



South Coast Air Quality Management District

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**Draft Mitigated Negative Declaration (DMND) No. EA-30 and Tentative Tract Map
No. TT-18889 (TT-13-02) for the Proposed Crestwood Communities Residential
Project**

The South Coast Air Quality Management District (SCAQMD) 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 CEQA document.

In the project description, the lead agency proposes the construction of 15 single-family residences on a 4.51-acre site. Project construction will begin in January 2014 and be completed in approximately five months, about June 2014. The proposed project site is just north of and abutting the State Route 210 Freeway, which has a daily traffic volume of about 159,000 vehicles. The SCAQMD staff is concerned that the proposed sensitive land use site is located in a traditionally incompatible setting with the existing freeway adjacent to the project site. Guidance from the California Air Resources Board (CARB) Air Quality and Land Use Handbook¹ recommends avoiding the siting of new sensitive land uses within 500 feet of a freeway to avoid exposing people to substantial pollutant concentrations including carcinogenic diesel particulate matter (DPM). The Final MND should include an estimate of the potential health risks² to residents from emissions coming from the adjacent freeway traffic in order to demonstrate that these health risks are less than significant. If cancer risks are above the recommended thresholds of significance,³ all feasible mitigation must be incorporated into the Final CEQA document.

¹ (CARB) Air Quality and Land Use Handbook:
http://www.aqmd.gov/ceqa/handbook/other_useful_links/ARBhandbook.pdf.

² SCAQMD "Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions" can be found using the following link:
http://www.aqmd.gov/ceqa/handbook/mobile_toxic/diesel_analysis.doc.

³ Recommended SCAQMD Significance Thresholds of Significance:
<http://www.aqmd.gov/ceqa/handbook/signthres.pdf>.

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Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD 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,



Ian MacMillan
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IM:GM

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