

# Air Quality Presentation

## Joint City Council & Planning Commission Workshop

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# Warehouse Compatibility Assurance Standards

State and other agency requirements that are currently being followed:

- Compliance with SCAQMD Rules:
  - Rule 402 – Prohibition on emissions that cause injury/annoyance to a substantial number of people, including odors
  - Rule 403 – Required dust reduction measures during construction
  - Rule 1113 – Required use of low VOC paints and coatings
  - Rule 1186 – Required use of SCAQMD certified street sweepers
  - Rule 2202 – Required establishment of rideshare programs for facilities employing more than 250 employees
  - Rule 2305 – Warehouse Indirect source rule
- Compliance with CARB Rules
  - Rule 2485 – Restriction on diesel engine idling to 5 minutes or less
- Compliance with CALGreen requirements:
  - Low energy use features
  - Low water use features
  - EV parking spaces and charging facility accommodation
  - Carpool/vanpool parking spaces
  - Short-term and long-term bicycle parking facilities

# Staff Recommendations New Ordinance

- Objective:
  - To further air quality improvement measures
  - Standardize requirements for all warehouse developments
- New Ordinance to include:
  - Routine conditions currently implemented on developments beyond State and Federal requirements
  - Additional new measures



# Requirements of the Ordinance

## Routine Conditions Implemented on Developments beyond State/Federal Requirements

- Require solid screen buffering treatments (walls, solid fences, landscaping, or combination thereof) between loading docks and truck courts abutting sensitive receptor property lines (residential, schools, parks, health care facilities, etc.).
- Require anti-idling signs posted at warehouses to stipulate a 3-minute idling restriction instead of the 5 minutes required by CARB.
- Require check-in gates to be positioned a minimum of 120 feet inside the property line (or 70 feet if two lanes are provided) to provide sufficient stacking space, with escalating stacking requirements for buildings over 250,000 s.f.
- Require all building roofs to be solar-ready.
- Require electric plug-in technology for transport refrigeration units (TRUs) at loading docks servicing chilled, cooled, or freezer space.
- Require environmentally-responsible construction practices:
  - Require use of most readily available technology (CARB Tier 3, Tier 4 Interim, and Tier 4 Compliant equipment).
  - Require use of electric-powered hand tools, forklifts, aerial lifts, materials lifts, hoists, pressure washers, plate compactors, and air compressors, when feasible.
  - Designate an area of the construction site where electric-powered construction vehicles and equipment can charge if the utility provider can feasibly provide temporary power for this purpose.

# Requirements of the Ordinance

## Additional Items Staff Recommends to Regulate by Ordinance

- Require trees used as screening to be evergreen, drought tolerant, larger and more densely spaced than the current Municipal Code requires. For example, require 50% of trees planted to be a minimum 36-inch box and disallow planting of any tree smaller than a 24-inch box, planting spacing to be no greater than 40-feet on center.
- Require signs and drive aisle pavement markings to clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.
- On buildings over 400,000 s.f., require the installation of rooftop solar panels to cover at least 30% of the rooftop area and/or supply 100% of the power needed to operate all non-refrigerated portions of the building.
- Require passenger vehicle EV parking spaces and charging station accommodation at 10% of all required parking spaces, which is double the 5% required by CALGreen.
- Require legible, durable, weather-proof signs at all truck exit driveways directing truck drivers to the truck route and State Highway System.
- Require a minimum for on-site truck queuing space based on size of building and number of loading bays (staff studying for a specific number).
- Require the installation of passenger vehicle EV charging stations at a minimum of 5% of all required parking spaces.
- Require bicycle racks on all new projects, including electric plugs to charge electric bikes.

# Requirements of the Ordinance

## Additional Items Staff Recommends to Regulate by Ordinance Cont'd

- Require site plans to identify a planned location for future electric truck charging stations and install conduit to that location.
- Require oversized electrical rooms to allow for additional electrical panels if needed in the future.
- Require outdoor cargo handling equipment to be non-diesel.
- Require installation of a sign in public view with contact information for a designated representative of the building occupant and the SCAQMD who would receive complaints about excessive dust, fumes, or odors.
- Require facility operators to establish and enforce a truck routing plan to and from the State Highway System.
- Require owners to notify facility operators of means to efficiently manage their operations by:
  - Expediting the security gate check-in process.
  - Using load management practices such as technology applications (phone apps, etc.) to schedule and manage truck arrival times to eliminate unnecessary wait times to enter and unload.
  - Scheduling shift changes during non-peak hours.



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