



Western Riverside Council of Governments Planning Directors Committee

AGENDA

Thursday, May 10, 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. **MINUTES**

- A. **Summary Minutes from the March 8, 2018, Planning Directors Committee Meeting are Available for Consideration.**

P. 1

Requested Action: 1. *Approve Summary Minutes from the March 8, 2018, Planning Directors Committee meeting.*

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.

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|-----------|--|---|--------------|
| A. | WRCOG Committees and Agency Activities Update | <i>Andrea Howard, WRCOG</i> | P. 5 |
| | <u>Requested Action:</u> 1. <i>Receive and file.</i> | | |
| B. | Experience Regional Innovation Center Feasibility Analysis Update | <i>Andrea Howard, WRCOG</i> | P. 17 |
| | <u>Requested Action:</u> 1. <i>Receive and file.</i> | | |
| C. | Proposed New TUMF Policy for TUMF Calculation | <i>Daniel Ramirez-Cornejo, WRCOG</i> | P. 27 |
| | <u>Requested Action:</u> 1. <i>Receive and file.</i> | | |

6. REPORTS / DISCUSSION

- | | | | |
|-----------|--|--|--------------|
| A. | Community Gardens Best Practices | <i>Eduardo Sida, City of Perris</i> | P. 31 |
| | <u>Requested Action:</u> 1. <i>Receive and file.</i> | | |
| B. | Small Cell Towers: Preliminary Findings of Municipal Design, Operation, and Administrative Guidelines and Requirements of Small Cell Deployment within California | <i>Tyler Masters, WRCOG</i> | P. 33 |
| | <u>Requested Action:</u> 1. <i>Receive and file.</i> | | |
| C. | Regional Housing Element: 21 Elements Case Study | <i>Alexa Washburn, National Community Renaissance</i> | P. 35 |
| | <u>Requested Action:</u> 1. <i>Receive and file.</i> | | |

7. ITEMS FOR FUTURE AGENDAS

Members

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

8. GENERAL ANNOUNCEMENTS

Members

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

- 9. NEXT MEETING:** The next Planning Directors Committee meeting is scheduled for Thursday, July 12, 2018, at 9:00 a.m. at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

10. ADJOURNMENT

1. CALL TO ORDER

The meeting of the Planning Directors Committee (PDC) was called to order at 9:07 a.m. by Chair Patty Nevins at WRCOG's Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Patty Nevins, City of Banning (Chair)
Joanne Coletta, City of Corona
Cathy Perring, City of Eastvale
Richard MacHott, City of Lake Elsinore
Cheryl Kitzerow, City of Menifee
Alberto Armijo, City of Moreno Valley
Cynthia Kinser, City of Murrieta
Doug Darnell, City of Riverside
Matt Bassi, City of Wildomar
Keith Gardner, County of Riverside
Lauren Sotelo, March Joint Powers Authority

Staff present:

Jennifer Ward, Director of Government Relations
Christopher Gray, Director of Transportation
Andrea Howard, Senior Analyst
Cynthia Mejia, Staff Analyst
Suzy Nelson, Administrative Assistant
Amber Bolden, WRCOG Public Service Fellow

Guests present:

Alexa Washburn, National Community Renaissance
Christina Bartscher, City of Riverside

3. PUBLIC COMMENTS

There were no public comments.

4. MINUTES - (Menifee / Murrieta) 11 yes; 0 no; 0 abstentions. Item 4.A was approved by a unanimous vote of those members present. The Cities of Beaumont, Calimesa, Canyon Lake, Hemet, Jurupa Valley, Norco, Perris, San Jacinto, Temecula, the Morongo Band of Mission Indians, and the Riverside Transit Agency were not present.

A. Summary Minutes from the January 11, 2018, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the January 11, 2018, Planning Directors Committee meeting.*

5. CONSENT CALENDAR - (Murrieta / Lake Elsinore) 11 yes; 0 no; 0 abstentions. Item 5.A was approved by a unanimous vote of those members present. The Cities of Beaumont, Calimesa, Canyon Lake, Hemet,

Jurupa Valley, Norco, Perris, San Jacinto, Temecula, the Morongo Band of Mission Indians, and the Riverside Transit Agency were not present.

A. WRCOG Committees and Agency Activities Update

Action: 1. *Received and filed.*

6. REPORTS / DISCUSSION

A. Affordable Housing Package Follow-up

Alexa Washburn reported on the 2017 Affordable Housing Package that was enacted on September 29, 2017. In this follow-up presentation to a report delivered in January, Committee members received additional information and clarifications regarding the requirements and funding opportunities established by bills in the 2017 Affordable Housing Package.

Ms. Washburn indicated that the California Department of Housing and Community Development (HCD) clarified that, under Assembly Bill (AB) 879, HCD is responsible for conducting a state-wide study to assess the reasonableness of fees; local jurisdictions are not responsible for this.

Ms. Washburn also indicated that long-standing legislation requires that every jurisdiction must prepare an Annual Progress Report on the jurisdiction's status and progress in implementing its housing element, due April 1st of each year (covering the previous calendar year). Under AB 879, Annual Progress Reports covering calendar year 2018 and beyond will require additional information. Note, calendar year 2017 Progress Reports, due April 1, 2018, will use the old form.

Information was shared regarding the details and anticipated timing of funding availability through Senate Bill (SB) 2, Building Homes and Jobs Act, and SB 3, Veterans & Affordable Housing Bonds Act.

Committee members requested a workshop facilitated by HCD regarding how to properly implement all legislation included in the Housing Package.

Action: 1. *Received and filed.*

B. Regional Housing Element

Alexa Washburn presented on the concept of the Regional Housing Element, beginning with an overview of the Housing element, one of eight required elements of the General Plan and the only element required to be reviewed and certified by a state every seven years. Alexa went on to explain that a Housing Element establishes goals and policies related to housing. The Housing Element identifies needs in the city in regards to all income groups and special needs groups, which include the elderly, veterans, the mentally ill and those who are physically disabled. A Housing Element does not require a city to build housing.

Three models exist for a Regional Housing Element: 1) a single plan is developed for a region, 2) a regional framework is used to guide development of individual plans, and 3) a single regional plan is developed from local plans and processes.

Ms. Washburn presented a case study from Fresno Council of Governments (COG), on one of these models, the single regional plan application case study led by Fresno Council of Governments (COG), which resulted in certified housing elements for each of its 13 participating jurisdictions. One of the crowning achievements of the Fresno COG regional element was an HCD certified Housing Element for all participating jurisdictions, in addition to ongoing collaboration and economies of scale. To foster ongoing collaboration, Fresno COG hosted quarterly meetings where they would share knowledge between each city as well as hosted a speaker series.

Ms. Washburn highlighted the benefits of a regional element which include cost savings, streamlining, regional consistency, and increased collaboration. Committee members discussed the potential challenges and opportunities of a regional plan and requested staff to return with additional information.

Action: 1. *Received and filed.*

C. Assistance to Local Jurisdictions on SCAG RTP/SCS Data Review

Christopher Gray announced that WRCOG will provide assistance to interested member jurisdictions with reviewing draft data released by the Southern California Association of Governments (SCAG), which will inform the development of the upcoming Regional Transportation Plan (RTP) and Sustainable Community Strategy (SCS). SCAG is providing a data/map book on each jurisdiction for review. The final data/map book will influence land use, population, household and employment growth, resource areas, sustainability practices, and local transit-supportive plans and policies via the 2020 RTP/SCS and 6th Cycle RHNA. The projection period for the 6th cycle of the RHNA will likely be from year 2022 to 2029, and will be determined by the State Department of Housing and Community Development (HCD).

WRCOG will be utilizing its on-call consultants to assist local jurisdictions with the data review process, up to a certain cost to WRCOG, and strongly recommended taking advantage of this assistance, and pointed out that in the staff report there was a request form for interested jurisdictions to complete. He noted that SCAG requires that jurisdictions submit all data by October 1, 2018.

Committee member Matt Bassi asked when the request form is due.

Mr. Gray responded that staff would like them returned to WRCOG by the first week of April.

Action: 1. *Received and filed.*

D. Experience Regional Innovation Center Feasibility Analysis Update

Andrea Howard introduced the concept of “Experience,” a regional innovation center that would be an outgrowth of the WRCOG Economic Development and Sustainability Framework, by promoting the sixth goal areas identified therein—economy, education, environment, health, water, and transportation—through programming and site features at this potential center, which might feature such elements as a farm-to-table restaurant; concert, conference, and event venue; water, energy, and environmental sustainability demonstrations; an entrepreneurial ‘maker space’ and incubator; and more. WRCOG has contracted with consultants to perform a Feasibility Analysis that will assess the viability of bringing Experience to life.

Ms. Howard explained that a Steering Committee, composed of Executive Committee members, member agency staff, and regional stakeholders was the guide for this Feasibility Analysis. The Steering Committee has met twice and will convene four more times over the next five months to provide feedback at all major milestones of the Analysis.

Ms. Howard concluded that staff will keep the Planning Directors Committee updated throughout the process.

Action: 1. *Received and filed.*

6. ITEMS FOR FUTURE AGENDAS

Committee members requested to have a presentation from HCD regarding the Housing Package, as well as a presentation on the Small Cell Tower Guidelines.

7. GENERAL ANNOUNCEMENTS

Jennifer Ward announced that WRCOG's General Assembly will be held on June 21, 2018, at the Morongo Casino, Resort & Spa, and will featuring keynote speaker, Steve Forbes.

Christopher Gray announced that Gov 2.0 will take place March 20, 2018, from 9 a.m. – 1 p.m.

8. NEXT MEETING:

The next Planning Directors Committee meeting is scheduled for Thursday, April 12, 2018, at 9:00 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

9. ADJOURNMENT:

The meeting of the Planning Directors Committee adjourned at 10:31 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: WRCOG Committees and Agency Activities Update

Contact: Andrea Howard, Program Manager, ahwoard@wrcog.us, (951) 405-6751

Date: May 10, 2018

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

Requested Action:

1. Receive and file.

Attached are summaries of actions and activities from recent WRCOG standing Committee meetings that have taken place during the month of April 2018.

Prior Action:

May 7, 2018: The Executive Committee received and filed.

Fiscal Impact:

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

Attachments:

1. WRCOG Committees Activities Matrix (Action items only).
2. Summary recaps from recent Committee meetings.

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Item 5.A

WRCOG Committees and Agency
Activities Update

Attachment 1

WRCOG Committees Activities Matrix
(Action items only)

WRCOG Committees Activities Matrix (Action Items Only)		<u>Executive Committee</u>	<u>Administration & Finance Committee</u>	<u>Technical Advisory Committee</u>	<u>Planning Directors Committee</u>	<u>Public Works Committee</u>	<u>Finance Directors Committee</u>	<u>Solid Waste Committee</u>
Date of Meeting:		4/2/18	4/11/18	4/19/18	Did not meet	4/12/18	4/26/18	Did not meet
Current Programs / Initiatives:								
	Regional Streetlights Program	Authorized the Executive Director to enter into contract negotiations with the Evaluation Committee's recommended LED fixture providers, California Electric Supply and General Electric.	n/a	Received and filed.	X			
	Property Assessed Clean Energy (PACE) Programs	1) Received WRCOG PACE Program Summary; 2) conducted a Public Hearing Regarding the Inclusion of the City of Pleasanton; 3) adopted WRCOG Resolution Number 07-18; and 4) Approved revisions to the overview statement that incorporates SB 242 and AB 1284 legislation for the WRCOG Energy Efficiency and Water Conservation Administrative Guidelines and Program Report, and CA HERO Program Report, as well as the Program Handbooks for WRCOG HERO, CA HERO, CaliforniaFIRST, PACE Funding, and Spruce PACE Programs.	n/a	n/a				
	Community Choice Aggregation (CCA) / Western Community Energy	Received and filed.	n/a	Received and filed.	X			
	TUMF	1) Authorized the Executive Director to execute a TUMF Reimbursement Agreement with the City of Menifee for the Construction Phase of the Scott Road / I-215 Interchange Project; 2) authorized the Executive Director to execute a TUMF Reimbursement Agreement with the County of Riverside for the Construction Phase of the Archibald Avenue Bridge Project; and 3) authorized the Executive Director to execute a TUMF Reimbursement Agreement Amendment with the City of Perris for the Construction Phase of the Nuevo Road / I-215 Interchange.	n/a	Discussed and provided input regarding options for the TUMF Calculation Policy.				
	Fellowship	Received and filed.	n/a	n/a	X			
	New Programs / Initiatives:				X			
	EXPERIENCE	n/a	Received and filed.	Received and filed.				

Item 5.A

WRCOG Committees and Agency
Activities Update

Attachment 2

Summary recaps from recent
Committee meetings

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Western Riverside Council of Governments Executive Committee Meeting Recap March 5, 2018

Following is a summary of key items discussed at the last Executive Committee meeting. To review the full agenda and staff reports for all items, click [here](#). To review the meeting PowerPoint presentations, click [here](#).

Renovate America Fiscal Year 2015/2016 Operational Analysis

- Per WRCOG's PACE Consumer Protection Policies, WRCOG conducted an operational analysis of Renovate America, the HERO Program PACE Provider. Baker Tilly was the firm retained to conduct the analysis.
- There were a total of 114 testing requirements outlined in the Scope of Work, of which 61 were sample-based transaction testing and 53 were based on an evaluation of Renovate America's processes compared to the applicable Consumer Protection Policy.
- To demonstrate a thorough analysis, 5,274 individual transaction tests were performed across the 61 requirements. The results show that 99%, or 5,223 testing points met the requirements of the applicable Consumer Protection Policy.
- Baker Tilly made 7 observations in the transaction testing and 4 observations in the Program Process. WRCOG. It should be noted that during the reporting period, Renovate America made a number of enhancements which included additional scrutiny on contractor participation, enhanced confirmed terms calls with property owners, and ensuring the automated system developed to approve projects is accurate. Due to the changes, many of the observations have been addressed.

Impacts of Automation – Report from University of Redlands

- Researchers from the University of Redlands spoke on how data on future jobs that will likely become automated will impact Riverside County's economic industries and employment.
- Automation and the advance of robotics will have heavy impacts on many of Riverside County's core industries, including: service, retail, logistics, and manufacturing. The data projects that 60% of this region's jobs are at risk of becoming automated. According to the researchers, the Inland Region is regarded to be the 4th most vulnerable region in the country to the impacts of automation.
- Due to consequences such as increased unemployment, workforce dissatisfaction, and homelessness, researchers recommend that public officials get a head start in preparing for these issues.
- Strategies include continuing to evaluate automation risks by sector, preparing public safety infrastructure for addressing homelessness issues, analyzing impacts on local tax structure, and conducting inventory of educational facilities and infusing the automation conversation into future workforce development efforts.

FY 2017/2018 2nd Quarter Budget Amendment

- The Committee approved minor budget amendments for the Agency's 2nd Quarter, which included small adjustments to the Administration, Government Relations, Transportation, Energy, and Environment Departments. In each Department budget, there was no net increase in expenditures.

Cajalco Road / I – 15 Interchange TUMF Agreement

- The Committee approved a Memorandum of Understanding (MOU) with the City of Corona and Riverside County Transportation Commission issuing a TUMF credit to a developer in Corona in exchange for the developer's monetary contributions to a TUMF facility; in this case the Cajalco Road / I 15 Interchange will be constructed at the sole cost of the developer.

Regional Streetlight Program Advances

- Through the Regional Streetlight Program, WRCOG will help 11 jurisdictions acquire their Southern California Edison (SCE)-owned streetlights (nearly 48,000 in total) and retrofit them to energy efficient LED bulbs.
- These 11 jurisdictions are currently in the process of securing necessary approvals from the California Public Utilities Commission (CPUC), after which the transfer of SCE streetlights to local control will take place.
- Concurrently, staff are working with jurisdictions to select the best LED technologies that will be used in the retrofit of all eligible streetlights in the subregion, achieving improved visibility, public safety, energy efficiency, and utility cost savings.

Upcoming Events

- March 7, 1:00 p.m.: The League of California Cities and the California State Association of Counties will host a webinar regarding their joint report on homelessness. The report is available [online](#).
- March 12, 5:30 p.m.: The League of California Cities – Riverside Division dinner will be held in Canyon Lake. RSVP [here](#).
- March 20, 9 a.m. to 1 p.m.: WRCOG, in partnership with the League of California Cities and the Davenport Institute for Public Engagement at Pepperdine University will host a workshop on Technology and Public Engagement. The workshop will be facilitated by Pete Peterson, Dean of the Pepperdine School of Public Policy. The location will be announced this week, and the cost is \$30. RSVP [here](#).
- May 11, 8 a.m. to 12 p.m.: WRCOG, in conjunction with the Contra Costa Transportation Commission, will hold a tour of the Contra Costa County autonomous vehicle testing facility. The tour is free for WRCOG Executive Committee members. RSVP [here](#).
- June 21, 4 p.m. to 9 p.m.: WRCOG will host its 27th Annual General Assembly & Leadership Address featuring Steve Forbes at Morongo, free for WRCOG member jurisdictions. RSVP [here](#).



Western Riverside Council of Governments Technical Advisory Committee Meeting Recap March 15, 2018

Following is a summary of key items discussed at the last Technical Advisory Committee meeting. To review the full agenda and staff reports for all items, click [here](#). To review the meeting PowerPoint presentations, click [here](#).

Regional Streetlight Program Advances

- Through the Regional Streetlight Program, WRCOG will help 11 jurisdictions acquire their Southern California Edison (SCE)-owned streetlights (nearly 48,000 in total) and retrofit them to energy efficient LED bulbs.
- These 11 jurisdictions are currently in the process of securing necessary approvals from the California Public Utilities Commission (CPUC), after which the transfer of SCE streetlights to local control will take place.
- Concurrently, staff are working with jurisdictions to select the best LED technologies that will be used in the retrofit of all eligible streetlights in the subregion, achieving improved visibility, public safety, energy efficiency, and utility cost savings.

BEYOND Program – Spotlight on Regional Cancer Services Task Force

- The BEYOND Program is providing \$4.1 million in funding for local economic development and sustainability projects through Round I (\$1.8 million) and Round II (\$2.3 million) of the Program, with over 20 projects completed thus far. Staff is launching a campaign to spotlight completed BEYOND projects to share successes and lessons learned with the region, beginning with the Regional Cancer Services Task Force (Task Force).
- The Task Force was a joint effort between five jurisdictions (the Cities of Lake Elsinore, Menifee, Murrieta, Temecula, and the County of Riverside) who pooled their BEYOND Round II resources and convened to identify opportunities to support the region's cancer patients by reducing their need to travel outside of the area for premiere treatment.
- The Task Force accomplished many goals, including achieving accreditation for Loma Linda Hospital in Murrieta from the American Cancer Society, and is going to continue meeting after the term of the BEYOND funds expire to continue its work in the subregion.

Public Service Fellowship

- The Fellowship launched in 2016 and is administered by WRCOG in partnership with the University of California, Riverside (UCR), California Baptist University (CBU), and, beginning in 2018, California State University, San Bernardino (CSUSB).
- Round I placed 17 Fellows in member agencies for an intensive, 9 month learning experience, and to staff's knowledge, nearly all alumni Fellows are gainfully employed, with at least eight working for public agencies in Riverside County.
- Round II Fellowships conclude in April 2018, and of the 19 Fellows placed in member agencies, several have already been hired or are in the process of securing employment locally.

- The Executive Committee previously allocated funding for the Fellowship to continue, and TAC members are asked to submit interest forms to cmejia@wrcog.us requesting a Round III Fellow by March 30, 2018. Round III Fellows will begin work in their host agencies in July 2018.

Santa Ana Municipal Separate Storm Sewer System (MS4) Permit Compliance

- Riverside County Flood Control and Water Conservation District provided their bi-annual update to the TAC members on MS4 permit compliance and other mandates for addressing stormwater management in the region.
- These permits, issued pursuant to the federal Clean Water Act, are designed to protect local lakes, rivers and streams from pollution (such as sediment, oils, grease, fertilizers, animal and human waste, trash and dissolved metals) associated with urban land use.
- WRCOG staff is working closely with Flood Control on alternative approaches to cost-effectively address stormwater management in Western Riverside County.

Alternative Compliance Program (ACP)

- Under new more stringent stormwater management regulations, Regional Water Quality Control Boards (RWQCB) may allow alternative compliance programs for jurisdictions to implement in response to these new regulations.
- WRCOG convened an effort to explore the feasibility of an ACP in the subregion, and will be drafting an ACP Guidance Manual, which will include information pertinent to ACP components, such as document recording, credit / deficit recording, collecting fee-in-lieu and annual fees, and assuring ongoing maintenance and compliance.
- The next step is to examine potential options for implementing an ACP in the Santa Ana Watershed region.

Upcoming Events

- May 11, 8 a.m. to 12 p.m.: WRCOG, in conjunction with the Contra Costa Transportation Commission, will hold a tour of the Contra Costa County autonomous vehicle testing facility. The tour is free for WRCOG Executive Committee members. RSVP [here](#).
- June 21, 4 p.m. to 9 p.m.: WRCOG will host its 27th Annual General Assembly & Leadership Address featuring Steve Forbes at Morongo, free for WRCOG member jurisdictions. RSVP [here](#).



Western Riverside Council of Governments Planning Directors Committee Meeting Recap March 8, 2018

Following is a summary of key items discussed at the last PDC meeting. To review the full agenda and staff reports for all items, click [here](#). To review the meeting PowerPoint presentations, click [here](#). For additional information, contact Andrea Howard at ahoward@wrcog.us or (951) 405-6751.

Affordable Housing Package Follow-up

- In follow-up to a presentation received in January, members received additional information and clarifications regarding the requirements and funding opportunities established by bills in the 2017 Affordable Housing Package.
- The California Department of Housing and Community Development (HCD) clarified that under Assembly Bill (AB) 879, HCD is responsible for conducting a state-wide study to assess the reasonableness of fees; local jurisdictions are not responsible for this.
- Every jurisdiction must prepare an annual progress report on the jurisdiction's status and progress in implementing its housing element, due April 1 of each year (covering the previous calendar year). Under AB 879, Annual Progress Reports covering calendar year 2018 and beyond will require additional information. Note, calendar year 2017 progress reports, due April 1, 2018, will use the old form.
- Information was shared regarding the details and anticipated timing of funding availability through Senate Bill (SB) 2, Building Homes and Jobs Act, and SB 3, Veterans & Affordable Housing Bonds Act.
- Members directed staff to coordinate a workshop, facilitated by HCD, regarding how to properly implement all legislation included in the Housing Package.

Regional Housing Element

- Members received a presentation on the potential applications of a regional housing element for the WRCOG Subregion, as an option for the 6th Regional Housing Needs Allocation (RHNA) Cycle.
- Three models exist for regional housing element applications: (1) a single plan is developed for a region, (2) a regional framework is used to guide development of individual plans, and (3) a single regional plan is developed from local plans and processes.
- A case study was presented on use of the single regional plan application, led by Fresno COG, which resulted in certified housing elements for each of the 13 participating jurisdictions.
- Benefits of a regional element include cost savings, streamlining, regional consistency, and increased collaboration.
- Members discussed the potential challenges and opportunities of a regional plan and directed staff to return with additional information.

Assistance to Local Jurisdictions on SCAG RTP/SCS Data Review

- SCAG prepared draft [Data / Map Books](#) for each jurisdiction, which will inform the development of the 2020 RTP/SCS and 6th Cycle RHNA. Jurisdictions are asked to provide input on this data by October 1, 2018.
- WRCOG is utilizing its on-call consultants to assist local jurisdictions with the data review process, up to a certain cost to WRCOG.

- To receive assistance, local jurisdictions will submit a form indicating what type of assistance is needed. The form can be downloaded [here](#) and should be submitted by April 6, 2018.

Experience Regional Innovation Center Feasibility Analysis Update

- Staff introduced the concept of “Experience,” a regional innovation center that would be an outgrowth of the WRCOG Economic Development and Sustainability Framework.
- WRCOG is in the midst of performing a Feasibility Analysis to assess the viability of bringing Experience to life.
- To guide the Feasibility Analysis, staff convened a Steering Committee, composed of Executive Committee members, member agency staff, and regional stakeholders, which has met twice and will convene four more times over the next five months to provide feedback at major milestones of the Analysis.
- Staff will return to PDC with regular updates on the Analysis’ progress.

Next Meeting

- The next meeting of the WRCOG Planning Directors Committee will convene on Thursday, April 12, 2018 at WRCOG’s office, located at 3390 University Avenue, Suite 450, Riverside.



Western Riverside Council of Governments

Planning Directors Committee

Staff Report

Subject: Experience Regional Innovation Center Feasibility Analysis Update

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

Date: May 10, 2018

The purpose of this item is to provide an update on the Feasibility Analysis for Experience, the concept of a regional innovation center, which would provide a host of community resources, promote sustainable practices, and showcase the assets and capabilities of the subregion.

Requested Action:

1. Receive and file.

Background

Western Riverside County is one of the fastest growing subregions in the State of California and the United States. During past WRCOG visioning efforts, subregional leaders identified six interrelated components critically important to achieving a premier quality of life in Western Riverside County, and incorporated these into the WRCOG Economic Development & Sustainability Framework (the Framework), which serves as a guide to grow strategically and achieve a vibrant and livable community. The six Framework goal areas pertain to: 1) Economic Development; 2) Water and Wastewater; 3) Education; 4) Health; 5) Transportation; and 6) Energy and the Environment.

In 2016, staff introduced the concept of Experience, envisioned as a vibrant, regional center with a variety of visitor attractions that could also serve as a sustainability demonstration center, innovation hub, business incubator, and more. The aim of Experience is to showcase the assets and capabilities of inland southern California while serving community needs and advancing the Framework goal areas. Experience would be designed to draw audiences for a variety of purposes by including such elements as an education center, community farm, water efficient garden, walking loop, amphitheater, farm-to-fork café, and other public assets. Once at Experience, visitors would be exposed to best practices in water and energy, emerging technology, employment prospects, and more. Experience would borrow inspiration from similar concepts from across the globe including, but not limited to:

- Los Angeles Cleantech Incubator (LACI) – Los Angeles, CA
- The Frontier Project – Rancho Cucamonga, CA
- Southern California Edison Energy Education Center – Irwindale, CA
- Alegria Farms – Irvine, CA

Feasibility Analysis

On October 2, 2017, the Executive Committee authorized staff to enter into a contract not to exceed \$249,823, with PlaceWorks consultants to perform a comprehensive Feasibility Analysis of the Experience concept. The Analysis scope includes thorough research of relevant models, a demand analysis for the center and program elements, analysis of up-to four potential sites, analysis of governance options and partnership opportunities,

financial analysis, and a final Feasibility Analysis with recommendation(s). Additionally, the Analysis would review potential funding partners and mechanisms to ensure a viable implementation plan for Experience, should it be found feasible to move forward.

Staff and consultants held an internal kick-off meeting on October 16, 2017, to discuss the goals and visions, as well as potential sites to include in the Analysis, and the formation of an advisory Steering Committee. The Steering Committee is scheduled to convene six times during the course of the Analysis to weigh in on the process and findings through August 2018, when the Analysis is scheduled to conclude. The Steering Committee is composed of members from the Executive Committee, who volunteered to serve in this role, in response to an email solicitation to all members. Additionally, staff invited a variety of stakeholders, including member agency staff, utility partners, and university representatives, to participate on the Steering Committee.

Steering Committee Meeting #1

On Monday, January 22, 2018, the Steering Committee convened its first meeting. The meeting began with an introduction to the Experience concept and review of some of the relevant models to provide Steering Committee participants with an idea of the variety of programming features others have instituted in the areas of education, community services, research, and economic development. Attendees then engaged in a discussion of the goals for Experience, building from the list staff and consultants drafted at the kick-off meeting. Meeting notes are provided as Attachment 1.

Steering Committee Meeting #2

The second Experience Steering Committee convened on Monday, February 26, 2018, in Rancho Cucamonga. Three presenters from regional models shared their experiences from the Lyle Center at Cal Poly Pomona, the Los Angeles Cleantech Incubator, and the Cucamonga Valley Water District's Frontier Project. Attendees asked the presenters questions to identify relevant lessons to apply to Experience. Meeting notes are included as Attachment 2.

Steering Committee Meeting #3

On Monday, March 19, 2018, the Steering Committee convened for its third meeting. The meeting included a presentation from University of California, Riverside (UCR) and Eastern Municipal Water District (EMWD) on partnership opportunities for Experience, with a particular focus on educational institutions at all levels (K-12 to University). UCR has several programs and research areas which could be synergistic with Experience, including sustainability innovations through the Bourns College of Engineering – Center for Environmental Research and Technology (CE-CERT). Similarly, EMWD shared success stories piloting various educational partnership models.

Meeting participants then reviewed and refined the Experience Mission Statement, the first draft of which was borne out of discussions in the first Steering Committee meeting. Finally, participants engaged in a thoughtful discussion on the program elements to include in the next phase of the Experience analysis. Meeting notes are included as Attachment 3.

Steering Committee Meeting Schedule

The Steering Committee was originally scheduled to meet for the fourth time in May, but due to Steering Committee participant conflicts, the next meeting has been postponed to June. The list below summarizes the topics and provides dates for each of the remaining Steering Committee meetings.

- June 18, 2018: Meeting #4, Site assessment and demand analysis
- July 23, 2018: Meeting #5, Alternative governance, operations, and partnerships
- August 20, 2018: Meeting #6, Final recommendations

Meetings with Host Site Jurisdictions

To support the analysis, staff and consultants are meeting one-on-one with the host site jurisdictions: Eastern Municipal Water District and City of Perris, the City of Temecula, and the City of Riverside. One-on-one meetings and site tours will take place over the next month; information gathered at these meetings will be incorporated into the demand analysis currently underway and subsequent phases on the Feasibility Analysis. At the June 18, 2018, Steering Committee meeting, the project team and jurisdictional staff will present on the host site options and the demand analysis findings.

Staff will provide regular updates to WRCOG Committees for the duration of the Analysis.

Prior Actions:

May 7, 2018: The Executive Committee received and filed.

April 19, 2018: The Technical Advisory Committee received and filed.

Fiscal Impact:

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

Attachment:

1. Steering Committee Meeting #3 Notes.

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Item 5.B

Experience Regional Innovation
Center Feasibility Analysis Update

Attachment 1

Steering Committee Meeting #3
Notes

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Project Contact: Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751

Steering Committee:

Executive Committee Members: Council Member Debbie Franklin, City of Banning; Council Member Adam Rush, City of Eastvale; Council Member Laura Roughton, City of Jurupa Valley; Council Member Kelly Seyarto, City of Murrieta; Mayor Rusty Bailey, City of Riverside; Council Member Kevin Bash, City of Norco; Director Ron Sullivan, Eastern Municipal Water District; Dr. Judy White, Riverside County Superintendent of Schools

Member Agency Staff: Clara Miramontes, City of Perris; Grace Williams, City of Perris; Brian Muhi, City of Perris; Al Zelinka, City of Riverside; Rafael Guzman, City of Riverside; Lea Deesing, City of Riverside; Sherry Shimshock, City of Riverside; Luke Watson, City of Temecula; Matt Peters, City of Temecula; Paul Jones Eastern Municipal Water District (EMWD); Jolene Walsh, EMWD; Danielle Coates, EMWD; Melanie Nieman EMWD; Mike Barney, Riverside County Office of Education; Rohan Kuruppu, Riverside Transit Agency

Regional Stakeholders: Joanna Chang, Southern California Edison; Ana Aceves, Southern California Gas Company (SoCal Gas); Jennifer Vaughn, SoCal Gas; Melisa Marks, SoCal Gas; Alexandra Orozco, University of California, Riverside (UCR); Nicole Davis, UCR; Dianne Leibrandt, Riverside University Health System – Public Health

Staff and Consultants: Rick Bishop, WRCOG; Jennifer Ward, WRCOG; Andrea Howard, WRCOG; Anthony Segura, WRCOG; Cynthia Mejia, WRCOG; Huyen Bui, WRCOG; Alexa Washburn, National CORE; Karen Gulley, PlaceWorks; Eric Carbonnier, HMC Architects

Experience – Concept and Origin:

WRCOG envisions that Experience would draw audiences for a variety of purposes by including such elements as an education center, community farm, water efficient garden, walking loop, amphitheater, farm-to-fork café, and other public assets. Once at Experience, visitors would be exposed to best practices in water and energy, emerging technology, employment prospects, and more.

In 2010, WRCOG adopted the Sustainability Framework, which recognized six interrelated goal areas for achieving a high quality of life and regional economic growth: transportation, water and waste water, energy and environment,



economic development, health, and education. Experience would be a physical space to explore and grow the subregion's work to advance the Framework Goals.

Meeting #2 Review:

The Steering Committee held its second meeting on February 26, 2018. At the meeting, representatives from three Southern California model facilities—the Lyle Center for Regenerative Studies at Cal Poly Pomona, the Los Angeles Cleantech Incubator (LACI), and the Cucamonga Valley Water Districts' Frontier Project—presented an overview of their programs and fielded questions from attendees regarding logistics and operations.

Attendees shared their reflections of the meeting. Sherry Shimshock noted the speakers' stories conveyed the importance of having a clearly defined mission, and identified financial partners who are in alignment with that mission. Director Sullivan, recounted the speakers' emphasis that the facilities be made sufficiently large for future demand, with the ability to accommodate upwards of 300 people. Other commenters noted that the partnership LACI has with the Los Angeles Department of Water and Power (DWP), is a potential model to emulate, in which there is long-term shared occupant in the building with a complementary mission. Council Member Franklin commented that the speakers showcased the diversity of the possibilities for Experience.

Opportunities for Collaboration

University of California, Riverside (UCR)

Alexandra Orozco and Nicole Davis of UCR presented on some of the existing initiatives occurring across UCR, including activities led solely by the University and in partnership with local, regional, and national agencies. As part of an effort to capitalize on the relocation of the California Air Resource's Board (CARB) to a Riverside facility adjacent to the University, UCR commissioned a strategic report on how to attract additional new ventures and employment opportunities for graduating students. The report revealed that the University's sustainability efforts (clean air, clean and green energy, synergy between technology and engineering, transportation, and health care) are the key area for University to focus on. The plan recommended focusing on leveraging these themes, focusing on retaining local talent and working collaboratively with local partners

UCR has several initiatives geared toward retaining local talent, including a newly launched Highlander Venture Investment Fund, mentorship and classroom programs for aspiring entrepreneurs, and the Excite Incubator – a collaboration with the University, City and County. UCR is also leading several sustainability-minded projects, including the Innovative Corridor, an active research and demonstration area underway in the City of Riverside to test transportation technologies developed out of the Bourns College of Engineering. Nicole shared that there is a great deal of momentum stemming from the University's existing programs and research, their network of partners, and the synergy they have cultivated with the existing and planned regional assets. The University's vision is to establish a green tech park for collaboration, events, laboratories, and test beds—something not unlike some of the ideas that have emerged for Experience. Both Alexandra and Nicole emphasized that there are ample opportunities to partner with the University, particularly in areas related to sustainability.

Al Zelinka shared that CARB's future facilities will be developed on an 18-acre site near campus, at Iowa and University Avenue, in a \$416 million LEED Platinum net-zero-energy building to house 400-500 engineers and scientists conducting emissions testing and research for the State of California and beyond, opening in the spring of 2021. The facility will be in the City of Riverside's newly established Innovation Corridor and on University Avenue, where much of the UCR transportation technology testing occurs.

Riverside County Office of Education, Riverside (RCOE)

Mike Barney of RCOE shared that the agency is constantly trying to build the ability to demonstrate the strength of the region's education system across all levels and programs from K-12 to University and traditional education models to technical trade schools.

Eastern Municipal Water District (EMWD)

Paul Jones, General Manager of EMWD, a water, waste water and recycled water provider covering a 550 square-mile area, serving seven cities and unincorporated portions of the County in Western Riverside. EMWD is considered an industry-leading water supplier and water resource manager, focused on sustainability—EMWD generates approximately 50% of the energy consumed by its facilities and has a \$290 million annual budget and 620 employees.

EMWD has several educational initiatives and partnerships working with both higher education and K-12, and focused outreach with disadvantaged communities. Higher education partnerships include Mount San Jacinto College for training certified operators; collaboration with the California State University San Marcos, Temecula, on the administration of the Environmental Leadership Institute; research on rate structures and water quality as well as internships with UCR; and Master Gardeners programs through the University of California Cooperative Extension; hosting Fellows through the CivicSpark Program, an extension AmeriCorps; field trips, training, and activities with 11 K-12 school districts; and education for business and civic leaders through the Water Leaders Academy.

EMWD has identified a few of the region's primary challenges, including a deficit of trade school education opportunities, which can prepare young people for meaningful and well-paying jobs. Additionally, Mr. Jones identified need for training for the STEM (science, technology, engineering, and math) curriculum, and growth potential career paths. Mr. Jones also highlighted many of the region's strengths and noted that a Perris location for the Experience facility offers myriad benefits, including the ability to positively influence future growth as the region is currently only 38 percent built-out.

Mission Statement for Experience

The project team introduced a draft Mission statement crafted from input received during the first steering committee meeting. Meeting attendees were asked to provide feedback with the goal of refining the Mission Statement to be 80% complete. To prepare for this, the project team shared a few existing Mission Statements from well-known brands, including Nike, Starbucks, and the Lyle Center, to convey the goal, in broad terms, of any mission statement. The draft provided at the meeting was:

“Experience is a place that connects our public, private, nonprofit, and education leaders to harness knowledge capital, attract growth industries, accelerate technologies, and spur economic development. Experience draws and inspires our community to learn and be engaged in innovations to improve our world.”

Meeting attendees shared input on the draft. General comments included the idea that the first and second sentences might be broken apart to have one serve as the foundation of a Mission and the other of the Vision statement; ensuring that the Mission is simple enough that it is easily understood by a variety of audiences; and additional refinement of specific wording choices, including using the word or concept of “synergy,” “place,” and “sustainability” in some way. The project team will spend time reflecting on the ideas presented and will prepare a revised version with the Committee in the future.

Indoor/Outdoor Programming

The project team initiated a discussion of the general programming elements that might be included in the demand analysis of the Feasibility Analysis. Ten indoor space elements were presented for feedback: Rotating Display or Demonstration Area, Training Center for the Trades, Student-Oriented Education / Learning Area, Meeting / Event Space, Co-Working Area, Administrative Core, Labs / Fabrication / Prototype Area, Welcome Center, Food, and Office Space. In addition, four potential outdoor space elements were presented for feedback: Regional Resiliency Demonstrations and Innovations, Community Areas, Event Space, and Urban Agriculture.

There was a general consensus among participants that most elements were essential for inclusion in the analysis. A Training Center for the Trades was not strongly suggested for inclusion. Office Space for Lease was not strongly supported initially, but staff noted the capacity for leased office space to generate revenue that offsets operation costs and urged further investigation of this idea. Similarly, incubation space and co-working space was strongly supported by some, but not all. The project team will review the list with the consultants performing the demand analysis to assess the final elements for inclusion in the analysis.

The discussion of programming instigated a complementary discussion to identify the potential “customer,” or end user for Experience. Meeting participants identified the following entities as likely customers for Experience: general public, students, businesses seeking best practices information, and private sector partnerships.

The meeting slides, including speaker slides, are included as an attachment to this summary.

Action Items

Based on the discussion of the Mission Statement, staff and consultants will work on revising the Mission Statement and drafting a complementary Vision statement.

Next Meeting

Meeting #4, originally scheduled for May 21, 2018, has been rescheduled to June 18, 2018, due to conflicts with several Steering Committee participants.



Western Riverside Council of Governments

Planning Directors' Committee

Staff Report

Subject: Proposed New TUMF Policy for TUMF Calculation

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

Date: May 10, 2018

The purpose of this item is to provide the options that have been developed to avoid TUMF calculation errors.

Requested Action:

1. Receive and file.

WRCOG's Transportation Uniform Mitigation Fee (TUMF) Program is a regional fee program designed to provide transportation and transit infrastructure that mitigates the impact of new growth in Western Riverside County. Each of WRCOG's member jurisdictions and the March JPA participates in the Program through an adopted ordinance, collects fees from new development, and remits the fees to WRCOG. WRCOG, as administrator of the TUMF Program, allocates TUMF to the Riverside County Transportation Commission (RCTC), groupings of jurisdictions – referred to as TUMF Zones – based on the amounts of fees collected in these groups, and the Riverside Transit Agency (RTA).

Proposed TUMF Calculation Policy

WRCOG periodically finds errors in calculating TUMF due to a number of issues, such as land use designation, calculation worksheets, credit agreements, and interpretations regarding exemptions.

WRCOG is often notified of errors in calculating TUMF after a developer has received a building permit or certificate of occupancy. Most recently, for example, during the annual TUMF review for Fiscal Year 2016/2017, WRCOG discovered that local agency staff miscalculated TUMF for several gas stations. In response, WRCOG staff distributed clarifying emails to member agencies and determined that there were additional miscalculations even after this clarifying email was distributed. Staff has also encountered other recent instances in which development projects that should have been exempted from TUMF were actually assessed TUMF, necessitating refunds.

Several years ago, staff amended the TUMF Administrative Plan to encourage local agencies to ask WRCOG to vet their calculations and determinations. The concept was that if this option was voluntary, local agencies might ask WRCOG for additional assistance to limit the number of miscalculations and misinterpretations. The following language was therefore added to the TUMF Administrative Plan in Section III.B.3 (Balance Due):

If first vetted through WRCOG staff in writing, the calculation is not subject to additional review.

However, it does not appear that this process fully resolves the various outstanding issues as WRCOG continues to find TUMF miscalculations and incorrect interpretations of the Administrative Plan. Most concerning is that, ultimately, the participating jurisdiction is ultimately responsible for TUMF in instances where TUMF is not collected when it should be, or is under collected.

Staff presented to the below options to the Public Works and Technical Advisory Committees in April for review. Staff will also present the item to the Executive Committee for review in May.

Option	Staff resources currently available	Avoids calculation errors	Shifts fee collection responsibility
Option #1 - Calculate all project TUMF fees and verify exemptions	No	Yes	Yes
Option #2 - Calculate all non-residential TUMF fees and all categories in the Fee Calculation Handbook, verify exemptions	Yes	Partially	Partially
Option #3 - Calculate TUMF fees for all uses in the Fee Calculation Handbook, verify exemptions	Yes	Partially	Partially
Option #4 - Verify exemptions	Yes	Partially	Partially

The Public Works Committee (PWC) requested that staff provide additional details on two of the four options. These two options below represent the two that would potentially eliminate the majority of issues that have been encountered with TUMF calculations. The PWC did not note any significant issues with WRCOG calculating TUMF fees for projects. One item that was brought to the attention of staff is the timing required to calculate all project TUMF fees. It should be noted that WRCOG would be committed to calculating TUMF fees in a timely manner that would not hinder any development project.

Option #1 – Calculate all project TUMF fees and verify exemptions: Staff would note that the implementation of Option 1 would not be unprecedented. Member agencies have notified staff that certain school and water districts calculate fees for development projects. Staff believes that this can be implemented electronically and therefore, developers would not have to physically go to WRCOG for calculation of fees. Staff believes that the development of a checklist that can be signed by WRCOG electronically would be sufficient to verify fees. The checklist would contain applicant information, land use designation and a disclaimer that all relevant documentation has been submitted to WRCOG. Additionally, because staff anticipates the rate of development to remain at the current pace, WRCOG may need to add staff to calculate all TUMF obligations for new development in a timely manner. Option 1 removes responsibility – and liability – from the jurisdiction in instances where fees are not assessed appropriately. Over the past few years, WRCOG has incurred significant staff time and legal counsel expenses dealing with issues related to miscalculations of TUMF and misinterpretation of TUMF exemptions.

Option #2 – Calculate all non-residential TUMF fees and all categories in the Fee Calculation Handbook, verify exemptions: Since the majority of TUMF calculations for residential uses are straight forward and residential TUMF makes up sixty percent of annual revenues, Option 2 could be feasible with the current staffing resources. Under this option WRCOG will verify all exemptions and calculate TUMF fees for new, non-residential development projects only. This option would ensure that all new, non-residential development is being assessed TUMF correctly and consistently throughout the WRCOG subregion. Similar to Option 1, a checklist would be sufficient for WRCOG to sign off on calculations to provide back to developers.

After additional discussion with members of the Public Works and Technical Advisory Committees, staff's recommendation would be to move forward with Option 1, which would have WRCOG calculate all new development fees and sign off on exemptions of TUMF from any new development project.

Staff will be presenting the recommendation to have WRCOG calculate all new development fees and sign off on exemptions of TUMF to the Public Works and Technical Advisory Committees in May. An update will be provided at a future Planning Directors Committee meeting regarding the action taken by the Committees.

TUMF Calculator Tool

WRCOG and its TUMF consultant are in the process of completing a comprehensive update to a TUMF Calculator Tool that would provide developers the opportunity to receive estimates of TUMF obligation for projects. The TUMF Calculator Tool would be updated to reflect the TUMF schedule approved by the Executive Committee in July 2017. Additionally, the TUMF Calculator Tool would include all categories of the TUMF Calculation Handbook. TUMF obligation estimates would be based on individual project characteristics and would create a printer friendly report.

This tool would be key to providing developers the opportunity to use an interactive tool to estimate TUMF obligations and include these estimates for budgeting total costs of projects.

Prior Actions:

April 19, 2018: The Technical Advisory Committee received report.

April 12, 2018: The Public Works Committee requested 2 - 3 options be brought back for further discussion.

Fiscal Impact:

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

Attachment:

None.

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Western Riverside Council of Governments

Planning Directors Committee

Staff Report

Subject: Community Gardens Best Practices

Contact: Eduardo Sida, Program Coordinator, City of Perris, esida@cityofperris.org, (951) 943-6100

Date: May 10, 2018

The purpose of this item is to provide information on Community Garden planning activities occurring in the City of Perris, which has gained national recognition for its Garden projects.

Requested Action:

1. Receive and file.

Background

Community gardens are plots of land, usually in urban areas, that are rented by individuals or groups for private gardens, or are for the benefit of the people caring for the garden. In recent years, community gardens have gained considerable attention as a way to foster a community, address food shortages and poor nutrition, provide hands-on learning, and more. The City of Perris has embraced community gardens as a key tool in improving community health, a long standing priority for the City.

Grow Perris – 31 Gardens

The City of Perris utilized WRCOG BEYOND Round I funding to build a community garden demonstration center, "Grow Perris," on the City Hall campus. Grow Perris exhibits a variety of produce-growing systems ideal for small areas or urban settings, the long-term vision for the project is to build a sustainable edible garden to facilitate horticultural and nutrition education for the community. Part of that vision includes having the youth, adult and senior populations assist with planting, harvesting and managing the Garden.

In 2016, the City was awarded \$10,000 from the Healthiest Cities & Counties Challenge, and provided the opportunity to compete to win a \$250,000 grand prize. The goal of the challenge is to encourage small to mid-size U.S. cities and counties to create a positive health impact. The City of Perris has committed to partner with community, faith-based and school groups to create 31 sustainable and edible urban community gardens throughout the City. These gardens will provide a source of fresh fruit and vegetables in disadvantaged neighborhoods with little access to such healthy choices. The 31-garden project consists of Grow Perris, five community satellite hub sites, and 25 neighborhood sites.

In 2017, the City was awarded an additional \$100,000 by the U.S. Conference of Mayors and the American Beverage Association to make progress toward the goal of growing a total of 31 gardens across the community.

Eduardo Sida will provide an introduction to the City's garden projects, an update on progress to date, and discuss best practices in growing community gardens.

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Small Cell Towers: Preliminary Findings of Municipal Design, Operation, and Administrative Guidelines and Requirements of Small Cell Deployment within California

Contact: Tyler Masters, Program Manager, tmasters@wrcog.us, (951) 405-6732

Date: May 10, 2018

The purpose of this item is to provide an update on staff findings of small cell tower design and administration guidelines within Southern California.

Requested Action:

1. Receive and file.

Background

Small cells are low-powered cellular radio access nodes that have a range of between 10 meters and a few kilometers. Often, small cells are affixed to a "tower," sometimes designed to look like trees or are integrated with other built landscape elements, or they can be affixed to the tops of streetlights. As of December 2012, a total of 12 million small cells have been deployed worldwide, with forecasts as high as 70 million by the year 2025. With an increase in mobile data consuming technologies, the deployment of small cells has been seen as a solution to support the 5th generation (5G) of wireless system communications. Many cities across southern California have begun investigating the development of standards to support the equitable deployment of these technologies.

In March, the Planning Directors Committee requested a presentation on small cell designs, and directed staff compile a list of the cities that have adopted small cell design and operations guidelines, and administrative requirements to assess if it is something that could be replicated at a regional level.

WRCOG staff will provide preliminary findings on the small cell discussion, municipally-adopted design guidelines, revenue generating opportunities, and administrative opportunities that other cities in southern California have begun investigating.

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

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Western Riverside Council of Governments

Planning Directors Committee

Staff Report

Subject: Regional Housing Element: 21 Elements Case Study

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

Date: May 10, 2018

The purpose of this item is to provide an introduction to the '21 Elements' Case Study for regional housing elements and potential applications in Western Riverside County.

Requested Action:

1. Receive and file.

Background

In California it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, there have been multiple instances of agencies drafting and adopting regional housing elements. The idea behind the Multi-Jurisdictional Housing Element is to more effectively address countywide housing issues and needs, to work collaboratively to accommodate the Regional Housing Needs Allocation (RHNA) assigned to a region (regulatory compliance), and to achieve economies of scale resulting in less staff time and cost savings to participating jurisdictions.

In March 2018, this concept was introduced to this Committee. The presentation provided an overview of regional housing elements, which usually follow one of three structures: 1) a region-wide approach, with one process or plan for the region; 2) a regional framework approach, in which a regional framework guides the development of individual plans for each participating agency; and/or 3) a local comparative approach, which relies on local plans and processes to develop or compile a regional plan. The presentation then provided an introduction to the Fresno Council of Governments (FCOG) regional element, which utilized the Regional Framework Approach to develop a plan for 12 cities and the County, adopted in 2015.

Case Study – 21 Elements

The San Mateo County Housing Element Update Kit, otherwise known as 21 Elements, is an award-winning collaborative planning project that helps all the jurisdictions in San Mateo County address their housing needs and assists with the production and certification of high quality Housing Elements. More broadly, this collaboration strengthens local partnerships and develops solutions to housing needs throughout the County. 21 Elements has successfully brought together 21 unique communities and assisted them as they work together to provide a growing and changing population with a variety of housing choices.

Key project partners include the California Department of Housing and Community Development (HCD), the San Mateo County Department of Public Health, and all 21 jurisdictions in San Mateo County. Representatives from each of the cities, towns and the County meet regularly to advance their work. The project is sponsored by the San Mateo County Department of Housing and the City/County Association of Governments of San Mateo County.

21 Elements developed a variety of tools, including templates, methodologies, comparative information and data, and best policy and program practices that can be used to assist jurisdictions in their update process. Ultimately, this collaboration resulted in higher quality housing elements and State certification.

Ms. Washburn will provide an introduction to 21 Elements, including potential benefits and challenges, and facilitate a discussion among Committee members regarding potential applications in the WRCOG subregion.

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.