

May 11, 2022
Mr. Max Gutierrez
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

VERNOLA MARKETPLACE APARTMENT COMMUNITY (MA 21046)

Mr. Max Gutierrez,

Urban Crossroads, Inc. is pleased to provide the following assessment for the proposed Vernola Marketplace Apartment Community (MA 21046) (referred to as **Project**). An air toxic and criteria pollutant health risk assessment (HRA) was prepared to determine the potential exposure that future residents at the Project site could be exposed to due to the Project's proximity to the adjacent Interstate 15 (I-15).

This memorandum serves to identify the proposed Project's potential impact to exacerbate existing health risks. The proposed Project includes the development of a 3-story multifamily housing community with up to 210 units. Land uses such as the proposed Project are not typically associated with a substantive amount of air toxics that would exacerbate existing health risks. For example, the primary source of emissions from the Project would be related to automobile activity. Based on the Project's Traffic Impact Analysis, the project would result in approximately 1,537 daily trips associated with the 210 multifamily housing units. The proposed Project's total daily trips represents approximately 1 percent of the total volume of traffic that is expected to traverse the I-15 freeway. Additionally, the 1,537 daily trips associated with the Project would primarily be automobiles which have a negligible amount of emissions with the propensity to result in a potential health risk. As such, the Project is not expected to exacerbate existing health risks.

Respectfully submitted,

URBAN CROSSROADS, INC.



Haseeb Qureshi
Principal