

BOARD MEETING DATE: October 1, 2021

AGENDA NO. 12

REPORT: Lead Agency Projects and Environmental Documents Received

SYNOPSIS: This report provides a listing of CEQA documents received by South Coast AQMD between August 1, 2021 and August 31, 2021, 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:SN:LS:MC

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**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 August 1, 2021 to August 31, 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 79 CEQA documents were received during this reporting period and 21 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 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 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 August 1, 2021 to August 31, 2021, South Coast AQMD received 79 CEQA documents. Of the 98 documents listed in Attachments A and B:

- 21 comment letters were sent;
- 53 documents were reviewed, but no comments were made;
- 24 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 August 1, 2021 to August 31, 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 August.

### **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  
August 1, 2021 to August 31, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse &amp; Distribution Centers</i> <b>RVC210825-03</b> MA20004#	The project consists of demolition of nine existing buildings and construction of three warehouses totaling 2,112,112 square feet on 102.5 acres. The project is located near the southwest corner of Space Center Court and Hopkins Street. Reference RVC210715-01 and RVC200305-02  Comment Period: 8/25/2021 - 9/8/2021 Public Hearing: N/A	Site Plan	City of Jurupa Valley	Document reviewed - No comments sent for this document received
<i>Warehouse &amp; Distribution Centers</i> <b>SBC210810-06</b> Drake Drive Warehouse Project	The project consists of construction of a 104,850 square foot warehouse on 5.35 acres. The project is located at 473 East Drake Drive near the southeast corner of East Drake Drive and South Foisy Street in the designated AB 617 San Bernardino, Muscoy community.  <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/august/SBC210810-06.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/august/SBC210810-06.pdf</a>  Comment Period: 8/9/2021 - 8/30/2021 Public Hearing: 9/22/2021	Notice of Intent to Adopt a Mitigated Negative Declaration	City of San Bernardino	South Coast AQMD staff commented on 8/24/2021
<i>Warehouse &amp; Distribution Centers</i> <b>SBC210817-07</b> Fontana Corporate Center	The project consists of construction of two warehouses totaling 355,000 square feet on 18.5 acres. The project is located at 13592 Slover Avenue near the northwest corner of Slover Avenue and Mulberry Avenue.  <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/SBC210817-07.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/SBC210817-07.pdf</a>  Comment Period: 8/13/2021 - 9/13/2021 Public Hearing: 9/1/2021	Notice of Preparation	City of Fontana	South Coast AQMD staff commented on 9/1/2021
<i>Warehouse &amp; Distribution Centers</i> <b>SBC210819-13</b> First Industrial Warehouse Project	The project consists of construction of a 462,037 square foot warehouse on 21.96 acres. The project is located on the southeast corner of Alabama Avenue and Palmetto Avenue in the community of East Valley.  Comment Period: 8/19/2021 - 9/13/2021 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

# - 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  
August 1, 2021 to August 31, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> <b>SBC210819-01</b> PROJ-2020-00205	The project consists of construction of a 71,008 square foot storage facility on 1.47 acres. The project is located near the southeast corner of North Bay Road and State Route 189 in the community of Lake Arrowhead.  Comment Period: 8/4/2021 - 8/20/2021 Public Hearing: N/A	Site Plan	County of San Bernardino	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> <b>LAC210803-01</b> The Quincy	Staff provided comments on the Draft Removal Action Workplan for the project, which can be accessed at: <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/july/LAC210615-07.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/july/LAC210615-07.pdf</a> . The project consists of development of cleanup actions to excavate, transport, and dispose 153 cubic yards of soil contaminated with lead on 0.37 acres. The project is located near the southwest corner of West Pico Boulevard and Dewey Avenue in the City of Los Angeles. Reference LAC210615-07  Comment Period: N/A Public Hearing: N/A	Response to Comments	Department of Toxic Substances Control	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> <b>LAC210803-03</b> Biogas Renewable Generation Project	Staff provided comments on the Draft Program Environmental Impact Report for the project, which can be accessed at: <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/September/LAC200708-27.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/September/LAC200708-27.pdf</a> . The project consists of construction of a 12 megawatt power generation facility, a one mile natural gas pipeline, a one mile water pipeline, and two 70,000 gallon water tanks on a 2.2 acre portion of 95 acres. The project is located at 3001 Scholl Canyon Road on the northwest corner of North Figueroa Street and Scholl Canyon Road. Reference LAC200708-27, LAC190320-02, LAC180309-01, LAC170927-01, and LAC170912-01  Comment Period: N/A Public Hearing: 9/2/2021	Final Environmental Impact Report	City of Glendale	Document reviewed - No comments sent for this document received

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<i>Utilities</i> <b>RVC210813-01</b> Oberon Renewable Energy Project	The project consists of construction of a 500 megawatt solar photovoltaic electric generating and battery storage facility and a 0.5 mile generation interconnection line with a capacity of 500 kilovolts on 5,000 acres. The project is located on the northeast corner of State Route 177 and Interstate 10 in the community of Desert Center within Riverside County. Reference RVC210318-04  Comment Period: 8/13/2021 - 9/27/2021 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	Colorado River Basin Regional Water Quality Control Board	Document reviewed - No comments sent for this document received
<i>Utilities</i> <b>RVC210824-06</b> Prado Dam Gas Line Removal	The project consists of relocation of 1.16 miles of existing natural gas pipelines. The project is bounded by Prado Dam embankment to the north and east, State Route 91 to the south, and State Route 71 to the west in the City of Corona.  Comment Period: 8/16/2021 - 9/18/2021 Public Hearing: N/A	Draft Environmental Assessment	United States Army Corps of Engineers	Document reviewed - No comments sent for this document received
<i>Transportation</i> <b>LAC210803-10</b> 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. <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/LAC210803-10.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/LAC210803-10.pdf</a>  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

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<b>General Land Use (residential, etc.)</b> <b>LAC210805-04</b> 11111 Jefferson Boulevard Mixed-Use Project	The project consists of construction of 230 residential units totaling 244,609 square feet on 3.43 acres. The project is located on the northeast corner of Sepulveda Boulevard and Jefferson Boulevard. Reference LAC210506-04 and LAC200917-02  Comment Period: N/A	Notice of Availability of a Final Environmental Impact Report	City of Culver City	Document reviewed - No comments sent for this document received
<b>General Land Use (residential, etc.)</b> <b>LAC210817-02</b> Prairie Station Multi-Family Residential Project	The project consists of construction of 400 residential units on 5.07 acres. The project is located at 11227 South Prairie Avenue on the northwest corner of South Prairie Avenue and West 113th Street.  Comment Period: 8/5/2021 - 8/24/2021	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Inglewood	Document reviewed - No comments sent for this document received
<b>General Land Use (residential, etc.)</b> <b>LAC210819-03</b> Affinity Project	The project consists of demolition of 45,912 square feet of existing structures, and construction of a 154,000 square foot building for medical uses and a 184,376 square foot assisted living facility with 95 rooms and subterranean parking on 3.3 acres. The project is located on the northwest corner of South Arroyo Parkway and East California Boulevard. <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/LAC210819-03.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/september/LAC210819-03.pdf</a>  Comment Period: 8/5/2021 - 9/3/2021	Notice of Preparation	City of Pasadena	South Coast AQMD staff commented on 9/1/2021
<b>General Land Use (residential, etc.)</b> <b>LAC210819-10</b> 5420 Sunset	The project consists of demolition of 100,796 square feet of existing commercial uses, and construction of an 845,868 square foot building with 735 residential units and subterranean parking on 6.75 acres. The project is located on the southeast corner of Sunset Boulevard and Western Avenue in the community of Hollywood. Reference LAC170628-02  Comment Period: 8/19/2021 - 10/4/2021	Notice of Availability of a Draft Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent for this document received

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<i>General Land Use (residential, etc.)</i> <b>LAC210819-15</b> ENV-2019-5520: Revello Drive and Tramonto Drive Residential Project	The project consists of construction of four residential units totaling 43,268 square feet on 1.36 acres. The project is located near the southwest corner of Tramonto Drive and Revello Drive in the community of Brentwood-Pacific Palisades.  Comment Period: 8/19/2021 - 9/20/2021 Public Hearing: N/A	Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> <b>LAC210826-02</b> ENV-2020-3958: 1111 North Madison Avenue	The project consists of construction of a 19,811 square foot building with 34 residential units on 10,484 square feet. The project is located near the northwest corner of North Madison Avenue and Santa Monica Boulevard in the community of Hollywood.  Comment Period: 8/26/2021 - 9/15/2021 Public Hearing: N/A	Negative Declaration	City of Los Angeles	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> <b>ORC210803-06</b> Residences at Newport Center	The project consists of demolition of an 8,500 square foot structure and construction of a 103,158 square foot building with 28 residential units and subterranean parking on 1.26 acres. The project is located on the southwest corner of Newport Center Drive and Anacapa Drive. Reference ORC210504-03 and ORC201110-06  Comment Period: N/A Public Hearing: N/A	Notice of Availability of a Final Environmental Impact Report	City of Newport Beach	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> <b>ORC210805-05</b> Brea Plaza Expansion Project	The project consists of demolition of 18,450 square feet of existing buildings, and construction of 572,789 square feet of residential and commercial uses with 189 residential units on a 2.2 acre portion of 16 acres. The project is located on the northwest corner of State Route 90 and South Associated Road. Reference ORC200724-02  Comment Period: 8/5/2021 - 9/20/2021 Public Hearing: N/A	Draft Environmental Impact Report	City of Brea	Document reviewed - No comments sent for this document received

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<i>Plans and Regulations</i> <b>LAC210803-09</b> The 2021-2029 Housing Element Update	The project consists of updates to the City's General Plan Housing Element to assess housing needs, densities, and development standards with a planning horizon of 2029. The project encompasses 13.3 square miles and is bounded by unincorporated areas of Los Angeles County to the north and south, State Route 27 to east, and City of Agoura Hills to the west. Reference LAC210209-05  Comment Period: 7/30/2021 - 9/13/2021 Public Hearing: 9/13/2021	Notice of Availability of a Draft Environmental Impact Report	City of Calabasas	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> <b>LAC210810-01</b> City of Azusa 2021-2029 Housing Element Update	The project consists of updates to the City's General Plan Housing Element to assess housing needs, densities, and development standards with a planning horizon of 2029. The project encompasses 9.68 square miles and is bounded by Los Angeles National Forest to the north, City of Glendora to the east, City of Covina to the south, and cities of Duarte and Irwindale to the west.  Comment Period: 8/6/2021 - 9/7/2021 Public Hearing: N/A	Notice of Intent to Adopt a Negative Declaration	City of Azusa	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> <b>LAC210817-05</b> Lomita Housing Element and Safety Element Updates	The project consists of updates to the City's General Plan to develop policies, goals, and programs to comply with state, regional, and local housing and safety requirements and guidelines with a planning horizon of 2029. The project encompasses 1.91 square miles and is bounded by cities of Torrance and Carson to the north, State Route 213 to the east, and unincorporated areas of Los Angeles County to the south and west.  Comment Period: 8/13/2021 - 9/14/2021 Public Hearing: N/A	Notice of Intent to Adopt a Negative Declaration	City of Lomita	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> <b>LAC210819-02</b> Hollywood Community Plan Update	The project consists of development of land use policies, designations, zoning, and ordinances to guide future commercial and residential development. The project encompasses 21.8 square miles and is bounded by cities of Burbank and Glendale to the north, Interstate 5 to the east, cities of West Hollywood and Beverly Hills to the south, and Sunset Boulevard to the west. Reference LAC191106-01, LAC181120-08, LAC160527-06, LAC160503-16, LAC111007-01, and LAC110308-06  Comment Period: N/A Public Hearing: N/A	Notice of Availability of a Final Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent for this document received

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