

Residential and commercial land development projects in the Eastern Sierra have the potential to cause air pollution during their construction and operation.

The Great Basin Unified Air Pollution Control District requires land development and construction projects to obtain what are known as *secondary source permits*. These permits contain conditions to ensure that air pollution associated with land development projects and construction activities are minimized.

This brochure describes secondary source permit requirements for commercial and residential development projects.



### Violations

Failure to secure a secondary source permit prior to start of construction activity is subject to a Notice of Violation and possible fines of between \$500 and \$1,000 per day. Under certain circumstances, fines of up to \$10,000 per day can be levied.

### For More Information

For more information, including a copy of permit application forms, the secondary source rule and latest fee schedule, please contact the District by telephone at (760) 872-8211 or by e-mail at [wendy@gbuapcd.org](mailto:wendy@gbuapcd.org).

This information can also be accessed on the internet at [www.gbuapcd.org](http://www.gbuapcd.org).



## **Great Basin Unified Air Pollution Control District**

**157 Short Street  
Bishop, California 93514**

**Phone: 760-872-8211**

**Fax: 760-872-6109**

**E-mail: [wendy@gbuapcd.org](mailto:wendy@gbuapcd.org)**

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## **Great Basin Unified Air Pollution Control District**

# **Air Pollution Permits for Commercial and Residential Development Projects**



**Secondary Source  
Permit Requirements**

## Secondary Source Permits

In order to ensure that land-development and construction projects in the Eastern Sierra minimize their impact on air quality, the Great Basin Unified Air Pollution Control District (District) requires air pollution permits for most commercial and residential land-development projects in Alpine, Inyo and Mono counties, the Town of Mammoth Lakes, and the City of Bishop.



These permits are known as *secondary source permits*. A secondary source of air pollution is defined as “any structure, building, facility, equipment, installation or operation (or aggregation thereof) which is located on one or more bordering properties within the District and which is owned, operated or under shared entitlement to use by the same person.” (Rule 216-A.F.1.) District rules state:

*A person shall not initiate, modify, construct or operate any secondary source which will cause the emission of any manmade air pollutant for which there is a state or national ambient air quality standard without first obtaining a permit from the Air Pollution Control Officer. (Rule 216-A.A.1.)*

### **Which projects need a permit?**

An air quality permit is required for every qualifying commercial or residential development project under common ownership on a single property or contiguous properties. For multi-phase projects, separate secondary source permits are required for each phase.

Commercial Developments: All commercial buildings, including buildings constructed by or for government agencies, are required to obtain a secondary source permit. Permit fees for commercial developments are charged a one-time fee based on the total square footage of the building(s) and the number of parking spaces in the parking lot and/or parking structure. A secondary source consisting of only a parking structure is not charged on a square footage basis, only on the number of parking spaces. Parking spaces solely associated with trip-reducing “Park and Ride” facilities are not charged any parking space fees, but they are required to be permitted.

Housing Developments: Housing developments with four or less units are exempt from secondary source permit requirements. Permit fees for developments of five or more units are charged a one-time fee based on the total number of family spaces or dwelling units in the development. Housing developments are not charged for parking associated with the dwelling units.

### **When must a permit be obtained?**

A secondary source permit is required prior to the start of any activities that could cause the emission of air pollution. The District requires land-development projects to obtain a permit prior to the start of any land-disturbing activities. A secondary source permit must be obtained before the land-use agency issues a grading permit (if required) or a building permit, whichever comes first. The District encourages developers to file permit applications early in the development process, as construction cannot start until a secondary source permit is issued. Permit application forms can be obtained by contacting the District office or by downloading the forms from the District website. Permits are valid for two years from the date the permit is issued.

### **Is a permit needed for construction at an existing facility?**

Secondary source permits are required for new construction or modifications at existing facilities that involve earthmoving, demolition or other activities that may produce dust or other air pollutants.

### **What is required after a permit is issued?**

Secondary source permits contain conditions to ensure that all projects comply with District regulations, the California Environmental Quality Act (CEQA), and any air quality requirements imposed by local land-development regulatory agencies (cities and counties). Typical conditions may include requirements to control dust during construction, permanent dust controls on exposed surfaces in the development, and a limit on the number or type of wood-burning heaters.



### Permit Fees

Secondary source permit fees offset the costs incurred by the District to review a proposed project's air quality impacts, develop control measures to minimize air pollution caused by the project, and ensure that the project complies with all control measures. An application fee is due when a permit application is submitted. One-time permit fees are due at the time permits are issued and prior to the start of any construction activities.

Fee schedules for secondary source permits can be downloaded from the District's website at [www.gbuapcd.org/rulesandregulations/index.htm](http://www.gbuapcd.org/rulesandregulations/index.htm) (District Rule 301, Schedules 8, 9 & 10).\*

\* Rule 301 fee schedules are subject to an annual adjustment factor based on the California Consumer Price Index. This fee adjustment factor is applied when the secondary source permit is issued.