

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 9:33 a.m. on September 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 Beaumont - Christina Taylor
- City of Corona - Joanne Coletta
- City of Eastvale - Gustavo Gonzalez
- 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 - Kenneth Phung
- City of San Jacinto - Travis Randel
- City of Wildomar - Abdu Lachgar
- County of Riverside - John Hildebrand (Chair)
- March Joint Powers Authority - Mathew Evans*

*Arrived after roll call

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR – (San Jacinto / Beaumont) 13 yes; 0 no; 0 abstention. Items 5.A was approved.

A. Summary Minutes from the August 12, 2021, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the August 12, 2021, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

A. Climate Action Plan Activities Update

Christopher Tzeng, WRCOG Program Manager, reported that the Subregional Climate Action Plan (CAP) Update was undertaken by WRCOG beginning in 2019. A total of 13 jurisdictions chose to participate. CAPs are most effective when conducted at a local jurisdiction since jurisdictions vary in policies, goals, size, geography, etc.

The Plan was developed to serve as a planning resource to participating jurisdictions that utilize a set of measures that are common best practices in CAPs. The Update includes an inventory baseline of greenhouse gas (GHG) emissions from 2010 and a GHG inventory update for the entire subregion from 2017.

There has been interest from some jurisdictions to conduct additional work to meet its 2030 GHG targets. While WRCOG may assist in administering the additional work needed, it is unable at this time to commit further funding.

Another next step is to determine if jurisdictions are interested in pursuing a qualified CAP for the purpose of streamlining through the California Environmental Quality Act (CEQA) process. An Environmental Impact Report must be conducted for the CAP since a CAP needs to go through CEQA review. The benefit of a qualified CAP is through CEQA streamlining so that a proposed new development project would not be subject to the GHG analysis portion of CEQA if it is consistent with the jurisdiction's General Plan.

WRCOG has set aside grant funding to assist with EIR for a CAP; however, it may not be enough depending on the number of jurisdictions that participate. Interested jurisdictions are encouraged to contact Mr. Tzeng.

Action:

1. Received and filed.

B. TUMF Program Nexus Study Update

Chris Gray, WRCOG Deputy Executive Director, reported that the cost to complete the update is approximately \$200,000 and will take 12 to 18 months to complete. The reasons to update the Study include the idea that regular updates for fee studies are considered a best practice. During the adoption of the 2017 Nexus Study, the Executive Committee directed staff to prepare regular updates. Language in the TUMF Administrative Plan directs staff to return four years after adoption of the 2017 Nexus Study with a review.

Updated growth forecasts for the WRCOG subregion have changed. Since the year 2000, the WRCOG subregional population has grown approximately 70% and is projected to grow by an additional 33% over the next 20 years.

Changes in travel behavior have occurred over the past year in response to the global pandemic. There is less in-person shopping and shopping travel, and more deliveries. Telecommuting has become a viable option for many workers.

Since the last update to the Study in 2017, 25 projects have been completed. Updating the Nexus Study allows the ability to update the TUMF project list, and the ability to add new types of projects.

As part of the update, staff is proposing the addition of Intelligent Transportation Systems-type projects as an eligible project type if the TUMF Nexus Study is updated. Staff is also recommending that WRCOG undertake two additional activities. First, WRCOG would like to formally work on a regional Vehicle Miles Traveled (VMT) Mitigation Program with RCTC and RTA to address the need for projects to mitigate its impacts under SB 743. Second, WRCOG would also like to prepare an update of the Fee Comparison Study which was last updated in 2019.

WRCOG will ask this Committee to provide input on the Fee Analysis portion of the update regarding how different land uses may require different fee rates, what land uses are appropriate, and how those land uses may affect traffic.

Action:

Recommended that the Executive Committee:

1. Direct staff to begin work on a TUMF Nexus Study update.
2. Direct staff to update the TUMF Administrative Plan to expand the TUMF-eligible project list to include Intelligent Transportation Systems (ITS) projects.
3. Direct staff to work with the Riverside County Transportation Commission and Riverside Transit Agency to evaluate options to mitigate VMT impacts from new development outside of the TUMF Nexus Study update.
4. Direct staff to begin work on an update of the Analysis of Development Impact Fees in Western Riverside County.

(Lake Elsinore / Perris) 14 yes; 0 no; 0 abstention. Item 6.B was approved. The Water District does not vote on TUMF matters.

C. Ready for Tomorrow Program Introduction - Grant Writing Assistance Opportunity

Kristopher Eclarino from Climate Resolve presented on its Ready for Tomorrow Program. The Program offers free grant writing assistance to municipalities with a high number of disadvantaged communities (CalEnviroScreen 3.0) to pursue federal, state, and foundation grants for climate planning.

Climate Resolve identifies needs, like active transportation or tree canopy, and matches them with related grants. Climate Resolve determined that municipalities do not have enough funding to pursue climate planning, so it extended its Ready for Tomorrow Grant Writing Assistance Program to local jurisdictions. Once a grant is identified, Climate Resolve will assist with narrative brainstorming, the grant timeline, GIS mapping, and narrative review. The Program is in its third year and this year it will primarily be focusing on the Inland Empire region.

Mr. Eclarino shared a demo of Climate Resolve's resource website.

Climate Resolve is available to discuss a jurisdiction's needs with respect to climate policy, planning and capital projects, and the types of climate-related projects a jurisdiction is looking to fund.

Action:

1. Received and filed.

D. 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.

- SB 9 – Allows for lot splits in Single-family residential areas; sitting on the Governor's desk for signature. One key amendment includes that a municipality can declare that a duplex is not warranted due to health safety reasons.
- SB 10 – Allows agencies to up-zone residential density by up to 10 units in transit rich areas; sitting on the Governor's desk for signature. This Bill has an exemption to the California Environmental Quality Act and there is a sunset provision of January 1, 2029. This Bill also contains an opt-in option.
- SB 12 – Planning and Zoning for High-Risk Wildfire Areas; this Bill has had no movement.
- AB 571 – Would amend Density Bonus Law to grant a fee waiver to units that were achieved through density bonuses through various laws that will be passed in the future. This Bill is in the assembly for concurrence.
- AB 602 – This Bill would determine how Nexus fees will be charged and calculated in the future, based on square footage of a unit. If a Nexus Study is adopted after July 1, 2022, it would have to be calculated on a square footage basis and mandates that the California Department of Housing and Community Development will develop a template on how all Nexus Studies will be completed in the future. If signed by the Governor, it would affect WRCOG's TUMF Program. This Bill is in the Assembly for concurrence.
- AB 950 – the Department of Transportation may sell excess property to a city and county for affordable housing. This Bill has stalled and the last hearing was cancelled at the request of the author.

WRCOG would like to pursue legislative action for Western Riverside County if there is interest from the member agencies. WRCOG is proposing to hold a meeting with members of the PDC and the affordable housing community to discuss and identify barriers to the construction of affordable housing and formulate legislative ideas from the discussion. Any action items will be brought back to the PDC for review.

Representatives from the Cities of Beaumont and San Jacinto, and the County of Riverside volunteered to participate in the proposed meeting.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray reported that staff continues to monitor the authority of virtual meetings.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Christopher Tzeng, WRCOG Program Manager, announced that WRCOG has some funding to assist member jurisdictions with housing activities. The Southern California Association of Governments has approximately \$250M in funding and staff anticipates that funding to trickle down to the subregion.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, October 14, 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 10:39 a.m.