



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the Proposed Residential Dwelling Located at 210, 220, 230, 236, 240, and 250 N. Delfern Dr.; Bel Air-Beverly Crest (ENV-2014-2688)

The South Coast Air Quality Management District (SCAQMD) staff 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 IS/MND. In the project description, the Lead Agency proposes to construct a 29,158 square foot single-family dwelling. The project requires grading which will result in 3,534 cubic yards of soil export.

The proposed project is also adjacent to sensitive land uses¹ (i.e., residential dwellings north, south, and east of the project site); however, the Draft IS/MND did not evaluate potential localized air quality impacts that could result from construction of the proposed project. Therefore, the SCAQMD staff recommends that the Lead Agency revise the air quality analysis to include an assessment of potential localized air quality impacts during construction of the proposed project. These potential air quality impacts should be assessed using SCAQMD's Localized Significance Methodology and compared to the localized significance thresholds specific to the project area². Furthermore, the Lead Agency should ensure that all future projects include a localized air quality analysis if warranted. In the event that the Lead Agency determines the proposed project will result in significant localized construction air quality impacts, the SCAQMD staff recommends that the Lead Agency require mitigation to minimize these impacts to a less than significant level. Additional construction-related air quality mitigation measures are available at: http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html

The SCAQMD staff is available to work with the Lead Agency to address these concerns and any other air quality questions that may arise. Please contact Jack Cheng, Air Quality Specialist at (909) 396-2448, if you have any questions regarding these comments. We look forward to reviewing and providing comments for the Final IS/MND associated with this project.

Sincerely,

Jillian Baker

Jillian Baker, Ph.D.
Program Supervisor
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JB:JC
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¹ California Air Resources Board. April 2005. "Air Quality and Land Use Handbook: A Community Health Perspective."

Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>

² The Localized Significance Threshold (LST) methodology and Mass Rate LST Look Up Table is available at: <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>