

BOARD MEETING DATE: November 4, 2022

AGENDA NO. 14

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, 2022 and September 30, 2022, 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 Nastri  
Executive Officer

SR:MK:MM:SW: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 September 1, 2022 to September 30, 2022 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 and August reporting period is included as Attachment B. A total of 56 CEQA documents were received during this reporting period and 28 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.

In January 2006, 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, 2022 to September 30, 2022, South Coast AQMD received 56 CEQA documents which are listed in the Attachment A. In addition, there are 13 documents from earlier that either have been reviewed or are still under review. Those are listed in the Attachment B. The current status of the total 68 documents from Attachment A and B are summarized as follows:

- 28 comment letters were sent;
- 35 documents were reviewed, but no comments were made;
- 5 documents are currently under review.

(The above statistics are from September 1, 2022 to September 30, 2022 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 two 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, 2022 to September 30, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> <b>RVC220901-09</b> Green River Ranch Specific Plan Amendment and Industrial Park Project	The project consists of construction of 746,330 square feet of business park uses, a 19,600 square foot hotel with 150 rooms, 32 residential units, 1.44 acres of road improvements, and 83.55 acres of open space on 160 acres. The project is located on the southeast corner of Green River Ranch Road and Fresno Road. Reference RVC200825-08 <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/september/RVC220901-09.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/september/RVC220901-09.pdf</a>  Comment Period: 8/29/2022 - 9/28/2022 Public Hearing: 9/22/2022	Notice of Preparation	City of Corona	South Coast AQMD staff commented on 9/28/2022
<i>Industrial and Commercial</i> <b>RVC220921-02</b> Pre-Application Review No. 220051 (PAR220051)	The project consists of construction of a recreational vehicle repair facility on 2.72 acres. The project is located on the northeast corner of High Point Road and High Point Truck Trail in Aguanga.  Comment Period: 9/13/2022 - 9/22/2022 Public Hearing: 9/22/2022	Site Plan	County of Riverside	Document reviewed - No comments sent for this document received
<i>Industrial and Commercial</i> <b>SBC220927-04</b> Giant RV Facility	The project consists of construction of a 25,287 square foot recreational vehicle facility on 6.5 acres. The project is located on the northeast corner of South Mount Vernon Avenue and East San Antonio Drive.  Comment Period: 9/27/2022 - 10/17/2022 Public Hearing: 10/25/2022	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Colton	Document reviewed - No comments sent for this document received
<i>Waste and Water-related</i> <b>LAC220921-10</b> Fremont Elementary School	The project consists of development of cleanup actions to excavate and dispose soil contaminated with lead, arsenic, and total petroleum hydrocarbons on 3.8 acres. The project is located at 4000 East Fourth Street on the northwest corner of Roswell Avenue and East Vermont Street in Long Beach. Reference LAC220503-02 <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/october/LAC220921-10.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/october/LAC220921-10.pdf</a>  Comment Period: N/A Public Hearing: N/A	Community Update	Department of Toxic Substances Control	South Coast AQMD staff commented on 10/14/2022

# - 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, 2022 to September 30, 2022**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Retail</i> <b>RVC220913-05</b> Pre-Application Review No. 220061 (PAR220061)	The project consists of construction of a self storage facility on 4.6 acres. The project is located near the northwest corner of Mockingbird Canyon and Van Buren Boulevard in Lake Mathews and Woodcrest.  Comment Period: 9/7/2022 - 9/15/2022 Public Hearing: 9/15/2022	Site Plan	County of Riverside	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>RVC220913-07</b> Evergreen Commercial Development Project	The project consists of construction of 43,050 square feet of retail uses, 6,000 square feet of restaurant uses, a 4,088 square foot convenience store, a 4,116 square foot car wash facility, a gasoline service station with 16 pumps, and a fueling canopy on 8.33 acres. The project is located on the southeast corner of Cambern Avenue and Central Avenue.  Comment Period: 9/12/2022 - 10/12/2022 Public Hearing: 10/18/2022	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Lake Elsinore	Document reviewed - No comments sent for this document received
<i>Retail</i> <b>RVC220929-01</b> PA22-0995	The project consists of construction of a hotel with nine rooms on 0.68 acres. The project is located at 41915 Fourth Street on the northwest corner of Fourth Street and Mercedes Street.  Comment Period: 9/16/2022 - 9/26/2022 Public Hearing: N/A	Site Plan (Received after close of comment period)	City of Temecula	Document reviewed - No comments sent for this document received
<i>General Land Use (residential, etc.)</i> <b>LAC220906-08</b> 8228-8240 Sunset, The Harper Project	The project consists of construction of a 170,000 square foot building with 45 residential units and a 167 rooms hotel with subterranean parking on 0.88 acres. The project is located on the southeast corner of Sunset Boulevard and Roxbury Road.  Comment Period: 9/6/2022 - 10/5/2022 Public Hearing: 9/20/2022	Notice of Preparation	City of West Hollywood	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 SEPTEMBER 30, 2022**

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>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 to be addressed by the consultant.</p>	<p>SCS Engineers</p>