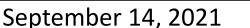
Air Quality Presentation

Joint City Council & Planning Commission Workshop

Phil Burum, Deputy City Manager





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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 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 aps, etc.) to schedule and manage truck arrival times to eliminate unnecessary wait times to enter and unload.
 - Scheduling shift changes during non-peak hours.



