

Assembly
California Legislature



AB 1000 (Reyes): Good Neighbor Policy

SUMMARY

AB 1000 would establish the Good Neighbor Policy for the siting and expansion of logistics facilities. It would prohibit local governments from approving a warehouse or logistics facility of 100,000 or more square feet within 1,000 feet of a sensitive receptor. A local government may approve a warehouse within 1000 feet of a sensitive receptor but no less than 750 feet if they meet a set of standards related to zero-emission (ZE) energy, vehicles, transportation infrastructure, and operation requirements.

BACKGROUND

The proliferation of warehouses and logistics facilities in the Inland Empire has caused 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.

The criteria pollutants created by this truck traffic causes cardiovascular and pulmonary problems, cancer, asthma, reproductive health problems, and premature death. The air quality in the region has gotten so bad that in just one year, from 2019 to 2020, the number of unhealthy air days in San Bernardino County jumped from 15% of the calendar year to 20%.

Beyond the public health and environmental concerns these facilities pose to the region, it is especially troubling that they are disproportionately sited next to low-income communities of color. These communities are seeing a staggering decline in quality of life when these facilities are sited next to their homes, schools, parks, and other sensitive receptors.

The California Air Resource Board (CARB) and the Department of Justice have recommended buffer zones between logistic facilities and sensitive receptors of at least 1000 feet to mitigate the negative health impacts of warehouses. In addition to this buffer zone recommendation, the Department of Justice has recommended other mitigation measures to ensure that warehouse developers are good neighbors to their local communities.

THIS BILL

AB 1000 would establish the Good Neighbor Policy which would allow for a warehouse that is within 1,000 feet of a sensitive receptor to be approved if and only if they impose a minimum setback of 750 feet and adopt all of the specific mitigation measures that will reduce the project's impacts to public health and safety in a manner comparable to imposing a 1,000 foot setback.

The following are the specific mitigation measures:

- Cumulative air quality and public health analysis of the impacts the project has on public health.
- Require heavy-duty commercial fleets on-site to be ZE by 2026.
- Require light- and medium-duty vehicles fleets onsite to be fully ZEV by 2029.
- Require onsite equipment to be ZE with the necessary charging or fueling infrastructure provided.
- Requires off-road construction to be zero-emission where available or hybrid and all diesel fueled equipment to follow CARB's most stringent diesel standards or better.
- Requires charging or fueling infrastructure proportional to the number of dock doors
- Require electric plugs for electric refrigeration transport at every dock door
- Require solar and battery storage that is equal to or greater than the building's projected energy needs
- Prohibit trucks on site to idle more than three minutes.
- Prohibit idling of heavy construction equipment of more than 5 minutes.

Coalition for Clean Air
 Democratic Club of Claremont
 Disability Rights California
 Inland Coalition for Immigrant Justice
 Inland Congregations United For Change
 Inland Empire United
 Inland Equity Partnership
 Inland Empire Immigrant Youth Collective
 League of United Latin American Citizens of
 Riverside Council 3190
 Loma Linda University for a Sustainable
 Future
 People's Collective For Environmental
 Justice
 R-Now
 San Bernardino County Medical Society
 San Francisco Bay Physicians for Social
 Responsibility
 SistersWe Community Gardening Projects
 Sunrun Inc.
 United Food And Commercial Workers,
 Western States Council

CONTACT

Brandon García
 Senior Assistant/Consultant
Brandon.Garcia@asm.ca.gov
 (916)-319-2050

SUPPORT

350 Riverside
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