



## **Western Riverside Council of Governments Planning Directors Committee**

### **AGENDA**

**Thursday, February 12, 2026  
9:30 AM**

**Western Riverside Council of Governments  
1955 Chicago Avenue  
Riverside, CA 92507**

**WRCOG HAS MOVED  
PLEASE NOTE THE NEW LOCATION:**

**1955 CHICAGO AVENUE  
RIVERSIDE, CA 92507**

#### **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 Authority  
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: 831 7685 5997**

**Passcode: 872456**

**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 1955 Chicago Avenue, Suite 200, Riverside, CA, 92507.

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](mailto:lfelix@wrcog.us). To ensure distribution to Committee members prior to the meeting, please submit comments no later than two hours before the meeting is scheduled to begin. Public comments will also be accepted in person and via Zoom during the meeting.

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](mailto: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 December 11, 2025, Planning Directors Committee Meeting**

**Requested Action(s):** 1. Approve the Action Minutes from the December 11, 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. Socio-Economic Data Update for Riverside County Transportation Analysis Model**

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

**B. Screening Criteria for Vehicle Miles Traveled Impacts on Small Projects**

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

**C. Emergency Evacuation Network Resilience Study**

**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, April 9, 2026, at 9:30 a.m., in **WRCOG's new office at 1955 Chicago Avenue, Riverside.**

**11. ADJOURNMENT**

# Planning Directors Committee

## Action Minutes

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### 1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee meeting was called to order by Chair David Chantarangsu at 9:32 a.m. on December 11, 2025, in WRCOG's office.

### 2. PLEDGE OF ALLEGIANCE

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

### 3. ROLL CALL

- City of Banning - David Newell
- City of Beaumont - Steven Jones
- City of Calimesa - Kelly Lucia
- City of Corona - Sandra Vanian\*
- City of Hemet - Monique Alaniz-Flejter
- City of Jurupa Valley - Annette Tam Chyan
- City of Menifee - Orlando Hernandez
- City of Murrieta - David Chantarangsu (Chair)
- City of Perris - Kenneth Phung
- City of Riverside - Judy Egue
- City of San Jacinto - Kevin White
- City of Wildomar - Robert Flores
- March Inland Port Airport Authority (IPAA) - Lauren Sotelo

\*Arrived after Roll Call

Absent:

- City of Canyon Lake
- City of Eastvale
- City of Lake Elsinore
- City of Moreno Valley
- City of Norco
- City of Temecula
- County of Riverside
- Riverside Transit Agency
- Western Water

### 4. PUBLIC COMMENTS

There were no public comments.

## 5. CONSENT CALENDAR

<b>RESULT:</b>	<b>APPROVED AS RECOMMENDED</b>
<b>MOVER:</b>	San Jacinto
<b>SECONDER:</b>	Wildomar
<b>AYES:</b>	Banning, Beaumont, Calimesa, Hemet, Jurupa Valley, Menifee, Murrieta, Perris, Riverside, San Jacinto, Wildomar, March IPAA
<b>ABSTAIN:</b>	Temecula

### A. Action Minutes from the October 9, 2025, Planning Directors Committee Meeting

#### Action:

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

## 6. REPORTS / DISCUSSION

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

#### Action:

1. Received and filed.

### B. Class A & B Office TUMF Exemption

#### Action:

1. Received and filed.

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

#### Action:

1. Received and filed.

### D. Riverside County Healthy Cities Profiles Compendium

#### Action:

1. Received and filed.

## 7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, reported that the State has passed SB 707, which reduces the requirements for subsidiary committees to meet, and makes it easier to meet remotely. Mr. Gray also wished the Committee a happy holidays.

## 8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

## **9. GENERAL ANNOUNCEMENTS**

Chair Chantarangsu announced that the City of Murrieta adopted a Sober Living Homes Ordinance and received a letter from the California Department of Housing and Community Development advising that they will be reviewing that. Chair Chantarangsu will share the letter with the Committee for those Cities working to adopt a similar ordinance. The Chair also wished the Committee a happy holidays.

Committee member David Newell introduced Mark Staples, Planning Manager from the City of Banning, who will be the City's new representative, as Mr. Newell will be leaving to another city.

## **10. NEXT MEETING**

The next Planning Directors Committee meeting is scheduled for Thursday, February 12, 2026, at 9:30 a.m., at WRCOG's new office.

## **11. ADJOURNMENT**

The meeting was adjourned at 10:50 a.m.



## Western Riverside Council of Governments Planning Directors Committee

### Staff Report

**Subject:** Socio-Economic Data Update for Riverside County Transportation Analysis Model  
**Contact:** Cory Witter, Senior Associate, PlaceWorks, [cwitter@placeworks.com](mailto:cwitter@placeworks.com), (714) 966-9220  
**Date:** February 12, 2026

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#### **Recommended Action(s):**

1. Receive and file.
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#### **Summary:**

WRCOG maintains the Riverside County Transportation Analysis Model (RIVCOM) and is committed to keeping it consistent with SCAG's Connect SoCal Plan. Following SCAG's approval of the 2024 Connect SoCal Plan, WRCOG is updating the RIVCOM in coordination with SCAG to ensure alignment with current regional projections. Member agency input is critical to this effort to ensure the model reflects the most recent local plans and analyses; therefore, WRCOG is requesting updated information from its members. The RIVCOM update is anticipated to be completed by fall 2026.

#### **Purpose / WRCOG 2022-2027 Strategic Plan Goal:**

The purpose of this item is to introduce the process for WRCOG member jurisdictions to provide input on growth projections in order to update the RIVCOM. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our sub-region).

#### **Discussion:**

#### **Background**

In the fall of 2022, SCAG began laying the foundation for the Connect SoCal 2024 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Plan) by circulating housing, population, and employment growth projections for the region through 2050. The dataset was sent to subregional planning agencies, like WRCOG, to share with their member jurisdictions as part of the Local Input process. Over the ensuing months, jurisdictions provided feedback that was incorporated into the final growth projections and included as part of the adopted Plan.

As the Agency responsible for maintaining the RIVCOM, WRCOG takes a significant interest in the growth projections generated during each RTP/SCS cycle. WRCOG staff have been working to update

the RIVCOM in tandem with SCAG's process, to ensure that the model's data is consistent with regional projections. Project staff anticipate that the model update will be complete by fall 2026.

## **Present Situation**

### **Connect SoCal 2024 Process (2022-2024)**

To help facilitate jurisdiction staff's review of the preliminary growth data during the RTP/SCS Local Input period, WRCOG performed an initial analysis to identify geographic areas where the new projections differed from the trends projected by Connect SoCal 2020. Jurisdiction staff were encouraged to focus their attention on these "hot spots" but were able to provide feedback citywide. An ArcGIS online web app was also developed to help streamline review. In total, the project team met with and received feedback from 16 jurisdictions in the western Riverside County and Coachella Valley regions between November 2022 and March 2023.

SCAG refined its growth projections after receiving feedback from jurisdictions region-wide and adopted the Connect SoCal 2024 Plan in April 2024.

### **RIVCOM Validation Process (2025-2026)**

After receiving the adopted socioeconomic dataset from SCAG, WRCOG again analyzed the projections to identify where growth was inconsistent with jurisdiction input and/or previous trends. The data was uploaded to a revamped ArcGIS online web app that now features a built-in feedback mechanism, so jurisdiction staff can review and comment more easily than before. Over the coming months, WRCOG will distribute the web app to member jurisdictions for a more focused review and meet with agencies that wish to discuss the materials with the project team.

## **Countywide Trends**

Households and Population: The Connect SoCal 2024 Plan projects that Riverside County will grow by approximately 300,000 households through the 2050 horizon year; a 41% increase over existing conditions. Household population is anticipated to grow more gradually, increasing by approximately 570,000 through 2050 (24%). With projected household growth outpacing population growth, the average household size is expected to decline from approximately 3.2 persons to 2.8 persons per household.

Compared to the 2020 RTP/SCS's projections, the 2024 Plan projects approximately 20% less household growth and approximately 42% less population growth throughout the County. The more restrained forecast is largely due to delayed household formation and decreasing fertility rates compared to previous decades. SCAG anticipates that all counties within the region will experience a similar trend.

Employment: By 2050, SCAG forecasts that approximately 343,000 new jobs will be created throughout the County (40% increase). Jobs in the education and healthcare sectors are expected to make up approximately 47% of all new employment, with jobs across industrial sectors following at 21%. Growth in the leisure and hospitality sector is anticipated to make up approximately 11% of all growth. The retail, office, and public administration sectors each make up less than 8% of total job growth.

The 2024 Plan projects approximately 13,100 fewer jobs than the 2020 RTP/SCS (4% decrease). The



net decrease is largely due to dramatically lower growth projections in the industrial and office / professional service sectors, collectively accounting for approximately 51,400 fewer jobs than forecasted in the 2020 RTP/SCS. Conversely, the education and healthcare and public administration sectors are projected to exceed the 2020 RTP/SCS forecasts by approximately 24,400 and 11,500 jobs, respectively. This shift in employment growth is also expected to permeate regionwide.

Average annualized growth rates for household and employment in the County and WRCOG subregion levels are provided in Table 1 in Attachment #1 to this report.

### **Western Riverside Jurisdiction Trends**

Households and Population: SCAG projects that incorporated jurisdictions in western Riverside County will grow by approximately 170,000 households by 2050 (36% increase). Population growth is forecasted to increase by approximately 20%, or 320,000 people. Similar to the county-wide trend, average household size is expected to decrease from approximately 3.3 to 2.9 persons per household.

Compared to the 2020 RTP/SCS's projections, the 2024 Plan projects approximately 19% less household growth and approximately 51% less population growth throughout the region. Incorporated jurisdictions in the Coachella Valley and beyond are projected to experience a similar trend.

Employment: The 2024 Plan estimates that approximately 230,000 new jobs will be added throughout incorporated jurisdictions in western Riverside County. Growth by sector closely mirrors the County's distribution, with education and healthcare making up 51% of all new jobs. Jobs in the industrial sector are expected to make up approximately 20% of new jobs, with the leisure and hospitality sector representing approximately 9%. The retail, office, and public administration sectors each make up 8% or less of total job growth.

Unlike the county-wide projection, the 2024 Plan forecasts the creation of approximately 6,000 more jobs than the 2020 RTP/SCS (3% increase). Employment in the education and healthcare sector is projected to outpace the growth forecasted by the 2020 RTP/SCS, adding approximately 37,000 more jobs by 2050. However, western Riverside County is still expected to experience a net reduction in industrial growth to the tune of approximately 21,000 fewer jobs, and a reduction of approximately 21,000 fewer office and professional service jobs, compared to the previous plan. The commercial retail and public administration sectors are forecast to exceed the 2020 RTP/SCS's projections by approximately 1,300 and 7,500 jobs, respectively. Incorporated jurisdictions in the Coachella Valley and further east are projected to experience a similar trend.

Average annualized growth rates for household and employment for each WRCOG jurisdiction are provided in Table 2 in Attachment #1 to this report.

### **Prior Action(s):**

None.

### **Financial Summary:**

Costs for this assistance to WRCOG member jurisdictions is funded by LTF (Fund 210) and included in the Fiscal Year 2025/2026 Agency budget.

**Attachment(s):**

[Attachment 1 - Annualized Growth Rates.pdf](#)

**Table 1. Average Annualized Growth Rates for Riverside County and Western Riverside region; 2020 RTP/SCS and 2024 RTP/SCS**

	RIVERSIDE COUNTY		WRCOG MEMBER CITIES (Incorporated)	
Residential Growth	2020 Plan	2024 Plan	2020 Plan	2024 Plan
Households	1.6%	1.2%	1.4%	1.3%
Household Population	1.4%	0.8%	1.1%	0.7%
Average Household Size (persons per household)	3.2	3.0	3.3	2.9
Employment (industry sectors)	2020 Plan	2024 Plan	2020 Plan	2024 Plan
Agriculture & Mining	-0.6%	0.3%	-1.0%	0.3%
Warehousing & Utilities	2.3%	1.3%	2.4%	1.3%
Other Industrial	1.1%	0.9%	1.0%	0.8%
Commercial Retail & Services	0.8%	0.6%	0.7%	0.6%
Office & Professional Services	1.3%	0.5%	1.3%	0.4%
Education & Healthcare	2.1%	2.1%	1.7%	2.1%
Leisure & Hospitality	1.2%	1.1%	1.4%	1.2%
Public Administration	1.5%	2.3%	1.5%	2.3%
<b>Total Employment</b>	<b>1.4%</b>	<b>1.2%</b>	<b>1.4%</b>	<b>1.2%</b>

Table 2. Average Annualized Growth Rates for WRCOG Member Cities; 2024 RTP/SCS

	BANNING	BEAUMONT	CALIMESA	CANYON LAKE	CORONA	EASTVALE	HEMET	JURUPA VALLEY	LAKE ELSINORE	MENIFEE	MORENO VALLEY	MURRIETA	NORCO	PERRIS	RIVERSIDE	SAN JACINTO	TEMECULA	WILDOMAR
Residential Growth																		
Households	0.7%	2.0%	1.3%	0.3%	0.4%	0.4%	1.7%	1.0%	1.3%	1.3%	1.2%	0.5%	0.5%	2.3%	1.2%	1.8%	0.7%	1.7%
Household Population	0.4%	1.5%	0.9%	0.2%	0.1%	0.1%	1.1%	0.6%	0.9%	0.7%	0.6%	0.2%	1.1%	1.7%	0.6%	1.3%	0.2%	1.4%
Average Household Size (persons per household)	2.4	2.8	2.4	2.8	3.1	3.6	2.3	3.3	3.1	2.6	3.2	2.9	3.7	3.6	2.8	3.1	2.7	3.0
Employment (industry sectors)																		
Agriculture & Mining	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%
Warehousing & Utilities	-1.1%	5.4%	1.9%	4.0%	0.5%	2.0%	-0.9%	-0.1%	0.1%	4.7%	6.8%	1.3%	0.8%	-0.7%	0.3%	1.9%	0.7%	-0.8%
Other Industrial	1.5%	1.6%	3.2%	1.5%	0.1%	2.6%	1.4%	0.3%	0.7%	2.1%	1.9%	1.2%	1.3%	3.3%	0.4%	2.0%	0.1%	1.1%
Commercial Retail & Services	-0.7%	1.9%	2.2%	-1.0%	0.1%	1.9%	1.1%	-0.6%	0.4%	1.6%	3.1%	0.5%	0.7%	1.6%	0.0%	-1.0%	-0.4%	-3.2%
Office & Professional Services	0.1%	1.2%	3.3%	0.6%	-0.1%	1.6%	1.9%	0.5%	0.3%	-0.5%	2.4%	0.8%	0.3%	2.3%	-0.2%	-0.4%	0.0%	1.7%
Education & Healthcare	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%
Leisure & Hospitality	1.0%	2.7%	2.2%	1.1%	0.5%	2.0%	2.4%	1.1%	1.7%	3.4%	0.9%	1.5%	2.1%	3.5%	1.1%	-0.4%	0.0%	0.3%
Public Administration	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Total Employment	1.2%	2.1%	2.6%	1.4%	0.6%	2.0%	1.7%	0.7%	1.0%	2.0%	2.6%	1.4%	1.3%	2.1%	1.1%	1.0%	0.5%	0.8%



## Western Riverside Council of Governments Planning Directors Committee

### Staff Report

**Subject:** Screening Criteria for Vehicle Miles Traveled Impacts on Small Projects

**Contact:** Delia Votsch, Senior Associate, Fehr & Peers, [D.Votsch@fehrandpeers.com](mailto:D.Votsch@fehrandpeers.com), (949) 308-6323

**Date:** February 12, 2026

#### **Recommended Action(s):**

1. Receive and file.

#### **Summary:**

This presentation will provide an overview of the screening criteria for VMT impacts on small projects that has been developed for each WRCOG member jurisdiction. This work was conducted as a follow up to an item at a previous Committee meeting in 2025. The presentation will be provided by the project team.

#### **Purpose / WRCOG 2022-2027 Strategic Plan Goal:**

The purpose of this items is to provide an overview of the small project screening criteria for VMT impacts developed for each WRCOG member jurisdiction. 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:**

Based on the recent ruling by the California Supreme Court, using the previously recommended Office of Planning & Research (OPR) screening criteria of 110 daily trips for presuming a less than significant VMT impact is no longer a valid screening criteria. As such, Fehr & Peers worked with WRCOG to develop an alternative small project screening criteria for the WRCOG subregion based on RIVCOM. Through testing with RIVCOM, we have established the level of development that can be added without increasing VMT in the local area. Fehr & Peers has determined new small project screening criteria by TUMF zone that for land use development projects that can be assumed to have a less than significant VMT impact.

#### **Prior Action(s):**

**August 14, 2025:** The Planning Directors Committee received and filed.

**Financial Summary:**

Costs for this assistance to WRCOG member jurisdictions is funded by LTF (Fund 210) and included in the Fiscal Year 2025/2026 Agency budget.

**Attachment(s):**

None.



## Western Riverside Council of Governments Planning Directors Committee

### Staff Report

**Subject:** Emergency Evacuation Network Resilience Study  
**Contact:** Loren Bloomberg, PE, Traffic Engineering Leader, Jacobs,  
[Loren.Bloomberg@jacobs.com](mailto:Loren.Bloomberg@jacobs.com), (714) 227-7050  
**Date:** February 12, 2026

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#### **Recommended Action(s):**

1. Receive and file.
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#### **Summary:**

The Emergency Evacuation Network Resilience (EENR) Study was prepared by the San Bernardino County Transportation Authority (SBCTA) and WRCOG. The EENR evaluates how well the regional transportation system can maximize safety, reliability, and efficiency for evacuation during emergencies like wildfires, earthquakes, and flooding. The goal of the Study is to provide a coordinated framework to support future evacuation planning, funding strategies and project development to WRCOG members.

#### **Purpose / WRCOG 2022-2027 Strategic Plan Goal:**

The purpose of this item is to provide a summary of the EENR study. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our sub-region).

#### **Discussion:**

WRCOG and SBCTA received grant funding from the Caltrans Sustainable Transportation Planning Grant Program to conduct the EENR Study. The EENR evaluates how well the regional transportation system can maximize safety, reliability, and efficiency for evacuation during emergencies like wildfires, earthquakes, and flooding. The study addresses the need for a coordinated, data-driven understanding of evacuation readiness and transportation network resilience, recognizing that many communities rely on a limited number of constrained evacuation routes. A key part of the study was completing regional compliance assessments, for 42 local cities in the two counties. On a regional level, the EENR provides a framework for future planning and investment decisions by identifying constraints, vulnerabilities, and actionable strategies to strengthen system resilience, including 32 priority resiliency projects focusing on capacity improvements, alternate routes, and operational flexibility.

This item is reserved for a presentation from the EENR project team, Jacobs.

**Prior Action(s):**

None.

**Financial Summary:**

Activities related to this item are included in the adopted Fiscal Year 2025/2026 budget under the Local Transportation Fund (LTF), Fund 210.

**Attachment(s):**

None.