

11.1 Air Quality

Impact 4.4-1 *Project-related construction activities (i.e., site preparation, grading, and building construction could exceed SCAQMD thresholds and result in potentially significant CO, NOx, and ROG emissions based on a "worst case" analysis for disturbance associated with a large site.*

The mitigation for exhaust emissions (i.e., keeping engines in tune, reduced idling, and possible use of electrical power, can reduce exhaust emission by roughly 5 percent. NOx emissions could be reduced to about 500 pounds per day and would continue to exceed both the daily and quarterly criteria and the impact remains significant.

ROG emissions are also projected to be significant during construction. The projected 669.5 pounds per day for ROG during building construction includes 669.5 pounds per day from "off-gassing" associated with the application of paints and coatings. Based on the URBEMIS model, these emissions occur for a period of 23 days over a one-year construction schedule. The use of low-VOC paints and coatings would reduce these emissions as feasible. Several of currently available primers have VOC contents of less than 0.85 pound per gallon (e.g., dulux professional exterior primer 100 percent acrylic). Top coats can be less than 0.07 pound per gallon (8 gm/liter) (e.g., lifemaster 2000-series). The 669.5 pounds per day value is based on coatings having a VOC content of 250 grams per liter. Assuming two coats of primer and one top coat, the mitigation would result in an average VOC content of about 71 grams per liter and paint emissions would be reduced to 183.2 pounds per day, which is significant.

Using average conditions, dust impacts are not projected to exceed the daily criterion and the impact is less than significant. However, based on the rural nature of the site as well as the uncertainty in the daily area to be disturbed, average conditions may under-predict actual dust emissions. The mitigation measures prescribed in Section 4.4.5 would ensure that dust and PM10 levels remain within the criterion value ensuring that the impact remains less than significant.

Long-Term Emissions

Impact 4.4-2: *Project-related source emissions will result in long-term exceedances in CO, NOx and ROG, thresholds as established by the SCAQMD. These increases will exacerbate the existing adverse ambient conditions within the SCAB, which is currently identified as a "non-attainment" area.*

With the implementation of the above mitigation measures, as well as those described for traffic congestion management, impacts for all emissions will be reduced. However, any reductions would be on the order of only a few percent and CO, NOx, and ROG associated site occupancy would be expected to remain significant.

