



# South Coast Air Quality Management District

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City of Monterey Park – Planning Division  
320 West Newmark Ave.,  
Monterey Park, CA 91754

## **Draft Mitigated Negative Declaration (Draft MND) for the Proposed 420 North Atlantic Boulevard Mixed Use**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final MND.

The Lead Agency proposes to develop a five-story mixed use building consisting of subterranean parking, commercial space, 102 hotel rooms, and 84 condominium units. The existing hotel and residential homes would be demolished and removed. Since the project includes demolition, the Lead Agency should discuss and provide additional information regarding compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation in 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 MND associated with this project.

Sincerely,

*Jillian Wong*

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

JW:JC  
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