



South Coast
Air Quality Management District

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FAXED: September 29, 2009

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Mr. Dave Hogan, Planning Director
City of Wildomar
23873 Clinton Keith Road
Wildomar, CA 92595

**Review of the Draft Mitigated Negative Declaration (MND) for the Proposed
Stable Lanes Commercial Center**

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 a Draft or Final Initial Study (IS)/Mitigated Negative Declaration (MND) as appropriate.

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 IS/MND. 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,

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

Susan Nakamura
Planning Manager
Planning, Rule Development & Area Sources

Attachment

SS:EE:DG

RVC090901-03
Control Number

Mitigation Measures

1. The proposed project includes the development of a day care facility, which has been identified as a sensitive receptor in the Air Quality and Land Use Handbook developed by the California Air Resources Board (CARB). Therefore, to avoid or minimize possible future air quality impacts and/or health risk impacts to the day care facility the SCAQMD staff requests that the lead agency revise the list of mitigation measures on pages 17 and 18 of the IS/MND to include any applicable measures in Table 1-1 and Table 1-2 of the Air Quality and Land Use Handbook available at: <http://www.arb.ca.gov/ch/handbook.pdf>

Specifically, SCAQMD staff notes that in Section II-K (Applicable General Plan Land Zoning Regulations) on page 4 of the Draft IS/MND the lead agency states that the adjacent and surrounding parcels are zoned for medium density residential (R-1) and commercial retail uses (C-P-S). Also a recent copy of the lead agency's general plan land use map indicates that the adjacent and surrounding parcels are designated Commercial Retail (C-R). Design standards or mitigation measures that require adequate buffers for sensitive land uses may avoid or minimize the air quality and/or health risk impacts from future development projects.