

Exhibit I



[Public Notices](#)

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[AQMD Air Quality
Analysis Guidance
Handbook](#)

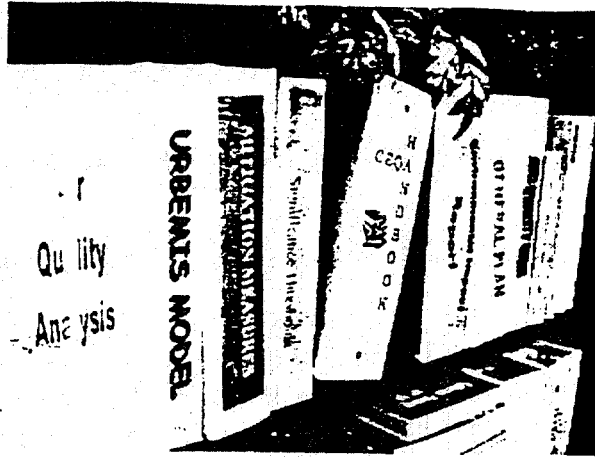
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AQMD
Air
Quality
Analysis
Guidance
Handbook

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CONSTRUCTION

The AQMD is in the process of revising the Handbook (formerly called the CEQA Air Quality Handbook). The titles of the revised chapters and appendices are listed below. As the revised chapters and appendices are finalized, they will be accessible via this webpage.

Chapters

- Chapter 1 - Introduction to the CEQA Air Quality Handbook
- Chapter 2 - Improving Air Quality and the AQMD's Role
- Chapter 3 - Basic Air Quality Information
- Chapter 4 - Early Consultation and Sensitive Receptor Siting Criteria
- Chapter 5 - Determining Air Quality Significance
- Chapter 6 - Developing Baseline Air Quality Information
- Chapter 7 - Emission Calculation Procedures
- Chapter 8 - Assessing Toxic Air Contaminants
- Chapter 9 - Mitigating Air Quality Impacts

Appendices

- Appendix A - Significance Threshold Look-Up Tables
- Appendix B - Description of Regional Climate and Its Effect on Air Quality
- Appendix C - Air Quality Analysis Examples
- Appendix D - Assessing Toxic Air Contaminants
- Appendix E - Mitigation Efficiency Calculation Methodology

CO Concentrations (for CO Hotspot Analysis)

- Average Annual Day CO Emission in the South Coast Air Basin
- Projected Future Year 1-Hour Concentration (ppm)
- Projected Future Year 8-Hour Concentration (ppm)

CHAPTER 2. IMPROVING AIR QUALITY AND THE SCAQMD'S ROLE

GOVERNMENT AGENCIES AND AIR QUALITY MANAGEMENT

Air quality problems in the South Coast Air Quality Management District's (SCAQMD's) jurisdiction are addressed through the efforts of federal, state, regional, and local government agencies (Figure 2-1). The agencies described in the following subsections work jointly and individually, to improve air quality through a variety of programs, including regulations, policy making, and education.




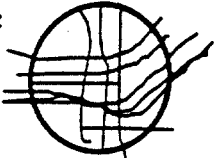
Level	Legislation	Implementing Agencies
Federal: 	Clean Air Act	Environmental Protection Agency
State: 	California Clean Air Act (H&S § 39660 et seq.)	California EPA and Air Resources Board
	AB 1807, Air Toxics Contaminants Act	Office of Environmental and Health Hazard Assessments
Regional: 	Assembly Bill 2588, Air Toxics "Hot Spots" Information and Assessment Act of 1987	South Coast Air Quality Management District
	Lewis-Presley Air Quality Management Act	South Coast Air Quality Management District
Local: 	Local Ordinance Air Quality Element of a General Plan	Public Agencies Including Local Governments and County Transportation Commissions

Figure 2-1
Legislation with Air Quality Components

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U.S. ENVIRONMENTAL PROTECTION AGENCY

The U.S. Environmental Protection Agency (USEPA) is responsible for establishing the national ambient air quality standards and enforcing the Clean Air Act. It also regulates emission sources under the exclusive authority of the federal government, such as aircraft, ships, and certain types of locomotives. The USEPA has jurisdiction over emission sources outside state waters (e.g., beyond the outer continental shelf) and establishes various emission standards, including those for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission standards established by the California Air Resources Board (ARB). For additional information about the USEPA, the reader can contact its general internet address is found at www.epa.gov. Additional information on the activities of USEPA Region IX, which includes California, can be found at www.epa.gov/region9. Finally, additional information on the activities of USEPA's Office of Mobile Sources can be found at www.epa.gov/omswwww/omshome.htm.

CALIFORNIA AIR RESOURCES BOARD

The ARB, which became part of the California Environmental Protection Agency (CalEPA) in 1991, is responsible for ensuring implementation of the California Clean Air Act, meeting state requirements of the federal Clean Air Act, and establishing state ambient air quality standards. It is also responsible for setting emission standards for vehicles sold in California and for other emission-sources such as consumer products and certain off-road equipment. The ARB also established passenger vehicle fuel specifications, which became effective in March 1996. The internet address for CalEPA is www.calepa.cahwet.gov; the address for ARB is www.arb.ca.gov.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

Because Southern California has one of the worst air quality problems in the nation, the SCAQMD was created by the 1977 Lewis Air Quality Management Act, which merged four county air pollution control agencies into one regional district to better address the issue of improving air quality in Southern California. Under the act, renamed the Lewis-Presley Air Quality Management Act in 1988, the SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. Specifically, the SCAQMD is responsible for monitoring air quality and planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the district. Programs developed include air quality rules and regulations that regulate stationary source emissions, including area and point sources and certain mobile source emissions. The SCAQMD is also responsible for establishing permitting requirements for stationary sources and ensuring that new, modified, or relocated stationary sources do not create net emissions increases and, therefore, are consistent with the region's air quality goals. The SCAQMD enforces air quality rules and regulations

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through a variety of means, including inspections, educational or training programs, or fines, when necessary.

The SCAQMD has jurisdiction over an area of 10,743 square miles, referred to in this document as the district. This area includes all of Orange County, all of Los Angeles County except for the Antelope Valley, the nondesert portion of western San Bernardino County, and the western and Coachella Valley portions of Riverside County. The South Coast Air Basin (Basin) is a subregion of the district and covers an area of 6,745 square miles. The Basin includes all of Orange County and the nondesert portions of Los Angeles, Riverside, and San Bernardino counties. Figure 2-2 shows the jurisdictional boundaries of the district and the Basin.

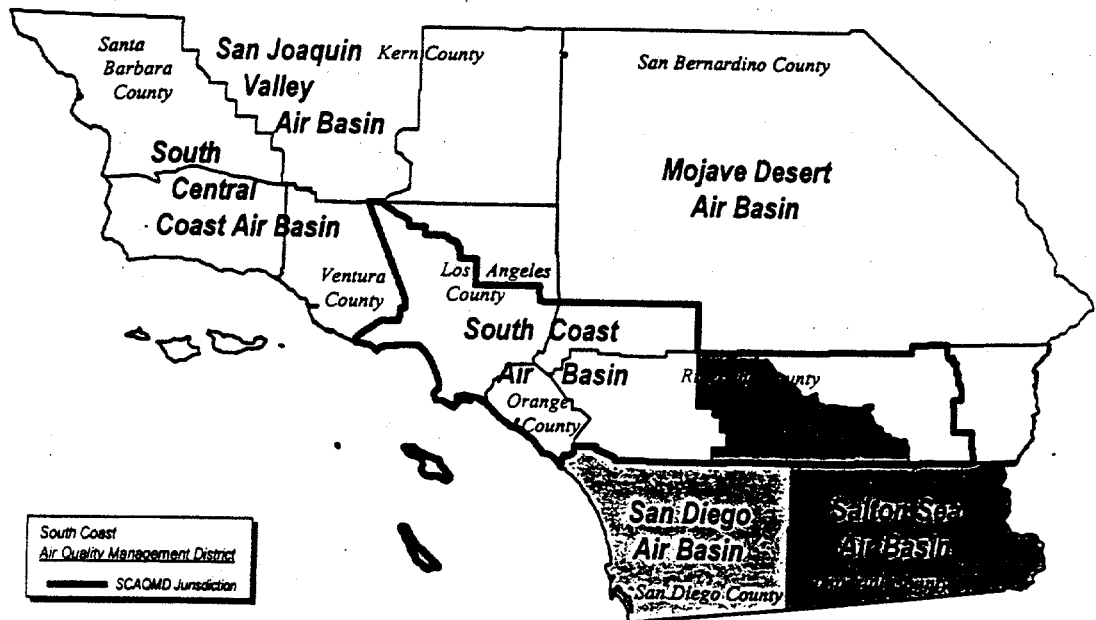


Figure 2-2
South Coast Air Quality Management District

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Both the district and the Basin are surrounded by mountains, which tend to restrict air flow and concentrate pollutants in the valleys or "basins" below. The Basin is almost entirely urban, and its pollution is typically related to dense population and associated area sources, heavy vehicular traffic, and industrial sources. In the Coachella Valley, pollution problems are associated primarily with ozone transport from the Basin and with particulate emissions from heavy construction, travel on paved and unpaved roads, and agriculture.

Organization of the SCAQMD

The SCAQMD is organized according to procedures established by the California Legislature and specified in the Lewis-Presley Air Quality Management Act (Figure 2-3). The SCAQMD is organized into three branches. The first branch is the 12-member Governing Board, which is the decision-making body of the SCAQMD that adopts rules, regulations, and plans, such as the air quality management plan (AQMP). The Governing Board is comprised of nine elected officials, one county supervisor from each of the four counties in the district and five members representing the cities of each county. Because of its size, Los Angeles County has both an eastern and western cities representative. The three remaining board members are appointed to the board by state elected officials: one is appointed by the governor, another is appointed by the Speaker of the Assembly, and the third is appointed by the state Senate Rules Committee.

Several special committees review and recommend actions to the Governing Board. For example, the Local Government and Small Business Assistance Advisory Group is made up of local government officials, small business representatives, and members of the general public. This committee, therefore, offers local governmental agencies the opportunity to comment directly on the SCAQMD's rule-making and planning processes.

The second branch of the SCAQMD is the hearing board, which is a quasi-judicial panel authorized to provide relief to regulated facilities from SCAQMD regulations. Relief from regulations can only occur under specific circumstances, such as emergencies, etc. State law requires that the hearing board be appointed by the Governing Board, but the hearing board acts independently of the Governing Board.

The third branch is management/staff, which is the bulk of the agency and reports to the SCAQMD Governing Board. This branch includes the divisions responsible for: developing rules and rule amendments; ensuring compliance with rules and regulations by regulated facilities; planning programs such as the AQMP, the California Environmental Quality Act (CEQA), intergovernmental review; public outreach; small business assistance; prosecuting cases of rule violations, etc. For additional information on the SCAQMD, the reader is referred to the SCAQMD's internet address at www.aqmd.gov.

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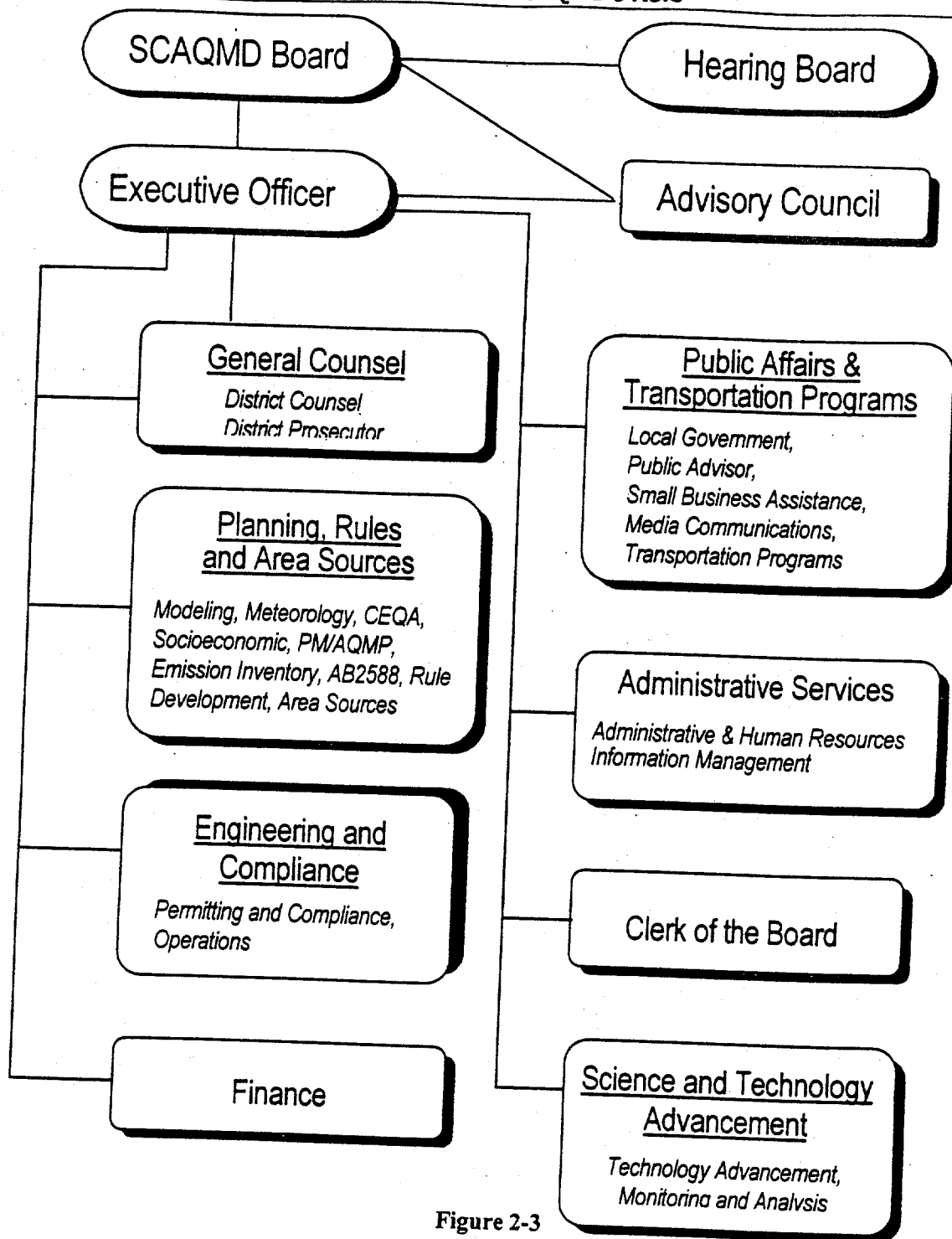


Figure 2-3
SCAQMD Organization

Role of SCAQMD in the CEQA Review Process

As a public agency, the SCAQMD takes an active part in the intergovernmental review process (IGR) under CEQA. Pursuant to CEQA, the SCAQMD may act as a lead agency, a responsible agency, or a commenting agency.

Lead Agency. A lead agency is the public agency with the principal responsibility for carrying out or approving a project subject to CEQA (CEQA Guidelines §15367). In general, a local government agency with jurisdiction over general land uses is the preferred public agency serving as lead agency [CEQA Guidelines §15051(b)(1)]. The lead agency is responsible for determining the appropriate environmental document as well as its preparation.

Both the Public Resources Code and the CEQA Guidelines set forth certain requirements for both lead and responsible agencies designed to ensure that the initial CEQA analysis is sufficient for all other responsible agencies to use in their permitting. CEQA Guidelines §15086 require lead agencies to consult with and solicit comments from responsible agencies for use in preparing their environmental documents.

The SCAQMD typically serves as lead agency for its own projects, such as its own rules and regulations. The SCAQMD's regulatory program (rules and amendments) was certified by the Secretary of the Resources agency pursuant to Public Resources Code §21080.5. Under this certified regulatory program, the SCAQMD prepares substitute EIRs or negative declarations (NDs) pursuant to CEQA Guidelines §15252. All CEQA documents prepared pursuant to the SCAQMD's certified regulatory program are called environmental assessments. In certain circumstances, the SCAQMD may also assume the lead agency role in preparing CEQA documents for projects requiring a permit from the SCAQMD if no CEQA document has been prepared. CEQA documents prepared for permit projects are subject to the standard CEQA requirements so an EIR, ND, or notice of exemption (NOE) is prepared.

Responsible Agency. A responsible agency is a public agency, other than the lead agency, that has responsibility for carrying out or approving a project (State Resources Code §21069 and CEQA Guidelines §15381). As noted above, lead agencies must contact responsible agencies to solicit input or comments on the scope of the environmental analysis or the environmental analysis itself.

The SCAQMD serves as a responsible agency for projects or portions of a project that require a SCAQMD permit, or where the SCAQMD has any other approval authority over the project. As a responsible agency, the SCAQMD is available to the lead agency and project proponent for early consultation on a project to apprise them of applicable rules and regulations, provide guidance on applicable air quality analysis methodologies or other air quality-related issues, etc. As a

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responsible agency, the SCAQMD may also submit comments to the lead agency through its intergovernmental review process on the adequacy of the air quality analysis prepared by the lead agency and may recommend mitigation measures.

All permits issued by the SCAQMD are considered to be discretionary approvals except for change of ownership permits. A large number of projects requiring permits from the SCAQMD are either exempt from CEQA (statutorily or categorically) or it can be seen with certainty that they will not generate significant adverse air quality impacts and, therefore, are not subject to CEQA analysis [CEQA Guidelines §15061(b)(3)]. Historically, the SCAQMD has found that, in general, the CEQA document prepared by the lead agency in most cases is sufficient to cover the SCAQMD's subsequent permit action.

Commenting Agency. Under CEQA, an agency that is neither a lead agency nor a responsible agency may be an agency with "jurisdiction by law" over a particular natural resource (CEQA Guidelines §15366). Health and Safety Code §40412 names the SCAQMD as the sole and exclusive local agency in the district with the responsibility for comprehensive air pollution control and the duty to represent the citizens of the district in influencing the decisions of other public and private agencies whose actions might have an adverse impact on air quality.

The SCAQMD has a program for reviewing and commenting on the air quality analyses in environmental documents submitted to the SCAQMD under CEQA Guidelines §§15086, 15087, and 15096. As such, the SCAQMD routinely reviews and may comment on the air quality analysis for projects through its intergovernmental review process but for which the agency has no discretionary permit authority and, therefore, is neither a lead or responsible agency. The SCAQMD's comments on the adequacy of the air quality analysis for a project are advisory to the lead agency, similar to those provided by other limited-purpose agencies, such as flood control districts. SCAQMD's comments are focused on identifying a project's impact on air quality and recommending potential mitigation measures for the lead agency's consideration. The SCAQMD can simultaneously serve as both a responsible and a commenting agency for a proposed project.

As a commenting agency, the SCAQMD will review the air quality analysis portions of a CEQA or NEPA document. In addition to the air quality section, other sections of the document that may contribute to air quality impacts include traffic, hazards, etc. At the conclusion of the SCAQMD's review, lead agencies may receive a letter identifying any deficiencies in the air quality analysis, ways of correcting the deficiencies, and may recommend additional feasible mitigation measures.

To determine whether an air quality analysis adequately assesses and mitigates a project's impact, the SCAQMD uses the criteria listed under the following four topics:

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- Air Quality Analysis
 - All emissions from construction and operation are quantified according to this Handbook or other reliable guidance sources.
 - The most current emission factors are used in calculations.
 - Assumptions used in calculating emissions are reasonable.
 - The appropriate environmental document was used to evaluate the project.
 - The cumulative impact analysis is performed.
 - The baseline information is included in the EIR.
 - A consistency analysis was performed, consistent with procedures in this Handbook.

- Sensitive Receptors
 - An impact screening assessment was performed when sensitive receptors are to be sited within one quarter-mile of a known source of toxic air pollutants.
 - The potential of an accidental release of an acutely hazardous material into the air has been analyzed.

- Mitigation Measures
 - Assumptions used in quantifying mitigation are reasonable.
 - Mitigation measures are enforceable.

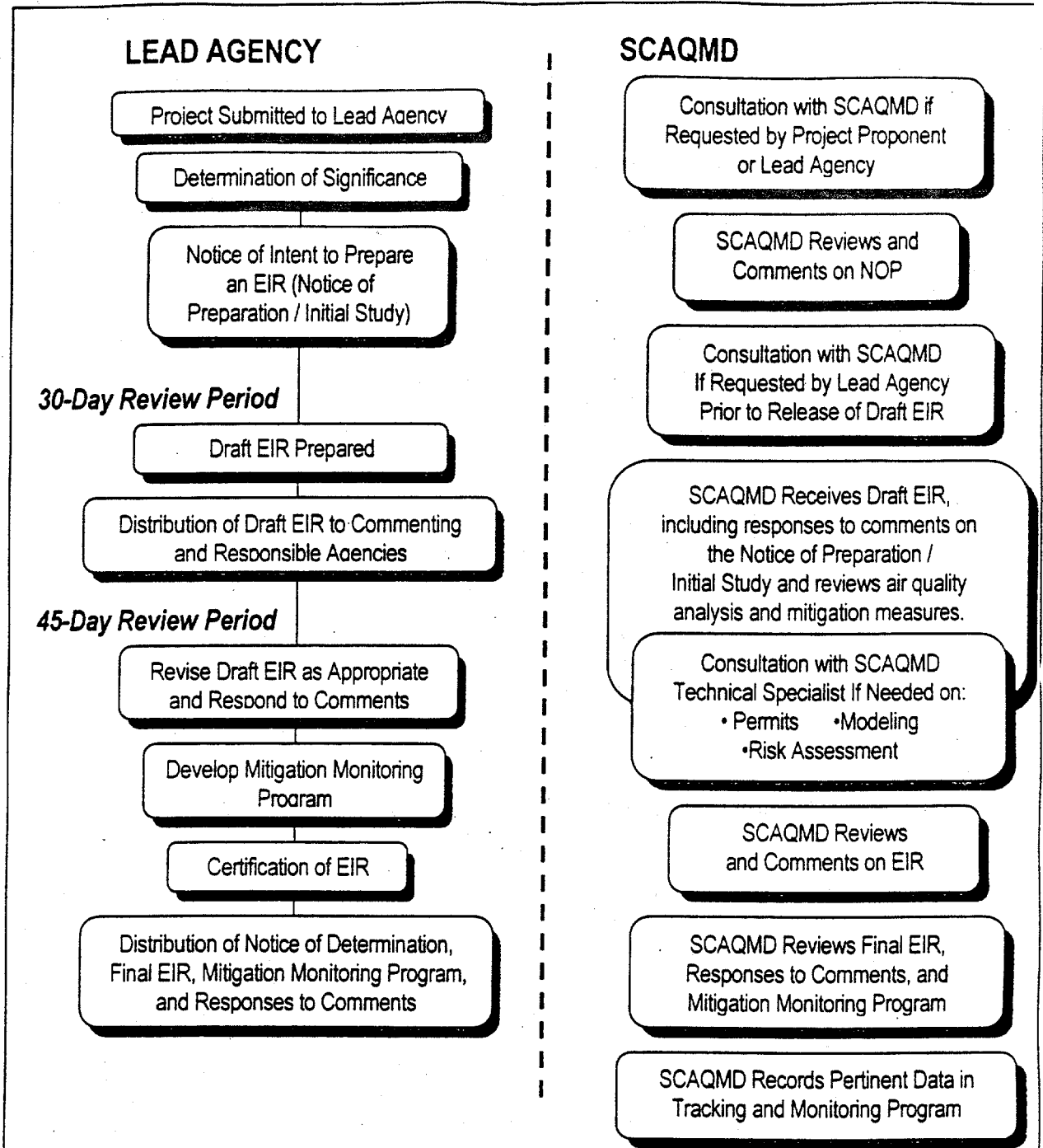
- Mitigation Monitoring
 - The lead agency commits to including standards for measuring whether or not air quality mitigation measures have been implemented.
 - The lead agency commits to remedial action if air quality mitigation is not implemented.

The flowchart shown in Figure 2-4 illustrates SCAQMD's involvement in the CEQA process.

LOCAL GOVERNMENTS

Local governments, which include both city and county agencies, have the ability to control or mitigate air pollution through their police powers and land use decision-making authority. Some cities have adopted air quality elements into their general plans, coordinating these elements with congestion management program requirements of state law. Local ordinances can also provide mechanisms for reducing air pollution. For example, local design standards such as requiring bicycle racks and bicycle paths may result in reducing motor vehicle trips. Further, through capital improvement programs, local governments can fund infrastructure that contributes to improved air quality, such as bus turnouts, energy-efficient street lights, and

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**Figure 2-4
SCAQMD Review of Environmental Documents**

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synchronized traffic signals. Local governments can also take administrative actions that reduce air pollution, such as creating a telecommunication program to enable local government employees to work at home.

Through CEQA review, local governments must assess air quality impacts of projects they undertake or that occur in their areas of jurisdiction and monitor mitigation of potentially significant air quality impacts. In conjunction with analyzing emissions from projects during the CEQA process, local governments can assist the SCAQMD with monitoring region emissions through air quality reports to the SCAQMD on the disposition of all projects with significant adverse air quality impacts. Local governments achieve this by transmitting the final CEQA documents and associated mitigation monitoring programs. In addition, although not required, it is recommended that the lead agency submit a reporting form (Figure 2-5) to the SCAQMD.

The SCAQMD will use the information on the reporting form relating to unmitigated and mitigated emissions to monitor local government efforts in implementing the AQMP or mitigation measures required by the lead agency to reduce air quality impacts. The report submitted to the SCAQMD by the lead agency should be made within 60 days of approval of the project by the lead agency and should include the following:

- final certified EIR or mitigated negative declaration (MND),
- mitigation monitoring program, and
- completed project disposition reporting form.

The project disposition reporting form is divided into three sections. Section I requests information on the lead agency, project location, and State Clearinghouse and SCAQMD project identification numbers (the SCAQMD assigns identification numbers only to those projects that it has reviewed and commented upon). It is imperative that information on the estimated year of construction and buildout be included on the reporting form.

Section II requests specific information regarding the type and size of the project. The SCAQMD needs a definitive description of the project to quantitatively determine the emission reduction benefits of the CEQA program. Planners should provide the number of units or square feet of facilities whenever possible and should use acres as the unit of measure only when estimates of square footage are not available.

In Section III, analysts should identify the emissions produced by the project before mitigation (unmitigated emissions), the emission reductions from mitigation (mitigated emissions), and the emissions that the project will produce with mitigation being applied (net emissions). If the EIR

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SCAQMD Reporting Form for EIRs and Mitigated Negative Declarations

This form should be filled out and mailed to SCAQMD for each regionally significant project approved by the lead agency whether or not SCAQMD has formally commented on the draft environmental document. Please attach this form to a copy of the final certified EIR or MND, and the mitigation monitoring program, and send to:

CEQA Contractor
 SCAQMD
 Office of Planning & Policy
 21865 E. Copley Drive
 P.O. Box 4939
 Diamond Bar, CA 91765

Section I Basic Information

Lead Agency: _____ Address: _____
 Contact Person: _____ Phone: _____
 Name of Project: _____ Address: _____
 State Clearinghouse Number: _____ SCAQMD Number: _____
 Estimated Date of Construction: _____ Estimated Date of Buildout: _____
 Is SCAQMD the responsible agency for the project? _____

Section II Project Description:

Type of Land Use	Use	Units/Acres/Square Feet
Residential		
Commercial		
Industrial		
Public		
Transportation		
Specific Plan		

General Plan Amendment: _____
 Ordinance: _____
 Other (Please Specify): _____

**Figure 2-5
 Reporting Form**

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SCAQMD Reporting Form, Continued

Section III Project Emissions

Pollutant	Total Construction Emissions			Total Operational Emissions		
	Total Unmitigated Emissions	Mitigated Emissions	Net Emissions	Total Unmitigated Emissions	Mitigated Emissions	Net Emissions
VOC						
NOx						
CO						
SOx						
PM10						
Toxics						

**Figure 2-5 (continued)
Reporting Form**

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or MND was prepared in accordance with this Handbook, these emission estimates should be readily available.

The completed reporting form, along with the final certified EIR or MND, mitigation monitoring program, and response to SCAQMD comments should be sent to:

CEQA IGR Coordinator
South Coast Air Quality Management District
21865 East Copley Drive
P.O. Box 4939
Diamond Bar, CA 91765-0939

If you have any questions about reporting or completing the reporting form, contact the CEQA coordinator at 909/396-3232.

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