



South Coast Air Quality Management District

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Los Angeles Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Review of the Draft Environmental Impact Report (Draft EIR) for the Proposed Ponte Vista Project

The South Coast Air Quality Management District (AQMD) 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 environmental impact report (Final EIR) as appropriate.

The AQMD staff is concerned about the significant operations related air quality impacts from the proposed project. Specifically, the lead agency determined that the project will exceed the AQMD's CEQA regional significance thresholds for VOC's, NO_x and CO emissions during operation of the proposed project. Therefore, the AQMD staff recommends that pursuant to Section 15126.4 of the CEQA Guidelines the lead agency require the following mitigation measures in addition to the measures identified in the Draft EIR.

Energy Efficiency

- a. Require the project site to include a solar photovoltaic or an alternate system with means of generating renewable electricity

Transportation

- b. Require electric car charging stations (not just wiring infrastructure) for both non-residential and residential uses at the project site.
- c. Provide incentives to encourage public transportation.
- d. Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems.

Other

- e. Provide outlets for electric and propane barbecues in residential areas.
- f. Require use of electric lawn mowers and leaf blowers.
- g. Require use of electric or alternatively fueled sweepers with HEPA filters.

Pursuant to Public Resources Code Section 21092.5, AQMD staff requests that the lead agency provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final EIR. Further, staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,



Cheryl Marshall
Program Supervisor, Toxics Rules
Planning, Rule Development & Area Sources

[CM:DG](#)

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