

BOARD MEETING DATE: March 4, 2022

AGENDA NO. 16

REPORT: Lead Agency Projects and Environmental Documents Received

SYNOPSIS: This report provides a listing of CEQA documents received by South Coast AQMD between January 1, 2022 and January 31, 2022, and those projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, February 18, 2022, Reviewed

RECOMMENDED ACTION:
Receive and file.

Wayne Nastri
Executive Officer

SR:MK:MM:LS:MC

CEQA Document Receipt and Review Logs (Attachments A and B) – Each month, South Coast AQMD receives numerous CEQA documents from other public agencies on projects that could adversely affect air quality. A listing of all documents received during the reporting period January 1, 2022 to January 31, 2022 is included in Attachment A. A list of active projects for which South Coast AQMD staff is continuing to evaluate or prepare comments for the November and December reporting periods is included as Attachment B. A total of 27 CEQA documents were received during this reporting period and 11 comment letters were sent.

The Intergovernmental Review function, which consists of reviewing and commenting on the adequacy of the air quality analysis in CEQA documents prepared by other lead agencies, is consistent with the Board's 1997 Environmental Justice Guiding Principles and Environmental Justice Initiative #4. As required by the Environmental Justice Program Enhancements for FY 2002-03, approved by the Board in October 2002, each attachment notes proposed projects where South Coast AQMD has been contacted regarding potential air quality-related environmental justice concerns. South Coast AQMD has established an internal central contact to receive information on projects

with potential air quality-related environmental justice concerns. The public may contact South Coast AQMD about projects of concern by the following means: in writing via fax, email, or standard letters; through telephone communication; and as part of oral comments at South Coast AQMD meetings or other meetings where South Coast AQMD staff is present. The attachments also identify, for each project, the dates of the public comment period and the public hearing date, if applicable. Interested parties should rely on the lead agencies themselves for definitive information regarding public comment periods and hearings as these dates are occasionally modified by the lead agency.

In January 2006, the Board approved the Workplan for the Chairman's Clean Port Initiatives. One action item of the Chairman's Initiatives was to prepare a monthly report describing CEQA documents for projects related to goods movement and to make full use of the process to ensure the air quality impacts of such projects are thoroughly mitigated. In response to describing goods movement, CEQA documents (Attachments A and B) are organized to group projects of interest into the following categories: goods movement projects; schools; landfills and wastewater projects; airports; general land use projects, etc. In response to the mitigation component, guidance information on mitigation measures was compiled into a series of tables relative to off-road engines; on-road engines; harbor craft; ocean-going vessels; locomotives; fugitive dust; and greenhouse gases. These mitigation measure tables are on the CEQA webpages portion of South Coast AQMD's website at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>. Staff will continue compiling tables of mitigation measures for other emission sources.

Staff focuses on reviewing and preparing comments for projects: where South Coast AQMD is a responsible agency; that may have significant adverse regional air quality impacts (e.g., special event centers, landfills, goods movement); that may have localized or toxic air quality impacts (e.g., warehouse and distribution centers); where environmental justice concerns have been raised; and which a lead or responsible agency has specifically requested South Coast AQMD review. If staff provided written comments to the lead agency as noted in the column "Comment Status," there is a link to the "South Coast AQMD Letter" under the Project Description. In addition, if staff testified at a hearing for the proposed project, a notation is provided under the "Comment Status." If there is no notation, then staff did not provide testimony at a hearing for the proposed project.

During the period of January 1, 2022 to January 31, 2022, South Coast AQMD received 27 CEQA documents. Of the 42 documents listed in Attachments A and B:

- 11 comment letters were sent;
- 17 documents were reviewed, but no comments were made;
- 14 documents are currently under review;
- 0 documents did not require comments (e.g., public notices);
- 0 documents were not reviewed; and
- 0 documents were screened without additional review.

(The above statistics are from January 1, 2022 to January 31, 2022 and may not include the most recent “Comment Status” updates in Attachments A and B.)

Copies of all comment letters sent to lead agencies can be found on South Coast AQMD’s CEQA webpage at the following internet address:

<http://www.aqmd.gov/home/regulations/ceqa/commenting-agency>.

South Coast AQMD Lead Agency Projects (Attachment C) – Pursuant to CEQA, South Coast AQMD periodically acts as lead agency for stationary source permit projects. Under CEQA, the lead agency is responsible for determining the type of CEQA document to be prepared if the proposal for action is considered to be a “project” as defined by CEQA. For example, an Environmental Impact Report (EIR) is prepared when South Coast AQMD, as lead agency, finds substantial evidence that the project may have significant adverse effects on the environment. Similarly, a Negative Declaration (ND) or Mitigated Negative Declaration (MND) may be prepared if South Coast AQMD determines that the project will not generate significant adverse environmental impacts, or the impacts can be mitigated to less than significance. The ND and MND are written statements describing the reasons why projects will not have a significant adverse effect on the environment and, therefore, do not require the preparation of an EIR.

Attachment C to this report summarizes the active projects for which South Coast AQMD is lead agency and is currently preparing or has prepared environmental documentation. As noted in Attachment C, South Coast AQMD continued working on the CEQA documents for three active projects during January.

Attachments

- A. Incoming CEQA Documents Log
- B. Ongoing Active Projects for Which South Coast AQMD Has or Will Conduct a CEQA Review
- C. Active South Coast AQMD Lead Agency Projects

ATTACHMENT A*
INCOMING CEQA DOCUMENTS LOG
January 1, 2022 to January 31, 2022

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse & Distribution Centers</i> RVC220107-02 First Harley Knox Industrial	The project consists of construction of a 154,250 square foot warehouse on 1.22 acres. The project is located on the northwest corner of Harley Knox Boulevard and Redlands Avenue. Comment Period: 1/5/2022 - 2/4/2022 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Perris	Document reviewed - No comments sent for this document received
<i>Warehouse & Distribution Centers</i> RVC220111-02 Plot Plan No. 200002 Revision No. 1	The project consists of demolition of a 255,685 square foot warehouse and construction of a trailer parking yard on 11.28 acres. The project is located on the northwest corner of Placentia Avenue and Harvill Avenue in the community of Mead Valley. Comment Period: 1/4/2022 - 1/20/2022 Public Hearing: N/A	Site Plan	County of Riverside	Document reviewed - No comments sent for this document received
<i>Warehouse & Distribution Centers</i> RVC220119-01 Phelan Warehouse at W Nance/N Webster	The project consists of construction of a 109,229 square foot warehouse on 4.99 acres. The project is located on the southeast corner of West Nance Street and North Webster Avenue. Comment Period: 1/19/2022 - 2/17/2022 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Perris	Document reviewed - No comments sent for this document received
<i>Warehouse & Distribution Centers</i> RVC220119-06 Duke Warehouse at Patterson Avenue and Nance Street Project	The project consists of construction of a 769,668 square foot warehouse on 35.7 acres. The project is located near the southwest corner of Harley Knox Boulevard and Nevada Avenue. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/february/RVC220119-06.pdf Comment Period: 1/19/2022 - 2/17/2022 Public Hearing: 2/2/2022	Notice of Preparation	City of Perris	South Coast AQMD staff commented on 2/15/2022

*Sorted by Land Use Type (in order of land uses most commonly associated with air quality impacts), followed by County, then date received.

- Project has potential environmental justice concerns due to the nature and/or location of the project.

Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

**ATTACHMENT A
INCOMING CEQA DOCUMENTS LOG
January 1, 2022 to January 31, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse & Distribution Centers</i> SBC220111-04 Mission Boulevard and Ramona Avenue Business Park Project	The project consists of construction of eight buildings totaling 514,269 square feet for warehouse and manufacturing activities on 27.74 acres. The project is located on the northwest corner of Mission Boulevard and Ramona Avenue. Reference SBC210105-04 Comment Period: 1/10/2022 - 2/22/2022 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Montclair	Document reviewed - No comments sent for this document received
<i>Industrial and Commercial</i> SBC220105-02 TEC Equipment	The project consists of construction of a 5,950 square foot truck sales and repair facility with 189 truck parking spaces on 7.08 acres. The project is located at 776 West Mill Street on the northeast corner of Interstate 215 and West Mill Street in the designated AB 617 San Bernardino, Muscoy community. Comment Period: 12/21/2021 - 1/20/2022 Public Hearing: 1/26/2022	Notice of Intent to Adopt a Mitigated Negative Declaration	City of San Bernardino	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> LAC220111-01 SBD Real Estate Four, LLC	Staff provided comments on the Draft Removal Action Workplan for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/november/LAC211026-07.pdf . The project consists of development of cleanup actions to excavate, remove, and dispose top 24 inches of soil contaminated with volatile organic compounds, and installation of a soil vapor barrier on 0.28 acres. The project is located at 1341 West Gardena Boulevard near the northeast corner of West Gardena Boulevard and Normandie Avenue in the City of Gardena. Reference LAC211026-07 Comment Period: N/A Public Hearing: N/A	Response to Comments	Department of Toxic Substances Control	Document reviewed - No comments sent for this document received

- Project has potential environmental justice concerns due to the nature and/or location of the project. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

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January 1, 2022 to January 31, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Retail</i> LAC220113-01 North Hollywood Self Storage Project	The project consists of demolition of a 14,300 square foot structure, and construction of a 100,757 square foot self storage facility on 30,000 square feet. The project is located on the southeast corner of North Vineland Avenue and Weddington Street in the community of North Hollywood-Valley Village. Comment Period: 1/13/2022 - 2/14/2022 Public Hearing: N/A	Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent for this document received
<i>Retail</i> RVC220111-03 MA21054	The project consists of construction of 18,800 square feet of retail uses and two restaurants totaling 5,910 square feet on 5.18 acres. The project is located on the southwest corner of Sierra Avenue and Armstrong Road. Reference RVC210623-04 Comment Period: 1/5/2022 - 1/24/2022 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Jurupa Valley	Document reviewed - No comments sent for this document received
<i>Retail</i> RVC220119-02 Arco AM/PM Service Station Project	The project consists of construction of a 5,123 square foot convenience store, 1,200 square feet of retail uses, a fueling service station with 14 gasoline pumps and two diesel pumps, and two fueling canopies totaling 8,701 square feet on a 2.4 acre portion of 6.9 acres. The project is located on the southwest corner of Redlands Boulevard and Hemlock Avenue. Reference RVC211228-03 Comment Period: 1/14/2022 - 2/14/2022 Public Hearing: 2/24/2022	Notice of Intent to Adopt a Recirculated Mitigated Negative Declaration	City of Moreno Valley	Document reviewed - No comments sent for this document received
<i>Retail</i> RVC220125-01 Walmart Fuel	The project consists of construction of a 440 square foot structure, a gasoline service station with 16 pumps, and a 5,700 square foot fueling canopy on 1.29 acres. The project is located at 1540 East Second Street near the northwest corner of Highland Springs Avenue and East Second Street. Reference RVC201117-12 Comment Period: 1/25/2022 - 2/10/2022 Public Hearing: N/A	Site Plan	City of Beaumont	Document reviewed - No comments sent for this document received

- Project has potential environmental justice concerns due to the nature and/or location of the project. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

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INCOMING CEQA DOCUMENTS LOG
January 1, 2022 to January 31, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
General Land Use (residential, etc.) LAC220119-07 Affinity Project	The project consists of demolition of 45,912 square feet of existing structures, and construction of a 154,000 square foot building for medical uses and a 184,376 square foot assisted living facility with 95 rooms and subterranean parking on 3.3 acres. The project is located on the northwest corner of South Arroyo Parkway and East California Boulevard. Reference LAC210819-03 Comment Period: 1/18/2022 - 3/3/2022 Public Hearing: N/A	Draft Environmental Impact Report	City of Pasadena	Document reviewed - No comments sent for this document received
General Land Use (residential, etc.) ORC220107-03 Mission Viejo Garden Plaza Redevelopment Project	The project consists of demolition of 46,148 square feet of existing buildings, and construction of 234 residential units totaling 275,891 square feet and 51,120 square feet of retail uses on 6.5 acres. The project is located at 27001 La Paz Road on the northwest corner of La Paz Road and Marguerite Parkway. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/february/ORC220107-03.pdf Comment Period: 1/7/2022 - 2/7/2022 Public Hearing: 1/24/2022	Notice of Preparation	City of Mission Viejo	South Coast AQMD staff commented on 2/1/2022
General Land Use (residential, etc.) ORC220113-03 Lincoln Colony Apartments Development	The project consists of demolition of 5,338 square feet of existing structures and construction of a 92,264 square foot building with 43 residential units on 0.75 acres. The project is located near the southwest corner of West Lincoln Avenue and South Ohio Street. Comment Period: 1/13/2022 - 2/14/2022 Public Hearing: 2/28/2022	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Anaheim	Document reviewed - No comments sent for this document received
General Land Use (residential, etc.) RVC220119-05 2700 East Alejo Road Project	The project consists of construction of eight residential units on 2.53 acres. The project is located on the northeast corner of East Alejo Road and North Juanita Drive. Comment Period: 1/14/2022 - 2/3/2022 Public Hearing: 2/23/2022	Negative Declaration	City of Palms Springs	Document reviewed - No comments sent for this document received

- Project has potential environmental justice concerns due to the nature and/or location of the project. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>General Land Use (residential, etc.)</i> RVC220125-02 Tentative Track No. 38346	The project consists of construction of 162 residential units on 9.5 acres. The project is located on the northwest corner of Rouse Road and Menifee Road. Comment Period: 1/25/2022 - 2/8/2022 Public Hearing: N/A	Site Plan	City of Menifee	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> ALL220106-01 Amendments to the Chromium Plating and Chromic Acid Anodizing Facilities Regulation	The project consists of development of statewide requirements to phase out the use of hexavalent chromium at electroplating and chromic acid anodizing facilities. The project includes six designated AB 617 communities: 1) East Los Angeles, Boyle Heights, West Commerce, 2) Eastern Coachella Valley, 3) San Bernardino, Muscoy, 4) Southeast Los Angeles, 5) South Los Angeles, and 6) Wilmington, Carson, West Long Beach. Comment Period: 1/10/2022 - 2/9/2022 Public Hearing: 1/20/2022	Notice of Preparation	California Air Resources Board	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> LAC220113-02 The City of Agoura Hills Climate Action and Adaptation Plan	The project consists of development of citywide policies, strategies, and programs to reduce greenhouse gas emissions and enhance climate resilience. The project encompasses 7.86 square miles and is bounded by unincorporated areas of Ventura County to the north, City of Calabasas to the east, unincorporated areas of Los Angeles County to the south, and City of Westlake Village to the west. Comment Period: 1/14/2022 - 2/14/2022 Public Hearing: N/A	Notice of Intent to Adopt a Negative Declaration	City of Agoura Hills	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> LAC220119-03 2021-2029 Housing Element Update and Safety Element Update	The project consists of updates to the City's General Plan to develop policies, goals, and programs to comply with state, regional, and local housing and safety requirements with a planning horizon of 2029. The project encompasses 2.99 square miles and is bounded by City of Rolling Hills Estate to the north and unincorporated areas of Los Angeles County to the east, the south, and the west. Comment Period: 1/13/2022 - 2/12/2022 Public Hearing: N/A	Notice of Intent to Adopt a Negative Declaration	City of Rolling Hills	Document reviewed - No comments sent for this document received

- Project has potential environmental justice concerns due to the nature and/or location of the project. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

ATTACHMENT B
ONGOING ACTIVE PROJECTS FOR WHICH SOUTH COAST AQMD HAS
OR IS CONTINUING TO CONDUCT A CEQA REVIEW

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse & Distribution Centers</i> RVC211223-03 Agua Mansa Commerce Park Specific Plan Amendment	The project consists of construction of an 855,750 square foot cold storage warehouse on 281 acres. The project is located on the southeast corner of Rubidoux Boulevard and Agua Mansa Road. Reference RVC181219-07, RVC181023-01, RVC180509-01, RVC180503-05, RVC171128-09, RVC170705-15, RVC161216-03, and RVC161006-06 http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/january/RVC211223-03.pdf Comment Period: 12/22/2021 - 1/11/2022 Public Hearing: N/A	Site Plan	City of Jurupa Valley	South Coast AQMD staff commented on 1/11/2022
<i>Warehouse & Distribution Centers</i> SBC211207-05 Cypress and Slover Warehouse (Industrial Commerce Center) Project#	The project consists of construction of a 625,500 square foot warehouse on 28.8 acres. The project is located on the northeast corner of Slover Avenue and Oleander Avenue. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/january/SBC211207-05.pdf Comment Period: 12/3/2021 - 1/6/2022 Public Hearing: 12/16/2021	Notice of Preparation	City of Fontana	South Coast AQMD staff commented on 1/4/2022
<i>Warehouse & Distribution Centers</i> SBC211221-02 Speedway Commerce Center II#	The project consists of construction of 6,600,000 square feet of warehouses, 261,360 square feet of commercial uses, 78 acres of parking uses, 33.2 acres of roadways and infrastructure, and 10.2 acres of open space on 432.1 acres. The project is located on the southwest corner of Whittram Avenue and Cherry Avenue in the City of Fontana. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/january/SBC211221-02.pdf Comment Period: 12/13/2021 - 1/13/2022 Public Hearing: 1/11/2022	Notice of Preparation	County of San Bernardino	South Coast AQMD staff commented on 1/11/2022
<i>Warehouse & Distribution Centers</i> SBC211223-05 Slover and Alder Avenue Industrial Project	The project consists of construction of a 259,481 square foot warehouse on 13.23 acres. The project is located on the southeast corner of Slover Avenue and Alder Avenue in the community of Bloomington. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/january/SBC211223-05.pdf Comment Period: 12/22/2021 - 1/21/2022 Public Hearing: 1/18/2022	Notice of Preparation	County of San Bernardino	South Coast AQMD staff commented on 1/11/2022
<i>Transportation</i> LAC211201-13 Sepulveda Transit Corridor Project	The project consists of construction of a 16.2 mile public transit system with up to nine stations. The project is located along Interstate 405 (I-405) between the Sepulveda Boulevard and Roscoe Boulevard intersection in the community of Van Nuys to the north and the I-405 and Pico Boulevard interchange in the community of Westwood to the south. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/january/LAC211201-13.pdf Comment Period: 11/30/2021 - 2/11/2022 Public Hearing: 12/7/2021	Notice of Preparation	Los Angeles County Metropolitan Transportation Authority	South Coast AQMD staff commented on 1/4/2022

- Project has potential environmental justice concerns due to the nature and/or location of the project.

ATTACHMENT C
ACTIVE SOUTH COAST AQMD LEAD AGENCY
PROJECTS THROUGH JANUARY 31, 2022

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<p>Matrix Oil is proposing to: 1) install one new flare with a maximum rating of 39 million British thermal units per hour (MMBtu/hr) at Site 3 of the Sansinena Oil Field; and 2) increase the throughput of the existing flare at Site 9 from the previous permit limit of 13.65 million standard cubic feet over a 30-day period (MMSCF/30 days) to the maximum rating of 39 MMBtu/hr which is equivalent to 25.39 MMSCF/30 days.</p>	Matrix Oil	Mitigated Negative Declaration	The consultant provided a preliminary draft Mitigated Negative Declaration and South Coast AQMD staff has provided comments which are being addressed by the consultant.	Yorke Engineering
<p>Quemetco is proposing to modify existing South Coast AQMD permits to allow the facility to recycle more batteries and to eliminate the existing daily idle time of the furnaces. The proposed project will increase the rotary feed drying furnace feed rate limit from 600 to 750 tons per day and increase the amount of total coke material allowed to be processed. In addition, the project will allow the use of petroleum coke in lieu of or in addition to calcined coke, and remove one existing emergency diesel-fueled internal combustion engine (ICE) and install two new emergency natural gas-fueled ICEs.</p>	Quemetco	Environmental Impact Report (EIR)	<p>Two CEQA scoping meetings were held on September 13, 2018 and October 11, 2018 in the community on the Notice of Preparation/Initial Study (NOP/IS) and 153 oral comments were received. Responses to the comment letters and oral comments relative to the NOP/IS and CEQA scoping meetings have been prepared and are included in Appendix B of the Draft EIR. The Draft EIR was initially released for a 61-day public review and comment period from October 14, 2021 to December 14, 2021, but after receiving several requests seeking a longer review period, staff extended the public review and comment period by an additional 63 days to February 15, 2022.</p> <p>On November 10, 2021, staff held a public meeting which presented an overview of the proposed project, the CEQA process, detailed analysis of the potentially significant environmental topic areas, and the existing regulatory safeguards. Written comments submitted relative to the Draft EIR and oral comments made at the public meeting, along with responses will be included in the Final EIR. An additional community meeting has been scheduled for February 9, 2022.</p>	Trinity Consultants

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<p>Sunshine Canyon Landfill is proposing to modify its South Coast AQMD permits for its active landfill gas collection and control system to accommodate the increased collection of landfill gas. The proposed project will: 1) install two new low emissions flares with two additional 300-hp electric blowers; and 2) increase the landfill gas flow limit of the existing flares.</p>	<p>Sunshine Canyon Landfill</p>	<p>Subsequent Environmental Impact Report (SEIR)</p>	<p>South Coast AQMD staff reviewed and provided comments on the preliminary air quality analysis and health risk assessment (HRA), which have been addressed by the consultant and incorporated into a Preliminary Draft SEIR which is undergoing staff review.</p>	<p>SCS Engineers</p>