



# South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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## **Draft Environmental Impact Report (Draft EIR) for the Proposed 8555 Santa Monica Boulevard Mixed-Use Project**

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 EIR.

### Project Description and Air Quality Analysis

The Lead Agency proposes to demolish 27,338 square feet of existing structures and construct a mixed-use development with 97 apartment units (Proposed Project). The proposed residential uses would be approximately 94,944 square feet while commercial uses would be approximately 44,968 square feet. In the Air Quality Section, the Lead Agency quantified the Proposed Project's construction and operational air quality emissions and compared those emissions to SCAQMD's regional and localized air quality CEQA significance thresholds. Based on the analysis, the Lead Agency found that the Proposed Project's construction and operational air quality impacts would be less than significant.

### Compliance with SCAQMD Rule 1403

Since the Proposed Project includes demolition, asbestos may be encountered. Therefore, the Lead Agency should include a discussion to demonstrate compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities in the Final EIR.

Pursuant to the California Public Resources Code Section 21092.5 and the CEQA Guidelines Section 15088, SCAQMD staff requests that the Lead Agency provide SCAQMD with written responses to all comments contained herein prior to the certification of the Final EIR. SCAQMD staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Jack Cheng, Air Quality Specialist, CEQA IGR Section, at (909) 396-2448, if you have any questions on the comment.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.  
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