



# South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

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**Mitigated Negative Declaration (MND) for the Proposed  
11460-11488 W. Gateway Blvd; 2426 S. Colby Ave; 2425 S. Butler Ave; Palms-  
Mar Vista-Del Rey (ENV-2015-4087)**

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 demolish the existing commercial structure and construct a 129-unit multi-family building with subterranean parking. Since the proposed project includes demolition, the Lead Agency should include a discussion to demonstrate compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation in the Final MND.

Pursuant to the 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. SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Jack Cheng, Air Quality Specialist, CEQA IGR Section, at (909) 396-2448, if you have any questions.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.  
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LS:JC  
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