



South Coast Air Quality Management District

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Mitigated Negative Declaration (MND) for the Proposed Rancho Estudillo Plaza Project

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 CEQA Document.

SCAQMD Staff's Summary of Project Description

The lead agency proposes construction and operation of a 5,660 square-foot (sq. ft.) 12-pump service station and convenience store, a 3,200 sq. ft. fast food restaurant with a drive-through, a 5,100 sq. ft. fast food restaurant with a drive-through and an attached retail space, as well as two retail buildings that are 26,500 sq. ft. and 16,900 sq. ft., all on an 8.84-acre site (proposed project). The proposed project is located on the northeast corner of Sanderson Avenue and 7th Street. Construction of the proposed project is split into three phases,¹ including light demolition and grading, and expected to occur over a 13 month period.²

SCAQMD Staff's Summary of Air Quality Analysis

In the air quality analysis, the lead agency quantified the proposed project's construction and operational air quality impacts and compared those impacts to SCAQMD's regional and localized air quality CEQA significance thresholds. Since the proposed project includes the construction and operation of a 12-pump gas station, SCAQMD should be identified as a responsible agency in the final CEQA document, including a discussion regarding compliance with applicable SCAQMD Rules and Regulation.

Permits and Compliance with SCAQMD Rules

Pursuant to SCAQMD's Rule 461 – Gasoline Transfer and Dispensing, a permit from the SCAQMD would be required, and the SCAQMD should be identified as a responsible agency under CEQA for the proposed project in the final CEQA document. The assumptions for the air quality analysis in the final CEQA document will be the basis for permit conditions and limits. The final CEQA document should also demonstrate compliance with applicable SCAQMD Rules, including, but not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate. Should there be any questions on permits, please contact the SCAQMD's Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit SCAQMD's webpage at <http://www.aqmd.gov/home/permits>.

Conclusion

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the final CEQA Document. The SCAQMD staff is available to work with the lead agency to

¹ IS/MND. Figure E – Phasing Plan, Page 4-5.

² IS/MND. *Air Quality and Greenhouse Gas Impact Study*, Summer Run, 3.0 Construction Detail, Pg. 6

address these issues and any other questions that may arise. Please contact Robert Dalbeck, Assistant Air Quality Specialist, at rdalbeck@aqmd.gov, if you have any questions regarding these comments.

Sincerely,

Daniel Garcia

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Planning, Rule Development & Area Sources

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