



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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Department of City Planning
200 N. Spring Street, Room 750
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Draft Mitigated Negative Declaration (Draft MND) for the Proposed Residential Dwelling Located at 7343 N. Reseda Blvd.; Reseda-West Van Nuys (ENV-2014-487)

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 MND.

In the project description, the Lead Agency proposes to demolish a 840 square foot building, and construct a mixed use retail and residential building. The project requires grading that totals 5,066 cubic yards of cut, and 4,986 cubic yards of export. Due to the amount of material exported, SCAQMD staff recommends that the Lead Agency provide an air quality analysis for the emission related to soil export.

The proposed project is also adjacent to sensitive land uses¹ (i.e., residential dwellings west of the project site); however, the Draft 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 MND associated with this project.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
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Planning, Rule Development & Area Sources

JW: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>