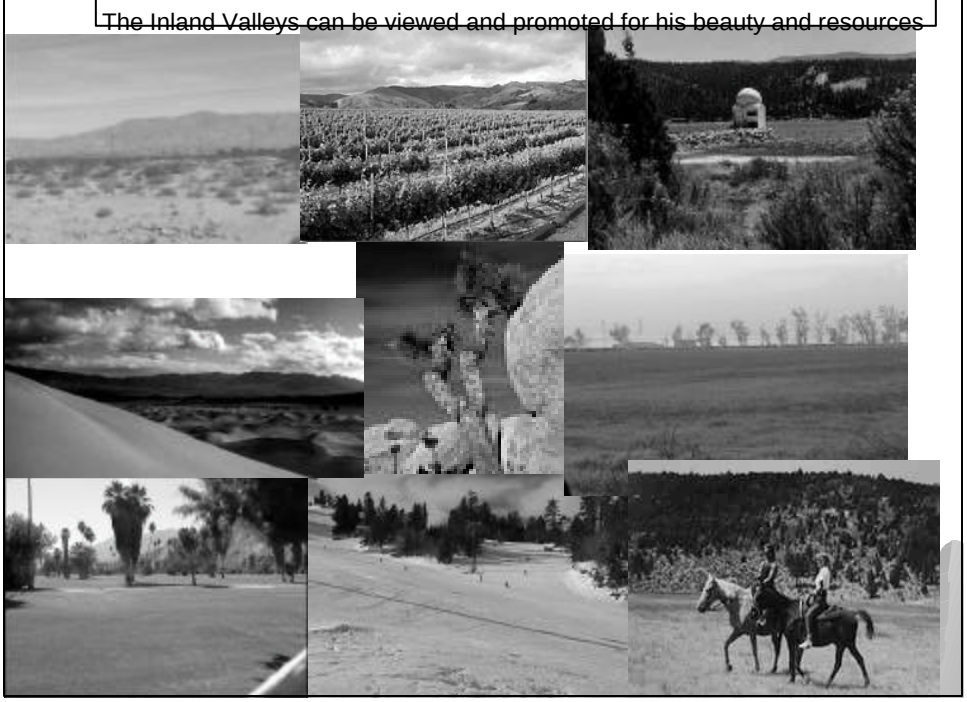
Mixed Use Zoning
The Consequences of Incompatible Land Uses in Rural-Residential Areas

Mira Loma Case Study

The Inland Valleys can be viewed and promoted for his beauty and resources



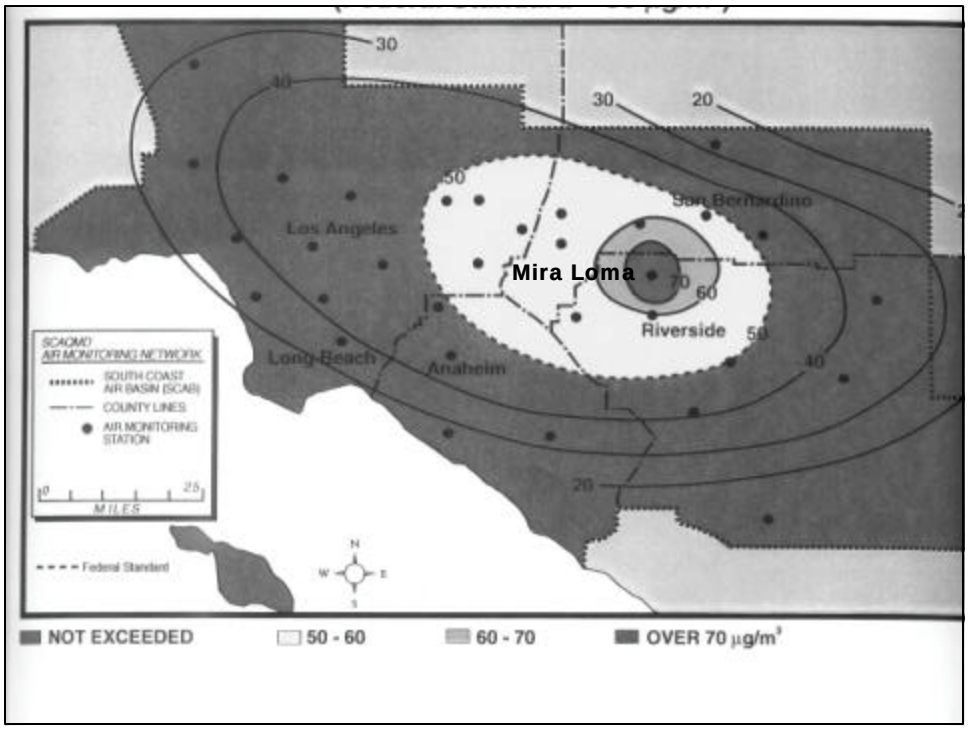
Imported toxic waste at Stringfellow Acid Pits

Sprawl – instant cities

Inland Ports-
Warehouses for LA

Imported Sewage Sludge Dumping

Imported garbage at El Sabrante Dump
Eagle Mtn. Dump proposed for LA's garbage



Mira Loma

- Has the highest levels of PM in the nation.[1]
- 4th in the world
  - Jakarta, Indonesia;
  - Calcutta, India; and
  - Bangkok, Thailand.[2]

[1] South Coast Air Quality Management District, "Multiple Air Toxics Exposure Study in the South Coast Air Basin" (MATES II Study), March 2000.

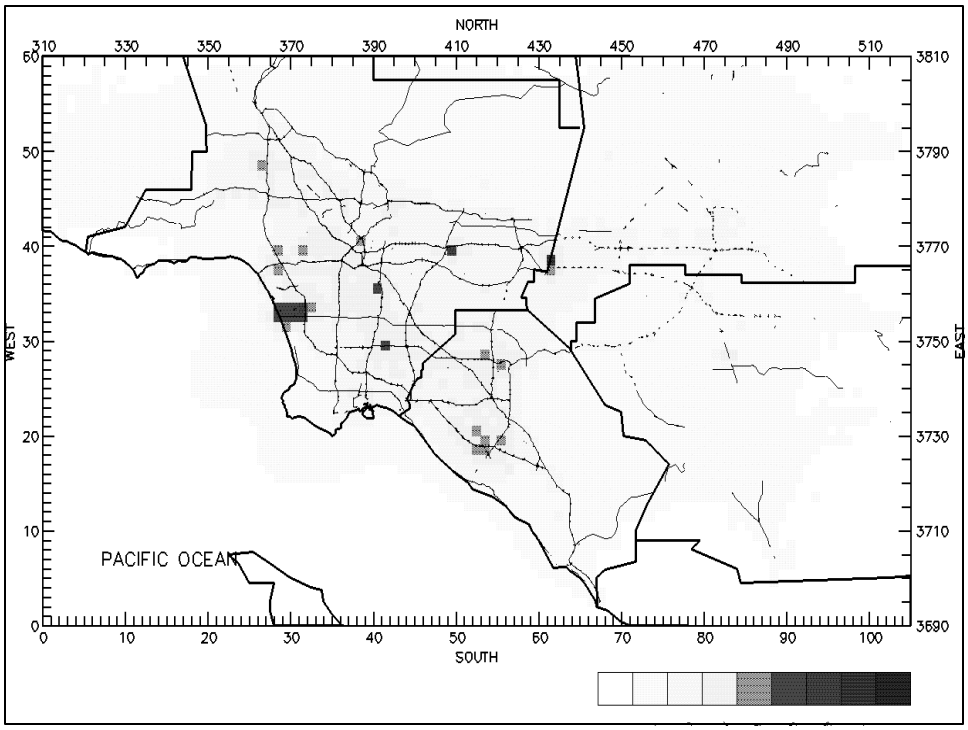
[2] World Health Organization, as cited by California Public Interest Research Group, CalPIRG, Citizens' Agenda, Vo. 13, No. 3; pg 4, Fall 1997.

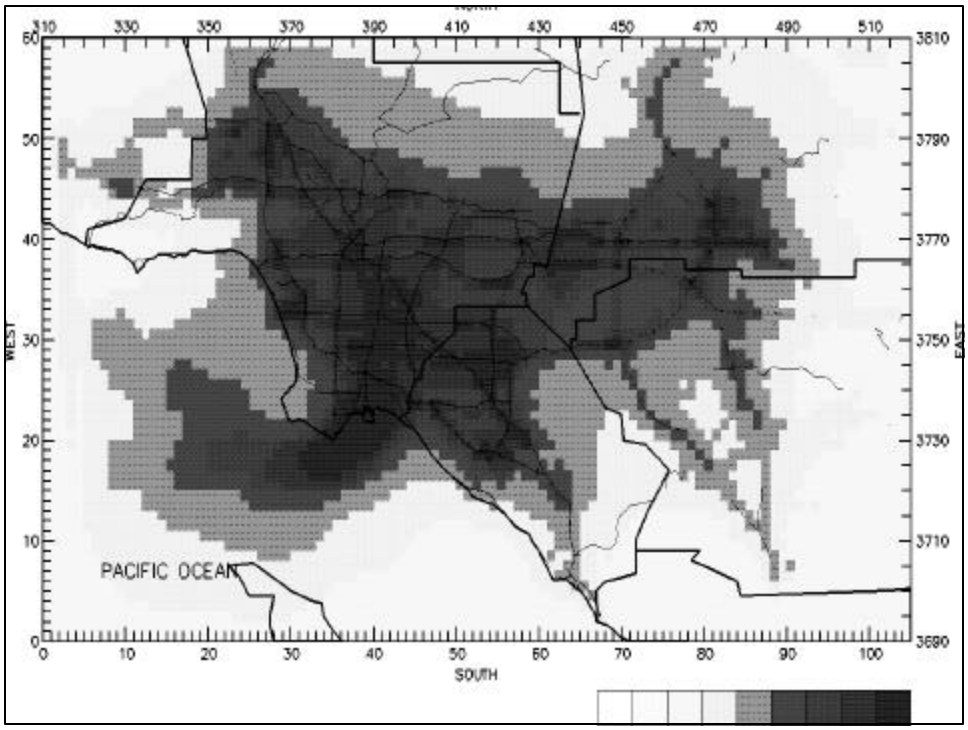
Mira Loma

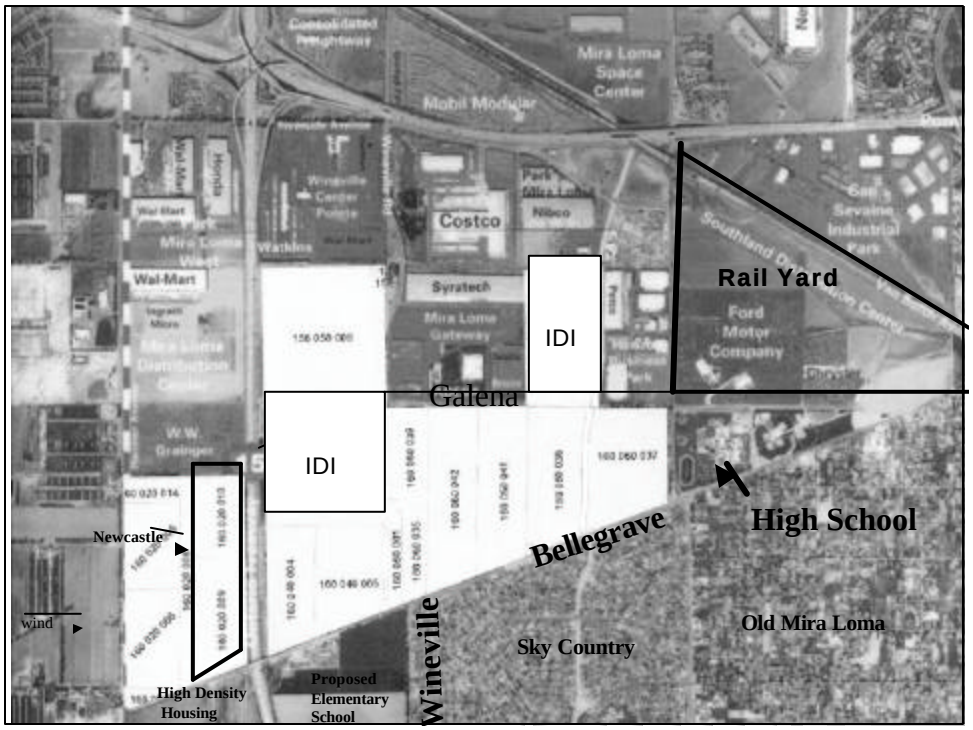
- Pollution blows in from LA and Orange County.
- combines with ammonia from Chino Dairies more particles are formed.
- Trapped by surrounding mountains.
- Land use decisions and Goods Movement industry is creating a deadly local source – diesel

Aerial Photos of Mira Loma area: CCAEJ

Aerial Photos of Mira Loma area; CCAEJ


NORTH
310
330
350
370
390
410
430
450
470
490
510
60
50
40
30
20
10
0
3810
3790
3770
3750
3730
3710
3690
WEST
EAST
PACIFIC OCEAN
0
10
20
30
40
50
60
70
80
90
100
SOUTH


PACIFIC OCEAN
WEST
EAST
SOUTH


Rail Yard
IDI
IDI
Galena
High School
Bellegrave
Newcastle
wind
Wineville
Sky Country
Old Mira Loma
High Density Housing
Proposed Elementary School

Mira Loma Community Specific Study Conclusions:

- Even with improved technology i.e. cleaner trucks; there will be no improvement in air quality due to increase in number of trucks due to build out.

- Those living closest to busy streets and diesel related facilities are at greatest risk.

- **"If we have diesel sources, the best thing we can do is to keep them 500 meters (1500 feet) away from people."**

Recommendations

- Cumulative Impacts factored into Planning decisions.
- Community based planning – not outside imposed development.
- Buffer zones between diesel related development and sensitive receptors. [Buffer zones can be other uses i.e. commercial, service commercial, retail, etc.]
- Compatible development with existing community.
- Precautionary Approach.
- Given USC Children's Health Study most recent analysis, we shouldn't limit reducing exposures to only sensitive receptors.