

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 9:32 a.m. on September 8, 2022, 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 - Carole Kendrick
- City of Calimesa - Kelly Lucia
- City of Corona - Joanne Coletta
- City of Eastvale - Gustavo Gonzalez
- City of Hemet - H.P. Kang
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Doug Darnell
- City of Murrieta - David Chantarangsu
- City of Perris - Kenneth Phung
- City of Riverside - Judy Eguez
- City of San Jacinto - Travis Randel (Chair)
- City of Temecula - Matt Peters
- City of Wildomar - Matt Bassi
- County of Riverside - John Hildebrand
- March JPA - Jeffrey Smith

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR – (Banning / Murrieta) 15 yes; 0 no; 1 abstention. The City of Perris abstained. Item 6.A was approved.

A. Summary Minutes from the August 11, 2022, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the August 11, 2022, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

A. Implementing or Changing Problematic CEQA Mitigation Measures

Stephanie Standerfer, Albert A. Webb Associates, reported that mitigation measures written into CEQA documents sometimes are not written in a way that makes them easy to implement once construction starts. When a consultant is writing a mitigation measure, and there are fundamental misunderstandings, this usually causes an unimplementable mitigation measure, or pieces of it.

Sometimes when a consultant is writing the measure, the agency engagement level is not where it needs to be. Due to staffing issues at many agencies, this is a fundamental norm. Once a project goes to construction, there is a different team who may have differences of opinions or indicates some work cannot be completed. At the time the CEQA document was being written, the right people were not at the table.

Early communication with the engineers is key. Engineers should review the mitigation measures with the consultant during the initial review.

Cheryl DeGano, Albert A. Webb Associates, provided a real-world example where mitigation measures became problematic to implement in the real world – a water reclamation facility that had a 23-mile brine discharge pipeline and a project cost of \$110M. A biologist was required to install temporary sound barriers - this is not something a biologist does.

It is important to ensure that the mitigation measure captures the recommendation from the technical report, or make sure avoidance is feasible.

Committee members were encouraged to ensure that all the right individuals from the parties of the CEQA analyses are involved when drafting the mitigation measures.

Action:

1. Received and filed.

B. Objective Design Standards Toolkit

Christopher Tzeng, WRCOG Program Manager, reported that WRCOG is utilizing SCAG REAP grant funding to prepare an Objective Design Standards (ODS) Toolkit. This Toolkit provides a range of ODS for multi-family and mixed-use residential development designed to address new and amended California State laws authored to increase housing production.

Alan Loomis, PlaceWorks, reported that ODS are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decision makers, staff, applicants, and members of the public. The purpose of ODS is for applicants to know beforehand what requirements apply to a proposed development and for the applicant to be able to design a project that meets those requirements before submittal.

This Toolkit is being provided as a resource to member agencies to develop or refine their own ODS. ODS in the Toolkit can be adopted by embedding them into municipal codes, or as a stand alone

document empowered by language within the municipal code. Sample adoption language is also included in the Toolkit.

WRCOG is seeking feedback from Committee members and their staff which will be used to finalize the document. Cities interested in receiving direct assistance with local customization may reach out to WRCOG staff and submit a Housing Activities Assistance Request Form.

Action:

1. Received and filed.

C. REAP 2.0 Housing Supportive Infrastructure Program Draft Guidelines

Jason Noonan, SCAG, reported that the REAP 2.0 Housing Supportive Infrastructure Program (HSIP) Guidelines are expected to be released for public comment soon and will be developed through broad and inclusive outreach that engage and involves communities across the SCAG region. SCAG anticipates funding in the amount of \$246M. Funding must be obligated by June 2024, and expended by June 2026. Federal funding is no longer included in the Program; it is all state General Fund.

REAP 2.0 funding programs help achieve the objectives of 1) accelerating infill development that facilitates housing supply, choice, and affordability, 2) reducing vehicle miles traveled, and 3) affirmatively furthering fair housing. The HSIP Guidelines implement the Housing Support Infrastructure funding program in the SCAG REAP 2.0 grant.

Four identified areas within the HSIP include Housing Infill Policy and Programs, Funding for Lasting Affordability, Surplus Land Development, and Regional Utilities Supporting Housing.

SCAG's Regional Council will consider the Guidelines on November 3, 2022. REAP 2.0 Funding Application will be submitted to the State by the end of December, 2022. A Call for Projects opens in early 2023, and conditional awards will be released in the summer of 2023.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, WRCOG Deputy Executive Director, noted that the following items will be brought forward to future meetings:

- Fee comparison study
- Housing legislation summary for 2022
- REAP 2021 funding opportunities
- SB 9 implementation
- AB 602 trip generation study

WRCOG is looking to compile a library of General Plan Request for Proposals and specific elements for members to use.

8. ITEMS FOR FUTURE AGENDAS

Committee member Adam Rush, City of Banning, requested an update on the subregional CAP.

9. GENERAL ANNOUNCEMENTS

Committee member Rush announced that the annual Stagecoach Days are scheduled for September 9 - 11, 2022.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, October 13, 2022, at 9:30 a.m., on the Zoom platform with an option for Committee members to attend in-person at the WRCOG office.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:51 a.m.