



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, October 9, 2025
9:30 AM**

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

Remote Meeting Locations:

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

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

**March Joint Powers Authority
March Inland Port Airport
17405 Heacock Street
Moreno Valley, CA 92551**

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

Members of the public are welcome to participate remotely from any location. Committee member participation is limited to locations that are listed on the

published agenda.

[Public Zoom Link](#)

Meeting ID: 817 1283 9183

Passcode: 732737

Dial in: 669 444 9171 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Planning Directors Committee meeting, please contact WRCOG at (951) 405-6706. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to lfelix@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix at least 72 hours prior to the meeting at (951) 405-6706 or lfelix@wrcog.us. Later requests will be accommodated to the extent feasible.

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

1. CALL TO ORDER (David Chantarangsu, Chair)

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT

At this time members of the public can address the Committee regarding any items within the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Action Minutes from the August 14, 2025 Planning Directors Committee Meeting

Requested Action(s):

1. Approve the Action Minutes from the August 14, 2025, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion.

A. Compass IoT Demonstration

Requested Action(s):

1. Receive and file.

B. Legislative Update

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

C. Housing Implementation Tool Update

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

D. SCAG Mobility Hub Design and Implementation Guide

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

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

8. ITEMS FOR FUTURE AGENDAS

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

9. GENERAL ANNOUNCEMENTS

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

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, December 11, 2025, at 9:30 a.m., in **WRCOG's new office at 1955 Chicago Avenue, Riverside.**

11. ADJOURNMENT

Planning Directors Committee

Action Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee meeting was called to order by Chair Kenneth Phung at 9:31 a.m. on August 14, 2025, in WRCOG's office.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

- City of Banning - David Newell
- City of Calimesa - Selenne Sevilla
- City of Corona - Joanne Coletta
- City of Eastvale - David Murray
- City of Jurupa Valley - Anette Tam Chyan
- City of Lake Elsinore - Damaris Abraham*
- City of Menifee - Orlando Hernandez
- City of Moreno Valley - Angelica Frausto-Lupo
- City of Murrieta - David Chantarangsu
- City of Perris - Kenneth Phung (Chair)
- City of Riverside - Judy Eguez
- City of San Jacinto - Kevin White
- City of Temecula - Brandon Rabidou
- City of Wildomar - Robert Flores
- March Inland Port Airport Authority (IPAA) - Lauren Sotelo

*Arrived after Roll Call

Absent:

- City of Beaumont
- City of Canyon Lake
- City of Hemet
- City of Norco
- County of Riverside
- Riverside Transit Agency (RTA)
- Western Water

4. SELECTION OF PLANNING DIRECTORS COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR POSITIONS FOR FISCAL YEAR 2025/2026

A. Leadership Selection for Fiscal Year 2025/2026 and Recognition of Outgoing Chair

Action:

1. Selected David Chantarangsu as Chair; Steven Jones as Vice-Chair; and Brandon Rabidou as 2nd Vice-Chair for Fiscal Year 2025/2026.

RESULT:	APPROVED AS RECOMMENDED
MOVER:	Murrieta
SECONDER:	Wildomar
AYES:	Banning, Calimesa, Corona, Eastvale, Jurupa Valley, Menifee, Moreno Valley, Murrieta, Perris, Riverside, San Jacinto, Temecula, Wildomar, March IPAA

5. PUBLIC COMMENTS

There were no public comments.

6. CONSENT CALENDAR

RESULT:	APPROVED AS RECOMMENDED
MOVER:	Murrieta
SECONDER:	Moreno Valley
AYES:	Banning, Calimesa, Corona, Eastvale, Jurupa Valley, Menifee, Moreno Valley, Murrieta, Perris, Riverside, San Jacinto, Temecula, March IPAA
ABSTAIN:	Lake Elsinore (Items 6.A and 6.B), Wildomar (Item 6.A only)

A. Action Minutes from the May 8, 2025, Planning Directors Committee Meeting

Action:

1. Approved the Action Minutes from the May 8, 2025, Planning Directors Committee meeting.

B. Approval of the Planning Directors Committee Meeting Schedule for 2026

Action:

1. Approved the schedule of Planning Directors Committee meetings for 2026.

7. REPORTS / DISCUSSION

A. Assembly Bill 98 Update

Action:

1. Received and filed.

B. Assembly Bill 130 and Senate Bill 131 Update

Action:

1. Received and filed.

C. Updates on Recent Court Cases Involving Vehicle Miles Traveled Screening

Action:

1. Received and filed.

8. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, thanked Past Chair Kenneth Phung for his leadership, and acknowledged WRCOG staff Sophia Hernandez for earning her Masters degree in Urban Planning from UC Irvine. Staff are working on upcoming VMT workshops for both developers and member agencies.

9. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

10. GENERAL ANNOUNCEMENTS

Committee member David Chantarangsu announced that SCAG is working on its guidelines for the development of the next RHNA Cycle.

WRCOG staff Kassie Vickers announced that WRCOG is continuing to work on the allocation of REAP funding and staff will be in touch with member jurisdictions.

11. NEXT MEETING

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

12. ADJOURNMENT

The meeting was adjourned at 10:42 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Compass IoT Demonstration
Contact: Angus McDonald, Compass IoT, Co-founder, angus@compassiot.com.au, 61-410-007-585
Date: October 9, 2025

Recommended Action(s):

1. Receive and file.

Summary:

This presentation will focus on advanced "Big Data" tools to support WRCOG's member agencies in transportation planning, with a particular focus on connected vehicle data.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

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

Discussion:

WRCOG is implementing advanced "Big Data" tools to support member agencies in transportation planning, with a particular focus on connected vehicle data. WRCOG has purchased a license with Compass IoT, which leverages vehicle-based location data sourced directly from major vehicle manufacturers and commercial vehicle operators. This data is intended to provide a scalable, regional view of travel patterns, data on local roads, speed, vehicle behavior, safety, origin, and destination analysis. WRCOG encourages its member agencies to use the new tool and to reach out to WRCOG staff for analytical support and training as needed.

Prior Action(s):

None.

Financial Summary:

WRCOG's license with Compass IoT was funded between the TUMF Program (Fund 110, Program

Code 1148) and the LTF Program (Fund 210). These licensing fees are included in the Agency's Fiscal Year 2025/2026 budget under their respective funds.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Legislative Update

Contact: Taylor Libolt Varner, Amplify Communities, Policy Specialist,
tvarner@amplifycommunities.org, (909) 639-1857

Date: October 9, 2025

Recommended Action(s):

1. Receive and file.

Summary:

An overview will be provided on key housing and planning legislation passed in the final days of the 2025 session, including which bills reached the Governor's desk, their current status, and potential impacts on WRCOG member agencies. The update will also highlight the final provisions incorporated into SB 415, the AB 98 (2024) clean-up bill approved by the legislature.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update on housing and planning legislation. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #1 (Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion).

Discussion:

Background

The California Legislature had until September 12, 2025, to pass bills, after which the Governor has until October 12, 2025, to either sign or veto any bills that reach his desk. During the 2025 Legislative Session, the Legislature approved several significant housing and planning bills.

Present Situation

An update will be provided regarding where housing and planning-related bills currently sit, as well as a discussion on how these bills might affect WRCOG member agencies. An overview of SB 415 (the AB 98 clean-up bill) will also be provided.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Housing Implementation Tool Update
Contact: Taylor Libolt Varner, Amplify Communities, Policy Specialist,
tliboltvarner@amplifycommunities.org, (909) 639-1857
Date: October 9, 2025

Recommended Action(s):

1. Receive and file.
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Summary:

Taylor Libolt Varner from Amplify Communities will provide a progress update on WRCOG's Housing Implementation Tool, including how jurisdictions can access the tool platform, what resources are currently available, and which additional features are still in development. Developed in partnership with member agencies, the tool is designed to support member agency housing planning and implementation efforts.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to present a method to assist member agencies with implementing housing-related legislation. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

Background

WRCOG has provided legislative updates in recent years to ensure members are aware of legislation that may affect their respective agencies. However, with the proliferation of housing-related legislation, several member agencies have requested guidance that goes beyond a simple summary of the legislation.

Present Situation

A request was made to produce an implementation matrix to understand how major housing legislation affects common housing development scenarios. The major pieces of this project will be to identify 10 - 15 common housing development scenarios and identify major legislative items. Taylor Libolt Varner from Amplify Communities will provide an update on the Housing Implementation Tool and how

jurisdictions can access the tool platform. There will also be information on the resources currently available for use and what features are still in development.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: SCAG Mobility Hub Design and Implementation Guide
Contact: Ivette Macias, Senior Government Affairs Officer, macias@scag.ca.gov, (213) 630-1499

Date: October 9, 2025

Recommended Action(s):

1. Receive and file.
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Summary:

To support local jurisdictions in overcoming these challenges and advance mobility hubs across southern California, SCAG created the “Mobility Hub Design and Implementation Guide,” a step-by-step guide for local jurisdictions to consult when navigating the process to identify, develop, and implement mobility hubs in their communities.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to learn about the Mobility Hub Design and Implementation Guide from SCAG. This item supports WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our region).

Discussion:

Background

Mobility hubs—facilities providing a comfortable, seamless transition between different travel modes—are a relatively new transportation and land use planning tool, increasingly implemented around the country and region. Mobility hubs promise a flexible, affordable, and local solution for one of the biggest challenges facing communities of all shapes and sizes in southern California: how to support more multimodal transportation options.

Present Situation

Despite a growing number of adopters, mobility hubs present siting, design, and funding obstacles for local planners. The Mobility Hub Design and Implementation Guide is a step-by-step guide for local jurisdictions to consult when navigating the process to identify, develop, and implement mobility hubs in

their communities. SCAG staff will provide an overview of the guide.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.