



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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**Draft Mitigated Negative Declaration (Draft MND) for the Proposed
Mixed-Use Development Project Located at 255-269 South Mariposa Avenue, Los Angeles
(ENV-2016-1758-MND)**

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 demolition and new construction on an approximately 0.68-acre lot. The proposed project will include demolition of five existing buildings followed by construction of a 127,585 square foot mixed-use residential and commercial development with three levels of parking, one at-grade and two below-grade levels. The development will include 122 residential units and 4,630 square feet of commercial floor area. The parking component will have 154 automobile spaces and 151 bicycle parking spaces that will be provided in the new subterranean garage. The proposed soil disturbance activities will require soil export of approximately 20,263 cubic yards of soil.

Project Specific Comments – Gasoline Dispensing Station

Based on the description of the land uses surrounding the proposed project site, the proposed project will be sited near an existing gasoline station. Although the proposed project does not include a gasoline dispensing operation, future residents would be exposed to gasoline station fuel dispensing emissions, which are carcinogenic. The Lead Agency should therefore include a Health Risk Assessment (HRA) to disclose the health risks associated with the toxic air contaminants emitted by the gasoline station and include the HRA in the Draft EIR.

Guidance for performing a gasoline dispensing station health risk assessment (“*Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*”) can be found at: http://www.aqmd.gov/docs/default-source/planning/risk-assessment/gas_station_hra.pdf. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included in the Final MND.

Compliance With SCAQMD Rule 1403 During Demolition Activities

Based on the project description, the proposed project includes the demolition of the existing structures on the property, which could include potential removal of asbestos. Should the Lead Agency encounter asbestos during the demolition activities, the Lead Agency should describe compliance with SCAQMD Rule 1403 - Asbestos Emissions from Demolition/Renovation Activities 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 Gordon Mize, Air Quality Specialist at (909) 396-3302, 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

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JW:GM

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