



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:  
[rojas@carson.ca.us](mailto:rojas@carson.ca.us)

April 23<sup>rd</sup>, 2015

Richard Rojas, Associate Planner  
City of Carson  
Community Development Department  
701 East Carson St.  
Carson, CA 90745

**Draft Mitigated Negative Declaration (Draft MND) for the Proposed  
Mixed-Use Project Located at 21521-21601 S. Avalon Blvd.**

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.

In the project description, the Lead Agency proposes to demolish a gasoline service station, commercial strip center, and stand-alone office structure. In its replacement, a 357 mixed-use residential dwelling with commercial space will be constructed. Since the proposed project is located on an existing gasoline service station, SCAQMD staff is concerned about the potential air quality impacts from VOC contaminated soils encountered during grading and construction. Disturbing soils that may contain petroleum hydrocarbons are subject to the requirements of SCAQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil. Rule 1166 should be incorporated during the development of the Final MND.

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 IS/MND associated with this project.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.  
Program Supervisor  
Planning, Rule Development & Area Sources

JW:JC  
LAC 150408-01  
Control Number