



South Coast Air Quality Management District

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E-MAILED: June 21, 2013

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City of West Covina
1444 W. Garvey Avenue
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Draft Mitigated Negative Declaration (Draft MND) for the Proposed Tentative Tract Map. No. 72152 Located at 1611, 1623, & 1733 San Bernardino Road

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 Mitigated Negative Declaration.

In the project description, the lead agency proposes to demolish existing buildings located on the 6.49-acre site in an area zoned for Manufacturing (M-1). The proposed project would then build 135 town-home units with 67 guest parking spaces. The SCAQMD staff is concerned that this proposed residential use is located close to industrial land uses including at least four SCAQMD permitted facilities within one quarter mile. In addition, the proposed project site is located near several facilities with diesel emissions including an adjacent produce warehouse and distribution business with loading docks for diesel trucks with diesel refrigeration units facing the proposed residences. Finally, the proposed site is located just south of railroad tracks operated by the Southern California Regional Rail Authority (Metrolink) that are also used by trains operated by the Union Pacific Railroad. A federal database¹ indicates that these railroad tracks show daily train of approximately 42 trains powered by diesel-fueled locomotive engines. Diesel particulate matter emitted from diesel powered engines (such as trucks and locomotives) has been classified by the state as a toxic air contaminant and a carcinogen.

Since future residences of the proposed townhome project would be exposed to toxic emissions from these nearby industries, the SCAQMD staff recommends that the lead agency estimate potential health risks to these future residents from these sources. Otherwise, the lead agency has not demonstrated that public health will not be significantly impacted by this project. The Health Risk Assessment should evaluate all permitted and unpermitted sources of toxic emissions within a one quarter mile radius of the site to determine if health risks are below SCAQMD thresholds.

¹ <http://safetydata.fra.dot.gov/OfficeofSafety/publicsite/crossing/xingqryloc.aspx>

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

Attachment

IM:GM

LAC130606-03
Control Number