



**South Coast
Air Quality Management District**
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SENT VIA E-MAIL AND USPS:
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Mr. Steve Ratkay, Assistant Planner
City of Westminster
Community Development Department
8200 Westminster Blvd.,
Westminster, CA 92683

**Draft Mitigated Negative Declaration (Draft MND) for the Proposed Development Located at
6302 Maple Ave., Westminster (Case No. 2014-84)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND. In the project description, the Lead Agency proposes to demolish existing structures, grade 1.83 acres and construct 37 live/work units.

According to the Localized Significance Threshold (LST) analysis, no more than 1.83 acres would be disturbed per day. The Lead Agency used the LST mass rate look-up tables for a 2-acre site. To be conservative, the Lead Agency should use the mass look up table for a 1-acre site¹. SCAQMD staff recommends the Lead Agency revise the LST analysis in the Final MND.

The SCAQMD staff is available to work with the Lead Agency to address these concerns and any other air quality questions that may arise. Please contact Jack Cheng, Air Quality Specialist at (909) 396-2448, if you have any questions regarding these comments. We look forward to reviewing and providing comments for the Final MND associated with this project.

Sincerely,

Jillian Baker

Jillian Baker, Ph.D.
Program Supervisor
Planning, Rule Development & Area Sources

JB:JC
ORC 141223-05
Control Number

¹ The Localized Significance Threshold (LST) methodology and Mass Rate LST Look Up Table is available at:
<http://www.aqmd.gov/ceqa/handbook/LST/LST.html>