

Notice of Completion & Environmental Document Transmittal

2019089019

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Consolidated Ready Mix Initial Study Mitigated Negative Declaration

Lead Agency: City of Azusa Contact Person: Manuel Munoz
Mailing Address: 213 E. Foothill Blvd Phone: 626.812.5226
City: Azusa Zip: 91702 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Azusa
Cross Streets: Aspan/First Zip Code: 91702
Longitude/Latitude (degrees, minutes and seconds): 34 ° 123964 " N / 117 ° 919525 " W Total Acres: 0.91
Assessor's Parcel No.: 8615-018-005 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-210 Waterways: None
Airports: None Railways: ATSF Schools: Mountain View Elementary

Document Type:

CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Mit Neg Dec
Other: [] Joint Document [] Final Document [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Governor's Office of Planning & Research
AUG 06 2019

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. 39,519 Acres Employees 9
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Industrial/ West End Industrial District/ Light Industrial

Project Description: (please use a separate page if necessary)

See attached.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 7 - 2019

SCH COMPLIANCE 9 - 5 - 2019

Project Sent to the following State Agencies

X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
X Toxic Sub Ctrl-CTC

CalSTA

X Aeronautics
X CHP
X Caltrans# 7
Trans Planning

Other

Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Yth/Adlt Corrections

Corrections

Independent Comm

Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

2019089019

SCH#: Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 8 / 10)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 6, 2019 Ending Date September 5, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG</u>	Applicant: <u>Rondell Fletcher</u>
Address: <u>537 S. Raymond Av</u>	Address: <u>162 N. Aspan Av</u>
City/State/Zip: <u>Pasadena CA 91105</u>	City/State/Zip: <u>Azusa CA 91702</u>
Contact: <u>Lisa Brownfield</u>	Phone: _____
Phone: <u>626.744.9872</u>	

Signature of Lead Agency Representative:  **Date:** 8.5.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Consolidated Ready Mix Initial Study Mitigated Negative Declaration Project Description

History of Unpermitted Activity

A dry batch concrete processing plant is currently operating at 162 North Aspan Avenue, Azusa California (APN is 8615-018-005) without the necessary land use permits from the City of Azusa. The dry batch concrete processing plant has been operating at this location as early as July 7, 2017, the date on which the South Coast Air Quality Management District (SCAQMD) noted a Rule 203 violation and required the operation to obtain a valid permit in order to operate. On July 19, 2019, SCAQMD re-inspected the site; SCAQMD's Facility Information Detail (FIND) notes that the site complies with SCAQMD Rule 203 as of July 26, 2017.

City staff received complaint of an illegal cement operating business at 162 North Aspan Avenue. Since that time the City has acted as follows:

1. August 31, 2017 City staff conducted a field inspection and confirmed the illegal cement operating business. The operator was instructed to cease all operation and obtain all the required permits from the Planning Division.
2. September 27, 2017 – Planning Commission conducted a Public Hearing for a Use Determination/Interpretation Request to classify dry mix batch plant as a "Manufacturing/Processing – Medium Intensity". Planning Commission approved the request.
3. December 6, 2017 – City of Azusa issues a Notice of Violation - Code Enforcement Issues.
4. December 13, 2017 – City issued first Cease and Desist Letter to the operator of Consolidated Ready Mix based on various filed inspection dated on September 11, 2017, October 30, 2017, November 16, 2017, December 5, 2017 and December 17, 2017.
5. December 14, 2017 - Planning Application, Environmental Information Form, Use Permit, and Minor Use Permit Application submitted to the City of Azusa.
6. April 17, 2018 – Environmental review documentation process is initiated
7. April 2018 – July 31, 2019 – Environmental Information Form, Project Application, applicant provided Technical Studies undergo revision
8. May 3, 2018 – City of Azusa issues a second Cease and Desist Letter.
9. July 12, 2018 – Design Review Committee meeting convened.
10. July 25, 2018 – Planning Commission meeting convened. Community Meeting/Workshop conducted. Participants informed of the project, anticipated project design, and forthcoming technical reports. Planning Commission directed a second Community Meeting/Workshop be conducted upon completion of all technical reports.

The Industrial Process Occurring at the Site

The applicant currently operates a dry batch concrete processing plant on the site. The process of dry batch concrete processing involves combining materials for concrete on-site and then transporting the materials to the customer by concrete mixing trucks where concrete is produced on-route or at the delivery site. At the dry batch concrete processing plant, sand, rock and cement are weighed and delivered via a conveyor belt to a mixing truck to be mixed in transit and delivered to designated sites for application by the end-user.

The Applicant proposes to improve the current dry batch concrete processing plant, which currently occupies approximately 39,519 square feet of the site. The proposed use will occupy the same 39,519 square feet of area that

is currently used by the operation. The project site currently contains five one-story structures, six parking spaces, limited vegetation at the eastern property line, and perimeter fencing. The structures are as follows:

- two structures are enclosed canopies used for mixing truck and concrete mixing materials storage,
- one structure is used as an office and equipment/parts storage,
- one structure is used as a dispatch office,
- one structure is a canopy enclosing the concrete materials/water truck loading area.

The dry batch concrete processing plant currently operates with six full time employees who all work during the same daily shift.

The proposed Project includes demolition and removal of two existing storage rooms (between 800 and 1000 square feet in size) and chain link fence, construction of a new chain link fence, 8' masonry wall, new concrete walls, new washout pits, new vehicle and truck parking areas, new materials loading equipment, and two new storage tanks in the areas where there has been previous ground disturbance, and improvements to the existing buildings. The proposed use would not increase the building footprint or create additional building area. The project will also include ADA improvements such as making the restroom accessible and adding ramps on-site. In addition, new landscaping will be planted on the property. The proposed use will operate seven days a week, Monday - Friday from 5:30 AM to 4:30 PM, Saturday from 5:30 AM to 1:00 PM, and Sunday from 7:00 AM to 10:00 PM.

The Project proposes no changes to existing roadways, drainages, or other systems, nor would it create any new roadways, flood control channels, or other structures, that would physically divide the City. The project does include some minor site improvements including an improvement of site drainage.

Once improvements are complete, the dry batch concrete processing plant will continue to operate in the way that it is currently operating except for the extended operating hours.

Project Phasing and Construction Schedule

The proposed Project modifications to existing buildings are limited to interior tenant improvements and will occur over the course of a six-month period. Existing buildings onsite will be repurposed and reused for the proposed Project.

Project Operation

Proposed operations involve processing (producing) an average of 50 yards of concrete per day, with a maximum output of 125 yards per day. The following equipment is utilized at the site:

- Dry batch Plant w/ Conveyer Belt
- Storage Bins and Scales for Aggregate (Attached to Plant)
- 1-SCIENTIFIC 3,000 cubic feet per minute (cfm) pulse-jet bag house-type dust collection system
- 50-foot, 25 nozzle 1000 psi nylon mist kit (Bag House Unit)
- 1-Loader
- 7-Cement Mixer Trucks
- 1-Powder Truck/Trailer
- 1-Dump Truck
- 1-Bobcat with Quick Connect Sweeper with Sprayers

- Tennant Sweeper

For the purposes of evaluating Air Quality, Greenhouse Gas, and Noise impacts, the analyses assume no operations are currently occurring on the site. This allows for a worst-case scenario evaluation of these impacts. For example, it is allowed under CEQA to deduct existing greenhouse gas emissions from the Project operations estimate. In this case, the concrete batch plant has been operating without a City permit but these emissions are not subtracted from the Project total.

Grading and Drainage

The Project site is generally flat from the north to south. Project drainage sheet flows around the onsite structures to proposed onsite storm water drains. All excess flow is directed to a North Aspan Avenue gutter. On-site drainage will not change with the implementation of the Project.

Utilities

The current operation is already connected to existing electric, water and sewer lines along North Aspan Avenue. Water and electrical service is provided by Azusa Light and Water Department located in Azusa, California and sewer service is provided by Los Angeles County Sanitation District via existing water and sewer lines.