



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

September 17, 2019

CAssadzadeh@riversideca.gov

Candice Assadzadeh, Senior Planner

City of Riverside, Community and Economic Development Department

Planning Division

3900 Main Street, 3rd Floor

Riverside, CA 92522

Mitigated Negative Declaration (MND) for the Proposed Lincoln Van Buren Commercial Development

South Coast Air Quality Management District (South Coast AQMD) 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.

South Coast AQMD Staff's Summary of Project Description

The Lead Agency proposes to construct 5,250 square feet of restaurant and retail uses, a 3,062-square-foot convenience store, a 3,165-square-foot fueling canopy, and a gasoline service station with 12 pumps on 1.51 acres (Proposed Project). The Proposed Project is anticipated to have an annual throughput of 1.7 million gallons¹. Construction is anticipated to begin in spring 2020 for eight months². The closest existing sensitive receptors to the Proposed Project include residences across Lincoln Avenue, approximately 85 feet from the project's southern boundary³.

Air Quality Analysis – Operational Emissions

The Air Quality Analysis in the MND did not include operational ROG emissions generated from storage tanks or from the fueling process during operation. This has likely under-estimated the Proposed Project's operational air quality impacts. Although South Coast AQMD Rule 461 – Gasoline Transfer and Dispensing requires the use of California Air Resources Board certified Phase I and Phase II enhanced vapor recovery systems with minimum volumetric efficiencies of 98% and 95%, respectively⁴, ROG emissions are not entirely eliminated from the fueling process and should be included when quantifying the Proposed Project's operational emissions. As an informational document, the Final MND should, at a minimum, include a discussion on the Proposed Project's potential operational air quality impacts from the fueling process. The Lead Agency should use its best efforts to quantify and disclose ROG emissions from the fueling process in the Final MND. If there is no substantial evidence to support a quantitative analysis of ROG emissions from the fueling process, the Lead Agency should disclose the reasons supported by factual information in the Final MND. It is also important to note that while CalEEMod⁵ quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, CalEEMod does not quantify the operational stationary source emissions from the storage tanks and fueling equipment.

¹ MND. Page 26.

² MND. Page 44.

³ MND. Page 21.

⁴ South Coast AQMD. Rule 461 – Gasoline Transfer and Dispensing. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-461.pdf>.

⁵ CalEEMod incorporates up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and is available free of charge at: www.caleemod.com.

Permits and Compliance with South Coast AQMD Rules

Since the Proposed Project includes the operation of a gasoline service station with 12 pumps, a permit from South Coast AQMD will be required, and South Coast AQMD should be identified as a Responsible Agency under CEQA for the Proposed Project in the Final MND. Should there be any questions on permits, please contact South Coast AQMD's Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit South Coast AQMD's webpage at: <http://www.aqmd.gov/home/permits>. The Final MND should also include a discussion of compliance with applicable South Coast AQMD Rules, including, but not limited to, Rule 201 – Permit to Construct⁶, Rule 203 – Permit to Operate⁷, Rule 461 – Gasoline Transfer and Dispensing⁸, and Rule 1401 – New Source Review of Toxic Air Contaminants⁹. Any assumptions used in the Air Quality and Health Risk Assessment (HRA) analyses in the Final MND will be used as the basis for permit conditions and limits. The 2015 revised Office of Environmental Health Hazard Assessment (OEHHA) methodology¹⁰ is being used by South Coast AQMD for determining operational health impacts for permitting applications and also for all CEQA projects where South Coast AQMD is the Lead Agency. If there is any information in the permitting process suggesting that the Proposed Project would result in significant adverse air quality impacts not analyzed in the Final MND or substantially more severe air quality impacts than those analyzed in the Final MND, the Lead Agency should commit to reevaluating the Proposed Project's air quality and health risks impacts through a CEQA process (CEQA Guidelines Section 15162).

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 me at lsun@aqmd.gov, should you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC190906-01

Control Number

⁶ South Coast AQMD. Rule 201 – Permit to Construct. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-201.pdf>.

⁷ South Coast AQMD. Rule 203 – Permit to Operate. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-203.pdf>.

⁸ South Coast AQMD. Rule 461 – Gasoline Transfer and Dispensing. Accessed at: <https://www.aqmd.gov/docs/default-source/compliance/Gas-Dispensing/rule-461.pdf>.

⁹ South Coast AQMD. Rule 1401 – New Source Review of Toxic Air Contaminants. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1401.pdf>.

¹⁰ Office of Environmental Health Hazard Assessment. "Notice of Adoption of Air Toxics Hot Spots Program Guidance Manual for the Preparation of Health Risk Assessments 2015". Accessed at: <https://oehha.ca.gov/air/crn/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0>.



AUGUSTINE BAND OF CAHUILLA INDIANS

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Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

Tribal Secretary: Victoria Martin

RECEIVED

September 11, 2019

SEP 18 2019

Candice Assadazadeh
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

**Community & Economic
Development Department**

RE: Project Site is located at 9501 Lincoln Avenue

Project Description: Planning Cases P17-0494 (GPA), P17-0495 (RZ), P18-0986 (CUP),
P18-0987 (CUP), P18-0988 (PM), P18-0989 (VR), P18-0990 (DR), P18-0991 (PCORN)

Dear Ms. Assadazadeh-

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time, we are unaware of specific cultural resources that may be affected by the proposed project, however in the event you should discover any cultural resources during the development of this project please contact our office immediately for further evaluation.

Very truly yours,

Augustine Band of Cahuilla Indians

Victoria Martin
Tribal Secretary



September 13, 2019

Candice Assadzadeh
Senior Planner
City of Riverside
3900 Main Street
Riverside, CA 92522

Re: Design Review Case #P18-0990

Dear Ms. Assadzadeh:

We have been aware of the proposed commercial development at the corner of Van Buren Boulevard and Lincoln Avenue since our earliest involvement with the project. In fact, preliminary plans for the site were included on the site plans for our design review (P18-0172).

The services and offerings provided on the commercial parcel will benefit our residents as well as the surrounding community. We fully support the rezoning and site plan of the proposed development by Stephen Walker Communities.

Sincerely,

Craig Mazzara

Craig Mazzara
Senior Project Manager