

ATTACHMENT 2

Staff Report to Ad Hoc Committee on Sustainability

May 7, 2018



Contra Costa County Board of Supervisors

Subcommittee Report

AD HOC COMMITTEE ON SUSTAINABILITY

6.

Meeting Date: 05/07/2018

Subject: CONSIDER staff report on strategies for reducing greenhouse gas emissions associated with warehouse facilities in the unincorporated County

Department: Conservation & Development

Referral No.: N/A

Referral Name: N/A

Presenter: Brian Balbas, CCC Public Works **Contact:** Jody London (925)674-7871
Dept.

Referral History:

The Contra Costa County Climate Action Plan (2015) establishes goals for reducing emissions of greenhouse gases in the transportation sector and increasing the amount of renewable energy generated in Contra Costa County. The Climate Action Plan discusses prohibiting unnecessary idling of off-road and heavy equipment. It also establishes goals for zero net energy construction and installing rooftop energy systems on commercial buildings, with a focus on warehouses or other structures with large surface area roofs.

The Bay Area Air Quality Management District has adopted the following Best Management Practices aimed at limiting emissions of greenhouse gases and other pollutants during a project's construction phase. DCD staff includes these measures in project approvals as appropriate:

Air Quality

1. The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be included on all construction plans:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand or other loose material off-site shall be covered.
 - c. all visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
 - f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

- g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- j. All roadways, driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- k. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- l. All construction equipment shall be maintained and properly in tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- m. Post publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The following are examples of mitigation measures developed for recent projects that have potential to generate substantial amounts of air pollutants:

- 2. Implement the following measures during all phases of the project.
 - a. 30 days prior to applying for building permits for tenant improvement plans, the applicant/tenant shall submit plans for review and approval of CDD staff, which provide for a trucker's lounge appropriately sized for the square-footage/use intended for the space being occupied.
 - b. Applicant/tenant shall electrify all loading docks to accommodate diesel-powered Transport Refrigeration Units (and similar pieces of equipment) and future use of electric trucks. both semi-trucks and delivery trucks (e.g., installation of conduit specifically designated for truck charging equipment in the future).
 - c. All Transportation Refrigeration Units and similar pieces of equipment shall be plugged-in as soon as feasibly possible when entering the property.
 - d. Applicant/tenant shall inform all truck drivers that idling is strictly prohibited on the warehouse property and adjacent streets in North Richmond.
 - e. Applicant/tenant shall periodically sweep warehouse property to remove road dust/tire wear/brake dust in parking lots.
 - f. Applicant/tenant shall not use diesel back-up generators on property unless absolutely necessary. If absolutely necessary, generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards or meet the most stringent in-use standard, whichever has the least emissions.
 - g. Applicant/tenant shall use "clean fleet" (e.g., Zero or very low emissions, high efficiency, electric and/or alternative fuel vehicles) to the maximum extent possible. At minimum, the applicant/tenant shall demonstrate compliance to the satisfaction of CD staff, that all CARB requirements to control emissions from diesel engines have been met.
 - h. Install sound walls and/or vegetation, when appropriate, to effectively block diesel emissions from nearby sensitive receptors (e.g., schools and residential neighborhoods).
 - i. Within 30-days of occupancy, applicant/tenant shall demonstrate to the satisfaction of CDD staff, that zero-emission technology forklifts (e.g., battery electric and hydrogen

fuel cell) are being used for all operations (both indoor and outdoor) on the subject property.

Solar Power

3. Prior to building permit issuance, the applicant shall submit evidence to CDD staff for review and approval, demonstrating that the subject buildings have been made solar ready by meeting exceeding the current California Building Code (e.g., structurally able to support solar panels on roofs, appropriately sized electrical panels and conduit, etc.).
4. The project sponsor shall include with the tenant improvement building permit application, sufficient solar panels to provide power for the tenant's base power use. Project sponsor shall include analysis of projected power requirements and generating capacity for solar installation. Completion of the solar project will be a condition of the occupancy of the tenant's space. The minimum amount of solar installed will be sufficient for warehouse use which is .06ks/SF or XXX kw.
5. Prior to issuance of the initial building permit, the applicant shall also pay the Contra Costa County, Department of Conservation and Development, Current Planning Division, a flat not-to-exceed amount of \$XXX as its fair share contribution towards the cost of planning and/or constructing a Solar Project for the benefit of the North Richmond area. The Solar Project must benefit North Richmond residents as mitigation for the constructions of a warehouse project with its associated emissions and truck traffic. The County will work with the District One Supervisor and the North Richmond Community to define and develop the Solar Project.

Referral Update:

As the County has considered recent individual applications for new warehouse facilities, the County has included in conditions of approval requirements that will mitigate emissions from the operations of those facilities. The County also has included requirements for solar energy on warehouse rooftops and other measures that have the potential to increase the amount of renewable energy generated in Contra Costa County.

Recommendation(s)/Next Step(s):

CONSIDER staff report on strategies for reducing greenhouse gas emissions associated with warehouse facilities in the unincorporated County and PROVIDE DIRECTION.

Fiscal Impact (if any):

No impact to the General Fund at this time.

Attachments

No file(s) attached.
