



# South Coast Air Quality Management District

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May 11, 2016

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## **Draft Environmental Impact Report (Draft EIR) for the Proposed 9900 Wilshire Boulevard (One Beverly Hills) Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The Lead Agency proposes to construct two mixed-use high rise residential and commercial buildings. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final EIR.

In the Draft EIR, the Lead Agency notes that a Union 76 gas station is located immediately west of proposed residences. Because of the close proximity to the existing gasoline station, residents would be exposed to benzene, which is a toxic air contaminant. The California Air Resources Board recommended in 2005 to avoid the siting of housing within 300 feet of a large gas station or a 50 foot separation for a typical gas station in their Land Use Handbook.<sup>1</sup> The SCAQMD staff recommends that the Lead Agency discuss potential health risks to the proposed residents from the existing gasoline station since benzene may be emitted from gasoline refueling operations. Guidance for performing a gasoline dispensing station health risk assessment (“*Risk Assessment Procedures – Appendix X*”) can be found at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/riskassprocjune15.pdf>.

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,

*Jillian Wong*

Jillian Wong, Ph.D.  
Program Supervisor  
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JW:JC  
LAC 160420-04  
Control Number

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<sup>1</sup> California Air Resources Board. April 2005. “Air Quality and Land Use Handbook: A Community Health Perspective.” Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>