



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

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Ms. Diane Jenkins, AICP, Principal Planner, DiJenkins@riversideca.gov
Planning Division
City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Draft Environmental Impact Report (Draft EIR) for the Proposed Crystal View Terrace/Green Orchard Place/Overlook Parkway Project (P11-0050)

The South Coast Air Quality Management District (AQMD) 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 four different alternatives, of which scenarios three and four would involve construction. Under Scenario Three, construction activities would include completion of Overlook Parkway across the Alessandro Arroyo. The roadwork would include construction of two 33.5 foot-wide bridges, separated by a 31 foot-wide gap. Scenario three would also involve filling a missing section of roadway east of the Alessandro Arroyo between Brittane Delk Court and Sandtrack Road. The bridge construction is estimated to last nine months and the fill crossing should be completed in two months. Under Scenario Four, the bridge and fill activities previously described in Scenario Three would occur. In addition, the proposed C Street segment would be constructed at two locations as shown in Figure 2-16 in the project description. Construction of the proposed C Street is expected to last about two months.

In the air quality analysis, the lead agency analyzed project regional construction air quality impacts and operational localized carbon monoxide emissions (CO hot spots analysis). These impacts were then compared with their respective significance thresholds i.e., the AQMD recommended regional daily significance thresholds and the state localized carbon monoxide concentration standards. In addition to evaluating the above-mentioned air quality impacts, the AQMD also recommends that the lead agency estimate localized air quality impacts to ensure that any nearby sensitive receptors are not adversely affected by the construction activities that are occurring in close proximity. It is noted on page 3.2-29 in the air quality section under sensitive receptors and in an aerial map inspection that the proposed project is located within one-quarter mile of sensitive receptors (residences) surrounding the proposed project sites. AQMD guidance for performing a localized air quality analysis can be found on the AQMD web page.¹

¹ <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>

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Should the lead agency conclude after its analyses that construction or operational localized air quality impacts exceed the AQMD daily significance thresholds, staff has compiled mitigation measures that can be implemented if the air quality impacts are determined to be significant.²

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final Environmental Impact Report. The AQMD staff is available to work with the Lead Agency to address these issues and any other air quality 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,



Cheryl Marshall
Program Supervisor
Planning, Rule Development & Area Sources

CM:GM

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² http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html