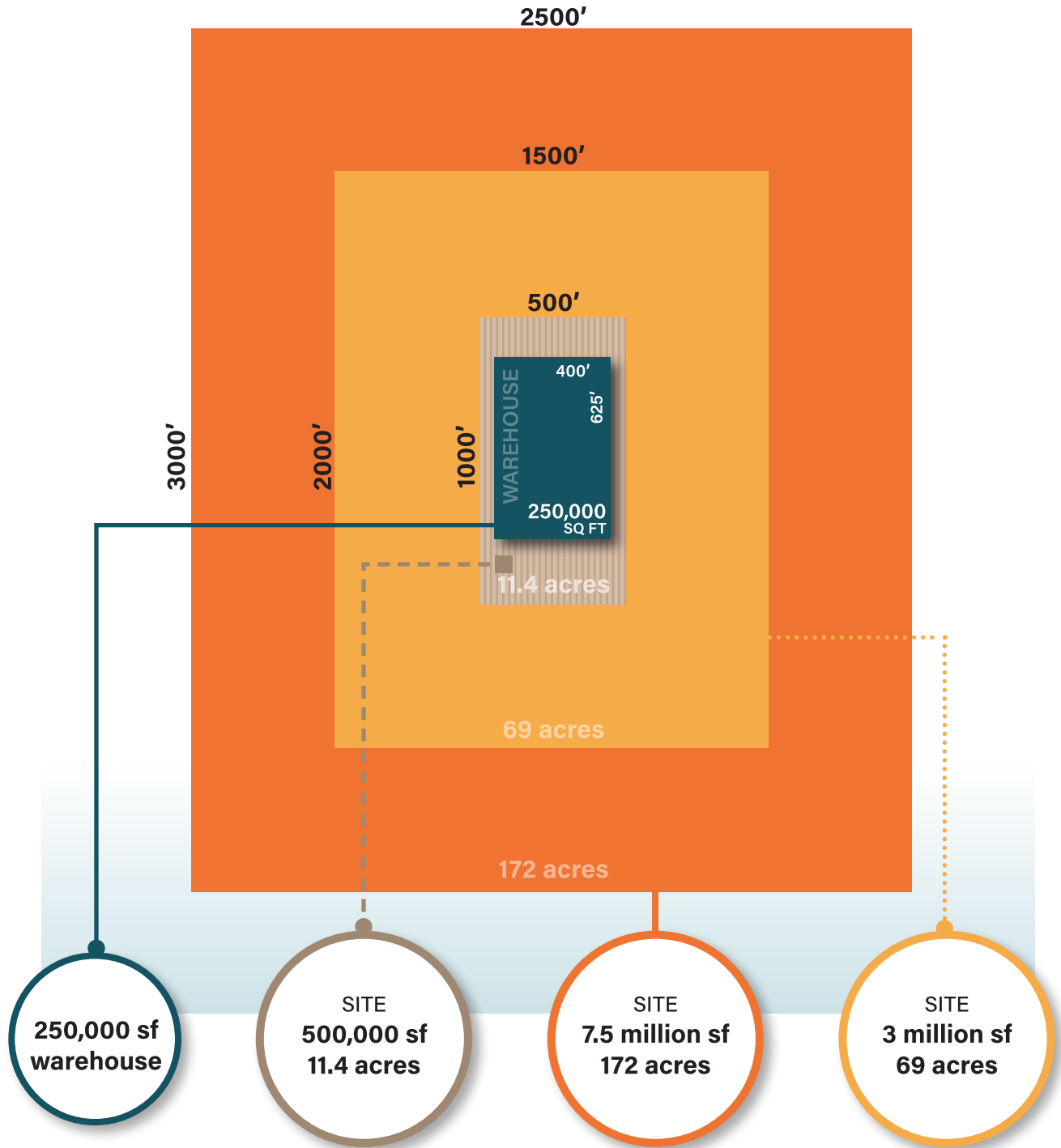


AB 1000 INDUSTRIAL DEVELOPMENT LAND TO STRUCTURE RATIO | 1



building 250,000 sf
400' x 625'

existing site size determined by ratio of 1:1
building sf = site sf
example shown
Site Dimension:
building sf + site sf
= 500' x 1000'
500,000 sq ft
11.4 acres

AB 1000 would require 1000' setback from all sides of property line.
250,000 sq ft building with property dimension of 500' x 1000' requires site dimension of 3000' x 2500'
7,500,000 sq ft
172 acres

AB 1000 has remediation requirements, which, if met, change perimeter setback requirements from 1000' to 500' on all sides.
Site Dimension:
1500' x 2000'
3,000,000 sq ft
69 acres



AB 1000 requires 1000' building setback on all sides of property line.

250,000 sq ft building with dimension of 400' x 625' requires site dimension:

- 3000' x 2500'
- 7,500,000 sq ft
- 172 acres

Before AB 1000 a 250,000 sq ft building with dimension of 400' x 625' required a site development ratio of 1:1. Site dimension would be 500' x 1000', or 500,000 sq ft, which is 11.4 acres.

- A site that once took 11.4 acres now requires 52-144 acres.
- A 1000 ft buffer is a 15x land use requirement and a 500 ft buffer is a 6x land use requirement.
- The buffer is really a 2000 ft requirement (not 1000 ft) because it goes in both directions.

As points of comparison:

- The average football field is 360' x 160' or 57,600 sq ft.
The 7.5 million sq ft requirement = 130 football fields.
- The 3 million square foot requirement = 52.9 football fields of space.
- The Eiffel Tower is 1083 feet tall.

