

EGM-01
Development/Re-Development Control Measure
Comparison Chart

	AQMD	SJVUAPCD
AUTHORITY	<ul style="list-style-type: none"> H& S Codes 40716; 40913 (6); 40914(b)(2); 49020.5(c); 14 CA Code of Reg., Section 15364 (Consider all feasible measures) 	<ul style="list-style-type: none"> H& S Codes 40913 (6), 40914(b)(2), 49020.5(c) and <i>SB 709 Florez- H & S Code 40604</i> (Requires SJVUAPCD to adopt, by regulation, a schedule of fees to be assessed on area wide or indirect sources of emissions)
APPLICABILITY (To Be Determined during rulemaking)	<ul style="list-style-type: none"> Projects seeking discretionary approval and subject to CEQA, and exceed <ul style="list-style-type: none"> ⇒ Project size similar to SJVUAPCD, or ⇒ Emission Thresholds (e.g., CEQA maximum daily and annual emissions) 	<p>Emission Thresholds (t/y)</p> <ul style="list-style-type: none"> Projects seeking discretionary approval Development projects including: <ul style="list-style-type: none"> ⇒ 2 tons NOx or 2 tons PM10 ⇒ 50 residential units ⇒ 2,000 sq ft. commercial ⇒ 25,000 sq ft light industrial. ⇒ 100,000 sq ft of heavy industrial ⇒ 20,000 sq ft medical office ⇒ 39,000 sq ft of general office ⇒ 9,000 sq ft of educational ⇒ 10,000 sq ft of government ⇒ 20,000 sq ft of recreational ⇒ 9,000 sq ft of any other space Transportation/transit projects: Construction or exhaust emissions ≥ two(2) tons of NOx or two (2) tons of PM10.
EXEMPTIONS	<ul style="list-style-type: none"> Projects under the determined threshold would be exempt; Reconstruction of damaged or destroyed building to restore to prior use and intensity 	<ul style="list-style-type: none"> Projects with a mitigated baseline below 2 ton/year NOx and 2 ton/year of PM10
REQUIREMENTS (To Be Determined during rulemaking)	<ul style="list-style-type: none"> Submit CEQA document to AQMD including Air Quality Analysis per AQMD specified methodology <ul style="list-style-type: none"> ⇒ Voluntary submittal to ensure exemption status (optional) ⇒ Local government delegation 	<ul style="list-style-type: none"> Submit Air Impact Assessment application concurrently with application for final discretionary approval Mitigation Requirements: <ul style="list-style-type: none"> ⇒ 33% of baseline NOx emissions over 10 years ⇒ 50% of baseline operational

REQUIREMENTS (CONT)	<p>to implement development/redevelopment control strategies (optional)</p> <ul style="list-style-type: none"> • Identify mitigation measures from AQMD specified menu of options (meeting feasibility test & surplus to other federal, state and AQMD requirements); <ul style="list-style-type: none"> ⇒ # of measures or ⇒ point system ⇒ alternative compliance option • Infeasibility findings; • Meeting or not meeting AQMD rule 	<p>PM10 emissions over 10 years ⇒ 20% of construction NOx emissions ⇒ 45% of construction emissions</p> <ul style="list-style-type: none"> • Mitigation fees required if not meeting the % reductions • Project approval or disapproval
SIP EMISSION REDUCTION TARGETS	<p>NOx 1.0 tons/day PM10 0.5 tons/day VOC 0.5 tons/day (by 2020)</p>	<p>NOx 4.1 tons/day PM10 5.2 tons/day (by 2010)</p>
REVIEW FEES	<ul style="list-style-type: none"> • AQMD Review Fee (flat rate) To be determined 	<ul style="list-style-type: none"> • Application Fee <ul style="list-style-type: none"> ⇒ \$400 Residential ⇒ \$600 Non-Residential ⇒ Additional time & materials costs
ANALYSIS METHODOLOGY	<ul style="list-style-type: none"> • Consistent with CEQA methodology 	<ul style="list-style-type: none"> • Rule specified methodology (i.e., URBEMIS)
OPTIONAL MITIGATION FEE (i.e., compliance flexibility)	<ul style="list-style-type: none"> • Voluntary participation; • Paid to AQMD; and • AQMD to fund mitigation near project 	<ul style="list-style-type: none"> • Costs of reductions are specified in Fee Schedules (e.g. cost of 2006 NOx reduction is \$4,650/ton) • Offsite mitigation not restricted to the same community
OTHERS	<ul style="list-style-type: none"> • AQMD reserve right to propose additional mitigation measures to lead agencies on a project-by-project basis 	