

ASSEMBLY BILL

No. 735

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

February 18, 2025

An act to amend Sections 65098, 65098.1, 65098.4, 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 introduced, Carrillo. Planning and zoning: logistics use: 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 compliant with 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 also defines the term “expansion of an existing logistics use” for purposes of those provisions.

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 application for a development of a 21st century warehouse is submitted and make other clarifying changes relating to permissibility of use of conduits and electrical hookups at

loading bays at those locations. The bill would make other clarifying and conforming changes.

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 a county or city to provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations, as specified.

This bill would, instead, require that the truck routing plan describe the operational characteristics of the logistics use and of the facility operator. The bill 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.

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.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

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 that meets
- 5 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

1 (commencing with Section 100) of Title 24 of the California Code
2 of Regulations and the California Green Building Standards Code
3 (Part 11 of Title 24 of the California Code of ~~Regulations~~);
4 *Regulations*) that are in effect at the time that the development
5 application is submitted, including, but not limited to, the following
6 requirements related to:

7 (A) Photovoltaic system installation and associated battery
8 storage.

9 (B) Cool roofing.

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

11 (D) Light-duty electric vehicle charging readiness and installed
12 charging stations.

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

15 (3) Provides conduits and electrical hookups at all loading bays
16 serving cold storage. Idling or use of auxiliary truck engine power
17 to power climate control equipment shall be prohibited if the truck
18 is capable of plugging in at the loading ~~bay~~. *bay and sufficient*
19 *power is available.*

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

22 (5) (A) Ensures that all classes of forklifts used on site, pursuant
23 to State Air Resources Board's Zero-Emission Forklifts regulation,
24 as drafted, shall be zero-emission by January 1, 2030, to the extent
25 operationally feasible, commercially off-the shelf available, and
26 adequate power available on site.

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

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

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

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

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

1 (C) Should any equipment used on site utilizing small off-road
2 engines be contracted out, the logistics use facility shall
3 preferentially contract for services utilizing zero-emission small
4 off-road engines.

5 (b) ~~“Expansion of an existing logistics use”~~ “*Expansion*” means
6 the expansion of an existing logistics use by 20 percent or more
7 of the existing square footage. Office space shall not be included
8 as part of the existing square footage or in the square footage for
9 the 20-percent expansion threshold.

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

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

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

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

22 (1) Facilities where food or household goods are sold directly
23 to consumers and are accessible to the public.

24 (2) A building primarily served by rail to move cargo goods or
25 product.

26 (3) (A) A Strategic Intermodal Facility.

27 (B) For purposes of this subdivision, “Strategic Intermodal
28 Facility” means a project that satisfies all of the following
29 requirements:

30 (i) Logistics facilities, including warehousing and transloading
31 facilities, served by rail.

32 (ii) Intermodal freight transport services.

33 (iii) All facility structures and related rail operations are located
34 within a single site footprint.

35 (e) “Sensitive receptor” means one or more of the following:

36 (1) A residence, including, but not limited to, a private home,
37 apartment, condominium unit, group home, dormitory unit, or
38 retirement home.

1 (2) A school, including, but not limited to, a preschool,
2 prekindergarten, or school maintaining kindergarten or any of
3 grades 1 to 12, inclusive.

4 (3) A daycare facility, including, but not limited to, in-home
5 daycare.

6 (4) Publicly owned parks, playgrounds, and recreational areas
7 or facilities primarily used by children, unless the development of
8 the park and recreation areas are included as a condition of approval
9 for the development of a logistics use.

10 (5) Nursing homes, long-term care facilities, hospices,
11 convalescent facilities, or similar live-in housing.

12 (6) Hospitals, as defined in Section 128700 of the Health and
13 Safety Code.

14 (f) “Small off-road engines” means spark-ignition engines rated
15 at or below 19 kilowatts.

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

18 (1) Complies with or exceeds all requirements of the most
19 current building energy efficiency standards specified in Part 6
20 (commencing with Section 100) of Title 24 of the California Code
21 of Regulations and the California Green Building Standards Code
22 (Part 11 of Title 24 of the California Code of ~~Regulations~~),
23 *Regulations*) that are in effect at the time that the development
24 application is submitted, including, but not limited to, the following
25 requirements related to:

26 (A) (i) Photovoltaic system installation and associated battery
27 storage.

28 (ii) For purposes of the photovoltaic system installation
29 requirement in clause (i), all ~~warehouse~~ *logistic use* square footage
30 should be considered conditioned space.

31 (B) Cool roofing.

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

33 (D) Light-duty electric vehicle charging readiness and installed
34 charging stations.

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

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

39 (4) Is advanced smart metering ready.

- 1 (5) Has a minimum of 50 percent of all passenger vehicle
2 parking spaces preinstalled with conduit and all necessary physical
3 infrastructure to support future charging of electric vehicles.
- 4 (6) Has a minimum of 10 percent of all passenger vehicle
5 parking spaces installed with electric vehicle charging stations.
- 6 (7) Provides conduits and electrical hookups at all loading bays
7 serving cold storage. Idling or use of auxiliary truck engine power
8 to power climate control equipment shall be prohibited if the truck
9 is capable of plugging in at the loading ~~bay~~. *bay and sufficient*
10 *power is available.*
- 11 (8) Ensures that any heating, ventilation, and air-conditioning
12 is high-efficiency.
- 13 (9) (A) Ensures that all classes of forklifts used on site, pursuant
14 to State Air Resources Board’s Zero-Emission Forklifts regulation,
15 as drafted, shall be zero-emission by January 1, 2028, to the extent
16 operationally feasible, commercially off-the shelf available, and
17 adequate power available on site.
- 18 (B) (i) If not operationally feasible, commercially off-the shelf
19 available, or if there is inadequate power available on site, the
20 cleanest technology commercially available shall be used.
- 21 (ii) Cost shall not be a factor in determining operational
22 feasibility pursuant to this subparagraph.
- 23 (10) (A) Ensures that equipment used on site utilizing small
24 off-road engines shall be zero-emission, to the extent operationally
25 feasible, commercially off-the shelf available, and adequate power
26 available on site.
- 27 (B) (i) If not operationally feasible, commercially off-the shelf
28 available, or if there is inadequate power available on site, the
29 cleanest technology commercially available shall be used.
- 30 (ii) Cost shall not be a factor in determining operational
31 feasibility pursuant to this subparagraph.
- 32 (C) Should any equipment used on site utilizing small off-road
33 engines be contracted out, the logistics use facility shall
34 preferentially contract for services utilizing zero-emission small
35 off-road engines.
- 36 (h) “Warehouse concentration region” includes the Counties of
37 Riverside and San Bernardino and the Cities of Chino, Colton,
38 Fontana, Jurupa Valley, Moreno Valley, Ontario, Perris, Rancho
39 Cucamonga, Redlands, Rialto, Riverside, and San Bernardino.

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

3 65098.1. (a) Commencing January 1, 2026, any proposed new
4 or expanded logistics use development 250,000 square feet or more
5 where the loading bay is within 900 feet of a sensitive receptor
6 that is utilizing a site zoned for industrial use or any site where an
7 application was submitted to the jurisdiction by September 30,
8 2024, to rezone as industrial and the rezone to industrial was
9 ultimately approved shall comply with all of the following:

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

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

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

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

21 (5) Locate truck entry, exit, and internal circulation away from
22 sensitive receptors. Heavy-duty diesel truck drive aisles shall be
23 prohibited from being used on sides of the building that are directly
24 adjacent to a sensitive receptor property line.

25 (6) Include buffering and screening to mitigate for light and
26 noise, as described in Section 65098.2.

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

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

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

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

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

10 (5) Locate truck entry, exit, and internal circulation away from
11 sensitive receptors. Heavy-duty diesel truck drive aisles shall be
12 prohibited from being used on sides of the building that are directly
13 adjacent to a sensitive receptor property line.

14 (6) Include buffering and screening to mitigate for light and
15 noise, as described in Section 65098.2.

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

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

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

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

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

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

- 1 (6) Include buffering and screening to mitigate for light and
2 noise, as described in Section 65098.2.
- 3 (d) Commencing January 1, 2026, any proposed new or
4 expanded logistics use development less than 250,000 square feet
5 where the loading bay is within 900 feet of a sensitive receptor
6 that is utilizing a site zoned for industrial use or any site where an
7 application was submitted to the jurisdiction by September 30,
8 2024, to rezone as industrial and the rezone to industrial was
9 ultimately approved shall comply with all of the following:
- 10 (1) Orient truck loading bays on the opposite side of the logistics
11 use development away from sensitive receptors, to the extent
12 feasible.
- 13 (2) Locate truck entry, exit, and internal circulation away from
14 sensitive receptors. Heavy-duty diesel truck drive aisles shall be
15 prohibited from being used on sides of the building that are directly
16 adjacent to a sensitive receptor property line.
- 17 (3) Include buffering and screening to mitigate for light and
18 noise, as described in Section 65098.2.
- 19 (4) Complies with or exceeds all requirements of the most
20 current building energy efficiency standards specified in Part 6
21 (commencing with Section 100) of Title 24 of the California Code
22 of Regulations and the California Green Building Standards Code
23 (Part 11 of Title 24 of the California Code of ~~Regulations~~);
24 *Regulations*) that are in effect at the time that the development
25 application is submitted, including, but not limited to, the following
26 requirements related to:
- 27 (A) Photovoltaic system installation and associated battery
28 storage.
- 29 (B) Cool roofing.
- 30 (C) Medium- and heavy-duty vehicle charging readiness.
- 31 (D) Light-duty electric vehicle charging readiness and installed
32 charging stations.
- 33 (5) Provides conduits at loading bays equal to one truck per
34 every loading bay serving cold storage. Idling or use of auxiliary
35 truck engine power to power climate control equipment shall be
36 prohibited if the truck is capable of plugging in at the loading ~~bay~~.
37 *bay and sufficient power is available.*
- 38 (6) Ensures that any heating, ventilation, and air-conditioning
39 is high-efficiency.

1 (7) 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 uses.

4 (e) (1) Except as provided in paragraph (2), on or before January
5 1, 2028, a city, county, or city and county shall update its
6 circulation element to include truck routes, as specified in Section
7 65302.02.

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

11 SEC. 3. Section 65098.4 of the Government Code is amended
12 to read:

13 65098.4. Prior to the issuance of a certificate of occupancy, a
14 facility operator shall establish and submit for approval to the
15 planning director or equivalent position for the city, county, or
16 city and county a truck routing plan to and from the state highway
17 system based on the latest truck route map of the city, county, or
18 city and county. The truck routing plan shall describe the
19 operational characteristics of the *logistic* use *and* of the facility
20 operator, including, but not limited to, hours of operation, types
21 of items to be stored within the building, and proposed truck
22 routing to and from the facility to designated truck routes that, to
23 the greatest extent possible, avoid passing sensitive receptors. The
24 truck routing plan shall include measures, such as signage and
25 pavement markings, queuing analysis, and enforcement, for
26 preventing truck queuing, circling, stopping, and parking on public
27 streets. The facility operator shall be responsible for enforcement
28 of the truck routing plan. A revised truck routing plan shall be
29 submitted to the planning director or equivalent position prior to
30 a business license being issued by the city, county, or city and
31 county for any new tenant of the property. The planning director
32 or equivalent position shall have discretion to determine if changes
33 to the truck routing plan are necessary, including, but not limited
34 to, any additional measures to alleviate truck routing and parking
35 issues that may arise during the life of the facility.

36 SEC. 4. Section 65302.02 of the Government Code is amended
37 to read:

38 65302.02. By January 1, 2028, except as provided for in
39 subdivision (h), a county or city shall update its circulation element,

1 as required by subdivision (b) of Section 65302, to do all of the
2 following:

3 (a) Identify and establish specific travel routes for the transport
4 of goods, materials, or freight for storage, transfer, or redistribution
5 to safely accommodate additional truck traffic and avoid residential
6 areas and sensitive receptors, as defined by Section 65098.

7 (b) Maximize the use of interstate or state divided highways as
8 preferred routes for truck routes. The county or city shall also
9 maximize use of arterial roads, major thoroughfares, and
10 predominantly commercially oriented local streets when state or
11 interstate highways are not utilized. Truck routes shall comply
12 with the following:

13 (1) Major or minor collector streets and roads that predominantly
14 serve commercially oriented uses shall be used for truck routes
15 only when strictly necessary to reach existing industrial zones.

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

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

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

28 (B) For purposes of this section, local roads shall be considered
29 to predominantly serve commercial uses if more than 50 percent
30 of the properties fronting the road within 1000 feet are designated
31 for commercial or industrial use according to the local zoning
32 ordinance.

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

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

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

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

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

14 (h) The warehouse concentration region, as defined in Section
15 65098, shall implement the provisions of this section by January
16 1, 2026.

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

18 (1) The Attorney General may impose a fine against a
19 jurisdiction that is in violation of this section of up to fifty thousand
20 dollars (\$50,000) every six months if the required updates have
21 not been made.

22 (2) Upon appropriation by the Legislature, any fines collected
23 shall be distributed by the Attorney General and returned to the
24 local air quality management district in which the fine was imposed
25 and be used for the district's efforts to improve air quality.

26 SEC. 5. Section 40458.5 of the Health and Safety Code is
27 amended to read:

28 40458.5. (a) Subject to an appropriation for this express
29 purpose, the ~~south coast district~~ *South Coast Air Quality*
30 *Management District* shall, beginning on January 1, 2026, and
31 until January 1, 2032, deploy mobile air monitoring systems within
32 the Counties of Riverside and San Bernardino to collect air
33 pollution measurements in communities that are near operational
34 logistics use developments.

35 (b) The ~~south coast district~~ *South Coast Air Quality Management*
36 *District* shall use the data collected pursuant to subdivision (a) to
37 conduct an air modeling analysis to evaluate the impact of air
38 pollution on sensitive receptors, as defined in Section 65098 of
39 the Government Code, from logistics use development operations
40 in the Counties of Riverside and San Bernardino, including relative

1 pollution concentrations from logistics use developments at varying
2 distances from sensitive receptors.

3 (c) ~~The south coast district~~ *South Coast Air Quality Management*
4 *District* shall submit its findings to the Legislature on or before
5 January 1, 2033. On or before January 1, 2028, the ~~south coast~~
6 ~~district~~ *South Coast Air Quality Management District* shall submit
7 an interim report to evaluate the impact of air pollution on sensitive
8 receptors, as defined in Section 65098 of the Government Code,
9 from logistics use development operations in the Counties of
10 Riverside and San Bernardino, including relative pollution
11 concentrations from logistics use developments at varying distances
12 from sensitive receptors. This report shall be used to assess the
13 effectiveness of setbacks on public health.

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

17 (2) A report to be submitted pursuant to subdivision (c) shall
18 be submitted in compliance with Section 9795 of the Government
19 Code.

20 SEC. 6. Section 40522.7 of the Health and Safety Code is
21 amended to read:

22 40522.7. ~~The south coast district~~ *South Coast Air Quality*
23 *Management District* shall establish a process for receiving
24 community input on how any penalties assessed and collected for
25 violations of the Warehouse Indirect Source Rule are spent. The
26 ~~south coast district~~ *South Coast Air Quality Management District*
27 shall ensure a wide range of community groups are included in
28 the process and that groups represent the geographic areas where
29 there are high numbers of warehouse facilities.