

BOARD MEETING DATE: June 4, 2021

AGENDA NO. 19

REPORT: Lead Agency Projects and Environmental Documents Received

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

COMMITTEE: No Committee Review

RECOMMENDED ACTION:  
Receive and file.

Wayne Nastri  
Executive Officer

SR:SN:JW: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 April 1, 2021 to April 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 December reporting period is included as Attachment B. A total of 67 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 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 April 1, 2021 to April 30, 2021, South Coast AQMD received 67 CEQA documents. Of the 80 documents listed in Attachments A and B:

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

(The above statistics are from April 1, 2021 to April 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 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 April.

### **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  
April 1, 2021 to April 30, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Waste and Water-related</i> <b>LAC210401-13</b> Former B Two Industries, Inc.	The project consists of development of cleanup actions to excavate, dispose, and remediate soil contaminated with volatile organic compounds, installation of a soil vapor extraction system, and a land use covenant to prohibit future sensitive land uses on 1.73 acres. The project is located at 16539 South Main Street near the southwest corner of South Main Street and East Gardena Boulevard in the City of Carson within the designated AB 617 Wilmington, Carson, West Long Beach community. <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210401-13.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210401-13.pdf</a>  Comment Period: 4/5/2021 - 5/4/2021 Public Hearing: N/A	Draft Removal Action Workplan	Department of Toxic Substances Control	South Coast AQMD staff commented on 5/4/2021
<i>Waste and Water-related</i> <b>LAC210408-01</b> Long Beach Industrial Park Project	Staff provided comments on the Draft Response Plan for the project, which can be accessed at: <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/December/LAC201117-05.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/December/LAC201117-05.pdf</a> . The project consists of development of cleanup actions to excavate, consolidate, and cover soil contaminated with petroleum hydrocarbons, volatile organic compounds, and metals, installation of soil vapor extraction systems and groundwater monitoring wells, and a land use covenant to require monitoring and soil management for future development on 14 acres. The project is located at 3701 North Pacific Place on the northeast corner of Los Angeles River and Interstate 405 in the City of Long Beach within the designated AB 617 Wilmington, Carson, West Long Beach community. Reference LAC201117-05 and LAC201016-01  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>LAC210413-02</b> Burbank Operable Unit Remediation System Upgrades Project	The project consists of construction of three water wells with a capacity of 9,000 gallons per minute, 6,856 linear feet of water pipelines ranging from eight inches to 18 inches in diameter, and a 6,000-gallon hydrogen peroxide storage tank. The project is generally located on the southeast corner of Vanowen Street and Clybourn Avenue. <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210413-02.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210413-02.pdf</a>  Comment Period: 4/7/2021 - 5/6/2021 Public Hearing: N/A	Mitigated Negative Declaration	City of Burbank	South Coast AQMD staff commented on 5/4/2021

# - 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  
April 1, 2021 to April 30, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Utilities</i> <b>RVC210415-11</b> PP2021-0335	The project consists of construction of a 100-megawatt lithium-ion battery energy storage facility on 6.9 acres. The project is located at 248 Veile Avenue near the southeast corner of West Fourth Street and Veile Avenue. Reference RVC210224-03 and RVC201202-01  Comment Period: 4/15/2021 - 4/29/2021 Public Hearing: 4/29/2021	Site Plan	City of Beaumont	Document reviewed - No comments sent for this document received
<i>Utilities</i> <b>RVC210420-04</b> Mountain View Wind Repower Project	The project consists of removal of 93 existing wind turbine generators and two met towers, and installation of 16 wind turbine generators with a maximum annual capacity of 229.9 gigawatt hours of electricity and a met tower 328 feet in height on a 139.1-acre portion of 1,255.19 acres. The project is generally located on the southwest corner of Interstate 10 and Tipton Road in the community of Whitewater.  Comment Period: 4/16/2021 - 5/17/2021 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	County of Riverside	Document reviewed - No comments sent for this document received
<i>Transportation</i> <b>LAC210401-04</b> Arts District and 6th Street Station Project	The project consists of construction of a light rail transit station and ancillary facilities. The project is located parallel to Mesquit Street between East Fourth Street and East Seventh Street in the community of Boyle Heights within the City of Los Angeles and includes the designated AB 617 East Los Angeles, Boyle Heights, West Commerce community.  <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210401-04.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210401-04.pdf</a>  Comment Period: 3/29/2021 - 5/12/2021 Public Hearing: 4/14/2021	Notice of Preparation	Los Angeles County Metropolitan Transportation Authority	South Coast AQMD staff commented on 5/4/2021
<i>Transportation</i> <b>LAC210406-02</b> I-105 Express Lanes Project	Staff provided comments on the Draft Environmental Impact Report and Environmental Assessment for the project, which can be accessed at: <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200604-01.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/LAC200604-01.pdf</a> . The project consists of conversion of an existing 17.6-mile segment of Interstate 105 (I-105) from high occupancy vehicle lanes to express toll lanes and construction of roadway improvements. The project is located between the I-105 and Interstate 405 interchange in the City of Los Angeles and the I-105 and Studebaker Road interchange in the City of Norwalk. Reference LAC200604-01  Comment Period: N/A Public Hearing: N/A	Response to Comments	California Department of Transportation	Document reviewed - No comments sent for this document received

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**INCOMING CEQA DOCUMENTS LOG**  
**April 1, 2021 to April 30, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Institutional (schools, government, etc.)</i> <b>LAC210427-01</b> Wedgeworth K-8 School and Residential Development Project	Staff provided comments on the Draft Environmental Impact Report for the project, which can be accessed at: <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/January/LAC191206-02.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/January/LAC191206-02.pdf</a> . The project consists of demolition of existing school facilities, and construction of an 82,998-square-foot elementary school to accommodate an increase in enrollment capacity from 600 students to 1,200 students and 160 residential units on 20 acres. The project is located at 16494 Wedgeworth Drive on the northwest corner of Wedgeworth Drive and Ridge Park Drive in the community of Hacienda Heights within Los Angeles County. Reference LAC210218-05, LAC191206-02, and LAC190801-12  Comment Period: N/A Public Hearing: 5/6/2021	Response to Comments	Hacienda La Puente Unified School District	Document reviewed - No comments sent for this document received
<i>Institutional (schools, government, etc.)</i> <b>LAC210427-04</b> Leuzinger High School Athletic Facilities Improvements Project	The project consists of demolition of 420,000 square feet of existing structures, and construction of sports fields and a bleacher system with 200 seats on a 3.5-acre portion of 13 acres. The project is located at 4118 West Rosecrans Avenue on the southeast corner of Larch Avenue and West Rosecrans Avenue in the City of Lawndale.  <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210427-04.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/LAC210427-04.pdf</a>  Comment Period: 4/10/2021 - 5/10/2021 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	Centinela Valley Union High School District	South Coast AQMD staff commented on 5/4/2021
<i>Institutional (schools, government, etc.)</i> <b>ORC210401-10</b> Heideman Elementary School Joint Use Park Project	The project consists of construction of a recreational park on a 3.5-acre portion of 8.65 acres. The project is located at 15571 Williams Street near the northwest corner of Williams Street and East McFadden Avenue in the City of Tustin.  Comment Period: 4/1/2021 - 4/30/2021 Public Hearing: 5/17/2021	Mitigated Negative Declaration	Tustin Unified School District	Document reviewed - No comments sent for this document received

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**INCOMING CEQA DOCUMENTS LOG**  
**April 1, 2021 to April 30, 2021**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Institutional (schools, government, etc.)</i> <b>ORC210406-11</b> Relocation of Detachment 1, Company B, Sixth Battalion, 52nd Aviation Unit to Joint Forces Training Base Los Alamitos, California	The project consists of relocation and operation of four military aircrafts and 18 personnel. The project is located at 11206 Lexington Drive on the southeast corner of Lexington Drive and Farquhar Avenue in the City of Los Alamitos.  Comment Period: 3/26/2021 - 5/3/2021 Public Hearing: N/A	Notice of Availability of a Draft Environmental Assessment	United States Army Corps of Engineers	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>LAC210401-06</b> ENV-2018-2802: Sherman Oaks AC Hotel Project	The project consists of demolition of 31,472 square feet of existing structures, and construction of a 78,962-square-foot hotel with 159 rooms and subterranean parking on 0.99 acres. The project is located near the northeast corner of Ventura Boulevard and Firmament Avenue in the community of Encino-Tarzana.  Comment Period: 4/1/2021 - 4/21/2021 Public Hearing: N/A	Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>LAC210406-10</b> Gateway Center North Specific Plan	The project consists of construction of a 177,345-square-foot self-storage facility and 23,500 square feet of commercial uses on 13.63 acres. The project is located on the southwest corner of California Avenue and East 33rd Street in the designated AB 617 Wilmington, Carson, West Long Beach community.  Comment Period: 3/29/2021 - 4/27/2021 Public Hearing: 4/20/2021	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Signal Hill	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>LAC210428-01</b> ENV-2018-2802: Sherman Oaks AC Hotel Project	The project consists of demolition of 31,472 square feet of existing structures, and construction of a 78,962-square-foot hotel with 159 rooms and subterranean parking on 0.99 acres. The project is located near the northeast corner of Ventura Boulevard and Firmament Avenue in the community of Encino-Tarzana. Reference LAC210401-06  Comment Period: 4/29/2021 - 5/19/2021 Public Hearing: N/A	Mitigated Negative Declaration	City 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.









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INCOMING CEQA DOCUMENTS LOG  
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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>General Land Use (residential, etc.)</i> <b>LAC210427-07</b> SagePointe	The project consists of construction of a 47,900-square-foot building with 56 residential units on 56,060 square feet. The project is located at 1424 North Deepwater Avenue near the southeast corner of East Sandison Street and Eubank Avenue in the community of Wilmington-Harbor City within the designated AB 617 Wilmington, Carson, West Long Beach community. Reference LAC191023-05  Comment Period: 4/27/2021 - 5/12/2021 Public Hearing: N/A	Finding of No Significant Impact	City of Los Angeles Housing Authority	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> <b>LAC210429-01</b> Vina Vieja Park Pickleball Courts Project	The project consists of construction of sports fields and a 900-square-foot structure on a 2.5-acre portion of 7.5 acres. The project is located at 3026 East Orange Grove Boulevard on the southwest corner of East Orange Grove Boulevard and Avocado Avenue.  Comment Period: 4/28/2021 - 5/19/2021 Public Hearing: 5/19/2021	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Pasadena	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> <b>ORC210427-03</b> Doheny Village Zoning District Update Project	The project consists of construction of 736 residential units and 381,650 square feet of retail and commercial uses on 80 acres. The project is located on the northwest corner of Interstate 5 and Camino Las Ramblas. Reference ORC200317-03 and ORC160311-03  Comment Period: 4/26/2021 - 6/9/2021 Public Hearing: 5/10/2021	Notice of Availability of a Draft Environmental Impact Report	City of Dana Point	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> <b>RVC210422-02</b> Oak Springs Ranch Phase II Project	The project consists of construction of 288 residential units totaling 561,488 square feet on a 12.89-acre portion of 48.15 acres. The project is located near the southwest corner of Inland Valley Drive and Clinton Keith Road. Reference RVC201222-03  Comment Period: 4/21/2021 - 6/4/2021 Public Hearing: 7/21/2021	Draft Supplemental Environmental Impact Report	City of Wildomar	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 C**  
**ACTIVE SOUTH COAST AQMD LEAD AGENCY PROJECTS**  
**THROUGH APRIL 30, 2021**

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<p>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.</p>	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
<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>	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 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 is reviewing the preliminary Draft EIR and has provided comments to the consultant.	Trinity Consultants
<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 emissions flares with two additional 300-hp electric blowers; and 2) increase the landfill gas flow limit of the existing flares.</p>	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