

Exhibit I



March 18, 2024

Planning Department
City Of Fresno
2600 Fresno St., 3rd Floor
Fresno, CA 93721-3604

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20240019
Land Use Agency: City Of Fresno
Land Use Agency ID Number: P23-03606

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Truck Maintenance Shop project, located at 121 W North Ave. in Fresno, California. The Project consists of 3,300 square foot truck maintenance shop. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 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 City Of Fresno. No provision of District Rule 9510 requires action on the part of the City Of Fresno, 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

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If you have any questions, please contact Mr. Eric S McLaughlin by telephone at (559) 230-5808 or by email at eric.mclaughlin@valleyair.org.

Sincerely,

Tom Jordan
Director of Policy and Governmental Affairs

A handwritten signature in blue ink, appearing to read 'Tom Jordan', with a stylized flourish at the end.

For: Mark Montelongo
Program Manager

Enclosures

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

Project Name:	TRUCK MAINTENANCE SHOP
Applicant Name:	MANDEEP KAUSHAL
Project Location:	121 W NORTH AVE. S ELM AVE APN: 329-020-33
Project Description:	LAND USE: Light Industrial - 3300 Square Feet - Other Light Industrial - 3300 Square Feet - Other Light Industrial - 3300 Square Feet - Other ACREAGE: 2.22
ISR Project ID Number:	C-20240019
Applicant ID Number:	C-303902
Permitting Public Agency:	CITY OF FRESNO
Public Agency Permit No:	P23-03606

Existing Emission Reduction Measures

There are no Existing Measures for this project

Non-District Enforced Emission Reduction Measures

There are no Non-District Enforced Measures for this project

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation
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.
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.
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.

Number of District Enforced Measures: 3

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

A. Applicant Information			
Applicant/Business Name: Mandeep Kaushal			
Mailing Address: 121 W North Ave.	City: Fresno	State: CA	Zip: 93706
Contact: Deep Kaushal	Title: Owner		
Is the Applicant a licensed state contractor? ☒ No ☐ Yes, please provide State License number:			
Phone: 559-495-8803	Email: deepkaushal84@gmail.com		

B. Agent Information (if applicable)			
Agent/Business Name: CVEAS, INC.			
Mailing Address: 2511 Logan St.	City: Selma	State: CA	Zip: 93662
Contact: Brenda Ramirez	Title: Agent		
Phone: 559-891-8811	Email: bramirez@cveas.com		

C. Project Information			
Project Name: Truck Maintenance Shop			
Project Location	Street: 121 W North Ave.	City: Fresno	Zip: 93706
Cross Streets:		County: Fresno	
Permitting Agency: City of Fresno	Planner: Brittany Martin	Contact Number: 559-621-8059	
Permit Type and Number (if known): P23-03606			
Subject to Project-Level Discretionary Approval? ☐ Yes ☒ No		Last Project-Level Discretionary Approval Date: TBD	
		Last Project-Level Ministerial Approval Date:	

D. Project Description			
Please briefly describe the project (e.g.: 300 multi-family residential units apartments or 6 miles road widening): Proposed 100'x33x metal building for truck maintenance.			
For Residential/Non-Residential/Mixed-Use please check the box next to each applicable land use below:			
☒ Commercial / Retail	☐ Educational	☐ Office	☐ Warehouse
☐ Residential	☐ Government	☐ Industrial	☐ Distribution Center
☐ Recreational (e.g. park)	☐ Medical	☐ Manufacturing	☐ Other: _____
For Transportation/Transit please check the box next to each applicable land use below:			
☐ New Road Construction	☐ Expansion to an Existing Road	☐ Bridge / Overpass	☐ Interchange or Intersection Improvements
Select land use setting: ☒ Urban ☐ Rural			

E. Notice of Violation	
Is this application being submitted as a result of receiving a Notice of Violation (NOV)? ☒ No ☐ Yes, NOV #:	

FOR DISTRICT USE ONLY			
Filing Fee Received: _____ Date Paid: _____ Applicant #: C-303902	Check #: _____ Project #: C-20240019	Date Stamp: Finance	Date Stamp: Permit Received 1/22/2024 SJVAPCD Permit Services

F. Voluntary Emission Reduction Agreement (VERA)

Is this project part of a larger project for which there is a VERA with the District? ☒ No ☐ Yes, VERA #:

G. Optional Section

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

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	329-020-33	2.22	Mandeep Kaushal
2.			
3.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org/ISR.

I. Project Development and Operation

Will the project require demolition of existing structures? ☐ Yes, complete J
☒ No, complete K

J. 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:

K. Timing

Expected number of work days per week during construction? ☐ 5 days ☒ 6 days ☐ 7 days

For **Transportation/Transit** projects, please complete L-1

For **Residential/Non-Residential/Mixed-Use** projects, will it be developed in multiple phases? ☒ No, complete L-2
☐ Yes, complete L-3

L-1. Transportation / Transit Development and Timing Details

Please note that development timelines provided within this section should reflect actual work time, and should not account for possible project delays.

Start of Construction (Month/Year):	End of Construction (Month/Year):
Number of actual construction days:	
Length of road being constructed: miles	Width of road being constructed: feet
Predominant Soil Type (choose one): ☐ Sand Gravel ☐ Weathered Rock – Earth ☐ Blasted Rock	
Amount of soil imported: cubic yards	Amount of soil exported: cubic yards
Amount of asphalt imported: cubic yards	Amount of asphalt exported: cubic yards
Total area to be disturbed: acres	Maximum area disturbed per day: acres
Average truck capacity: cubic yards	Will water trucks be used? ☐ Yes ☐ No

L-2. Single Phase Development

Start of Construction (Month/Year): August 2024	Gross Acres: 2.22
End of Construction (Month/Year): March 2025	Net Acres (area devoted to buildings/structures): 5,894
First Date of Occupation (Month/Year): April 2025	Paved Parking Area (# of Spaces): 3 standard/2 ADA/33 truck parking
Building Square Footage: 3,300	Number of Dwelling Units: 1 existing

L-3. Phased Site Development and Building Construction

In addition to the information below you can submit phase specific activity timeline found on District's website at www.valleyair.org/ISR.

1	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:
2	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:

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/ISR.

M. On-Site Emission Reduction Measures (Mitigation Measures)

Listed below are categories of possible mitigation measures for applicants to implement that will reduce a project's impact on air quality. Check "Yes" next to any measure that will be utilized for this project, and please complete the corresponding page in this form to identify specifics related to that measure. If a category is not applicable to the project, check "No" and provide justification for not selecting the measure. Also, the applicant is encouraged to provide any mitigation measures including supporting documentation that are not listed on this application form for District consideration. For reference, see www.valleyair.org/ISR for potential additional mitigation measures.

Clean Construction Fleet Mitigation Measure below can be selected for all development types

1. Clean Construction Fleet (Note: Making a commitment to using less polluting construction equipment)

☐ Yes, please complete mitigation measure 1 below

☒ No, please provide justification why not selected: Construction company not determined yet.

Operational Mitigation Measure below can be selected for all development types, except for transportation and transit projects

2. Clean On-Road Trucks (e.g. Heavy Duty Trucks, Medium Duty Trucks, and Light Duty Trucks)

Note: Operational fleet will use zero and/or near-zero emissions for all or part of its activities.

☐ Yes, please complete applicable mitigation measure 2a through 2c below

☒ No, please provide justification why not selected: Construction company not determined yet.

3. On-Site Zero Emission Off-Road Vehicles and Equipment (e.g. electric forklifts and electric yard trucks)

☐ Yes, please complete applicable mitigation measure 3 below

☒ No, please provide justification why not selected: No equipment to be used on-site.

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

☐ Yes, please complete applicable mitigation measure 4 below

☒ No, please provide justification why not selected: Not proposed and not required.

5. Electric Vehicle (EV) Chargers (e.g. incorporate onsite EV charging infrastructure)

☐ Yes, please complete applicable mitigation measure 5 below

☒ No, please provide justification why not selected: Only regular parking is to be provided.

6. Clean Lawn and Garden Equipment (e.g. electric mowers, electric leaf blowers, electric trimmers, etc.)

☒ Yes, please complete applicable mitigation measure 6 below

☐ No, please provide justification why not selected:

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

☐ Yes, please complete applicable mitigation measures 7a through 7f below

☒ No, please provide justification why not selected: The project only consists of a metal building.

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

☐ Yes, please complete applicable mitigation measures 8a through 8c below

☒ No, please provide justification why not selected: The project only consists of a metal building.

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

☐ Yes, please complete applicable mitigation measure 9a through 9e below

☒ No, please provide justification why not selected: Parking is provided on-site.

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

☐ Yes, please complete applicable mitigation measures 10a through 10f below

☒ No, please provide justification why not selected: We will only have 4 employees.

11. Hearth (e.g. woodstoves or fireplaces)

☐ Yes, please complete mitigation measure 11 below

☒ No, please provide justification why not selected: Not proposed.

12. Exceed Title 24 (e.g. exceed California Title 24 required energy efficiency for building(s) associated with the project)

☐ Yes, please complete applicable mitigation measures 12 below

☒ No, please provide justification why not selected: Small building, not exceeding Title 24.

N. 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.

O. 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/ISR.

P. 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/ISR.

Q. Attachments

Required:

- ☒ Tract Map or Project Design Map
- ☒ Vicinity Map
- ☒ Application Filing Fee
\$841.00 for mixed use / non-residential / transportation / transit 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

R. 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): Mandeep Kaushal

Title: Owner

Signature: 

Date: 1/19/24