

ATTACHMENT G – ORDINANCE OPTION COMPARISON TABLE

The following table reflects the following:

- First column - Numbering assigned to MOA Standards.
- Second column – OPTION A- Proposed Ordinance with MOA Standards.
- Third column - OPTION B- Proposed Ordinance with MOA Adjusted Standards.
- Fourth column - OPTION C- Proposed Ordinance with Industry Recommended Standards.
- Fifth column - City staff notes and references relating to initial draft standards contained in Column 3 (Option B and Option C Standards)

Proposed Ordinance Format:

Each of the Adoption Options shown below will be presented in a similar zoning code format for consideration. The above language will be kept and formatted in the following format and proposed as a new Title 16 (Development Code) Section 16.80.390 (Logistics Warehouse) in Chapter 16.80 (Standards for Specific Land Uses). Any adopted ordinance will be included in the current Development Code as well as the Development Code Overhaul currently in progress.

Proposed Format for New Section 16.80.390 (Logistics Warehouse)

- A. Applicability
- B. Development Standards
 - a. Site Design Standards
 - b. Building Design Standards
 - c. Construction Activity Standards
- C. On-Going Requirements

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1	2	3	4	5
Measure #	Option A- Proposed MOA Ordinance Standards	Option B- Adjust MOA Ordinance Standards	Option C- Proposed Industry Ordinance Standards	Notes/References Relating to Column 3
0.	These standards shall apply to logistics warehouses 100,000 square feet in size or greater.	These standards shall apply to logistics warehouses 100,000 square feet in size or greater.	Option B Language for Code	Added to Applicability section of new code.
Construction Mitigation				
1.	Qualifying facilities shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) requirements prior to beginning construction.	Qualifying facilities shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) requirements prior to beginning construction.	Option B Language for Code	Language shortened and simplified for clarity. Added to Construction Permit Approval section of new code.
2.	- All off-road construction equipment, with a power rating of less than 19 kilowatts (e.g., plate compactors, pressure washers, shall be electric-powered. - The use of electric-powered, battery-powered, natural gas, or hybrid construction equipment and vehicles are required during construction if commercially available meeting the highest rated California Air Resources Board (CARB) Tier technology available at the time of construction may be used. - Subject to all other idling restrictions, off-road diesel-	- All off-road construction equipment, with a power rating of less than 19 kilowatts (e.g., plate compactors, pressure washers) shall be electric powered, battery-powered, natural gas, or hybrid if commercially available. - Subject to all other idling restrictions, off-road diesel-powered construction equipment shall not be left in the “on position” for more than 10 hours per day.	- All off-road construction equipment, with a power rating of less than 19 kilowatts (e.g., plate compactors, pressure washers, shall be electric-powered. - Subject to all other idling restrictions, off-road diesel-powered construction equipment shall not be left in the “on position” for more than 10 hours per day.	Language shortened and simplified for clarity. Removed the CARB option as it is unclear what those standards may be as there does not appear to be a set list to pull from. Staff will continue to consider should a CARB list of requirements or options be established by working professionals or the CARB itself. Added to Construction Permit Approval section of new code. Per discussions with contractors (Teichert and Knife River), they are not aware of any large construction equipment, like an electric scraper being

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	powered construction equipment shall not be left in the “on position” for more than 10 hours per day			available in the market today.
3.	All qualifying facilities shall be constructed using “cool roof” materials with an aged reflectance and thermal emittance values that are equal to or greater than those specified in the current edition of the California (CAL) Green Building Tier 1 Standards.	All qualifying facilities shall be constructed using “cool roof” materials with an aged reflectance and thermal emittance values that are equal to or greater than those specified in the current edition of the California (CAL) Green Building Tier 1 Standards.	Option B language for code.	No change from original. Added to Site Design section of new code.
4.	Temporary electrical hookups to all construction yards and associated work areas shall be required.	Temporary electrical hookups to all construction yards and associated work areas shall be required.	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format. Added to Construction Permit Approval section of new code.
5.	Temporary signage shall be posted in public view throughout the construction site indicating truck idling lasting more than five (5) minutes is prohibited. The signs shall include contact information for the facility operator or designee responsible for receiving complaints (i.e. excessive dust, fumes, odors) for the site and contact information for the San Joaquin Valley Air Pollution Control District’s on-line complaint system and its complaint call-line for those interested in filing a complaint. Any complaints made to the facility operator’s designee shall be answered within 72 hours of receipt.	Temporary signage shall be posted in public view throughout the construction site indicating truck idling lasting more than five (5) minutes is prohibited. The signs shall include contact information for the facility operator or designee responsible for receiving complaints (i.e. excessive dust, fumes, odors) for the site and contact information for the San Joaquin Valley Air Pollution Control District’s on-line complaint system and its complaint call-line for those interested in filing a complaint. Any complaints made to the facility operator’s designee shall be answered within 72 hours of receipt.	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format. Added to Construction Permit Approval section of new code.

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6.	The construction contractor(s) shall maintain on the construction site an inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications.	The construction contractor(s) shall maintain on the construction site an inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications.	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format. Added to Construction Permit Approval section of new code.
7.	All architectural and industrial maintenance coatings (e.g., paints) applied on site shall be consistent with a VOC content of <10 g/L. Developer or tenant is not expected to exercise control over materials painted offsite by a third party.	Architectural and industrial coatings (e.g. paints) applied on the qualifying facility(ies) shall be consistent with the Volatile Organic Compound (VOC) content limits set by the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the current edition of the California Green Building Standards Code (CALGreen), whichever is most restrictive. Developer or tenant is not required to exercise control over materials painted offsite.	Option B language for code.	VOC 10g/L or less has been found to be infeasible and difficult to implement. Parts may be superseded by overall building standard mentioned in MOA#10. Added to Buildings Design section of new code.
8.	The facilities shall require the construction contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service.	The facilities shall require the construction contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service.	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format. Added to Construction Permit Approval section of new code.
9.	The facilities shall require the construction contractor to provide transit and ridesharing information for construction workers.	The facilities shall require the construction contractor to provide transit and ridesharing information for construction workers.	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format. Added to Construction Permit Approval section of new code.
Site Design				

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10.	All buildings shall be constructed consistent with the California (CAL) Green Building Tier 2 Standards Energy Efficient Standard Section 5.1, 5.2, 5.5.	Logistic warehouses 400,000 square feet and greater shall meet the Tier 1 energy efficient standards of the CALGreen Code Divisions A5.1, A5.2, and A5.5.	Qualifying facilities shall be constructed in compliance with the most current edition of all adopted City building codes, including the adopted Green Building Standards Code. Prior to the issuance of building permits, the applicant/developer of the qualifying facility(ies) shall demonstrate (e.g., provide building plans) that the proposed buildings are designed and will be built.	Option B changed from original to Tier 1 and applied only to buildings 400,000 sqft feet or larger. Added to Buildings Design section of new code.
11.	All loading docks shall be located no closer than 300 feet from all sensitive receptor groups. The distance shall be measured from the loading dock or any building edge, whichever is closer to the property line of any nearby sensitive receptor defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), prisons, and dormitories.	• Building Setbacks: 2:1 ratio of building setback to building height shall be required when adjacent to sensitive receptors. • Loading Dock Setback: Unless determined to be physically impossible, when adjacent to sensitive receptors, a 300-foot buffer shall separate all truck loading docks unless the areas within the 300-foot buffer utilize zero emission trucks and equipment. • Sensitive receptor shall be defined as schools, health care facilities, libraries, churches, correctional facilities, parks/recreational facilities, in home daycare, health facilities (hospitals, long term care facilities, retirement, and nursing homes) or more than two directly contiguous residential units.	Loading Dock Door Setback: Unless determined to be physically impossible, when adjacent to sensitive receptors, a loading dock door shall be oriented away from the sensitive receptor and located a distance of 300-feet from said receptor, unless the dock doors are utilized by zero emission trucks and equipment only. The building and auto parking can be located within the 300-foot distance. A sensitive receptor shall be defined as schools, health care facilities, libraries, churches, correctional facilities, parks/recreational facilities, in home daycare, health facilities (hospitals, long term care facilities, retirement and nursing homes) or more than two directly contiguous residential units.	Building setback reflects other examples found in the state and still maintains a slip scale of height to building setback as well as the 300-foot buffer for loading areas. Added to Site Design section of new code.

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12.	• All landscaping adjacent to residential or institution zoning designations or uses shall install an onsite landscape buffer. The buffer shall extend the property line abutting those designations and uses and be sized at a 2:1 ratio for the closest warehouse building(s)–for every one (1) foot of building height, the buffer shall be two (2) foot minimum, unless approved by the Director if the depth is infeasible. The buffer shall be landscaped not be less than 50 percent of the total buffer size with two rows of 15-gallon trees planted along the length of the entire buffer. • The buffer landscape can include areas to be used for bioswales, retention/detention areas and/or other stormwater and water quality management areas in compliance with SMC Section 16.56 (Landscaping). • The buffer area shall include a minimum 14-foot solid decorative wall(s), or landscaped berm and wall, or landscaped berm adjacent to sensitive receptors unless a noise analysis indicates an	• A 40-foot landscaped planter (buffer) shall be installed along the property line adjacent to a sensitive receptor. • The buffer shall be landscaped, and not be less than 50% of the total buffer size with two rows of 15-gallon trees planted along the length of the property line adjacent to the sensitive receptor. • The buffer landscape can include areas to be used for bioswales, retention/detention areas and/or other stormwater and water quality management areas in compliance with SMC Section 16.56 (Landscaping). • The buffer area shall include a minimum 10-foot solid decorative wall(s), or landscaped berm and wall, or landscaped berm adjacent to sensitive receptors unless a noise analysis indicates an alternative height is needed for sound attenuation. • All on and off-site landscaping shall comply with SMC Chapter 16.56 (Landscaping). • All landscaping shall be drought tolerant and, to the extent feasible, comprised	• A 20-foot landscaped planter (buffer) shall be installed along the property line adjacent to a sensitive receptor. Option B Language for remainder of code	Landscape reflects other examples found in the state and a large enough planter space for large trees to grow. Alternative added to increase shade tree requirements in areas. Added to Site Design section of new code.
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	alternative height is needed for sound attenuation. • All on and off-site landscaping shall comply with SMC Chapter 16.56 (Landscaping). • All landscaping shall be drought tolerant and, to the extent feasible, comprised of species with low biogenic emissions. Palm trees shall not be utilized. • All landscaping areas shall be properly irrigated for the life of the facility to allow for plants and trees to maintain growth with no undue pruning. • Tree maintenance shall comply with SMC Section 16.56 as a certified Landscape Architect must prepare the Preliminary and Final Landscape plan and certify the planting is water efficient at the time of construction permit approval.	of species with low biogenic emissions. Palm trees shall not be utilized. • All landscaping areas shall be properly irrigated for the life of the facility to allow for plants and trees to maintain growth with no undue pruning. • Tree maintenance shall comply with SMC Section 16.56 as a certified Landscape Architect must prepare the Preliminary and Final Landscape plan and certify the planting is water efficient at the time of construction permit approval. • Trees shall be installed in automobile parking areas to provide at least 35% shade cover of passenger vehicular parking areas within fifteen years. Trees shall be planted that can meet this requirement. If solar panels are installed in parking areas, the shade area created by the panels shall be counted toward the 35% shade cover of passenger vehicular parking areas, in lieu of trees.		
Operational Mitigation				

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13.	• All buildings shall be constructed with Solar Power and Energy Systems large enough to accommodate the building and operation's base power use demand at the start of operation and as the base power demand increases to accommodate an electric fleet. • The energy storage systems shall have enough battery capacity to serve the photovoltaic system in the event of a blackout. • All facilities shall be designed to accommodate enough space for all solar panels and batteries. • The solar system installation should be done by owners, operators, tenants, or a qualified solar system contractor. Operation should begin after receiving permission from the utility. The owner is responsible for maintaining the system at 80% of rated power for 20 years. After 20 years, install a new system or maintain the existing one for the life of the facility.	• The building permit application for qualifying facilities must demonstrate sufficient solar panels to provide power for the operational base power use at the start of operations. When available, applicant's will be permitted to utilize "clean energy" sources in-lieu of providing onsite energy production. "Clean Energy" sources include programs such as, but not limited to, Ava Community Energy. • Operational base power is defined as the amount of power required to supply loads for all ordinary operational uses of the site. Loads for all ordinary operational uses of the site include, as non-exhaustive examples, loads for minimal heating for fire sprinklers, primary office space lighting, HVAC, warehouse power, warehouse lighting, site lighting, minimum power for dock positions (including chargers for yard equipment and any plug-ins for transport refrigeration units), and the amount of light-duty electric vehicle supply equipment required by CalGreen. Loads for all ordinary operational uses of	• Each developer of an individual specific development proposal shall prepare the subject building structures in such a way to accommodate future solar panels pursuant to applicable Building Code requirements. • The building permit application for qualifying facilities must demonstrate that sufficient power will be provided from clean energy sources for the operational base power use at the start of operations. Developers shall have the following options, or any combination of options, for procuring clean energy to meet operational base power needs for new building structures. Options may include 1) installing solar panels on the subject building or building site, and/or 2) procuring 100% clean energy from AVA Community Energy, and/or 3) participating in California's Community Solar Program. • Operational base power is defined as the amount of power required to supply loads for all ordinary operational uses of the site. Loads for all ordinary	Revised to define base power and add option for when "clean" energy sources are available. Removed the compliance provisions as the City will rely on the state and responsible agencies to direct staff to best practices in common usage and changes to state law. Added to Building Design section of new code.
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		the site exclude, as non-exhaustive examples, loads for specialized equipment, non-standard automation or material handling systems, and chargers for heavy-duty trucks. Projects shall be allowed to utilize alternative energy means that achieve comparable energy or greenhouse gas offsets. This includes Near Zero Emission (NZE) technology when commercially available.	operational uses of the site include, as non-exhaustive examples, loads for minimal heating for fire sprinklers, primary office space lighting, HVAC, warehouse power, warehouse lighting, site lighting, minimum power for dock positions (including chargers for yard equipment and any plug-ins for transport refrigeration units), and the amount of light-duty electric vehicle supply equipment required by CalGreen code. Loads for all ordinary operational uses of the site exclude, as non-exhaustive examples, loads for specialized equipment, non-standard automation or material handling systems, and chargers for heavy-duty trucks. - The office portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index of not less than 78. - Electrical Room Sizing. To ensure that warehouse electrical rooms are sufficiently sized to	
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			accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized 25% larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25% excess demand capacity. • Warehouse Dock Seal Doors. Exterior loading dock doors that are adjacent to conditioned or indirectly conditioned spaces shall have dock seals or dock shelters installed at the time of permitting. • Onsite Equipment Infrastructure. Project should provide infrastructure to support charging of electric power onsite equipment.	
14.	All applicable facilities shall maintain Electric Vehicle (EV) fleets in accordance with the following: • Heavy-Duty Trucks: all heavy-duty trucks (Class 7 and 8) domiciled on site are	Electric Vehicle Chargers Stations (EVCS) Infrastructure for Trucks: provide conduits to provide EVCS to meet future needs. Conduit should be provided on the site to serve 50% of the number of truck docking stations. Location of conduit is at	To facilitate the installation of future electric vehicle charging stations for heavy-heavy duty (HHD) trucks, in connection with each individual development proposal, the subject building improvement plans shall identify an area for future HHD	Alternative standard is proposed to require installation of conduits for heavy duty charging stations for future installation of charging stations. California Air Resources Board

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	model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2025, or when commercially available for the intended application, whichever date is later. • Medium-Duty Vehicles: vehicles/delivery vans/trucks (Class 2 through 6) on site shall apply: (i) 33% of the fleet will be zero emission vehicles at start of operations, (ii) 65% of the fleet will be zero emission vehicles by December 31, 2023, (iii) 80% of the fleet will be zero emission vehicles by December 31, 2025, and (iv) 100% of the fleet will be zero emission vehicles by December 31, 2027. • "Domiciled on site": applies to vehicles parked or kept overnight at the qualifying facility(ies) more than 70% of the calendar year or dedicated to the qualifying facility(ies) site (defined as more than 70% of the truck routes during the calendar year that start at the qualifying facility(ies) site even if parked or kept	the discretion of the developer (e.g., truck trailer parking spaces or docking stations).	truck charging stations and the subject developer shall install conduit from the power source to the identified area.	(CARB) is responsible for regulating and enforcing state standards for electric vehicle (EV) heavy duty and medium duty fleet compliance requirements. Revised as EV Fleets and monitor are not current requirements per state law nor in common practice or commercially available. Staff proposed alternatives based on other examples provided by independent consultants. Alternatives include EV ready truck charging stations and enhance automobile parking. Added to Site Design section of new code.
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	elsewhere). The tenant/operator of the qualifying facility(ies) shall not be responsible to meet "clean fleet" requirements for vehicles used by common carriers operating under their own authority that provide delivery services to or from the qualifying facility(ies) site. • Zero emission vehicles that require maintenance can be temporarily replaced with alternative vehicles. • If an EV fleet is not commercially viable, documentation from a minimum of three (3) EV dealers identified on the californiahvip.org website must be submitted prior to issuance of a building permit for the new building demonstrating the inability to obtain the required EVs or equipment needed within 6 months. • If a qualifying facility fails to meet the "clean fleet" requirement, the tenant/operator must implement a Voluntary Emissions Reduction Agreement (VERA) that mitigates emissions through emission reduction projects. The Air District will verify the mitigation effort. The tenant/operator			
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	must continue to fund the VERA until fully compliant with the clean fleet requirements.			
15.	Electric charging facilities shall be provided onsite sufficient to charge all automobiles, and electric trucks domiciled on the site.	Electric charging facilities shall be provided onsite sufficient to charge all electric automobiles, and electric trucks domiciled on the site, unless otherwise prescribed in Section 16.80.390.	Provide EV charging stations for automobiles per building code and provide conduit to a future designated area for Heavy Duty Truck Charging Facility.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format. Added to Site Design section of new code.
16.	All forklifts, yard trucks, and other equipment used for on-site movement of trucks, trailers and warehoused goods, as well as landscaping maintenance equipment used on the site, shall be electrically powered or zero-emission.	All forklifts, yard trucks, and other equipment used for on-site movement of trucks, trailers and warehoused goods, as well as landscaping maintenance equipment used on the site, shall be electrically powered or zero-emission unless new technology is determined to be commercially unavailable.	Option B language for code.	Language shortened and simplified for clarity and address future equipment that may not be commercially available. No Change from MOA, development standard written in Ordinance format. Added to Ongoing Operations section of new code.
17.	EV Compliance Reporting • All facilities shall maintain a zero emission vehicles/trucks required to meet the "clean fleet" requirements above. • Within 30 days of issuance of the final certificate of occupancy, the tenant/operator shall demonstrate to the satisfaction of CDD staff that the applicable clean fleet requirements are being met. Any extension of time granted to implement this	No standard is recommended since the California Air Resources Board (CARB) is responsible for regulating manufacturers of EV heavy duty and medium duty vehicles and enforcing state standards for electric vehicle (EV) heavy duty and medium duty fleet compliance requirements.	Same position as Option B.	

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	condition shall be limited to the shortest period necessary to allow for 100% electrification under the clean fleet requirements. • The tenant/operator shall submit similar reports every two years thereafter until full compliance with the applicable clean fleet requirements is achieved. • If the tenant/operator has not met each 100% clean fleet requirement by December 31, 2027, then the tenant/operator shall submit reports annually until the 100% clean fleet requirement is implemented. • After the 100% clean fleet requirement has been implemented, the tenant/operator shall submit to the CDD an on-going compliance report every three years containing all necessary documentation to verify that the clean fleet requirements are being met. • Each subsequent on-going compliance report shall be due within 30 days of, but not later than, the three-year anniversary of the preceding due date.			
18.	Refrigeration Units: proposed cold storage and associated transport	Where transport by temperature-controlled trucks or trailers is	Option B language for code.	Language shortened and simplified for clarity and

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	refrigerated units (TRUs) shall include electric plug-in units at loading docks serving such refrigerated space.	proposed, on-site electrical hookups shall be provided at loading docks. Idling or use of auxiliary truck engine power to power climate-control equipment shall be prohibited.		covenant requirement removed from MOA language shortened and standard written in Ordinance format. Added to Ongoing Operations section of new code.
19.	Demonstration of compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 (Indirect Source Review) is required prior to obtaining any building permit for a qualifying facility.	Demonstration of compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 (Indirect Source Review) is required prior to obtaining any building permit for a qualifying facility.	Option B language for code.	Language shortened and simplified for clarity. May consolidate with MOA#1 as they both talk about SJCAPCD compliance. Added to Building Design section of new code.
20.	The tenant/operator of the qualifying facility(ies) shall enroll and participate in the SmartWay program. Proof of enrollment shall be given to the Community Development Department prior to issuance of a Building Permit for the facility.	The tenant/operator of the qualifying facility(ies) shall enroll and participate in United States Environmental Protection Agency's SmartWay program. Proof of enrollment shall be given to the Community Development Department prior to issuance of Certificate of Occupancy of a Building Permit for the facility.	Option B language for code.	Kept but removed enforcements provisions from MOA. Added to Building Design section of new code.
21.	- All truck turning movements at entrances, exits, and street intersections shall be located on local industrial, collector or arterial streets and all vehicle entries shall be designed to prevent truck access to local and back-up residential collector streets. - All trucks and commercial vehicles serving the facility shall occur in compliance with the City of Stockton Truck Traffic Route Map in	- All trucks and commercial vehicles serving the facility shall occur in compliance with the City of Stockton Truck Traffic Route Map in SMC 10.08.030 and Surface Transportation Assistance Act (STAA) Truck Route Map. - Off-street loading shall comply with Section 16.64.110 Off-street loading space standards and Section 16.36.30 to ensure driveway access and onsite circulation are designed	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format. Added to Site Design section of new code.

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	SMC 10.08.030 and Surface Transportation Assistance Act (STAA) Truck Route Map. • Off-street loading shall comply with Section 16.64.110 Off-street loading space standards. • Signs shall be posted inside and outside of the building and facility indicating all off-site parking is prohibited for adjacent street that do not permit parking. • All truck driveway exits shall include signs directing truck drivers to the truck routes identified in the City of Stockton Truck Traffic Route Map and State Highway System designations. • Upon commencement of operations, the tenant/operator of the facility shall be required to restrict truck idling on site to a maximum of three (3) minutes, subject to exceptions defined by CARB's commercial vehicle idling requirements.	and maintained to increase public safety and reduce congestion on public streets. • Signs shall be posted inside and outside of the building and facility indicating all off-site parking is prohibited for adjacent street that do not permit parking. • All truck driveway exits shall include signs directing truck drivers to the truck routes identified in the City of Stockton Truck Traffic Route Map and State Highway System designations. • Upon commencement of operations, the tenant/operator of the facility shall be required to restrict truck idling on site to a maximum of three (3) minutes, subject to exceptions defined by CARB's commercial vehicle idling requirements.		
22.	• Employers shall provide employees with transit route and schedule information on systems serving the facility area and	• Employers shall provide employees with transit route and schedule information on systems serving the facility area and	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standards written in Ordinance format. The standard may be

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	coordinate ridesharing amongst employees. • Employers shall provide on-site locations for food or catering truck service and cooperate with food service providers to accommodate food service to operations employees. • All outdoor areas allowing smoking shall be located at least 25 feet from the nearest property line. • All trucks, supportive vehicles and equipment shall be kept onsite in all loading, storage, and parking areas, and kept behind locked gates during nonbusiness hours. • Truck queuing, idling, or circling of vehicles, onsite or on public streets adjacent to the facility is prohibited.	coordinate ridesharing amongst employees. • Employers shall provide on-site locations for food or catering truck service and cooperate with food service providers to accommodate food service to operations employees. • All outdoor areas allowing smoking shall be located at least 25 feet from the nearest property line. • All trucks, supportive vehicles and equipment shall be kept onsite in all loading, storage, and parking areas, and kept behind locked gates during nonbusiness hours. • Truck queuing, idling, or circling of vehicles on public streets adjacent to the facility is prohibited.		superseded by overall building standard MOA#10. Added to Ongoing Operations section of new code.
23.	Periodic yard and parking area sweeping shall be provided to minimize dust generation.	Periodic yard and parking area sweeping shall be provided to minimize dust generation.	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA, development standards written in Ordinance format. Added to Ongoing Operations section of new code.
24.	Diesel Generators are prohibited, except in emergency situations and during construction when	Diesel Generators are prohibited, except in emergency situations and during construction when	Option B language for code.	Language shortened and simplified for clarity. No Change from MOA,

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	establishing the facility's new electrical service connection. In those temporary cases, all generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards	establishing the facility's new electrical service connection. In those temporary cases, all generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards.		development standards written in Ordinance format. Added to Construction Permit Approval section of new code.
Additional Mitigation				
25.	Every development agreement, approved and executed in conjunction with the applicable warehouse, shall be subject to periodic review of the applicant's/contracting party's compliance with the agreement, by the Commission, during the full term of the agreement, as specified in the agreement, but in no case less frequently than once every 12 months as required per SMC 16.128.110 (Periodic Review). Appropriate fees to cover the City's cost(s) to conduct the periodic reviews in compliance with the Council's fee resolution shall be collected from the applicant/contracting party.	Staff proposes removal. Annual compliance reviews are already required by State Law and the Development Code.	Same position as Option B.	Staff proposes removal. Annual compliance reviews are already required by State Law and the Development Code ordinance. Not include in Option B or C options. Added to Ongoing Operations section of new code for Option A only.
26.	A neighborhood meeting shall be required for any application requiring Council review. At the discretion of the Director, a neighborhood meeting may be required for other applications consistent with SMC section 16.88.025 (Neighborhood Meetings).	Staff proposes removal. Conflicts with ministerial reviews and already required for approvals requiring public hearings and annexations.	Same position as Option B.	Staff proposes removal. Conflicts with ministerial reviews and already required for approvals requiring public hearings and annexations. Added to Ongoing Operations section of new code for Option A only.