

Attachment F

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From: [David Frisbey](#)
To: [Pham-Gallardo, Son x5226](#)
Subject: RE: Air Quality Evaluation Assistance
Date: Friday, March 25, 2022 10:54:11 AM
Attachments: [image002.png](#)
[image003.png](#)

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Hi Son,

We don't ordinarily comment on single-family residential projects as these projects don't have significant air quality impacts. Neither do we expect that the ordinary periodic use of a residential 3-car garage would expose sensitive receptors to substantial pollutant concentrations or cause odors which adversely affect a significant number of people. Unless there is some other use of the garage, such as operating a commercial body shop, I don't see that there is a valid excess emissions issue. Also, with the trend toward increased electric vehicle use, emissions will likely cease altogether.

Thanks,

David Frisbey, Planning and Air Monitoring Manager



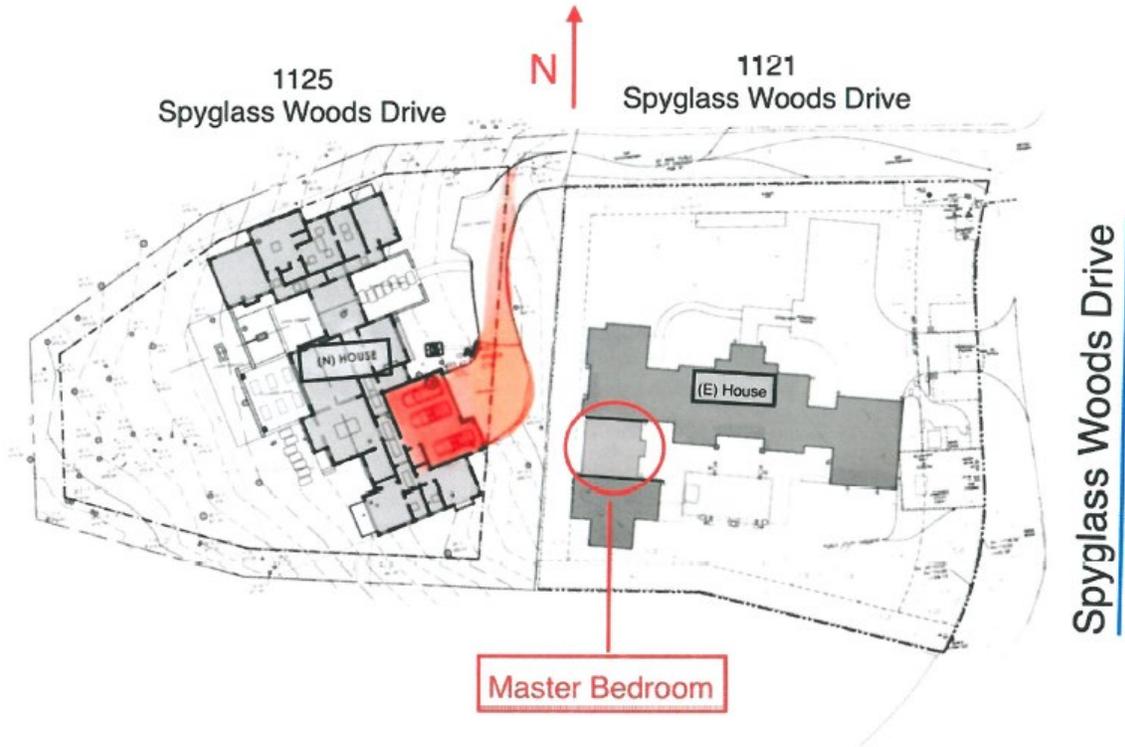
Monterey Bay Air Resources District
24580 Silver Cloud Ct.
Monterey, CA 93940
Office: 831-647-9411; Direct: 831-718-8016
www.mbard.org

From: Pham-Gallardo, Son x5226 <Pham-GallardoS@co.monterey.ca.us>
Sent: Thursday, March 24, 2022 3:16 PM
To: David Frisbey <DFrisbey@mbard.org>
Subject: Air Quality Evaluation Assistance

Hi David,

I have a project out in Pebble Beach and I was hoping to get some information from you with regards to the effect of air quality from a mobile vehicle/garage. I'm not sure if this is something that you can assist me with. If not, perhaps you can direct me to someone that can. I'm preparing a staff report for hearing and the neighbor on 1121 Spyglass (see below) is opposing this project because they claim that the air quality entering their bedroom will be effected due to the placement of the applicant's garage on 1125 Spyglass. When we prepare our Initial Study, we usually review it to determine if there is an inconsistency with the Air Quality Management Plan for Monterey Bay Region (AQMP) to be considered a significant cumulative air quality impact. In this case, it doesn't meet the threshold but, I was hoping for some information that I can add to the report to support or disprove the claim. Thank you for your help in advance.

Diagram: Spyglass Woods Drive



Sincerely,

Son Pham-Gallardo
Senior Planner
Monterey County Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901
Office: (831) 755-5025
Direct: (831) 755-5226