



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 95-Unit Residential Condominium Building Project Located at 5410 N.
Quakertown Avenue in the Canoga Park Area in Los Angeles (MND-NG-15-196-
PL; ENV-2014-4930)**

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 CEQA document.

In the project description, the Lead Agency proposes to demolish an existing 52-unit apartment building followed by construction of a 95-unit residential condominium building on a 1.29-acre project site. Parking will include 224 spaces for vehicles and an additional 180 spaces for bicycles. The amount of demolition that will occur and whether underground parking is proposed is not addressed in the Draft IS/MND. Based on the site description and an aerial map inspection, the proposed project might also include subterranean parking. The Final MND should include an estimate of the amount of demolition debris and include a description of an underground parking structure, if applicable. The estimate construction start and completion dates were not included in the Draft IS/MND.

On page nine in the Air Quality Section, the Lead Agency determined that project air quality impacts would result in less than significant impacts to nearby residences during construction activities but did not quantify project air quality impacts for short-term activities. Without quantifying project air quality impacts, the Lead Agency has not demonstrated that the proposed project will not generate significant adverse construction air quality impacts that may trigger further analysis pursuant to the California Environmental Quality Act. Therefore, the SCAQMD staff recommends that the Lead Agency demonstrate that project impacts are less than significant in the Final MND by estimating construction air quality impacts using the current California Emission Estimator Model (CalEEMod).¹ CalEEMod is a statewide land use emissions model that

¹ <http://www.aqmd.gov/ceqa/models.html>

can quantify potential project criteria pollutant and greenhouse (GHG) emissions. The Lead Agency can also estimate project emissions by following the calculation methodologies in Chapter 9 and the Appendix to Chapter 9 in the South Coast SCAQMD's CEQA Air Quality Handbook.²

Should the Lead Agency conclude after its analyses that construction or operational air quality impacts exceed the SCAQMD daily significance thresholds, staff has compiled mitigation measures³. The Final MND should include the specific measures from SCAQMD Rule 403, for example, and incorporate those measures into each applicable air quality analysis to demonstrate the Lead Agency's findings. Complying with a law, rule, e.g., SCAQMD Rule 403 (Fugitive Dust), regulation, etc., however, is not considered mitigation because it is a requirement.

Besides the general emission impacts based on the project description, the project specific emission estimates should also include haul truck and associated emissions during demolition and any applicable soil export from trucks carrying debris and excavated soil from the project site to a disposal area(s). Basic assumptions used to estimate those emissions, e.g., the number and types of daily haul trucks, distance(s) to the haul site(s), etc., should also be included. Further, should the demolition include materials that contain asbestos or any potential excavation encounters contaminated soil that contains volatile organic compounds (VOC), the Final MND should describe compliance with SCAQMD Rule 1403- Asbestos Emissions from Demolition/Renovation Activities) and/or Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil.

It is also recommended that the Lead Agency evaluate localized air quality impacts since it is noted on page four of the Draft IS/MND and in an aerial map inspection, the proposed project is located within one-quarter mile of sensitive receptors (single- and multi-family residences, Taft and Henry David Thoreau High Schools) adjacent to or near the proposed project. Therefore, the SCAQMD staff requests that the Lead Agency evaluate localized air quality impacts to ensure that any nearby sensitive receptors are not adversely affected by the construction activities that are occurring in close proximity. SCAQMD guidance for performing a localized air quality analysis can also be found at the SCAQMD website.⁴

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

² <http://www.aqmd.gov/ceqa/hdbk.html>

³ <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>

⁴ <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>

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Sincerely,

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