

BOARD MEETING DATE: September 4, 2020

AGENDA NO. 16

REPORT: Lead Agency Projects and Environmental Documents Received

SYNOPSIS: This report provides a listing of CEQA documents received by the South Coast AQMD between July 1, 2020 and July 31, 2020, and those projects for which the South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, August 21, 2020, Reviewed

RECOMMENDED ACTION:  
Receive and file.

Wayne Nastri  
Executive Officer

PF:SN:JW:LS:AM:MC

---

**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 July 1, 2020 and July 31, 2020 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 July reporting period is included as Attachment B. A total of 60 CEQA documents were received during this reporting period and 30 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 of July 1, 2020 and July 31, 2020, the South Coast AQMD received 60 CEQA documents. Of the 82 documents listed in Attachments A and B:

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

(The above statistics are from July 1, 2020 and July 31, 2020 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.

Attachment 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 one active project during July.

### **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  
July 1, 2020 to July 31, 2020**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Retail</i> <b>LAC200715-01</b> ENV-2019-7523: 1434-1456 South Robertson Boulevard	The project consists of demolition of 15,698 square feet of existing structures and construction of a hotel with 131 rooms and subterranean parking on 25,867 square feet. The project is located on the southeast corner of Alcott Street and South Robertson Boulevard in the community of Wilshire.  Comment Period: 7/16/2020 - 8/5/2020 Public Hearing: N/A	Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>ORC200716-05</b> Hotel 55 Project	The project consists of demolition of an existing 10,616-square-foot building and construction of a 55,300-square-foot hotel with 125 rooms on 0.68 acres. The project is located at 1730 South Clementine Street on the northwest corner of Interstate 5 and Katella Avenue.  Comment Period: 7/16/2020 - 8/8/2020 Public Hearing: 8/17/2020	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Anaheim	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>SBC200716-02</b> Arbor Express Car Wash	The project consists of construction of a 5,865-square-foot car wash facility and a 1,428-square-foot car detailing service facility on 1.36 acres. The project is located on the northwest corner of Arrow Route and Archibald Avenue.  Comment Period: 7/8/2020 - 8/12/2020 Public Hearing: 8/12/2020	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Rancho Cucamonga	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>SBC200728-06</b> Alder/Renaissance Project	The project consists of construction of a 7,948-square-foot convenience store, a 2,542-square-foot restaurant, 11 fuel islands with 16 gasoline pumps and four diesel pumps, and 6,476 square feet of fueling canopies on 4.2 acres. The project is located on the southeast corner of Renaissance Parkway and Alder Avenue.  <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/August/SBC200728-06.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/August/SBC200728-06.pdf</a>  Comment Period: 7/18/2020 - 8/6/2020 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Rialto	South Coast AQMD staff commented on 8/6/2020

# - 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>Industrial and Commercial</i> <b>LAC200521-02</b> Sunset Gower Studios Enhancement Plan	The project consists of demolition of 160,611 square feet of existing structures and construction of three office buildings totaling 693,432 square feet with subterranean parking on 15.9 acres. The project is located on the southeast corner of Sunset Boulevard and Gower Street in the community of Hollywood. Reference LAC180227-04 <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200521-02.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200521-02.pdf</a> Comment Period: 5/21/2020 - 7/6/2020 Public Hearing: N/A	Draft Environmental Impact Report	City of Los Angeles	South Coast AQMD staff commented on 7/1/2020
<i>Industrial and Commercial</i> <b>LAC200623-07</b> Paramount Petroleum AltAir Renewable Fuels Project	The project consists of conversion of existing crude oil refinery to a renewable fuels production facility, installation of pre-treatment, processing, and recovery units, and construction of rail loading and unloading racks and pipelines on 66 acres. The project is located at 14700 Downey Avenue near the northwest corner of Somerset Boulevard and Lakewood Boulevard. <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200623-07.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200623-07.pdf</a> Comment Period: 6/4/2020 - 7/4/2020 Public Hearing: N/A	Notice of Preparation	City of Paramount	South Coast AQMD staff commented on 7/7/2020
<i>Waste and Water-related</i> <b>LAC200623-01</b> Arroyo Seco Canyon Project Areas 2 and 3	The project consists of demolition of an existing water diversion and intake structure, construction of an intake system with a flow rate of 25 cubic feet per second, and improvements to existing spreading basins for infiltration. The project is located on the southwest corner of Explorer Road and North Arroyo Boulevard. Reference LAC191105-01 and LAC141009-06 <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200623-01.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200623-01.pdf</a> Comment Period: 6/15/2020 - 7/31/2020 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Pasadena	South Coast AQMD staff commented on 7/31/2020
<i>Waste and Water-related</i> <b>LAC200623-08</b> DeMenno-Kerdoon	The project consists of modifications to an existing hazardous waste facility permit to approve acceptance and mixing of recycled and exempt oil with used oil for storage and treatment and to change operation and management standards. The project is located at 2000 North Alameda Street on the southeast corner of East Pine Street and North Alameda Street in the City of Compton. <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200623-08.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200623-08.pdf</a> Comment Period: N/A Public Hearing: N/A	Permit Modification	Department of Toxic Substances Control	South Coast AQMD staff commented on 7/7/2020
<i>Waste and Water-related</i> <b>ORC200623-02</b> West Lincoln Assemblage	The project consists of development of cleanup actions to remove soil contaminated with chlorinated solvents, installation of a vapor intrusion mitigation system, and a land use covenant to require monitoring and soil management for future development on 7.17 acres. The project is located at 1699 West Lincoln Avenue on the northeast corner of West Lincoln Avenue and Euclid Street in the City of Anaheim. <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/ORC200623-02.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/ORC200623-02.pdf</a> Comment Period: 6/16/2020 - 7/17/2020 Public Hearing: N/A	Draft Removal Action Workplan	Department of Toxic Substances Control	South Coast AQMD staff commented on 7/1/2020

# - 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 JULY 31, 2020**

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>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>