



Western Riverside Council of Governments Planning Directors Committee

AGENDA

Thursday, February 10, 2022
9:30 AM

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

WRCOG'S OFFICE IS CURRENTLY CLOSED TO THE PUBLIC DUE TO COVID-19

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Meeting ID: 854 5809 7826

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SPECIAL NOTICE – COVID-19 RELATED PROCEDURES IN EFFECT

Due to the State or local recommendations for social distancing resulting from the threat of Novel Coronavirus (COVID-19), this meeting is being held via Zoom under Assembly Bill 361 (Government Code Section 54953) (AB 361). Pursuant to AB 361, WRCOG does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. AB 361 allows WRCOG to hold Committee meetings via teleconferencing or other electronic means and allows for members of the public to observe and address the committee telephonically or electronically.

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 snelson@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Suzy Nelson 72 hours prior to the meeting at (951) 405-6703 or snelson@wrcog.us. Later requests 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 (John Hildebrand, Chair)
2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENTS

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. Summary Minutes from the December 9, 2021, Planning Directors Committee Meeting

Requested Action(s): 1. Approve the Summary Minutes from the December 9, 2021, 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. VMT Implementation Assistance - VMT Calculator Demonstration

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

B. Residential Trip Generation Study

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

C. Trip Origin-Destination Assessment

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

D. Potential Development of a VMT Mitigation Program

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

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

8. ITEMS FOR FUTURE AGENDAS ~ Members

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

9. GENERAL ANNOUNCEMENTS ~ Members

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, March 10, 2022, at 9:30 a.m., on the Zoom platform.

11. ADJOURNMENT

Planning Directors Committee

Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Chair John Hildebrand at 9:30 a.m. on December 9, 2021, on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

Chair Hildebrand led members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Banning - Adam Rush
- City of Beaumont - Christina Taylor*
- City of Calimesa - Kelly Lucia
- City of Corona - Jay Eastman
- City of Eastvale - Gustavo Gonzalez
- City of Hemet - H.P. Kang
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow
- City of Murrieta - Jarrett Ramaiya
- City of Perris - Kenneth Phung
- City of Riverside - David Murray
- City of Temecula - Matt Peters
- City of Wildomar - Abdu Lachgar
- County of Riverside - John Hildebrand (Chair)
- March JPA - Jeffrey Smith
- Riverside Transit Agency - Jennifer Nguyen

*Arrived after Roll Call

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR – (Menifee / Perris) 13 yes; 0 no; 3 abstention. Item 5.A and 5.B were approved. The Cities of Temecula, Wildomar, and the Riverside Transit Agency abstained.

A. Summary Minutes from the October 14, 2021, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the October 14, 2021, Planning Directors Committee

meeting.

B. Approval of Planning Directors Committee 2022 Meeting Schedule

Action:

1. Approved the Schedule of Planning Directors Committee meetings for 2022.

6. REPORTS / DISCUSSION

A. REAP Grant Program - Local Staff Augmentation and Housing Legislation Implementation Assistance Project Work-plan

Tara Lake with WSP provided a summary of the proposed projects to continue assisting member agencies with housing planning activities. Funding for these projects provided through the SCAG REAP Subregional Partnership Program is intended to increase planning to accelerate housing production throughout the SCAG region. The proposed list of projects were identified through feedback from member agency staff on its top priorities to help advance their respective housing goals.

The proposed projects include a list of specific tasks related to implementing recent California housing legislation, including bills about Accessory Dwelling Units, the Density Bonus law, Surplus Lands disposition, zoning law, and development streamlining, as well as staff augmentation to assist with housing-related local actions. Additional information on the projects may be found in the attachment to the Staff Report of the meeting agenda.

A consultant(s) will be procured to provide this assistance and jurisdictions may select which project(s) they would like to undertake. Please note that the specific scope and fee for a project may be modified to reflect a jurisdiction's unique circumstances and needs.

Action:

1. Received and filed.

B. Objective Design Standards Toolkit Summary

Alan Loomis with PlaceWorks provided a summary of the preparation of an Objective Design Standards (ODS) Toolkit for use by WRCOG member agencies. The Toolkit will be developed in a manner so that member agencies can customize standards that fit each agency. The Toolkit is being proposed to include the following components and unique chapters: Introduction to SB 35 and ODS, Inclusion in the Zoning Code, and Typical ODS Standards Components. The proposed Scope of Work may be found as an attachment to the Staff Report of the meeting agenda. WRCOG is proposing to include SB 9 Design Standards as part of the Toolkit. This will include both lots that will be impacted by SB 9 and those that will not be impacted, in order to provide additional information to member agencies on the impacts of SB 9.

Action:

1. Received and filed.

C. Housing Legislation Priorities

Chris Gray, WRCOG Deputy Executive Director, provided a summary of housing legislation ideas that WRCOG is proposing to move forward with development. WRCOG is proposing to develop the following housing legislation ideas: workforce housing, regional pilot project to attain funding in order to support pre-development activities, and local control. The housing legislation is being proposed so that legislation more specific to the jurisdictions of Western Riverside County may be heard.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray welcomed WRCOG's new Senior Analyst, Suzanne Peterson to the Transportation & Planning Department.

8. ITEMS FOR FUTURE AGENDAS

Chair Hildebrand requested a follow-up presentation on SB 9.

9. GENERAL ANNOUNCEMENTS

There were no general announcements.

10. NEXT MEETING

The Planning Directors Committee meeting in January is canceled. The next Planning Directors Committee meeting is scheduled for Thursday, February 10, 2022, at 9:30 a.m., on the Zoom platform.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:16 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: VMT Implementation Assistance - VMT Calculator Demonstration
Contact: Christopher Tzeng, Program Manager, ctzeng@wrcog.us, (951) 295-8703
Date: February 10, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide a demonstration of the Vehicle Miles Traveled (VMT) calculator tool to assist jurisdiction's with VMT implementation.

Background:

WRCOG staff have been reviewing what other Councils of Governments have been developing to assist local jurisdictions with VMT implementation associated with SB 743. One tool, a VMT calculator, has been developed for nearby jurisdictions which assists with VMT estimation using data from the regional model (without needing to run the local model). While not a perfect way to evaluate VMT, it is helpful and can be used for most small projects that do not meet VMT screening requirements. This tool can also help local jurisdictions with reviewing VMT estimates developed by consultants.

At the December 2021 Committee meeting, staff provided a demonstration of a VMT calculator tool to seek input whether it could be helpful for member agencies and whether WRCOG should develop a tool specifically for Western Riverside County. Committee members provided input that a tool would be helpful so WRCOG proceeded with development of a tool. At this meeting, the tool developer, Fehr & Peers, will provide a demonstration of the tool. The tool will be sent to Committee members and posted on the WRCOG website shortly after the meeting. Fehr & Peers was selected to develop this tool through the WRCOG On-Call Planning Consultant Bench and has assisted WRCOG with previous VMT implementation activities.

Prior Action(s):

December 9, 2021: The Planning Directors Committee received and filed.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Residential Trip Generation Study
Contact: Suzanne Peterson, Senior Analyst, speterson@wrcog.us, (951) 405-6706
Date: February 10, 2022

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is to provide an overview of the Residential Trip Generation Study.

Background:

WRCOG is working with Fehr & Peers to review the relationship between development impact fees, travel behavior, and residential unit size. Some development impact fees currently charge based on the number of units of a development, including the Transportation Uniform Mitigation Fee (TUMF) Program. WRCOG administers the TUMF Program on behalf of the member agencies in Western Riverside County. The TUMF Program charges a fee based on the number of units of a development project; for example, a 1,500 square foot single-family dwelling unit is charged the same fee as a 4,500 square foot single-family dwelling unit. This study will enable WRCOG to conduct research on the effects of basing TUMF on actual residential unit size to the TUMF Program, as well as if it would encourage the development of smaller, more affordable units.

The average home being built in Western Riverside County is 2,700 square feet and costs approximately \$500,000. While various factors play a role, smaller homes are typically considered to be more affordable. Additionally, fees based on unit size would be in line with other development costs. For example, building review and permit deposits and fees are impacted by the size of the unit, water and sewer connection fees may be based on number of bedrooms in home, and school fees are often based on the square footage of the residence or residential addition. These factors make building larger homes more cost prohibitive and smaller units more affordable.

WRCOG is proposing to assess the differing factors of the residential TUMF Program fee structure. The TUMF Program and fee structure is based on vehicular trip generation, so the study must assess vehicle trip generation. However, the study will also look at other potential factors that may affect travel behavior from residential land uses. The assessment will look into the factors listed below of vehicle trip generation from residential land uses.

- Residential unit sizes
- Price of residential units

- Demographic Factors
 - Household income
 - Household size
 - Number of employees per household
 - Number of children per household
- Geographic location

Finally, AB 602 (Grayson), effective January 1, 2022, requires local agencies which calculate fees proportionately to the square footage of the proposed units, to have a valid method to establish a reasonable relationship between the fee charged and the burden of the proposed development. While the TUMF Program is not based on square footage, this study would provide the preliminary analysis that would be required, based on AB 602, should the TUMF be considered for shift from a per unit cost to a cost based on unit size.

Prior Action(s):

None.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Trip Origin-Destination Assessment
Contact: Christopher Tzeng, Program Manager, ctzeng@wrcog.us, (951) 295-8703
Date: February 10, 2022

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is to provide an overview of the origin-destination assessment WRCOG performed for each WRCOG member agency.

Background:

As a follow-up to a discussion during a recent WRCOG Technical Advisory Committee (TAC) (City Managers group) meeting, WRCOG commenced a travel behavior analysis, via an origin-destination assessment utilizing big data, as a means to better understand whether TUMF is fulfilling its goal of providing funding to major arterial roadways to accommodate for regional travel in the WRCOG subregion. The analysis utilized big data from Streetlight Data which provides data points from smart phones and navigation devices in connected cars and trucks. The analysis also utilized other common commuting data sources, such as California Household Travel Survey and the Longitudinal Employer-Housing Dynamics (LEHD). The analysis looked into items such as the origin of trips traveling into the boundaries of each member agency, the destination of trips traveling from each member agency, commute trip distances, trip type, and the trip distribution to-and-from each member agency during the p.m. peak hour.

Draft assessments have been summarized in an infographic that will be presented during the meeting. These draft assessments will then be disseminated to the respective Committee members for input. WRCOG will then incorporate comments provided in the coming weeks so that a final assessment may be presented to the TAC and Executive Committee in March and April 2022.

Prior Action(s):

None.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department. This activity is funded through WRCOG's allocation of Local Transportation Funds (LTF).

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Potential Development of a VMT Mitigation Program
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: February 10, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide a summary of the Scope of Work for the development of a potential Vehicle Miles Traveled (VMT) mitigation program for Western Riverside County.

Background:

One of WRCOG's Local Transportation Funds (LTF) Program Objectives with the Riverside County Transportation Commission is to continue to assist jurisdictions with Senate Bill (SB) 743 implementation. As part of this, WRCOG conducted initial research on a possible VMT mitigation program or bank strategies for development projects as part of its SB 743 implementation activities. This initial research was presented to the Public Works Committee at its May 2021 meeting and staff received inquiries from member agencies after the meeting about the development of a potential VMT mitigation program for Western Riverside County. During WRCOG's work on SB 743 implementation, the issue of VMT mitigation was noted to be problematic. The main reason is that most land-use projects cannot implement transportation system improvements or directly influence the travel of their occupants. In comparison, level of service (LOS)-based impacts are relatively easy to mitigate since payment of fees for improvements or construction of improvements, or some combination thereof, are appropriate mitigation.

WRCOG received direction from the WRCOG Executive Committee at its October 4, 2021, meeting, to evaluate options to mitigate VMT impacts from new development. WRCOG will commence an effort to develop a potential VMT mitigation program for Western Riverside County that will be funded through WRCOG's LTF allocation. Participation in any potential program will be on a voluntary basis, so jurisdictions will participate in a program only if it decides to opt-in. The presentation during the meeting will be utilized to introduce this effort and the Scope of Work. WRCOG encourages interested jurisdictions to participate in the stakeholder workshops that will be held as part of the development process. The development of a potential program will include the tasks below - the Scope of Work is included as an attachment to the Staff Report for reference.

- Task 1: Conduct research on regional VMT mitigation program options. The project team will explore the potential benefits and challenges to the different types of mitigation programs and its

framework, such as banks, exchanges, and impact fee programs. The project team will also consider the key considerations of additionality and equity. The types of mitigation measures will influence the type of program so the project team will work with WRCOG and its stakeholders to identify potential mitigation measures to be included in the program. Lastly, the project team will explore potential governing structures of the program.

- Task 2: Develop a list of projects and programs that could be included in a voluntary VMT mitigation program. The project team will also estimate the potential VMT reduction associated with the projects and programs, determine which projects and programs will be most effective throughout the region, and identify specific areas that should be targeted for participation to maximize the benefits of the program. The project team will also perform an equity analysis to consider demographic trends including historically disadvantaged communities when identifying which projects and programs could be included in a regional VMT mitigation program. Lastly, this task will develop and address how a potential program would approach ongoing monitoring, data collection, and verification of VMT reduction.

The project team will provide updates to the Committee during the development of a program. However, the Scope of Work also includes a working group that will meet occasionally to address questions and concerns that arise through the exploration of a program. WRCOG would like to encourage staff from any member agency that are interested, to be involved with the working group. Please contact Christopher Tzeng (ctzeng@wrcog.us) for notifications of the working group meetings.

Prior Action(s):

May 13, 2021: The Public Works Committee received and filed.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department.

Attachment(s):

[Attachment 1 - WRCOG Regional VMT Mitigation Program Proposal](#)

December 10, 2021

Christopher Gray
WRCOG
3390 University Avenue, Suite 200
Riverside, CA 92501

Subject: WRCOG Regional VMT Mitigation Program

Fehr & Peers is pleased to provide you with a proposal to explore the development of a regional program to address Vehicle Miles Traveled (VMT) mitigation.

Our staff have recently worked with SBCTA, SGVCOG and other local agencies in Southern California in similar explorations of mitigation options and developing VMT mitigation programs. Our previous work with WRCOG on their SB 743 Implementation Pathway study and other work in the region has uniquely prepared us to partner with WRCOG on this effort.

Scope of Services

Task 1: Explore Regional VMT Mitigation Program Options

Fehr & Peers will document potential regional VMT mitigation program options including banks, exchanges, and impact fee programs. We will explore potential benefits and challenges to each mitigation program framework. We will also discuss key considerations of additionality and equity. It is our understanding that WRCOG is interested in pursuing frameworks that would allow for voluntary participation in addressing VMT for the purposes of CEQA mitigation. We will work with WRCOG and key stakeholders to identify potential mitigation measures that will be included in the program as the types of measures included will influence the type of program that should be considered.

We will also explore potential governing structures, including the possibility of combining with other regional entities, in the regional program administration and operation.

Task 2: Develop Regional VMT Mitigation Program

Fehr & Peers would develop a list of projects and programs that could be included in a voluntary VMT mitigation program. We will collaborate with WRCOG, RTA, RCTC and local agencies to develop cost estimates for the projects and programs. Fehr & Peers will also estimate the potential VMT reduction associated with the projects and programs.

We will leverage the ongoing WRCOG OD study to examine travel trends, including mode share and trip lengths, to determine which projects and programs will be most effective throughout the region and to identify specific areas that should be targeted for participation to maximize the benefits of the program. We will also perform an equity analysis to consider demographic trends



including historically disadvantaged communities when identifying which projects and programs could be included in a regional VMT mitigation program.

We will develop and address how a potential program would approach ongoing monitoring, data collection and verification of VMT reduction.

Task 3: Stakeholder Outreach

This proposal includes our attendance and participation in the following meetings:

- Three (3) workshops (virtual) with the WRCOG VMT Mitigation Working Group (including RTA, RCTC, and local cities)
- Two (2) public meetings (in-person) with local agency staff
- Two (2) meetings (virtual) with the BIA
- One (1) meeting (virtual) with CEQA practitioners

Fehr & Peers will work with WRCOG staff to coordinate with the various stakeholders to address questions and concerns that arise through the exploration of the regional program.

Task 4 – Documentation

We will summarize the findings of Tasks 1-3 into a draft report which identifies the recommendations for developing a regional VMT mitigation program in the WRCOG region. We will respond to up to two rounds of consolidated comments from WRCOG and submit a final report.

This scope assumes that review of the draft recommendations document by WRCOG's legal counsel will be performed, and this effort will be contracted separately.