



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, August 14, 2025
9:30 AM**

**Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501**

Remote Meeting Locations:

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

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

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

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

**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 jleonard@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Janis Leonard at least 72 hours prior to the meeting at (951) 405-6702 or jleonard@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 (Kenneth Phung, Chair)**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **SELECTION OF PLANNING DIRECTORS COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR POSITIONS FOR FISCAL YEAR 2025/2026**

A. Leadership Selection for Fiscal Year 2025/2026 and Recognition of Outgoing Chair

Requested Action(s):

1. Select a Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair for Fiscal Year 2025/2026.

5. 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.

6. 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 May 8, 2025, Planning Directors Committee Meeting

Requested Action(s):

1. Approve the Action Minutes from the May 8, 2025, Planning Directors Committee meeting.

B. Approval of the Planning Directors Committee Meeting Schedule for 2026

Requested Action(s):

1. Approve the schedule of Planning Directors Committee meetings for 2026.

7. 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. Assembly Bill 98 Update

Requested Action(s):

1. Receive and file.

B. Assembly Bill 130 and Senate Bill 131 Update

Requested Action(s):

1. Receive and file.

C. Updates on Recent Court Cases Involving Vehicle Miles Traveled Screening

Requested Action(s):

1. Receive and file.

8. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

9. ITEMS FOR FUTURE AGENDAS

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

10. GENERAL ANNOUNCEMENTS

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

11. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, October 9, 2025, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

12. ADJOURNMENT



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Leadership Selection for Fiscal Year 2025/2026 and Recognition of Outgoing Chair
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: August 14, 2025

Recommended Action(s):

1. Select a Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair for Fiscal Year 2025/2026.

Summary:

The Chair, Vice-Chair, and 2nd Vice-Chair all serve on an annual basis, with a term that runs through the fiscal year (July 1 to June 30). This meeting is the first one for this fiscal year, so the Committee must select a Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair for Fiscal Year 2025/2026.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item to provide information regarding leadership positions for Fiscal Year 2025/2026. This item supports WRCOG's 2022-2027 Strategic Plan Goal #4 (Communicate proactively about the role and activities of the Council of Governments).

Discussion:

WRCOG would like to recognize outgoing Chair Kenneth Phung, City of Perris, for his efforts in leading the Planning Directors Committee meetings during the previous fiscal year. Staff appreciates his hard work and dedication required to lead the meetings.

WRCOG's Committee leadership positions are selected at the start of each fiscal year. The leadership for the Executive Committee for Fiscal Year 2025/2026 is as follows:

Chair: Brenda Dennstedt, Western Water
 Vice-Chair: Jacque Casillas, City of Corona
 2nd Vice-Chair: Mike Lara, City of Beaumont

Historically, the Committee positions have coincided with those of the Executive Committee, although there are no requirements for this pattern stipulated in WRCOG's JPA or Bylaws.

Prior Action(s):

None.

Financial Summary:

The action of this item has no fiscal impact.

Attachment(s):

None.

Planning Directors Committee

Action Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee meeting was called to order by Chair Kenneth Phung at 9:30 a.m. on May 8, 2025, in WRCOG's office.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

- City of Banning - David Newell*
- City of Calimesa - Selenne Sevilla
- City of Corona - Joanne Coletta
- City of Eastvale - David Murray
- City of Hemet - Monique Alaniz-Flejter
- City of Menifee - Orlando Hernandez
- City of Murrieta - David Chantarangsu
- City of Moreno Valley - Angelica Frausto-Lupo
- City of Murrieta - David Chantarangsu
- City of Norco - Alma Robles
- City of Perris - Kenneth Phung (Chair)
- City of Riverside - Judy Egue
- City of San Jacinto - Kevin White
- City of Temecula - Brandon Rabidou
- City of Wildomar - Steven Jones
- March JPA - Jeffery Smith
- Riverside Transit Agency (RTA) - Mauricio Alvarez

*Arrived after Roll Call

Absent:

- City of Beaumont
- City of Canyon Lake
- City of Jurupa Valley
- City of Lake Elsinore
- County of Riverside
- Western Water

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR

A. Action Minutes from the April 10, 2025, Planning Directors Committee Meeting

RESULT:	APPROVED AS RECOMMENDED
MOVER:	San Jacinto
SECONDER:	Murrieta
AYES:	Calimesa, Corona, Eastvale, Hemet, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, March JPA, RTA

Action:

1. Approved the Action Minutes from the April 10, 2025, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

A. Commuting Patterns, Employment Locations, and Big Data Applications for WRCOG Member Agencies

Action:

1. Received and filed.

B. Housing Implementation Tool Updates

Action:

1. Received and filed.

C. Demonstration of SCAG HELPR Tool

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, reported that the Executive Committee approved the proposed VMT Mitigation Program; WRCOG will be developing outreach materials and will be reaching out to member jurisdictions' Public Works Directors and City Managers. WRCOG's annual General Assembly is being hosted at Pachanga Casino & Resort on Thursday, June 12, 2025.

8. ITEMS FOR FUTURE AGENDAS

Mr. Gray announced that there will be a future presentation on the San Diego VMT, due to that County being sued again on not having established a VMT impact.

9. GENERAL ANNOUNCEMENTS

Committee member Jeffery Smith mentioned that March JPA will be transitioning land use authority to the County of Riverside beginning July 1, 2025. This land use, everything west of the I-215 from Alessandro Blvd., to the north, down to about south of Van Buren Blvd., will now be authorized by the County of Riverside. The airport authority will remain with the JPA. Committee members can reach out to Mr. Smith with any questions.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, August 14, 2025, at 9:30 a.m., in WRCOG's office.

11. ADJOURNMENT

The meeting was adjourned at 10:31 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Approval of the Planning Directors Committee Meeting Schedule for 2026
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: August 14, 2025

Recommended Action(s):

1. Approve the schedule of Planning Directors Committee meetings for 2026.

Summary:

All Planning Directors Committee meeting dates are proposed for the 2nd Thursday of the month, every other month, at 9:30 a.m.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to approve the schedule of Planning Directors Committee meetings for 2026. This item aligns with WRCOG's 2022-2027 Strategic Plan Goal #4 (Communicate proactively about the role and activities of the Council of Governments).

Discussion:

Following are the proposed 2026 meeting dates for the Planning Directors Committees. The June meeting would conflict with the annual WRCOG General Assembly, so it has been moved to May.

Committee	Day	Time	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Planning Directors	2nd Thurs.	9:30 a.m.	DARK	12	DARK	9	14	DARK	DARK	13	DARK	8	DARK	10

Prior Action(s):

None.

Financial Summary:

The result of the action for this item causes no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Assembly Bill 98 Update

Contact: Taylor Libolt Varner, Policy Specialist, Amplify Communities,
tliboltvarner@amplifycommunities.org, (909) 639-1857

Date: August 14, 2025

Recommended Action(s):

1. Receive and file.

Summary:

Assembly Bill (AB) 98, signed into law in September 2024, imposes new design and build standards for new or expanded logistics uses across the state. Efforts are being made to seek feedback and input on technical corrections, gather suggested amendments, and build consensus among stakeholders to improve the Bill's clarity and application. Staff will provide a brief update on AB 98 implementation support activities and related clean-up legislation (AB 735 / SB 415 of 2025) currently under consideration in the California legislature. Key issues include clarification of enforcement authority, alignment with existing housing laws, and minor clarifying changes. Staff will also review tools to support member agency implementation.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update on AB 98 and efforts to coordinate clean-up legislation. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #1 (Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion).

Discussion:

Background

AB 98 has a number of provisions related to the siting of warehouse facilities and the designation of truck routes. There is an effort to seek feedback and input on technical corrections, gather suggested amendments, and build consensus among stakeholders to improve the Bill's clarity and application. This presentation will focus on these opportunities.

In addition, WRCOG is developing an implementation guide. The goal is to provide a checklist to comply with the Bill's requirements and to provide sample ordinances, design handbooks, etc.

Present Situation

Work on this implementation guide began in December, 2024; the guide will be brought to this Committee when a draft is ready for review. Updates to this guide were presented to the Planning Directors Committee meeting on April 10, 2025.

Prior Action(s):

April 10, 2025: The Planning Directors Committee received and filed.

Financial Summary:

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

Attachment(s):

[Attachment 1 - WRCOG AB 98 Zoning Guidance](#)

Attachment

WRCOG AB 98 Zoning Guidance

Western Riverside
Council of Governments

AB 98 Zoning Guidance

DRAFT

May 2025

Prepared by:

Lisa Wise Consulting, Inc.
939 S Broadway #611
Los Angeles, CA 90015





AB 98 Zoning Considerations

Things to Know About AB 98

The following is a brief list of “things to know” about AB 98 ahead of updating your jurisdiction’s zoning regulations. Some items will be reminders from the previous meeting.

- AB 98 provides crucial definitions for “logistics uses” and “sensitive receptors.”
- AB 98 uses the threshold of 250,000 square feet to regulate logistics uses (i.e., logistics uses under and over 250,000 square feet are regulated differently).
- AB 98 is expected to be amended.
- Special zoning regulations apply to jurisdictions within the warehouse concentration region. In the checklist, “warehouse concentration region” will be highlighted and bolded in **RED**. Warehouse concentration region includes:
 - Unincorporated Riverside County
 - Unincorporated San Bernardino County
 - City of Chino
 - City of Colton
 - City of Fontana
 - City of Jurupa Valley
 - City of Moreno Valley
 - City of Ontario
 - City of Perris
 - City of Rancho Cucamonga
 - City of Redlands
 - City of Rialto
 - City of Riverside
 - City of San Bernardino
- AB 98 only applies to logistics uses that have sensitive receptors within 900 feet of the loading bay.
- AB 98 does not apply to logistics use developments that are mixed-use developments that may create sensitive receptors on the site of the new logistics use development.
- AB 98 zoning regulations apply to all jurisdictions beginning January 1, 2026.



AB 98 Conflict and Implementation Checklist

The checklist below is a to-do list for reviewing your jurisdiction's zoning regulations in light of new standards under AB 98. **The goal of this checklist is to ensure local zoning regulations do not conflict with AB 98 and to implement or refer to AB 98 regulations.**

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST



Define “logistics use” per the definition under AB 98.

The AB 98 definition of “logistics use” is found below and in California Government Code §65098(d).

“Logistics use” means a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. “Logistics use” does not include any of the following:

- (1) Facilities where food or household goods are sold directly to consumers and are accessible to the public.
- (2) A building primarily served by rail to move cargo goods or product.
- (3) (A) A Strategic Intermodal Facility.
(B) For purposes of this subdivision, “Strategic Intermodal Facility” means a project that satisfies all of the following requirements:
 - i. Logistics facilities, including warehousing and transloading facilities, served by rail.
 - ii. Intermodal freight transport services.

Complete one of the following as appropriate:

- **Add** AB 98 definition for “logistics uses” in your local zoning regulations / **Edit** existing zoning code definition of “logistics uses” to match AB 98; OR
- Add **reference** stating that “logistics use” is defined in accordance with AB 98 (California Government Code §65098(d)).

Note: This definition may change in the future. If you choose to add the definition directly to the zoning code, it may be best to add that the Government Code definition supersedes.

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST



Define “sensitive receptor” per the definition under AB 98.

The AB 98 definition of “sensitive receptor” is found below and in California Government Code §65098(e).

“Sensitive receptor” means one or more of the following:

- (1) A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.
- (2) A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.
- (3) A daycare facility, including, but not limited to, in-home daycare.
- (4) Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children, unless the development of the park and recreation areas are included as a condition of approval for the development of a logistics use.
- (5) Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing.
- (6) Hospitals, as defined in Section 128700 of the Health and Safety Code.

Edit Zoning Code definition to match AB 98 or ensure logistics uses are regulated using the AB 98 definition of “sensitive receptor.”

Complete one of the following as appropriate:

- **Add** AB 98 definition for “sensitive receptor” in your local zoning regulations / **Edit** existing zoning code definition of “sensitive receptor” to match AB 98; OR
- Add **reference** stating that “sensitive receptor” is defined in accordance with AB 98 (California Government Code §65098(e)).

Note: This definition may change in the future. If you choose to add the definition directly to the zoning code, it may be best to add that the Government Code definition supersedes.

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST



Ensure local regulations create no conflict in regulating logistics uses based on square footage.

AB 98 regulates logistics uses larger or smaller than 250,000 square feet differently. Because of this, local zoning that regulate logistics uses by a square footage threshold other than 250,000 square feet will conflict with AB 98 standards and cause complications in implementation. Jurisdictions must ensure that these regulations do not conflict with AB 98.

It may be easier to remove any square footage threshold that is not 250,000 square feet.



Require 2-to-1 replacement housing and/or rental assistance when appropriate.

Local jurisdictions must condition approval of logistics uses on the following:

- 2-to-1 replacement of any demolished housing unit that was occupied within the last 10 years¹ prior to purchase by the developer.
 - For each housing unit demolished (regardless of market value of the unit) 2 units of affordable housing for persons and families of low or moderate income ² that are deed-restricted shall be built within the jurisdiction.
 - Funds from any fee imposed for the replacement of demolished housing units shall be placed in a housing-specific set-aside account and shall be used for housing within three years of collection.
- If residential dwellings are affected through purchase, the developer shall be required to provide any displaced tenant with an amount equivalent to 12 months' rent at the current rate.

¹ Unless the housing unit was declared substandard by a building official, pursuant to Section 17920.3 of the Health and Safety Code

² As defined in Section 50093 of the Health and Safety Code.

Complete one of the following as appropriate:

- **Add** this AB 98 housing replacement/assistance requirement / **Edit** existing zoning code housing replacement/assistance requirement; OR
- Add **reference** to this housing replacement/assistance requirement (California Government Code §65098.6).

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST



Set back truck loading bays per AB 98.

Truck loading bays must be set back 300-500 feet from sensitive receptors depending on size and zoning. You can decide to add these if you do not currently have any in your zoning regulations. Otherwise, simply add a reference to AB 98.

All logistics uses must orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors to the extent feasible. In addition, the following regulations apply:

Truck Loading Bay Location Restrictions			
Logistics Use Type	Site Type (Zone)	Truck Loading Bay Location	Reference
250,000 square feet or more	Site zoned for industrial use (or recently rezoned industrial) ¹	Min 300 ft from property line of nearest sensitive receptor to the nearest truck loading bay opening (using a direct straight-line method)	CA Gov't Code §65098.1(a)
	Site not zoned industrial / needs to be rezoned	Min 500 ft from property line of nearest sensitive receptor to the nearest truck loading bay opening (using a direct straight-line method)	CA Gov't Code §65098.1(b)
All sizes in WAREHOUSE CONCENTRATION REGION	Site not zoned industrial / needs to be rezoned	Min 500 ft from property line of nearest sensitive receptor to the nearest truck loading bay opening (using a direct straight-line method)	CA Gov't Code §65098.1(c)
Less than 250,000 square feet	Site zoned for industrial use (or recently rezoned industrial) ¹	n/a	CA Gov't Code §65098.1(d)

¹ Any site where an application to rezone to industrial was submitted to the jurisdiction by September 30, 2024. Only relevant for rezones that were ultimately approved.

Complete one of the following as appropriate:

- **Add** these truck loading bay location restrictions to your local zoning regulations / **Edit** existing zoning code truck loading bay location restrictions; OR
- Add **reference** to these requirements (see California Government Code references above).

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST



Regulate truck entrance, exit, and internal circulation location as appropriate.

Truck entrances, exits, and internal circulation are regulated depending on size and zoning. The following regulations apply:

Truck Entrance, Exit, and Internal Circulation Requirements			
Logistics Use Type	Land Type	Location Requirements	Reference
250,000 square feet or more	Site zoned for industrial use (or recently rezoned industrial) ¹	Require entry gates into the loading truck court to be positioned after a min of 50 feet of total available stacking depth inside the property line ²	CA Gov't Code §65098.1(a) & §65098.2.5
	Site not zoned industrial / needs to be rezoned	Require a separate entrance for heavy-duty trucks ³	CA Gov't Code §65098.1(b) & §65098.2.5
All sizes in WAREHOUSE CONCENTRATION REGION	Site not zoned industrial / needs to be rezoned	Locate entry, exit, and internal circulation away from sensitive receptors Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line	CA Gov't Code §65098.1(c) & §65098.2.5
Less than 250,000 square feet	Site zoned for industrial use (or recently rezoned industrial) ¹		CA Gov't Code §65098.1(d) & §65098.2.5

¹ Any site where an application to rezone to industrial was submitted to the jurisdiction by September 30, 2024. Only relevant for rezones that were ultimately approved.

² The stacking depth shall be increased by 70 feet for every 20 loading bays beyond 50 loading bays, to the extent feasible.

³ Accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

Complete one of the following as appropriate:

- **Add** these truck entrance, exit, and internal circulation location restrictions to your local zoning regulations / **Edit** existing zoning code truck entrance, exit, and internal circulation location restrictions; OR
- Add **reference** to these requirements (see California Government Code references above).

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST



Require buffers for new logistics uses within 900 feet of a sensitive receptor.

AB 98 requires buffers for any new facility within 900 feet of a sensitive receptor as follows:

Logistics Use Buffers				
Logistics Use Type	Land Type	General Buffer Requirement	Special Buffer Requirement, Min Width	Reference
250,000 square feet or more	Site zoned for industrial use (or recently rezoned industrial) ¹	Buffer area shall include: • A solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height; • Drought tolerant natural ground landscaping with proper irrigation, and • Solid-screen buffering trees ¹	50 feet ¹	CA Gov't Code §65098.2
	Site not zoned industrial / needs to be rezoned		100 feet ¹	
All sizes in WAREHOUSE CONCENTRATION REGION	Site not zoned industrial / needs to be rezoned		100 feet ¹	
Less than 250,000 square feet	Site zoned for industrial use (or recently rezoned industrial) ¹		50 feet ¹	

¹ Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, drought tolerant, to the extent feasible, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater distance than 40 feet on center. Palm trees shall not be utilized.

² Measured from the property line of all adjacent sensitive receptors that fully screen the project from the sensitive receptor.

Complete one of the following as appropriate:

- **Add** these buffer requirements to your local zoning regulations / **Edit** existing zoning code buffer requirements; OR
- Add **reference** to these buffer requirements (see California Government Code references above).



AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST



Require 10% of passenger vehicle spaces for large logistics uses to be installed with electric vehicle stations.

AB 98 requires that every “Tier 1 21st Century warehouse” must have a minimum of “10 percent of all passenger vehicle parking spaces installed with electric vehicle stations.”

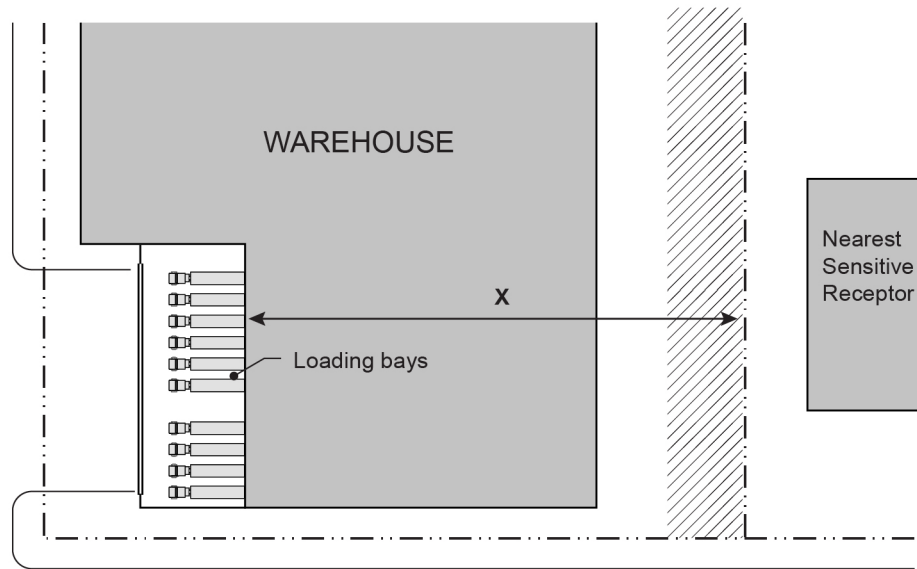
This requirement is contained in the definition of Tier 1 21st Century Warehouse.¹ This term, as a general rule of thumb, means a logistics use that is 250,000 square feet or larger.

¹ *California Government Code §65098(g)(6).*

Complete one of the following as appropriate:

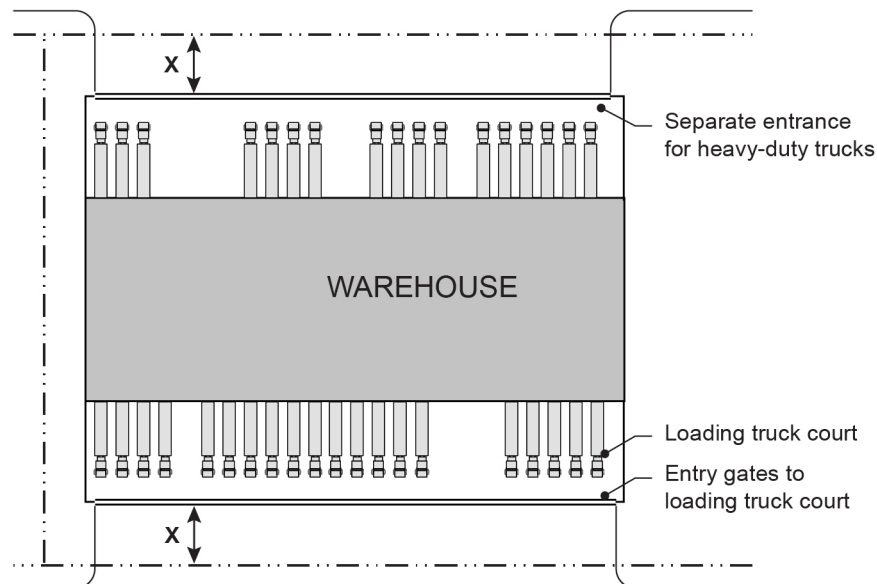
- **Add** this EV charging station requirement for all logistics uses 250,000 square feet or more / **Edit** any existing zoning code EV charging stations requirements that conflict with AB 98; OR
- Add **reference** to these EV charging station requirements (see California Government Code references\ above).

Graphic 1 Setbacks for Truck Loading Bays



X = Min. 300 ft where warehouse is $\geq 250,000$ sq ft and zoned for industrial use;
 Min. 500 ft where warehouse site is $\geq 250,000$ sq ft and not zoned for industrial use *or* is any size and located in the Warehouse Concentration Region

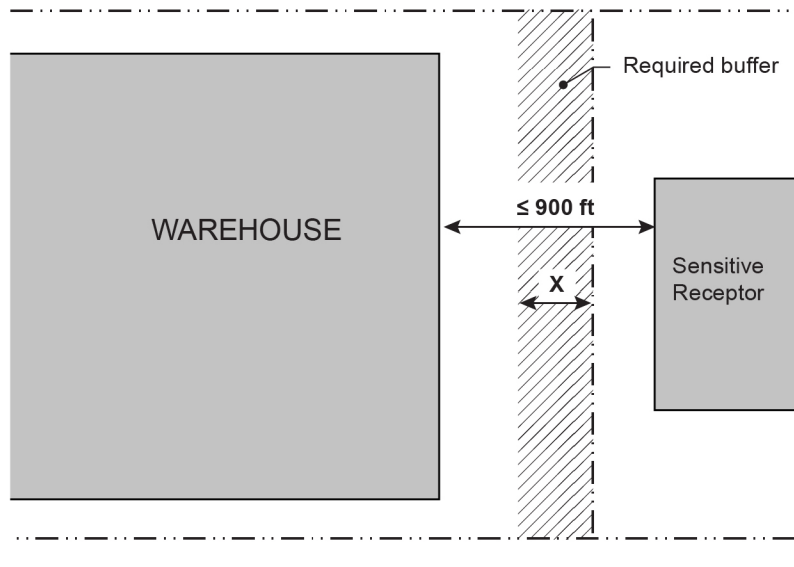
Graphic 2 Entry Gate Location (Cross Docking Example)



X = Min. 50 ft for <70 loading bays;
 Min. 120 ft for 70-89 loading bays;
 Min. 190 ft for 90-109 loading bays; etc.

Graphic 3

Buffering from Sensitive Receptors



X = Min. 100 ft where warehouse is $\geq 250,000$ sq ft and not zoned for industrial use *or* is any size and located in the Warehouse Concentration Region;
Min. 50 ft in all other cases

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Assembly Bill 130 and Senate Bill 131 Update

Contact: Taylor Libolt Varner, Amplify Communities, Policy Specialist,
tliboltvarner@amplifycommunities.org, (909) 639-1857

Date: August 14, 2025

Recommended Action(s):

1. Receive and file.

Summary:

Assembly Bill (AB) 130 and Senate Bill (SB) 131, signed into law in June 2025, impose significant modifications to the California Environmental Quality Act (CEQA) and changes to California's housing laws. The presentation will focus on new CEQA exemptions, entitlement streamlining, and planning-related changes. While most provisions are now in effect, several implementation details remain in development.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update on AB 130 (2025) and SB 131 (2025). This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #1 (Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion).

Discussion:

Background

AB 130 and SB 131 were signed into law by the California State Legislature in June 2025. These bills aim to reform CEQA. New CEQA exemptions were created under these bills for certain types of development, including infill housing projects and rezoning actions.

AB 130 amended the Permit Streamlining Act to cover any housing projects and added a 60-day limit for approval. Limits on the ability of local agencies to enact building code modifications were also created. Under this bill, cities and counties cannot enact stricter building code unless it is deemed necessary for public health, relates to home hardening, necessary to align with a General Plan that was approved before June 10, 2025, or the changes are equivalent to changes previously filed and were in effect by September 30, 2025.

SB 131 imposes modifications to CEQA and provides new funding to the Homeless Housing Assistance and Prevention.

Present Situation

Staff will summarize key provisions from AB 130 and SB 131. The presentation will highlight the new CEQA exemptions, entitlement streamlining, and planning-related changes.

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: Updates on Recent Court Cases Involving Vehicle Miles Traveled Screening
Contact: Delia Votsch, Associate, Fehr & Peers, d.votsch@fehrandpeers.com, (949) 308-6323
Date: August 14, 2025

Recommended Action(s):

1. Receive and file.

Summary:

This presentation will summarize recent court cases and decisions regarding Vehicle Miles Traveled (VMT) screening in order to provide more information for members to consider.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide more information to members on recent court cases and decisions regarding VMT screening. 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:

Per request of this Committee, an update is being provided by Fehr & Peers staff on recent court cases and decisions regarding VMT screening in order to provide more information for members to consider.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.