

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 9:31 a.m. on August 12, 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 - Joanne Coletta
- City of Eastvale - Gina Gibson Williams*
- City of Hemet - H.P. Kang
- City of Jurupa Valley - Diane Guevara*
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow*
- City of Moreno Valley - Chris Ormsby
- City of Murrieta - Jarrett Ramaiya
- City of Perris - Alfredo Garcia
- City of Riverside - David Murray
- City of Temecula - Mark Collins
- City of Wildomar - Abdu Lachgar
- County of Riverside - John Hildebrand (Chair)
- March Joint Powers Authority - Mathew Evans
- Riverside Transit Agency - Jennifer Nguyen

*Arrived after roll call

4. PUBLIC COMMENTS

There were no public comments.

5. SELECTION OF PLANNING DIRECTORS COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR FOR FISCAL YEAR 2021/2022

Action:

1. The Planning Directors Committee selected John Hildebrand, County of Riverside, as Chair;

Travis Randel, City of San Jacinto, as Vice-Chair; and Diane Guevara, City of Jurupa Valley, as 2nd Vice-Chair.

(Banning / Lake Elsinore) 16 yes; 0 no; 0 abstain; Item 5 was approved.

6. CONSENT CALENDAR – (Lake Elsinore / Beaumont) 15 yes; 0 no; 0 abstention. Items 6.A was approved. Representatives from the Cities of Banning and Wildomar did not respond.

A. Summary Minutes from the June 10, 2021, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the June 10, 2021, Planning Directors Committee meeting.

7. REPORTS / DISCUSSION

A. 2021 TUMF Credit Agreement Template Update

Cameron Brown, WRCOG Program Manager, presented an update to the TUMF Credit Agreement template. This revised template was provided to this Committee at its April 2021 meeting for review and comment. Since then, at the request of the Public Works Committee, the template was tabled in order for language to be clarified surrounding the selling of credits to other projects and the Right-of-Way requirements. As a reminder, by being added as the third party on the Agreement, WRCOG can verify the estimated TUMF obligation on a development and confirm the maximum amount of credit that can be given on the construction of a TUMF facility. Another positive to being added is that upon reconciliation of a credit agreement, when the developer shows all invoices for TUMF-eligible work and the development constructed, WRCOG can confirm the amount a developer can be repaid, and/or how much a developer owes on their project.

After further analysis, it was decided that due to the complexity regarding the distribution of funding, WRCOG would continue to disallow the selling of credits to other projects, and the provision would be removed from the template.

The second issue was in regards to the acquisition of Right-of-Way (ROW). The template states that to obtain credit for ROW acquisitions there would need to be an appraisal of the property, and the local jurisdiction would need to accept this appraisal. An idea was brought forward to change this language to allow for recent purchase costs to be used in place of an appraisal. After discussion internally with WRCOG staff and legal counsel, it was decided that the appraisal requirement would remain to properly account for ROW credits.

Next steps will include requesting a recommendation be forwarded to the Executive Committee for consideration at its July 2021 meeting.

Action:

1. Recommended that the Executive Committee approve the revised 2021 TUMF Credit Agreement Template.

(Banning / Eastvale) 16 yes; 0 no; 1 abstention. Item 6.A was approved. Representative from the City of Temecula abstained.

B. Update to RCA's MSHCP Mitigation Fee Implementation Manual

Jennifer Fuller, Financial Administration Manager with the Western Riverside County Regional Conservation Authority (RCA), presented on the revised Multiple Species Habitat Conservation Plan Mitigation Fee Implementation Manual. The Manual sets further guidance for fee implementation, collection, and remittance, as well as outlines the appropriate methods for calculating mitigation payments for different types of projects. RCA is seeking feedback from the member agencies to update and improve the Manual. The commenting period for feedback starts August 12, 2021, and ends October 11, 2021. RCA will be convening a Mitigation Fee Implementation Manual Committee, which will meet on select Tuesdays from August 31, 2021, through November 16, 2021, to address comments received from member agencies. The intent will be to take the updated Manual to the RCA Board at its February 2022 meeting for approval.

Action:

1. Receive and file.

C. TUMF Applications on Projects Without City Permitting

Cameron Brown presented on issues regarding permitting of new development where the local jurisdiction is not the permitting authority. WRCOG was made aware of an issue regarding the process by which a member agency checks TUMF obligations on permits. While most developments go through a jurisdictional permitting process, others do not. Examples of these types of projects are hospitals and schools, which are permitted through the State of California. While some of these developments are TUMF exempt, others are not. When TUMF is due on a project where there is no local member agency permit issue, TUMF still has to be collected. As part of the TUMF Program, TUMF obligations must be met prior to a TUMF member agency issuing a Certificate of Occupancy on any development. The typical process involves setting up a permit application for a new development, then creating a TUMF application with either WRCOG or the local agency to pay this obligation. When the obligation is met, WRCOG, or the local agency, verifies the payment and issues a receipt to the developer acknowledging that the TUMF obligation has been met. The Certificate of Occupancy is then issued.

WRCOG will provide a memo on how to handle these issues, and more fully describe some of the exemptions on publicly-owned building development.

Action:

1. Received and filed.

D. TUMF CCI Implementation

Cameron Brown reported that on July 7, 2021, the Executive Committee meeting approved a Construction Cost Index (CCI) adjustment of 3% on all land uses. Member agencies participating in the TUMF Program must adopt a new TUMF resolution by October 2021 so that the new CCI fees can go into effect by January 1, 2022. Staff has emailed out a sample Resolution and draft Staff Report to utilize for council / board action.

Action:

1. Received and filed.

E. Legislative Activities Update

Bill Blankenship, WRCOG's On-Call Legislative Consultant, provided an update and overview of current key legislative dates and deadlines for the remaining portion of the 2021 Legislative Session.

Mr. Blankenship is available for consultation regarding legislation primarily focused on planning.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray reported that WRCOG is aware of the rise in COVID cases and staff will let the Committee know if the meetings go back to 100% virtual. WRCOG has completed the technical work on the Climate Action Plan and staff will bring an update on next steps to the next meeting.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

There were no general announcements.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, September 9, 2021, at 9:30 a.m., in-person at the WRCOG's office and virtually on the Zoom platform.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:32 a.m.