



South Coast Air Quality Management District

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Draft Environmental Impact Report for the Proposed Temecula Gateway Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are intended to provide guidance to the lead agency and should be incorporated into the Final Environmental Impact Report (EIR) as appropriate.

The Lead Agency proposes to develop a commercial shopping center and gasoline service station. 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 EIR should also demonstrate compliance with SCAQMD Rules, including but not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, and Rule 461 – Gasoline Transfer and Dispensing. If there are permitting questions concerning the gasoline service station, they can be directed to Engineering and Permitting Staff at (909) 396-2551.

The Lead Agency determined that the project's regional operational air quality impacts would be less than significant. However, the air quality analysis did not include emissions generated from the operation of the gasoline service station equipment. It is important to note that while the CalEEMod model quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, the model does not quantify the operational stationary source emissions from the storage tanks and fueling equipment. Thus, the SCAQMD staff recommends quantifying operational stationary source emissions and incorporating those emissions into the analysis. Should the Lead Agency determine after revising the air quality analysis that project operational air quality impacts will exceed the SCAQMD recommended regional daily significance thresholds, the SCAQMD staff recommends the incorporation of mitigation measures into the project description and air quality analysis in the Final EIR to reduce those impacts below significant levels in accordance with the requirements CEQA Guidelines §15126.4.

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 EIR associated with this project.

Sincerely,

Barbara Radlein

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Program Supervisor, CEQA Special Projects
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