

OPERATIONAL BEST MANAGEMENT PRACTICES FOR PARTICULATE MATTER EMISSIONS FROM LAND USE DEVELOPMENT PROJECTS

In order to support the use of the District's non-zero thresholds of significance for operational particulate matter (PM) emissions, the District is providing guidance on Best Management Practices (BMPs) to reduce operational PM emissions from land use development projects. The BMPs must be identified and described in a proposed project's environmental document. BMPs are not mitigation measures. The BMPs provided are generally required by existing regulations.

The implementation of Best Available Control Technologies (BACT) to support the use of the non-zero threshold of significance applies only to stationary source operational emissions. BACT is not included in this guidance, but can be determined by consulting with District permitting staff.

Note that nitrogen oxide (NOx) emissions are considered PM precursors within the District therefore District rules that are applicable to NOx should also be considered PM BMPs.

The following list identifies the BMPs for operational PM emissions for land use development projects:

1. Compliance with District rules that control operational PM and NOx emissions. Reference rules regarding wood burning devices, boilers, water heaters, generators and other PM control rules that may apply to equipment to be located at the project. Current rules can be found on the District's website:
<http://www.airquality.org/Businesses/Rules-Regulations>
2. Compliance with mandatory measures in the California Building Energy Efficiency Standards (Title 24, Part 6) that pertain to efficient use of natural gas for space and water heating and other uses at a residential or non-residential land use. The current standards can be found on the California Energy Commissions website:
<http://www.energy.ca.gov/title24/>
3. Compliance with mandatory measures in the California Green Building Code (Title 24, Part 11). The California Building Standards Commission provides

helpful checklists showing the required and voluntary measures for residential and non-residential projects on its website:

<http://www.bsc.ca.gov/Home/CALGreen.aspx>.

Current mandatory measures related to operational PM include requirements for bicycle parking, parking for fuel efficient vehicles, electric vehicle charging, and fireplaces for non-residential projects. Residential project measures include requirements for electric vehicle charging and fireplaces.

4. Compliance with anti-idling regulations for diesel powered commercial motor vehicles (greater than 10,000 gross vehicular weight rating). This BMP focuses on non-residential land use projects (retail and industrial) that would attract these vehicles. The current requirements include limiting idling time to 5 minutes and installing technologies on the vehicles that support anti-idling. Information can be found on the California Air Resources Board's website: <http://www.arb.ca.gov/msprog/truck-idling/truck-idling.htm>.

Additionally, the California Air Resources Board adopted a regulation that applies to transport refrigeration units (TRUs) that are found on many delivery trucks carrying food. Information on the TRU regulation can be found on the California Air Resources Board's website:

<http://www.arb.ca.gov/diesel/tru/tru.htm>.

Since retail and industrial land use projects may not have control over the anti-idling technologies installed on commercial vehicles coming to the project, the BMP is to provide notice of the anti-idling regulations at the delivery/loading dock and to neighbors. The notice to the neighbors should also include who at the retail or industrial project can be contacted to file a complaint regarding idling and the California Air Resources Vehicle Complaint Hotline 1-800-363-7664.