

APPENDIX 1-9

**Letter from San Joaquin Valley Air Pollution Control District
to City of Porterville Planning Department,
regarding Air Impact Assessment Application Approval,
dated January 23, 2012.**



JAN 23 2012

RECEIVED

JAN 24 2012

Planning Department
City Of Porterville
291 N. Main Street
Porterville, CA 93257

**Community Development
Department**

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20110220
Land Use Agency: City of Porterville
Land Use Agency ID Number: SITE PLAN REVIEW

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the following project: Marketplace Walmart Project, located at Springville Ave, Porterville, California. Pursuant to District Rule 9510, Section 8.4, the District is providing the City Of Porterville with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- A summary of project emissions and emission reductions
- A summary of the off-site mitigation fees
- A copy of the Air Impact Assessment application
- An approved Monitoring and Reporting Schedule

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the City Of Porterville. No provision of District Rule 9510 requires action on the part of the City Of Porterville, 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.

Seyed Sadredin
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

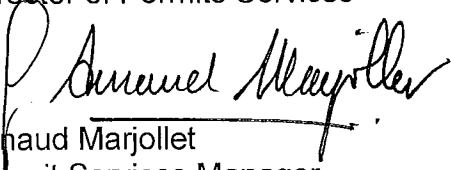
Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

Page 2

If you have any questions, please contact Mr. Mark Montelongo at (559) 230-5905.

Sincerely,

David Warner
Director of Permits Services

A handwritten signature in black ink, appearing to read "Arnaud Marjollet". The signature is written in a cursive style and is positioned over a horizontal line.

Arnaud Marjollet
Permit Services Manager

AQS: mm

Enclosures

Off-site Emissions Estimator Worksheet

Applicant/Business Name:	Walmart Stores, Inc.
Project Name:	Riverwalk Marketplace Walmart Project
Project Location:	Springville Avenue - Porterville, CA
District Project ID No.:	20110220

Project Construction Emissions									
		NOx				PM10			
Phase	Construction Start Date	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)
1	1/1/2014	2.6600	2.6600	0.0000	0.5320	0.1600	0.1600	0.0000	0.0720
2				0.0000	0.0000			0.0000	0.0000
3				0.0000	0.0000			0.0000	0.0000
4				0.0000	0.0000			0.0000	0.0000
5				0.0000	0.0000			0.0000	0.0000
6				0.0000	0.0000			0.0000	0.0000
7				0.0000	0.0000			0.0000	0.0000
8				0.0000	0.0000			0.0000	0.0000
9				0.0000	0.0000			0.0000	0.0000
10				0.0000	0.0000			0.0000	0.0000
Total		2.6600	2.6600	0.0000	0.5320	0.1600	0.1600	0.0000	0.0720

Total Achieved On-Site Reductions (tons)		
Phase	NOx	PM10
1	0.0000	0.0000
2	29.6250	15.7500
3	0.0000	0.0000
4	0.0000	0.0000
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
Total	29.6250	15.7500

Project Operations Emissions (Area + Mobile)									
		NOx				PM10			
Phase	Operation Start Date	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)
1				0.0000	0.0000			0.0000	0.0000
2	1/1/2015	11.8500	7.9000	29.6250	0.0000	6.6900	5.1150	15.7500	17.7000
3				0.0000	0.0000			0.0000	0.0000
4				0.0000	0.0000			0.0000	0.0000
5				0.0000	0.0000			0.0000	0.0000
6				0.0000	0.0000			0.0000	0.0000
7				0.0000	0.0000			0.0000	0.0000
8				0.0000	0.0000			0.0000	0.0000
9				0.0000	0.0000			0.0000	0.0000
10				0.0000	0.0000			0.0000	0.0000
Total		11.8500	7.9000	29.6250	0.0000	6.6900	5.1150	15.7500	17.7000

Total Required Off-Site Reductions (tons)		
Phase	NOx	PM10
1	0.5320	0.0720
2	0.0000	17.7000
3	0.0000	0.0000
4	0.0000	0.0000
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
Total	0.5320	17.7720

Note: TPY = Tons Per Year

Fee Estimator Worksheet

1/18/2012

Applicant/Business Name:	Walmart Stores, Inc.
Project Name:	Riverwalk Marketplace Walmart Project
Project Location:	Springville Avenue - Porterville, CA
District Project ID No.:	20110220

Scheduled Payment Date per Phase	Start Date per Phase	Phase	Pollutant	Required Reductions (tons)	Project Reductions (tons)
12/31/2013	1/1/2014	1	NOx	0.5320	0.5320
			PM10	0.0720	0.0720
12/31/2014	1/1/2015	2	NOx	0.0000	0.0000
			PM10	17.7000	17.7000
		3	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
		4	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
		5	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
		6	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
		7	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
		8	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
		9	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
		10	NOx	0.0000	0.0000
			PM10	0.0000	0.0000
TOTAL (tons)			NOx	0.5320	0.5320
			PM10	17.7720	17.7720

NO FDS	FEE DEFERRAL SCHEDULE (FDS) BY PAYMENT YEAR							
	2011	2012	2013	2014	2015	2016	2017	2018
0.5320			0.5320					
0.0720			0.0720					
0.0000				0.0000				
17.7000				17.7000				
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.0000								
0.5320	0.0000	0.0000	0.5320	0.0000	0.0000	0.0000	0.0000	0.0000
17.7720	0.0000	0.0000	0.0720	17.7000	0.0000	0.0000	0.0000	0.0000

Rule 9510 Fee Schedule (\$/ton)		
Year	NOx	PM10
2011 and beyond	\$9,350	\$9,011

Offsite Fee by Pollutant by Year (\$)	NOx	\$4,974
	PM10	\$160,142
Administrative Fee by Year (\$)		\$6,604.64
Offsite Mitigation Fee by Year (\$)		\$171,720.64
Total Project Offsite Fee (\$)		\$171,720.64

\$0	\$0	\$4,974	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$648	\$159,494	\$0	\$0	\$0	\$0
\$0.00	\$0.00	\$224.88	\$6,379.76	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$5,846.88	\$165,873.76	\$0.00	\$0.00	\$0.00	\$0.00
\$171,720.64							

Summary		Without Fee Deferral Schedule (A)	With Fee Deferral Schedule (B)	Amount Saved Through One-Time Payment (B-A)	Total Amount Saved Through On-Site Mitigation Measures	
Total Offsite Mitigation Fee by Pollutant (\$)	NOx	\$4,974	\$4,974	\$0	NOx	\$276,994
	PM10	\$160,142	\$160,142	\$0	PM10	\$141,923
Total Administrative Fee (\$)		\$6,604.64	\$6,604.64	\$0.00	Total Savings (\$)	\$418,917
Total (\$)		\$171,720.64	\$171,720.64	\$0.00		

(A) If you have chosen a **ONE-TIME** payment for the project, then the total amount due for ALL PHASES combined is: \$171,720.64
 (B) If you have chosen a **DEFERRED** payment schedule for the project, then according to the above Fee Deferral Schedule, the total amount due for ALL PHASES combined is: \$171,720.64

Note: If the District did not receive a request for a Fee Deferral Schedule, an invoice is issued according to the **one-time** payment option.

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

Project Name:	MARKETPLACE WALMART PROJECT
Applicant Name:	WAL-MART STORES, INC
Project Location:	SPRINGVILLE AVE SOUTHWEST CORNER OF INDIANA STREET AND SPRINGVILLE DRIVE APN(s): 260-06-012, 260-06-014, 260-05-004, 260-06-006
Project Description:	LAND USE: Commercial/Retail - 202854 Square Feet - Regional Shopping Center Commercial/Retail - 202854 Square Feet - Regional Shopping Center ACREAGE: 25.12
ISR Project ID Number:	C-20110220
Applicant ID Number:	C-300925
Permitting Public Agency:	CITY OF PORTERVILLE
Public Agency Permit No.	SITE PLAN REVIEW

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
CITY OF PORTERVILLE	Energy Efficiency	6.9% above Title 24	Project Design Feature
CITY OF PORTERVILLE	Electrical Outlets	3% Landscape Equipment electrically powered	Assumed State Wide Average.
CITY OF PORTERVILLE	Preferential parking Spaces	Selected	EIR Mitigation Measure
CITY OF PORTERVILLE	Shower/Locker Facilities	Selected	EIR Mitigation Measure
CITY OF PORTERVILLE	Local Serving Retail	Selected	Existing & Planned.
CITY OF PORTERVILLE	Streets Design	258 - Nodes/square mile	Existing Street Pattern
CITY OF PORTERVILLE	Sidewalk Coverage	100% sidewalks on both sides 0% sidewalks on one side	Municipal Code
CITY OF PORTERVILLE	Bicycle Storage	Selected	Site Plan Review
CITY OF PORTERVILLE	Bicycle Lanes	100% Arterials or Collectors with Bike Lanes	Approved Bicycle Plan
CITY OF PORTERVILLE	Jobs to Housing Ratio	1,466 - Jobs 1,557 - DU	Approved Land Use Plan
CITY OF PORTERVILLE	Bus Service	24 - Daily Weekday Busses within 1/4 mile of the site boundaries	Existing Bus Route

Number of Non-District Enforced Measures: 11

District Enforced Emission Reduction Measures

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

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
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
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

Number of District Enforced Measures: 2

COPY



San Joaquin Valley Air Pollution Control District Indirect Source Review (ISR) - Air Impact Assessment (AIA) Non-Residential Project Application Form

DEC 05 2011



A. Applicant Information			Permits Srvc SJVAPCD	
Applicant/Business Name: Walmart Stores, Inc.				
Mailing Address: 2001 SE 10th St.		City: Bentonville	State: AR	Zip: 72716-0550
Contact: Rebekah Rodriguez		Title: Sr. Design Manager		
Phone: 479.204.0700	Fax: 479.273.8380	Email: rebekah.rodriguez@wal-mart.com		
B. Agent Information (if applicable)				
Agent/Business Name: Michael Brandman Associates				
Mailing Address: 7440 N. Palm Avenue, Suite 101		City: Fresno	State: CA	Zip: 93711
Contact: David M. Mitchell		Title: Air Quality Services Manager		
Phone: 559.497.0310	Fax: 559.497.0319	Email: dmitchell@brandman.com		
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.				
C. Project Information				
Project Name: Riverwalk Marketplace Walmart Project		Tract Number(s) (if known):		
Project Location	Street: Springville Avenue	City: Porterville	Zip: 93257	
Cross Streets: southeast corner of Indiana Street and Springville Drive			County: Tulare	
Permitting Agency Name: City of Porterville				
Mailing Address: 291 N. Main Street		City: Porterville	State: CA	Zip: 93257
Permit Type and Number (if known): Site Plan Review				
D. Project Description				
Please briefly describe project (e.g.: 12,000 square foot supermarket and 10,000 square foot of office space): 161,602 square foot Walmart store including outdoor garden center, and 41,252 square feet of commercial/ retail development on 3 pads and one outlot (6,781 sf restaurant, 34,471 sf restaurant/ retail in 3 buildings).				
Please check the box next to each applicable land use below:				
<input checked="" type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Recreational	<input type="checkbox"/> Government		
<input type="checkbox"/> Office	<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Medical		
<input type="checkbox"/> Educational	<input type="checkbox"/> Heavy Industrial	<input type="checkbox"/> Other		
E. Notice of Violation				
Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?				
<input type="checkbox"/> Yes, NOV # _____		<input checked="" type="checkbox"/> No		
FOR APCD USE ONLY		Date Stamp		
Filing Fee Received: 700.00		Check #: 1799		
Date Paid: 12/05/11		Project #: 20110220		
Applicant #: 300925				

F. Parcel and Land Owner Information			
	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	260-06-012	12.26	Walmart Stores, Inc.
2.	260-06-014	5.44	Walmart Stores, Inc.
3.	260-05-004/260-06-006	5.51/1.91	Walmart Stores, Inc.
Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org .			
G. Project Development and Operation			
Please note that development timelines provided within this section should reflect actual work time, and should not account for possible project delays.			
Will the project require demolition of existing structures? <input checked="" type="checkbox"/> Yes, complete G-1 <input type="checkbox"/> No, complete G-2			
G-1. Demolition			
Total volume of the building(s) being demolished (in cubic feet):			
Demolition Start Date (Month/Year): None Required		Length of Demolition (Months):	
G-2. Timing			
Will the project be developed in multiple phases? <input type="checkbox"/> Yes, complete G-3 <input checked="" type="checkbox"/> No, complete G-6 only			
G-3. Multiple Phase Development			
How many total acres will be site graded for this project? See G-6			
Will site grading be completed for the entire project before beginning any building construction? <input checked="" type="checkbox"/> Yes, complete G-4 only <input type="checkbox"/> No, complete G-5 only			
G-4. Preliminary Site Development and Phased Building Construction			
Site Grading Start Date (Month/Year): January 2014		Length of Site Grading (Months): 1.1	
Phase			
1	Building Const. Start Date (Month/Year): 01/2014		Length of Building Construction (Months): 1.1
	Gross Acres: 21.78		Square Footage: NA
	First Date of Occupation (Month/Year): NA		
2	Building Const. Start Date (Month/Year): 02/2014		Length of Building Construction (Months): 10
	Gross Acres: 16.69		Square Footage: 161,602
	First Date of Occupation (Month/Year): 01/15		
3	Building Const. Start Date (Month/Year): 06/14		Length of Building Construction (Months): 5
	Gross Acres: 5.09		Square Footage:
	First Date of Occupation (Month/Year): 01/15		
4	Building Const. Start Date (Month/Year):		Length of Building Construction (Months):
	Gross Acres:		Square Footage:
	First Date of Occupation (Month/Year):		
Additional sheets for phasing information can be found on the District's website at www.valleyair.org .			

G-5. Phased Site Development and Building Construction

Phase		
1	Site Grading Start Date (Month/Year):	Length of Construction (Months):
	Gross Acres:	Square Footage:
	First Date of Occupation (Month/Year):	
2	Site Grading Start Date (Month/Year):	Length of Construction (Months):
	Gross Acres:	Square Footage:
	First Date of Occupation (Month/Year):	
3	Site Grading Start Date (Month/Year):	Length of Construction (Months):
	Gross Acres:	Square Footage:
	First Date of Occupation (Month/Year):	
4	Site Grading Start Date (Month/Year):	Length of Construction (Months):
	Gross Acres:	Square Footage:
	First Date of Occupation (Month/Year):	

Additional sheets for phasing information can be found on the District's website at www.valleyair.org.

G-6. Single Phase Development

Site Grading Start Date (Month/Year): 01/2014	Length of Construction (Months): 12
Gross Acres: 21.8	Square Footage: 202,854
First Date of Occupation (Month/Year): 01/2015	

H. On-Site Air Pollution Reductions (Mitigations)

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 measures within that category. If a category is not applicable to the project, check "No", and please provide a brief explanation as to why not, and do not fill out the corresponding page(s) for that category.

1. Construction Fleet (Will you be using a construction fleet that will achieve the emission reductions required by District Rule 9510?)

Yes, applicable to project, *please complete this section on page 5*

No, not applicable to project, *brief explanation: Construction fleet is undetermined*
2. Building Design (e.g. increased energy efficiency, electrical outlets, parking space reduction, etc.)

Yes, applicable to project, *please complete this section on pages 5 and 6*

No, not applicable to project, *brief explanation:*
3. Demographics (e.g. presence of local serving retail, jobs to housing ratio, affordable housing, etc.)

Yes, applicable to project, *please complete this section on pages 6 and 7*

No, not applicable to project, *brief explanation:*
4. Transportation / Transit (e.g. bus service, shuttle service, transit passes, public transportation, etc.)

Yes, applicable to project, *please complete this section on pages 7 and 8*

No, not applicable to project, *brief explanation:*
5. Bicycle / Pedestrian Design (e.g. bicycle lanes, sidewalks, intersection density, bicycle parking, etc.)

Yes, applicable to project, *please complete this section on pages 9 and 10*

No, not applicable to project, *brief explanation:*

6. Operational (e.g. parking charges, alternative work schedules, telecommuting, carpooling, etc.)

Yes, applicable to project, *please complete this section on pages 10 through 14*

No, not applicable to project, *brief explanation:*

I. 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.

J. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation) 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.

K. 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.

L. Required Attachments

I am enclosing the following required documents:

Monitoring & Reporting Schedule, *if applicable*

Tract Map or Project Design Map

Vicinity Map

Letter from Applicant granting Agent authorization (if necessary)

Application Filing Fee \$700.00

M. 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 measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these measures. If a committed 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): David M. Mitchell

Title: Air Quality Services Manager,
Michael Brandman Associates

Signature:

David M. Mitchell

Date: November 30, 2011