



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:  
[malkire@beverlyhills.org](mailto:malkire@beverlyhills.org)

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Masa Alkire, Principal Planner  
City of Beverly Hills City Hall  
Planning Division and Office of the City Clerk  
455 N Rexford Dr.,  
Beverly Hills, CA 90210

**Draft Environmental Impact Report (Draft EIR) for the  
Proposed 9000 Wilshire Boulevard Commercial 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.

The Lead Agency proposes to demolish the existing commercial building and construct a three story commercial building and subterranean parking lot. The lead agency quantified the project's construction and operation air quality impacts and has compared those impacts with the SCAQMD's recommended regional and localized daily significance thresholds. Based on its analyses, the lead agency has determined that construction and operational air quality impacts are less than significant. The SCAQMD staff has concerns about the assumptions used in the construction emissions calculation, which underestimates construction impacts. The lead agency expects to export 25,872 cubic yards of soil (approximately 3,000 truck trips) but did not incorporate truck hauling trip emissions into the air quality analysis. SCAQMD staff recommends including haul truck emissions and re-evaluating the significance of the project impacts.

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 EIR associated with this project.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.  
Planning and Rules Manager  
Planning, Rule Development & Area Sources

JW:JC  
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