Western Riverside Council of Governments
Planning Directors Committee

AGENDA

Thursday, December 13, 2018
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 agendized 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 November 8, 2018, Planning Directors Committee Meeting are Available for Consideration. **P. 1**

Requested Action: *1. Approve Summary Minutes from the November 8, 2018, 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 **P. 5**

Requested Action: *1. Receive and file.*

B. Experience Regional Innovation Center Feasibility Analysis Update and Selection of Host Site **P. 21**

***Requested Action*:** *1. Receive and file.*

7. REPORTS / DISCUSSION

A. Development of a Sustainability Indicators Report Activities Update ***Christopher Gray, WRCOG*** **P. 27**

***Requested Action*:** *1. Discuss and provide input.*

B. 2018 Affordable Housing Package Update ***Alexa Washburn, National Community Renaissance*** **P. 41**

***Requested Action*:** *1. Receive and file.*

C. Affordable Housing Sustainable Communities Program Best Practices ***Alexa Washburn, National Community Renaissance*** **P. 45**

***Requested Action*:** *1. Receive and file.*

D. Legislative News and Case Studies in Accessory Dwelling Units ***Siri Champion, Michael Baker International*** **P. 47**

***Requested Action*:** *1. Receive and file.*

E. CAPtivate 2.0 Activities Updates ***Andrea Howard, WRCOG*** **P. 49**

***Requested Action*:** *1. Receive and file.*

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 Planning Directors Committee meeting scheduled for Thursday, January 10, 2019, is adjourned. The next Planning Directors Committee meeting is scheduled for Thursday, February 14, 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 Committee **Item 5.A**
November 8, 2018
Summary Minutes

<u>1. CALL TO ORDER</u>

The meeting of the Planning Directors Committee (PDC) was called to order at 9:00 a.m. by Past, Past Chair Matt Bassi at WRCOG's Office, Citrus Conference Room.

<u>2. SELF INTRODUCTIONS</u>

Members present:

Maryann Marks, City of Banning
Maryn Wells, City of Calimesa
Joanne Coletta, City of Corona
Peter Minegar, City of Eastvale
Tamara Campbell, City of Jurupa Valley
Richard MacHott, City of Lake Elsinore
Lisa Gordon, City of Menifee
Rick Sandzimier, City of Moreno Valley (arrival 9:11 a.m.)
Jarrett Ramaiya, City of Murrieta
Travis Randel, City of San Jacinto
Matt Bassi, City of Wildomar (Past Chair)
Phayvanh Nanthavongduongsy, County of Riverside (arrival 9:17 a.m.)
Kristin Warsinski, Riverside Transit Agency

Staff present:

Christopher Gray, Director of Transportation & Planning
Andrea Howard, Program Manager
Cynthia Mejia, Staff Analyst
Rachel Hom, Staff Analyst
Suzy Nelson, Administrative Assistant

Guests present:

Kelly Lucia, City of Calimesa
Siri Champion, Michael Baker International
Kristin Lorge, Riverside County Department of Environmental Health
Keith Jones, Riverside County Department of Environmental Health
Aaron Pfannenstiel, PlaceWorks
Dawn Wilson, Michael Baker International
Talar Alexanian, Strategies 360
Rachel Keyser, ViewPoint Cloud
Andy Navarro, ViewPoint Cloud

<u>3. PLEDGE OF ALLEGIANCE</u>

Committee member Matt Bassi led members in the Pledge of Allegiance.

<u>4. PUBLIC COMMENTS</u>

There were no public comments.

<u>5. MINUTES</u> - *(San Jacinto / Lake Elsinore) 10 yes; 0 no; 1 abstentions. Item 5.A was approved. The Cities* *of Beaumont, Canyon Lake, County of Riverside, Hemet, Moreno Valley, Norco, Perris, Riverside, and Temecula, the March JPA, and the Morongo Band of Mission Indians were not present.*

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

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

6. CONSENT CALENDAR - *(Lake Elsinore / Eastvale) 11 yes; 0 no; 0 abstentions. Items 6.A and 6.B were approved. The Cities of Beaumont, Canyon Lake, County of Riverside, Hemet, Moreno Valley, Norco, Perris, Riverside, and Temecula, the March JPA, and the Morongo Band of Mission Indians were not present.*

A. WRCOG Committees and Agency Activities Update

Action: *1. Received and filed.*

B. Regional Climate Adaptation Toolkit – Infrastructure Guidebook

Action: *1. Received and filed.*

6. REPORTS / DISCUSSION

A. Sidewalk Vendors and Micro Enterprise Home Kitchens

Keith Jones presented on Senate Bill (SB) 946 and Assembly Bill (AB) 626, and the prospective impacts they present to the Western Riverside County subregion. SB 946 legalizes sidewalk vending for both food and merchandise sales. Effective January 1, 2019, both cities and unincorporated Riverside County areas will be required to allow sidewalk vending but can require vendors to obtain permits. Member agencies are encouraged to work with DEH to ensure that member agency staff are aware of approved and unapproved food operations.

SB 946 can have multifaceted effects on departments like Parks and Recreation and Law Enforcement. Cities will need to determine if there is a need for a licensing program unique to their respective city as the vendors will receive their permit from the DEH. Cities will also need to develop enforcement that will coincide with the County's licensing program.

AB 626 allows the permitting of "microenterprise home kitchen operations," a previously impermissible activity. Due to minimal health and safety standards, implications of AB 626 can include a potential increase in reported foodborne illness incidents, and an increase in calls related to excessive business-related activities.

Per current statue, the DEH is the entity responsible for issuing permits for Riverside County. Based on the current understanding of the legislation, DEH would issue one ruling that would transcend to all cities and unincorporated areas within the County. On December 4, 2018, the Riverside County Board of Supervisors will receive a report on the potential impacts of AB 626 in the Western Riverside subregion. If the Board of Supervisors decides to move forward with a policy for these types of businesses, all cities would be required to comply with it. Therefore, DEH staff encourage WRCOG member agencies to submit comment letters by December 3, 2018, in order for their position to be considered in the materials presented at the December 4, 2018, hearing. Letters can be submitted directly to the Board of Supervisors or to Keith Jones at kjones@rivco.org.

Action: *1. Received and filed.*

B. ViewPoint Cloud – Permitting, Licensing, Inspections, and Enforcement Service Platform

Andy Navarro reported that ViewPoint Cloud is an online permitting platform that can assist local governments streamline building and code enforcement efforts through a customizable online portal for licensing or permitting processes. The online platform can also aid in resource sharing and can act as a regional tool for cities. For example, the Capitol Region Council of Governments (CRCOG) in Connecticut, entered into a regional agreement for ViewPoint Services, which has offered cost savings to participating jurisdictions and consistency for the developers and others interfacing with the tool across multiple jurisdictions. Additional questions on ViewPoint should be directed to Andy Navarro, Government Relations Manager, at anavarro@viewpointcloud.com.

Action: *1. Received and filed.*

C. Legislative Update

Staff from Michael Baker International presented on a variety of legislative items pertaining to a broad range of policy areas including housing & entitlement processes; climate and resiliency; zoning; and California Environmental Quality Act (CEQA).

Major legislation under the area of housing & entitlement included four items. Assembly Bill (AB) 3194, Housing Accountability Act, which declares the intent of the legislature to establish a very high threshold for a local agency to justify denying or conditioning a housing project for health or safety reasons. Senate Bill (SB) 828, Regional Housing Needs Assessment (RHNA) Allocation Changes and Goals to Meet RHNA, requires councils of government to provide additional data pertaining to overcrowding, vacancy, and cost burdened households. AB 2753, New Density Bonus Notification, adds to the existing law that established the city and county requirement to provide a developer a density bonus and other incentives in a specific timeline for the production of lower income housing units. AB 2753 would add to the duties of local planning officials by requiring a city or county to provide applicants with a determination of the amount of density bonus and any parking ratios requested by the applicant and adjust the amount of density bonus and parking ratios accordingly based on changes to the project during the course of development. AB 2913, Original Life of Building Permit Extended, extends the life of a building permit from six months to one year for housing projects.

Staff from Michael Baker highlighted three additional legislative items pertaining to climate and resiliency. SB 1035, Climate Adaptation and Resiliency Planning, requires climate adaptation and resiliency information contained in a general plan to be updated regularly and requires the safety element to be revised to identify any new hazards applicable to the city or county that were not available during previous revision of the safety element. SB 901, Major Changes Related to Utility Rates, Wildfire Planning, Resiliency, and Safety Maintenance, makes major changes to electrical and gas utility wildfire planning, resiliency, safety maintenance procedures, and implements rate-payer reimbursements for utility liability for wildfire damages caused by utilities. SB 1260, Wildfire Planning and Prevention, authorizes federal, state and local agencies to engage in collaborative forestry management while requiring a local agency to transmit a copy of adopted ordinance designating very high fire hazard severity zones to CAL FIRE.

Michael Baker Staff concluded their presentation by reporting on two CEQA related legislation items. AB 1804, CEQA Exemption for Counties, provides a statutory exemption to CEQA for counties for residential and mixed-use projects with several conditions met including: general plan/zone consistency, density requirements, and the project is no more than five acres.

Action: *1. Received and filed.*

D. Senate Bill 743 Project Update

Chris Gray provided an update on the implications of Senate Bill (SB) 743 in Western Riverside County. The Bill was signed into law in September 2013 with the goal of changing transportation impact analyses as part of CEQA compliance. SB 743 eliminates auto delay, level of service, and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts.

WRCOG has received grant funding from the Southern California Association of Governments (SCAG) to develop a Transportation Impact Analysis (TIA) for the entire subregion that will assist member agencies in implementing SB 743. The purpose of this study is to identify the methodology appropriate for analyzing Vehicle Miles Traveled (VMT) impacts, the thresholds that should be used to gauge those impacts, and needed mitigation efforts for such impacts. WRCOG is implementing this study so that each agency does not need to conduct their own; therefore reducing implementation expenses throughout the subregion.

Chris Gray also outlined the difference and similarities between the study and the subregional Climate Action Plan (CAP). While the Transportation Impact Study will produce thresholds and tools for individual projects and plans to demonstrate consistency with the requirements of SB 743, the subregional CAP is primarily intended to be a planning document which focuses on agency-wide and regional strategies, with less of a focus on individual projects. To ensure consistency between the two, WRCOG will use VMT data from both studies.

In preparation for the TIA, WRCOG has conducted multiple outreach workshops with member agency staff, consultants, lawyers, and developers to gather feedback on the study. The project team has also conducted research and presented preliminary information. Staff will continue to develop a series of recommended approaches to bring forward to the PDC and PWC in early 2019 and encourage member agencies to consider adopting a single VMT calculation method and integrating that into all future planning documents, including General Plan Updates.

Action: *1. Received and filed.*

7. ITEMS FOR FUTURE AGENDAS

Andrea Howard announced that Alexa Washburn, consultant for WRCOG, will return to the committee next month with an update on housing legislation.

8. GENERAL ANNOUNCEMENTS

Andrea Howard requested that all member agencies ensure that WRCOG's listing of PDC members and alternates is up to date, and if it is not to please notify WRCOG of changes.

Kristin Warsinski announced that The Festival of Lights begins November 23 and continues through January 6. For those looking to avoid the crowded parking in Downtown Riverside, visitors can park at the Downtown Metrolink station and take a shuttle to Downtown Riverside.

Richard Sandzimier announced that Patty Nevins is now working at the City of Moreno Valley as a Planning Manager.

9. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, December 13, 2018, at 9:00 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

10. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 10:35 a.m.

Item 6.A

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **WRCOG Committees and Agency Activities Update**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-67151**

Date: **December 13, 2018**

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 November.

Prior Action:

December 3, 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 November Committees Activities Matrix (Action items only).
2. Summary recaps from November Committee meetings.

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Item 6.A

WRCOG Committees and Agency Activities Update

Attachment 1

WRCOG November Committees Activities Matrix (Action items only)

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WRCOG Committees Activities Matrix (Action Items Only)	Executive Committee	Administration & Finance Committee	Technical Advisory Committee	Planning Directors Committee	Public Works Committee	Finance Directors Committee	Solid Waste Committee
Date of Meeting:	11/5/18	11/14/18	Did not meet	11/8/18	11/8/18	Did not meet	Did not meet
Current Programs / Initiatives:							
Regional Streetlights Program	Received and filed.	n/a		n/a	n/a		
Property Assessed Clean Energy (PACE) Programs	Deferred the judicial foreclosure proceedings on the delinquent residential parcels of the 2017/2018 tax year and to assign WRCOG's collection rights to a third party; 2) authorized the Executive Director to enter in a Purchase and Sales Agreement with the third party for the purchase of the delinquent assessment receivables; 3) adopted WRCOG Resolution Number 41-18;	n/a		n/a	n/a		
Community Choice Aggregation (CCA) / Western Community Energy	Received and filed.	n/a		n/a	n/a		
TUMF	Approved the draft 2019 Northwest Zone TIP; authorized Executive Director to execute multiple TUMF reimbursement Agreements; Recommended Executive Director apporve minor revisions to the TUMF Zone boundaries to better align with the County;	n/a		n/a	n/a		
Fellowship	n/a	n/a		n/a	n/a		
New Programs / Initiatives:							
EXPERIENCE	n/a	Recommended that the Executive Committee authorize staff to proceed with next phase in the implementation of the Experience Center; 2) recommended that the Executive Committee direct staff to negotiate a Memorandum of Understanding (MOU) with the selected host jurisdiction to implement the Experience Center; 3) recommended that the Executive Committee direct staff to include a cost sharing mechanism in the MOU to limit future WRCOG expenditures to share staffing costs to support Experience; 4) recommended that the Executive Committee direct staff to include specific milestones for the development and implementation of the MOU, including deadlines related to funding commitment and site selection; 5) recommended that the Executive Committee appoint two of its members to represent WRCOG in negotiating an MOU with the selected Experience host jurisdiction;		n/a	n/a		

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Item 6.A

WRCOG Committees and Agency Activities Update

Attachment 2

Summary recaps from November Committee meetings

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Western Riverside Council of Governments
Executive Committee Meeting Recap
November 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.

TUMF Program Activities Update

- Executive Committee members approved the draft 2019 Northwest Zone Transportation Improvement Program.
- The Executive Committee authorized reimbursement agreements for 11 projects including: Ethanac Road Widening in Perris; Second Street Widening, Sixth Street Widening, and Hamner Avenue Widening in Norco; Temescal Canyon Road Widening to County of Riverside; and Market Street Bridge over the Santa Ana River in Jurupa Valley.
- The Executive Committee directed staff to invite all Riverside County Supervisors who represent a specific TUMF Zone to Zone Committee meetings and approved a minor revision to the TUMF Zone boundaries to better align with Riverside County Supervisorial Districts.

Amendment to WRCOG Joint Powers Agreement (JPA) and Bylaws

- The Executive Committee adopted a resolution to make a series of technical changes to the WRCOG Bylaws. The changes are minor and are largely focused on clarifications.
- Similar technical changes were made to the JPA; the Executive Committee directed staff to forward the JPA Amendment to WRCOG member agencies for approval. The JPA Amendment will require a 2/3 vote from member agencies to take effect.

BEYOND Framework Fund – Deadline Extended

- The Executive Committee approved a one-time extension for member agencies to expend all BEYOND grant funds to March 30, 2019.
- If any BEYOND funds remain after the final deadline, they will be reallocated through the Fiscal Year 2019/2020 Agency Budgeting process.
- Member agencies are encouraged to contact staff as soon as possible with any questions regarding BEYOND.

Riverside County Superintendent of Schools Takes Lead in Promoting "Million Deliberate Acts of Kindness

- Riverside County Superintendent of Schools, Dr. Judy White, encouraged all communities in the County to support the "Million Deliberate Acts of Kindness" Program. More information is available at www.rcoe.us/kindness.
- This Program is aimed at fostering kindness across the community, with the goal that it will spread into the classroom and reduce instances of bullying.

PACE Programs Activities Updates

- In October 2018, WRCOG PACE Programs surpassed $2 billion in funded projects.
- WRCOG PACE assessments experienced a low level of delinquency - 0.7% this year, compared to a rate of 2.43% for the County of Riverside.
- The Executive Committee acted to defer judicial foreclosure proceedings on delinquent residential parcels and assign WRCOG's collection rights to a third party, First National Assets.

Regional Toolkit for Transportation Infrastructure

- WRCOG is leading a collaborative effort with San Bernardino County Transportation Authority to enhance the region's resiliency to climate-related hazards, namely fire, flood, drought, and extreme heat.
- A Toolkit will be developed will include the creation of city-level hazard and evacuation maps, a resilient transportation infrastructure guidebook, a model adaptation and resiliency general plan element, and a pilot effort to assess the true community cost of a roadway outage to better inform decision makers of how to prioritize future investments.

Next Meeting

- The next Executive Committee meeting is scheduled for Monday, December 3, 2018, 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
November 14, 2018

Following is a summary of major items discussed at the November 14, 2018, Administration & Finance Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint Presentation, please click here.

MOU with the Riverside County Superintendent of Schools

- The Riverside County Superintendent of Schools has been an ex-officio voting member of WRCOG's Executive and Technical Advisory Committees since November 2011. The Committee recommended that the Executive Committee approve an extension to the MOU with the Riverside County Superintendent of Schools for a 3-year term.

Fiscal Year 2018/2019 1st Quarter Budget Amendment Approved

- Total Agency expenditures are being increased by $9,262; these expenditures will be offset by unused funds and/or decreased expenditures in other categories.
- It is expected that the $9262 will be recouped.

Appointments to Various Committees

- WRCOG is responsible for a number of appointments to outside agencies. The Committee provided recommendations for appointments to SCAG, CALCOG, SANDAG, the Santa Ana Watershed Project Authority, and the Riverside County Waste Management Local Task Force, to be considered by the Executive Committee during its December meeting.

Allocation of Funds from the Beaumont Settlement

- The Committee recommended that existing and future funds received from the Beaumont 3rd party settlements be allocated via the existing (current at the time) Nexus Study formula; that staff coordinate with the Riverside County Transportation Commission to add projects to the list of Regional TUMF Projects in the Pass Zone.
- WRCOG will recoup its legal costs from the settlement fees collected.

Experience Regional Innovation Center Feasibility Analysis

- An informative video was shared with the Committee on the months-long process of determining whether or not the Experience concept is feasible.
- The Committee recommended that the Executive Committee authorize staff to proceed with next phase in the implementation of the Experience Center; negotiate an MOU with the selected host jurisdiction to implement the Experience Center; include a cost sharing mechanism in the MOU to limit future WRCOG expenditures to share staffing costs to support Experience; include specific milestones for the development and implementation of the MOU, including deadlines related to funding commitment and site selection; and recommended that the Executive Committee appoint two of its members to represent WRCOG in negotiating an MOU with the selected Experience host jurisdiction.

Regional Energy Network (REN) Proposal

- The structure of local government partnerships are being changed dramatically by the CPUC.
- Regional Energy Networks are the next evolution to local government partnerships and can operate programs local government partnerships are in danger of losing (such as the existing Western Riverside Energy Partnership – WREP).
- The Committee recommended that the Executive Committee authorize the Executive Director to develop a joint cooperation agreement between CVAG, SBCOG, and WRCOG; and directed the Executive Director to release a Request for Proposals for feasibility & implementation of a Regional Energy Network.

Next Meeting

- The Administration & Finance Committee meeting scheduled for Wednesday, December 12, 2018, is hereby adjourned. The next Administration & Finance Committee meeting is scheduled for Wednesday, January 9, 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
November 8, 2018

Following is a summary of major items discussed at the November 8, 2018, Planning Directors Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint presentation, please click here.

Sidewalk Vendors and Micro Enterprise Home Kitchens

- Senate Bill (SB) 946 legalizes sidewalk vending for both food and merchandise sales. Effective January 1, 2019, cities and unincorporated Riverside County areas will be required to allow sidewalk vending, but can require vendors to obtain permits.
- Member agencies are encouraged to work with Riverside County Department of Environmental Health (DEH) to ensure that member agency staff are aware of approved and unapproved food operations.
- Assembly Bill (AB) 626 allows the permitting of "microenterprise home kitchen operations," a previously impermissible activity. Per current statute, the Riverside County Department of Environmental Health (DEH) is the entity responsible for issuing permits for Riverside County.
  - Based on the current understanding of the law, DEH would issue one ruling that would be applicable to all cities and unincorporated areas within the County.
- On December 4, 2018, the Riverside County Board of Supervisors (BOS) will receive a report on the potential impacts of AB 626.
- DEH encourages WRCOG member agencies to **submit comment letters by December 3, 2018** in order for their position to be considered in the materials presented at the December 4 hearing. Letters can be submitted directly to the BOS or to Keith Jones at DEH, by emailing kjones@rivco.org.
- For more information on either topic, please see the PowerPoint slides linked above or contact Keith Jones.

Subregional Permitting, Licensing, Inspections, And Enforcement Service Platform

- ViewPoint Cloud is an online permitting platform that can assist local government organizations streamline building and code enforcement efforts through a customizable online portal for any type of licensing or permitting.
- For more information on this platform, please contact Andy Navarro, Government Relations Manager, at anavarro@viewpointcloud.com or (617) 577- 9000, ext. 112.

SB 743 Pathway to Implementation Study Update

- Senate Bill (SB) 743 was signed into law in September 2013 with the goal of changing transportation impact analyses as part of CEQA compliance. SB 743 eliminates auto delay, level of service, and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts.

- WRCOG has received grant funding from the Southern California Association of Governments (SCAG) to develop a Transportation Impact Analysis (TIA) for the entire subregion that would assist member agencies in implementing SB 743.
- WRCOG has conducted multiple outreach workshops with member agency staff, consultants, lawyers, and developers to gather feedback on the study. The consultant team and WRCOG staff will continue developing a series of recommended approaches to bring forward to the PDC and PWC in early 2019.
- Staff recommends member agencies consider adopting a single VMT calculation method and integrating that into all future planning documents, including General Plan Updates.

<u>Next Meeting</u>

The next meeting of the WRCOG Planning Directors Committee is scheduled for Thursday, December 13, 2018 at 9:00 a.m., in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

Western Riverside Council of Governments
Public Works Committee
Meeting Recap
November 8, 2018

Following is a summary of major items discussed at the November 8, 2018, Public Works Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint presentation, please click here.

Regional Climate Adaptation Toolkit Update – Infrastructure Guidebook

- WRCOG, in partnership with the San Bernardino County Transportation Commission (SBCTA) is organizing a Regional Climate Toolkit and is seeking input on the development of a Climate Resilient Transportation Infrastructure Guidebook (Guidebook).
- The Committee discussed various topics of interest including, but not limited to, the impacts of changing climate on infrastructure maintenance, pavement, street standards, and conflicting regulations.
- The draft Guidebook will be presented to the Committee in the first quarter of 2019.

Alternative Fuel Corridors Tool Roll-Out Discussion

- A final version of a GIS Alternative Fuel Corridors Tool was presented to the Committee. The Tool was developed based on data from WRCOG member agencies.
- The tool is intended to assist WRCOG Clean Cities Coalition participants with future planning efforts related to fueling station siting for alternative fuel vehicles and other related tasks.

Interactive TUMF Network Update

- The interactive web page for the TUMF Network was presented to the Committee. The webpage will allow users to determine whether facilities they are constructing are eligible for TUMF funding and the amount of funding that may be available based on the maximum TUMF share.
- WRCOG anticipates this tool will be available by December 2018.

TUMF Zone Revenues Update

- An update on recent TUMF collections was presented to the Committee. Staff reviewed the TUMF revenue projection methodology that is used to determine future revenue for development of the Zone Transportation Improvement Programs.

Project Prioritization: Pass Zone Case Study

- Staff provided information regarding a Pass Zone project prioritization effort currently underway and encouraged the Committee to consider whether a similar effort would be beneficial to other TUMF Zones.

Next Meeting

The next meeting of the WRCOG Public Works Committee is scheduled for Thursday, December 13, 2018, at 2:00 p.m., in 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 Activities Update and Selection of Host Site**

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

Date: **December 13, 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, farm-to-fork café, and meeting center; 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 the Los Angeles Cleantech Incubator (LACI) in Los Angeles, the Frontier Project in Rancho Cucamonga, the Southern California Edison Energy Education Center in Irwindale, and Alegria Farms in Irvine.

Feasibility Analysis Conducted for Candidate Sites

On October 2, 2017, the Executive Committee authorized staff to enter into a contract with PlaceWorks consultants to perform a comprehensive Feasibility Analysis of the Experience concept. Over the last year, the Analysis has conducted a thorough review of relevant models, a demand analysis for the Center and Program elements, analysis of governance options and partnership opportunities, a financial analysis, review of potential funding opportunities, and comparative evaluation of three potential host sites in the Cities of Perris, Riverside, and Temecula.

Final Feasibility Analysis: The Feasibility Analysis (available here: http://www.wrcog.us/DocumentCenter/View/5225/Experience_Feasibility_Study) includes eight chapters detailing (1) an introduction to the Analysis generally and summary account of the Steering Committee process; (2) the finalized goals, mission and vision; (3) program elements prioritized for inclusion at Experience; (4) details on the prospective host sites; (5) financial analysis, and funding and financing options, specific to each prospective host site; (6) Experience governance options; (7) evaluation of each site; and (8) recommended next steps. Overall, this document serves to demonstrate that the Experience concept is indeed feasible and provides practical information on how to move beyond the concept and bring Experience to western Riverside.

Each major milestone of the Analysis was guided by a Steering Committee, consisting of eight voting members from WRCOG's Executive Committee, and many regional stakeholders who served in an advisory capacity and included member agency staff, utility partners, and university representatives. Below is a summary of the primary actions and activities of each of the Steering Committee meetings.

Steering Committee Meeting #1 – January 22, 2018: Meeting 1 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.

Steering Committee Meeting #2 – February 26, 2018: Meeting 2 included presentations from representatives of three different regional models, who 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. The meeting was followed by a tour of the Cucamonga Valley Water District's Frontier Project.

Steering Committee Meeting #3 – March 19, 2018: Meeting 3 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.

Steering Committee Meeting #4 – June 18, 2018: Meeting 4 began with a recap of an optional tour organized to the Los Angeles Cleantech Incubator (LACI) and an overview of the various types of jobs-related economic development models, including incubators, accelerators, co-working, and maker space and those activities already occurring in the subregion. The Experience consultant team then shared their initial findings from the market demand analysis, including reviewing the economic benefits and costs of potential Program elements. Finally, meeting participants weighed in on the site selection criteria that will be used to assess the strength of the site hosts under consideration. Among the criteria selected, participants selected financial sustainability, regional economic impact, and market demand as top priorities for the chosen site.

Steering Committee Meeting #5 – August 20, 2018: Meeting 5 was largely devoted to reviewing the draft mission and vision statements, goals, and priority Program elements, as selected by, or developed with input from, the Steering Committee. The purpose of the review was to ensure that these four pillars of Experience were mutually supportive of each other. The previously identified goals for Experience were still endorsed by the Steering Committee. However, it was recognized that one component of the mission and goals that was not supported by the prioritized Program elements was economic development. To address this inconsistency, the Steering Committee opted to add to the priority programming list a best practices incubator space, which would be a fully functional incubator, though not intended to serve a large number of businesses, but instead aimed at modeling best practices in fostering business development.

Steering Committee Meeting #6 – September 17, 2018: Meeting 6 centered around presentations from the prospective host agencies – the Cities of Riverside and Temecula, and the Eastern Municipal Water District. Each of the three agencies have worked with staff to identify a suitable mix of Program elements for inclusion on their site, summarized in Appendix D of the Feasibility Analysis, along with an "Entry-Level" and "Everything-Level" generic site – these were developed by the consultant team to provide an idea of both the minimum space and financial requirements of a viable site, and the maximum space and financial requirements of a program that included all Program elements prioritized by the Steering Committee.

The consultant team provided a general overview of the conceptual cost estimate framework including assumptions, inclusions, and exclusions applied to all jurisdictions' program goals and then presented a preliminary pro forma analysis for each site. For the three locations, the upfront outside funding needed ranged from $21M to $26M. Once Experience is operational, the analysis estimates that necessary annual outside funding would range from $200k – $305k. Outside funding for both upfront capital costs and annual operating costs could be some combination of grants, federal, state, and local government funding, sponsors and corporate contributions, philanthropists, and, especially for the upfront costs, direct state appropriation.

Steering Committee Meeting #7 – October 22, 2018: Meeting 7 began with a review of several potential governance options and a discussion of the pros and cons associated with each. Steering Committee participants recognized that the final governance model would likely be determined later on, but that developing an MOU between WRCOG and the endorsed host site would be an appropriate first step to implementing Experience.

Steering Committee participants were then guided through a ranking of each site against the top ten site selection criteria, chosen by the Steering Committee in Meeting 4, and weighted, based on the number of votes each criteria received. Rankings were informed by the research and findings of the Feasibility Analysis.

Staff and consultants' site analysis resulted in the City of Riverside leading, followed closely by the City of Perris site at Eastern Municipal Water District (EMWD), and then by the City of Temecula. Participants provided thoughtful feedback regarding additional considerations that should be factored into the site comparisons, but ultimately endorsed the recommended ranking with five votes for the Riverside site and two votes for the EMWD site. Chapter 7 of the Feasibility Analysis provides a detailed account of the site selection criteria ranking process and information on the Feasibility Analysis findings that were considered through the ranking process.

The Steering Committee concluded with a final review and endorsement of the vision for Experience, which now reads: "Western Riverside County's showcase of opportunity and innovation." The vision complements the Mission Statement, finalized in Meeting 5: "Experience connects our community with public, private, nonprofit, and education sectors to harness knowledge capital, attract growth industries, accelerate technologies, spur economic development, and stimulate action to improve our world."

Experience Site Selection

A cornerstone of the Feasibility Analysis was vetting prospective host agencies. Selecting the host agency early on was identified as essential for multiple reasons: (1) Market factors vary between and even within cities, as such, certain components of the Feasibility Analysis, including the demand analysis, cost analysis, and even the program element selection, were influenced by the context of each site; (2) though envisioned as a regional center, a successful Experience would require significant support and commitments from the host jurisdiction; and (3) fundraising experts consulted throughout the Feasibility Analysis have advised that Experience will be better positioned to attract and secure financial support if the program is associated with a specific site.

In late 2017, WRCOG issued a call for interested member agencies to volunteer be considered to host Experience. Three-member agencies responded to that call: the Cities and Riverside and Temecula, and Eastern Municipal Water District (EMWD). Staff from each of these three agencies, as well as from the City of Perris, where EMWD's headquarters are located, engaged with WRCOG and the consultant team early, providing data and information to the project team as needed, and, as described above, under the "Steering Committee Meeting #6" summary, directing the program element selection for their particular jurisdiction, taking into account the Steering Committee's selections as well as the existing needs and assets specific to the jurisdiction.

The selected program elements, as well as host jurisdiction specific data collected through each phase of the analysis, informed the ranking of each site, using the site selection criteria chosen by the Steering Committee, shown in Chapter 7 of the Feasibility Analysis (For more information on the process of determining the selection criteria, see Steering Committee Meeting #4 summary above). Through this process, the City of Riverside ranked highest, with a score of 129.6, followed closely by the EMWD site with a score of 112.5, and then the City of Temecula, with a score of 82. A majority of the Steering Committee members (5 of 7 voting members present) endorsed the rankings and recommended that the Executive Committee select the City of Riverside to host Experience; 2 voting members favored moving forward with the EMWD site.

At its December 3, 2018, meeting, the Executive Committee voted to select the Riverside location and directed staff to work with City of Riverside staff on a number of fronts to move the project forward, not limited to but including cost sharing for the provision of staff support and securing the Experience site location itself as further detailed below.

Experience Next Steps

As the Feasibility Analysis concluded that an Experience concept is feasible in the WRCOG subregion, the project team has identified an overall set of requisite next steps to move Experience toward implementation. First, following the direction of the Executive Committee, WRCOG will enter into an MOU with the City of Riverside, which will outline each agency's responsibilities over the next 1 - 2 years to support Experience implementation. Through conversations with the Steering Committee and input from the project consultants, it is envisioned that these responsibilities might include the following commitments from WRCOG:

1. Staff support to recruit and hire a new staff or consultant position to lead the fundraising and program development activities;
2. Office space for the Experience staff position;
3. Oversight and administrative support for the Experience staff position; and
4. A financial contribution to cover no more than half of the first year's cost for a Consultant or Contract Employee who would be dedicated to Experience.

WRCOG currently does not have additional funding in the Fiscal Year 2018/2019 Agency Budget to support Experience beyond a limited level. Providing limited staff oversight, administrative support, and office space can be accommodated within the existing WRCOG resources. Securing funds for a dedicated consultant or contract employee for Experience would be more challenging; the funding source to contribute to the costs of that position would be finalized once WRCOG begins the process of preparing the next Fiscal Year budget in March of 2019.

The contributions that would likely be proposed to come from the host agency could include, but not be limited to the following:

1. A matching contribution to fund the Experience staff position;
2. Partial oversight of the Experience staff position (if desired);
3. Staffing to perform all necessary due diligence to finalize selection of a specific site to house Experience, and covering any related expenses; and
4. Securing the selected site through such means as entering into a lease, option to buy, or similar.

The contractor or employee leading program and fund development is seen as a critical component for Experience to achieve its goals for the subregion. While the fundraising element is necessary for the idea to move forward, program development is equally important as it would be the difference between a mere demonstration facility and a truly vibrant, regional asset. The need for early, calculated program planning was identified through the Feasibility Analysis' existing model research and found to have universal applications to the outcome of these models. It is anticipated that the correct mix of programs has the potential to generate funding to support on-going operations of Experience so the facility can be self-sustaining. In addition to direct program revenues, these funds can come through corporate sponsorships, industry partnerships, grants, and similar sources. Therefore, selecting the proper person with the appropriate skill-set will be critical to ensuring the long-term success of Experience.

The Feasibility Analysis revealed that each of the three prospective host sites would be viable places to host a successful Experience with the top two sites in particular – Riverside and EMWD – closely ranked. Taking this into account, staff propose that the MOU will institute specific deadlines for both the finalization of the MOU with the selected host agency and the completion of certain milestones within the MOU. These deadlines will help to ensure that if the program is not moving forward with the selected site, the opportunity to move Experience forward at another site would not be missed. Proposed deadlines are as follows: finalize the MOU by March 31, 2019; financial contributions confirmed by no later than July 1, 2019, in coordination with finalizing the FY 2019/2020 Agency budgets; final site selection by July 1, 2019; and site secured by no later than December 31, 2019.

It is anticipated that the consultant or contract employee position would require between 1 and 2 years to assemble a sufficient pipeline of grants, financing, partnerships, etc. to move into the construction phase. Construction would require approximately 1 to 2 years to complete and would be followed by ongoing maintenance and operations. Chapter 8 "Recommendations" to the Feasibility Analysis includes a complete description of all subsequent phases of Experience and the primary tasks associated with each.

Prior Action:

December 3, 2018: The Executive Committee 1) accepted the Experience Feasibility Analysis as to form; 2) authorized staff to proceed with the next phase regarding the implementation of the Experience Center; 3) selected the City of Riverside as the host jurisdiction; 4) directed staff to negotiate a Memorandum of Understanding (MOU) with the City of Riverside to implement the Experience Center; 5) directed staff to include a cost sharing mechanism in the MOU to limit future WRCOG expenditures to share staffing costs to support Experience; 6) directed staff to include specific milestones for the development and implementation of the MOU, including deadlines related to funding commitment and site selection; and 7) appointed Kelly Seyarto, City of Murrieta, and Kevin Bash, City of Norco, to represent WRCOG in negotiating an MOU with the City of Riverside.

Fiscal Impact:

Additional expenditures for Experience will be determined and programmed into the Fiscal Year 2019/2020 Agency Budget.

Attachment:

None.

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Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Development of a Sustainability Indicators Report Activities Update**

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

Date: **December 13, 2018**

***The purpose of this item is to** provide a report on the update of the Sustainability Framework Indicators WRCOG is undertaking.*

Requested Action:

1. Discuss and provide input.

WRCOG's Economic Development and Sustainability Framework was developed in 2012 and was the first step in a collaborative regional effort to build a more sustainable region. The Framework established a work plan by which WRCOG can seek funding and implement new projects and programs that support the Framework's vision. It also looked into the potential role in sustainability that WRCOG may play for the subregion. WRCOG wants to ensure that the Agency does not duplicate existing efforts but help fill in gaps not met by current programs and policies that are in place in Western Riverside County.

Economic Development and Sustainability Framework

In 2012, WRCOG completed work on the *Economic Development and Sustainability Framework*, which was intended to serve the following four broad objectives:

1. Provide a starting point for dialogue about sustainability and its importance to the region.
2. Provide a vision for a sustainable Western Riverside County and establish goals to inform and guide regional collaboration.
3. Define and prioritize short-term actions that WRCOG can pursue.
4. Define initial indicators, benchmarks, and targets by which WRCOG can measure the effectiveness of efforts to create a more sustainable subregion.

The Framework can be found on the WRCOG website at http://www.wrcog.cog.ca.us/DocumentCenter/View/189/Sustainability-Framework-PDF

The Framework identified six key areas related to the Region, including:

1. Economic Development
2. Education
3. Transportation
4. Health
5. Water
6. Energy and Environment

Sustainability Indicator Refinement

An initial list of over 50 sustainability indicators was established in 2012 and WRCOG has found that regular tracking and updating of this list was difficult for a variety of reasons. These included:

- Data sources for many indicators were not easily accessible, regularly updated, or geographically appropriate
- Regular updating of over 50 indicators requires substantial staff time and is likely not sustainable
- Some indicators, while useful and relevant to sustainability, were narrowly focused on specific issues and not broadly indicative of regional sustainability
- Others that were relevant required more nuanced analysis to adequately illuminate regional trends

<u>Refinement Approach</u>

In order to keep the Framework relevant, WRCOG tasked AECOM to assist with refining / updating the indicators list based on its experience. The original 50 indicators were first reviewed to identify those categories that were still good candidates to be carried over. Additional indicators were identified through a review of other regional indicator reports. The existing and potential indicators were then evaluated to determine their relevancy to regional sustainability and the quality and accessibility of data. The combined list was then paired down to a total of approximately 40 preferred and potential sustainability indicators that were reviewed and ultimately paired down to 14 indicators (note that two indicators in the Economic Development topic area have multiple indicator components).

Some key considerations that were used to refine the list of indicators from 50 to the recommended 14 include:

- Is the indicator commonly referenced by key stakeholders and policy makers?
- Does the indicator reflect broadly on key issues affecting the region such as water and energy use, transportation, employment, and education?
- Is the indicator one that is commonly tracked across comparable regions?
- Is data available for the indicator at a regional or Countywide level?
- Is data readily available for the indicator through a direct download or published source?
- Is the data related to the indicator regularly updated?
- Is there historical data for the indicator that would document trends?

Key indicators recommended for further evaluation were:

<u>Economic Development</u>

- Job Growth
  - Total job growth
  - Ratio of employed residents versus total jobs
- Household income (adjusted for inflation)
- Educational Attainment
  - Percent of residents with college degrees
  - Percent of high school graduates meeting UC/CSU requirements
- Transit Ridership
  - RTA Ridership
  - Metrolink Ridership

<u>Health</u>

- Health Care Facilities
- Park acreage
- Air Quality
- Bicycle/pedestrian collisions
- Violent crime

<u>Environment & Energy</u>

- Vehicle miles traveled

- Water usage
- Usage of alternative energy sources
- Land conservation
    - Agricultural land preserved
    - Acres of habitat conserved per the MSHCP

A table providing additional information on the indicator and the latest data is provided as Attachment 1. Staff anticipates that this information will be shared with WRCOG Committees following this presentation.

Once finalized, this information will be summarized by staff in a brief report and distributed via WRCOG's website and other distribution channels. Staff also anticipates that this information will be presented at upcoming events and conferences to document how the region is performing in regards to these key items.

Prior Action:

None.

Fiscal Impact:

The allocation of funding for the Sustainability Framework Indicators Update has been allocated in WRCOG's Local Transportation Fund and is reflected in the Agency's Fiscal Year 2018/2019 Budget.

Attachment:

1. Recommended Refined Sustainability Indicators.

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Item 7.A

Development of a Sustainability Indicators Report Activities Update

Attachment 1

Recommended Refined Sustainability Indicators

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Recommended Sustainability Indicators					
Indicator #	**Topics**	**Subtopics**	**Indicators**	**Target**	**Target Progress Detail**
1	**Economic Development**	**Economy**	**Total and Priority Sector Job Growth**	**Track job growth over time**	**Job growth averaged over 13,500 per year in WRCOG 2010 - 2015 at a 3.4% annual rate. Priority sector jobs grew faster at a 4.7% annual rate, approximately 3,600 jobs per year with Transportation and Warehousing accounting for 82% of priority sector growth**
			Residents Employed in Job Sector Versus Jobs in Each Sector in WRCOG	**Improve the ratio of WRCOG jobs per employed resident in key job sectors**	**Between 2010 and 2015 the total number of jobs per each 10 working residents increased slightly from 7.9 to 8 for all employment sectors. For base sectors it improved from 6.6 to 7 jobs per each 10 residents employed in those sectors, primarily driven by strong job growth in the**

Recommended Sustainability Indicators					
Indicator #	**Topics**	**Subtopics**	**Indicators**	**Target**	**Target Progress Detail**
					Transportation and Warehousing sector and strong growth in the number of residents working in that sector
			% of Employed Residents Working Outside of WRCOG	**Reduce the proportion of residents commuting outside the region to work**	**Statistically insignificant change since 2010. 61% - 62% of WRCOG employed residents work outside of the region from 2010 - 2015**
2	**Economic Development**	**Economy**	**In real terms inflation adjusted Median Household Income for WRCOG region and by city**	**Track and support household income growth**	**In real terms inflation adjusted median household incomes for the WRCOG region and many of the individual**

Recommended Sustainability Indicators					
Indicator #	**Topics**	**Subtopics**	**Indicators**	**Target**	**Target Progress Detail**
					cities have fallen since 2012
3	**Economic Development**	**Education**	**Educational Attainment**	**Track and compare WRCOG educational attainment to LA, Orange, and San Bernardino counties**	**WRCOG has a lower rate of its population with advanced degrees (bachelors or graduate) than the 3 County region**
		Education	**Graduates Meeting UC/CSU Requirements**	**Continual Improvement and surpass statewide average**	**Riverside County fell 2% short of the state average in 2016-2017 (49.9% versus 47.9%). Numbers vary widely by member agency jurisdictions. See Indicator Workbook tab for more information**

Recommended Sustainability Indicators					
Indicator #	**Topics**	**Subtopics**	**Indicators**	**Target**	**Target Progress Detail**
4	**Economic Development**	**Transportation**	**Riverside Transit Agency Ridership**	**Increase transit ridership (annual boardings)**	**Annual transit ridership declined in FY 17 and FY 16 but is still approximately 7% higher than 2011**
	Economic Development	**Transportation**	**Metrolink Ridership**	**Increase ridership (average weekday boardings)**	**Since 2016 when all existing stations were in service, total ridership dropped by 2%. Ridership has dropped at 4 of 5 stations with the highest historical ridership during the same period**
5	**Health**	**Access**	**Healthcare facilities per 1,000 residents**	**Increase ratio of healthcare facilities per 1,000 residents to meet/surpass California**	**Of the statewide average per 1,000 residents WRCOG has 59% as many hospital beds, 64% as many long-**

Recommended Sustainability Indicators					
Indicator #	**Topics**	**Subtopics**	**Indicators**	**Target**	**Target Progress Detail**
					term beds, and 39% as many general clinics.
6	**Health**	**Access**	**Acres of local parks per 1,000 residents**	**Track and seek to increase acres of parks per 1,000 residents**	**From 2010 to 2017 the acres of parks per 1,000 residents has decreased from 3.45 to 3.13**
7	**Health**	**Quality**	**Number of Days of Good/Moderate Air Quality**	**Increased 3-Year average of good/moderate air quality days**	**Average annual number of days of Good/Moderate Air Quality over three year rolling timeframes has improved by 4% - 5% since 2010 - 2012**
8	**Health**	**Safety**	**Bike/Ped Collisions per 1,000 Residents**	**Continuously reduce bike/ped collisions per 1,000 residents**	**Collisions per 1,000 residents have increased by .76 (50%) since 2010**

Recommended Sustainability Indicators					
Indicator #	**Topics**	**Subtopics**	**Indicators**	**Target**	**Target Progress Detail**
9	**Health**	**Safety**	**Reduction in Violent Crime**	**Continue to reduce violent crimes**	**2017 had the lowest amount of reported violent crimes in the covered 2010 to 2017 timeframe and has consistently been below state levels**
10	**Environment and Energy**	**Transportation**	**Per Capita VMT**	**Reduce per capita VMT**	**Per capita VMT in 2016 was less than in 2010**
11	**Environment and Energy**	**Water**	**Daily Water Usage per Resident**	**Track residential daily water conservation over time**	**Since 2013 daily water usage per resident has decreased in four of the five water districts that serve WRCOG residents**
12	**Environment and Energy**	**Energy**	**Grid Renewable Energy %**	**Meet RPS required % in most recent compliance period**	**SoCal Edison reached 25%, exceeding the 23% goal for the 2014 - 2016 compliance period, and is on track to meet 33% by 2020 goal**

Recommended Sustainability Indicators					
Indicator #	**Topics**	**Subtopics**	**Indicators**	**Target**	**Target Progress Detail**
					Four of the five POUs met their 20% RPS goal for the 2011 - 2013 period, appear to be on track to meeting compliance period 2 goal of approximately 23.5%, and are on track to meet the 33% by 2020 goal
13	**Environment and Energy**	**Conservation**	**Acres of Agricultural Land Conserved Under the Williamson Act**	**No established target. Track changes annually**	**32,220 acres conserved**
14	**Environment and Energy**	**Conservation**	**Acres of Habitat Land Conserved under Multiple Species Habitat Conservation Plan (MSHCP)**	**153,000 acres of habitat land conserved**	**39% of total target acres conserved**

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Item 7.B

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **2018 Affordable Housing Package Update**

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

Date: **December 13, 2018**

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

Requested Action:

1. Receive and file.

Alexa Washburn will provide an update on the implementation of new housing laws and their impact on helping to increase the supply and affordability of housing in California.

Below is a summary of each of the 15 bills included in the 2017 Housing Package, taken from the California Department of Housing and Community Development's website.

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

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

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

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

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Item 7.C

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Affordable Housing Sustainable Communities Program Best Practices**

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

Date: **December 13, 2018**

***The purpose of this item is to** provide best practices in the Affordable Housing Sustainable Communities (AHSC) Program.*

Requested Action:

1. Receive and file.

Background

Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas (GHG) emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

The AHSC Program is part of California Climate Investments (CCI), a statewide program funded through the GGRF that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities.

On November 1, 2018, HCD announced the fourth round of funding with availability of approximately $395 million. These funds will be used for loans, grants, or a combination thereof, to projects that will achieve GHG emissions reductions. These projects will benefit all California communities by increasing accessibility to affordable housing and key destinations via low-carbon transportation, leading to fewer vehicle miles traveled (VMT) through shortened or reduced trip length or mode shift from Single Occupancy Vehicle use to transit, bicycling or walking.

Applications are due February 11, 2019, and award announcements will be made in summer 2019.

Case Study – Arrowhead Grove, City of San Bernardino

Having successfully secured $20 million in AHSC funds in the last round, Ms. Washburn will provide best practices to successfully compete for AHSC funding, including lessons learned and pitfalls to avoid, and provide a case study on her team's award-winning project, Arrowhead Grove, in the City of San Bernardino.

Arrowhead Grove Phases 2 and 3 will provide 147 units of affordable housing in a mixed income development, with 76 units reserved for extremely and very low-income residents. A community center for social services and resident activities is included in the proposed development. In order to close gaps and increase safety for students and families walking between residential areas and E. Neal Roberts Elementary School, a half a mile of sidewalks will be constructed along with high visibility crosswalks and signage, and a Safe Routes to School Educational Program will be administered by San Bernardino County.

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: **Legislative News and Case Studies in Accessory Dwelling Units**

Contact: **Siri Champion, Project Manager, Michael Baker International, schampion@mbakerintl.com, 909-974-4928**

Date: **December 13, 2018**

The purpose of this item is to *provide an informational report on the impact of new legislation concerning Accessory Dwelling Units (ADU).*

Requested Action:

1. Receive and file.

Background

The housing crisis in California demands new strategies for creating housing units for all income levels. ADUs offer an opportunity to increase housing supply, particularly in places where the capacity for larger-scale residential developments is limited. For example, in communities that are predominantly zoned for single-family homes and where vacant land is rare, ADUs present a strategy to increase the supply of housing.

Beyond increasing housing supply, ADUs offer other benefits, as they:

- Are relatively inexpensive to build, per unit, compared to the per unit cost of affordable housing.
- Offer housing for family members, students, seniors, in-home health care providers, disabled persons, and others, at below market prices within existing neighborhoods.
- Provide additional income opportunities for homeowners.
- Offer an additional means of building wealth.

Recent Legislation

Recognizing the opportunities and benefits of ADUs, the California legislature enacted legislative changes intended to reduce barriers, streamline approval, and expand capacity to accommodate development of ADUs.

Key elements of the legislation include the following:

- Reduced or eliminated parking requirements.
- Reduced or eliminated utility connection fees.
- Ministerial approval for ADUs within existing single-family units.
- Ministerial approval for ADUs that comply with specified standards.
- Local governments prohibited from precluding ADUs.
- Existing ordinances adopted prior to January 1, 2017, that are not in compliance with the changes to ADU law are null and void.

ADUs and Local Government

Local governments are not required to adopt an ADU ordinance. However, until and unless an ordinance is adopted, local governments are required to apply state standards. Local governments may apply standards and designate areas where ADUs are permitted. Standards may include parking, height, lot coverage, lot size, and maximum unit size with certain limitations. Designating areas where ADUs are allowed should be based on health and safety issues such as water, sewer, traffic flow, and public safety. However, approaches that are burdensome are contrary to the intent of the legislature are likely to be challenged. In addition, with respect to ADUs, local governments:

- Can adopt less restrictive requirements.
- May not count ADUs as an additional unit for the purposes of calculating allowable density under the general plan and zoning.
- May make findings that tandem parking and parking in setbacks are infeasible.
- May require replacement parking in some circumstances.
- May permit junior accessory dwelling units.
- Must not require setbacks when a garage or area above a garage is converted.
- May require an applicant to be an owner occupant.
- May report ADUs as progress toward the regional housing need allocation.
- Must submit ordinances to the California Department of Housing and Community Development.
- May apply development standards and designate where ADUs are permitted.

Challenges to ADU Development

While the intent of the legislation was to address barriers, challenges to ADU development persist and include complex permitting and construction processes, development fees, and restrictive building codes. Opposition to ADUs by constituents is also a challenge. People who oppose ADUs tend to raise the following concerns:

- Decreased property values.
- Increase in renters believed to not keep up their homes.
- Increased traffic and decreased parking.
- Change in neighborhood aesthetic.
- Filling open areas.
- Blocking views.

Technical Assistance and Case Studies

Since the new laws went into effect, some cities and counties have been reactive, some have been proactive, and others have not made any changes. Regardless, in the last couple of years the production of ADUs in communities across the state has significantly increased, demonstrating the real effect of ADU laws on housing production. The California Department of Housing and Community Development offers technical assistance and many resources to local governments. Additionally, case studies illustrate how local governments are embracing ADUs, addressing the challenges they present, and incorporating them into housing policy.

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

Item 7.E

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **CAPtivate 2.0 Activities Update**

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

Date: **December 13, 2018**

The purpose of this item is to *provide an update CAPtivate 2.0 project, an update to the 2014 Climate Action Plan (CAP), CAPtivate A Healthy Western Riverside County.*

Requested Action:

1. Receive and file.

Sustainable Transportation Planning Grant Program

On April 28, 2017, Governor Brown signed Senate Bill 1 (SB 1), the Road Repair & Accountability Act of 2017, which, effective November 1, 2017, imposed the first gasoline tax increase in 23 years, raising the per gallon base excise gasoline tax by $0.12, and created an annual vehicle fee ranging from $25 to $175. SB 1 is projected to raise $5.2 billion annually and includes strict accountability provisions to ensure the funds can only be spent on transportation projects, to be carried out by the California Department of Transportation (Caltrans) and local agencies.

In early 2018, Caltrans released a call for grant applications for the Sustainable Transportation Planning Grant Program to fund eligible planning projects, which must directly benefit the multi-model transportation system and improve public health, social equity, environmental justice, and provide other important community benefits.

Components of CAPtivate 2.0: WRCOG Subregional Climate Action Plan Update

On February 22, 2018, WRCOG submitted a successful application to Caltrans for funding to prepare an update and expansion to a portion of WRCOG's Subregional Climate Adaptation Plan (CAP), CAPtivate. The grant funding will cover the transportation and land use components of CAPtivate, including transportation greenhouse gas (GHG) inventories, and the measures and strategies designed to reduce transportation-related GHG emissions for all 18 member cities and all unincorporated areas of Riverside County. Staff is seeking additional funds to cover the remaining components (energy, waste and water measures) of a complete CAPtivate update. The grant is for a total of $344,900. The CAPtivate update covered by this grant would include the following components of the CAP:

1. GHG inventories updates and forecast preparation (transportation measures): The Project Team will review the 12 baseline transportation inventories in the Subregional CAP. These inventories were prepared using calendar year 2010 data for 10 of the 12 participating communities, and the most current available data for the recently incorporated Cities of Eastvale and Jurupa Valley. In addition, the Project Team will gather baseline inventories from the local CAPs prepared by the seven other WRCOG member jurisdictions that were not involved in the subregional effort. These consolidated existing inventories will be

used to measure progress towards goals of the original CAP, which may influence various aspects of CAPtivate 2.0, including specific measures and strategies included, based on areas of greatest need.

2. Establish long-term GHG emissions reduction targets: The adopted Subregional CAP establishes a GHG reduction target of 15% below 2010 levels by the year 2020, consistent with guidance from the Assembly Bill (AB) 32 Scoping Plan and the Governor's Office of Planning and Research. CAPtivate 2.0 will establish long-term GHG reduction targets for the years 2030 and 2050, which will help ensure that the updated Subregional CAP is consistent with Senate Bill (SB) 32 and the Target 2030 Scoping Plan Update. Additionally, this will continue to ensure that the Subregional CAP meets the requirements of the State California Environmental Quality Act (CEQA) Guidelines Section 15183.5(b), allowing participating communities to use the CAP to streamline environmental review.

3. Revise and update CAP measures: Through the adopted Subregional CAP, substantial work was completed with respect to identifying, evaluating, and quantifying GHG reduction measures appropriate for each City. City staff participated in an exercise in which land use, transportation, energy, waste, and water measures were identified and subscription levels (low-silver, medium-gold, and high-platinum) were quantified. Staff also quantified the expected impacts of foreseeable regional, state, and federal actions, as well as regional programs such as the WRCOG Transportation Uniform Mitigation Fee (TUMF) Program. The work already completed allows the Project Team to focus its CAP efforts on working with each jurisdiction to update inventories and measures to address post-2020 targets

4. Update monitoring tool: A GHG emissions monitoring tool was developed for the WRCOG Subregional CAP to track WRCOG CAP implementation. The database also includes an interactive Excel spreadsheet for tracking public health indicators. This database enables WRCOG and member jurisdictions to report their progress on a regular basis. By allowing specific tasks to be checked off once each phase of the CAP is completed, jurisdictions were able to save time reviewing reports, tracking data manually, and verifying that measures are fully completed. Due to the updates to the inventories, forecasts, and GHG emissions reduction measures, the GHG Monitoring Tool will be inconsistent with the newly prepared Subregional CAP and associated technical documents. The Project Team will update the monitoring tool so that it remains compatible with the Subregional CAP and continues to be helpful to WRCOG and jurisdictional staff. The Project Team will incorporate the updated 2010 and current year inventories into the monitoring tool, ensuring that it is consistent with the most recent understanding of the subregion's GHG emissions.

5. Update Subregional CAP document: The Project Team will update the existing Subregional CAP document to incorporate all new material and analyses, changes to the regulatory framework, best available practices, and other revisions as desired by the Project Team and participating community staff. Under this approach, the Subregional CAP will continue to serve as the overarching framework for transportation and land use GHG emissions reductions for all participating communities. Several communities in the WRCOG subregion have adopted stand-alone CAPs – some predate the Subregional CAP, and others were prepared after the Subregional CAP was adopted in 2014. The Project Team will ensure that the updated Subregional CAP will continue to meet the needs of the subregion and be fully capable of serving as the primary transportation and land use GHG emissions reduction strategy for each participating community. At the same time, the Project Team will design the updated Subregional CAP so that the data and other information it presents can be pulled out and placed in an individual jurisdiction's CAP document if needed.

Next Steps

WRCOG has engaged in preliminary discussions with Eastern and Western Municipal Water Districts to explore opportunities to expand the scope of CAPtivate 2.0 so that each District can develop a standalone CAP and help to offset a portion of the costs associated with the unfunded components of a complete CAP update, resulting in savings to WRCOG and the Districts. Staff understand from previous discussions with the PDC and other member agency representatives, that many of the challenges relating to CAP adoption at the local level could be mitigated by including a Program Environmental Impact Report (PEIR). The Water District standalone CAPs and the EIR are all included as optional tasks in the Request for Proposals released on

November 30, 2018. Proposal responses are due January 18, 2019. After completing a competitive selection process, work will commence in early 2019. Staff will provide updates to PDC as the project advances.

Prior Action:

October 11, 2018: The Planning Directors Committee received and filed.

Fiscal Impact:

WRCOG will receive a grant totaling $344,900. The Agency is responsible for a local match, which will consist of previously approved staff time in the Fiscal Year 2017/2018 budget within the general fund of approximately $44,700.

Attachment:

None.

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