



# South Coast Air Quality Management District

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## **Draft Mitigated Negative Declaration (Draft MND) for the Islamic Center of Temecula Valley**

The South Coast Air Quality Management District (SCAQMD) 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 Mitigated Negative Declaration.

In the project description, the lead agency proposes the construction of a two-story 24,943 square foot religious center located on a 4.32 acre parcel that would be constructed in two phases. The lead agency did not quantify the project's construction or operation air quality impacts unlike a recent CEQA document released by the lead agency for a similarly sized project and land use (Developmental Plan with a Conditional Use Permit PA09-0061). Because this information has not been included in the Draft MND, the lead agency has therefore not demonstrated that the proposed project will not yield significant adverse construction or operational air quality impacts that may trigger further analysis and/or mitigation pursuant to the California Environmental Quality Act.

To calculate the proposed project's regional air quality impacts, the lead agency can utilize the current URBEMIS 2007 version 9.2.4 land use emissions model<sup>1</sup>, or the lead agency can follow the calculation methodologies in Chapter 9 and the Appendix to Chapter 9 in AQMD's CEQA Air Quality Handbook. In addition, the Draft MND indicates that the proposed project is located within one-quarter mile of sensitive receptors (residential properties) east and south of the proposed project. Therefore, the AQMD staff requests that the lead agency evaluate localized air quality impacts<sup>2</sup> to ensure that any nearby sensitive receptors are not adversely affected by the construction activities that are occurring in close proximity.

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

<sup>2</sup> Analysis methodology available here: <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>

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 measures<sup>3</sup> in addition to those listed by the lead agency on page 7 that can be implemented if the air quality impacts are determined to be significant.

Please provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff would be happy 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.

Sincerely,



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Program Supervisor, Inter-Governmental Review  
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IM:GM

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<sup>3</sup> [http://www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html)