

Town of Yucca Valley
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

5 UNIT MULTI-FAMILY COMPLEX (7120 Palo Alto Ave Yucca Valley, California 92284)

Air Quality Report in Compliance with CEQA and MDAQMD Requirements

Introduction:

This air quality report is prepared in accordance with the California Environmental Quality Act (CEQA) and the Mojave Desert Air Quality Management District (MDAQMD) requirements to assess the potential air quality impact of the proposed Multi-Family Development project in Yucca Valley, California. The analysis takes into account various air quality parameters, including particulate matter (PM2.5 and PM10), ozone (O3), carbon monoxide (CO), sulfur dioxide (SO2), and nitrogen dioxide (NO2), in compliance with the regulations set forth by both CEQA and MDAQMD.

Air Quality Assessment:

1. Particulate Matter (PM2.5 and PM10):

- PM2.5 and PM10 are fine and coarse particulate matter, which can have health implications.
- Compliance with CEQA: The project must adhere to CEQA guidelines for minimizing PM emissions during construction and operation. Dust control measures, such as water spraying, dust screens, or dust suppressants, should be implemented to limit PM emissions.
- Compliance with MDAQMD: The project should follow MDAQMD regulations for PM emissions, especially during construction activities, and obtain any required permits.

2. Ozone (O3):

- Ozone is a major component of smog and can have adverse effects on respiratory health.
- Compliance with CEQA: Assess the potential emission of ozone precursors from the project and its associated transportation activities. Implement strategies to reduce ozone-forming pollutants, such as promoting cleaner transportation options.
- Compliance with MDAQMD: Ensure that the project complies with MDAQMD requirements for ozone precursor emissions, especially concerning industrial processes or transportation fleets.

3. Carbon Monoxide (CO):

- Carbon monoxide can be harmful, particularly in enclosed spaces.

- Compliance with CEQA: Ensure that indoor CO concentrations in parking facilities or enclosed spaces within the project are within safe limits. Adequate ventilation systems should be in place.
- Compliance with MDAQMD: The project should align with MDAQMD standards for CO emissions, particularly in areas with potential CO sources.

4. Sulfur Dioxide (SO₂) and Nitrogen Dioxide (NO₂):

- SO₂ and NO₂ are associated with industrial and vehicular emissions and can have respiratory effects.
- Compliance with CEQA: Identify potential sources of SO₂ and NO₂ emissions within the project and mitigate them as needed.
- Compliance with MDAQMD: Ensure that the project complies with MDAQMD regulations for SO₂ and NO₂ emissions, especially in industrial processes or transportation activities.

Recommendations:

To ensure compliance with CEQA and MDAQMD requirements and mitigate the potential air quality impact of the Multi-Family Development project in Yucca Valley, the following recommendations should be considered:

1. Comprehensive Dust Control Measures: Employ effective dust control measures during construction and operation to minimize PM emissions.
2. Promote Clean Transportation: Encourage the use of low-emission vehicles for transportation within the project area to reduce ozone and CO emissions.
3. Adequate Ventilation Systems: Ensure that parking facilities and enclosed spaces within the project have proper ventilation systems to minimize indoor CO concentrations.
4. Regulatory Compliance: Verify that the project adheres to MDAQMD regulations for SO₂ and NO₂ emissions, particularly in industrial processes or transportation activities.

Conclusion:

This air quality report, prepared in compliance with CEQA and MDAQMD requirements, provides an assessment of the potential air quality impact of the Multi-Family Development project in Yucca Valley, California. Adhering to the recommended measures will help mitigate air quality concerns, ensure compliance with regulatory standards, and contribute to the protection of public health and the environment.

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