



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, June 13, 2019
9:00 a.m.**

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

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) 405-6703. 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 (Keith Gardner, Chair)**
- 2. SELF INTRODUCTIONS**
- 3. PLEDGE OF ALLEGIANCE**
- 4. 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.

5. MINUTES

- A. **Summary Minutes from the May 9, 2019, Planning Directors Committee Meeting are Available for Consideration.** **P. 1**

Requested Action: 1. *Approve Summary Minutes from the May 9, 2019, Planning Directors Committee meeting.*

6. 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. **WRCOG Committees and Agency Activities Update** **Christopher Gray** **P. 5**

Requested Action: 1. *Receive and file.*

- B. **State Housing Legislation Update** **Andrea Howard** **P. 23**

Requested Action: 1. *Receive and file.*

7. REPORTS / DISCUSSION

- A. **Presentation by the City of Desert Hot Springs on Cannabis Activity** **Rebecca Deming, City of Desert Hot Springs** **P. 27**

Requested Action: 1. *Receive and file.*

- B. **Presentation by the Enterprise Community Partners on the Affordable Housing and Sustainable Communities Grant Program** **Alejandro Huerta, Enterprise Community Partners** **P. 29**

Requested Action: 1. *Receive and file.*

- C. **TUMF Program Development Agreements Update** **Daniel Ramirez-Cornejo, WRCOG** **P. 31**

Requested Action: 1. *Receive and file.*

- D. **Housing Element Annual Progress Reports** **Andrea Howard, WRCOG** **P. 33**

Requested Action: 1. *Discuss and Provide Input.*

8. **REPORT FROM THE DIRECTOR OF TRANSPORTATION & PLANNING** **Christopher Gray**

9. **ITEMS FOR FUTURE AGENDAS** **Members**

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

10. GENERAL ANNOUNCEMENTS

Members

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

- 11. NEXT MEETING:** The next Planning Directors Committee meeting is scheduled for Thursday, July 11, 2019, at 9:00 a.m. at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

12. ADJOURNMENT

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**Planning Directors
May 9, 2019
Summary Minutes**

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:11 a.m. by Chair Pro Temp Adam Rush, at WRCOG's Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Adam Rush, City of Banning (Chair Pro Temp)
Kelly Lucia, City of Calimesa
Joanne Coletta, City of Corona
Gina Gibson Williams, City of Eastvale
H.P Kang, City of Hemet
Richard MacHott, City of Lake Elsinore
Lisa Gordon, City of Menifee
Rick Sandzimier, City of Moreno Valley
Jeff Murphy, City of Murrieta
Grace Williams, City of Perris
Jay Eastman, City of Riverside
Travis Randel, City of San Jacinto
Matt Bassi, City of Wildomar

Staff present:

Christopher Gray, Director of Transportation & Planning
Andrea Howard, Program Manager
Cynthia Mejia, Staff Analyst
Rachel Singer, Staff Analyst
Suzy Nelson, Administrative Assistant
Ivana Medina, WRCOG Fellow

Guests present:

Kevin White, City of San Jacinto
Julia Descoteaux, City of Moreno Valley
Patty Nevins, City of Moreno Valley
Jenny Ortiz, Neighborhood Partnership Housing Services (NPHS)
Clemente Mojica, NPHS
Candida Neal, City of Santa Ana
Ali Pezeshkpour, City of Santa Ana

3. PLEDGE OF ALLEGIANCE

Committee member Grace Williams led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. MINUTES – (San Jacinto / Lake Elsinore) 13 yes; 0 no; 0 abstentions. Item 5.A was approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

A. Summary Minutes from the April 11, 2019, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. Approved the Summary Minutes from the April 11, 2019, Planning Directors Committee meeting.

6. CONSENT CALENDAR - (Murrieta / San Jacinto) 13 yes; 0 no; 0 abstentions. Items 6.A and 6.B were approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

A. WRCOG Committees and Agency Activities Update

Action: 1. Received and filed.

B. TUMF Program Activities Update: TUMF Calculation and Collection Process

Action: 1. Received and filed.

7. REPORTS / DISCUSSION

A. Presentation by the City of Santa Ana on Cannabis Activity

Rachel Singer introduced Candida Neal and Ali Pezeshkpour from the City of Santa Ana's Planning and Building Department, who provided a presentation regarding the City of Santa Ana's proactive approach in implementing cannabis reform. Background and demographic composition of Santa Ana was shared; the citizens did vote yes on Prop 64. The City struggles with illegal cannabis activity. Extensive and expensive measures have been taken to combat the illegal market. In response, City staff decided to promote legal cannabis businesses by streamlining the review process for the legal market and working with them to ensure success of the legal business's following regulations.

Committee member Rick Sandzimier asked what the City's stance is on separation requirements and the micro-business license.

Ms. Neal responded that the City has safe buffer zones and two retail stores cannot be closer than 500 ft away from each other, which is measured by how the crow flies, rather than property lines. The City also does not issue micro-business licenses.

City staff concluded with the process of how they distribute licenses and that they do so with a comprehensive rating system to ensure only safe and successful businesses attain a license. Examples were distributed to Committee members outlining this process.

Action: 1. Received and filed.

B. Presentation by the Neighborhood Partnership Housing Services

The Neighborhood Partnership Housing Services (NPHS), a community development financial institution, presented strategies to redevelop vacant lots through innovative housing and economic solutions. One method to redevelop vacant lots are manufactured homes.

The price for a manufactured home versus a traditional home built onsite is 15% less than onsite construction.

Other ways to redevelop vacant lots include preserving affordability through community land trusts, supporting affordable housing agreements between municipalities and private developers, including inclusionary zoning, homeless housing solutions, owner-occupied rehabilitation programs, and partnering with community development financial institutions.

NPHS provided pictures of vacant lots repurposed throughout Riverside and San Bernardino Counties. The holistic approach undertaken by NPHS comes from a partnership model. NPHS certifies with local municipalities as a Community Housing Development Organization (CHDO), which then allows cities to transfer ownership of land to NPHS to structure as an owner-developer CHDO project. Projects can then be financed using set-aside CHDO funds through the Home Investment Partnerships Program, also known as HOME.

Action: 1. *Received and filed.*

C. RHNA and Housing Legislative Priority Activities Update

Christopher Gray reported on the feedback received from other committees regarding the possibility of taking on subregional delegation for the 6th cycle of RHNA. Based on discussions from the Administration & Finance and Technical Advisory Committees the conclusion was to recommend that the Executive Committee decline the option of subregional delegation.

Mr. Gray also notified the Committee of the recent legislative outreach undertaken by WRCOG staff. In accordance with WRCOG's 2019/2020 Legislative Platform and its Housing Priority Area, staff met with each of the subregion's state legislators district offices to discuss WRCOG's legislative priorities, including Housing.

Additionally, to promote a solutions-oriented approach to improve the RHNA process, WRCOG has been developing a White Paper. WRCOG also met with staff from the San Bernardino Council of Governments and Coachella Valley Association of Governments to assess the interest in growing WRCOG's activities into a regional effort. This unified effort would help signal the regions commitment to a solution-oriented process.

Action: 1. *Recommended that the Executive Committee take action to decline the option to take on subregional delegation for RHNA Cycle 6.*

(San Jacinto / Murrieta) 13 yes; 0 no; 0 abstentions. Item 7.C was approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

D. State Housing Legislation Update

Andrea Howard shared some key bills in Housing from the League of California Cities. Notable bills include SB 5 (Beal) about Affordable Housing and Community Development Investment Program and SB 50 (Wiener) about Planning and zoning: housing development incentives.

Action: 1. *Received and filed.*

E. Approval of Professional Services Agreement for Update to WRCOG's Subregional Climate Action Plan

Andrea Howard briefed the Committee on the status of the CAPtivate 2.0 project. The Request for Proposal (RFP) was issued in November of 2018; interviews were held in February 2019, and

Environmental Science Associates (ESA) was chosen to lead the update. The expansion to the subregional CAP will include all 18-member cities and the County of Riverside. The comprehensive update will be applied to all components including transportation, land-use, water, energy, and waste sectors.

Caltrans grant funding will cover the transportation and land-use sectors offsetting a large portion of the contract with ESA. The remaining funds for the other sectors will be funded separately through WRCOG's Local Transportation Funds (LTF).

Action: 1. *Recommended that the Executive Committee authorize the Executive Director to execute a Professional Services Agreement between WRCOG and Environmental Science Associates to update WRCOG's Subregional Climate Action Plan in an amount not to exceed \$362,423.*

(Wildomar / San Jacinto) 13 yes; 0 no; 0 abstentions. Item 7.E was approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Cynthia Mejia announced that WRCOG's 28th Annual General Assembly & Leadership Conference will be held on June 20, 2019, at the Pechanga Resort Casino and will feature Josh Earnest, White House Press Secretary under President Barack Obama (2014 - 2017), and current Senior Vice President / Chief Communications Officer for United Airlines, as keynote speaker. This year's event will feature a Future of Cities Symposium in the morning and will highlight several key topics facing Western Riverside County, including housing production, transportation trends, and jobs automation.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, June 13, 2019, at 9:00 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

11. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 11:02 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: WRCOG Committees and Agency Activities Update

Contact: Christopher Gray, Director of Transportation & Planning, cgray@wrcog.us, (951) 405-6710

Date: June 13, 2019

The purpose of this item is to provide updates on noteworthy actions and discussions held in recent standing Committee meetings, and to provide general project updates.

Requested Action:

1. Receive and file.

Attached are summary of actions and activities from recent WRCOG standing Committee meetings that have taken place for meetings which have occurred during the month of May.

Prior Action:

June 3, 2019: The Executive Committee received and filed.

Fiscal Impact:

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

Attachments:

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

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Item 6.A

WRCOG Committees and Agency
Activities Update

Attachment 1

WRCOG May Committees Activities
Matrix (Action items only)

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<u>WRCOG Committees Activities Matrix (Action Items Only)</u>	<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:	5/6/19	5/8/19	5/16/19	5/9/19	5/9/19	Did not meet	5/15/19
Current Programs / Initiatives:							
Regional Streetlights Program	Received and filed.	n/a	Received and filed.	n/a	n/a		n/a
Property Assessed Clean Energy (PACE) Programs	Received and filed.	n/a	n/a	n/a	n/a		n/a
TUMF	Received and filed.	n/a	Received and filed.	Received and filed.	Received and filed.		n/a
Fellowship	n/a	n/a	n/a	n/a	n/a		n/a
New Programs / Initiatives:							
EXPERIENCE	n/a	Authorized the Executive Director to enter into a Professional Services Agreement between the Western Riverside Council of Governments and Network for Global Innovation to lead Phase II development of Experience subregional innovation center.	Authorized the Executive Director to enter into a Professional Services Agreement between the Western Riverside Council of Governments and Network for Global Innovation to lead Phase II development of Experience subregional innovation center.	n/a	n/a		n/a

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Item 6.A

WRCOG Committees and Agency
Activities Update

Attachment 2

Summary recaps from May
Committee meetings

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**Western Riverside Council of Governments
Executive Committee
Meeting Recap
May 6, 2019**

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, please click [here](#). To review the meetings PowerPoint presentation, please click [here](#).

Presentation from the Inland Empire Economic Partnership

- Paul Granillo, President and CEO of the Inland Empire Economic Partnership (IEEP), presented on the Inland Empire Growth & Opportunity study, which examined the presence of good jobs across industries and occupations throughout the Inland Empire.
- Three key findings were highlighted for the region's future economic success: 1) investing in opportunity industries like technology, information, and professional services can increase the local stock of good jobs; 2) education and workforce support can improve workers' mobility toward good jobs; and 3) addressing racial and gender disparities explicitly is crucial to growth and prosperity.

Fiscal Year 2019/2020 Agency Budget Review Making its way Through Committee Structure

- The Executive Committee received a presentation on the Draft 2019/2020 Budget; all departments are balanced.
- WRCOG is looking to sublease a portion of its existing office space or relocate to new space in the existing building in order to reduce costs.

Regional Energy Network (REN) with CVAG and San Bernardino COG being pursued

- WRCOG's Western Riverside Energy Partnership (WREP) works with member jurisdictions to achieve energy savings and reduce utility bills through education, technical assistance, and incentive programs. Recent changes have created challenges for WREP, including a decrease in funding, elimination of programs, and outsourcing of the utility's energy efficiency programs.
- Coachella Valley Association of Governments (CVAG), San Bernardino Council of Governments (SBCOG), and WRCOG are collaborating to form a REN to continue offering energy efficiency support and assistance to members for energy goals.
- The Executive Committee authorized WRCOG's Executive Director to enter a contract for consultant assistance for REN development.

General Assembly Community Service Awardees Selected

- Each year at the General Assembly one or more individuals or organizations are recognized for outstanding community service in Western Riverside County. Staff received eleven unique nominations.
- The Executive Committee approved the following to receive awards: Thomas Evans, the Social Work Action Group, and the City of Lake Elsinore. All awardees will be recognized onstage at the General Assembly & Leadership Conference on June 20, 2019, at the Pechanga Resort Casino.
- The Executive Committee also approved staff enacting guidelines for future award nominations. One suggested guideline recommended that nominees may not be current elected officials. The Committee also approved having three award nomination categories including an individual, private or non-profit organization, and a public sector agency.
- The Executive Committee also requested that former Chair Jim Hyatt be recognized at the General Assembly.

In Memoriam: Council member Jim Hyatt

The May 6, 2019 meeting of the Executive Committee was held and adjourned in honor of Council member Jim Hyatt, who served for many years as the City of Calimesa's representative to the WRCOG Executive Committee and who was the Agency's Chair in 2013.

Next Meeting

The next Executive Committee meeting is scheduled for Monday, June 3, 2019, at 2:00 p.m., at the County of Riverside Administrative Center, 1st Floor Board Chambers.



**Western Riverside Council of Governments
Administration & Finance Committee
Meeting Recap
May 8, 2019**

Following is a summary of key items discussed at the last Administration & Finance Committee meeting. To review the full agenda and staff reports, please click [here](#). To review the meeting PowerPoint presentation, please click [here](#).

PSA with Environmental Science Associates (ESA) Approved to Update WRCOG's Subregional Climate Action Plan

- WRCOG is updating and expanding the 2014 subregional Climate Action Plan to include all 18-member cities and the County and identify new opportunities to reduce greenhouse gas emissions and comply with state mandates. The update, CAPtivate 2.0, will be partially funded by a \$344,900 grant from Caltrans.
- WRCOG released a Request for Proposals in November 2018, held interviews in February 2019, and ultimately selected Environmental Science Advisors (ESA) to lead CAPtivate 2.0.
- The Committee recommended that the Executive Committee authorize the Executive Director to enter into a Professional Services Agreement with ESA.

PSA with Network for Global Innovation Approved to Develop an Experience Subregional Innovation Center

- The 2018 Experience Feasibility Analysis confirmed that there is an existing market and need for a regional innovation and sustainability center in Western Riverside County.
- In November 2018, WRCOG's Executive Committee directed staff to move forward with the next phase of Experience, working collaboratively with the City of Riverside as the designated Experience host jurisdiction and contracting with a dedicated professional to lead the effort. In response, staff contacted Fred Walti of Network for Global Innovation (NGIN), an innovation facility entrepreneur who helped found and directed the Los Angeles Cleantech Incubator for its first six years of operation.
- The Committee recommended that the Executive Committee authorize the Executive Director to enter into a Professional Services Agreement with NGIN.

Draft Fiscal Year 2019/2020 Agency Budget Approved

- The Administration & Finance Committee received a presentation on the draft Fiscal Year 2019/2020 Agency Budget; all departments are balanced.
- WRCOG is looking to sublease a portion of its existing office space or relocate to new space in the existing building in order to reduce costs.

Fiscal Year 2019/2020 Leadership Recommendations Moving Forward

- Bonnie Wright (City of Hemet) was recommended as Chair.
- Kevin Bash (City of Norco) was recommended as Vice-Chair.
- Kelly Seyarto (City of Murrieta) was recommended as 2nd Vice-Chair.

Administration & Finance Committee Recommends WRCOG Decline RHNA Subregional Delegation

- The 6th RHNA cycle is projected to begin in fall 2019. SCAG typically calculates and assigns RHNA numbers to cities; however, subregional delegation is an option for interested jurisdictions.

- After a thorough exploration of subregional delegation, it was determined that the high costs and risks associated with the process, including liability and potential damage to WRCOG-member relations, outweighed any potential benefits, which are not likely to include a significant improvement in RHNA outcomes for members.
- Committee members recommended that WRCOG not take on subregional delegation for the 6th Cycle of RHNA but supported WRCOG providing other assistance to interested members and pursuing opportunities to reform RHNA for future cycles.

Next Meeting

The next Administration & Finance Committee meeting is scheduled for Wednesday, June 12, 2019, at 12:00 p.m. in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.



**Western Riverside Council of Governments
Planning Directors Committee
Meeting Recap
May 9, 2019**

Following is a summary of key items discussed at the last Planning Directors Committee meeting. To review the full agenda and staff reports, please click [here](#). To review the meeting PowerPoint presentation, please click [here](#).

Cannabis Activity in the City of Santa Ana

- Representatives from the City of Santa Ana presented to the Committee on their proactive approach to regulating cannabis activity in their jurisdiction.
- Their approach integrated interface with the community and industry partners, closing illegal operations, a streamlined review process, and capitalizing on the competitive advantages the City offered to prospective businesses.

Neighborhood Partnership Housing Services (NPHS) Presentation on Creating Homeownership Opportunities via Manufactured Housing

- Clemente Mojica, NPHS President and CEO, and Jenny Ortiz, NPHS Vice President of Social Enterprise & Innovations, provided an overview of the organization and an introduction to its work with local jurisdictions bringing affordable housing to blighted, under-utilized lots.
- Strategies employed by NPHS to repurpose vacant lots into affordable rental and home ownership opportunities include using factory-built housing, utilizing community land trusts to preserve long-term affordability, and administering owner-occupied rehabilitation programs to maximize revitalization.

PDC Recommends WRCOG Decline RHNA Subregional Delegation

- The 6th RHNA cycle is projected to begin in fall 2019. SCAG typically calculates and assigns RHNA numbers to cities; however, subregional delegation is an option for interested jurisdictions.
- After a thorough exploration of subregional delegation, it was determined that the high costs and risks associated with the process, including liability and potential damage to WRCOG-member relations, outweighed any potential benefits, which are not likely to include a significant improvement in RHNA outcomes for members.
- Committee members recommended that WRCOG not take on subregional delegation for the 6th Cycle of RHNA but supported WRCOG providing other assistance to interested members and pursuing opportunities to reform RHNA for future cycles.

Professional Services Agreement for Update to WRCOG's Subregional Climate Action Plan

- WRCOG received grant funding from Caltrans to prepare an update and expansion to the Subregional Climate Action Plan (CAP) to include all 18 WRCOG member cities and all unincorporated areas of Riverside County.
- WRCOG released a Request for Proposal (RFP) soliciting consultant firms to lead the update and, after interviewing the top three firms, selected the Environmental Science Associates (ESA) based on the firm's expertise in preparing CAPs and their local knowledge.
- Committee members recommended that the Executive Committee authorize the Executive Director to execute a Professional Services Agreement between WRCOG and Environmental Science Associates.

State Housing Legislation Update

- The League of California Cities' "[Hot Bills of the Week](#)" pertaining to housing were presented to the Committee along with League position on the bills.
- As outlined in the Agency's 2019-2020 Legislative Platform, WRCOG will, to the extent possible, track legislation related to housing and keep members informed on major bills and will also engage in efforts regarding specific bills and housing policy generally.

Professional Services Agreement (PSA) with Network for Global Innovation Approved to Develop an Experience Subregional Innovation Center

- The 2018 Experience Feasibility Analysis confirmed that there is an existing market and need for a regional innovation and sustainability center in Western Riverside County.
- In November 2018, WRCOG's Executive Committee directed staff to move forward with the next phase of Experience, working collaboratively with the City of Riverside as the designated Experience host jurisdiction and contracting with a dedicated professional to lead the effort. In response, staff contacted Fred Walti of Network for Global Innovation (NGIN), an innovation facility entrepreneur who helped found and directed the Los Angeles Cleantech Incubator for its first six years of operation.
- The Committee recommended that the Executive Committee authorize the Executive Director to enter into a Professional Services Agreement with NGIN.

Next Meeting

The next Planning Directors Committee meeting is scheduled for Thursday, June 13, 2019, at 9:00 a.m. at WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.



**Western Riverside Council of Governments
Public Works Committee
Meeting Recap
May 9, 2019**

Following is a summary of key items discussed at the last Public Works Committee meeting. To review the full agenda and staff reports, please click [here](#). To review the meeting PowerPoint presentation, please click [here](#).

TUMF Construction Cost Index (CCI) Adjustment

- As an administrative element of the TUMF Program, staff annually brings forward a CCI adjustment to the TUMF schedule.
- The CCI adjustment is intended to keep the dollar value of the TUMF whole, considering recent data.
- The Public Works Committee directed staff to present fee implementation scenarios for adoption of the CCI at the June 13, 2019 meeting.

WRCOG Assumes Responsibility for Calculating and Collecting TUMF for most Members

- On March 1, 2019, WRCOG began calculating and collecting TUMF for member agencies that have delegated the responsibility to WRCOG and approved the TUMF Ordinance Amendment.
- Sixteen TUMF participating agencies have moved forward with delegating the responsibility to WRCOG.
- WRCOG is in the process of developing an online fee portal for developers to make TUMF payments.

TUMF Nexus Study Update on the Horizon

- Since the approval of the 2016 TUMF Nexus Study, a handful of TUMF projects have been completed by local agencies.
- In anticipation of a future TUMF Nexus Study, WRCOG staff will review the status of each project in the Program.

Riverside County Transportation Analysis Model (RIVCOM) Project Underway

- The project team has defined the Traffic Analysis Zone (TAZ) structure for the RIVCOM. The goal is to be efficient with the number of TAZs in order to have an efficient model run time that will allow for quicker model results.
- A draft base-year (2018) roadway network has been completed. The project team will be reaching out to local jurisdiction staff via the Public Works Committee and the Riverside County Transportation Commission Technical Advisory Committee in the coming months to ensure feedback is received from jurisdictions.
- WRCOG will be requesting Socio Economic Data (SED) from SCAG to integrate into RIVCOM.
- The project team will also continue to work on the model interface to ensure it is user-friendly and ensure the model and source code are updated.

Next Meeting

The next Public Works Committee meeting is scheduled for Thursday, June 13, 2019, at 2:00 p.m., in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.



**Western Riverside Council of Governments
Technical Advisory Committee
Meeting Recap
May 16, 2019**

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

Agreement Moving Forward to Update Subregional Climate Action Plan – CAPtivate 2.0

- WRCOG is updating and expanding the 2014 subregional Climate Action Plan to include all 18-member cities and the County to identify new opportunities to reduce greenhouse gas emissions and comply with state mandates. The update, CAPtivate 2.0, will be partially funded by a \$344,900 grant from Caltrans. Consultants are being selected to move project forward.

Agreement for Phase II Development of Experience Subregional Innovation Center Moving Forward

- The 2018 Experience Feasibility Analysis confirmed that there is an existing market and need for a regional innovation and sustainability center in Western Riverside County. Consultants are being selected to move project forward.

RHNA Subregional Delegation

- The 6th RHNA cycle is projected to begin in Fall 2019. SCAG typically calculates and assigns RHNA numbers to jurisdictions; however, subregional delegation is an option for interested jurisdictions.
- Upon examination, WRCOG has evaluated that subregional delegation would not likely yield a significant change in the total housing units to be distributed within the subregion, and the distribution between member jurisdictions may not substantively differ from a SCAG-led allocation.
- The Technical Advisory Committee recommends that WRCOG decline subregional delegation.

RCTC Presents on its Logistics Fee Study

- RCTC has completed the Nexus Study for a regional logistic fee to fund highway projects.
- Based on the future growth of logistic specific uses in Riverside County and the logistics cost share of freeway mitigation, the fee can be up to \$1.28/square foot.
- At its May 8, 2019, meeting, RCTC approved the Nexus Study and staff will begin developing an implementation plan including a proposal on the establishment of a fee administrator.

Riverside County Flood Presents on the MS4 Permit Compliance Program

- Riverside County Flood Control provided an update on the MS4 Permit Compliance Program, which regulates discharges of storm water and non-storm water while also protecting local lakes, rivers and streams from pollution.
- In light of events this past year, the update also included information regarding trash management regulations, budget, and a Holy Fire debris removal update.

TUMF High-Cube Warehouse Calculation Adjustment Discussed

- In summer 2018, WRCOG conducted a Trip Generation Study to investigate whether fulfillment and distribution centers generate more traffic than High-Cube warehouses, and if this difference constitutes a new category in the TUMF Fee Calculation Handbook.
- Findings of the Trip Generation Study indicate that distribution centers do generate more regional traffic than High-Cube warehouses, with a majority of traffic generated coming from passenger vehicles.

- Staff, with recommendation from the Public Works Committee, determined that the difference in trips generated is better addressed by an adjustment to the existing High-Cube Warehouse calculation rather than the creation of a new category in the TUMF Fee Calculation Handbook.
- The Technical Advisory Committee recommended that staff include a review of the available data for high cube warehouses in two years in the recommendation to the Executive Committee.

Fiscal Year 2019/2020 Agency Budget in Last Rounds of Approval

- Staff reported that there were no changes from the first to the second round of approvals in WRCOG's budget.
- WCE and RCHCA's budgets were presented for informational purposes. As distinct entities, WCE and RCHCA's budgets are adopted and approved by their respective boards but are under WRCOG's umbrella.
- Looking forward, WRCOG is interested in subleasing a portion of its existing office space or relocating to a new space in the existing building in order to reduce costs.

Appointments Made to the Riverside County Emergency Medical Care Committee

- The Committee appointed Gary Nordquist from the City of Wildomar as the primary representative, and Chris Mann from the City of Canyon Lake as the alternate, to the Riverside County Emergency Medical Care Committee.

2019 TUMF Construction Cost Index Adjustment

- As an administrative element of the TUMF Program, staff annually brings forward a CCI adjustment to the TUMF schedule.
- The CCI adjustment is intended to keep the dollar value of the TUMF whole, considering recent data.
- Staff will bring this item back to the Technical Advisory Committee in June for a recommendation to the Executive Committee.

Next Meeting

The Technical Advisory Committee is DARK during the month of June. The next Technical Advisory Committee meeting is scheduled for Thursday, July 18, 2019, at 9:30 a.m. in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

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Western Riverside Council of Governments

Planning Directors Committee

Staff Report

Subject: State Housing Legislation Update

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

Date: June 13, 2019

The purpose of this item is to provide a summary introduction to a selection of proposed state legislation pertaining to housing.

Requested Action:

1. Receive and file.

Legislative Timeline Overview

- Bills must be passed out of the house of origin no later than May 31, 2019
- Summer recess begins July 12, 2019, with the Legislature reconvening on August 12, 2019
- The 2019 Legislative Session ends on September 13, 2019
- October 13, 2019, marks the last day for the Governor to sign or veto bills

Housing Bills of the Week

The following is a summary of Housing related bills as identified by the League of California Cities. All of the status items are current as of June 5, 2019.

ACA 1 (Aguiar-Curry) Local government financing: affordable housing and public infrastructure: voter approval

Summary: The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

This bill is currently under consideration in the Assembly.

League Position: *Support*

AB 1279 (Bloom) Planning and zoning: housing development: high-resource areas

Summary: Would require the Department of Housing and Community Development (HCD) to designate areas in the state as high-resource areas by January 1, 2021, and every five years thereafter. The bill would

authorize a city or county to appeal the designation of an area within its jurisdiction as a high-resource area during that 5-year period. In any area designated as a high-resource area, the bill would require that a housing development project be a use by right, upon the request of a developer, in any high-resource area designated pursuant be a use by right in certain parts of the high-resource area if those projects meet specified requirements, including specified affordability requirements. For certain development projects where the initial sales price or initial rent exceeds the affordable housing cost or affordable rent to households with incomes equal to or less than 100% of the area median income, the bill would require the applicant agree to pay a fee equal to 10% of the difference between the actual initial sales price or initial rent and the sales price or rent that would be affordable, as provided. The bill would require the city or county to deposit the fee into a separate fund reserved for the construction or preservation of housing with an affordable housing cost or affordable rent to households with a household income less than 50% of the area median income.

Under this Bill, provisions would be applied to approved housing developments to maintain affordability for 45 - 55 years. Additionally, this Bill would expand the exemption for ministerial approval of projects under CEQA – a ministerial project is one that requires only conformance with a fixed standard or objective measurement and requires little or no personal judgment by a public official as to the wisdom or manner of carrying out the project.

This bill has passed the Assembly and is currently being considered in the Senate.

League Position: Pending

AB 1763 (Chiu D) Planning and zoning: density bonuses: affordable housing

Summary: Would require a density bonus to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households, as defined. The bill would also require that a housing development that meets this criteria receive four incentives or concessions under the Density Bonus Law.

This bill has passed the Assembly and is currently being considered in the Senate.

League Position: Oppose Unless Amended

SB 5 (Beall) Affordable Housing and Community Development Investment Program

Summary: Would establish within state government the Affordable Housing and Community Development Investment Program, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, transit village development district, or a combination of those entities, to apply to the Affordable Housing and Community Development Investment Committee to participate in the program and would authorize the committee to approve or deny plans for projects meeting specific criteria.

This bill has passed the Senate and is currently being considered in the Assembly

League Position: Support

SB 13 (Wieckowski) Accessory dwelling units

Summary: Would authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling use. The bill would also revise the requirements for an accessory dwelling unit by providing that the accessory dwelling unit may be attached to, or located within, an attached garage, storage area, or other structure, and that it does not exceed a specified amount of total floor area.

This bill has passed the Senate and is currently being considered in the Assembly.

League Position: Oppose Unless Amend

SB 330 (Skinner) Housing Crisis Act of 2019

Summary: The Housing Accountability Act requires a local agency that proposes to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill would, until January 1, 2030, specify that an application is deemed complete for these purposes if a complete initial application was submitted, as specified.

This bill has passed the Senate and is currently being considered in the Assembly.

League Position: Oppose

Prior Action:

June 3, 2019: The Executive Committee received and filed.

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: Presentation by the City of Desert Hot Springs on Its Cannabis Activity

Contact: Rebecca Deming, Community Development Director, City of Desert Hot Springs,
rdeming@cityofdhs.org, (760) 329-6411, ext. 240

Date: June 13, 2019

The purpose of this item is to inform and educate on the strategies undertaken by the City of Desert Hot Springs in implementing cannabis reform.

Requested Action:

1. Receive and file.

Rebecca Deming, Community Development Director, and Doria Wilms, Assistant to the City Manager, from the City of Desert Hot Springs will be presenting on the strategies and efforts undertaken to address cannabis activity in the City. The presenters will focus on how they have facilitated “organized” cannabis activity that has stimulated economic development.

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: Presentation by the Enterprise Community Partners on the Affordable Housing and Sustainable Communities Grant Program

Contact: Alejandro Huerta, SoCal AHSC Program Director, Enterprise Community Partners, ahuerta@enterprisecommunity.org, (213) 787-8217

Date: June 13, 2019

The purpose of this item is to inform and educate on the next cycle of funding for the Affordable Housing and Sustainable Communities grant program.

Requested Action:

1. Receive and file.

Alejandro Huerta, SoCal AHSC Program Director, from Enterprise Community Partners will be presenting on the next cycle of available funding for the Affordable Housing and Sustainable Communities grant program.

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: TUMF Program Development Agreements Update

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

Date: June 13, 2019

The purpose of this item is to provide the final analysis conducted of development agreements in the subregion with TUMF exemptions.

Requested Action:

1. Receive and file.
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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, the Western Riverside County Regional Conservation Authority (RCA) and the Riverside Transit Agency (RTA).

Background

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 contacted member agencies to request information on all Development Agreements previously reported to WRCOG. This exercise was used as the basis to determine if the Development Agreements had expired or were amended. It was determined that a majority of the Development Agreements with TUMF exemptions have completed construction or the TUMF exemption has expired, with the exception of one Development Agreement with the City of Temecula. As such, only the Development Agreement with the City of Temecula (Harveston / Winchester Hills) remains with the TUMF exemption as new development

occurs within the project boundaries.

Staff distributed letters to each member agency (City Manager, Public Works Director, and Planning Director) regarding the review and finding for each member agency.

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: Housing Element Annual Progress Reports

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

Date: June 13, 2019

The purpose of this item is to initiate a conversation amongst members regarding their experiences submitting the Annual Housing Progress Reports following implementation of new reporting requirements.

Requested Action:

1. Discuss and provide input.

Each jurisdiction must prepare a Housing Element Annual Progress Reports (APR) on its status and progress in implementing its housing element (Government Code Section 65400). The APR must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1 of each year (covering the previous calendar year). AB 879 and SB 35 of the 2017 Housing Package added new data requirements for the APRs, impacting progress reports covering calendar year 2018 and beyond. For example, significantly more information is required regarding housing affordability than was previously required. Additionally, it would appear that agencies are required to more fully document community income levels than before. Calendar year 2018 APRs were due April 1, 2019.

Some jurisdictions have reported to WRCOG that its reports were rejected with numerous cited errors, largely stemming from the new requirements. For these jurisdictions the ability to track newly required permit-specific information proved especially onerous. Staff is interested in hearing from all members on their experience with the 2018 APR and fostering a conversation to exchange tips and troubleshoot challenges.

This item is reserved for a discussion amongst members and Staff regarding the outcome of the revised requirements, challenges, useful tools, and best practices. Members are encouraged to share their experiences preparing the 2018 reports and discuss any tips for members who may need to revise their forms.

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

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