



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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Mitigated Negative Declaration (MND) for the Proposed Colton Community Soccer Park

South Coast Air Quality Management District (South Coast AQMD) 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 MND.

South Coast AQMD Staff's Summary of Project Description

The Lead Agency proposes to build a 21-acre recreational park with eight soccer fields on 45 acres (Proposed Project). A portion of the Proposed Project site was used as a landfill that accepted construction and demolition debris in the 1930s, temporary storage of bricks and other construction materials in the 1950s, a materials recycling/disposal yard in the 1970s and 1980s¹. Due to these historic uses, the Lead Agency would require Mitigation Measures HAZ-2 through HAZ-4 that would involve off-site disposal of hazardous materials, if subsurface soil during grading is found to be hazardous; entering a Memorandum of Understanding (MOU) with the San Bernardino County Local Enforcement Agency and CalRecycle; and conducting vapor sampling, monitoring, and control². Construction is expected to take 10 months including four months for soil import. "Construction of the Proposed Project would require approximately 102,300 cubic yards of earthwork including roughly 21,900 cubic yards of cut and 80,400 cubic yards of fill³." It would require a total of 3,656 truck trips to the Proposed Project over a period of four months, resulting in 36 trucks per day⁴.

South Coast AQMD Staff's Summary of the Air Quality Analysis

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction and operational emissions associated with the construction of soccer fields and compared those emissions to South Coast AQMD's recommended regional and localized air quality CEQA significance thresholds. Based on the analysis, the Lead Agency found that the Proposed Project's construction and operational air quality impacts would be less than significant. No air quality mitigation was included.

South Coast AQMD Staff's Comments on the Construction Air Quality Analysis

While the Air Quality Section in the MND quantified the Proposed Project's emissions from construction of eight soccer fields and associated truck trips for soil import and export, it did not quantify emissions from implementation of Mitigation Measures HAZ-2 through HAZ-4. For example, off-site disposal of hazardous materials will likely use additional medium- and/or heavy-duty, diesel fueled trucks. Vapor sampling will likely use drilling equipment. Since activities identified in Mitigation Measures HAZ-2 through HAZ-4 are reasonably foreseeable and must be completed prior to grading for the soccer fields, their emissions should be included in the Air Quality Analysis of the Final MND. The Lead Agency

¹ MND. Page 4-49.

² MND. Pages 4-50 through 52.

³ *Ibid.* Page 1-4.

⁴ *Ibid.*

should use its good faith, best efforts to provide information on the scope, types, and duration of the soil investigation and removal activities, including additional truck trips, workers' trips, and equipment that will be required, and disclose their impacts on air quality in the Final MND. Therefore, South Coast AQMD staff recommends that the Lead Agency revise the Air Quality Analysis to provide such information, quantify emissions, and include those emissions in the Proposed Project's construction emissions profile to be compared to South Coast AQMD's air quality CEQA significance thresholds for construction to determine the level of significance in the Final MND. Alternatively, the Lead Agency should include a new air quality mitigation measure in the Air Quality Section of the Final MND to commit to evaluating the subsequent soil investigation and removal activities through a CEQA process prior to commencing the Proposed Project's construction activities.

If there is any information in the subsequent CEQA process suggesting that the soil investigation and removal activities, any actions in the MOU, or any cleanup actions identified during consultation with the Department of Toxic Substances Control (DTSC) would result in new significant adverse air quality impacts not analyzed in the Final MND for the Proposed Project, or substantially more severe air quality impacts than those analyzed in the Final MND for the Proposed Project, the Lead Agency should commit to reevaluating the Proposed Project's air quality impacts through a CEQA process (CEQA Guidelines Section 15162).

South Coast AQMD Rules and Permits

It is important to note that disturbing and excavated soils that may contain hydrocarbons or toxic air contaminants are subject to the requirements of South Coast AQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil⁵, and Rule 1466 – Control of Particulate Emissions from Soils with Toxic Air Contaminants⁶. Since the soil investigation is reasonably foreseeable under Mitigation Measure HAZ-4, the Lead Agency should include a discussion on South Coast AQMD Rules 1166 and 1466 in the Air Quality Section of the Final MND. Additionally, the Final MND should discuss how the soil investigation will comply with South Coast AQMD Rule 402 – Nuisance⁷, in the event that the volatile organic compounds (VOCs) and/or odors are emitted during the investigation.

It is also important to note that if the soil investigation involves equipment or operations which either emits or controls air pollution, South Coast AQMD staff should be consulted in advance to determine whether or not any permits or plans are required to be filed and approved by South Coast AQMD prior to start of the investigation, and to identify potentially applicable South Coast AQMD Rules, such as Rule 431.2 – Sulfur Content of Liquid Fuels⁸ and Rule 1110.2 – Emissions from Gaseous and Liquid-Fueled Engines⁹. Generally, operation of portable engines and portable equipment units of 50 horsepower or greater that emit particulate matter require a permit from South Coast AQMD or registration under the Portable Equipment Registration Program (PERP) through the California Air Resources Board (CARB)¹⁰. The Lead Agency should consult with South Coast AQMD's Engineering and Permitting staff to determine if there is any diesel-powered equipment during implementation that will require a South Coast AQMD permit or if the equipment will need to be registered under the PERP through CARB. If a

⁵ South Coast AQMD. Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1166.pdf>.

⁶ South Coast AQMD. Rule 1466 – control of Particulate Emissions from Soils with Toxic Air Contaminants. Accessed at: <https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1466.pdf>.

⁷ South Coast AQMD. Rule 402 – Nuisance. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf>.

⁸ South Coast AQMD. Rule 431.2 – Sulfur Content of Liquid Fuels. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-431-2.pdf>.

⁹ South Coast AQMD. Rule 1110.2 – Emissions from Gaseous- and Liquid-Fueled Engines. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1110-2.pdf>.

¹⁰ South Coast AQMD. *Portable Equipment Registration Program (PERP)*. Accessed at: <http://www.aqmd.gov/home/permits/equipment-registration/perp>.

permit from South Coast AQMD is required, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Final MND. Any assumptions used in the Air Quality Analysis in the Final MND will be used as the basis for permit conditions and limits for the Proposed Project. Should there be any questions on permits, please contact South Coast AQMD's Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit South Coast AQMD's webpage at: <http://www.aqmd.gov/home/permits>. For more information on the PERP Program, please contact CARB at (916) 324-5869 or visit CARB's webpage at: <https://ww2.arb.ca.gov/our-work/programs/portable-equipment-registration-program-perp>.

Conclusion

Pursuant to 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. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, responses should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision makers and the public who are interested in the Proposed Project.

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact me at lsun@aqmd.gov, should you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS
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