



South Coast  
Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:  
[tbu@elmonteca.gov](mailto:tbu@elmonteca.gov)

February 26, 2016

Mr. Tony Bu, Contract Planner  
City of El Monte, Planning Commission  
11333 Valley Boulevard  
El Monte, CA 91731

**Draft Mitigated Negative Declaration (Draft MND) for the Proposed  
11127 Ramona Boulevard 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 ND.

The Lead Agency proposes to demolish the existing shopping center and construct a new 62-unit townhome development. Since the project includes demolition, the Lead Agency must comply with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities. Please provide additional information regarding compliance with SCAQMD Rule 1403 in the Final ND.

The lead agency used AERMOD (version 14134) to prepare the dispersion modeling for the HRA even though AERMOD (version 15181) was available for at the time of analysis (8/23/15). Therefore, SCAQMD staff recommends using AERMOD (version 15181), the most recent available version, for all future analyses.

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 ND associated with this project.

Sincerely,

*Jillian Wong*

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

JW:JC

LAC 160211-06  
Control Number