



Western Riverside Council of Governments Planning Directors Committee

AGENDA

Thursday, October 14, 2021
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: 872 2353 0152

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SPECIAL NOTICE – COVID-19 RELATED PROCEDURES IN EFFECT

Due to the State and 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 September 9, 2021, Planning Directors Committee Meeting

- Requested Action(s):** 1. Approve the Summary Minutes from the September 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. Proposed Revisions to Grant Writing Assistance Program Guidelines

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

C. TUMF Unique Use Calculations

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

D. Legislative Activities Update

- 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 Executive Committee meetings.

9. GENERAL ANNOUNCEMENTS ~ Members

Members are invited to announce items / activities which may be of general interest to the Executive Committee.

10. NEXT MEETING

The Planning Directors Committee meeting in November is canceled. The next Planning Directors Committee meeting is scheduled for Thursday, December 9, 2021, at 9:30 a.m., virtually 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 9:33 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 mitigation 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.



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) 405-6711
Date: October 14, 2021

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is to provide a demonstration of a 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. The tool can also help local jurisdictions with reviewing VMT estimates developed by consultants. Fehr & Peers will provide a demonstration of a draft VMT calculator tool utilized by the San Bernardino County Transportation Authority as part of this agenda item. WRCOG staff is seeking input on whether this could be helpful for member agencies and whether WRCOG should investigate development of a similar tool.

Prior Action(s):

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Proposed Revisions to Grant Writing Assistance Program Guidelines
Contact: Christopher Tzeng, Program Manager, ctzeng@wrcog.us, (951) 405-6711
Date: October 14, 2021

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide an update on, and propose revisions to, the Grant Writing Assistance Program.

Background:

WRCOG commenced the Grant Writing Assistance Program to assist member agencies in grant writing assistance on an as-needed basis as funding is available. The Program Guidelines were approved by the Executive Committee in September 2017, and WRCOG immediately received a number of requests by its member agencies to assist with grant opportunities allowed in the Program. Based on the volume of requests, staff requested additional funding for the Program to enable more assistance to member jurisdictions. The Executive Committee approved an additional \$500,000 in funding to this Program in December 2017 for a total of \$700,000.

To date, approximately \$650,000 has been utilized on the following tasks:

- Advisory services to WRCOG member agencies
- Direct grant assistance for applications
- Grant opportunity tables sent to staff on bi-weekly basis
- Grant program fact sheets

Results

The Program has assisted jurisdictions within Western Riverside County attain over \$67 million in grant funding. The largest portion of this grant funding was a partnership with the City of Riverside for the grant application development of an Affordable Housing and Sustainable Communities Program and Transformative Climate Communities grants that will provide over \$47 million to housing projects and multi-modal transportation improvements, among other improvements. The next largest portion of grant funding attained is through the Active Transportation Program (ATP). The WRCOG Grant Writing Assistance Program has helped attain over \$15 million in ATP funding for jurisdictions in Western Riverside County.

The Program is currently structured to focus on a few select grant opportunities to allow growth in the future based on success rates, feedback from users, and funding availability. Eligible grants are as follows:

- Caltrans Active Transportation Program (<https://dot.ca.gov/programs/local-assistance/fed-and-state-programs/active-transportation-program>)
- Caltrans Sustainable Transportation Planning Grant Program (Transportation Planning Grants & Adaptation Planning Grants) (<https://dot.ca.gov/programs/transportation-planning/regional-planning/sustainable-transportation-planning-grants>)
- California Strategic Growth Council Affordable Housing and Sustainable Communities Program (AHSC) (<https://sgc.ca.gov/programs/ahsc/>)
- Clean Cities-related grants (<https://cleancities.energy.gov/>)
- New planning grant opportunities

The focus of the opportunities is on areas in which WRCOG provides assistance to its member agencies. To maintain flexibility with the Program, “new planning grant opportunities” are included so that other grant opportunities related to planning may be considered. This category enables members to request assistance if any grant opportunities that focus on planning grants become available – such as those that help fund General Plans, Specific Plans, or Community Plans. The Program is not intended to assist infrastructure grant opportunities, i.e., TIGER, HSIP, FASTLANE, etc.

In addition to direct assistance, the Program has provided member agencies the ability to discuss potential projects or ideas in order to align with the Grant Program that fits best. This has been an aspect of the Program not quantifiable but has proved beneficial in ensuring the efficient use of a jurisdiction’s resources.

Proposed Revisions to Grant Writing Assistance Program Guidelines

The goal of this Program is to strengthen the subregion’s overall competitiveness for statewide funding and to provide needed supplemental support to jurisdictions prevented from seeking grant funds due to limited capacity and/or resources. The Program was able to kick-start as a result of excess revenues from other programs that the Executive Committee decided to provide back to member agencies.

Revenues have since declined and are projected to decline further. WRCOG is unable to replenish the funds of the Grant Writing Assistance Program as a whole at a sustainable rate, so staff have reviewed the Program Guidelines to evaluate how the Program can become more sustainable. One caveat for the near-term future of the Program is that WRCOG is receiving Regional Early Action Planning grant funds through SCAG with the goal of assisting member agencies increase housing production and planning.

WRCOG has received approval from SCAG to allocate some of the REAP funds to assist member agencies develop grant applications in identified housing-related grant programs to help achieve this goal. All of the programs identified in the housing-related grant programs will be funded through REAP funds that must be utilized by June 30, 2023.

Revision #1: The following grant programs will be added to the list of eligible grants that the Program can provide direct assistance:

- Transformative Climate Communities Program
- Infill Infrastructure Program

- Permanent Local Housing Allocations (PLHA)
- Transit Oriented Development Housing Program
- Mobile home Park Rehabilitation & Resident Ownership Program (MPRRP)
- Multifamily Housing Program

Staff is proposing to streamline the activities the Program provides in order to ensure a fiscally supportable Program. WRCOG staff conducted an evaluation on necessary changes to enable a sustainable Program. This evaluation looked at if the Program can sustain the different components of the Program, how the Program has been utilized, where efficiencies can be created and the process in which assistance has been provided to member agencies.

Revision #2: WRCOG is proposing to implement the parameters listed below for the Program based on the evaluation:

- Member agencies will be permitted direct assistance developing grant applications on one application per grant program per cycle.
 - e.g., jurisdictions will be provided direct assistance developing a grant application for ATP Cycle VI on one submittal.
- Member agencies will be limited to receiving direct assistance on grant application development for three grant applications every two-years.
- The Program will provide direct assistance on a grant application resubmittal once. Further resubmittals will not be provided Program assistance.

Revision #3: WRCOG has had an instance in which a member agency requested assistance to develop a grant application but did not actually submit the grant application. WRCOG is proposing to establish a policy that if the member agency requests assistance to develop a grant application but does not actually submit the grant application, the member agency will be required to reimburse WRCOG the costs for assistance.

Revision #4: There have also been instances in which a member agency requests assistance to develop a grant application but requests assistance to further develop the project proposal. This has cost the Program a sizeable amount of funding that the Program cannot sustain. WRCOG is proposing to utilize a screening process when an initial request is submitted and is requesting that the member agency requesting assistance submit an application that will include a project description and project parameters, if applicable. WRCOG is not able to provide services to member agencies to develop a project or conduct additional research on how a proposed project will score. Below is an excerpt from the proposed revised Program Guidelines.

Required Information to Initiate a Request for Assistance:

- To initiate assistance, member agencies are required to submit an application that will include a project description / parameters to WRCOG.
 - The Program will not provide services to develop a project or conduct research on how a proposed project will score.
 - This application template will be developed after the Guidelines are finalized and disseminated.
- The project description will be reviewed by grant writing professionals. WRCOG will determine if

application development assistance will be provided based on the professional judgement of its grant writing professionals and application development schedule.

Revision #5: Certain grant programs have become ultra-competitive. The Program provides assistance on a few of them, but the ATP category is the most competitive. WRCOG is proposing to utilize a preliminary scoring criterion specifically for requests of assistance on ATP grant applications. WRCOG will utilize the preliminary score to commence a discussion with the requesting member agency. As part of this preliminary scoring criterion, requesting agencies will need to provide certain data. WRCOG is proposing to utilize these data points because they are data sets that are easily accessible. Moreover, they are categories which have been standardized as part of the ATP scoring criterion. Following is an excerpt from the proposed revised Program Guidelines that list what the member agency will need to provide when requesting assistance for an ATP application:

- A preliminary scoring criterion for the ATP will be utilized to determine if assistance will be provided by WRCOG. The criterion will be assessed by grant writing professionals. Member agencies will need to provide the following:
 - Proposed project's Disadvantaged Community (DAC) score
 - Project description
 - Accident data
 - Status of outreach conducted

Next Steps

WRCOG will present the proposed revisions to the Program Guidelines at a future Public Works Committee and Technical Advisory Committee meeting. After feedback is compiled, WRCOG will then present a final proposed Program Guidelines to each Committee. It is anticipated that this will take place in winter 2021.

Prior Action(s):

September 17, 2020: The Technical Advisory 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. In addition, these proposed revisions to the Grant Writing Assistance Program will ensure the long-term viability of the Program.

Attachment(s):

[Grant Writing Assistance Program Guidelines_2.0.pdf](#)



WRCOG Grant Writing Assistance Program Guidelines 2.0

Program Overview: The WRCOG Grant Writing Assistance Program (Program), launched in September 2017, is designed to assist members in preparing proposals for grant opportunities. ~~WRCOG allocated funding for an initial pilot of the Grant Writing Assistance Program for its members.~~ To provide a Program that best assists WRCOG members, WRCOG staff convened a Focus Group of member agency-jurisdiction staff to provide feedback on Program specifics and develop Program Guidelines, which were approved by the WRCOG Executive Committee on September 11, 2017. The subsequent Guidelines 2.0 have been presented to the WRCOG Planning Directors Committee and Public Works Committee iteratively to ensure the Program continues to benefit WRCOG member jurisdictions.

Grant Writing Consultants: WRCOG released a Request for Proposals (RFP) in March 2017 for consultants to serve on a “bench” to provide grant writing assistance to WRCOG member agenciesjurisdictions. The bench of consultants is available to members on a first-come, first-served basis when funding opportunities for the selected grants become available. The consultants will assist members with the grant application process only, not with subsequent award management or project implementation. The following consultants were selected to assist our member agencies-jurisdictions with grant preparation:

- Alta Planning + Design
- Blais & Associates
- ~~KTUA~~
- National Community Renaissance
- WSP

Program Contact:

Christopher Tzeng

Program Manager, Transportation

Phone: (951) 405-6711

Email: ctzeng@wrcog.us

Website: <http://www.wrcog.us/266/Grant-Writing-Assistance>

Program Guidelines: The Guidelines define the parameters of the Program, including the following items:

1. Eligible grants;
2. Eligible activities:
- 2.3. Expectation of member [agencies/jurisdictions](#) accepting assistance;
- 3.4. Linkage to other WRCOG programs;
- 4.5. Screening process; and
- 5.6. Process to request grant writing assistance.

#1 - Eligible grants: ~~For this pilot, t~~The Program focuses on a few select grant opportunities. Eligible grants are as follows:

- [Active Transportation Program](#)
- [Caltrans Sustainable Transportation Planning Grant Program](#) (Transportation Planning Grants & Adaptation Planning Grants)
- Housing related grant programs, as follows:
 - [Affordable Housing and Sustainable Communities Program](#)
 - [Transformative Climate Communities Program](#)
 - [Infill Infrastructure Program](#)
 - [Permanent Local Housing Allocations \(PLHA\)](#)
 - [Transit Oriented Development Housing Program](#)
 - [Mobilehome Park Rehabilitation & Resident Ownership Program \(MPRROP\)](#)
- [Multifamily Housing Program](#)
 -
- [Clean Cities](#) related grants
- New planning grant opportunities

Some of the grants identified in the “housing related grant programs” section are new additions to the Program and are highlighted in yellow. WRCOG is receiving REAP funds through SCAG with the goal of assisting local jurisdictions increase housing production and planning. WRCOG has received approval from SCAG to allocate some of the REAP funds to assist jurisdictions develop grant applications in these identified housing related grant programs to achieve this goal. All of the programs identified in the housing related grant programs will be funded through REAP funds that must be utilized by June 30, 2023.

To maintain flexibility with the Program, “new planning grant opportunities” are included so that other grant opportunities related to planning may be considered. This category enables members to request assistance if any grant opportunities that focus on planning grants become available – such as those that help fund General Plans, Specific Plans, or Community Plans.

*Ineligible Grants: The Program is **not** intended to assist infrastructure grant opportunities, i.e., TIGER, HSIP, FASTLANE, etc.*

Assistance with Clean Cities grants is available for WRCOG Clean Cities Coalition [members only](#). Assistance is available for grant opportunities related to Clean Cities activities, such as electric vehicle charging stations and city / county fleet purchasing. Funding for assistance with these grants will be allocated from Coalition funds. WRCOG administers the Coalition on behalf of participating member [agencies/jurisdictions](#) which pay specific Coalition dues. This Program can increase the Coalition’s effectiveness by assisting Coalition members attain grant funding.

#2 - Eligible activities and assistance limitations: The Program will streamline the activities it provides assistance to member jurisdictions in order to ensure a fiscally supportable Program. WRCOG staff conducted an evaluation on necessary changes to enable a sustainable Program. This evaluation looked at if the Program can sustain the different components of the Program, how the Program has been utilized, where efficiencies can be created and the process in which assistance has been provided to member jurisdictions.

WRCOG will be implementing the parameters listed below for the Program based on the evaluation and input from WRCOG Committees:

- Jurisdictions will be permitted direct assistance developing grant applications on one (1) application per grant program per cycle.
 - e.g., Jurisdictions will be provided direct assistance developing a grant application for ATP Cycle VI on one (1) submittal.
- Jurisdictions will be limited to receiving direct assistance on grant application development for three (3) grant applications every two-years.
- The Program will provide direct assistance on a grant application resubmittal once. Further resubmittals will not be provided Program assistance.

#23 - Expectation of member agencyjurisdiction accepting assistance: WRCOG member agenciesjurisdictions must submit a formal request using the Application for Grant Writing Assistance form to WRCOG. WRCOG will only authorize a consultant to provide assistance if it is determined the project will be competitive based on the initial input provided by the requestor (see Screening Process – section #5).

~~a WRCOG member agency submits an Application to WRCOG for the eligible grant opportunities listed above.~~

In order for the Program to run effectively and utilize funds efficiently, the member agencyjurisdiction accepting grant writing assistance must agree to the following:

~~Define project parameters and provide consultant a basic project description~~

- Dedicate sufficient resources:
 - Obtain all necessary material on the information checklist provided by the consultant
 - Attend kick-off meeting to ensure consultant has needed information to prepare grant application
 - Respond to inquiries from the consultant in a timely manner
- Be the responsible party for grant submittal, including signatory on application and actual submittal of the application

It is expected that once the member agencyjurisdiction is awarded the assistance for a grant application, and the consultant is selected to assist, all parties will participate in a kick-off meeting to discuss the proposal and share necessary information to begin work on the grant application. The consultant will prepare the grant application and all necessary exhibits, tables, etc., for review by the member agencyjurisdiction staff. The member agencyjurisdiction will then provide comments to be addressed by the consultant, and the consultant will then revise the

application based on comments provided. Finally, the consultant will provide the member agencyjurisdiction staff with a final draft for review and submittal.

If the member jurisdiction does not actually submit the grant application, the member jurisdiction will be required to reimburse WRCOG the costs for assistance.

~~#3 – Linkage to other WRCOG programs: To qualify for assistance through the Program, projects must meet the following specific criteria. First, grant proposals receiving assistance must show a nexus to the core components of WRCOG’s Economic Development and Sustainability Framework (Framework). The Economic Development and Sustainability Framework is a foundational document for planning in Western Riverside County consisting of six core components adopted by the Executive Committee. In addition, grant proposals must also demonstrate a nexus to a regionally significant plan, such as WRCOG’s Subregional Climate Action Plan, the Western Riverside County Active Transportation Plan, and/or the RCTC Long-Range Plan. Lastly, a grant proposal is preferred to be multi-jurisdictional, but is not mandatory—this is to align with many grant opportunities that favor larger, regional projects.~~

#4 - Process to request grant writing assistance:

1. Member agencyjurisdiction submits an **aApplication**, formally requesting grant writing assistance with a specific grant. WRCOG will leave it to the discretion of the member agencyjurisdiction how this request is made, whether it is through the elected body, WRCOG representative, or other party to act on behalf of the City. WRCOG will assume that if it receives a request for assistance from a member agencyjurisdiction representative, that representative is authorized to act on behalf of the member agencyjurisdiction.
 - a. ~~WRCOG prepared a Grant Writing Assistance Interest Form (Interest Form), to enable jurisdictions to indicate potential interest in receiving support for a specified grant funding category/categories, tentatively reserving a place in line for grant writing assistance. This is in lieu of the varying time tables for each grant opportunity and the first-come first-served nature of the assistance.~~
 - b. ~~An Interest Form is not required, but recommended for those wishing to apply for assistance with grant opportunities which become available later in the Program cycle.~~
2. WRCOG staff and its grant writing professionals will review the applications within seven calendar days and determine whether the request meets the criteria, guidelines, as noted below.
3. If the Application meets the criteria set in these Guidelines, WRCOG will work with the applicant to select a proper consultant from the list of pre-approved consultants.
4. Kick-off meeting will be held with agencyjurisdiction and consultant.

#5 - Screening process: In order to ensure funds for the Program are utilized effectively and efficiently, an Application must be submitted to WRCOG for review. The application has been updated to ensure a sustainable Program moving forward.

Required information to initiate request assistance

- To initiate assistance, member jurisdictions are required to submit an **application** that will include a project description/parameters to WRCOG.
 - The Program will not provide services to develop a project or conduct research on how a proposed project will score.
- The project description will be reviewed by grant writing professionals. WRCOG will determine if application development assistance will be provided based on the

professional judgement of its grant writing professionals and application development schedule.

- Furthermore, a preliminary scoring criterion for the ATP will be utilized to determine if assistance will be provided by WRCOG. The criterion will be assessed by grant writing professionals. Member jurisdictions will need to provide the following:
 - Proposed project's Disadvantaged Community (DAC) score
 - Project description
 - Accident data
 - Status of outreach conducted

~~Upon receipt the Application will be reviewed to ensure Program criteria, as outlined above, are met, demonstrating a nexus to the Framework as well as a regionally significant plan, and the project will generate a competitive application, as assessed by such factors as being multi-jurisdictional. WRCOG and consultants will also confirm, based on timing of Application receipt, whether there is sufficient time to develop a competitive grant application.~~

The criteria set in these Guidelines, serve as basic standards for proposals to be evaluated. The selection of proposals for grant writing assistance will be at the discretion of WRCOG based on available funding, and WRCOG reserves the right to decide which proposals receive grant writing assistance.

~~Tentatively, no member will receive assistance on more than two grants. This is a soft limit as it will be based on the number of applications received.~~

Nothing in this Program will be construed as limiting member agencies/jurisdictions from hiring other consultants to prepare grants on their behalf.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: TUMF Unique Use Calculations
Contact: Cameron Brown, Program Manager, cbrown@wrcog.us, (951) 405-6712
Date: October 14, 2021

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide an update on the policy for calculating TUMF obligation for special use categories.

Background:

WRCOG's Transportation Uniform Mitigation Fee (TUMF) Program is a regional fee program designed to provide transportation and transit infrastructure that mitigates the impact of new growth in Western Riverside County. Each of WRCOG's member agencies and the March JPA participate in the Program through an adopted ordinance, collects fees from new development, and remits the fees to WRCOG. WRCOG, as administrator of the TUMF Program, allocates TUMF to the Riverside County Transportation Commission (RCTC), groupings of jurisdictions – referred to as TUMF Zones – based on the amounts of fees collected in these groups, the Western Riverside County Regional Conservation Authority (RCA), and the Riverside Transit Agency (RTA).

The TUMF program relies on the TUMF Nexus Study to analyze how new development affects local and regional traffic conditions. TUMF fees are assessed to mitigate additional traffic induced by the development of residential, commercial, and industrial projects. Currently, the fee schedule for these types of projects are as follows:

- \$9,810 per Single-family Home
- \$6,389 per Multi-family Home
- \$7.50 per square foot of Retail
- \$4.75 per square foot of Service
- \$1.81 per square foot of Industrial

The fee calculations are based on the proportional allocation of the costs of proposed transportation improvements based on the cumulative transportation system impacts of different types of new development. Fees are directly related to the forecast rate of growth and trip generation characteristics of different categories of new development. This analysis used the ITE Trip Generation Manual 9th Edition for information on trip rates

In the TUMF Fee Calculation Handbook it clarifies the calculation for a wide array of land uses. There are a number of defined uses that are not clearly defined in the respective TUMF ordinances and not readily captured through the use of a set number of dwelling units, or gross floor area of new development. In the Fee Calculation Handbook there is an administrative mechanism to clarify the definition of a particular use, and where appropriate, determine the proportional 'fair share' when there is not a defined dwelling unit or gross floor area. These defined uses will be unique for each land use.

Some of these defined land use types include the following:

- Mobile Home Parks
- Transit Oriented Development
- Active Senior Living
- Fuel Filling Stations
- Rental Storage
- Golf Courses
- Wineries
- High-Cube Warehousing

Due to the nature of how trips are generated for these specific land uses, there is a unique calculation to determine a project's TUMF obligation. For example, Active Senior Living is based on the number of dwelling units, but there is a reduction factor applied to a project due to the limited number of trips incurred by Active Senior Living units when compared with normal single family units. Another unique example would be the application for fuel stations. Due the increased amount of trips generated by a gas station, the TUMF obligation is based on a pre-defined factor based on the number of fueling positions and the size of any related convenience store. It is the goal of TUMF Program to have rates for developments that are commensurate with the mitigation required on the TUMF facilities to maintain satisfactory traffic flow.

Throughout the history of the TUMF Program, these unique land uses are analyzed as part of the Nexus Study Update. The Nexus Study looks at the latest travel information while referencing additional studies to best determine the appropriate amount of trips incurred from these uses. Also, as part of the TUMF Nexus Study, new development types may also be considered if the trip characteristics fall outside of current TUMF calculation policies. For example, a large fulfillment center from Amazon or Walmart may have a significantly different trip generation than a typical high-cube warehouse. With input from WRCOG's committees, the upcoming Nexus Study will potentially identify if a separate calculation needs should be added to determine the appropriate TUMF obligation on these developments, which are becoming more prevalent as societal needs change.

Prior Action(s):

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Legislative Activities Update
Contact: Bill Blankenship, On-Call Legislative Consultant, billblankenship63@gmail.com,
(951) 206-9020
Date: October 14, 2021

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is to provide an update on key legislative items.

Background:

This item is reserved for an update on key legislative proposals, dates, and deadlines. The updates are summarized as an attachment to this Staff Report.

Prior Action(s):

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

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

[Attachment 1 - Legislative Update Summary](#)

Key Legislative Deadlines - 2021 Legislative Session

- **September 10th:** Last day for bills to be passed.
- **October 10th:** Last day for the Governor to sign or veto bills.

The 2021 Legislative Session

SB 6, as amended, Caballero. Local planning: housing: commercial zones. The Bill would make housing developments an “authorized use” in commercial zones. A development project in a commercial zone could be streamlined in the development review process, if 50% or more of the site has been vacant for a period of at least three years. This Bill shares many of the same goals that were part of AB 3107 from the 2020 legislative session. ***May 24th – the Bill passed on the Senate Floor by a vote of 32-2. August 23rd - the Bill was referred to the Assembly Committee on Housing and Community Development. The Bill failed to move out of Committee before the end of the legislative session.***

SB 12, as amended, McGuire. Planning and zoning: wildfires. The Bill would impose certain fire hazard planning responsibilities on local governments. The Bill would require cities and counties to make specified findings on fire standards, prior to permitting a development in very high fire hazard severity zones (VHFHSZ) and incorporates fire hazard planning into regional housing needs allocation (RHNA) objectives and methodology. The Bill would require that State and local government agencies identify lands that they are responsible for fire prevention and suppression. The Bill would also revise the RHNA methodology, with the seventh housing element. The RHNA allocation would be reduced in each region, if the goal of housing needed by a city or county must identify lands within the VHFHSZ to meet its RHNA requirement. ***June 1st - the Bill passed on the Senate Floor by a vote of 31-8. June 10th – the Bill was referred to the Assembly Committees on Local Government and Housing and Community Development. July 12th - the Bill failed by a vote of 4-2 and was granted reconsideration. The Bill failed to move out of Committee before the end of the legislative session.***

SB 44, as amended, Allen. California Environmental Quality Act: streamlined judicial review, environmental leadership transit projects. The Bill would establish procedures for the administrative and judicial review, which pertain to the required environmental review and approvals granted for a transit project. The Bill would require the Judicial Council, on or before April 1, 2022, to adopt rules of the court. The set rules would establish procedures related to judicial review, pursuant to CEQA or the granting of project approvals, including any appeals to the Court of Appeals or the Supreme Court. The Bill would also stipulate that the judicial review must be resolved, to the extent feasible, within 270 days of the filing of the certified record. The transit project would have to meet certain labor and environmental requirements to be eligible for the protections that are contained in this Bill. ***May 26th - the Bill passed on the Senate Floor by a vote of 37-0. September 2nd - the Bill moved off the Suspense File and passed on the Assembly Floor by a vote of 53-0. September 9th the Bill was presented to the Governor for signature.***

AB 950, as amended, Ward. Department of Transportation: sales of excess real property: Affordable housing. The Bill would authorize the Department of Transportation to sell excess property to a city or county where the property is located, if the city or county agrees to use the property for the sole purpose of implementing affordable housing. The Bill would exempt these transfers and sales from the California Environmental Quality Act. ***June 1st - the Bill passed on the Assembly Floor by a vote of 69-0. June 16th - the Bill was referred to the Senate Committee on Transportation and Environmental Quality. July 12th - the Bill was re-referred to the Senate Committee on Appropriations. August 16th - the Bill was set for a first hearing and the hearing was canceled at the request of the author. The Bill failed to move out of Committee before the end of the legislative session.***

AB 1401, as amended, Friedman. Residential and commercial development: parking requirements.

The Bill would prohibit a local government agency from imposing minimum parking requirements or the enforcement of minimum parking requirements on residential, commercial and other development. The Bill stipulates that the parking requirement would be lifted when the development is located within a one-half mile distance of a public transit facility that is defined under existing law. **June 1st - the Bill passed on the Assembly Floor by a vote of 51-17. June 16th - the Bill was referred to the Senate Committee on Governance and Finance and Housing. July 5th - the Bill was re-referred to the Senate Committee on Appropriations. August 16th - the Bill was been referred to the Suspense File. August 26th - the Bill was held under submission.**

2021 Bills that have been signed into law

SB 9, as amended, Atkins. Housing development: approvals. The Bill was introduced by the Speaker Pro Tem with several key legislative coauthors, including Senators Caballero, Weiner and Rubio. The Bill allows for lot splits to occur in single-family residential neighborhoods and the construction of duplexes are also allowed by-right. **May 26th - the Bill passed on the Senate Floor by a vote of 28-6. August 26th - the Bill passed on the Assembly Floor by a vote of 44-16. September 16th - the Bill was signed by the Governor and on September 16th - the Bill was Chaptered by the Secretary of State.**

SB 10, as amended, Wiener. Planning and zoning: housing development: density. The Bill permits local government agencies to pass an ordinance which zones a parcel for up to 10 units of residential density, if the parcel is located in an area that is deemed a transit rich area, job rich area, or an urban infill site. SB 10 shares similar goals to SB 902 that was introduced in 2020 and was opposed by several prominent unions and a list of cities. **May 26th - the Bill passed on the Senate Floor by a vote of 27-7. August 23rd - the Bill passed on the Assembly Floor by a vote of 41-9. September 16th - the Bill was signed by the Governor and on September 16th - the Bill was Chaptered by the Secretary of State.**

SB 7, as amended, Atkins. Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021. The Bill declares an urgency, requiring a 2/3rds vote of both houses. **The Bill passed both houses of the legislature, signed by the Governor, Chaptered by the Secretary of State and will take effect on May 20, 2021.** The Bill reforms an aspect of the CEQA process and enacts the Environmental Leadership Act of 2021. The Bill authorizes the Governor, up to January 1, 2024, to certify projects that meet certain requirements for the streamlining benefits which are related to CEQA. The Bill also adds coverage for housing development projects which meet certain conditions of eligibility for certification under CEQA. The Bill revises and resets the labor related requirements on a public agency project and private equity project. The Bill further authorizes the Governor to certify a project before a lead agency certifies the EIR for a specified project. **May 10th - the Bill passed on the Assembly Floor by a vote of 70-1. May 20th - the Bill was signed by the Governor and on May 20th - the Bill was Chaptered by the Secretary of State.**

AB 68, as amended, Salas. Department of Housing and Community Development: housing appeals committee: housing development and financing. The Bill focuses on implementing the recommendations from the California State Auditor's Report 2020-108, issued on November 17, 2020. The Auditor's Report addresses the local impediments to housing production. The Report outlines that the current State law and oversight are insufficient to ensure that cities and counties are working to create the construction of adequate affordable housing construction. The Bill would revise and modernize the quadrennial Statewide Housing Plan and expands upon the requirements of the annual report from the Department of Housing and Community Development. The Bill would require future Statewide Housing Plans to include an inventory of affordable units needed, the cost to produce the units and the financial resources that are available to produce the units. The Bill would further mandate that the report include any housing element enforcement actions that were taken and details pertaining to any program grants that were awarded in the previous year. **June 3rd - the Bill passed on the Assembly Floor by a vote of 77-0. August 26th - the Bill moved off of the Suspense File and on September 8th - the Bill passed on the Senate Floor by a vote of 38-0. September 28th - the Bill was signed by the Governor and on September 28th - the Bill was chaptered by the Secretary of State.**

AB 140, as amended, Ting, Chairman of the Assembly Budget Committee: Housing and homeless provisions of the Budget Act of 2021. The Bill is the enabling language that establishes provisions for Housing and Homeless programs related to the 2021 Budget. The Bill establishes the California Dream for All First Time Home Buyer Program, by directing the State Treasurer, California Department of Housing and Community Development (HCD) and other relevant stakeholders to develop a first-time homebuyer's program. The working group has a deadline of July 19, 2022 to recommend a program to the State Legislature. The Bill makes certain changes to speed development of housing on State excess lands. The Bill provides \$2 billion in funding in the next two years for flexible aid for local governments to combat homelessness, through the Homeless Housing Assistance and Prevention Program (HHAPP). The Bill also addresses affordable housing backlog with the allocation of funding to qualified rental housing developments that relies on federal and state low-income housing tax credits. The Bill establishes the Foreclosure Intervention Housing Preservation Program, which allows HCD to contract with program administrators by offering grants or loans to qualifying nonprofits or community land trusts to purchase housing properties in default or out of foreclosure. The Bill also provides funding for Project Homekey for the acquisition, rehabilitation and conversion of hotels, motels, commercial properties for housing of homeless individuals. **July 15th - the Bill passed on the Senate Floor by a vote of 38-0. July 19th - the Bill was signed by the Governor and on July 19th - the Bill was Chaptered by the Secretary of State.**

AB 571, as amended, Mayes. Planning and zoning: density bonuses: affordable housing. The Bill would amend the existing "Density Bonus Law." The Bill would prohibit affordable housing impact fees, including inclusionary zoning fees, public benefit fees, and in-lieu fees from being imposed on a housing development's bonus units and affordable units, created by the production of lower income housing units. **May 27th - the Bill passed on the Assembly Floor by a vote of 75-0. August 16th - the Bill had a second and third reading before the final vote. September 7th - the Bill passed on the Senate Floor by a vote of 37-0. September 28th - the Bill was signed by the Governor and on September 28th - the Bill was Chaptered by the Secretary of State.**

AB 602, as amended, Grayson. Development fees: impact fee nexus study. The Bill would require after January 1, 2022, that a city, county, or special district that conducts an impact fee nexus study to follow specific standards. The Bill would also stipulate that the nexus study identify the existing level of service and that the fee imposed on a housing development project will directly be tied to the square footage of the proposed unit or units in the project. **May 27th - the Bill passed on the Assembly Floor by a vote of 76-0. August 26th - the Bill moved off of the Suspense File and on September 7th - the Bill passed on the Senate Floor by a vote 37-0. September 28th - the Bill was signed by the Governor and on September 28th - the Bill was Chaptered by the Secretary of State.**

AB 687, as introduced, Seyarto, Joint powers authorities: Riverside County Housing Finance Trust. The Bill authorizes the creation of the Western Riverside County Regional Housing Trust (Trust). The Bill enables member agencies of WRCOG to voluntarily enter into a joint powers agreement for the purposes of creating and operating an agency to fund housing projects in Western Riverside County. The Trust will assist with the creation of housing opportunities for the homeless population and persons and families of extremely low, very low, and low income as defined in the Health and Safety Code. The Trust may receive funding from public and private sources and will have the ability to authorize and issue bonds. The Trust would be governed by a separate Board of Directors, made up of elected officials representing the County of Riverside and cities within the WRCOG subregion. **April 8th - the Bill passed on the Assembly Floor by a vote of 74-0. July 12th - the Bill passed on the Senate Floor by a vote of 39-0. July 23rd - the Bill was signed into law by the Governor and on July 23rd - the Bill was Chaptered by the Secretary of State.**

2021 Bills that failed to move out of Committee

SB 5, as amended, Atkins Affordable Housing and Community Development Investment Program. The "Housing Bond Act" Bill has several legislative authors, in addition to the Speaker Pro Tem. The Bill would authorize the issuance of \$6,500,000,000 in bonds for the purposes of financing housing-related programs that serve the homeless population and households that are classified as extremely low and very low-income. The bond would be placed on the November 8, 2022, Statewide General Election Ballot. **March 18th - the Bill**

was amended and re-referred to the Committee on Housing and Governance and Finance and will require a 2/3rds vote. No additional history was reported regarding the Bill.

SB 809, as amended, Allen. Multijurisdictional regional agreements: housing element. The Bill would authorize a city or a county to satisfy part of their requirement for residential development by adopting and implementing a multijurisdictional regional agreement. The Bill stipulates a regional agreement to be between two or more cities and counties within the same county or the adjacent county. The agreement would also clearly establish parameters that the jurisdiction which is contributing suitable land for residential development and the jurisdiction or jurisdictions contributing funding for the development. A jurisdiction that is part of a multijurisdictional agreement provides specified information in its housing element, including how the regional agreement will satisfy the jurisdiction's housing need for various income levels. ***March 18th - the Bill was re-referred to the Committee on Housing and Government and Finance. No additional history was reported regarding the Bill.***

AB 617, as introduced, Davies. Planning and zoning: regional housing needs: exchanges of allocation. The Bill authorizes a city or county, by agreement, to transfer all or a portion of its allocation of regional housing need to another city or county. The Bill would allow the transferring city to pay the transferee city or county an amount determined by that agreement, as well as a surcharge to offset the impacts and associated costs of the additional housing on the transferee city. The Bill would also require the transferring city or county and the transferee city or county to report to the council of governments and the department specified, information about the transfer, as provided. ***February 25th - the Bill was re-referred to the Senate Committee on Housing and Community Development and Local Government. No additional history was reported regarding the Bill***

AB 1372, as introduced, Muratsuchi. Right to temporary shelter. The Bill would require a city or county to provide homeless individuals with temporary shelter, mental health treatment, job training and job placement services, until the designated homeless person obtains permanent housing. The requirement that would trigger the mandate is as follows: *a homeless person actively seeks temporary shelter for at least three consecutive days in a specific jurisdiction and was unable to be accommodated entry into any of the temporary shelters.* The legislation would require the city or the county provide a rent subsidy, if it is unable to provide temporary shelter. The Bill would also authorize a homeless person to enforce the provisions of the legislation by bringing a civil action against the city or the county. ***March 4th - the Bill was referred to the Assembly Committee on Judiciary and Housing and Community Development. No additional history was reported regarding this Bill.***

Assembly Constitutional Amendment (ACA) 1, as introduced, Aguiar-Curry. Local government financing: affordable housing and public infrastructure: voter approval. ACA 1 has a large group of coauthors, including principal coauthor Senator Scott Wiener. The passage of ACA 1 would place on the next Statewide ballot an initiative that would lower the voter threshold from 66% to 55% for general obligation bonds relating to the construction of new schools, affordable housing projects, public infrastructure, and special taxes at the local level. ***April 22nd - ACA 1 was referred to the Committee on Local Government and Appropriations and has not been assigned a legislative hearing date. No additional history was reported regarding the Bill.***

Assembly Constitutional Amendment (ACA) 7 as introduced, Muratsuchi. All local land-use controls and zoning regulations to remain within the communities: voter approval. ACA 7 would ensure all decisions regarding local land use control and zoning regulations are made within the affected communities, in accordance with local law. The measure will continue to allow either local or state law to control where state and local law conflicts, regarding the development of an infrastructure project. The author states that, it is in the best interest for California that the complex decisions related to developments are made at the local level. Local communities are best equipped to make development decisions based on its unique individual city's development plan. ***No additional history was reported regarding the Bill.***