



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

April 28, 2017

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Mitigated Negative Declaration (MND) for the Proposed Irvine Unified School District Eastshore Elementary School

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final MND.

Project Description

The Lead Agency proposes to demolish and reconfigure existing classrooms, and construct two new additional classrooms. The proposed project would increase the current student enrollment by 66 students to a school capacity of 667. The entire construction phase, including construction for the Measure E improvements, is expected to last approximately one year. Estimated operational date would be August 2019.

Compliance with SCAQMD Rules

Based on a review of the project description, the SCAQMD staff found that the proposed project would include demolition. Therefore, it is recommended that the Lead Agency include a discussion to demonstrate compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation in the Final MND. Additionally, based on a review of aerial map, SCAQMD staff estimated that the proposed project would be less than 1,500 feet from the Leaking Underground Storage Tank (LUST) cleanup site located on 5050 Barranca Parkway (State Water Resources Control Board, 2016) to the south. In the event that petroleum hydrocarbons are expected to be encountered during construction, the Final MND should include a discussion of compliance with the requirements of SCAQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil.

Pursuant to the CEQA Guidelines Section 15074, prior to approving the proposed project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Jack Cheng, Air Quality Specialist, CEQA IGR Section, at (909) 396-2448, if you have any questions.

Sincerely,

Lijin Sun

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Planning, Rule Development & Area Sources

LS:JC
ORC170331-01
Control Number