

AMENDED IN SENATE JUNE 25, 2025

AMENDED IN ASSEMBLY APRIL 24, 2025

AMENDED IN ASSEMBLY MARCH 26, 2025

CALIFORNIA LEGISLATURE—2025–26 REGULAR SESSION

## ASSEMBLY BILL

**No. 735**

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**Introduced by Assembly Member Carrillo**  
(Principal coauthor: Senator Reyes)

February 18, 2025

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An act to amend Sections 65098, 65098.1, 65098.1.5, 65098.2, 65098.2.5, 65098.2.7, 65098.3, 65098.4, 65098.5, 65098.6, and 65302.02 of the Government Code, and to amend Sections 40458.5 and 40522.7 of the Health and Safety Code, relating to land use.

### LEGISLATIVE COUNSEL’S DIGEST

AB 735, as amended, Carrillo. Planning and zoning: logistics ~~use~~: *use developments*: truck routes.

Existing law, beginning January 1, 2026, prescribes various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. Existing law defines various terms, including “21st century warehouse,” and “tier 1 21st century warehouse,” for purposes of those provisions as logistics uses that, among other things, comply with specified building and energy efficiency standards, including requirements related to the availability of conduits and electrical hookups to power climate control equipment at loading bays, as specified. Existing law, subject to specified exceptions, defines “logistics use” for these purposes to mean 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.

This bill would clarify that a 21st century warehouse and a tier 1 21st century warehouse are required to comply with those standards as are in effect at the time that the building permit for a development of a 21st century warehouse is issued and make other clarifying changes relating to permissibility of use of conduits and electrical hookups at loading bays at those locations. The bill would revise the definition of “logistics use” *and instead define “logistics use development”* for these purposes ~~to instead~~ mean a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved 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. The bill would make various other technical and conforming changes to the provisions governing logistics use development.

Existing law requires a facility operator, before issuance of a certificate of occupancy, to establish and submit for approval by a city, county, or city and county a truck routing plan that, among other things, described the operational characteristics of the use of the facility operator. Existing law requires, by January 1, 2028, a county or city to update its circulation element, as provided, and to provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations, as specified. Existing law authorizes the Attorney General to enforce those provisions concerning the circulation element and to impose a fine against a jurisdiction that is in violation of those provisions, as provided.

This bill would, instead, require that the truck routing plan describe the operational characteristics of the logistics use *development* and of the ~~facility~~ *logistics use development* operator. The bill would, instead, require a county or city to update its circulation element pursuant to prescribed timelines based on the population size of a county or city, as provided, and would also require a city or county to, instead, provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate locations for idling and parking, among other things. The bill would, instead, ~~authorize the Attorney General to impose the above-specified fine if the Attorney~~

~~General finds that the jurisdiction has not made a good faith effort to meet the requirements of those provisions; provide that in an action brought by the Attorney General, a jurisdiction that is in violation of these provisions that has been found by the Attorney General not to have made a good faith effort to meet the requirements of this section shall be subject to a civil penalty of up to \$50,000 every 6 months, for each violation, accrued from the date of the violation until the violation is cured, specified costs, and other relief deemed appropriate by the court.~~

Existing law requires a city, county, or city and county to condition approval of a logistics use *development* on (1) 2-to-1 replacement of any demolished housing unit that was occupied within the last 10 years, unless the housing unit was declared substandard by a building official, prior to purchase by the developer, and (2) the provision to any displaced tenant with a specified amount if residential dwellings are affected through purchase, as provided.

This bill would establish that nothing in the provisions described above regarding conditions placed upon approval of a logistics use *development* shall be construed to preclude compliance with other provisions that, among other things, prohibit an affected city or an affected county, as defined, from approving a development project that will require the demolition of occupied or vacant protected units, as defined, or that is located on a site where protected units were demolished in the previous 5 years, unless specified requirements are satisfied.

Existing law provides for the creation of the South Coast Air Quality Management District in those portions of the Counties of Los Angeles, Orange, Riverside, and San Bernardino included within the area of the South Coast Air Basin, as specified. Existing law requires the south coast district to deploy mobile air monitoring systems to collect air pollution measurements in communities that are near operational logistics use developments, use the data collected to conduct an air modeling analysis and submit its findings to the Legislature, and establish a process for receiving community input on how specified penalties assessed and collected are spent.

This bill would make nonsubstantive changes to references to the South Coast Air Quality Management District contained in those provisions.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.

State-mandated local program: yes.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 65098 of the Government Code is  
2 amended to read:

3 65098. As used in this chapter:

4 (a) “21st century warehouse” means a logistics use *development*  
5 that meets all of the following:

6 (1) Complies with or exceeds all requirements of the most  
7 current building energy efficiency standards specified in Part 6  
8 (commencing with Section 100) of Title 24 of the California Code  
9 of Regulations and the California Green Building Standards Code  
10 (Part 11 of Title 24 of the California Code of Regulations) that are  
11 in effect at the time that the building permit is issued, including,  
12 but not limited to, the following requirements related to:

13 (A) Photovoltaic system installation and associated battery  
14 storage.

15 (B) Cool roofing.

16 (C) Medium- and heavy-duty vehicle charging readiness.

17 (D) Light-duty electric vehicle charging readiness and installed  
18 charging stations.

19 (2) Has skylights in at least 1 percent of the roof area, or  
20 equivalent LED efficient lighting.

21 (3) (A) Provides conduits and electrical hookups at all loading  
22 bays serving cold storage.

23 (B) Idling or use of auxiliary truck engine power to power  
24 climate control equipment shall be prohibited if the truck is capable  
25 of plugging in at the loading bay and sufficient power is available.

26 (4) Ensures that any heating, ventilation, and air-conditioning  
27 is high-efficiency.

28 (5) (A) Ensures that all classes of forklifts used on site, pursuant  
29 to State Air Resources Board’s Zero-Emission Forklifts regulation,  
30 as drafted, shall be zero-emission by January 1, 2030, to the extent

1 operationally feasible, commercially off-the-shelf available, and  
2 adequate power available on site.

3 (B) (i) If not operationally feasible, commercially off-the-shelf  
4 available, or if there is inadequate power available on site, the  
5 cleanest technology commercially available shall be used.

6 (ii) Cost shall not be a factor in determining operational  
7 feasibility pursuant to this subparagraph.

8 (6) (A) Ensures that equipment used on site utilizing small  
9 off-road engines shall be zero-emission, to the extent operationally  
10 feasible, commercially off-the-shelf available, and adequate power  
11 available on site.

12 (B) (i) If not operationally feasible, commercially off-the-shelf  
13 available, or if there is inadequate power available on site, the  
14 cleanest technology commercially available shall be used.

15 (ii) Cost shall not be a factor in determining operational  
16 feasibility pursuant to this subparagraph.

17 (C) Should any equipment used on site utilizing small off-road  
18 engines be contracted out, the logistics use ~~facility~~ *development*  
19 shall preferentially contract for services utilizing zero-emission  
20 small off-road engines.

21 (b) “Expansion” means the expansion of an existing logistics  
22 use *development* by 20 percent or more of the existing square  
23 footage. Office space shall not be included as part of the existing  
24 square footage or in the square footage for the 20-percent expansion  
25 threshold.

26 (c) “Heavy-duty truck” means a class 7 or class 8 truck. As used  
27 in this subdivision:

28 (1) “Class 7 truck” means a truck with a gross vehicle weight  
29 rating of 26,001 to 33,000 pounds.

30 (2) “Class 8 truck” means a truck with a gross vehicle weight  
31 rating of greater than 33,000 pounds.

32 (d) “~~Logistics-use~~ *use development*” means a building that is  
33 primarily used as a warehouse for the movement or the storage of  
34 cargo, goods, or products that are moved to business or retail  
35 customers, or both, that does not predominantly serve retail  
36 customers for onsite purchases, and heavy-duty trucks are primarily  
37 involved in the movement of the cargo, goods, or products.  
38 “~~Logistics-use~~ *use development*” does not include any of the  
39 following:

- 1 (1) Facilities where food or household goods are sold directly  
2 to consumers and are accessible to the public.
- 3 (2) A building primarily served by rail to move cargo goods or  
4 product.
- 5 (3) (A) A Strategic Intermodal Facility.
- 6 (B) For purposes of this subdivision, “Strategic Intermodal  
7 Facility” means a project that satisfies all of the following  
8 requirements:
- 9 (i) Logistics facilities, including warehousing and transloading  
10 facilities, served by rail.
- 11 (ii) Intermodal freight transport services.
- 12 (iii) All facility structures and related rail operations are located  
13 within a single site footprint.
- 14 (4) A building that serves a primary agricultural use that is  
15 actively operated for a single period of 90 consecutive days or less  
16 each year.
- 17 (e) “Sensitive receptor” means one or more of the following:
- 18 (1) A residence, including, but not limited to, a private home,  
19 apartment, condominium unit, group home, dormitory unit, or  
20 retirement home.
- 21 (2) A school, including, but not limited to, a preschool,  
22 prekindergarten, or school maintaining kindergarten or any of  
23 grades 1 to 12, inclusive.
- 24 (3) A daycare facility, including, but not limited to, in-home  
25 daycare.
- 26 (4) Publicly owned parks, playgrounds, and recreational areas  
27 or facilities primarily used by children, unless the development of  
28 the park and recreation areas are included as a condition of approval  
29 for the ~~development of a logistics use~~ *logistics use development*  
30 or land that will be used to ensure the public’s right of access to  
31 the sea pursuant to the California Coastal Act of 1976 (Division  
32 20 (commencing with Section 30000) of the Public Resources  
33 Code).
- 34 (5) Nursing homes, long-term care facilities, hospices,  
35 convalescent facilities, or similar live-in housing.
- 36 (6) Hospitals, as defined in Section 128700 of the Health and  
37 Safety Code.
- 38 (f) “Small off-road engines” means spark-ignition engines rated  
39 at or below 19 kilowatts or 25 horsepower or less.

1 (g) “Tier 1 21st century warehouse” means a logistics use  
2 *development* that meets all of the following:

3 (1) Complies with or exceeds all requirements of the most  
4 current building energy efficiency standards specified in Part 6  
5 (commencing with Section 100) of Title 24 of the California Code  
6 of Regulations and the California Green Building Standards Code  
7 (Part 11 of Title 24 of the California Code of Regulations) that are  
8 in effect at the time that the building permit is issued, including,  
9 but not limited to, the following requirements related to:

10 (A) (i) Photovoltaic system installation and associated battery  
11 storage.

12 (ii) For purposes of the photovoltaic system installation  
13 requirement in clause (i), all logistic use square footage should be  
14 considered conditioned space.

15 (B) Cool roofing.

16 (C) Medium- and heavy-duty vehicle charging readiness.

17 (D) Light-duty electric vehicle charging readiness and installed  
18 charging stations.

19 (2) Has skylights in at least one percent of the roof area, or  
20 equivalent LED efficient lighting.

21 (3) Has a microgrid-ready switchgear system capable of  
22 supporting distributed energy resources.

23 (4) Is advanced smart metering ready.

24 (5) Has a minimum of 50 percent of all passenger vehicle  
25 parking spaces preinstalled with conduit and all necessary physical  
26 infrastructure to support future charging of electric vehicles.

27 (6) Has a minimum of 10 percent of all passenger vehicle  
28 parking spaces installed with electric vehicle charging stations.

29 (7) (A) Provides conduits and electrical hookups at all loading  
30 bays serving cold storage.

31 (B) Idling or use of auxiliary truck engine power to power  
32 climate control equipment shall be prohibited if the truck is capable  
33 of plugging in at the loading bay and sufficient power is available.

34 (8) Ensures that any heating, ventilation, and air-conditioning  
35 is high-efficiency.

36 (9) (A) Ensures that all classes of forklifts used on site, pursuant  
37 to State Air Resources Board’s Zero-Emission Forklifts regulation,  
38 as drafted, shall be zero-emission by January 1, 2028, to the extent  
39 operationally feasible, commercially off-the-shelf available, and  
40 adequate power available on site.

1 (B) (i) If not operationally feasible, commercially off-the-shelf  
2 available, or if there is inadequate power available on site, the  
3 cleanest technology commercially available shall be used.

4 (ii) Cost shall not be a factor in determining operational  
5 feasibility pursuant to this subparagraph.

6 (10) (A) Ensures that equipment used on site utilizing small  
7 off-road engines shall be zero-emission, to the extent operationally  
8 feasible, commercially off-the-shelf available, and adequate power  
9 available on site.

10 (B) (i) If not operationally feasible, commercially off-the-shelf  
11 available, or if there is inadequate power available on site, the  
12 cleanest technology commercially available shall be used.

13 (ii) Cost shall not be a factor in determining operational  
14 feasibility pursuant to this subparagraph.

15 (C) Should any equipment used on site utilizing small off-road  
16 engines be contracted out, the logistics use ~~facility~~ *development*  
17 shall preferentially contract for services utilizing zero-emission  
18 small off-road engines.

19 (h) “Warehouse concentration region” includes the  
20 unincorporated areas within the Counties of Riverside and San  
21 Bernardino and the Cities of Chino, Colton, Fontana, Jurupa  
22 Valley, Moreno Valley, Ontario, Perris, Rancho Cucamonga,  
23 Redlands, Rialto, Riverside, and San Bernardino.

24 SEC. 2. Section 65098.1 of the Government Code is amended  
25 to read:

26 65098.1. (a) Commencing January 1, 2026, any proposed new  
27 or expanded logistics use development 250,000 square feet or more  
28 where the loading bay is within 900 feet of a sensitive receptor  
29 that is utilizing a site zoned for industrial use or any site where an  
30 application was submitted to the jurisdiction by September 30,  
31 2024, to rezone as industrial and the rezone to industrial was  
32 ultimately approved shall comply with all of the following:

33 (1) Include all Tier 1 21st century warehouse design elements  
34 described in subdivision (g) of Section 65098.

35 (2) Orient truck loading bays on the opposite side of the logistics  
36 use development away from sensitive receptors, to the extent  
37 feasible.

38 (3) Locate truck loading bays a minimum of 300 feet from the  
39 property line of the nearest sensitive receptor to the nearest truck  
40 loading bay opening using a direct straight-line method.



1 (4) Have a separate entrance for heavy-duty trucks accessible  
2 via a truck route, arterial road, major thoroughfare, or a local road  
3 that predominantly serves ~~commercial-oriented~~ *commercial*,  
4 *agricultural, or industrial* uses.

5 (5) Locate truck entry, exit, and internal circulation away from  
6 sensitive receptors. Heavy-duty diesel truck drive aisles shall be  
7 prohibited from being used on sides of the logistics use  
8 *development* that are directly adjacent to a sensitive receptor  
9 property line.

10 (6) Comply with buffering and screening to mitigate for light  
11 and noise, as described in Section 65098.2.

12 (b) Commencing January 1, 2026, except as provided for in  
13 subdivision (c), any proposed new or expanded logistics use  
14 development that is on land that is not zoned industrial, whether  
15 developed or undeveloped, or land that needs to be rezoned, where  
16 the loading bay is within 900 feet of a sensitive receptor, shall  
17 comply with all of the following:

18 (1) If the logistics use development is 250,000 square feet or  
19 more it shall include all Tier 1 21st century warehouse design  
20 elements described in subdivision (g) of Section 65098. If the  
21 logistics use development is less than 250,000 square feet it shall  
22 include all 21st century warehouse design elements described in  
23 subdivision (a) of Section 65098.

24 (2) Orient truck loading bays on the opposite side of the logistics  
25 use development away from sensitive receptors, to the extent  
26 feasible.

27 (3) Locate truck loading bays a minimum of 500 feet from the  
28 property line of the nearest sensitive receptor to the nearest truck  
29 loading bay opening using a direct straight-line method.

30 (4) Have a separate entrance for heavy-duty trucks accessible  
31 via a truck route, arterial road, major thoroughfare, or a local road  
32 that predominantly serves ~~commercial-oriented~~ *commercial*,  
33 *agricultural, or industrial* uses.

34 (5) Locate truck entry, exit, and internal circulation away from  
35 sensitive receptors. Heavy-duty diesel truck drive aisles shall be  
36 prohibited from being used on sides of the ~~building~~ *logistics use*  
37 *development* that are directly adjacent to a sensitive receptor  
38 property line.

39 (6) Comply with buffering and screening to mitigate for light  
40 and noise, as described in Section 65098.2.

(c) Commencing January 1, 2026, any proposed new or expanded logistics use development that is on land that is not zoned industrial, whether developed or undeveloped, or land that needs to be rezoned, and is located in the warehouse concentration region, shall comply with all of the following:

(1) If the logistics use development is 250,000 square feet or more it shall include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098. If the logistics use development is less than 250,000 square feet it shall include all 21st century warehouse design elements described in subdivision (a) of Section 65098.

(2) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(3) Locate truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves ~~commercial-oriented~~ *commercial, agricultural, or industrial* uses.

(5) Locate truck 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~~ *logistics use development* that are directly adjacent to a sensitive receptor property line.

(6) Comply with buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(d) Commencing January 1, 2026, any proposed new or expanded logistics use development less than 250,000 square feet where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use or any site where an application was submitted to the jurisdiction by September 30, 2024, to rezone as industrial and the rezone to industrial was ultimately approved shall comply with all of the following:

(1) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(2) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be

1 prohibited from being used on sides of the ~~building~~ *logistics use*  
2 *development* that are directly adjacent to a sensitive receptor  
3 property line.

4 (3) Comply with buffering and screening to mitigate for light  
5 and noise, as described in Section 65098.2.

6 (4) Complies with or exceeds all requirements of the most  
7 current building energy efficiency standards specified in Part 6  
8 (commencing with Section 100) of Title 24 of the California Code  
9 of Regulations and the California Green Building Standards Code  
10 (Part 11 of Title 24 of the California Code of Regulations) that are  
11 in effect at the time that the building permit is issued, including,  
12 but not limited to, the following requirements related to:

13 (A) Photovoltaic system installation and associated battery  
14 storage.

15 (B) Cool roofing.

16 (C) Medium- and heavy-duty vehicle charging readiness.

17 (D) Light-duty electric vehicle charging readiness and installed  
18 charging stations.

19 (5) (A) Provides conduits at loading bays equal to one truck  
20 per every loading bay serving cold storage.

21 (B) Idling or use of auxiliary truck engine power to power  
22 climate control equipment shall be prohibited if the truck is capable  
23 of plugging in at the loading bay and sufficient power is available.

24 (6) Ensures that any heating, ventilation, and air-conditioning  
25 is high-efficiency.

26 (7) Have a separate entrance for heavy-duty trucks accessible  
27 via a truck route, arterial road, major thoroughfare, or a local road  
28 that predominantly serves commercial oriented uses.

29 (e) (1) Except as provided in paragraph (2), a city, county, or  
30 city and county shall update its circulation element to include truck  
31 routes, as specified in Section 65302.02.

32 (2) On or before January 1, 2026, all cities and counties in the  
33 warehouse concentration region shall update its circulation element  
34 to include truck routes, as specified in Section 65302.02.

35 SEC. 3. Section 65098.1.5 of the Government Code is amended  
36 to read:

37 65098.1.5. (a) (1) Notwithstanding any other provision of  
38 law, any existing logistics use development in existence as of  
39 September 30, 2024, shall not be subject to the requirements  
40 described in paragraph (3) of subdivision (a) of, paragraph (3) of

subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a new sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(2) Notwithstanding any other provision of law, if, by September 30, 2024, a proposed expansion of a logistics use development is in a local entitlement process, then the proposed expansion shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(3) Notwithstanding any other provision of law, if, by September 30, 2024, a property is currently in a local entitlement process to become a logistics ~~use~~, *use development*, then the proposed logistics use development shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(b) (1) Any proposed new logistics use developments that require the rezoning of land and must undergo a municipal entitlement process shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if the start of the entitlement process for the logistics use *development* began before any sensitive receptor started its own entitlement or permitting process, unless the proposed sensitive receptor was an existing allowable use according to local zoning regulations.

(2) During a logistics use development's entitlement process for a new or expanded logistics ~~use~~, *use development*, if a new sensitive receptor is proposed or established within the distances required by paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, then those distance requirements shall not apply to the logistics use development so long as the logistics use development was not already subject to those requirements prior to the new sensitive receptor being proposed or established.

1 (c) This chapter shall not apply to any logistics use ~~projects~~  
2 *developments* that were subject to a commenced local entitlement  
3 process prior to September 30, 2024.

4 (d) The protection afforded by this section shall remain in effect  
5 from the time of the initial application submission through the  
6 completion of the entitlement process, including any necessary  
7 rezoning actions and through the development period. If no  
8 construction activity occurs within five years of entitlement  
9 approvals, the protections shall be waived.

10 (e) This chapter shall not apply to a logistics use ~~project~~  
11 *development* that received an approval by a local agency prior to  
12 the effective date of this chapter. For purposes of this subdivision,  
13 “approval” shall have the same meaning as set forth in subdivision  
14 (a) of Section 15352 of Chapter 3 of Division 6 of Title 14 of the  
15 California Code of Regulations.

16 *SEC. 4. Section 65098.2 of the Government Code is amended*  
17 *to read:*

18 65098.2. (a) Any new logistics use ~~facility~~ *development* within  
19 900 feet of a sensitive receptor shall have a buffer as follows:

20 (1) If the logistics use development is subject to the requirements  
21 of subdivision (a) or (d) of Section 65098.1, the buffer shall be 50  
22 feet in width measured from the property line of all adjacent  
23 sensitive receptors that fully screen the ~~project~~ *logistics use*  
24 *development* from the sensitive receptor.

25 (2) If the logistics use development is subject to either  
26 subdivision (b) or subdivision (c) of Section 65098.1, the buffer  
27 shall be 100 feet in width measured from the property line of all  
28 adjacent sensitive receptors that fully screen the ~~project~~ *logistics*  
29 *use development* from the sensitive receptor.

30 (b) Buffer areas shall include a solid decorative wall, landscaped  
31 berm and wall, or landscaped berm 10 feet or more in height,  
32 drought tolerant natural ground landscaping with proper irrigation,  
33 and solid-screen buffering trees as described in subdivision (c).

34 (c) Trees shall be used as part of a solid-screen buffering  
35 treatment and planted in two rows along the length of the property  
36 line adjacent to the sensitive receptor. Trees used for this purpose  
37 shall be evergreen, drought tolerant, to the extent feasible,  
38 composed of species with low biogenic emissions, of a minimum  
39 36-inch box size at planting, and spaced at no greater distance than  
40 40 feet on center. Palm trees shall not be utilized.

1     *SEC. 5. Section 65098.2.5 of the Government Code is amended*  
2     *to read:*

3     65098.2.5. The entry gates into the loading truck court for a  
4     new or expanded logistics use ~~facility development~~ shall be  
5     positioned after a minimum of 50 feet of total available stacking  
6     depth inside the property line. The stacking depth shall be increased  
7     by 70 feet for every 20 loading bays beyond 50 loading bays, to  
8     the extent feasible.

9     ~~SEC. 4.~~

10    *SEC. 6. Section 65098.2.7 of the Government Code is amended*  
11    *to read:*

12    65098.2.7. (a) The purpose of this section is to ensure that  
13    logistics use developments, beginning January 1, 2026, are sited  
14    in locations that minimize adverse impacts on residential  
15    communities and enhance transportation efficiency. This is  
16    achieved by restricting logistics use development to roadways that  
17    are suited to handle the associated traffic and that predominantly  
18    serve ~~commercial~~ *commercial, agricultural, or industrial* uses.

19    (b) (1) Any new logistics use development shall be sited on  
20    roadways that meet the following classifications:

21    (A) Arterial roads.

22    (B) Collector roads.

23    (C) Major thoroughfares.

24    (D) Local roads that predominantly serve commercial uses.

25    (2) For purposes of this chapter, local roads shall be considered  
26    to predominantly serve ~~commercial~~ *commercial, agricultural, or*  
27    *industrial* uses if more than 50 percent of the properties fronting  
28    the road within 1,000 feet of the site's truck entrances and exits  
29    are designed for ~~commercial or industrial~~ *commercial, agricultural,*  
30    *or industrial* use according to the local zoning ordinance.

31    (c) A waiver may be granted where siting on the designated  
32    roadways pursuant to subdivision (b) is impractical due to unique  
33    geographic, economic, or infrastructure-related reasons. The waiver  
34    shall be approved by the city, county, or city and county, provided  
35    that the applicant demonstrates all of the following:

36    (1) There is no feasible alternative site that exists within the  
37    designated roadways.

38    (2) A traffic analysis has been completed and submitted to the  
39    local approving authority.

40    (3) The site is an existing industrial zone.

(4) The proposed site will incorporate mitigations to minimize traffic and environmental impacts on residential areas to the greatest extent feasible.

~~SEC. 5.~~

SEC. 7. Section 65098.3 of the Government Code is amended to read:

65098.3. (a) Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted at logistics use developments along entrances to the site and at the truck loading bays.

(b) Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan, as described in Section 65098.4, and to the state highway system.

~~SEC. 6.~~

SEC. 8. Section 65098.4 of the Government Code is amended to read:

65098.4. (a) Prior to the issuance of a certificate of occupancy, a ~~facility~~ *logistics use development* operator shall establish and submit for approval to the planning director or equivalent position for the city, county, or city and county a truck routing plan to and from the state highway system based on the latest truck route map of the city, county, or city and county. The truck routing plan shall describe the operational characteristics of the logistic use and of the ~~facility~~ *logistics use development* operator, including, but not limited to, hours of operation, types of items to be stored within the building, and proposed truck routing to and from the ~~facility~~ *logistics use development* to designated truck routes that, to the greatest extent possible, avoid passing sensitive receptors. The truck routing plan shall include measures, such as signage and pavement markings, queuing analysis, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The ~~facility~~ *logistics use development* operator shall be responsible for enforcement of the truck routing plan.

(b) A revised truck routing plan shall be submitted to the planning director or equivalent position prior to a business license being issued by the city, county, or city and county for any new tenant of the property. The planning director or equivalent position shall have discretion to determine if changes to the truck routing plan are necessary, including, but not limited to, any additional

1 measures to alleviate truck routing and parking issues that may  
2 arise during the life of the ~~facility~~; *logistics use development*.

3 *SEC. 9. Section 65098.5 of the Government Code is amended*  
4 *to read:*

5 65098.5. (a) A city, county, or city and county shall not  
6 approve development of a logistics use *development* that does not  
7 meet or exceed the standards outlined in this chapter.

8 (b) This section shall not be construed to restrict the existing  
9 authority of a city, county, or city and county to deny a logistics  
10 use ~~facility~~ *development* altogether.

11 ~~SEC. 7.~~

12 *SEC. 10. Section 65098.6 of the Government Code is amended*  
13 *to read:*

14 65098.6. A city, county, or city and county shall condition  
15 approval of a logistics use *development* on the following:

16 (a) Two-to-one replacement of any demolished housing unit  
17 that was occupied within the last 10 years, unless the housing unit  
18 was declared substandard by a building official, pursuant to Section  
19 17920.3 of the Health and Safety Code, prior to purchase by the  
20 developer. For each housing unit demolished, regardless of market  
21 value of the unit, two units of affordable housing for persons and  
22 families of low or moderate income, as defined in Section 50093  
23 of the Health and Safety Code, that are deed-restricted shall be  
24 built within the jurisdiction. Funds from any fee imposed for the  
25 replacement of demolished housing units shall be placed in a  
26 housing-specific set-aside account and shall be used for housing  
27 within three years of collection.

28 (b) If residential dwellings are affected through purchase, the  
29 developer shall be required to provide any displaced tenant with  
30 an amount equivalent to 12 months' rent at the current rate.

31 (c) Nothing in this section shall be construed to limit or preclude  
32 compliance with Section 66300.6.

33 ~~SEC. 8.~~

34 *SEC. 11. Section 65302.02 of the Government Code is amended*  
35 *to read:*

36 65302.02. A county or city shall update its circulation element,  
37 as required by subdivision (b) of Section 65302, to do all of the  
38 following within the timelines described in subdivision (h):

39 (a) Identify and establish specific travel routes for the transport  
40 of goods, materials, or freight for storage, transfer, or redistribution



1 to safely accommodate additional truck traffic and avoid residential  
2 areas and sensitive receptors, as defined by Section 65098.

3 (b) Maximize the use of interstate or state divided highways as  
4 preferred routes for truck routes. The county or city shall also  
5 maximize use of arterial roads, major thoroughfares, and local  
6 roads that predominantly serve ~~commercial and agricultural~~  
7 *commercial, agricultural, or industrial* uses when state or interstate  
8 highways are not utilized. Truck routes shall comply with the  
9 following:

10 (1) Major or minor collector streets and local roads that  
11 predominantly serve ~~commercial or agricultural~~ *commercial,*  
12 *agricultural, or industrial* uses shall be used for truck routes only  
13 when strictly necessary to reach existing industrial zones.

14 (2) Trucks shall be routed via transportation arteries that  
15 minimize exposure to sensitive receptors.

16 (3) On and after January 1, 2028, all proposed development of  
17 a logistics use development, as defined in subdivision (d) of Section  
18 65098, shall be accessible via arterial roads, major thoroughfares,  
19 or roads that predominantly serve ~~commercial or agricultural~~  
20 *commercial, agricultural, or industrial* uses.

21 (A) The purpose of this section is to ensure that logistics use  
22 developments are sited in locations that minimize adverse impacts  
23 on residential communities and enhance transportation efficiency.  
24 This is achieved by restricting logistics use developments to  
25 roadways that are suited to handle the associated traffic and that  
26 predominantly serve ~~commercial~~ *commercial, agricultural, or*  
27 *industrial* uses.

28 (B) For purposes of this section, local roads shall be considered  
29 to predominantly serve ~~commercial or agricultural~~ *commercial,*  
30 *agricultural, or industrial* uses if more than 50 percent of the  
31 properties fronting the road within 1,000 feet of the truck entrances  
32 and exits are designated for ~~commercial or industrial~~ *commercial,*  
33 *agricultural, or industrial* use according to the local zoning  
34 ordinance.

35 (c) The county or city may consult with the Department of  
36 Transportation and the California Freight Advisory Committee for  
37 technical assistance.

38 (d) The county or city shall provide for posting of conspicuous  
39 signage to identify truck routes and additional signage for truck  
40 parking and appropriate locations for idling and parking.

(e) The county or city shall make truck routes publicly available in geographic information system (GIS) format and share GIS maps of the truck routes with warehouse operators, fleet operators, and truck drivers.

(f) The city or county shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, educational, and other community groups through public hearings and any other means the planning agency deems appropriate, consistent with Section 65351.

(g) The city or county shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the changes required pursuant to this section.

(h) A city or county shall update its circulation element, as follows:

(1) The warehouse concentration region, as defined in Section 65098, shall implement the provisions of this section by January 1, 2026.

(2) A city with a population that is greater than 50,000 persons or a county with a population that is greater than 100,000 persons shall implement the provisions of this section by January 1, 2028.

(3) A city with a population that is equal to, or less than, 50,000 persons or a county with a population that is equal to, or less than, 100,000 persons shall implement the provisions of this section by January 1, 2035.

(4) For purposes of this section, the population of a county shall be determined based upon the population of the unincorporated areas.

~~(i) The Attorney General may enforce this section.~~

~~(1) The Attorney General may impose a fine against a jurisdiction that is in violation of this section of up to fifty thousand dollars (\$50,000) every six months if the required updates have not been made and the Attorney General finds that the jurisdiction has not made a good faith effort to meet the requirements of this section.~~

*(i) (1) In an action brought by the Attorney General, a jurisdiction that is in violation of this section and that has been found by the Attorney General not to have made a good faith effort to meet the requirements of this section shall be subject to all of the following:*

1 (A) A civil penalty of up to fifty thousand dollars (\$50,000) every  
2 six months, for each violation, accrued from the date of the  
3 violation until the violation is cured.

4 (B) All costs of investigating and prosecuting this action,  
5 including expert fees, reasonable attorney's fees, and costs.

6 (C) Other relief deemed appropriate by the court, including  
7 equitable and injunctive relief.

8 (D) Civil penalties collected pursuant to this section shall be  
9 paid to the office of the Attorney General.

10 (E) The liability, penalties, and remedies imposed by this section  
11 are in addition to any other liability, penalties, and remedies  
12 imposed by any other law.

13 (2) Upon appropriation by the Legislature, any—~~fine~~ civil  
14 penalties collected shall be distributed by the Attorney General  
15 and returned to the local air quality management district in which  
16 the—~~fine~~ civil penalty was imposed and be used for the district's  
17 efforts to improve air quality.

18 ~~SEC. 9.~~

19 SEC. 12. Section 40458.5 of the Health and Safety Code is  
20 amended to read:

21 40458.5. (a) Subject to an appropriation for this express  
22 purpose, the South Coast Air Quality Management District shall,  
23 beginning on January 1, 2026, and until January 1, 2032, deploy  
24 mobile air monitoring systems within the Counties of Riverside  
25 and San Bernardino to collect air pollution measurements in  
26 communities that are near operational logistics use developments.

27 (b) The South Coast Air Quality Management District shall use  
28 the data collected pursuant to subdivision (a) to conduct an air  
29 modeling analysis to evaluate the impact of air pollution on  
30 sensitive receptors, as defined in Section 65098 of the Government  
31 Code, from logistics use development operations in the Counties  
32 of Riverside and San Bernardino, including relative pollution  
33 concentrations from logistics use developments at varying distances  
34 from sensitive receptors.

35 (c) The South Coast Air Quality Management District shall  
36 submit its findings to the Legislature on or before January 1, 2033.  
37 On or before January 1, 2028, the South Coast Air Quality  
38 Management District shall submit an interim report to evaluate  
39 the impact of air pollution on sensitive receptors, as defined in  
40 Section 65098 of the Government Code, from logistics use

1 development operations in the Counties of Riverside and San  
2 Bernardino, including relative pollution concentrations from  
3 logistics use developments at varying distances from sensitive  
4 receptors. This report shall be used to assess the effectiveness of  
5 setbacks on public health.

6 (d) (1) The requirement for submitting a report imposed  
7 pursuant to subdivision (c) is inoperative on January 1, 2040,  
8 pursuant to Section 10231.5 of the Government Code.

9 (2) A report to be submitted pursuant to subdivision (c) shall  
10 be submitted in compliance with Section 9795 of the Government  
11 Code.

12 ~~SEC. 10.~~

13 *SEC. 13.* Section 40522.7 of the Health and Safety Code is  
14 amended to read:

15 40522.7. The South Coast Air Quality Management District  
16 shall establish a process for receiving community input on how  
17 any penalties assessed and collected for violations of the  
18 Warehouse Indirect Source Rule are spent. The South Coast Air  
19 Quality Management District shall ensure a wide range of  
20 community groups are included in the process and that groups  
21 represent the geographic areas where there are high numbers of  
22 warehouse facilities.

23 ~~SEC. 11.~~

24 *SEC. 14.* No reimbursement is required by this act pursuant to  
25 Section 6 of Article XIII B of the California Constitution because  
26 a local agency or school district has the authority to levy service  
27 charges, fees, or assessments sufficient to pay for the program or  
28 level of service mandated by this act, within the meaning of Section  
29 17556 of the Government Code.