

News Release

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TO:

Local news and business sections



San Joaquin Valley
Air Pollution
Control District

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New developments to reduce air-pollution emissions 'Indirect Source Review' adopted by Air District governing board

(Fresno, CA) – Developers in the San Joaquin Valley will begin reducing air-pollution emissions created by new projects under a rule adopted today by the governing board of the San Joaquin Valley Air Pollution Control District.

Rule 9510, Indirect Source Review, requires developers of larger residential, commercial and industrial projects to reduce smog-forming and particulate emissions from their projects' baselines. The rule will reduce nitrogen oxides and particulates throughout the Valley by 10.5 tons per day by 2010.

Of the 57 people who commented on the rule during today's meeting, 43 spoke in support of the rule and 14 opposed it. The Air District's 11-member governing board approved the rule by unanimous vote, with the stipulation that the rule be re-evaluated in 2010.

The rule takes effect March 1, 2006.

"With the amount of expected growth in the Valley, every emission reduction from this rule is important," said Seyed Sadredin, deputy director of the Air District. "Although air quality has improved greatly over the years, we still have a severe problem, and innovative programs like this will help us clean the air."

New developments increase air pollution by prompting more vehicle trips and creating more pollution-causing activities such as landscape maintenance, fuel combustion and use of consumer products, as well as creating emissions during construction. Each day, about 94 million vehicle miles are traveled on Valley roads and that number is expected to increase as the Valley grows.

The Indirect Source Review rule requires developers to reduce nitrogen oxides by 33 percent and particulates by 50 percent of a project's baseline. If projected emissions still exceed the minimum baseline reductions, a project's developer will mitigate the difference by paying an off-site fee to the Air District, which would then reduce emissions by funding clean-air projects.

For a typical Valley residential development of 120 single-family dwellings on 24 acres, the off-site fees would be significantly reduced with even modest on-site mitigation measures. For example:

- The developers' off-site fee would be about \$780 per home if no on-site mitigation measures at all were employed.
- The developers' off-site would be about \$557 per home with typical on-site mitigation, such as having a density of five dwellings per acre; not installing woodstoves; increasing energy efficiency by five percent; having retail outlets nearby; installing sidewalks on both sides of half the streets and one side of the other half of street; etc.)
- The developers' off-site would be about \$454 per home with "more than typical" on-site mitigation, such as the improvements included in typical mitigation, plus: increasing energy efficiency by 10 percent; installing sidewalks on both sides of all the streets; and deed-restricting 10 percent as affordable housing.

Off-site fees would be further reduced with even greater density (six or seven dwellings per acre), increasing the presence of local retail or building a mixed-use development.

The off-site mitigation fees would help fund projects such as:

- upgrading dirty engines to cleaner models;
- paving unpaved roads;
- helping purchase low-emission vehicles for public and non-profit fleets;
- bicycle infrastructure;
- public transportation subsidies;
- a planned vehicle-scrapping program; and
- e-mobility.

The proposed rule would apply to new developments expected to create a significant amount of air pollution, such as those that are at least:

- 50 residential units;
- 2,000 square feet of commercial space;
- 10,000 square feet of government space;
- 20,000 feet of medical space;
- 25,000 square feet of industrial or educational space, or
- 50,000 square feet of general office space.

Despite years of improved air quality in the San Joaquin Valley, the air basin still fails to meet state and federal health-based standards. Therefore, the Air District is required by federal law to adopt the most stringent control measures available to reduce emissions.

Additionally, California law (SB709) requires the Valley Air District to control emissions from indirect sources. The indirect-source measures also are commitments in the Air District's federally approved plan to meet standards for particulate matter ten microns and smaller, as well as the District-approved ozone attainment plan.

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The Valley Air District serves San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare and the valley portion of Kern counties. For more information or a copy of the rules, visit www.valleyair.org or call the nearest District office: Modesto (209) 557-6400, Fresno (559) 230-6000 and Bakersfield (661) 326-6900.