

PR 2301 Concept Operational Emissions

Draft

APPLICABILITY

Proposed rule shall apply to any applicant for a conditional use permit that seeks to gain a final discretionary approval for a development project, or any portion thereof, which upon full buildout will include any one of the following*:

- 70 residential units
- 55,000 sq. ft. of commercial space
- 80,000 sq. ft. of light industrial space
- 330,000 sq. ft. of heavy industrial space
- 20,000 sq. ft. of medical office or recreational space
- 35,000 sq. ft. of general office space
- 25,000 sq. ft. of educational space
- 10,000 sq. feet of government space

* These numbers are subject to further review

OPERATIONAL EMISSIONS

TRACK I - Reduce Emissions Below 2 Tons Per Year of NO_x

Calculate OPERATIONAL emissions using latest URBEMIS model.

Implement as many “quantifiable” or other AQMD approved measurable measures as feasible to get below the threshold.

TRACK II – Residual Emissions over 2 Tons Per Year of NO_x

Calculate residual emissions by subtracting 2 tons per year from remaining emissions after implementing all cost effective and technically feasible quantifiable measures in Track I.

Preliminary criteria for discussion purposes:

For residual emission between 0 – 25 tons NO_x per year, implement 30 points from Non-Quantifiable Mitigation Measures list or comply with Equivalency Provision.

For residual emissions greater than 25 tons NO_x per year, implement 50 points from Non-Quantifiable Mitigation Measures list.

Note: EGM-01 may include a local delegation component in which a local or regional jurisdiction may elect to implement a program comparable to AQMD’s for reviewing applications or to be exempted from the rule by adopting an ordinance equal to or more stringent than the rule.