



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:

August 21, 2018

terrim@ci.corona.ca.us

Terri Manuel, Senior Planner
City of Corona – Community Development Department
400 S. Victoria Avenue
Corona, CA 92882-2187

Mitigated Negative Declaration (MND) for the Proposed PP2018-0003, CUP2018-0007 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 to construct a 90,865 square-foot (sf) commercial development which will include a four-story hotel, restaurant and commercial space, and a convenience store with a 10-pump gas station and care wash on 7.3 acres (proposed project).¹ The proposed project is located on the northwest corner of Dos Lagos Drive and Temescal Canyon Road, within the city of Corona. Upon review of aerial photographs, SCAQMD staff found that the nearest sensitive receptors (i.e. residents) are approximately 500 feet or less from the project site.

SCAQMD Staff Comments

The proposed project will include the development of a 10-pump gas station. Upon review of site plan and aerial photographs, it appears that the proposed gas station is within 50 feet of residential land uses located directly east of the proposed project site. Current guidance provided in the *Air Quality and Land Use Handbook: A Community Health Perspective* (Land Use Handbook) by the California Air Resources Board (CARB) recommends siting new sensitive land uses at least 50 feet from a typical gasoline dispensing facility.² Therefore, SCAQMD staff recommends that the lead agency follow this guidance and include mitigation for the proposed project that will maximize the distance between the residences and the proposed gas station.

Permits and Compliance with SCAQMD Rules

Pursuant to SCAQMD's Rule 461 – Gasoline Transfer and Dispensing, a permit from the SCAQMD will 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>.

¹ MND, Page 1

² California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*. Page 32. Accessed at: <https://www.arb.ca.gov/ch/handbook.pdf>.

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 address these issues and any other questions that may arise. Please contact Alina Mullins, Assistant Air Quality Specialist, at amullins@aqmd.gov or (909) 396-2402, should you have any questions.

Sincerely,

Daniel Garcia

Daniel Garcia

Program Supervisor

Planning, Rule Development & Area Sources

DG/AM

RVC180807-05

Control Number