

South Coast AQMD Quick Reference Guide for Land Use Projects and Activities in AB617 Communities

During the development of the Community Emission Reduction Plans (CERPs) for various AB617 communities, there was an interest in a number of land use projects and activities taking place within those communities as well as a request to ensure issues such as truck routes, odors, and siting of facilities are addressed. These issues can be unique to different type of land use projects and the evaluation of these issues is conducted by various government agencies in accordance with local policies as well as state law under the California Environmental Quality Act (CEQA).

Review of Ongoing Land Use Projects in our Region

South Coast AQMD receives CEQA and other types of environmental documents for proposed projects that could adversely affect air quality and subsequently reviews and the air quality analyses in these documents and prepares comment letters as needed. In addition, these proposed projects and the review schedule of the CEQA or other type of environmental document is tabulated into a monthly written report which identifies the type of land use (e.g., warehouse, residential, industrial, etc.) and whether the proposed project is located in an AB617 area.

For more information on the proposed projects, a draft of the monthly written report, *Intergovernmental Review of Environmental Documents and CEQA Lead Agency Projects*, is provided to the South Coast AQMD Mobile Source Committee which typically convenes on the third Friday of each month except July. The final version of this monthly report is considered by the South Coast AQMD Governing Board at its Public Hearing which is typically held on the first Friday of each month. The monthly agendas for both meetings are available here: <http://www.aqmd.gov/home/news-events/meeting-agendas-minutes>.

To access the comment letters, please click here: [Comment Letters](#).

Projects Requiring an Air Quality Permit

Through the commenting process, the South Coast AQMD works with cities and counties to ensure the air quality analyses in their CEQA or other environmental documents are adequate. Comments may include recommendations to apply [feasible mitigation measures](#) to minimize or eliminate adverse air quality impacts. Mitigation measures range from limiting the number of trucks needed for a project, providing electric vehicles charging stations, use of low emitting and energy efficient equipment, as well as low-VOC coatings.

Fugitive Dust (Particulate Matter)

South Coast AQMD adopted [Rule 403](#) to address fugitive dust and developed an Implementation Handbook for controlling construction-related emissions.

Odors and other Public Concerns

South Coast AQMD adopted [Rule 402](#) to address nuisances. In addition, South Coast AQMD adopted [Rule 415](#) to address odors from rendering facilities and recommend planning agencies to verify compliance. In addition, the public is encouraged to use our on-line complaint system to

report excessive odors, smoke, dust, or other air contaminants or by calling 1-800-CUT-SMOG® (1-800-288-7664).

Warehouse Siting and other Land Use Considerations

South Coast AQMD adopted [Rule 2305](#) to address emissions from warehouse projects. In addition, city and county planning departments are recommended to consider the following policy documents when making decisions pertaining to general plans, siting warehouses and building energy efficiency standards:

- [California Department of Justice – Warehouse Best Practice Document September 2022](#)
- [Western Riverside Council of Governments' Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities](#)
- [South Coast AQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning](#)
- [California Air Resources Board Air Quality and Land Use Handbook: A Community Health Perspective](#)
- [Title 24 \(Building Energy Efficiency Standards\)](#)

Calculating Air Emissions

The California Emissions Estimator Model® (CalEEMod) is a free online tool that can be used for quantifying potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. CalEEMod also provides a database of mitigation measures to reduce emissions, climate risks, and environmental burdens. The model can be accessed at <https://www.caleemod.com/> and you can join the CalEEMod mailing list at <https://www.caleemod.com/contact>.

Project Design Considerations in Addressing Truck Routes

The following specific actions should be considered to reduce air quality and health risk impacts from truck emissions:

- Clearly mark truck routes with trailblazer signs, so that trucks will not travel next to or near sensitive land uses (e.g., residences, schools, day care centers, etc.).
- Design the proposed project such that truck entrances and exits are not facing sensitive receptors and trucks will not travel past sensitive land uses to enter or leave the proposed project site.
- Design the proposed project such that any check-in point for trucks is inside the proposed project site to ensure that there are no trucks queuing outside.
- Design the proposed project to ensure that truck traffic inside the proposed project site is as far away as feasible from sensitive receptors.
- Restrict overnight truck parking in sensitive land uses by providing overnight truck parking inside the proposed project site.