



South Coast Air Quality Management District

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Review of the Draft Environmental Impact Report (Draft EIR) for the Proposed Affordable Housing Land Use and Zoning Designation Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the lead agency and should be incorporated into the revised Draft or Final Environmental Impact Report (Draft or Final EIR) as appropriate.

Based on a review of the Draft EIR the SCAQMD staff is concerned about the potential health risk impacts from placing a portion of the proposed residential land uses (i.e., sensitive land uses) within close proximity to a significant emissions source. Specifically, in Exhibit 4-2 of the Draft EIR the lead agency indicates that future zoning would allow new residential units to be placed on Site B of the proposed project site which is located adjacent to the 60 Freeway that carries approximately 218,000 vehicles per day including more than 16,000 trucks per day. As a result, the SCAQMD staff is concerned that the lead agency has not provided adequate mitigation to address the potentially significant public health impacts from placing residents adjacent (within 100 feet) of a major southern California freeway.

Mitigation Measure AQ-4 allows residential projects to be placed within 500 feet of the 60 Freeway if the project can demonstrate in a HRA that additional measures can reduce potential exposure to "acceptable levels." However, the lead agency has not defined what constitutes an "acceptable level". Absent a threshold to determine an acceptable level of exposure the lead agency is unable to demonstrate that the proposed project will impose insignificant health risk impacts to future sensitive receptors. Therefore, the

SCAQMD staff recommends that the lead agency revise the Draft EIR to define acceptable health risk impact levels for Mitigation Measure AQ-4 including all of the following¹:

- Maximum Incremental Cancer Risk ≥ 10 in 1 million,
- Cancer Burden >0.5 excess cancer case (in areas ≥ 1 in 1 million), and
- Chronic and Acute Hazard Index ≥ 1.0 (project increment).

Pursuant to Public Resources Code Section 21092.5, please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final EIR. Further, staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment

IM:DG

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¹ <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>