

BOARD MEETING DATE: December 1, 2023

AGENDA NO. 13

REPORT: Intergovernmental Review of Environmental Documents and CEQA Lead Agency Projects

SYNOPSIS: This report provides a listing of environmental documents prepared by other public agencies seeking review by South Coast AQMD between October 1, 2023 and October 31, 2023, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, November 17, 2023, Reviewed

RECOMMENDED ACTION:  
Receive and file.

Wayne Natri  
Executive Officer

SR:MK:MM:BR:SW:ET

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### **Background**

The California Environmental Quality Act (CEQA) Statute and Guidelines require public agencies, when acting in their lead agency role, to provide an opportunity for other public agencies and members of the public to review and comment on the analysis in environmental documents prepared for proposed projects. A lead agency is when a public agency has the greatest responsibility for supervising or approving a proposed project and is responsible for the preparation of the appropriate CEQA document.

Each month, South Coast AQMD receives environmental documents, which include CEQA documents, for proposed projects that could adversely affect air quality. South Coast AQMD fulfills its intergovernmental review responsibilities, in a manner that is consistent with the Board's 1997 Environmental Justice Guiding Principles and Environmental Justice Initiative #4, by reviewing and commenting on the adequacy of the air quality analysis in the environmental documents prepared by other lead agencies.

The status of these intergovernmental review activities is provided in this report in two sections: 1) Attachment A lists all of the environmental documents prepared by other public agencies seeking review by South Coast AQMD that were received during the reporting period; and 2) Attachment B lists the active projects for which South Coast AQMD has reviewed or is continuing to conduct a review of the environmental documents prepared by other public agencies. Further, as required by the Board's October 2002 Environmental Justice Program Enhancements for fiscal year (FY) 2002-03, each attachment includes notes for proposed projects which indicate when South Coast AQMD has been contacted regarding potential air quality-related environmental justice concerns. The attachments also identify for each proposed project, as applicable: 1) the dates of the public comment period and the public hearing date; 2) whether staff provided written comments to a lead agency and the location where the comment letter may be accessed on South Coast AQMD's website; and 3) whether staff testified at a hearing.

In addition, the South Coast AQMD will act as lead agency for a proposed project and prepare a CEQA document when: 1) air permits are needed; 2) potentially significant adverse impacts have been identified; and 3) the South Coast AQMD has primary discretionary authority over the approvals. Attachment C lists the proposed air permit projects for which South Coast AQMD is lead agency under CEQA.

**Attachment A – Log of Environmental Documents Prepared by Other Public Agencies and Status of Review, and Attachment B – Log of Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies**

Attachment A contains a list of all environmental documents prepared by other public agencies seeking review by South Coast AQMD that were received pursuant to CEQA or other regulatory requirements. Attachment B provides a list of active projects, which were identified in previous months' reports, and which South Coast AQMD staff is continuing to evaluate or prepare comments relative to the environmental documents prepared by other public agencies. The following table provides statistics on the status of review<sup>1</sup> of environmental documents for the current reporting period for Attachments A and B combined<sup>2</sup>:

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<sup>1</sup> The status of review reflects the date when this Board Letter was prepared. Therefore, Attachments A and B may not reflect the most recent updates.

<sup>2</sup> Copies of all comment letters sent to the lead agencies are available on South Coast AQMD's website at: <http://www.aqmd.gov/home/regulations/ceqa/commenting-agency>.

<b>Statistics for Reporting Period from October 1, 2023 to October 31, 2023</b>	
<b>Attachment A:</b> Environmental Documents Prepared by Other Public Agencies and Status of Review	58
<b>Attachment B:</b> Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the August 2023, and September 2023 reports)	14
<b>Total Environmental Documents Listed in Attachments A &amp; B</b>	<b>72</b>
<i>Comment letters sent</i>	<i>24</i>
<i>Environmental documents reviewed, but no comments were made</i>	<i>36</i>
<i>Environmental documents currently under going review</i>	<i>12</i>

Staff focuses on reviewing and preparing comments on environmental documents prepared by other public agencies for proposed projects: 1) where South Coast AQMD is a responsible agency under CEQA (e.g., when air permits are required but another public agency is lead agency); 2) that may have significant adverse regional air quality impacts (e.g., special event centers, landfills, goods movement); 3) that may have localized or toxic air quality impacts (e.g., warehouse and distribution centers); 4) where environmental justice concerns have been raised; and 5) which a lead or responsible agency has specifically requested South Coast AQMD review.

If staff provided written comments to a lead agency, a hyperlink to the “South Coast AQMD Letter” is included in the “Project Description” column which corresponds to a notation in the “Comment Status” column. In addition, if staff testified at a hearing for a proposed project, a notation is also included in the “Comment Status” column. Copies of all comment letters sent to lead agencies are available on South Coast AQMD’s website at: <http://www.aqmd.gov/home/regulations/ceqa/commenting-agency>. Interested parties seeking information regarding the comment periods and scheduled public hearings for projects listed in Attachments A and B should contact the lead agencies for further details as these dates are occasionally modified.

In January 2006, the Board approved the Clean Port Initiative Workplan (Workplan). One action item of the Workplan 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 accordance with this action item, Attachments A and B organize the environmental documents received according to the following categories: 1) goods movement projects; 2) schools; 3) landfills and wastewater projects; 4) airports; and 5) general land use projects. In response to the action item relative to mitigation, staff maintains a compilation of mitigation measures presented as a series of tables relative to off-road engines; on-road engines; harbor craft; ocean-going vessels; locomotives; fugitive dust;

and greenhouse gases which are available on 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 such as ground support equipment.

### **Attachment C – Proposed Air Permit Projects for Which South Coast AQMD is CEQA Lead Agency**

The CEQA lead agency is responsible for determining the type of environmental document to be prepared if a proposal requiring discretionary action is considered to be a “project” as defined by CEQA. South Coast AQMD periodically acts as lead agency for its air permit projects and the type of environmental document prepared may vary depending on the potential impacts. For example, an Environmental Impact Report (EIR) is prepared when there is 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 a proposed project will not generate significant adverse environmental impacts, or the impacts can be mitigated to less than significance. The ND and MND are types of CEQA documents which analyze the potential environmental impacts and describe the reasons why a significant adverse effect on the environment will not occur such that the preparation of an EIR is not required.

Attachment C of this report summarizes the proposed air permit projects for which South Coast AQMD is lead agency and is currently preparing or has prepared environmental documentation pursuant to CEQA. As noted in Attachment C, South Coast AQMD is lead agency for three air permit projects during October 2023.

### **Attachments**

- A. Environmental Documents Prepared by Other Public Agencies and Status of Review
- B. Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies
- C. Proposed Air Permit Projects for Which South Coast AQMD is CEQA Lead Agency











**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW**  
**October 1, 2023 to October 31, 2023**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> <b>RVC231018-01</b> Sunridge Self Storage#	The project consists of expanding existing recreational vehicle (RV) and self-storage facilities with 62,979 square feet of self-storage units, 60 uncovered RV storage spaces, 71 covered RV storage spaces, and 900 square feet of office uses. The project is located at the end of Tyler Lane, north of Avenue 54, east of Tyler Street, and west of Grapefruit Boulevard within the designated AB 617 Eastern Coachella Valley community.  Comment Period: 10/15/2023- 11/14/2023 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Coachella	Document reviewed - No Comments sent
<i>Waste and Water-related</i> <b>LAC231004-09</b> Trelleborg Sealing Solutions Site	The project consists of a soil vapor extraction activities on a 1.22-acre site to remove various volatile organic compounds including trichloroethene and tetrachloroethene. The project is located at 2051 East Maple Avenue in El Segundo.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/october-2023/LAC231004-09.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/october-2023/LAC231004-09.pdf</a> Comment Period: 9/28/2023 - 10/27/2023 Public Hearing: N/A	Draft Interim Removal Action Workplan	Department of Toxic Substances Control	Comment letter sent on 10/13/2023
<i>Waste and Water-related</i> <b>LAC231004-10</b> Draft Removal Action Workplan for the Proposed Warehouse Area and Draft Removal Action Workplan for the Building D Demolition and Site Improvement Area	The project consists of removing and disposing total petroleum hydrocarbons such as diesel, arsenic, and semi-volatile organic compounds from a 32.55-acre property. The project is located at 501 South Marengo Avenue in Alhambra.  Comment Period: 10/2/2023 - 11/1/2023 Public Hearing: N/A	Draft Removal Action Workplan	Department of Toxic Substances Control	Document reviewed - No Comments sent
<i>Waste and Water-related</i> <b>LAC231011-06</b> The Custom Hotel	The project consists of updating cleanup actions where volatile organic compounds were found in soil and conducting further testing which may include residential indoor air testing in the surrounding area. The project is located at 8639 Lincoln Boulevard in Los Angeles.  Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control	Document reviewed - No Comments sent

Key:

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

LAC = Los Angeles County, ORC = Orange County, RVC = Riverside County, and SBC = San Bernardino County

Notes:

1. Disposition may change prior to Governing Board Meeting
2. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.





**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW**  
**October 1, 2023 to October 31, 2023**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Waste and Water-related</i> <b>SBC231004-02</b> Chino Basin Wastewater Optimum Basin Management Program Update	The proposed project consists of developing policies and programs to guide water management, monitoring, reporting, and treatment with a planning horizon of 2050. The project encompasses 235 square miles within the Upper Santa Ana River Watershed and is bounded by the San Gabriel Mountains to the north, Interstate 15 to the west, Santa Ana River to the south, and the areas of Puente Hills and City of Chino Hills to the east. Reference SBC200409-04 and SBC200213-02  Comment Period: 9/27/2023 - 11/13/2023 Public Hearing: N/A	Recirculated Draft Subsequent Environmental Impact Report	Inland Empire Utilities Agency	Document reviewed - No Comments sent
<i>Waste and Water-related</i> <b>SBC231004-11</b> Eco Cleaners Cleanup Project	The project consists of a proposed cleanup plan at a 27.25-acre site to address areas of soil and soil vapor contaminated with volatile organic compounds. The project is bounded by Highway 71 to the north and east, Chino Hills Parkway to the south, and Pipeline Avenue to the west in San Bernardino.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/november-2023/SBC231004-11.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/november-2023/SBC231004-11.pdf</a> Comment Period: 10/9/2023 - 11/8/2023 Public Hearing: N/A	Draft Removal Action Workplan	Department of Toxic Substances Control	Comment letter sent on 11/7/2023
<i>Utilities</i> <b>RVC231011-01</b> Chiquito Battery Energy Storage Facility Project (PA 22-0026)	The project consists of constructing an 80-megawatt Battery Energy Storage System project. The project is located north of the intersection of Clinton Keith Road and Grand Avenue.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/november-2023/RVC231011-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/november-2023/RVC231011-01.pdf</a> Comment Period: 10/4/2023 - 11/2/2023 Public Hearing: N/A	Initial Study/Mitigated Negative Declaration	City of Wildomar	Comment letter sent on 11/1/2023
<i>Institutional (schools, government, etc.)</i> <b>LAC231004-08</b> Roosevelt Elementary School Campus Master Plan Project	The project consists of demolishing six buildings and 12 portables and constructing five new buildings totaling 33,700 square feet. The project also includes one building addition and renovating three buildings and outdoor areas. The project is located at 801 Montana Avenue, which is bordered by 9th Street to the north, Montana Avenue to the east, Lincoln Boulevard to the south, and Alta Avenue to the west in Santa Monica. Reference LAC230913-10  Comment Period: 9/11/2023 - 10/20/2023 Public Hearing: 9/27/2023	Notice of Preparation	Santa Monica-Malibu Unified School District	Document reviewed - No Comments sent

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**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW**  
**October 1, 2023 to October 31, 2023**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Institutional (schools, government, etc.)</i> <b>RVC231003-03</b> Calvary Chapel CUP2023-0074 PM2023-0016	The project consists of constructing three buildings totaling 23,700 square feet on 4.75 acres. The project is located at 1780 Orchard Heights Avenue near the southeast corner of Brookside Avenue and Orchard Heights Avenue. Reference RVC230712-01  Comment Period: 9/29/2023 - 10/12/2023 Public Hearing: 10/12/2023	Site Plan	City of Beaumont	Document reviewed - No Comments sent
<i>Institutional (schools, government, etc.)</i> <b>RVC231011-08</b> Rancho Mirage High School Video Scoreboard Project	The project consists of improving field lighting around the perimeter of the baseball, softball, soccer, and practice fields. The project is located at 31001 Rattler Road near the northwest corner of Rattler Road and East Ramon Road in Rancho Mirage. Reference RVC151125-02  Comment Period: 10/4/2023 - 11/20/2023 Public Hearing: 12/12/2023	Revised Draft Supplemental Environmental Impact Report	Palm Springs Unified School District	Document reviewed - No Comments sent
<i>Retail</i> <b>LAC231011-02</b> 14624 Dalewood Street Hotel Renovation Project	The project consists of renovating and expanding a hotel from 33,768 square feet to 37,712 square feet on 1.23 acres. The project is located at 14624 Dalewood Street near the southwest corner of Dalewood Street and West Merced Avenue.  Comment Period: 10/5/2023 - 10/24/2023 Public Hearing: 11/8/2023	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Baldwin Park	Document reviewed - No Comments sent
<i>Retail</i> <b>LAC231018-07</b> Nobu Ryokan Motel and Malibu Tidepool Health Club	The project consists of rezoning and changing the land use designation, converting the existing non-conforming use motel and adjacent private gym into a bed and breakfast inn, and converting the office space in an existing building into a new guest suite. The project is located at 22752 Pacific Coast Highway and 22762 Pacific Coast Highway.  Comment Period: 10/18/2023 - 11/6/2023 Public Hearing: 11/6/2023	Other	City of Malibu	Document reviewed - No Comments sent

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**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW**  
**October 1, 2023 to October 31, 2023**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>General Land Use (residential, etc.)</i> <b>RVC231010-02</b> Emerald Acres Specific Plan	The project consists of constructing 391 residential units on 75.2 acres, a 199,874 square foot retail building, a 6.6-acre park, 230.3 acres of landscape conservation, 3.2 acres of recreation areas, and 2.2 acres of multi-use trail. The project boundaries include Florida Avenue to the north, unincorporated Riverside County to the east, Stowe Road to the south, and Calvert Avenue to the west in Hemet.  Comment Period: 10/9/2023 - 11/8/2023 Public Hearing: 11/6/2023	Notice of Preparation	City of Jurupa Valley	Document reviewed - No Comments sent
<i>General Land Use (residential, etc.)</i> <b>RVC231010-04</b> MA23276 PAR23013	The project consists of future development of mixed use commercial and residential units on 8.31 acres. The project is located at 8531 Mission Boulevard near the northeast corner of Agate Street and Mission Boulevard.  Comment Period: 10/10/2023 - 10/23/2023 Public Hearing: N/A	Site Plan	City of Jurupa Valley	Document reviewed - No Comments sent
<i>General Land Use (residential, etc.)</i> <b>RVC231024-02</b> PLN23-0185 PP, PLN23-186 CUP, PLN23-0187 PM	The project consists of constructing 326 residential units on 13.61 acres. The project is located on the southeast corner of Newport Road and Evans Road.  Comment Period: 10/20/2023 - 11/14/2023 Public Hearing: 11/21/2023	Other	City of Menifee	Document reviewed - No Comments sent

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**ATTACHMENT C  
PROPOSED AIR PERMIT PROJECTS FOR  
WHICH SOUTH COAST AQMD IS CEQA LEAD  
AGENCY THROUGH OCTOBER 31, 2023**

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<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>	<p>Quemetco</p>	<p>Environmental Impact Report (EIR)</p>	<p>The Draft EIR was released for a 124-day public review and comment period from October 14, 2021 to February 15, 2022 and approximately 200 comment letters were received.</p> <p>Staff held two community meetings, on November 10, 2021 and February 9, 2022, 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 community meetings, along with responses will be included in the Final EIR which is currently being prepared by the consultant.</p> <p>After the Draft EIR public comment and review period closed, Quemetco submitted additional applications for other permit modifications which are also being evaluated by staff.</p>	<p>Trinity Consultants</p>
<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 emission flares with two additional 300-horsepower 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, health risk assessment (HRA), and Preliminary Draft SEIR which are currently being addressed by the consultant.</p>	<p>SCS Engineers</p>
<p>Tesoro is proposing to modify its Title V permit to: 1) add gas oil as a commodity that can be stored in three of the six new crude oil storage tanks at the Carson Crude Terminal (previously assessed in the May 2017 Final EIR); and 2) drain, clean and decommission Reservoir 502, a 1.5 million barrel concrete lined, wooden-roof topped reservoir used to store gas oil.</p>	<p>Tesoro Refining &amp; Marketing Company, LLC (Tesoro)</p>	<p>Addendum to the Final Environmental Impact Report (EIR) for the May 2017 Tesoro Los Angeles Refinery Integration and Compliance Project (LARIC)</p>	<p>The consultant provided a Preliminary Draft Addendum, which is undergoing South Coast AQMD staff review.</p>	<p>Environmental Audit, Inc.</p>