



# South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

February 4, 2020

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## Mitigated Negative Declaration (MND) for the Proposed California Highway Patrol Baldwin Park Area Office Replacement Project

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 a 36,740-square-foot office building, a 6,925-square-foot automobile service building, a 670-horsepower (hp) emergency generator, a 12,000-gallon aboveground fuel storage tank, and a canopy over the gasoline service station with two fueling pumps on five acres (Proposed Project). The Proposed Project is located at the northwest corner of South Campus Drive and East Campus Drive within the California Polytechnic State University in Los Angeles County. Construction is anticipated to begin in 2021 and be completed by 2024<sup>1</sup>. Operation of the gasoline service station would have an annual throughput of 153,000 gallons of gasoline<sup>2</sup>. Based on a review of Figure 2-2: *Project Site* in the MND, South Coast AQMD staff found that the Proposed Project is located adjacent to existing residential uses to the south<sup>3</sup>.

### Permits and Compliance with South Coast AQMD Rules

Since the Proposed Project includes an emergency generator, an aboveground fuel storage tank, and a gasoline service station with two fueling pumps, permits from South Coast AQMD will be required. The Lead Agency identified South Coast AQMD as a Responsible Agency under CEQA for the Proposed Project in the MND<sup>4</sup>. 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 Lead Agency conducted a health risk assessment (HRA) analysis in the MND using the revised 2015 Office of Environmental Health Hazard Assessment (OEHHA) methodology **Error! Bookmark not defined.** to analyze the health risk impact from operating the Proposed Project's gasoline service station, testing of the emergency generator, and vehicle idling<sup>5</sup>. Based on the analysis, the Lead Agency found that the Proposed Project would not expose sensitive receptors to cancer risk greater than 1.34 in one million, which is below South Coast AQMD's CEQA significance threshold of 10 in one million for cancer risk<sup>6</sup>. Please note that the 2015 OEHHA methodology<sup>7</sup> is being used by South Coast AQMD staff

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<sup>1</sup> MND. Chapter 2. Page 2-18.

<sup>2</sup> MND. Chapter 3. Page 3-27.

<sup>3</sup> MND. Chapter 2. Page 2-5

<sup>4</sup> *Ibid.* Page 2-20.

<sup>5</sup> MND. Appendix C. *Health Risk Assessment*. Page C-3.

<sup>6</sup> South Coast AQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When South Coast AQMD acts as the Lead Agency, South Coast AQMD staff conducts a HRA, compares the maximum cancer risk to the

for determining operational health impacts for permitting applications and also for all CEQA projects where South Coast AQMD is the Lead Agency. Any assumptions used in the Air Quality and HRA analyses in the Final MND will be used as the basis for permit conditions and limits. If there is any information in the permitting process suggesting that the Proposed Project would result in significant adverse air quality and health risks impacts not analyzed in the Final MND or substantially more severe air quality and health risks 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).

The Lead Agency also included in the MND discussions on applicable South Coast AQMD rules<sup>8</sup>, including Rule 461 – Gasoline Transfer and Dispensing<sup>9</sup> and Rule 1470 – Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines<sup>10</sup>. In addition to these rules, South Coast AQMD staff recommends that the Lead Agency include in the Final MND discussions on South Coast AQMD Rule 201 – Permit to Construct<sup>11</sup>, Rule 203 – Permit to Operate<sup>12</sup>, and Rule 1401 – New Source Review of Toxic Air Containments<sup>13</sup>.

### 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 Margaret Isied, Assistant Air Quality Specialist, at [misied@aqmd.gov](mailto:misied@aqmd.gov) or (909) 396-2543, should you have any questions.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS:MI

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threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

<sup>7</sup> Office of Environmental Health Hazard Assessment. 2015. *Notice of Adoption of Air Toxics Hot Spots Program Guidance Manual for the Preparation of Health Risk Assessments*. Accessed at: <https://oehha.ca.gov/air/cnr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0>.

<sup>8</sup> MND. Appendix A: *Local Laws, Regulations and Policies*. Pages A-2 – A-4.

<sup>9</sup> South Coast AQMD. Rule 461 – Gasoline Transfer and Dispensing. Accessed at: <https://www.aqmd.gov/docs/default-source/compliance/Gas-Dispensing/rule-461.pdf>.

<sup>10</sup> South Coast AQMD. Rule 1470 – New Source Review of Toxic Air Contaminants. Accessed at: <https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1470.pdf>.

<sup>11</sup> South Coast AQMD. Rule 201 – Permit to Construct. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-201.pdf>.

<sup>12</sup> South Coast AQMD. Rule 203 – Permit to Operate. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-203.pdf>.

<sup>13</sup> 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>.

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