

WRCOG Planning Directors Committee December 11, 2025



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1. Call to Order



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2. Pledge of Allegiance



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3. Roll Call



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4. Public Comments

Non-agenda items only; three-minute limit per person



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Consent Calendar (5.A)

5.A Action Minutes from the October 9, Planning Directors Committee Meeting

Requested Action:

1. Approve the Action Minutes from the October 9, 2025, Planning Directors Committee meeting.



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6.A California Department of Housing and Community Development-Permitted Mobile Homes and TUMF Applicability



Cameron Brown
WRCOG



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Issue Overview

- Mobile homes installed through HCD permitting without notice to cities
- Jurisdictions unaware of installations until after completion
- Lost opportunities to assess TUMF on new dwelling units
- Many installations are replacements (no TUMF), but some are entirely new units on unoccupied lots



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Why This Matters

- New residential units constructed without local review = missed TUMF revenue
- Jurisdictions unable to determine if a unit is replacement vs. new
- Inconsistent treatment of mobile home installations across subregion
- Need for improved coordination between HCD and local jurisdiction



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Legal Review by WRCOG Counsel

- HCD oversees construction and operation under the Mobile Home Parks Act
- HCD regulations still require local clearances before permit issuance
 - Planning
 - Zoning
 - Fire
 - Public Works
 - Health
- Local agencies retain land-use authority, including authority to impose TUMF
- New mobile home units that create new dwellings remain subject to TUMF



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Replacement vs New Units

- Replacement units:
 - No new dwelling created → No TUMF
- New units on previously unoccupied spaces:
 - New dwelling → TUMF applies
- Issue: Jurisdictions often lack notice needed to make this determination



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What is Being Asked of the PDC Committee Today?

- Have other jurisdictions seen HCD-permitted installations without notification?
- What methods are currently used to track or identify these placements?
 - Park operator communication
 - Code enforcement observations
 - GIS / permit system cross-checks
 - Internal monitoring
- How do agencies determine replacement vs. new mobile home units?
- What mechanisms could improve communication with HCD and park operators?
- How can WRCOG support a standardized regional process?



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Potential Local Tracking Approaches for Discussion

- Routine coordination with park owners / operators
- Creating internal flags for mobile home-related activity
- Cross-checking HCD permit data with local GIS or address files
- Annual or semi-annual local site audits
- Integration with code enforcement or business license workflows
- Public Works / Planning interdepartmental notification protocols



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Potential Local Tracking Approaches for Discussion (cont)

- Formal communication channel or periodic data sharing with HCD
- Park operator reporting requirements (administrative or voluntary)
- Standardized WRCOG-developed checklist to identify TUMF-liable units
- Regional guidance memo outlining process expectations
- Possible WRCOG-HCD joint outreach or coordination effort



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Next Steps

- WRCOG will collect Committee feedback
- Evaluate whether regional guidance or policy development is needed
- Assess need for coordinated outreach to HCD
- Seek to ensure consistent, fair TUMF application across jurisdictions



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6.A California Department of Housing and Community Development- Permitted Mobile Homes and TUMF Applicability

Requested Action:

1. Receive and file.



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6.B Class A & B Office TUMF Exemption



Cameron Brown
WRCOG



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TUMF Program

- TUMF Program mitigates transportation impacts from development
- Fees meet AB-1600 (Mitigation Fee Act) requirements
- Nexus Study determines the link between development and the traffic a development creates
- WRCOG uses the ITE Trip Generation Manual to estimate new trips created



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Existing Exemptions / Reduction

- Several Exemptions are included in the program
- ADUs
 - Support housing goals, low impact
- Affordable Housing
 - State law
- Retail / Service – First 3,000 sq. ft.
 - Help promote commercial development
- Class A & B Office – reduced rate (1/2 of service rate)
 - Encourage more office development



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Proposal Submitted to WRCOG

- Several agencies have asked for a further exemption on Class A & B Office
- Their letters suggest that a blanket exemption would do the following:
 - Help incentivize high-wage employment centers within western Riverside County
 - Support reduction of regional out-commuting
 - Improve job-housing balance and reduce VMT
 - Promote infill, adaptive reuse, and redevelopment of aging commercial corridors



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Class A & B Office Development

- \$787,000 has been collected over the last five years
 - Less than 0.3% of all collections during that time
- No development change occurred with the lowering of office rate
- Similar reductions towards retail / service development have not shown changes in development patterns



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Possible Benefits of an Exemption

- Supports creation of high-wage job centers
- Improves job-housing balance and reduces long-distance commuting
- Encourages infill, adaptive reuse, and commercial corridor revitalization
- Fiscal impact relatively limited based on historic collections



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Possible Drawbacks of an Exemption

- Office uses generate significant trips; exemption may weaken nexus basis
- Reduces funding for regional transportation improvements
- Could set precedent for additional land use exemptions
- May require jurisdictions to backfill lost revenue



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Next Steps

- WRCOG will be reviewing available data and all the input provided
- We will evaluate the pros/cons of a 100% exemption and report back to the PDC
- At that time, we will decide on whether it is prudent to add this exemption
- Would be codified in the Administrative Plan and Fee Calculation Handbook



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6.B Class A & B Office TUMF Exemption

Requested Action:

1. Receive and file.



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6.C Potential Conflicts Between Statewide Objectives for Housing, Equity, and Sustainability



Matt Burris
Burris Planning
Group



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A Case Study on The Tension Between California's Land Use Objectives

Matthew Burris, AICP

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California Land Use Law



We are trying to do a LOT in California:

- 56 years of housing element law
- 21 years since Form-based codes specifically authorized
- 19 years since AB 32 signed for GHG reductions
- 17 years since SB 375 signed to address VMT
- 9 years since SB 1000 signed for environmental justice elements
- Et cetera, et cetera,...

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We Need Housing

By the numbers:

- 2X
- \$763,000/38%
- 221,000
- \$5500/129%
- 315,000
- 115,933



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Community Design Goes A Long Way

FIGURE PT-11 CASE STUDY #1 NEW POINTS OF CONNECTION

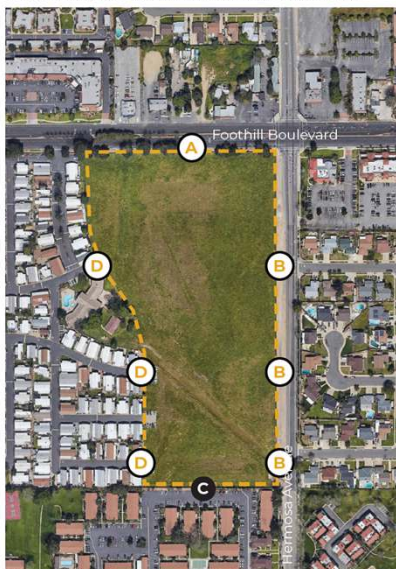
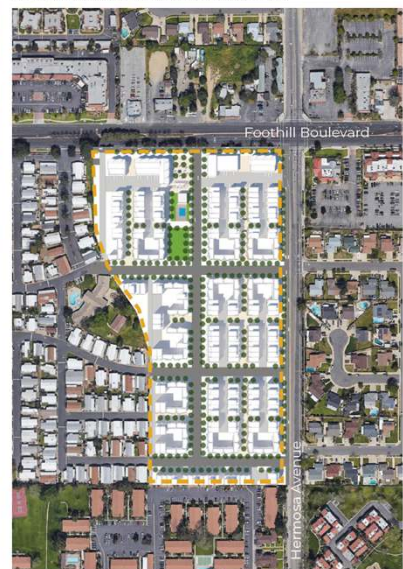


FIGURE PT-14 CASE STUDY #1 WALKABLE BLOCKS



FIGURE PT-16 CASE STUDY #1 DEVELOPED SITE



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Creating Travel-Efficient Places

When we make it easier to choose walking and biking:

- 🚗 • Trips shorten, VMT decreases
- 🚌 • Transit is more successful
- 🌡️ • GHG emissions and air pollution decrease
- 🚶 • Equity of access for those unable to drive
- 💰 • Car ownership costs decrease
- ❤️ • Health outcomes improve
- 🏢 • Fiscal resiliency improves

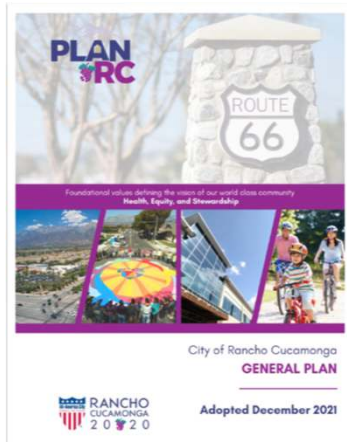
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Placemaking as a Solution



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Case Study: Rancho Cucamonga General Plan



Adopted December 2021

- New housing capacity: ~25,000
- New jobs: ~21,500
- GHGs: 47% reduction
- VMT: 16% reduction
- Form-based hybrid code to streamline development
- Pro-Housing Designation

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Project Feasibility

- Waivers and Exceptions
- Why?
 - Need to minimize financial risk
 - Proven suburban formulas
 - Perception of suburbia



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And Consequences for the Vision

General Plan



Approved



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Red Hill Existing/Historic Context



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Red Hill Gateway G.P. Vision Study



Existing



Proposed

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Red Hill Gateway G.P. Vision Study



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Red Hill Gateway

General Plan Vision



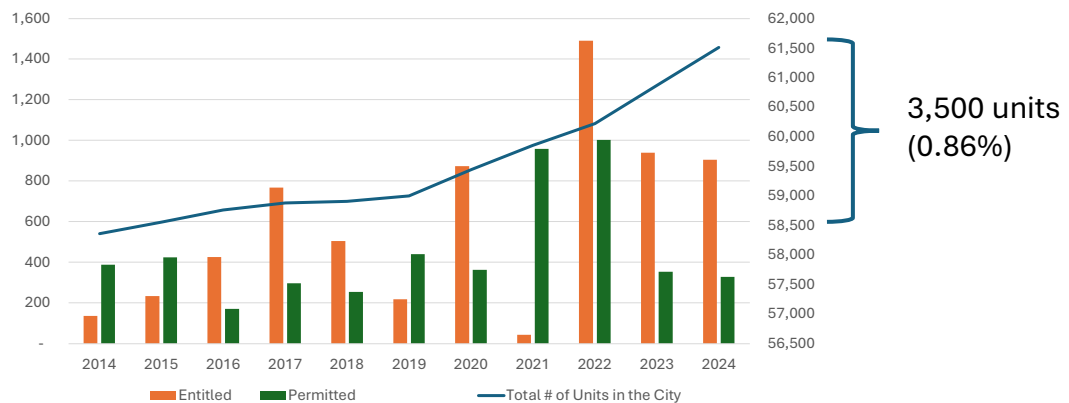
Approved



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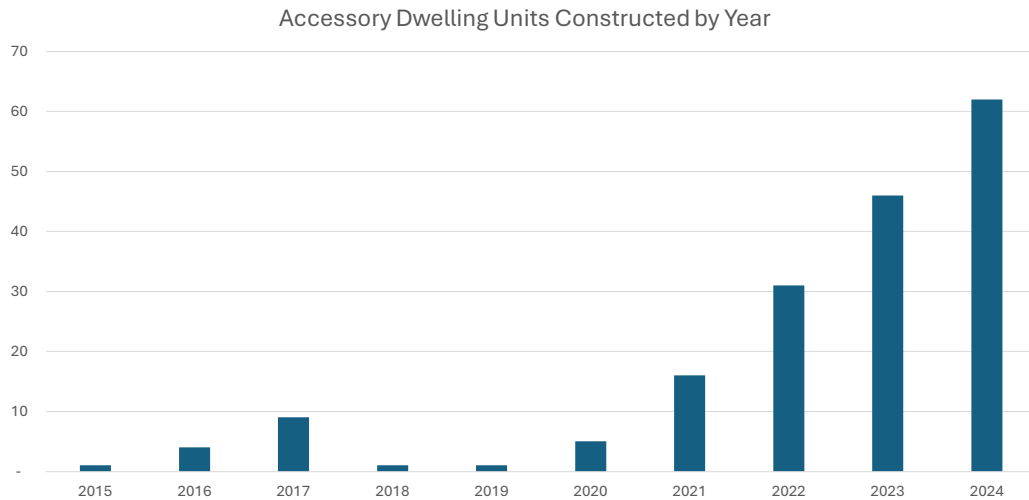
Entitlements Don't Equal Units

Number of Residential Units by Year



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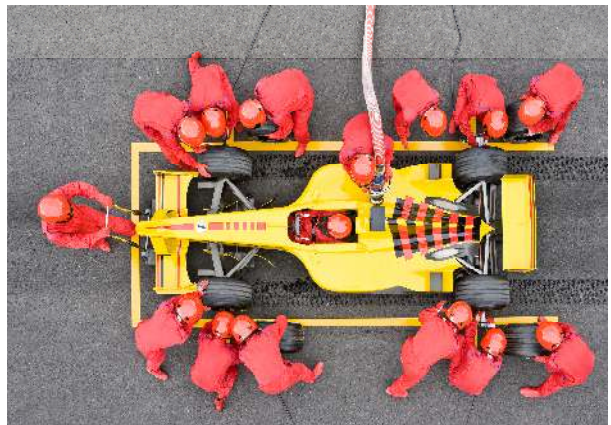
But ADUs Are Making a Dent



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Cities Can Only Do So Much

- Cities can't accelerate housing, we can only take our foot off the brake
- Be explicit about your non-negotiables in your GP
- Your EIR matters
- GPs are probably going to be bigger and take longer



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VMT Reductions Through Form

Typical code items... that should be in the General Plan

- Block standards
- Intersection spacing
- Street standards
- Frontages
- Mix of uses
- Massing to context



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General Plans Need to Be More Detailed

- Intent and policy "backstop" for development standards
- Rancho next steps
 - General Plan Amendment
 - Updating and Fine Tuning the Code
 - EIR Refresh at 5 years



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New Tools Are Needed

- Could housing law be tied to placetype standards?
- REA reform?
- Money for infrastructure?
- Tax credits to incentivize new units?
- Pro-Housing – Give cities the benefit of the doubt, especially if they're meeting GHG and VMT reductions?



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Questions?

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6.C Potential Conflicts Between Statewide Objectives for Housing, Equity, and Sustainability

Requested Action:

1. Receive and file.



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6.D Riverside County Healthy Cities Profiles Compendium



Miguel A. Vazquez
Riverside University
Health System



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Riverside County Healthy Cities Profiles Compendium

Miguel A. Vazquez, FAICP
Health Equity Urban and Regional Planner



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Riverside University Health System – Public Health (RUHS-PH)

Established in 1926, Riverside University Health System – Public Health (RUHS-PH) serves the nearly 2.5 million residents of Riverside County through its mission to promote and protect population health and prevent disease, injury, and premature death. As part of the county's integrated health system, RUHS-PH leads efforts to prevent preventable chronic diseases by addressing the root causes of illness—such as tobacco use, poor nutrition, lack of physical activity, and environmental exposures—through education, policy, and systems change. The department collaborates with local jurisdictions, regional agencies, community-based organizations, and health systems to strengthen conditions that make healthy living easier, from improving access to healthy foods and safe places to be active, to advancing climate and health equity initiatives.

Epidemiology and Program Evaluation Branch (EPE)

The Epidemiology and Program Evaluation Branch provides the data backbone of RUHS-PH. Through comprehensive surveillance, analysis, and program evaluation, the branch transforms data into actionable insights that guide decision making and ensure accountability across public health programs. EPE includes the Health Equity Program, which focuses on identifying and addressing disparities in health outcomes across different populations and geographies. By combining epidemiologic expertise with community context, the branch advances a "data-to-action" approach—turning statistics into strategies that inform prevention efforts, shape policy, and improve the health of all Riverside County residents.

Healthy Cities Network (HCN)

The Healthy Cities Network grew out of the Riverside County Health Coalition, which identified improving the built environment as a key strategy to create healthier communities. The HCN convenes cities, planners, public health professionals, and community leaders to integrate health considerations into local planning and development. Its focus on cross-sector collaboration supports cities in adopting policies and practices that promote walkability, active transportation, green space, community cohesion, and equitable access to health-promoting resources.

The Healthy Cities Profiles Compendium is a direct extension of this work—providing each of Riverside County's 38 cities with a data-driven snapshot of community health, built environment indicators, and social determinants of health. Together, RUHS-PH, the Epidemiology and Program Evaluation Branch, and the Healthy Cities Network use data, partnerships, and planning to build a county where every resident has the opportunity to live, work, and thrive in a healthy environment.

Components

Each Healthy Cities Profile brings together key data indicators and planning benchmarks to illustrate how cities are advancing community health through policy, design, and programs.

1. Community Indicators – Demographic, socioeconomic, transportation, and health data showing trends in education, income, housing, traffic safety, and chronic disease prevention.

*Sources include the Southern California Association of Governments (SCAG) SoCal Atlas, U.S. Census Bureau, and other reputable datasets.

2. Health-Related Scores – Independent rankings that evaluate environmental and health conditions, including:

• Walk Score, Bike Score, and a k Score for active living environments

• Tree Equity Score for green infrastructure and climate resilience

3. Healthy Places Index (HPI) for social determinants of health

4. Tobacco-Free Community Score for local tobacco-control policy progress

5. Healthy City Badges – Visual indicators recognizing cities' commitments to public health through planning and policy achievements, such as adoption of a Healthy General Plan Element, Environmental Justice Element (SB 1000), Active Transportation Plan, Safe Routes to School Plan, Healthy Development Checklist, or HEAL City Resolution

Sources

1. U.S. Census Bureau, American Community Survey (ACS), Geography and Data Profiles, <https://www.census.gov/programs-surveys/acs>

2. Southern California Association of Governments (SCAG), SoCal Atlas Indicators Directory

3. Centers for Disease Control and Prevention (CDC), RACE* Local Data for Better Health and Behavioral Risk Factor Surveillance System (BRFSS)

4. U.S. Department of Agriculture (USDA), Household Food Security Report Series

RIVERSIDE COUNTY HEALTHY CITIES PROFILES 2025 COMPENDIUM



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RIVERSIDE COUNTY HEALTHY CITIES PROFILES

Purpose

The Riverside County Healthy Cities Profiles are a data-driven tool developed by Riverside University Health System – Public Health (RUHS-PH) to help city leaders, planners, and community partners understand the health and well-being status of each of the county's 28 incorporated cities.

These profiles highlight the intersection of public health, planning, and community design, providing a clear snapshot of how social, economic, and environmental factors influence residents' opportunities to live healthy lives. The intent is to turn data into action by equipping decision-makers with accessible, comparable, and actionable information that supports equitable and health-in-all-policies approaches across Riverside County.

The Healthy Cities Profiles and the Social Determinants of Health (SDOH)

The **Social Determinants of Health (SDOH)** are the broad, interconnected social, economic, and environmental conditions that influence individual and community health outcomes. The U.S. Department of Health and Human Services identifies five domains—economic stability, education access and quality, health care access and quality, neighborhood and built environment, and social and community context. Together, these domains shape the opportunities people have to live long and healthy lives. For instance, access to stable housing, quality education, safe transportation, green spaces, and supportive social networks all contribute to reducing chronic disease risk and improving overall well-being. Understanding these determinants allows local governments and partners to address upstream factors that go beyond medical care, recognizing that health begins where people live, learn, work, and play.

The **Riverside County Healthy Cities Profiles** illustrate how these domains interact at the local level by combining demographic, environmental, and health indicators into a unified framework. Each profile visualizes city-level data—such as income, education, housing, transportation, park access, air quality, and chronic disease prevalence—to demonstrate how the built environment and community conditions influence health outcomes. By connecting these indicators to the SDOH domains, the profiles provide city leaders and planners with actionable insights to align policies, programs, and investments with equity-centered goals. In doing so, the profiles serve as both a diagnostic and planning tool, helping cities apply a **Health in All Policies** approach and prioritize interventions that strengthen the social determinants of health for every community in Riverside County.


RIVERSIDE COUNTY HEALTHY CITIES PROFILES




Indicators' Definitions and Meaning


SDOH Domain & Indicator	Definition (Source)	Why It's Important
Total Population	Number of residents in a defined area (U.S. Census).	Establishes baseline for planning and resource allocation.
Median Age	Midpoint age dividing population into two equal halves (U.S. Census).	Informs aging trends, health service demand, and workforce planning.
Total Households / Average Household Size	People living together in a housing unit; avg. = total pop ÷ total households (U.S. Census).	Reflects social cohesion and multigenerational living.
Completed High School or Higher	% of adults 25+ with high school diploma or higher (U.S. Census ACS).	Education drives employment, income, and health literacy.
Bachelor's Degree or Higher	% of adults 25+ with bachelor's degree or more (U.S. Census ACS).	Higher education correlates with improved health outcomes and civic participation.
Obesity	% of adults with BMI ≥ 30 (CDC BRFSS).	Reflects nutrition, physical activity, and built environment quality.
Asthma	% of residents diagnosed with asthma (CDC PLACES).	Indicates air quality, housing conditions, and environmental exposures.
Diabetes	% of adults diagnosed with diabetes (CDC PLACES).	Reflects diet, physical activity, and preventive health access.
Heart Disease	% of adults with coronary heart disease (CDC PLACES).	Marker of chronic disease and access to preventive care.
Uninsured	% of people without health insurance (ACS).	Indicates access and affordability of health services.
Food Stamps / SNAP	% of households receiving food assistance (U.S. Census).	Tracks economic hardship and access to nutrition support.
Food Insecurity	% of households lacking consistent access to food (USDA).	Affects nutrition, development, and chronic disease risk.
Housing – Own / Rent / Shove	% of housing units owner- or renter-occupied; total units (U.S. Census).	Reflects affordability, stability, and wealth accumulation.
Median Household Income	Midpoint of household incomes (ACS).	Establishes baseline for planning and resource allocation.
Poverty Rate	% of individuals below federal poverty level (ACS).	Predicts chronic disease risk and social stress.
Traffic Collisions / Fatalities / Serious Injuries	Number of reported motor vehicle collisions and outcomes (SCAG SCAG Atlas).	Indicates transportation safety and injury prevention.
Transportation Mode Share	% of workers commuting by car, transit, walking, etc. (ACS).	Reflects access, emissions, and opportunities for physical activity.
Average Travel Time to Work	Mean commute time (ACS).	Long commutes affect stress, time for family, and mental health.
Employment (Civilian 16+)	% of working-age population employed (ACS).	Reflects income stability and access to employer-based benefits.
Occupational Mix (Office, Service, Non-Office)	Distribution of workers by industry (ACS).	Indicates income inequality and workplace exposure risks.
Unemployment Rate	% of labor force without jobs and seeking work (ACS).	Unemployment linked to poor mental and physical health.



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RIVERSIDE COUNTY HEALTHY CITIES PROFILES 2025





RIVERSIDE COUNTY HEALTHY CITIES BADGES

The badges below recognize the great work cities across Riverside County are doing to prioritize public health outcomes through community planning, design and programming since 2011. To earn each badge, cities must have adopted the resolution, the plan (element) or the program.

- ☐ Climate Action Plan (CAP)
- ☐ Healthy Development Checklist (HDC)
- ☐ Healthy Communities Act (HCA)
- ☒ General Plan Health Element
- ☐ Healthy City Resolution
- ☐ HEAL City Resolution
- ☐ Healthy City Initiative
- ☒ Safe Routes to School Plan

A Climate Action Plan (CAP) is a city's strategic blueprint that outlines how it will reduce greenhouse gas emissions and adapt to climate impacts in order to meet California's state-mandated climate goals and regulatory requirements.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

Developed by Riverside University Health System-Public Health (RUHS-PH), the healthy development checklist is a planning tool to evaluate the health-oriented design features of master-planned communities.
<https://www.ruhsh.org/healthy-development-checklist/>

A state-mandated General Plan element required under Senate Bill 1000 (SB 1000) to address environmental justice in land use planning.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

An optional General Plan element that integrates health-focused goals, policies, and strategies into local land use planning.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

A formal resolution adopted by a City Council or Board of Supervisors recognizing health as a key community priority.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

A formal resolution adopted by a City Council or Board of Supervisors in support of the Healthy Living Active Living (HEAL) campaign, affirming the city's commitment to promoting healthy lifestyles.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

A citywide program or framework designed to improve community health outcomes through coordinated plans, policies, and initiatives.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

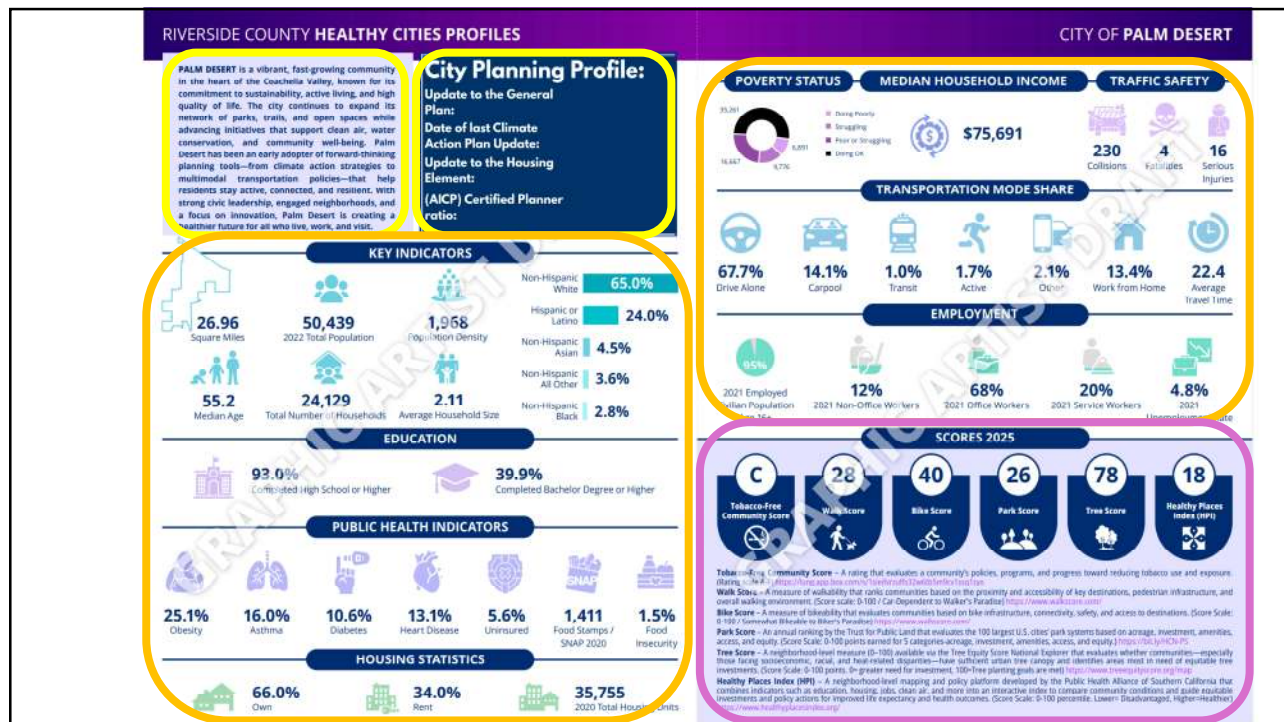
A planning document focused on designing, improving, and promoting safe and convenient options for non-motorized transportation, such as walking and biking.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

A plan dedicated to creating safe, accessible, and encouraging environments for students to walk or bike to school.
<https://www.socalclimateactionplan.org/what-is-a-climate-action-plan/>

Inquiries can be directed at rivcohealthequity@ruhs.org or at (951) 358-5557

Data Sources:
1. Southern California Association of Governments (SACAG), 2005 Socio-Economic Data (SED) (socalclimateactionplan.org)
2. Southern California Association of Governments (SACAG), 2011 Socio-Economic Data (SED) (socalclimateactionplan.org)

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Questions?

Thank you!

Contact:
mvzquez@ruhealth.org
(951) 830-8101



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6.D Riverside County Healthy Cities Profiles Compendium

Requested Action:

1. Receive and file.



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7. Report from the Deputy Executive Director



Chris Gray
WRCOG



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8. Items for Future Agendas

9. General Announcements

10. Next Meeting

The next Planning Directors Committee meeting is scheduled for:

Thursday, February 12, 2026
9:30 a.m.

WRCOG's new office, 1955 Chicago Avenue, Riverside

11. Adjournment



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