

BOARD MEETING DATE: February 7, 2020

AGENDA NO. 11

REPORT: Lead Agency Projects and Environmental Documents Received

SYNOPSIS: This report provides a listing of CEQA documents received by the South Coast AQMD between December 1, 2019 and December 31, 2019, and those projects for which the South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, January 24, 2020, Reviewed

RECOMMENDED ACTION:  
Receive and file.

Wayne Nastri  
Executive Officer

PF:SN:JW:LS:JI

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**CEQA Document Receipt and Review Logs (Attachments A and B)** – Each month, the 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 December 1, 2019 through December 31, 2019 is included in Attachment A. A list of active projects from previous reporting periods for which South Coast AQMD staff is continuing to evaluate or has prepared comments is included in Attachment B. A total of 64 CEQA documents were received during this reporting period and 20 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 the South Coast AQMD has been contacted regarding potential air quality-related environmental justice concerns. The 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 the 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.

At the January 6, 2006 Board meeting, 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 the 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 the 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 December 1, 2019 through December 31, 2019, the South Coast AQMD received 64 CEQA documents. Attachment B lists documents that are ongoing active projects. Of the 83 documents listed in Attachments A and B:

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

(The above statistics are from December 1, 2019 to December 31, 2019, 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 the 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, the 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 the 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 the 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.

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

### **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  
December 1, 2019 to December 31, 2019**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> <b>LAC191227-10</b> Inglewood Basketball and Entertainment Center	The proposed project consists of construction of a 915,000-square-foot entertainment center with 18,000 fixed seats and up to 500 temporary seats on 27 acres. The project will also include a hotel with 150 rooms. The project is located on the southeast corner of South Prairie Avenue and West Century Boulevard. Reference LAC180411-01  Comment Period: 12/27/2019 - 2/10/2020 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Inglewood	** Under review, may submit written comments
<i>Industrial and Commercial</i> <b>ORC191205-01</b> Vans Headquarters Expansion	The proposed project consists of construction of a 91,032-square-foot office building on 15 acres. The project is located at 1588 South Coast Drive on the northeast corner of South Coast Drive and Hyland Avenue.  Comment Period: 11/20/2019 - 12/9/2019 Public Hearing: 12/12/2019	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Costa Mesa	Document reviewed - No comments sent
<i>Industrial and Commercial</i> <b>RVC191217-03</b> Agua Mansa Commerce Park Specific Plan	The proposed project consists of construction of 4,216,000 square feet of industrial uses, 264,000 square feet of business and retail uses, and 70.9 acres of open space on 302.8 acres. The project is located on the southeast corner of Rubidoux Boulevard and El Rivino Road. Reference RVC181219-07, RVC181023-01, RVC180509-01, RVC180503-05, RVC171128-09, RVC170705-15, RVC161216-03, and RVC161006-06  Comment Period: 12/17/2019 - 1/31/2020 Public Hearing: N/A	Draft Environmental Impact Report	City of Jurupa Valley	** Under review, may submit written comments
<i>Industrial and Commercial</i> <b>RVC191227-06</b> Pennington Industrial Project	The proposed project consists of construction of three industrial buildings totaling 91,140 square feet on 5.01 acres. The project is located on the southeast corner of Chaney Street and Minthorn Street.  Comment Period: 12/23/2019 - 1/21/2020 Public Hearing: 2/4/2020	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Lake Elsinore	** Under review, may submit written comments

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

\*\* Disposition may change prior to Governing Board Meeting

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 DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>PROJECT TITLE</b>				
<b>Warehouse &amp; Distribution Centers</b> <b>SBC191121-05</b> Slover/Cactus Avenue Warehouse Facility Project	The proposed project consists of construction of a 257,855-square-foot warehouse on 13.27 acres. The project is located on the southwest corner of Slover Avenue and Cactus Avenue in the community of Bloomington. Reference SBC190313-05  Comment Period: 11/21/2019 - 1/6/2020 Public Hearing: N/A	Draft Environmental Impact Report	County of San Bernardino	**Under review, may submit written comments
<b>Waste and Water-related</b> <b>LAC191127-02</b> East San Pedro Bay Ecosystem Restoration Feasibility Study	The proposed project consists of evaluation of aquatic ecosystem function and structure to restore and improve biodiversity for kelp, rocky reef, and eelgrass habitats. The project encompasses 18 square miles and is located offshore in the eastern portion of San Pedro Bay.  Comment Period: 11/29/2019 - 1/27/2020 Public Hearing: N/A	Draft Integrated Feasibility Report/ Environmental Impact Statement/ Environmental Impact Report	United States Department of the Army, Army Corps of Engineers	**Under review, may submit written comments
<b>Waste and Water-related</b> <b>ORC191120-02</b> Lower Newport Harbor Confined Aquatic Disposal Facility Construction Project	The proposed project consists of construction of a facility to receive up to 156,900 cubic yards of ocean dredging materials. The project encompasses 844 acres and is located offshore between Lido Isle Island and Bay Island in Lower Newport Harbor.  Comment Period: 11/18/2019 - 1/17/2020 Public Hearing: 12/4/2019	Notice of Preparation	City of Newport Beach	**Under review, may submit written comments
<b>General Land Use (residential, etc.)</b> <b>ORC191126-03</b> Rancho La Habra Specific Plan	The proposed project consists of demolition of existing golf course and parking lot, and construction of 402 residential units with either 20,000 square feet of commercial uses or 46 additional residential units on 151 acres. The project will also include 151 acres of open space. The project is located at 1400 South La Habra Hills Drive on the northeast corner of West Nicklaus Avenue and Hillsboro Drive. Reference ORC180412-02, ORC180301-03, and ORC151118-04  Comment Period: 11/22/2019 - 1/17/2020 Public Hearing: N/A	Partially Recirculated Draft Environmental Impact Report	City of La Habra	**Under review, may submit written comments

\*Sorted by Comment Status, followed by Land Use, then County, then date received.

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

\*\* Disposition may change prior to Governing Board Meeting







**ATTACHMENT C**  
**ACTIVE SOUTH COAST AQMD LEAD AGENCY PROJECTS**  
**THROUGH DECEMBER 31, 2019**

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<p>The Phillips 66 (formerly ConocoPhillips) Los Angeles Refinery Ultra Low Sulfur Diesel project was originally proposed to comply with federal, state and South Coast AQMD requirements to limit the sulfur content of diesel fuels. Litigation regarding the CEQA document was filed. Ultimately, the California Supreme Court concluded that the South Coast AQMD had used an inappropriate baseline and directed the South Coast AQMD to prepare an EIR, even though the project has been built and has been in operation since 2006. The purpose of this CEQA document is to comply with the Supreme Court's direction to prepare an EIR.</p>	<p>Phillips 66 (formerly ConocoPhillips), Los Angeles Refinery</p>	<p>Environmental Impact Report (EIR)</p>	<p>The Notice of Preparation/Initial Study (NOP/IS) was circulated for a 30-day public comment period on March 26, 2012 to April 26, 2012. The consultant submitted the administrative Draft EIR to South Coast AQMD in late July 2013. The Draft EIR was circulated for a 45-day public review and comment period from September 30, 2014 to November 13, 2014 and two comment letters were received. South Coast AQMD staff edits on the draft responses to comment were incorporated into a draft Final EIR which is undergoing review.</p>	<p>Environmental Audit, Inc.</p>
<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>A Notice of Preparation/Initial Study (NOP/IS) was released for a 56-day public review and comment period from August 31, 2018 to October 25, 2018, and 154 comment letters were received. Two CEQA scoping meetings were held on September 13, 2018 and October 11, 2018 in the community. South Coast AQMD staff received a preliminary Draft EIR on December 20, 2019 which is undergoing review.</p>	<p>Trinity Consultants</p>