

BOARD MEETING DATE: November 5, 2021

AGENDA NO. 20

REPORT: Lead Agency Projects and Environmental Documents Received

SYNOPSIS: This report provides a listing of CEQA documents received by South Coast AQMD between September 1, 2021 and September 30, 2021, and those projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, October 15, 2021, Reviewed

RECOMMENDED ACTION:
Receive and file.

Wayne Natri
Executive Officer

SR:SN: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 September 1, 2021 to September 30, 2021 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 68 CEQA documents were received during this reporting period and 19 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.

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 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 September 1, 2021 to September 30, 2021, South Coast AQMD received 68 CEQA documents. Of the 84 documents listed in Attachments A and B:

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

(The above statistics are from September 1, 2021 to September 30, 2021 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 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 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 September.

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
September 1, 2021 to September 30, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse & Distribution Centers</i> SBC210928-09 Bloomington Business Park Specific Plan Project#	The project consists of construction of two warehouses totaling 3,235,836 square feet on 213 acres. The project is located on the southeast corner of Santa Ana Avenue and Alder Avenue in the community of Bloomington. Reference SBC210105-05 Comment Period: 9/29/2021 - 11/15/2021 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	County of San Bernardino	Under review, may submit written comments
<i>Industrial and Commercial</i> LAC210923-03 ENV-2020-6829: 635-657 South Mesquit Street	The project consists of construction of a 296,178 square foot office building with subterranean parking on 1.58 acres. The project is located on the northwest corner of Mesquit Street and Jesse Street in the community of Central City North near the boundary of the designated AB 617 East Los Angeles, Boyle Heights, West Commerce community. Comment Period: 9/23/2021 - 10/13/2021 Public Hearing: N/A	Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent for this document received
<i>Industrial and Commercial</i> ORC210921-06 Great Scott Landscape Facility	The project consists of conversion of an existing 2,621 square foot residential building to commercial and office uses on 6.72 acres. The project is located near the southwest corner of Linear Lane and Dimension Drive. Comment Period: 9/15/2021 - 10/14/2021 Public Hearing: 12/9/2021	Mitigated Negative Declaration	City of Lake Forest	Document reviewed - No comments sent for this document received
<i>Industrial and Commercial</i> RVC210901-01 Beaumont Pointe Specific Plan#	The project consists of construction of 4,995,000 square feet of industrial uses, 246,000 square feet of commercial uses, a 90,000 square foot hotel with 125 rooms, and 263.5 acres of open space on 539.9 acres. The project is located on the northwest corner of State Route 60 and Fourth Street. Reference RVC210401-05 and RVC200908-03 Comment Period: 8/27/2021 - 9/9/2021 Public Hearing: 9/9/2021	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.

**ATTACHMENT A
INCOMING CEQA DOCUMENTS LOG
September 1, 2021 to September 30, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Retail</i> RVC210921-11 Go Fresh Perris Gas Station Conditional Use Permit 19-05295	The project consists of construction of a 3,960 square foot convenience store, 1,406 square feet of retail uses, a 2,505 square foot car wash facility, a gasoline service station with eight pumps, and a 4,570 square foot fueling canopy on 1.36 acres. The project is located on the northwest corner of State Route 74 and Navajo Road. Comment Period: 9/22/2021 - 10/21/2021 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>Retail</i> RVC210928-01 MA21233	The project consists of construction of three retail buildings totaling 21,063 square feet and a 3,692 square foot car wash facility on 3.02 acres. The project is located at 2985 Rubidoux Boulevard near the northeast corner of 30th Street and Rubidoux Boulevard. Reference RVC180516-05 Comment Period: 9/23/2021 - 10/6/2021 Public Hearing: N/A	Site Plan	City of Jurupa Valley	Document reviewed - No comments sent for this document received
<i>Retail</i> SBC210910-01 Cedar Slover Commercial Retail Project	The project consists of construction of 9,907 square feet of restaurant uses, a 5,157 square foot convenience store, a car wash facility, a gasoline service station with 12 pumps, and a 3,942 square foot fueling canopy on 3.62 acres. The project is located on the southeast corner of Cedar Avenue and Slover Avenue in the community of Bloomington. Comment Period: 9/10/2021 - 10/4/2021 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	County of San Bernardino	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> LAC210901-02 Tetley Street Residential	The project consists of demolition of 7,476 square feet of existing structures, and construction of 33 residential units totaling 56,408 square feet on 2.16 acres. The project is located at 15716 Tetley Street near the southwest corner of Tetley Street and Richdale Avenue in the community of Hacienda Heights. Comment Period: 8/27/2021 - 9/26/2021 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	County of Los Angeles	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>Waste and Water-related</i> RVC210824-04 Ion Exchange Treatment Plant 7991 Replacement Project	The project consists of construction of a groundwater treatment system with a capacity of 2,000 gallons per minute, an adsorption treatment system, sulfuric acid and caustic soda systems, pre-filters, and well pumps. The project is located near the northwest corner of Hammond Road and Johnson Street in the community of Mecca within Riverside County. The project is also located within the designated AB 617 Eastern Coachella Valley community. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/RVC210824-04.pdf Comment Period: 8/21/2021 - 9/20/2021 Public Hearing: 10/12/2021	Notice of Intent to Adopt a Mitigated Negative Declaration	Coachella Valley Water District	South Coast AQMD staff commented on 9/20/2021
<i>Transportation</i> LAC210803-10 I-405 Sepulveda Pass ExpressLanes	The project consists of conversion of an existing 15 mile segment of Interstate 405 (I-405) from high occupancy vehicle lanes to express toll lanes. The project is located between the I-405 and Victory Boulevard interchange in the community of Van Nuys within the City of Los Angeles and the I-405 and Washington Boulevard interchange in the City of Culver City. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/LAC210803-10.pdf Comment Period: 7/30/2021 - 10/1/2021 Public Hearing: 8/14/2021	Notice of Preparation	California Department of Transportation	South Coast AQMD staff commented on 9/1/2021
<i>Transportation</i> LAC210803-11 West Santa Ana Branch Transit Corridor	The project consists of construction of a 20 mile light rail transit system with up to 12 stations. The project is located between the Interstate 101 and State Route 110 interchange in the City of Los Angeles and the Pioneer Boulevard and 183rd Street interchange in the City of Artesia. The project traverses through cities of Los Angeles, Vernon, Huntington Park, Bell, Cudahy, South Gate, Downey, Paramount, Bellflower, Cerritos, and Artesia in Los Angeles County. The project includes three designated AB 617 communities: 1) East Los Angeles, Boyle Heights, West Commerce, 2) Southeast Los Angeles, and 3) South Los Angeles. Reference LAC180720-05, LAC180712-02, LAC180711-05, LAC180301-10, LAC170809-07, LAC170614-08, LAC170608-01, and LAC170606-04 http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/LAC210803-11.pdf Comment Period: 7/30/2021 - 9/28/2021 Public Hearing: 8/11/2021	Draft Environmental Impact Statement/ Environmental Impact Report	Los Angeles County Metropolitan Transportation Authority	South Coast AQMD staff commented on 9/24/2021
<i>Institutional (schools, government, etc.)</i> ORC210824-07 The Hub Fullerton Project	The project consists of demolition of 55,332 square feet of existing structures, and construction of 420 student housing units totaling 640,667 square feet on 3.55 acres. The project is located on the northeast corner of North Commonwealth Avenue and East Chapman Avenue. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/ORC210824-07.pdf Comment Period: 8/24/2021 - 9/13/2021 Public Hearing: 9/29/2021	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Fullerton	South Coast AQMD staff commented on 9/7/2021

- 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 SEPTEMBER 30, 2021

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
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.	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
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.	Quemetco	Environmental Impact Report (EIR)	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 30 comment letters were received. Two CEQA scoping meetings were held on September 13, 2018 and October 11, 2018 in the community and 153 oral comments were received. Responses to the comment letters and oral comments are being prepared and will be included in the Draft EIR. South Coast AQMD staff is reviewing the preliminary Draft EIR and has provided comments to the consultant.	Trinity Consultants
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.	Sunshine Canyon Landfill	Subsequent Environmental Impact Report (SEIR)	South Coast AQMD staff reviewed and provided comments on the preliminary air quality analysis and health risk assessment (HRA), which are being addressed by the consultant.	SCS Engineers