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## California State Senate

SENATOR  
**ELOISE GÓMEZ REYES**  
TWENTY-NINTH SENATE DISTRICT



COMMITTEES:  
EDUCATION  
ENVIRONMENTAL QUALITY  
HOUSING  
JUDICIARY  
LEGISLATIVE ETHICS  
RULES

## SB 415 (Reyes): PLANS Act

### SUMMARY

SB 415 will strengthen and clarify changes to recently enacted legislation, AB 98 (Carrillo, 2024) related to logistics use development and requirements. The bill is meant to serve as a clean up to last year's historic effort.

### BACKGROUND

Logistics facilities have proliferated and encroached around all types of communities in the Inland Empire. This proliferation has led to a public health crisis resulting in over 4,000 individual warehouses occupying about 1 billion square feet in the region that generate approximately 600,000 truck trips a day which is equivalent to 50 million pounds of carbon dioxide.

While the Inland Empire has suffered disproportionately in this regard it is not alone. The Department of Justice has identified that other parts of the state, such as the Central Valley, as prime locations for logistics expansion. Without proper guardrails and a framework for logistics development, this problem in the Inland Empire could be replicated in other parts of the state.

Due to the statewide nature of this issue, the Speaker's Office in 2024, convened a Warehouse Working Group to work on creating a balanced approach to logistics development in California.

The outcome was AB 98, joint authored by Asm Juan Carrillo and then Asm Eloise Gomez Reyes, which required new design-build standards for "21<sup>st</sup> Century Warehouses," planning requirements for local governments, and setbacks from sensitive receptors dependent on the size of the warehouse.

While a framework was put into place there were some outstanding issues that need to be addressed such as: definitional questions, enforcement, cross applications with other existing laws, and general clarifications

### THIS BILL

This bill does the following:

- Makes technical changes;
- Ensures that existing affordable housing requirements are not supplanted by the affordable housing language in AB 98;
- Specifies that the design-build standards in AB 98 are based on the California Green Building Code regulations that are in effect when the building permit is issued;
- Clarifies the definition of "logistics use and small-road engines"
- Clarifies that the prohibition on idling is only applicable if the truck is capable of plugging in at the loading bay and there is sufficient power available.

- Addresses the manufacturer concerns related to the definition of “logistics use;”
- Exempts buildings that serve a primary agricultural use for a single period of 90 consecutive days from the design-build standards of the bill;
- Exempts parks that are used to ensure the public’s right of access to the sea from the definition of “sensitive receptors;”
- Allows more time for small cities to update their circulation element;
- Provides a safe harbor with the Attorney General for cities that are updating their circulation element in good faith.

We are continuing to have conversations with the Assembly and stakeholders on additional clean-up measures to include in the bill.

## CONTACT

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