



South Coast Air Quality Management District

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Review of the Mitigated Negative Declaration (MND) for the Albion Dairy Demolition and Remediation and Albion Riverside Park Project

The South Coast Air Quality Management District (AQMD) 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 CEQA document as appropriate.

The proposed project is a sensitive land use¹ (i.e., park with a children's playground), therefore, the AQMD staff is concerned about its close proximity to an active rail line and commercial operations that are potentially significant sources of toxic air emissions. Specifically, the lead agency proposes to place the project directly north of permitted commercial uses (e.g., auto body shops) and directly east of a rail line that is frequently used by the Southern California Rail Authority, Union Pacific Rail and AMTRAK. AQMD staff has reviewed data available from the Federal Railroad Administration's website (<http://safetydata.fra.dot.gov/OfficeofSafety/>) and based on the most recent (2007) inventory of crossings at North Main Street and Albion Street approximately forty (40) trains per day pass along the existing rail line located adjacent to the project site.

Given the potential health risk impacts from emissions associated with train locomotives and the surrounding commercial land uses AQMD staff requests that the lead agency conduct a health risk assessment (HRA). The HRA should be based on the most current information pertaining to the number of daily train movements on the aforementioned rail line and emissions data for commercial operations in close proximity to the project site. In the event that the lead agency determines the proposed project will result in significant health risk impacts to future sensitive receptors the AQMD staff recommends that the lead agency require mitigation to reduce these impacts to a less than significant level.

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>

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD 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 regarding air quality 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,



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

Attachment

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