



South Coast  
Air Quality Management District

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FAXED: December 8, 2009

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Mr. Kenneth Phung, Project Planner  
City of Perris  
Planning Division  
135 North "D" Street  
Perris, CA 92570-2200

**Review of the Final Environmental Impact Report (Final EIR) for the Proposed  
Oakmont II Ramona Expressway Development Project**

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 EIR as appropriate.

The SCAQMD staff appreciates the fact that the lead agency has provided written responses to staff's comments dated July 24, 2009. However, pursuant to Section 15126.4 (a) of the CEQA Guidelines the SCAQMD staff recommends that the lead agency provide further discussion of measures that are not included in the Final EIR, but could reasonably be expected to reduce adverse air quality impacts from the proposed project if required as conditions of approval. A list of such measures was provided to the lead agency by SCAQMD staff in the July 24, 2009 comment letter mentioned above and is contained herein.

Further, 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,

A handwritten signature in black ink that reads "Susan Nakamura". The signature is fluid and cursive.

Susan Nakamura  
Planning Manager  
Planning, Rule Development & Area Sources

Attachment

SS:EE:DG

2RVC091103-02  
Control Number

1. Given that the lead agency's revised regional operational emissions analysis in the Final EIR (Comment 11-3 of the Response to Comments) demonstrates new significant adverse impacts and substantially greater existing significant adverse impacts, the SCAQMD recommends that the lead agency consider adding the following mitigation measures to further reduce air quality impacts from the proposed project, if feasible:

NOx:

- 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 parking to be configured such that traffic interference is minimized;
- 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;
- Improve traffic flow by signal synchronization;
- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow;
- Require the use of alternative fueled off-road construction equipment;
- Require the use of electricity from power poles rather than temporary diesel or gasoline power generators;
- Develop park and ride programs;
- Electrify service equipment facility;
- Electrify auxiliary power units;
- Restrict operation to "clean" trucks, such as a 2007 or newer model year or 2010 compliant vehicle;
- Require all vehicles and equipment to be properly tuned and maintained according to manufacturers' specifications; and
- Provide onsite services to minimize truck traffic in or near residential areas, including, but not limited to, the following services: meal or cafeteria service, automated teller machines.

Fugitive Dust:

- Require all trucks hauling dirt, sand, soil, or other loose materials to be covered;
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation; and
- When sweeping streets to remove visible soil materials use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks.

VOC

- Construct or build with materials that do not require painting; and
- Require the use of pre-painted construction materials.

Additional construction and operational mitigation measure suggestions can be found at [http://www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html).