



# South Coast Air Quality Management District

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SENT VIA E-MAIL & USPS:

February 19, 2016

Ms. Terri Manuel, AICP, Planning Manager  
Community Development Department  
City of Corona  
400 S. Vicentia Avenue  
Corona, CA 92882

## **Draft Supplemental Environmental Impact Report (DSEIR) for the Proposed Arantine Hills Specific Plan Amendment Project (SCH No. 2006090193)**

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 CEQA document.

In the project description, the Lead Agency proposes changes to the certified Final EIR.<sup>1</sup> The proposed project includes changes to the specific plan land uses and densities including the land uses placed in areas previously approved for commercial and mixed uses. Specifically, the proposed project would decrease the amount of general commercial land use from 38.0 acres to 28.00 acres, eliminate the proposed 21.1 acres of mixed-use (commercial/residential) and eliminate the proposed 18.6 acres of mixed use (industrial/commercial) uses that would be built on portions of the proposed 276.0 acre site. Further, changes are planned to proposed residential uses that would increase residential acreage by approximately 55.0 acres. Changes in acreage for parks, open space and roadway acreages are also proposed. The proposed project site is bordered by residences and the nearby 1-15 Freeway.

Due to these proposed land use changes, the Lead Agency revised the air quality analysis concluding that construction and operational regional emission impacts would be reduced but still remain significant and unavoidable impacts.<sup>2</sup> For construction, significant NO<sub>x</sub> impacts would be generated mainly from construction equipment, and during operations, significant VOC, NO<sub>x</sub> and CO impacts were estimated mainly from mobile sources primarily from the residential uses.<sup>3</sup> Although the Lead Agency has determined that short- and long-term emission impacts remain significant and unavoidable, Air Quality mitigation measures are proposed to be removed in the DSEIR. Instead of eliminating mitigation measures, the SCAQMD staff recommends the following changes, as applicable, to the revisions made to the mitigation measures listed in the DSEIR starting on page 3-17,<sup>4</sup> to reduce emissions from primarily residential sources. This recommendation is consistent with CEQA Guidelines §15126.4 that all feasible mitigation be incorporated into the project description and related air quality analyses in order to reduce significant project impacts. Further details are included in the attachment.

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<sup>1</sup> The Final EIR was certified by the City of Corona in 2012, Project Description, Page 2-1, and Section 2.1.

<sup>2</sup> DSEIR, Section 3.5 Air Quality, Page 3-14 and 3-15

<sup>3</sup> *Ibid*, Tables 3.A, 3-B and 3.C.

<sup>4</sup> DSEIR, Pages 3-17 and 3-18. MMs 4.3.6.1D-F; Page 3-19 MM 4.3.6.4C-H.

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Planning Manager

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Pursuant to Public Resources Code Section 21092.5, SCAQMD staff requests that the Lead Agency provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the FSR. Further, 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, at (909) 396-3302, if you have any questions regarding the enclosed comments.

Sincerely,

*Jillian Wong*

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

Attachment

JW:GM

RVC160108-02  
Control Number

## **Construction and Operational Mitigation Measures**

### **Construction**

Because construction and operational emission estimates remain above the recommended SCAQMD thresholds of significance during construction and operations, the SCAQMD staff recommends revising the mitigation measures described in the Air Quality Section starting on page 3-17 with the following changes in order to minimize the project's estimated significant air quality impacts.

Recommended Changes:

**Mitigation Measure 4.3.6.1D:** Prior to issuance of building permits, the project applicant shall provide evidence to the City that his contractor uses 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) to the extent feasible. If the project applicant and his contractor determine that 2010 model year or newer diesel trucks cannot be obtained, the project applicant shall notify the City that trucks with EPA 2007 model year NOx emissions shall be utilized.

**Mitigation Measure 4.3.6.1E:** Prior to issuance of building permits, the project applicant shall provide evidence to the City that his contractor use on-site construction equipment that meet EPA Tier 3 or higher emissions standards according to the following schedule:

- ~~Prior to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horse power (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.~~
- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

**Mitigation Measure 4.3.6.1F:** The City shall encourage construction contractors to apply for SCAQMD "SOON" funds by advising project applicants and their contractors of this programs availability. Information on this program can be found at the following website: <http://www.aqmd.gov/home/programs/business/business-detail?title=off-road-diesel-engines&parent=vehicle-engine-upgrades> .

**Operations**

**Mitigation Measure 4.3.6.4C:** The developer shall install electric car charging station for residential and non-residential land uses.

**Mitigation Measure 4.3.6.4D:** The developer shall designate areas for parking of zero emissions vehicles (ZEVs) for car sharing programs in the non-residential land uses.

**Mitigation Measure 4.3.6.4E:** The developer shall provide electric car charging infrastructure for multi-family residential, and commercial ~~and light industrial~~ land uses.

**Mitigation Measure 4.3.6.4H:** The developer(s) within the multifamily and single family developments shall provide outside electric outlets and natural gas stub outs.