

BOARD MEETING DATE: January 6, 2023

AGENDA NO. 10

REPORT: Lead Agency Projects and Environmental Documents Received

SYNOPSIS: This report provides a listing of CEQA documents received by South Coast AQMD between November 1, 2022 and November 30, 2022, and those projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: No Committee Review

RECOMMENDED ACTION:
Receive and file.

Wayne Natri
Executive Officer

SR:MK:MM:SW:ET

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 November 1, 2022 to November 30, 2022 is included in Attachment A. A total of 50 CEQA documents were received during this reporting period and 24 comment letters were sent. A list of active projects for which South Coast AQMD staff is continuing to evaluate or prepare comments for September 2022 and October 2022 reporting period is included as Attachment B.

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 Chair's Clean Port Initiatives. One action item of the Chair'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 November 1, 2022 to November 30, 2022, South Coast AQMD received 50 CEQA documents which are listed in the Attachment A. In addition, there are 12 documents from earlier that either have been reviewed or are still under review. Those are listed in the Attachment B. The current status of the total 62 documents from Attachment A and B are summarized as follows:

- 24 comment letters were sent;
- 25 documents were reviewed, but no comments were made;
- 13 documents are currently under review.

(The above statistics are from November 1, 2022 to November 30, 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 two active projects during November 2022.

Attachments

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

ATTACHMENT A*
INCOMING CEQA DOCUMENTS LOG
November 1, 2022 to November 30, 2022

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Warehouse & Distribution Centers RVC221101-07 Ramona Gateway Commerce Center	The project consists of construction of an 850,224 square foot warehouse and a 37,215 square foot commercial building on 50 acres. The project is located on the southwest corner of Ramona Expressway and Webster Avenue. Reference RVC220401-03 and RVC211109-05 http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/december/rvc221101-07-deir-ramona-gateway-commerce-center-project_221212.pdf Comment Period: 10/28/2022 - 12/12/2022 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Perris	South Coast AQMD staff commented on 12/12/2022
Warehouse & Distribution Centers RVC221108-02 Redlands West Industrial Project	The project consists of construction of a 334,040 square foot warehouse on 20.14 acres. The project is located near the northwest corner of Redlands Avenue and Placentia Avenue. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/december/RVC221108-02.pdf Comment Period: 11/4/2022 - 12/5/2022 Public Hearing: 12/21/2022	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Perris	South Coast AQMD staff commented on 12/5/2022
Warehouse & Distribution Centers RVC221108-03 Ramona Expressway and Brennan Avenue Warehouse Project	The project consists of construction of a 165,371 square foot warehouse on 7.5 acres. The project is located on the southwest corner of Ramona Expressway and Brennan Avenue. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/december/RVC221108-03.pdf Comment Period: 11/14/2022 - 12/5/2022 Public Hearing: N/A	Notice of Intent to Adopt Mitigated Negative Declaration	City of Perris	South Coast AQMD staff commented on 12/5/2022
Warehouse & Distribution Centers RVC221108-10 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. Reference RVC220119-06 Comment Period: 11/4/2022 - 12/19/2022 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Perris	Under review, may submit written comments

*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
November 1, 2022 to November 30, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse & Distribution Centers</i> RVC221115-09 Legacy Highlands Industrial Specific Plan Project#	The project consists of subdivision of 1,414.66 acres for future development. The project is located on the southeast corner of State Route 60 and Potrero Boulevard. Reference RVC220913-04, RVC220809-07 and RVC220601-06 Comment Period: 11/14/2022 - 12/1/2022 Public Hearing: 12/1/2022	Site Plan	City of Beaumont	Document reviewed - No comments sent for this document received
<i>Warehouse & Distribution Centers</i> SBC221115-13 Sierra Business Center	The project consists of construction of three warehouses totaling 485,042 square feet on 30.1 acres. The project is located on the northeast corner of Sierra Avenue and Casa Grande Avenue. Reference SBC220324-01 http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/april/SBC220324-01.pdf Comment Period: 11/10/2022 - 1/3/2023 Public Hearing: 12/6/2022	Notice of Preparation	City of Fontana	Under review, may submit written comments
<i>Warehouse & Distribution Centers</i> SBC221118-05 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 SBC220111-04 and SBC210105-04 Comment Period: N/A Public Hearing: 11/28/2022	Notice of Availability of a Final Environmental Impact Report	City of Montclair	Under review, may submit written comments
<i>Industrial and Commercial</i> LAC221108-09 444 North Nash Street Data Center Project	The project consists of installation of seven generators. The project is located near the northeast corner of North Nash Street and East Mariposa Avenue. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/november/LAC221108-09.pdf Comment Period: 11/3/2022 - 11/23/2022 Public Hearing: 12/18/2022	Notice of Intent to Adopt a Mitigated Negative Declaration	City of El Segundo	South Coast AQMD staff commented on 11/23/2022

- 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
November 1, 2022 to November 30, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> RVC221108-11 Sun Ray Naturals Cannabis Cultivation Facility Case No. 5.1555 CUP	The project consists of construction of an 6,080 square foot industrial building for cannabis manufacturing and distribution on 0.3 acres. The project is located at 690 West Garnet Avenue on the northwest corner of Garnet Avenue and North Indian Canyon Drive. Comment Period: 11/3/2022 - 11/22/2022 Public Hearing: 12/14/2022	Notice of Intent to Adopt a Negative Declaration	City of Palm Springs	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> LAC221101-02 Rho-Chem LLC	The project consists of modifications to an existing hazardous waste facility permit to update emergency contact information. The project is located at 425 Isis Avenue near the southwest corner of Isis Avenue and West Manchester Boulevard within the City of Inglewood. Reference LAC191002-01, LAC190716-05 and LAC130716-06 Comment Period: N/A Public Hearing: N/A	Permit Modification	Department of Toxic Substances Control	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> LAC221101-03 The North Hollywood Chlorination Stations Project	The project consists of construction of a chlorination treatment facility with a capacity of 5,200 gallons per minute on 0.4 acres. The project is on located at 12403 Vanowen Street on the northwest corner of Vanowen Street and State Route 170 in North Hollywood. Comment Period: 10/27/2022 - 12/2/2022 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	Los Angeles Department of Water and Power	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> LAC221115-08 Clean Harbors Wilmington Facility	The project consists of modifications to an existing hazardous waste facility to maximize capacity of the three roll-off bins from 20 cubic yards to 40 cubic yards. The project is located at 1737 East Denni Street near the northeast corner of North Henry Ford Avenue and Denni Street in Wilmington-Harbor City within Los Angeles and the designated AB 617 Wilmington, Carson, West Long Beach community. Reference LAC220210-02, LAC210729-03, LAC200804-07, and LAC180131-03 Comment Period: N/A Public Hearing: N/A	Permit Modification	Department of Toxic Substances Control	Under review, may submit written comments

- 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
November 1, 2022 to November 30, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Waste and Water-related</i> LAC221117-01 Landfill No. 1 and 2 Postclosure Land Use Plan	The project consists of soil stockpiling and construction a vehicle parking lot 49 acres. The project is located on the southwest corner of East Walnut Avenue and Lockheed View Drive in Burbank. Comment Period: N/A Public Hearing: N/A	Response to Comments	City of Burbank	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> LAC221118-04 Cald Bess 2223-2241 East 89th Street	The proposed project consists of development of remedial actions to remove and dispose contaminated soil with volatile organic compounds on four acres. The project is located at near the northwest corner of Alameda Street and East 89th Street in Los Angeles within the designated AB 617 Southeast Los Angeles community. Comment Period: 11/18/2022 - 12/30/2022 Public Hearing: 12/14/2022	Draft Remedial Action Workplan	Department of Toxic Substances Control	Under review, may submit written comments
<i>Waste and Water-related</i> LAC221118-07 Former International Light Metals Facility	The project consists of modifications to an existing hazardous waste facility permit to continue post closure activities including groundwater monitoring on 67.4 acres. The project is located at 19200 South Western Avenue near the southeast corner of South Western Avenue and West 190th Street in Torrance. Reference LAC210617-08, LAC150423-18, LAC130314-10, and LAC121211-01 Comment Period: N/A Public Hearing: N/A	Permit Renewal	Department of Toxic Substances Control	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> ORC221101-09 Euclid/Condor Retail Center	The project consists of development of cleanup actions to remediate soil contaminated with volatile organic compounds on 1.5 acres. The project is located at southwest corner of Euclid Street and Mount Badly Circle in Fountain Valley. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/december/ORC221101-09.pdf Comment Period: 11/3/2022 - 12/7/2022 Public Hearing: N/A	Draft Removal Action Workplan	Department of Toxic Substances Control	South Coast AQMD staff commented on 12/7/2022

- 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
November 1, 2022 to November 30, 2022**

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Waste and Water-related</i> RVC221108-13 Coachella Valley Water District and Mid-Valley Water Reclamation Plant No. 4 - Riverside County	The project consist of reissuance of the current National Pollutant Discharge Elimination System permit. The project is located near the southeast corner of Fillmore Street and Airport Boulevard in Thermal. The project is also located in the designated AB 617 Eastern Coachella Valley. Comment Period: 10/19/2022 - 11/17/2022 Public Hearing: 12/13/2022	Permit Renewal	The Colorado River Basin Water Board	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> SBC221108-01 Birther Logistics Center Rialto	The project consists of establishment of a land use covenant to restrict future land uses to commercial and industrial uses on 21-acre. The project is located on the northwest corner of Valley Boulevard and Willow Avenue in Rialto. Reference SBC220324-04 and SBC210727-03 Comment Period: 11/7/2022 - 12/7/2022 Public Hearing: N/A	Draft Land Use Covenant	Department of Toxic Substances Control	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> SBC221108-12 Final Cleanup Plan for Offsite Properties within Preliminary Investigation Area of Former Exide Technologies Facility	The project consists of soil cleanup for the Exide facility on a 3.3 acre. The project is located at 2431 West Main Street on the corner of Sundance Lane and Main Street in Barstow. The cleanup area includes portions of the cities of Vernon, Bell, Huntington Park, Commerce, Maywood, and Los Angeles, and East Los Angeles in the County of Los Angeles. Reference LAC170912-08, LAC170706-04, LAC161220-08 and LAC151208-09 Comment Period: N/A Public Hearing: N/A	Community Notice	Department of Toxic Substances Control	Document reviewed - No comments sent for this document received
<i>Utilities</i> LAC221115-03 Distributing Station 104 Project	The project consists of construction of a 30 megavolt ampere energy facility. The project is located at 16931 Marquez Avenue on the northwest corner of Marquez Avenue and Bollinger Driver in Pacific Palisades. Comment Period: 11/10/2022 - 12/16/2022 Public Hearing: 1/18/2023	Notice of Preparation	Los Angeles Department of Water and Power	Under review, may submit written comments

- 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 C
ACTIVE SOUTH COAST AQMD LEAD AGENCY
PROJECTS THROUGH NOVEMBER 30, 2022

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>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>