



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, June 26, 2025**

Call to Order/Roll Call

1:00 PM

EDC MEMBERS PRESENT

Mayor Joe Baca
Mayor Pro Tem Ed Scott

CITY/AGENCY STAFF PRESENT

Tanya Williams, City Manager
Robert Khuu, Deputy City Attorney
Paul Gonzales, Community Development Manager
Paul Guerrero, Economic Development Manager
Jay Garcia, Chief Building Official
Daniel Casey, Principal Planner
Heidy Gonzalez, Administrative Assistant

PUBLIC COMMENTS

None.

REVIEW/APPROVAL OF MINUTES

Minutes from the May 29, 2025, EDC meeting – Approved

REPORTS/DISCUSSION ITEMS

EDC-25-0440
AB 98 Update

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Daniel Casey informed EDC members that AB 98 went into effect in September of 2024 and placed new regulations that were already in effect in the City of Rialto (City). The City is expected to update the municipal code to reflect the new regulations by January 1, 2026. Mr. Casey advised that staff is already working on these updates.

Per Mr. Casey, one of the components of AB 98 are the definitions. The State has required cities to go into the municipal code and add these new definitions; for example, what constitutes a warehouse, and more specifically, to define the term “sensitive receptor”.

Mr. Casey mentioned that there will be new energy requirements that will be mandated for warehouse developments depending on the size of the project. Mayor Baca asked what “smart metering” meant; Mr. Casey said he would need to research the term and follow up. Mr. Casey continued discussing other definitions and developmental standards that the City would need to include in the municipal code.

Mayor Baca asked if the updated truck routing would pertain only to new warehouses or if it would affect established warehouses as well. Mr. Casey confirmed that per AB 98, it would only apply to new warehouses. Mayor Baca also asked if there were any modifications that we may want to recommend. City Manager Tanya Williams mentioned there is legislation in this year’s legislation session that clarified some of the language of AB 98. Mayor Baca requested to see those bills.

Mayor Baca inquired whether staff had any data to show the increased cost of building a warehouse due to the new AB 98 legislation. Mr. Casey said there was no data yet.

Mayor Pro Tem Scott requested more information regarding the new energy requirements; Mr. Casey obliged.

Mayor Baca inquired if the City could adopt the requirements into the municipal code sooner than the January 1, 2026, date. Mr. Casey advised that the team is prepared to do so now if prompted. Mayor Baca requested to implement the requirements sooner rather than later.

Mr. Casey continued going through the AB 98 presentation. Mayor Baca recommended introducing this item when the new Planning Commission is in place. Mayor Pro Tem Scott followed up by inquiring what the approval process is since it’s a mandated law. Deputy City Attorney Robert Khuu advised that the City must still go through the motions to approve. Mr. Khuu advised that if by some chance both the Planning Commission and City Council voted against AB 98, the City would be out of compliance. Mr. Casey added that there would be a fine of fifty thousand dollars every six months the City is out of compliance.

Mr. Casey ended the presentation by going over the zoning exhibits. Community Development Manager Paul Gonzales briefly mentioned that there isn’t a building height requirement in AB 98; the City bases it from the code which states that buildings can go up to seventy-five feet high. Mr. Gonzales explained that he brought this up because there is a recommended setback for sensitive receptors in a residential area. Mayor Baca asked if truck parking is away from sensitive receptors or away from other things. Mr. Casey advised that truck parking will remain the same as it is now – they will be screened with walls and landscaping.

Upcoming Meetings/Other Discussion Items:

Mayor Baca requested to see all projects, pending and foreseen, in the Planning Department's pipeline, including the status of each project and location. Mayor Baca also requested that every Councilmember receive the presentation binder that was discussed during this meeting.

The next EDC meeting is scheduled for Thursday, July 24, 2025.

ADJOURNMENT

Meeting adjourned at 1:27 P.M.