



# San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



DEC 05 2018

MA1900201

Planning Department  
San Joaquin Community Development  
Planning Department  
1810 E. Hazelton Avenue  
Stockton, CA 95205-6298

**Re: Air Impact Assessment (AIA) Application Approval**  
**ISR Project Number: C-20190454**  
**Land Use Agency: San Joaquin Community Development**  
**Land Use Agency ID Number: N/A**

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Clements Storage project, located at 22370 N Bezely in Clements, California. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NO<sub>x</sub> per year and two tons PM<sub>10</sub> per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the San Joaquin Community Development Department. No provision of District Rule 9510 requires action on the part of the San Joaquin Community Development Department, however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

**Samir Sheikh**

Executive Director/Air Pollution Control Officer

**Northern Region**

4800 Enterprise Way

Modesto, CA 95356-8718

Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**

1990 E. Gettysburg Avenue

Fresno, CA 93726-0244

Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**

34946 Flyover Court

Bakersfield, CA 93308-9725

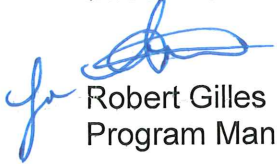
Tel: 661-392-5500 FAX: 661-392-5585

Page 2

If you have any questions, please contact Ms. Cherie A Clark at (559) 230-5940.

Sincerely,

Arnaud Marjollet  
Director of Permit Services

 Robert Gilles  
Program Manager

AM: cc

Enclosures

# Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	CLEMENTS STORAGE (PROPOSED)
Applicant Name:	TODD ANDERSON
Project Location:	22370 N BEZELY HWY 12 / HWY 88 APN(s): 019-260-54
Project Description:	ACREAGE: 5.4
ISR Project ID Number:	C-20190454
Applicant ID Number:	C-303200
Permitting Public Agency:	SAN JOAQUIN COMMUNITY DEVELOPMENT
Public Agency Permit No.	

## Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

## Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
STATE OF CALIFORNIA	Landscape equipment	3% Landscape Equipment electrically powered	State of CA Building Codes

Number of Non-District Enforced Measures: 1

## District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(Compliance Dept. Review)	Ongoing

# Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

12/4/19

11:26 am

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing

Number of District Enforced Measures: 3



# San Joaquin Valley Air Pollution Control District

## Indirect Source Review (ISR) - Air Impact Assessment (AIA)

### Residential/Non-Residential/Mixed-Use Application Form



#### A. Applicant Information

Applicant/Business Name: <u>TODD ANDERSON</u>			
Mailing Address: <u>24301 N. TULLY RD.</u>	City: <u>ACAMPO</u>	State: <u>CA</u>	Zip: <u>95220</u>
Contact: <u>TODD ANDERSON</u>	Title: <u>OWNER</u>		
Is the Applicant a licensed state contractor? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:			
Phone: <u>209 482-1419</u>	Fax:	Email: <u>ITSINSPECTION@HOTMAIL.COM</u>	

**B. Agent Information (if applicable):** If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.

Agent/Business Name:

Mailing Address:	City:	State:	Zip:
Contact:	Title:		
Phone:	Fax:	Email:	

#### C. Project Information

Project Name: <u>CLEMENTS STORAGE (PROPOSED)</u>		Tract Number(s) (if known):	
Project Location	Street: <u>22370 N. BEZELY</u>	City: <u>CLEMENTS</u>	Zip: <u>95227</u>
Cross Streets: <u>HWY 12/88</u>	County: <u>SAN JOAQUIN</u>		
Permitting Agency: <u>SAN JOAQUIN COUNTY CDD</u>	Planner: <u>GIUSEPPE SAN FILIPPO</u>		
Mailing Address: <u>1810 E. HAZELTON AVE.</u>	City: <u>STOCKTON</u>	State: <u>CA</u>	Zip: <u>95205</u>
Permit Type and Number (if known):	Subject to Project-Level Discretionary Approval? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Last Project-Level Discretionary Approval Date: _____		
	Last Project-Level Ministerial Approval Date: _____		

#### D. Project Description

Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses):

PERSONAL STORAGE FACILITY AND OFF-PREMISES SIGN

Please check the box next to each applicable land use below:

<input type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Educational	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Residential	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input checked="" type="checkbox"/> Other: <u>STORAGE</u>

Select land use setting below:

☐ Urban ☒ Rural

#### E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?

☒ No ☐ Yes, NOV # \_\_\_\_\_

#### F. Voluntary Emission Reduction Agreement

Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?

☒ No ☐ Yes, VERA # \_\_\_\_\_

#### G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? ☐ Yes ☒ No

#### FOR APCD USE ONLY

Filing Fee <u>\$841.00</u>	Check # <u>4991</u>	Date Stamp: Finance <b>RECEIVED</b> OCT 04 2019 SJVAPCD NORTHERN REGION	Date Stamp: Permit
Received: <u>10/4/19</u>	Project # <u>C 20190454</u>		
Date Paid: <u>10/4/19</u>			
Applicant #: <u>C303200</u>			

**H. Parcel and Land Owner Information**

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	019-260-54	5.4 ACRES	Jacqueline Bezely
2.			
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

**I. Project Development and Operation**

Will the project require demolition of existing structures?

☐ Yes, complete I-1

☒ No, complete I-2

**I-1. Demolition**

Total square feet of building(s) footprint to be demolished:

Number of Building Stories:

Demolition Start Date (Month/Year):

Number of Days for Demolition:

**I-2. Timing**

Expected number of work days per week during construction?

☐ 5 days

☒ 6 days

☐ 7 days

Will the project be developed in multiple phases?

☒ Yes, complete I-3

☐ No, complete I-4

**I-3. Phased Site Development and Building Construction**

In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

1	Start of Construction (Month/Year):	1/1/2020	Gross Acres:	3
	End of Construction (Month/Year):	5/1/2020	Net Acres (area devoted to buildings/structures):	1
	First Date of Occupation (Month/Year):	5/12/2020	Paved Parking Area (# of Spaces):	3
	Building Square Footage:	42,000	Number of Dwelling Units:	1
2	Start of Construction (Month/Year):	5/15/2021	Gross Acres:	2
	End of Construction (Month/Year):	10/15/2021	Net Acres (area devoted to buildings/structures):	1/2
	First Date of Occupation (Month/Year):		Paved Parking Area (# of Spaces):	
	Building Square Footage:	20,000	Number of Dwelling Units:	
3	Start of Construction (Month/Year):		Gross Acres:	
	End of Construction (Month/Year):		Net Acres (area devoted to buildings/structures):	
	First Date of Occupation (Month/Year):		Paved Parking Area (# of Spaces):	
	Building Square Footage:		Number of Dwelling Units:	
4	Start of Construction (Month/Year):		Gross Acres:	
	End of Construction (Month/Year):		Net Acres (area devoted to buildings/structures):	
	First Date of Occupation (Month/Year):		Paved Parking Area (# of Spaces):	
	Building Square Footage:		Number of Dwelling Units:	

Additional sheets for phasing information can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

#### I-4. Single Phase Development

Start of Construction (Month/Year):	Gross Acres:
End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
Building Square Footage:	Number of Dwelling Units:

#### J. On-Site Air Pollution Reductions (Mitigation Measures)

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".

1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

☐ Yes, please complete mitigation measure 1

☒ No

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

☐ Yes, please complete applicable mitigation measures 2a through 2f

☒ No

3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.)

☐ Yes, please complete applicable mitigation measures 3a through 3c

☒ No

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

☐ Yes, please complete applicable mitigation measure 4a through 4e

☒ No

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

☐ Yes, please complete applicable mitigation measures 5a through 5f

☒ No

6. Building Design (e.g. woodstoves or fireplaces)

☐ Yes, please complete mitigation measure 6

☒ No

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

☐ Yes, please complete applicable mitigation measures 7a through 7b

☒ No

8. Solar Panels (e.g. incorporate solar panels in the project)

☐ Yes, please complete applicable mitigation measure 8

☒ No

9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project)

☐ Yes, please complete applicable mitigation measure 9

☒ No

#### K. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☐ I request to review a draft of the District's analysis.

### L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☐ I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

### M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

### N. Attachments

#### Required:

- ☐ Tract Map or Project Design Map
- ☐ Vicinity Map
- ☒ Application Filing Fee  
\$841.00 for mixed use and non-residential projects OR  
\$562.00 for residential projects only

#### If applicable:

- ☐ Letter from Applicant granting Agent authorization
- ☐ Fee Deferral Schedule Application
- ☐ Monitoring & Reporting Schedule
- ☐ Supporting documentation for selected Mitigation Measures

### O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): TODD ANDERSON

Title: PROJECT DEVELOPER

Signature: 

Date: 10/1/19