



# San Diego County Air Pollution Control District

October 18, 2022

The City of San Diego  
Planning Department  
Mira Mesa Community Plan Update Comments

To [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov),

The San Diego County Air Pollution Control District (District) appreciates the opportunity to provide comments on the draft program environmental impact report (PEIR) for the Mira Mesa Community Plan Update (Plan). The District is mandated under federal and state law to regulate criteria air pollutant emissions from stationary sources such as commercial and industrial facilities and improve air quality to protect public health and the environment. Accordingly, the District operates countywide air quality permitting, monitoring, and enforcement programs to ensure compliance with applicable air pollution regulations for healthful air quality. The District's jurisdiction covers all of San Diego County, including both the incorporated and unincorporated areas.

The District supports housing in an employment rich area which helps provide opportunities for walking, biking, and taking transit to work. However, if proper buffers between operations which emit air pollutants and residential zones are not maintained the potential for people to breathe unhealthy air quality increases. For this reason, the District advises that the City avoid creation of zoning that could allow facilities that emit air contaminants to be located near residential or other sensitive land uses (and vice-versa). Specifically, the Prime Industrial Land and Prime Industrial Land – Flex appear to have the potential for conflicts of this nature. An appropriate buffer zone between facilities emitting air pollutants and people living and working can vary depending on the amount and type of air pollutant being emitted. Once residential units are built near industrial zoned parcels there is an increased potential for those residents to breathe unhealthy air and have increased chances of respiratory illness. The business is also more likely to have air quality complaints made against their operations. If those complaints are confirmed by the District, the business could receive a public nuisance violation from the District. For additional information on this topic, please refer to the following resources: [Land Use Resources | California Air Resources Board<sup>1</sup>](#)

The District looks forward to our continued partnership with the City of San Diego and our shared goal of promoting public health in the region. Should you have any questions about these comments or District requirements please contact Air Quality Specialist, Eric Luther (858) 586-2806 or [eric.luther@sdapcd.org](mailto:eric.luther@sdapcd.org).

Sincerely,

Eric Luther  
Air Quality Specialist

1. <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>