



South Coast
Air Quality Management District

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E-MAILED: OCTOBER 16, 2009

October 16, 2009

Ms. Betty Donovanik, Senior Planner
Planning Division
City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

**Draft Mitigated Negative Declaration (Draft MND) for the Proposed Tentative
Tract Map No. 16959**

The South Coast Air Quality Management District (SCAQMD) 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.

Please provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff would be happy to work with the Lead Agency 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,

A handwritten signature in black ink that reads "Susan Nakamura".

Susan Nakamura
Planning Manager
Planning, Rule Development & Area Sources

Attachment

SN:EE:GM

SBC090918-03
Control Number

Localized Significance Thresholds

- On page 25 of the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND), the lead agency discusses using SCAQMD LST methodology for projects that are less than or equal to five acres by using the SCAQMD Mass Rate LST Look-Up Table but did not include the estimated localized impacts or the localized thresholds of significance in the Draft IS/MND. The SCAQMD staff requests that the lead agency evaluate the project's localized air quality impacts to ensure that nearby sensitive receptors are not adversely impacted by construction or operational activities that would occur at the project site. SCAQMD staff notes that on page 5 and in Exhibit 1, the proposed project site is surrounded by sensitive receptors that are residential developments. The SCAQMD's guidance for performing a localized air quality analysis is available at the following web address:
<http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the lead agency's localized air quality analysis requested above demonstrates that any criteria pollutant exceeds SCAQMD's localized significance threshold, the SCAQMD staff recommends, that, if feasible, the lead agency consider the mitigation measures found at the following website:
http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html .