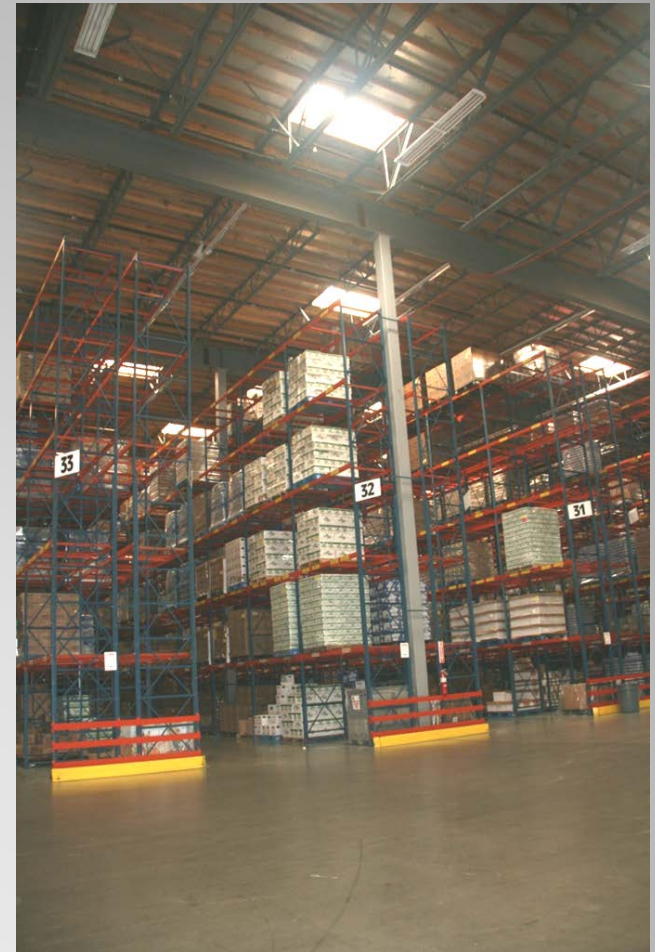


# Update on Warehousing in the Inland Empire

Ian MacMillan  
Program Supervisor – CEQA IGR

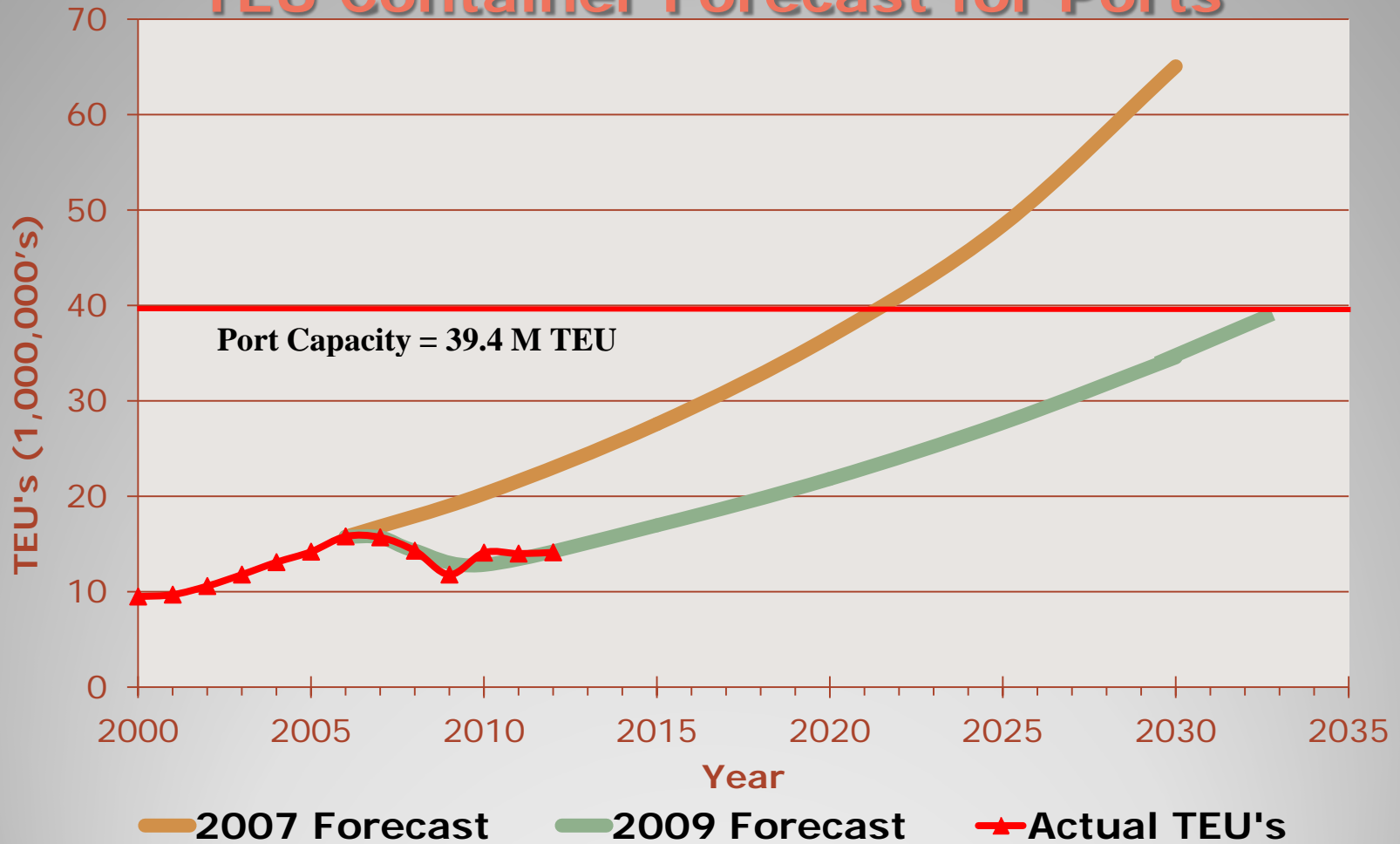
*Presentation to EJAG 7/26/2013*

- Warehousing growth
- Air Quality Impacts
- Opportunities to Reduce Air Quality Impacts
- SCAQMD Staff CEQA Reviews
- Future Activities



## Presentation Overview

# TEU Container Forecast for Ports



## Projected Goods Movement Growth



Year	Warehouse Space (Million sq. ft.)
2009	838
2035	1,250
New growth in next 25 years	412

*Undeveloped land zoned for warehousing*

# Projected Warehousing Growth

- Local Impacts
  - Cancer Risk (diesel)
    - Onsite Activity
    - Trucking Activity in Neighborhoods
- Regional Impacts
  - Ozone, PM
    - Trucks are largest source of NO<sub>x</sub> in basin

## **Air Quality Impacts from Warehouses**



## Emission Sources – Truck Travel



## **Emission Sources – Truck Idling Onsite**



## **Emission Sources – Truck Idling Offsite**





## Emission Sources – Transportation Refrigeration Units



# Emission Sources – Hostlers



## Emission Sources – Emergency Generators

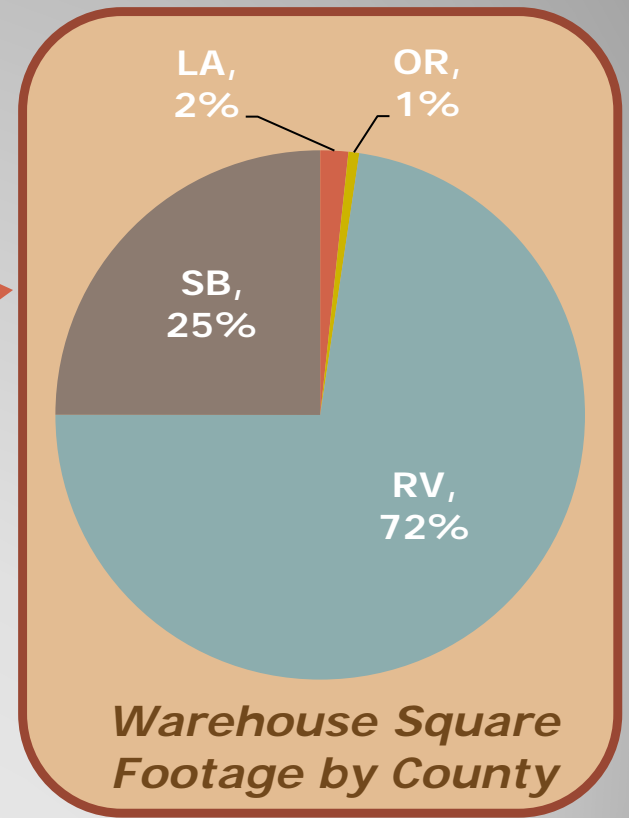
- ARB and WRCOG guidance recommends separating truck activity from sensitive land uses
  - Site location
    - Buffer zones
    - Truck routes
    - Proximity to trucking support services
  - Site design
    - Keep entrances and docks away from sensitive land uses
    - Provide space for truck queuing

## **Opportunities to Reduce Air Quality Impacts - Siting**

- Reduce truck emissions
  - 2010 standard (PM + NOx control)
  - Alternative fuels
  - Reduce idling
- Onsite infrastructure
  - Electrical outlets for TRU's
  - Wiring to support future electric trucks
  - Onsite natural gas fueling
  - Particulate traps on emergency engines
- Onsite solar power

**Examples of SCAQMD Staff Comments**

- SCAQMD staff has been engaged in warehouse CEQA reviews since early 2000's
- 53 warehouse projects since 2010
  - 112 million sq. ft.
- Sent comment letters on 33 projects (51 letters)
- Publicly testified for 9 projects



## SCAQMD Staff Warehouse CEQA Reviews

- Mira Loma Commerce Center
  - AG intervened due to EJ concerns
  - CEQA litigation settled
- World Logistics Center (Moreno Valley)
  - 42 million square feet
  - DEIR comment period ended April 2013
- Heartland Specific Plan (Beaumont)
  - EIR Addendum to convert housing plan to 5M sq. ft. of warehouses
  - Project denied by city council July 2013

## Notable Recent Projects

- Continue to review and comment on CEQA documents
  - Testify as necessary
- High Cube Warehouse Truck Trip Study
  - Study will result in voluntary guidance for CEQA analysis

**SCAQMD Staff Future Activities**