



# South Coast Air Quality Management District

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## **Draft Mitigated Negative Declaration (DMND) for the Proposed AutoZone/Starbucks Development (PLN15-0056)**

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.

### Project Description

The Lead Agency proposes demolition of two small commercial buildings associated with an existing recreational vehicle sales business and an additional structure also associated with RV sales. The Lead Agency also proposes to build two new commercial buildings on two new proposed parcels. The first parcel would include an approximately 7,348 square foot commercial building for a proposed retail auto parts sales business and the second parcel would include an approximately 890 square foot commercial building for a drive-through retail coffee sales business. The proposed project includes merging six existing parcels to create two new parcels on a total site area of approximately 1.03 acres.

### Localized Significance Thresholds Analysis

Because the proposed project is located within one-quarter mile of sensitive receptors (a hospital and single-family residences<sup>1</sup>) south and east of the project site, the SCAQMD staff recommends that the Lead Agency evaluate localized air quality impacts to ensure that any nearby sensitive receptors are not adversely affected by the construction or operational activities that are occurring in close proximity. SCAQMD guidance for performing a localized air quality analysis can also be found at the SCAQMD website<sup>2</sup>. Should the Lead Agency conclude after its analyses that construction or operational air quality impacts exceed the SCAQMD daily significance thresholds, SCAQMD staff has compiled mitigation measures<sup>3</sup> to be implemented, if the air quality impacts are determined to be significant.

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<sup>1</sup> DMND, Page Three, Surrounding Land Uses, and an Aerial Map Inspection.

<sup>2</sup> <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>

<sup>3</sup> <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>

Compliance With SCAQMD Rule 1403 During Demolition Activities

Based on the project description, the Final MND should describe how the Lead Agency will comply with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities should asbestos be encountered during the demolition of the structures mentioned in the project description.

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Sincerely,

*Jillian Wong*

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