



# South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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[CEQA-comments@lausd.net](mailto:CEQA-comments@lausd.net)

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## **Draft Environmental Impact Report (Draft EIR) for the Proposed Burroughs Middle School Comprehensive Modernization Project (SCH No.: 2018021052)**

South Coast Air Quality Management District (South Coast AQMD) 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.

### South Coast AQMD Staff's Summary of Project Description

The Lead Agency proposes to modernize the existing Burroughs Middle School, which includes the demolition of 51,469 square feet, renovation of 116,815 square feet, and construction of 76,036 square feet of academic buildings on 10.4 acres (Proposed Project). The Proposed Project is located at 600 South McCadden Place on the southeast corner of South McCadden Place and West 6th Street in the community of Wilshire within the City of Los Angeles. Construction of the Proposed Project is anticipated to occur over a five-year period from 2020 through 2025<sup>1</sup>.

Due to historical agricultural activities and pesticide usage on the Proposed Project site, the Lead Agency conducted a Phase I Environmental Site Assessment (ESA) and found that the soil was impacted with arsenic and lead at or above regulatory screening levels<sup>2</sup>. The Lead Agency finalized a Removal Action Plan in 2018, which describes, among others, the type and level of contamination and the methods for the removal and disposal of 160 cubic yards (cy) of impacted soil<sup>3</sup>.

The Lead Agency also found that the Proposed Project site is within the City of Los Angeles Methane Zone and conducted a methane assessment. The Lead Agency found that concentrations of methane were above background levels and that the Proposed Project is required to implement methane mitigation measures required by the City of Los Angeles Department of Building & Safety (LADBS)<sup>4</sup>.

### South Coast AQMD Staff's Summary of the Air Quality Analysis

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction emissions, including those from removal activities, and compared those emissions to South Coast AQMD's recommended regional and localized air quality CEQA significance thresholds. Based on the analysis, the Lead Agency found that air quality impacts from the Proposed Project's construction and removal activities would be less than significant<sup>5</sup>. The Lead Agency also found that the Proposed Project would have no net new operational emissions, and the air quality impacts from operation would be less

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<sup>1</sup> Draft EIR. Chapter 2. Project Description. "2.6.10 Construction Schedule" Page 2-25.

<sup>2</sup> *Ibid.* "2.6.9 Removal Action Workplan" Page 2-25.

<sup>3</sup> Draft EIR. Chapter 3.5 Hazards and Hazardous Materials. Page 3.5-7

<sup>4</sup> Draft EIR. Chapter 2. Project Description "2.6.8 Methane Mitigation". Pages 2-24 through Page 2-25.

<sup>5</sup> Draft EIR. Chapter 3.2 Air Quality. Pages 3.2-21 through 3.2-30.

than significant. As such, no mitigation measures for air quality impacts were included<sup>6</sup>. The Lead Agency also included in the Draft EIR discussions on applicable South Coast AQMD rules<sup>7</sup>, including Rule 401 – Visible Emissions<sup>8</sup>, Rule 402 – Nuisance<sup>9</sup>, Rule 403 – Fugitive Dust<sup>10</sup>, Rule 1113 – Architectural Coatings<sup>11</sup>, Rule 1146.2 – Emissions of Oxides of Nitrogen from Large Water Heaters and Small Boilers and Process Heaters<sup>12</sup>, Rule 1403 – Asbestos Emissions form Demolition<sup>13</sup>, and Rule 1466 – Control of Particulate Emissions form Soils with Toxic Air Contaminants<sup>14</sup>.

### South Coast AQMD Rules and Permits

Disturbing and excavating soils that may contain hydrocarbons or toxic air contaminants are subject to the requirements of South Coast AQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil<sup>15</sup>. The Lead Agency should include a discussion on South Coast AQMD Rule 1166 in the Air Quality Section of the Final EIR.

Since the Proposed Project will disturb soils which contain concentrations of methane<sup>16</sup>, South Coast AQMD staff recommends that the Lead Agency consult with South Coast AQMD’s Engineering and Permitting staff in advance to determine whether or not any permits, plans, or compliance actions will need to be filed and approved by South Coast AQMD prior to commencing soil disturbing activities. Operation of portable engines and portable equipment units of 50 brake horsepower or greater (> 50bhp) that emit particulate matter requires a permit from South Coast AQMD or registration under the Portable Equipment Registration Program (PERP) through the California Air Resources Board (CARB)<sup>17</sup>. If a permit from South Coast AQMD is required, South Coast AQMD is a Responsible Agency for the Proposed Project and should be identified in the Final EIR. Any assumptions used in the Air Quality Analysis in the Final EIR will be used as the basis for permit conditions and limits for the Proposed Project. Should there be any questions on permits, please contact South Coast AQMD’s Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit South Coast AQMD’s webpage at: <http://www.aqmd.gov/home/permits>. For more information on the PERP Program, please contact CARB at (916) 324-5869 or visit CARB’s webpage at: <https://ww2.arb.ca.gov/our-work/programs/portable-equipment-registration-program-perp>.

### Conclusion

Pursuant to California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(b), South Coast AQMD staff requests that the Lead Agency provide South Coast AQMD staff with

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<sup>6</sup> *Ibid.*

<sup>7</sup> *Ibid.* Pages 3.2-11 through 3.2-12.

<sup>8</sup> South Coast AQMD Rule 401 – Visible Emissions. Accessed at: <http://www.aqmd.gov/docs/default-source/compliance/visible-emissions.pdf>

<sup>9</sup> South Coast AQMD Rule 402 – Nuisance. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf>

<sup>10</sup> South Coast AQMD Rule 403 – Fugitive Dust. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf>.

<sup>11</sup> South Coast AQMD. Rule 1113 – Architectural Coatings. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf>.

<sup>12</sup> South Coast AQMD. Rule 1146.2 – Emissions of Oxides of Nitrogen from Large Water Heaters and Small Boilers and Process Heaters. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1146-2.pdf>

<sup>13</sup> South Coast AQMD. Rule 1403 – Asbestos Emissions form Demolition. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1403.pdf>

<sup>14</sup> South Coast AQMD. Rule 1466 – Control of Particulate Emissions form Soils with Toxic Air Contaminants. Accessed at: <https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1466.pdf>

<sup>15</sup> South Coast AQMD. Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1166.pdf>.

<sup>16</sup> Draft EIR. Chapter 3.5 Hazards and Hazardous Materials. Pages 3.5-6 through 3.5-7

<sup>17</sup> South Coast AQMD. *Portable Equipment Registration Program (PERP)*. Accessed at: <http://www.aqmd.gov/home/permits/equipment-registration/perp>.

written responses to all comments contained herein prior to the certification of the Final EIR. In addition, issues raised in the comments should be addressed in detail giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice (CEQA Guidelines Section 15088(c)). Conclusory statements do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision makers and to the public who are interested in the Proposed Project.

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Alina Mullins, Assistant Air Quality Specialist, at [amullins@aqmd.gov](mailto:amullins@aqmd.gov) or (909) 396-2402, should you have any questions.

Sincerely,

*Lijin Sun*

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Planning, Rule Development & Area Sources

LS:AM

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