



South Coast Air Quality Management District

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Draft Mitigated Negative Declaration (Draft MND) for the Proposed Sol Palm Springs Project (Planned Development 363, Tentative Tract Map 36525)

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 CEQA document.

In the project description, the lead agency proposes construction of 46 single-family residential units on a 7.11-acre site. Construction is planned for approximately one year from January 2014 to December 2014. In the air quality section, the lead agency estimated project regional air quality impacts for construction and operations using the CalEEMod land use computer model. CalEEMod is a statewide land use emissions model that can quantify potential project criteria pollutant and greenhouse (GHG) emissions. In addition to estimating regional air quality impacts, the SCAQMD staff recommends that the lead agency evaluate localized air quality impacts since it is noted under surrounding land uses on page two and in an aerial map inspection, that the proposed project is located within one-quarter mile of sensitive receptors (residential properties) east and north of the proposed project. Therefore, the SCAQMD requests that the lead agency evaluate localized air quality impacts to ensure that any nearby sensitive receptors are not adversely affected by the construction activities that are occurring in close proximity.¹ Should the lead agency conclude after its analyses that construction or operational air quality impacts exceed the SCAQMD's daily significance thresholds, staff has compiled mitigation measures that can be implemented if the air quality impacts are determined to be significant.²

¹ 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> .

² Mitigation measure suggestions can be found at http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html .

Mr. Ken Lyon,
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Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other air quality questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Sincerely,



Ian MacMillan
Program Supervisor, Inter-Governmental Review
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IM:GM

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