



**Western Riverside Council of Governments
Planning Directors Committee**

AGENDA

**Thursday, December 11, 2025
9:30 AM**

**WRCOG HAS MOVED
PLEASE NOTE THE NEW LOCATION:**

**1955 CHICAGO AVENUE
RIVERSIDE, CA 92507**

Remote Meeting Locations:

**Corona City Hall
400 S. Vicentia Avenue
Planning & Development Conference Room
Corona, CA 92882**

**County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501**

**March Inland Port Airport Authority
17405 Heacock Street
Moreno Valley, CA 92551**

**City of Perris
City Hall
101 N D Street
Perris, CA 92570**

Members of the public are welcome to participate remotely from any location. Committee member participation is limited to locations that are listed on the published agenda.

[Public Zoom Link](#)

Meeting ID: 817 1283 9183

Passcode: 732737

Dial in: 669 444 9171 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Planning Directors Committee meeting, please contact WRCOG at (951) 405-6706. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

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 lfelix@wrcog.us. To ensure distribution to Committee members prior to the meeting, please submit comments no later than two hours before the meeting is scheduled to begin. Public comments will also be accepted in person and via Zoom during the meeting.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix at least 72 hours prior to the meeting at (951) 405-6706 or lfelix@wrcog.us. Later requests will be 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 (David Chantarangsu, Chair)**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PUBLIC COMMENT**

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. Action Minutes from the October 9, 2025, Planning Directors Committee Meeting

Requested Action(s):

1. Approve the Action Minutes from the October 9, 2025, 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. California Department of Housing and Community Development-Permitted Mobile Homes and TUMF Applicability

Requested Action(s):

1. Receive and file.

B. Class A & B Office TUMF Exemption

Requested Action(s):

1. Receive and file.

C. Potential Conflicts Between Statewide Objectives for Housing, Equity, and Sustainability

Requested Action(s):

1. Receive and file.

D. Riverside County Healthy Cities Profiles Compendium

Requested Action(s):

1. Receive and file.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

8. ITEMS FOR FUTURE AGENDAS

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

9. GENERAL ANNOUNCEMENTS

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, February 12, 2026, at 9:30 a.m., in **WRCOG's new office at 1955 Chicago Avenue, Riverside.**

11. ADJOURNMENT

Planning Directors Committee

Action Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee meeting was called to order by Chair David Chantarangsu at 9:30 a.m. on October 9, 2025, in WRCOG's office.

2. PLEDGE OF ALLEGIANCE

Chair Chantarangsu led Committee members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Banning - David Newell*
- City of Beaumont - Steven Jones
- City of Corona - Joanne Coletta
- City of Hemet - Monique Alaniz-Flejter
- City of Jurupa Valley - Annette Tam Chyan*
- City of Lake Elsinore - Damaris Abraham
- City of Menifee - Orlando Hernandez
- City of Murrieta - David Chantarangsu (Chair)
- City of Perris - Kenneth Phung
- City of Riverside - Judy Eguez
- City of San Jacinto - Kevin White*
- City of Temecula - Brandon Rabidou
- City of Wildomar - Robert Flores
- March Inland Port Airport Authority (IPAA) - Lauren Sotelo
- Riverside Transit Agency (RTA) - Mauricio Alvarez

*Arrived after Roll Call

Absent:

- City of Calimesa
- City of Canyon Lake
- City of Eastvale
- City of Moreno Valley
- City of Norco
- County of Riverside
- Western Water

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR

RESULT:	APPROVED AS RECOMMENDED
MOVER:	Wildomar
SECONDER:	Temecula
AYES:	Beaumont, Corona, Hemet, Lake Elsinore, Menifee, Murrieta, Perris, Riverside, San Jacinto, Temecula, Wildomar, March IPAA, RTA

A. Action Minutes from the August 14, 2025, Planning Directors Committee Meeting

Action:

1. Approved the Action Minutes from the August 14, 2025, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

A. Compass IoT Demonstration

Action:

1. Received and filed.

B. Legislative Update

Action:

1. Received and filed.

C. Housing Implementation Tool Update

Action:

1. Received and filed.

D. SCAG Mobility Hub Design and Implementation Guide

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, reported that this is the last Planning Directors Committee meeting that will be held at Citrus Towers. Subsequent meetings will take place at WRCOG's new building at 1955 Chicago Avenue. Mr. Gray also stated that he was contacted by a group of consultants that put together a training program for young planners around the state to expose them to real-world experience as they enter the work force. It is free of charge, and interested parties can contact Mr. Gray.

8. ITEMS FOR FUTURE AGENDAS

Chair Chantarangsu requested an item on CARB's review of Connect SoCal 2024.

9. GENERAL ANNOUNCEMENTS

Chair Chantarangsu shared that the FCC has tried to regulate local cell sites, and there are tight deadlines to write comments. The Federal Government is trying to expand its regulation on some public Right-of-Way. The Chair encouraged Committee members to research to see how this might impact their communities.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, December 11, 2025, at 9:30 a.m., in WRCOG's new office.

11. ADJOURNMENT

The meeting was adjourned at 10:30 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: California Department of Housing and Community Development-Permitted Mobile Homes and TUMF Applicability

Contact: Cameron Brown, Program Manager, cbrown@wrcog.us, (951) 405-6712

Date: December 11, 2025

Recommended Action(s):

1. Receive and file.

Summary:

WRCOG was recently informed of instances in which mobile home units are being installed within member agency boundaries through the California Department of Housing and Community Development (HCD) permitting process without notification to the local jurisdiction, resulting in lost opportunities to assess TUMF on newly created dwelling units. While many mobile home placements involve replacement of an existing unit—where no TUMF would apply—there are cases where HCD places new units on previously unoccupied lots. WRCOG is seeking Committee insight on whether other jurisdictions have experienced similar issues, how they track or are notified of HCD activity, and what practical steps may be available to improve coordination.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to support consistency in the application of TUMF across the subregion by identifying challenges and potential solutions related to HCD-permitted mobile home installations. This item aligns with WRCOG's 2022–2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

Background

WRCOG was contacted by the City of Calimesa regarding several mobile home units that were installed through HCD's Permit to Construct and Permit to Operate processes without City involvement or notification. Because the City was not made aware of the installations until after the fact, no TUMF was assessed.

Legal review confirmed that while HCD administers construction and operational permitting under the Mobile Home Parks Act (Health & Safety Code §§ 18200 et seq.), HCD regulations require local agency

clearances—including planning, zoning, fire, public works, and health—prior to permit issuance (25 CCR §§ 1020 and 1022.6). Local jurisdictions therefore retain their land-use authority, including the ability to impose lawful development mitigation fees under the Mitigation Fee Act. As a result, new mobile home units that constitute new residential dwellings remain subject to TUMF.

WRCOG acknowledges that many mobile home placements constitute replacement units in which no new dwelling unit is created. In such cases, TUMF would not apply. However, member agencies have identified instances in which mobile home parks or HCD install new units in previously unoccupied spaces, creating new residential units and triggering TUMF.

The central concern raised by the City—and now posed to this Committee—is the lack of notice from HCD when such installations occur, which prevents local agencies from determining whether a unit is new or a replacement, and whether TUMF should be collected.

Present Situation

To better understand how widespread this issue may be and to support a consistent regional approach, WRCOG is seeking feedback from the Planning Directors Committee on the following:

1. Whether other jurisdictions have experienced mobile home installations permitted solely through HCD without local notification.
2. Practices currently in place to monitor or receive notice of HCD-related activity (e.g., coordination with park owners / operators, internal tracking, code enforcement observations, GIS review, or other methods).
3. Local procedures used to determine whether a mobile home is replacing an existing unit versus adding a new dwelling unit.
4. Suggestions on mechanisms—administrative, procedural, or collaborative—that may improve communication between HCD, park operators, and local jurisdictions.
5. Recommendations on how WRCOG might support jurisdictions in developing a standardized process for identifying and capturing new TUMF-liable units.

WRCOG will compile the Committee's feedback and evaluate whether additional program guidance or coordinated outreach to HCD may be appropriate.

Prior Action(s):

None.

Financial Summary:

Funding for TUMF activities is included in the Fiscal Year 2025/2026 budget under the TUMF Program (1148) in the General Fund (110). 4% of all TUMF collections are allocated for administrative purposes.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Class A & B Office TUMF Exemption
Contact: Cameron Brown, Program Manager, cbrown@wrcog.us, (951) 405-6712
Date: December 11, 2025

Recommended Action(s):

1. Receive and file.

Summary:

Over the past five years, WRCOG member jurisdictions have collected approximately \$787,000 in TUMF revenue from these office uses, and past fee reductions or exemptions for Retail, Service, and Office uses have not shown measurable effects on development activity. This item outlines the potential benefits—such as supporting job creation and regional competitiveness—as well as the risks, including revenue loss and nexus considerations. Staff is seeking direction from the Committee on whether further evaluation or Executive Committee review is warranted.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to review requests for a TUMF exemption to Class A & B Office developments. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our sub-region).

Discussion:

Background

The TUMF Program is a regional, development-based impact fee adopted by all WRCOG member jurisdictions to mitigate the cumulative traffic impacts of new growth in western Riverside County. Under the Mitigation Fee Act (AB 1600), fees must have a reasonable nexus to the transportation impacts created by new development. TUMF revenues fund regionally significant arterial, interchange, and multimodal projects identified in the TUMF Nexus Study.

The purpose of the TUMF Program is to ensure that new development pays its fair share toward the cost of needed regional transportation improvements. These improvements maintain regional mobility, goods movement access, and travel reliability. The Program supports orderly growth by providing reliable, predictable project funding across the subregion.

Existing Exemptions and Fee Reductions

Over the past decade, WRCOG has adopted limited exemptions and reductions in specific cases where the Executive Committee determined that regional policy objectives warranted special treatment:

- Accessory Dwelling Units (ADUs):
 - Exempted because ADUs support local and statewide housing production goals, typically generate fewer vehicle trips, and often occur on parcels where primary residential TUMF has already been paid.
- Low-Income and Affordable Housing:
 - Consistent with State housing law and regional policy priorities. Local jurisdictions accept the revenue impact in exchange for the affordability benefit.
- Retail & Service Uses – First 3,000 sq. ft. Exemption:
 - Adopted to support small businesses. Cities assume the revenue impact locally.
- Retail & Service TUMF Rate Reduction:
 - The Executive Committee approved a rate lower than that recommended by the Nexus Study to encourage commercial viability and balance regional economic development considerations.
- Class A & B Office Reduction:
 - The Executive Committee approved a rate reduction of half the service rate for this use in 2014 to encourage office development.

Collection Trends for Class A & B Office

Over the past five fiscal years, WRCOG jurisdictions have collected approximately \$787,000 in TUMF revenue from Class A & B office projects. Staff has not observed any correlation between TUMF rate adjustments and the development volume of office, retail, or service land uses. Past fee reductions have not created noticeable increases in these development types.

Present Situation

Multiple agencies have submitted requests to consider a blanket exemption for new or redeveloped Class A & B office projects. These letters to WRCOG are found in Attachment 1 to this Staff Report. According to the agencies, such an exemption would:

- Help incentivize high-wage employment centers within western Riverside County
- Support reduction of regional out-commuting
- Improve job-housing balance and reduce VMT
- Promote infill, adaptive reuse, and redevelopment of aging commercial corridors

Benefits and Risks of a Class A & B Office Exemption

A regional exemption for Class A & B Office development could help support the creation of high-wage employment centers within western Riverside County, strengthening the job-housing balance and potentially reducing long-distance commuter trips to neighboring counties. This shift could contribute to long-term reductions in regional Vehicle Miles Traveled (VMT), aligning with WRCOG's sustainability and SB 375 goals. The exemption may also improve the region's competitiveness in attracting office-based employers, particularly since some neighboring counties already offer incentives for commercial office

uses. Additionally, given that only \$787,000 has been collected from these office types over the past five years—and that past fee reductions for Retail, Service, and Office uses have shown no observable impact on development activity—the fiscal exposure from such an exemption may be relatively limited.

However, despite the economic development rationale, exempting Class A & B Office development would reduce a revenue source that currently contributes to regional transportation improvements needed to serve growth-related travel demand. Office uses continue to generate notable employee and visitor trips, and exempting them may conflict with the core TUMF principle that each development type should contribute proportionally to mitigating its transportation impacts. Implementing a blanket exemption could also raise legal and nexus-related concerns under the Mitigation Fee Act, particularly without a supporting technical analysis from a Nexus Study update. Furthermore, adopting such an exemption may set precedent for other land uses to request similar treatment, creating pressure for additional carve-outs. Depending on policy structure, jurisdictions may also need to assume responsibility for any lost revenue to avoid undermining the long-term financial stability of the TUMF Program.

Options for Committee Consideration

1. Advance the concept to the Executive Committee
 - Recommend an exemption of Class A & B Office for Executive Committee consideration
2. Consider partial incentives instead of a full exemption
 - Reduced fee rather than full exemption
 - Exemption for first “X” square feet (mirroring Retail / Service precedent)
 - Incentives only for infill / reuse or downtown revitalization areas
3. Revisit the topic in the Next Nexus Study update
 - A full Nexus Study update would allow a technical evaluation of office VMT reduction potential, trip generation changes, and possible updated fee classifications.
4. Maintain current Fee Structure
 - Committees may determine that office uses should continue contributing toward regional mobility improvements consistent with TUMF Program intent.

Prior Action(s):

None.

Financial Summary:

Funding for TUMF activities is included in the Fiscal Year 2025/2026 budget under the TUMF Program (1148) in the General Fund (110). 4% of all TUMF collections are allocated for administrative purposes.

Consideration of a Class A & B Office exemption would reduce future TUMF revenue. Historic collections over the last five fiscal years total approximately \$787,000, which is a minimal impact considering overall TUMF collections.

Attachment(s):

[Attachment 1 - Class A & B Office Support Letters](#)



November 6, 2025

Chris Gray

Deputy Executive Director
Western Riverside Council of Governments (WRCOG)
1955 Chicago Avenue, Suite 200
Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of **The City of Corona**, and in partnership with our peer jurisdictions throughout Western Riverside County, this letter respectfully requests consideration for a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion.

As WRCOG's own economic data has shown, Western Riverside County continues to underperform in office inventory relative to its labor force growth. While more than 70% of residents commute out of the subregion, for office-based employment.

This proposed exemption would provide a unified, regionwide competitiveness tool that enables Western Riverside County to attract high-wage employers, reduce out-commuting, and foster a more balanced, resilient job-housing economy—all in direct alignment with WRCOG's transportation, sustainability, and economic-resiliency goals. In addition to the following considerations:

1. Addressing a Structural Market Gap

Across Western Riverside County, the supply of modern office inventory continues to lag far behind labor force growth. According to WRCOG's own economic analyses, the subregion exports a significant share of its professional, healthcare, and technology workers each day—commuting east and west to Orange, Los Angeles, and San Diego counties for office-based employment. A blanket exemption for these uses would directly support the development of employment centers and adaptive-reuse projects that meet the market's unmet demand while remaining consistent with the sustainability intent of the TUMF program.

2. Enabling Local Job Creation and Reduced Commuting

Each 100,000 square feet of modern Class A or B office space supports 400–600 direct, high-wage jobs and generates 1.7–2.0 additional indirect service positions in the local economy. By localizing these employment opportunities, WRCOG jurisdictions can achieve measurable





November 6, 2025

Chris Gray
Deputy Executive Director
Western Riverside Council of Governments (WRCOG)
1955 Chicago Avenue, Suite 200
Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of the City of Lake Elsinore, we respectfully submit this request for consideration of a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion. As WRCOG's own data highlights, Western Riverside County continues to underperform in office inventory relative to labor force growth. More than 70% of the region's residents currently commute outside Western Riverside County, including a large share of Lake Elsinore's workforce—to access office-based employment opportunities. This imbalance not only strains regional transportation networks but also diminishes our ability to provide residents with high-quality local job options.

The waiving of office development fees represents a targeted and effective economic development tool to stimulate private investment in modern office spaces, attract high-wage employers, and advance WRCOG's sustainability and economic-resiliency goals. Specifically, this policy would support:

1. Closing a Structural Market Gap

Across Western Riverside County, the supply of contemporary office inventory remains significantly below market demand. A regional TUMF exemption would reduce development barriers and enable cities such as Lake Elsinore to facilitate the creation of high-quality employment centers that align with market needs, sustainability goals, and the intended purpose of the TUMF program.

2. Creating Local Jobs and Reducing Commute Times

Each 100,000 square feet of new Class A or B office space generates approximately 400–600 high-wage professional jobs and 1.7–2.0 supporting service jobs within the local economy. Increasing office development capacity in Lake Elsinore will allow more residents to work closer to home, thereby reducing Vehicle Miles Traveled (VMT), lowering greenhouse gas emissions, and enhancing residents' quality of life. These outcomes directly support Lake Elsinore's Economic Development Department objectives of expanding employment opportunities and fostering sustainable growth.

3. Advancing Infill, Reinvestment, and Adaptive Reuse

Lake Elsinore's downtown revitalization, corridor reinvestment, and adaptive reuse initiatives are designed to promote a vibrant, mixed-use environment. Office components play a critical role in activating these areas by adding daytime foot traffic and supporting local businesses. A TUMF exemption would enhance project feasibility in these higher-cost infill locations, encouraging adaptive reuse and reducing pressure for greenfield development.

4. Enhancing Regional Competitiveness

Neighboring counties, including Orange and San Bernardino, have implemented fee credits and infrastructure offsets to attract high-employment office projects. Without similar tools, Western Riverside County risks continued out-migration of employers and talent. A regional TUMF exemption would strengthen our collective ability to retain and attract quality employers, support WRCOG's Economic Resiliency and Job Access goals, and solidify the region as a balanced, self-sustaining job-housing economy.

The City of Lake Elsinore remains fully committed to WRCOG's transportation, sustainability, and economic objectives. We believe this proposed policy refinement will support high-wage job creation, reduce congestion, and promote long-term economic vitality throughout Western Riverside County.

Thank you for your continued partnership and leadership in advancing a more prosperous and connected regional economy. We appreciate your consideration of this important request.

Sincerely,



Gina Gonzalez, M-URP, CEcD, ACE
Director of Economic Development and Legislative Affairs
City of Lake Elsinore

Executive Committee

Jay Diallo

First Community Capital, Inc.
Chairperson of the Board

Nicole Albrecht

Elite Tax Partners
Treasurer

Sandy Word

Which Wich Superior Sandwiches
Secretary

Derric Gonzalez

Altura Credit Union
Director

Daneen Ashworth

Compass HR
Immediate Past Chair

Directors

Carly Bennett-Valle

Boys & Girls Club of Southwest County

Amy Blackwell

State Farm Insurance

Tracy Bouvet

The Mill Restaurant/ The Bouvet Group

Shaun Brock

Lake Elsinore Storm Baseball Club

Danielle Coats

Rancho Water

Eric Curran

West Coast Exotic Cars

Lisa DeWitt

Corner Escrow

Benjamin Diederich

Law Office of Benjamin Diederich

Jared Giles

Southwest Healthcare System

Jeremy Goldman

Southern California Edison

Chris Keyson

8bit Brewing Company

Brandon Moore

Mt. San Jacinto College

Andrea Shoup

Shoup Legal, A Professional Law Corp.

Sammy Totah

Kaiser Permanente

Rene Tovar, MSN, RN

Loma Linda University Medical Center

Martin Greenwood

Murrieta Hot Springs Spa

Patrick Ellis

President/CEO

November 18, 2025

Chris Gray

Deputy Executive Director

Western Riverside Council of Governments (WRCOG)

1955 Chicago Avenue, Suite 200

Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of the Murrieta/Wildomar Chamber of Commerce, this letter respectfully requests consideration for a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion.

As WRCOG's own economic data has shown, Western Riverside County continues to underperform in office inventory relative to its labor force growth. While more than 70% of residents commute out of the subregion, for office-based employment.

This proposed exemption would provide a unified, regionwide competitiveness tool that enables Western Riverside County to attract high-wage employers, reduce out-commuting, and foster a more balanced, resilient job-housing economy - all in direct alignment with WRCOG's transportation, sustainability, and economic-resiliency goals. In addition to the following considerations:

1. Addressing a Structural Market Gap

Across Western Riverside County, the supply of modern office inventory continues to lag far behind labor force growth. According to WRCOG's own economic analyses, the subregion exports a significant share of its professional, healthcare, and technology workers each day—commuting east and west to Orange, Los Angeles, and San Diego counties for office-based employment. A blanket exemption for these uses would directly support the development of employment centers and adaptive-reuse projects that meet the market's unmet demand while remaining consistent with the sustainability intent of the TUMF program.

2. Enabling Local Job Creation and Reduced Commuting

Each 100,000 square feet of modern Class A or B office space supports 400–600 direct, high-wage jobs and generates 1.7–2.0 additional indirect service positions in the local economy. By localizing these employment opportunities, WRCOG

jurisdictions can achieve measurable reductions in Vehicle Miles Traveled (VMT) and greenhouse gas emissions—key outcomes of both the WRCOG Sustainability Framework and SB 375 regional planning goals. In short, exempting Class A/B office uses helps our residents work closer to home, drive less, and strengthens our local communities.

3. Supporting Infill and Adaptive Reuse

Many Western Riverside County cities are advancing downtown revitalization, corridor reinvestment, and mall-to-mixed-use transformations. These infill sites are ideally suited for office components that add daytime vitality and cross-support retail and housing. A TUMF exemption would improve project feasibility in these higher-cost, infrastructure-efficient areas—encouraging adaptive reuse over greenfield expansion and further aligning with WRCOG’s long-term transportation and climate goals.

4. Aligning with Regional Competitiveness Goals

Neighboring counties—most notably Orange and San Bernardino—have implemented fee credits and infrastructure offsets for high-employment office projects. Without similar tools, Western Riverside County risks continued out-migration of employers and workers. A regional blanket exemption aligns with WRCOG’s Economic Resiliency and Job Access initiatives, positioning the subregion as a balanced job-housing economy rather than a pass-through commuter corridor.

The Murrieta/Wildomar Chamber of Commerce remains fully committed to WRCOG’s transportation and sustainability objectives and believes this policy refinement will help support high-wage job creation, reduce congestion, and advance regionwide economic balance.

Thank you for your continued partnership in building a stronger Western Riverside County economy. This vital tool will serve as an economic development incentive in our existing arsenal, and we appreciate your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Ellis', with a long horizontal flourish extending to the right.

Patrick Ellis
CEO/President

November 12, 2025

Chris Gray
Deputy Executive Director
Western Riverside Council of Governments (WRCOG)
1955 Chicago Avenue, Suite 200
Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of the Southern California Wine Country Economic Development Council (EDC), we respectfully submit this request for consideration of a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion.

The EDC works hand in hand with our regional cities to recruit new office tenants. As you know, there are a variety of factors, cost being one of them, that make recruitment challenging for our region. An exemption of TUMF fees would ease some of those challenges and help our communities be more competitive in bringing in much-needed high-paying jobs to the region.

As WRCOG's own data highlights, Western Riverside County continues to underperform in office inventory relative to labor force growth. More than 70% of the region's residents currently commute outside Western Riverside County. This imbalance not only strains regional transportation networks but also diminishes our ability to provide residents with high-quality local job options.

The EDC remains fully committed to WRCOG's transportation, sustainability, and economic objectives. We believe this proposed policy refinement will support high-wage job creation and promote long-term economic vitality throughout Western Riverside County.

Thank you for your continued partnership and leadership in advancing a more prosperous and connected regional economy. We appreciate your consideration of this important request.

Sincerely,

A handwritten signature in black ink that reads "Connie L. Stopher". The signature is written in a cursive, flowing style.

Connie Stopher, CEO

Southern California Wine Country Economic Development Coalition

reductions in Vehicle Miles Traveled (VMT) and greenhouse gas emissions—key outcomes of both the WRCOG Sustainability Framework and SB 375 regional planning goals. In short, exempting Class A/B office uses helps our residents work closer to home, drive less, and strengthens our local communities.

3. Supporting Infill and Adaptive Reuse

Many Western Riverside County cities are advancing downtown revitalization, corridor reinvestment, and mall-to-mixed-use transformations. These infill sites are ideally suited for office components that add daytime vitality and cross-support retail and housing. A TUMF exemption would improve project feasibility in these higher-cost, infrastructure-efficient areas—encouraging adaptive reuse over greenfield expansion and further aligning with WRCOG's long-term transportation and climate goals.

4. Aligning with Regional Competitiveness Goals

Neighboring counties—most notably Orange and San Bernardino—have implemented fee credits and infrastructure offsets for high-employment office projects. Without similar tools, Western Riverside County risks continued out-migration of employers and workers. A regional blanket exemption aligns with WRCOG's Economic Resiliency and Job Access initiatives, positioning the subregion as a balanced job-housing economy rather than a pass-through commuter corridor.

The City of Corona remains fully committed to WRCOG's transportation and sustainability objectives and believes this policy refinement will help support high-wage job creation, reduce congestion, and advance regionwide economic balance. Thank you for your continued partnership in building a stronger Western Riverside County economy. This vital tool will serve as an economic development incentive in our existing arsenal, and we appreciate your consideration of this request.

Sincerely,



Joel Belding
Economic Development Director





Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Potential Conflicts Between Statewide Objectives for Housing, Equity, and Sustainability

Contact: Matthew Burris, AICP, Burris Planning Group,
matthew@burrisplanninggroup.com, (909) 260-7015

Date: December 11, 2025

Recommended Action(s):

1. Receive and file.
-

Summary:

As has been discussed at past Committee meetings, there are potential conflicts between statewide objectives for housing, equity, and sustainability. This presentation will focus on the gaps between entitled housing units and delivered housing units, regional production trends, and the challenges to increasing housing production.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an overview on the challenges to increasing housing production. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

This item is reserved for a presentation from Matt Burris and will look at the conflicts between various statewide objectives (housing vs. GHG reductions vs. VMT reduction, etc.). A case study on the City of Rancho Cucamonga will be presented to look at the disconnect between housing entitlements and delivered housing units.

Prior Action(s):

None.

Financial Summary:

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: Riverside County Healthy Cities Profiles Compendium

Contact: Miguel A. Vazquez, FAICP, Health Equity Urban and Regional Planner, Riverside University Health System Public Health, MVazquez@ruhealth.org, (951) 830-8101

Date: December 11, 2025

Recommended Action(s):

1. Receive and file.

Summary:

The Riverside University Health System–Public Health (RUHS-PH) is developing a compendium of Healthy Cities Profiles for all 28 incorporated cities in Riverside County. Each profile offers a simple “vital signs” snapshot built from indicators in SCAG’s latest SoCal Atlas version. The goal is to give cities an accessible baseline of their current health-related conditions to help inform conversations, guide local priorities, and spark collaboration across jurisdictions.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is for RUHS-PH staff to provide a summary of the Healthy Cities Profiles. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

What Each Profile Includes

To make the profiles practical and meaningful, each one combines several types of information:

- Health baseline indicators from the SoCal Atlas that show demographic, economic, environmental, transportation, and health-related conditions.
- Badges that recognize city achievements such as adopting an Active Transportation Plan, launching a health initiative, or passing a Healthy City Resolution.
- Grades from third-party organizations, including the American Lung Association’s Tobacco-Free Communities Score and the Healthy Places Index from the Public Health Alliance.
- A space for local recognitions that highlight programs, policies, or awards demonstrating a city’s commitment to improving health outcomes.

Process and Timeline

RUHS-PH staff are meeting individually with each city to review draft profiles, validate data, and gather feedback to ensure accuracy and local relevance. These conversations are also helping identify opportunities for shared learning and regional coordination. The project is scheduled for completion in the first quarter of 2026, and the resulting profiles are expected to support healthier communities, stronger partnerships, and improve regional competitiveness.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.