

AB 2840 (Reyes) Fact Sheet

AB 2840 BANS WAREHOUSE AND LOGISTICS PROJECTS OVER 100K S.F. FROM BEING BUILT WITHIN 1,000 FEET OF A “SENSITIVE” RECEPTOR.

AB 2840 MANDATES A STATEWIDE “SKILLED AND TRAINED” PROJECT REQUIREMENT FOR ALL WAREHOUSE AND LOGISTIC CENTER PROJECTS.

AB 2840 WILL DISRUPT CALIFORNIA’S ABILITY TO EFFECTIVELY AND EFFICIENTLY MOVE GOODS TO WHERE THEY ARE NEEDED; WILL STOP LOCAL ECONOMIC DEVELOPMENT AND REDEVELOPMENT PROJECTS; AND WILL KILL LOCAL JOBS FOR CONTRACTORS AND THEIR EMPLOYEES.

This is an example of a small project that would be stopped if AB 2840 were to become law.

This 5.5-acre property at 50% coverage would yield 110,000 to 120,000 SF industrial building. It is adjacent to a sensitive receptors, clearly shown in the photo (you will see several houses adjacent to the property).

This land site is in the SWIP (Southwest Industrial Park) where the city of Fontana has zoned this entire area for development into industrial buildings via an area wide certified Final EIR. The homes that remain in the SWIP are considered legal non-conforming uses. Eventually, all the homeowners will sell, get good prices for their property, and industrial buildings will replace their former home.

- **AB 2840** will stop most warehouse projects disrupting the state’s already stressed supply chain and making it harder to get products and materials to retail centers, construction sites, and manufacturing facilities, and increase costs for all Californians.
- Due to the nature of areas that are being redeveloped by cities and counties, including the project that Ms. Reyes is targeting with this bill, which is transitioning from mixed residential/commercial zoning, it is almost impossible in these areas to not be close to a sensitive receptor.
- **AB 2840** is a de facto ban on industrial development throughout Southern California.
- **AB 2840** will kill jobs as it stops most projects – you cannot have a “Skilled and Trained” requirement on a project that doesn’t exist. Workers cannot construct a building that isn’t being built.
- Most industrial projects are not smaller than 100,000 s.f. because they are cost prohibitive and do not meet the needs of consumers across Southern California. Projects that do get built under **AB 2840** will be more expensive, increasing the costs of moving goods.
- **AB 2840** strips local control by overriding existing zoning and decades of land planning.
- **AB 2840** ignores the complicated and expensive CEQA process, the nation’s strictest environmental law, which directly applies to these types of projects.
- The bill also ignores a host of other strict environmental laws at the state, regional, and local levels which regulate warehouse construction and truck traffic.
- Cities/Counties and their residents should be able to decide what gets built and where. The jobs created with these projects are critical to communities and families across California. The decision should be up to the local community not the state.
- **AB 2840** reverses current projects that will help redeveloping blighted areas and bring infrastructure and jobs to areas that need them most.
- The state has already mandated all electric vehicles and trucks by 2035. This bill ignores that and stops industrial development to target diesel trucks which will be gone in less than 15 years.
- If the Legislature kills the warehouse logistics industry by passing **AB 2840**, then what industry is going to replace all of the lost jobs and economic development? This bill kills the economic future for communities that need it most.