



## South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

Emailed: March 5, 2010

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Ms. Joyce Powers  
Community and Economic Development Director  
City of Grand Terrace  
22795 Barton Road  
Grand Terrace, CA 92313

### **Review of the Draft Environmental Impact Report (Draft EIR) for the Grand Terrace General Plan Update and Revised Redevelopment Plan**

The South Coast Air Quality Management District (SCAQMD) 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 revised Draft or Final Environmental Impact Report (Draft or Final EIR) as appropriate.

The SCAQMD staff recognizes the regional air quality benefits of the proposed project such as providing a new mixed land use designation that could potentially reduce overall vehicle miles traveled in the region. However, some of the proposed land use changes could result in the placement of sensitive receptors near heavy industrial uses and major freeways. For example, in Exhibit 2-2 (Proposed Land Use Map) on page 29 the lead agency proposes new mixed land uses with flexible zoning that could permit the incompatible use of land by placing “sensitive land uses” (e.g., residences, school, etc.) in close proximity or adjacent to Interstate 215, the Burlington Northern Santa Fe Railroad Line, Union Pacific Railroad Line, and heavy industrial uses such as the power plant south of the subject properties. Also, according to Exhibit 2-2, the lead agency proposed a public land use designation that could allow for the placement of parks and schools adjacent to existing heavy industrial uses. These modified land use designations may expose local residents to potentially significant sources of toxic emissions. Therefore, the SCAQMD staff strongly recommends that the lead agency review the California Air Resources Board’s Air Quality and Land Use Handbook: A Community Perspective, which is available at the following internet address:  
<http://www.arb.ca.gov/ch/handbook.pdf>.

The CARB Land Use Handbook offers guidance on incompatible land uses and recommends avoiding siting sensitive land uses within specified distances of freeways, rail yards and certain industrial uses. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

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 EIR. 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 "Ian V. MacMillan". The signature is written in a cursive style with a large initial "I" and "M".

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

Attachment

IM:DG

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