



South Coast
Air Quality Management District

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FAXED: July 2, 2009

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Ms. Chris Uzo-Diribe
County of Orange
300 N. Flower Street
Santa Ana, CA 92703

**Review of the Mitigated Negative Declaration for the
Emerald Bay Community Association Safety Improvement Project (PA-080047)**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the lead agency and should be incorporated into the final Mitigated Negative Declaration as appropriate.

The SCAQMD staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,

Steve Smith, Ph.D.
Program Supervisor – CEQA Section
Planning, Rule Development & Area Sources

Attachment

SN:DG

ORC090603-02
Control Number

Air Quality Analysis and Mitigation Measures:

1. On page 53 of the MND the lead agency states that the proposed project will comply with the control measures in the AQMP to reduce air quality impacts to less than a significant level. The lead agency needs to clarify the intent of this statement as there are no AQMP control measures related directly or indirectly to this project.
2. Exhibits 8 and 9 in Section Two (Proposed Project) of the MND indicates that the project site is located within one-quarter mile of sensitive receptors (i.e. residential properties). Thus, the SCAQMD requests that the lead agency revise the air quality analysis to evaluate localized air quality impacts to ensure that nearby sensitive receptors are not adversely affected by the construction activities that are occurring in close proximity.

SCAQMD guidance for performing a localized air quality analysis can be found at the following web address: <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>. In the event that the lead agency's revised regional air quality analysis requested in this comment demonstrates that any criteria pollutant emissions exceed the SCAQMD's daily significance thresholds, the SCAQMD recommends that the lead agency consider adding the following mitigation measures to further reduce air quality impacts from the construction phase of the project, if feasible:

NO_x:

- Prohibit vehicle and engine idling in excess of five minutes and ensure that all off-road equipment is compliant with the California Air Resources Board's (CARB) in-use off-road diesel vehicle regulation and SCAQMD Rule 2449,
- Require construction equipment to meet or exceed Tier 3 standards with available CARB verified or certified technologies,
- Require the use of alternative fueled off-road construction equipment,
- Require the use electricity from power poles rather than temporary diesel or gasoline power generators,
- Require construction parking to be configured such that traffic interference is minimized,
- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow,
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site,
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable,
- Reroute construction trucks away from congested streets or sensitive receptor areas, and
- Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.

For additional measures to reduce off-road construction equipment, refer to the mitigation measure tables located at the following website:

www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html.

Fugitive Dust:

- Require the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more),
- Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site,
- Require all trucks hauling dirt, sand, soil, or other loose materials to be covered,
- Suspend all excavating and grading operations when wind gusts (as instantaneous gusts) exceed 25 mph,
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation,
- When sweeping streets to remove visible soil materials use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks, and
- Replace ground cover in disturbed areas as quickly as possible.

VOC:

- Use coatings and solvents with a VOC content lower than that required under SCAQMD Rule 1113,
 - Construct or build with materials that do not require painting, and
 - Require the use of pre-painted construction materials.
3. On page 53 the lead agency states that 0.70 acre of disturbed land will be used in the [URBEMIS] Model. According to the URBEMIS model 25 percent of the total disturbed acreage would be disturbed on any one day, which means 0.175 acre would be disturbed per day. Review of Appendix F (URBEMIS Model output sheets) for Section Three (California Environmental Quality Act Compliance) indicates that the total disturbed acreage input into the model was 0.33 acre, resulting in 0.08 acre being disturbed per day. The lead agency needs to correct or explain this apparent discrepancy. If the lead agency wants to use the current analysis, then a mitigation measure, to limit the project's construction activity to only 0.08 acre per day must be imposed by the lead agency. Therefore, SCAQMD staff requests that the lead agency require a mitigation measure that limits the project's construction activity to 0.08 acre or less per day or correct the analysis.
 4. To ensure that project construction emissions will be less than significant, mitigation measure AQ-1 has been imposed. The SCAQMD requests that mitigation measure AQ-1 be modified as follows.

AQ-1 During all phases of construction, the project applicant will comply with ~~SCAQMD grading requirements and~~ with the County of Orange Grading and Excavation Code.

AQ-2 During all phases of construction, the project applicant will comply, at a minimum, with SCAQMD Rule 403-Fugitive Dust. Additional dust control (best available control measures) may be necessary if fugitive dust from the project is observed crossing over the project boundary, nuisance complaints are received, or other substantial fugitive dust generating activities occur.