



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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Mitigated Negative Declaration (MND) for the Proposed Porto's Bakery and Café Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final MND.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to demolish an existing 17,500-square-foot commercial building and construct a 21,943-square-foot bakery and café ("Proposed Project"). The Proposed Project is surrounded by commercial development and public facilities. Demolition is scheduled for September 2017, and construction is expected to begin in October 2017 through April 2018.

Permits and Compliance with SCAQMD Rules

In the event that the Proposed Project will include the use of commercial bakery ovens during operation, SCAQMD should be identified as a Responsible Agency for the Proposed Project in the Final MND. Should there be any questions regarding permits, please contact SCAQMD's Engineering and Permitting staff at (909) 396-2528 or (909) 396-2352. For more general information on permits, please visit SCAQMD's webpage at: <http://www.aqmd.gov/home/permits>. In addition, SCAQMD staff recommends that the Lead Agency include discussion in the Final MND to demonstrate compliance with the following SCAQMD Rules: SCAQMD Rule - 1153 Commercial Bakery Ovens; Rule 1153.1 - Emissions of Oxides of Nitrogen from Commercial Food Ovens; and Rule 1147 - NOx Reduction from Miscellaneous Sources.

Pursuant to the CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Ryan Banuelos, Air Quality Specialist, CEQA Section, at (909) 396-3479, if you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

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