



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:
atam@jurupavalley.org

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Annette Tam, Associate Planner
City of Jurupa Valley – Planning Department
8930 Limonite Ave.
Jurupa Valley, CA 92509

Draft Mitigated Negative Declaration (Draft MND) for the Proposed MA 15201 CUP 15005 – Limonite Plaza

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.

The Lead Agency proposes to develop a commercial shopping center and gasoline service station with ten fueling stations. Since the proposed project includes a gasoline service station, a permit from SCAQMD would be required and the SCAQMD should be identified as a CEQA responsible agency for this project. The Final MND should demonstrate compliance with SCAQMD Rule 201 – Permit to Construct and Rule 203 – Permit to Operate. If there are permit questions concerning the gasoline service station, they can be directed to Engineering and Compliance Staff at (909) 396-2551.

The Lead Agency determined that regional operational emissions were less than significant. However, the Air Quality Analysis did not include emissions generated from the operation of the gasoline service station (CalEEMod does not quantify emissions from the operation of the gasoline service station). SCAQMD staff recommends quantifying operational emissions and incorporating the emissions into the analysis. Should the Lead Agency determine after revising the air quality analysis that project operational air quality impacts still exceed the SCAQMD recommended regional daily significance thresholds, the SCAQMD staff recommends mitigation measures be incorporated into the project description and air quality analysis in the Final CEQA document pursuant to Section 15126.4 of the CEQA Guidelines to reduce those impacts below significant levels.

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 Wong

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

JW:JC
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