



South Coast Air Quality Management District

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Ms. Minoo Ashabi
City of Costa Mesa
77 Fair Drive
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Review of the Draft Mitigated Negative Declaration (Draft MND) for the 36-Unit Live/Work project at 2023, 2025 and 2027 Placentia Avenue

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the Lead Agency and should be incorporated into the final California Environmental Quality Act (CEQA) document as appropriate.

Surrounding Light Industrial Land Uses

The SCAQMD staff recognizes the potential long term regional air quality benefits from the proposed mixed use project that may reduce vehicle miles traveled (VMT) in the region. However, the SCAQMD staff is concerned about the project's placement of sensitive land uses¹ (i.e., residential units) in an existing light industrial area. Specifically, the project site is surrounded by light industrial uses that appear to include auto body repair, waste handling and other uses. Such uses are sometimes associated with odor and other air quality concerns among both residents and businesses. Therefore, the SCAQMD staff recommends that the Lead Agency provide additional information/discussion in the final CEQA document that identifies potential emissions sources from light industrial facilities surrounding the project site. In the event that the Lead Agency determines that the light industrial operations surrounding the project site could trigger potential air quality and odorous impacts to future residents the Lead Agency should include mitigation measures necessary to minimize such impacts.

SCAQMD Contact Information

The SCAQMD staff requests that the Lead Agency provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the CEQA document. Further, staff is available to work with the Lead Agency to address these issues and any

¹ California Air Resources Board. April 2005. "Air Quality and Land Use Handbook: A Community Health Perspective." Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>

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, appearing to read "Ian V. MacMillan".

Ian MacMillan

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

IM:DG

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