



South Coast Air Quality Management District

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SENT VIA E-MAIL:

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Mitigated Negative Declaration (MND) for the Proposed ZA-2022-2222-ZV Project (Proposed Project) ENV-2022-2223-MND

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The City of Los Angeles is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. To provide context, South Coast AQMD staff has provided a brief summary of the project information and prepared the following comments organized by topic of concern.

South Coast AQMD Staff's Summary of Project Information in the MND

Based on the MND, the Lead Agency proposes to demolish two existing structures currently developed as a duplex with a detached two-car garage) and construct a new 11,800 square foot two-story auto body repair with a spray-painting booth and office, 31 parking stalls.¹ Approximately 8,326 square feet will be auto repair, and 3,474 square feet will be ancillary office and recreation spaces.² The Proposed Project is located at 16118 – 16122 West Cantlay Street in Van Nuys.³ Based on the aerial photographs, South Coast AQMD staff found that the nearest sensitive receptor (e.g., residences) is approximately 100 feet north of the Proposed Project.

South Coast AQMD Staff's Comments on the MND

Health Risk Assessment during Operation

Based on the MND, the Proposed Project would be developed with an auto body repair with a spray booth. Since the Proposed Project is located approximately 100 ft south of residential uses, it is recommended that the Lead Agency estimates and discloses the health risk impacts from the spray booth by conducting the Risk Assessment for Rule 1401⁴ and including the results in the Final MND.

¹ MND. Page 7.

² *Ibid.* Page 12.

³ *Ibid.* Page 7.

⁴ South Coast AQMD Risk Assessment Procedures for Rule 1401 and 212. Access at: <http://www.aqmd.gov/home/permits/risk-assessment>

South Coast AQMD Permits and Responsible Agency

As mentioned in the MND, implementing the Proposed Project would require using a spray booth.⁵ Thus, air permits from South Coast AQMD will be required, and the role of South Coast AQMD would change from a Commenting Agency to a Responsible Agency under CEQA. In addition, if South Coast AQMD is identified as a Responsible Agency, per CEQA Guidelines Sections 15086, the Lead Agency is required to consult with South Coast AQMD. In addition, CEQA Guidelines Section 15096 sets forth specific procedures for a Responsible Agency, including making a decision on the adequacy of the CEQA document for use as part of evaluating the applications for air permits. For these reasons, the Final MND should include a discussion about any new stationary and portable equipment requiring South Coast AQMD air permits and identify South Coast AQMD as a Responsible Agency for the Proposed Project. The Final MND should also include calculations and analyses for construction and operation emissions for the new stationary and portable sources, as this information will also be relied upon as the basis for the permit conditions and emission limits for the air permit(s). Please contact South Coast AQMD's Engineering and Permitting staff at (909) 396-3385 for questions regarding what types of equipment would require air permits. For more general information on permits, please visit South Coast AQMD's webpage at <http://www.aqmd.gov/home/permits>.

Conclusion

Pursuant to 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. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, responses should provide sufficient details, giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision-makers and the public who are interested in the Proposed Project.

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Danica Nguyen, Air Quality Specialist, at dnnguyen1@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

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SW:DN

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⁵ *Ibid.*