



# South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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## **Draft Mitigated Negative Declaration (MND) for the Proposed 3700 Wilshire Blvd; Wilshire (ENV-2016-2580)**

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 IS/MND.

In the project description, the Lead Agency proposes to renovate and remodel an existing medical office building into a hotel and construct a 36-story (531,470 sf) mixed use building with subterranean parking. The Lead Agency determined that regional and localized construction emissions were significant. However, by incorporating MM 3-1 and assuming 100% Tier 4 engines, the Lead Agency was able to reduce impacts to less than significant. In order avoid underestimating impacts in the Air Quality Analysis, the SCAQMD staff recommends revising MM 3-1 as follows:

**MM 3-1:** All off-road construction equipment greater than 50 hp shall meet U.S. EPA Tier 4 emission standards, ~~where available~~, to reduce NOx, PM10, and PM2.5 emissions...

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 IS/MND associated with this project.

Sincerely,

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