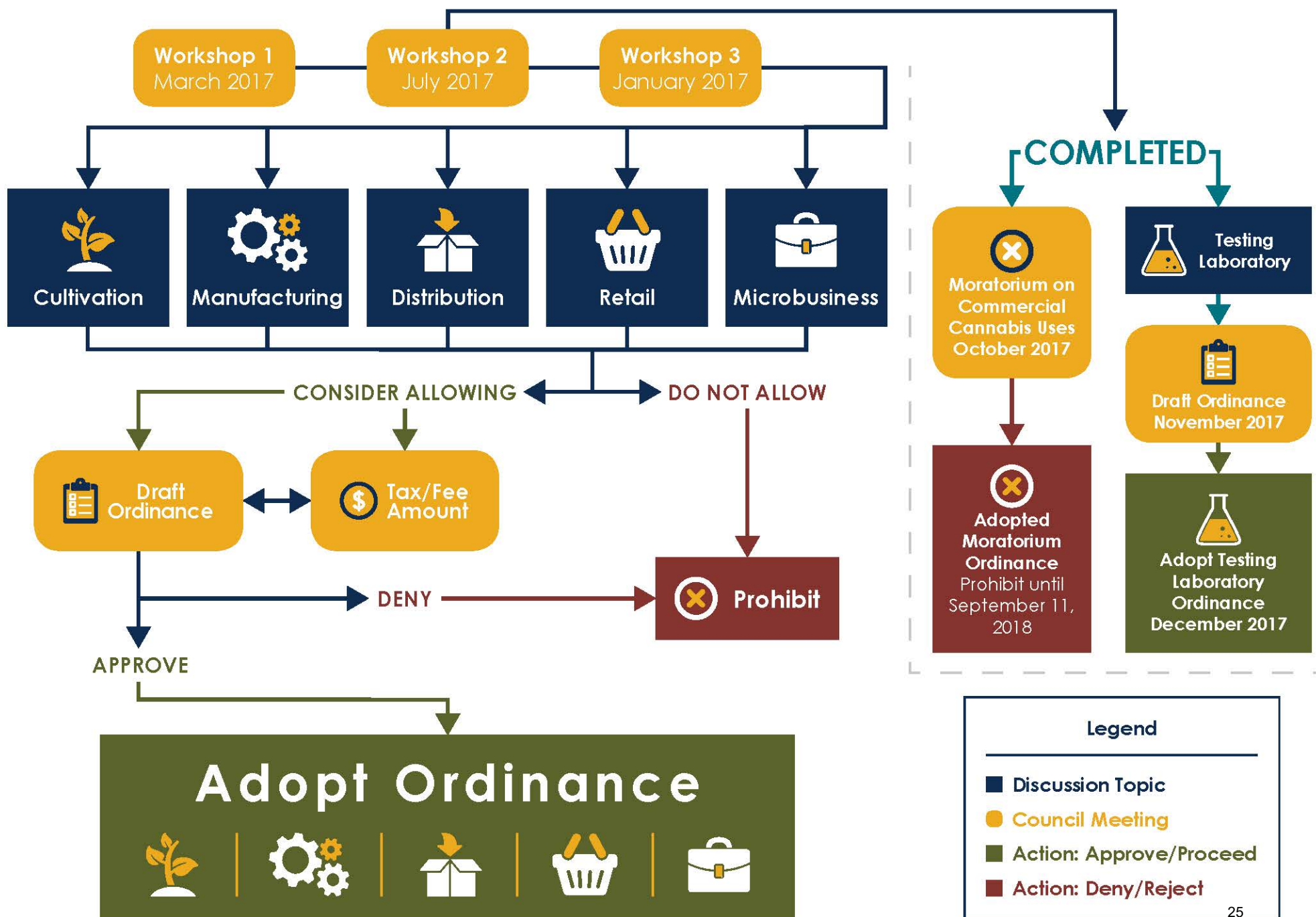
Attachment 2

City of Riverside Cannabis Flow Chart

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CANNABIS REGULATIONS AND WORKSHOPS



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