



# South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

January 27, 2017

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## **Draft Mitigated Negative Declaration (Draft MND) for the Proposed Beaumont 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 MND. The Lead Agency proposes to construct a gasoline fueling station, fast food restaurant, drive-thru carwash, and a convenience store.

Since the proposed project includes a gasoline service station, a permit from SCAQMD would be required and the SCAQMD should be identified as a responsible agency under CEQA for this project. The Final MND should also demonstrate compliance with SCAQMD Rules, including but not limited to, Rule 201 – Permit to Construct and Rule 203 – Permit to Operate. If there are permitting questions concerning the gasoline service station, they can be directed to Engineering and Permitting Staff at (909) 396-2551.

In the Air Quality Analysis, the Lead Agency utilizes CAPCOA's Health Risk Assessments (HRA) for Proposed Land Use Projects to dismiss the need for a HRA. Since gas stations are known to have emissions of toxic air contaminants (TAC), it is recommended that the Lead Agency perform HRA for gasoline dispensing stations. Guidance for performing a gasoline dispensing HRA ("*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](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.

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 Jack Cheng, Air Quality Specialist at (909) 396-2448, 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:JC

RVC170120-01

Control Number