



South Coast  
Air Quality Management District

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

**FAXED: MARCH 20, 2008**

March 20, 2008

Mr. Oxso Shahriari  
San Bernardino County Land Use Services Department  
Planning Division  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0182

Dear Mr. Shahriari:

**P200800067/MUP (Pioneer properties, Wetzel, Lee P.):  
Architectural Drawings**

The South Coast Air Quality Management District (SCAQMD) has received the architectural drawings for the above-mentioned project. Please note that the function of the SCAQMD's intergovernmental review program is to review California Environmental Quality Act (CEQA) documents, i.e., initial studies, negative declarations or environmental impact reports or National Environmental Policy Act (NEPA) documents for proposed projects. This letter constitutes a request for you to refrain from sending the SCAQMD plot plans or similar maps unless they are accompanied by a CEQA or NEPA document. When the CEQA document for this project is completed, please send SCAQMD a copy for review.

Based on the size and nature of the proposed project, it has the potential to generate substantial adverse air quality impacts during both construction and operation. When preparing an environmental analysis, the SCAQMD recommends that for air quality analysis, the City use the calculation methodologies in the 1993 SCAQMD CEQA Air Quality Handbook or other approved methodologies. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the following Website: [www.urbemis.com](http://www.urbemis.com).

Based on the brief description provided in the drawings, the proposed project will attract some heavy-duty truck traffic. CARB has designated diesel particulates as a carcinogen. SCAQMD recommends that the lead agency perform an air toxics health risk analysis of the diesel particulate emissions to determine the proposed project's air toxics impacts on

nearby sensitive receptors. The SCAQMD has prepared an interim guidance for preparing such an analysis which can also be accessed at the SCAQMD website: [http://www.aqmd.gov/ceqa/handbook/mobile\\_toxic/mobile\\_toxic.html](http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html).

In addition, please send with the draft CEQA document all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.

The SCAQMD would be available to work with the County to address these issues and any other 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

Steve Smith, Ph.D.,  
Program Supervisor - CEQA Section  
Planning, Rule Development & Area Sources

SS: JK:CB:GM

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