

BOARD MEETING DATE: November 3, 2023

AGENDA NO. 10

REPORT: Intergovernmental Review of Environmental Documents and CEQA Lead Agency Projects

SYNOPSIS: This report provides a listing of environmental documents prepared by other public agencies seeking review by South Coast AQMD between September 1, 2023 and September 30, 2023, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, October 20, 2023, Reviewed

RECOMMENDED ACTION:
Receive and file.

Wayne Natri
Executive Officer

SR:MK:MM:BR:SW:ET

Background

The California Environmental Quality Act (CEQA) Statute and Guidelines require public agencies, when acting in their lead agency role, to provide an opportunity for other public agencies and members of the public to review and comment on the analysis in environmental documents prepared for proposed projects. A lead agency is when a public agency has the greatest responsibility for supervising or approving a proposed project and is responsible for the preparation of the appropriate CEQA document.

Each month, South Coast AQMD receives environmental documents, which include CEQA documents, for proposed projects that could adversely affect air quality. South Coast AQMD fulfills its intergovernmental review responsibilities, in a manner that is consistent with the Board's 1997 Environmental Justice Guiding Principles and Environmental Justice Initiative #4, by reviewing and commenting on the adequacy of the air quality analysis in the environmental documents prepared by other lead agencies.

The status of these intergovernmental review activities is provided in this report in two sections: 1) Attachment A lists all of the environmental documents prepared by other public agencies seeking review by South Coast AQMD that were received during the reporting period; and 2) Attachment B lists the active projects for which South Coast AQMD has reviewed or is continuing to conduct a review of the environmental documents prepared by other public agencies. Further, as required by the Board's October 2002 Environmental Justice Program Enhancements for fiscal year (FY) 2002-03, each attachment includes notes for proposed projects which indicate when South Coast AQMD has been contacted regarding potential air quality-related environmental justice concerns. The attachments also identify for each proposed project, as applicable: 1) the dates of the public comment period and the public hearing date; 2) whether staff provided written comments to a lead agency and the location where the comment letter may be accessed on South Coast AQMD's website; and 3) whether staff testified at a hearing.

In addition, South Coast AQMD will act as lead agency for a proposed project and prepare a CEQA document when: 1) air permits are needed; 2) potentially significant adverse impacts have been identified; and 3) the South Coast AQMD has primary discretionary authority over the approvals. Attachment C lists the proposed air permit projects for which South Coast AQMD is lead agency under CEQA.

Attachment A – Log of Environmental Documents Prepared by Other Public Agencies and Status of Review, and Attachment B – Log of Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies

Attachment A contains a list of all environmental documents prepared by other public agencies seeking review by South Coast AQMD that were received pursuant to CEQA or other regulatory requirements. Attachment B provides a list of active projects, which were identified in previous months' reports, and which South Coast AQMD staff is continuing to evaluate or prepare comments relative to the environmental documents prepared by other public agencies. The following table provides statistics on the status of review¹ of environmental documents for the current reporting period for Attachments A and B combined²:

¹ The status of review reflects the date when this Board Letter was prepared. Therefore, Attachments A and B may not reflect the most recent updates.

² Copies of all comment letters sent to the lead agencies are available on South Coast AQMD's website at: <http://www.aqmd.gov/home/regulations/ceqa/commenting-agency>.

Statistics for Reporting Period from September 1, 2023 to September 30, 2023	
Attachment A: Environmental Documents Prepared by Other Public Agencies and Status of Review	74
Attachment B: Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the July 2023, and August 2023 reports)	9
Total Environmental Documents Listed in Attachments A & B	83
<i>Comment letters sent</i>	<i>21</i>
<i>Environmental documents reviewed, but no comments were made</i>	<i>54</i>
<i>Environmental documents currently under going review</i>	<i>8</i>

Staff focuses on reviewing and preparing comments on environmental documents prepared by other public agencies for proposed projects: 1) where South Coast AQMD is a responsible agency under CEQA (e.g., when air permits are required but another public agency is lead agency); 2) that may have significant adverse regional air quality impacts (e.g., special event centers, landfills, goods movement); 3) that may have localized or toxic air quality impacts (e.g., warehouse and distribution centers); 4) where environmental justice concerns have been raised; and 5) which a lead or responsible agency has specifically requested South Coast AQMD review.

If staff provided written comments to a lead agency, a hyperlink to the “South Coast AQMD Letter” is included in the “Project Description” column which corresponds to a notation in the “Comment Status” column. In addition, if staff testified at a hearing for a proposed project, a notation is also included in the “Comment Status” column. Copies of all comment letters sent to lead agencies are available on South Coast AQMD’s website at: <http://www.aqmd.gov/home/regulations/ceqa/commenting-agency>. Interested parties seeking information regarding the comment periods and scheduled public hearings for projects listed in Attachments A and B should contact the lead agencies for further details as these dates are occasionally modified.

In January 2006, the Board approved the Clean Port Initiative Workplan (Workplan). One action item of the Workplan 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 accordance with this action item, Attachments A and B organize the environmental documents received according to the following categories: 1) goods movement projects; 2) schools; 3) landfills and wastewater projects; 4) airports; and 5) general land use projects. In response to the action item relative to mitigation, staff maintains a compilation of mitigation measures presented as a series of tables relative to off-road engines; on-road engines; harbor craft; ocean-going vessels; locomotives; fugitive dust; and greenhouse gases which are available on 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 such as ground support equipment.

Attachment C – Proposed Air Permit Projects for Which South Coast AQMD is CEQA Lead Agency

The CEQA lead agency is responsible for determining the type of environmental document to be prepared if a proposal requiring discretionary action is considered to be a “project” as defined by CEQA. South Coast AQMD periodically acts as lead agency for its air permit projects and the type of environmental document prepared may vary depending on the potential impacts. For example, an Environmental Impact Report (EIR) is prepared when there is 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 a proposed project will not generate significant adverse environmental impacts, or the impacts can be mitigated to less than significance. The ND and MND are types of CEQA documents which analyze the potential environmental impacts and describe the reasons why a significant adverse effect on the environment will not occur such that the preparation of an EIR is not required.

Attachment C of this report summarizes the proposed air permit projects for which South Coast AQMD is lead agency and is currently preparing or has prepared environmental documentation pursuant to CEQA. As noted in Attachment C, South Coast AQMD is lead agency for three air permit projects during September 2023.

Attachments

- A. Environmental Documents Prepared by Other Public Agencies and Status of Review
- B. Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies
- C. Proposed Air Permit Projects for Which South Coast AQMD is CEQA Lead Agency

ATTACHMENT A
ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW
September 1, 2023 to September 30, 2023

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Warehouse & Distribution Centers ORC230906-07 Use Permit 06-21-5437-26200 Enterprise Way New Industrial Building	The project consists of demolishing a 144,906 square foot office building and constructing a 165,803 square foot warehouse. The project is located at 26200 Enterprise Way near the southeast corner of Enterprise Way and Dimension Drive. Comment Period: 9/5/2023- 10/5/2023 Public Hearing: 11/9/2023	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Lake Forest	Document reviewed - No comments sent for this document received
Warehouse & Distribution Centers ORC230927-07 1500 S. Raymond Avenue Industrial Project	The project consists of removing existing structures and constructing a 138,419 square foot warehouse. The project is located at 1500 S. Raymond Avenue near the northeast corner of South Raymond Avenue and State Route 91. Comment Period: 9/20/2023- 10/19/2023 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Fullerton	Under review, may submit written comments
Warehouse & Distribution Centers RVC230901-01 Rubidoux Commerce Park	The project consists of constructing five industrial buildings totaling 1,184,102 square feet on 80.8 acres. The project is located on the southeast corner of Montana Avenue and 25th Street. Reference RVC211021-01, RVC201201-05, and RVC190903-14 http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/october-2023/RVC230901-01.pdf Comment Period: 8/22/2023- 10/9/2023 Public Hearing: N/A	Recirculated Draft Environmental Impact Report	City of Jurupa Valley	South Coast AQMD staff commented on 10/9/2023
Warehouse & Distribution Centers RVC230901-09 Coachella Airport Business Park#	The project consists of constructing a 329,100 square foot warehouse, 81,000 square feet for business uses, 76,800 square feet for vehicle storage, 128,600 square feet for self-storage, 135,000 square feet for an IID substation, and 8,650 square feet for fast food and a gas station on 45.46 acres. The project is located on the northwest corner of State Route 86 and Airport Boulevard within the designated AB 617 Eastern Coachella Valley community. Reference RVC230412-06 http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/september-2023/rvc230901-09-nop-coa Comment Period: 8/28/2023- 9/28/2023 Public Hearing: N/A	Notice of Preparation	City of Coachella	South Coast AQMD staff commented on 9/28/2023

Key:

LAC = Los Angeles County, ORC = Orange County, RVC = Riverside County, and SBC = San Bernardino County

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

Notes:

1. Disposition may change prior to Governing Board Meeting
2. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

ATTACHMENT A
ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW
September 1, 2023 to September 30, 2023

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> ORC230901-07 Walker Street Digital Billboard Project	The project consists of constructing a double-sided digital billboard. The project is located near the northwest corner of Walker Street and State Route 91. Comment Period: 8/25/2023 - 9/26/2023 Public Hearing: 10/3/2023	Notice of Intent to Adopt a Mitigated Negative Declaration	City of La Palma	Document reviewed - No comments sent for this document received
<i>Industrial and Commercial</i> ORC230914-01 The DisneylandForward Project	The project consists of modifying the limits of the existing Theme Park and Hotel District boundaries within the existing Disneyland Resort Specific Plan (DRSP) perimeter, renaming Districts within the DRSP, and establishing Overlays for Disney's Anaheim Resort Specific Plan No. 92-2 (ARSP) Properties. The project is bordered generally by East Ball Road to the north, State Route 57 to the east, State Route 22 to the south, and South West Street to the west. Comment Period: 9/14/2023 - 10/30/2023 Public Hearing: 10/9/2023	Draft Subsequent Environmental Impact Report	City of Anaheim	Under review, may submit written comments
<i>Industrial and Commercial</i> ORC230920-06 Walker Street Digital Billboard Project	The project consists of constructing a double-sided digital billboard. The project is located near the northwest corner of Walker Street and State Route 91. Reference ORC230901-07 Comment Period: 9/14/2023 - 10/13/2023 Public Hearing: 11/7/2023	Recirculated Notice of Intent to Adopt a Mitigated Negative Declaration	City of La Palma	Document reviewed - No comments sent for this document received
<i>Industrial and Commercial</i> SBC230920-09 El Camino Project (Primary Case File No. DRC2023-00067)	The project consists of the following two options on a 30.11 acre-site: 1) demolishing 175,685 square feet of existing structures and constructing 992,331 square feet of buildings; or 2) demolishing 237,895 square feet of existing structures, redeveloping 32,890 square feet of remaining structures, and constructing a 40,085 square foot beverage distribution facility. The project is located near the northeast corner of Haven Avenue and 6th Street. Reference SBC230823-07 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/october-2023/SBC230920-09.pdf Comment Period: 9/14/2023 - 10/14/2023 Public Hearing: 9/28/2023	Revised Notice of Preparation	City of Rancho Cucamonga	South Coast AQMD staff commented on 10/14/2023

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September 1, 2023 to September 30, 2023

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
General Land Use (residential, etc.) LAC230927-06 Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)	The project consists of constructing 80 residential units, 11,257 square feet of commercial uses, and 39,803 square feet of open space on 3.3 acres. The project is located at 11709 Artesia Boulevard on the northeast corner of Artesia Boulevard and Alburdis Avenue. Reference LAC230329-03 and ORC220816-01 Comment Period: 9/21/2023 - 11/6/2023 Public Hearing: N/A	Partially Recirculated Draft Environmental Impact Report	City of Artesia	Document reviewed - No comments sent for this document received
General Land Use (residential, etc.) ORC230906-15 Hills Preserve Project	The project consists of constructing 504 residential units and 400,752 square feet of commercial uses on 76.2 acres. The project is located near the southwest corner of East Santa Ana Canyon Road and South Festival Drive. http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/september-2023/ORC230906-15.pdf Comment Period: 8/24/2023 - 9/25/2023 Public Hearing: 9/7/2023	Notice of Preparation	City of Anaheim	South Coast AQMD staff commented on 9/25/2023
General Land Use (residential, etc.) ORC230906-17 Vesting Tentative Tract Map No. 19164 – City Ventures Development (14042 Newport Avenue (APNS: 432-074-07, -08, -09)	The project consists of subdividing three existing parcels into one for constructing one residential unit. The project is located at 14042 Newport Avenue near the southwest corner of Newport Avenue and El Camino Real. Comment Period: 8/29/2023 - 9/14/2023 Public Hearing: N/A	Other	City of Tustin	Document reviewed - No comments sent for this document received
General Land Use (residential, etc.) RVC230901-03 General Plan Amendment (PEN20-0095), Change of Zone (PEN20-0096), Conditional Use Permit for a Planned Unit Development (PEN21-0066), and Tentative Tract Map No. 38459 (PEN22-0127)	The project consists of a subdivision of 32.56 acres into 16.59 acres for 108 residential units, 15.97 acres for an additional 108 residential units, and 0.89 acre for a park. The project is located near the northeast corner of Morton Road and Jennings Court. Reference RVC230308-06 Comment Period: N/A Public Hearing: N/A	Notice of Intent to Adopt a Mitigate Negative Declaration	City of Moreno Valley	Document reviewed - No comments sent for this document received

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
General Land Use (residential, etc.) RVC230920-14 Planning Case PR-2022-001293	The project consists of subdividing 5.74 acres into four parcels for future residential development and proposing an exception to allow grading within the Prenda Arroyo. The project is located near the southeast corner of Alpine Meadows Lane and Harbart Drive. Comment Period: 9/15/2023 - 10/4/2023 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Riverside	Document reviewed - No comments sent for this document received
General Land Use (residential, etc.) SBC230926-02 Master Case No. 22-037, General Amendment No. 22-005, Zone Change No. 22-006, Zone Change No. 22-007, and Design Review No. 22-020	The project consists of constructing 24 residential units on 0.9 acre. The project is located near the southeast corner of Foothill Boulevard and Banana Avenue. Comment Period: 9/26/2023 - 10/17/2023 Public Hearing: 10/17/2023	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Fontana	Document reviewed - No comments sent for this document received
Plans and Regulations LAC230901-04 City of Malibu Local Coastal Program Amendment No. LCP-4-MAL-22-0043-1 (MMHS Campus Specific Plan)	The project consists of amending the Land Use Plan and Local Implementation Plan to incorporate redevelopment of a campus. The project is located north of Morning View Drive and east of Via Cabrillo in Malibu. Comment Period: N/A Public Hearing: 9/8/2023	Other	California Coastal Commission	Document reviewed - No comments sent for this document received

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September 1, 2023 to September 30, 2023

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Plans and Regulations</i> RVC230906-13 Redhawk Specific Plan Amendment /PA23-0327	The project consists of amending the Redhawk Specific Plan to provide a revision to uses associated with a golf course and add related standards for those uses. The project is located at 45100 Temecula Parkway. Comment Period: N/A Public Hearing: N/A	Other	City of Temecula	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> RVC230920-02 PEN23-0031	The project consists of subdividing 887.3 acres into 14 parcels. The project is located near the southeast corner of Eucalyptus Avenue and Redlands Boulevard. Comment Period: 9/20/2023 - 9/28/2023 Public Hearing: 9/28/2023	Other	City of Moreno Valley	Document reviewed - No comments sent for this document received
<i>Plans and Regulations</i> SBC230927-04 MCN23-0092: General Plan Amendment (GPA23-0003), Zoning District Map Amendment (ZCA23-0004), and Development Code Amendment (ZCA23-0005)	The project consists of redesignating eight parcels from Open Space to Light Industrial and adding an Emergency Shelter Overlay District. The project is located near the southwest corner of Arrow Boulevard and Tokay Avenue. Comment Period: 9/22/2023 - 10/17/2023 Public Hearing: 10/17/2023	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Fontana	Document reviewed - No comments sent for this document received

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ATTACHMENT C
PROPOSED AIR PERMIT PROJECTS FOR
WHICH SOUTH COAST AQMD IS CEQA LEAD
AGENCY THROUGH SEPTEMBER 30, 2023

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>After the Draft EIR public comment and review period closed, Quemetco submitted additional applications for other permit modifications which are also being evaluated by staff.</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>
<p>Tesoro is proposing to modify its Title V permit to: 1) add gas oil as a commodity that can be stored in three of the six new crude oil storage tanks at the Carson Crude Terminal (previously assessed in the May 2017 Final EIR); and 2) drain, clean and decommission Reservoir 502, a 1.5 million barrel concrete lined, wooden-roof topped reservoir used to store gas oil.</p>	<p>Tesoro Refining & Marketing Company, LLC (Tesoro)</p>	<p>Addendum to the Final Environmental Impact Report (EIR) for the May 2017 Tesoro Los Angeles Refinery Integration and Compliance Project (LARIC)</p>	<p>The consultant provided a Preliminary Draft Addendum, which is undergoing South Coast AQMD staff review.</p>	<p>Environmental Audit, Inc.</p>