



South Coast Air Quality Management District

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150 South Palm Avenue
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Draft Mitigated Negative Declaration (MND) for the Proposed Azure Route 66 Plaza (EA Review No. 15-31)

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.

Project Description

The Lead Agency proposes to develop and operate a 245,598 square foot Congregate Care Residential Property on an approximately 8.32 acre site. The residential care community will include an approximately 49,629 square foot structure with 42 independent living dwelling units (42 beds); a 105,537 square foot structure with 137 assisted dwelling units (209 beds); a 62,932 square foot structure with 33-skilled nursing dwelling units (118 beds); an 11,593 square foot urgent-care/surgery/medical center; an 8,967 square foot amenities/activities building; a 3,974 square foot restaurant; and supporting development (landscaping, fencing, lighting, etc.).

Localized Significance Thresholds

Because the proposed project is located within one-quarter mile of sensitive receptors (single- and multi-family residences¹) north, east and west of the project site, the SCAQMD staff recommends that the Lead Agency evaluate localized air quality impacts to ensure that any nearby sensitive receptors are not adversely affected by the construction or operational activities that are occurring in close proximity. SCAQMD guidance for performing a localized air quality analysis can be found at the SCAQMD website². Should the Lead Agency conclude after its analyses that construction or operational air quality impacts exceed the SCAQMD daily significance thresholds, SCAQMD staff has compiled mitigation measures³ that can be implemented, in addition to the measures listed starting on page 22 in the MND, if the air quality impacts are determined to be significant.

¹ DMND: Figure 2 – Project Location and Page 10, Surrounding Land Uses.

² <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>

³ <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Sincerely,

Jillian Wong

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JW:GM

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