



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

June 22, 2017

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Draft Environmental Impact Report (Draft EIR) for The Preserve At San Juan Residential Development Project (SCH No.: 2006051110)

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 EIR.

Project Description

The Lead Agency proposes to develop two, non-contiguous parcels with 72 single-family units on 584.1 acres (“proposed project”). The proposed project will also include approximately 414.6 acres of open space. Construction will occur in two sequential phases with Phase I taking approximately 18 months to complete and Phase 2 taking approximately 14 months to complete. Phase 1 (south parcel) will develop 43 single-family units on approximately 108.6 acres of the 396.6-acre site. Phase 2 (north parcel) will develop 29 single-family units on approximately 60.9 acres of the 194.5-acre site.

Compliance with SCAQMD Rule 403(e)

The Lead Agency discusses compliance with SCAQMD Rule 403 – Fugitive Dust in the Air Quality Section on page 3.3-13, but the proposed project is also considered a large operation that requires additional requirements under SCAQMD Rule 403(e). A large operation is defined by Rule 403(e) as including 50 acre sites or more of disturbed surface area; or daily earth-moving operations of 3,850 cubic yards or more on three days in any year occurring in the South Coast Air Basin. The requirements may include, but are not limited to, Large Operation Notification, appropriate signage, additional dust control measures, and employment of a dust control supervisor that has successfully completed the Dust Control in the South Coast Air Basin training class¹. As such, SCAQMD staff recommends that the Lead Agency include a discussion to demonstrate compliance with SCAQMD Rule 403(e) in the Final EIR.

Pursuant to Public Resources Code Section 21092.5, SCAQMD staff requests that the Lead Agency provide SCAQMD with written responses to all comments contained herein prior to the certification of the Final EIR.

¹ SCAQMD Compliance and Enforcement Staff Contact Information for Rule 403 Large Operations: (909) 396-2608 or by e-mail at dustcontrol@aqmd.gov.

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 IGR, at (909) 396-3302, if you have any questions regarding the enclosed comments.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS:GM

ORC170526-04

Control Number