BOARD MEETING DATE: March 1, 2024

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 January 1, 2024 and January 31, 2024, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.
- COMMITTEE: Mobile Source, February 16, 2024, Reviewed

RECOMMENDED ACTION: Receive and file.

	Wayne Nastri 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, the 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 review<sup>1</sup> of environmental documents for the current reporting period for Attachments A and B combined<sup>2</sup>:

<sup>&</sup>lt;sup>1</sup> 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.

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

Statistics for Reporting Period from January 1, 2024 to Janua	ry 31, 2024
Attachment A: Environmental Documents Prepared by Other Public	44
Agencies and Status of Review	
Attachment B: Active Projects with Continued Review of	15
Environmental Documents Prepared by Other Public Agencies (which	
were previously identified in the December 2023 report)	
Total Environmental Documents Listed in Attachments A & B	59
Comment letters sent	19
Environmental documents reviewed, but no comments were made	29
Environmental documents currently undergoing review	11

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, then 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, then a notation is included in the "Comment Status" column. Copies of all comment letters sent to lead agencies are available on South Coast AQMD's website at: <u>http://www.aqmd.gov/home/regulations/ceqa/commenting-agency</u>. 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/mitigationmeasures-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 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 January 2024.

# 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

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Goods Movement LAC240111-01 Berth 44 Boatyard Project	The project consists of demolishing existing structures, regrading the ground surface, repairing the existing seawall, and constructing a commercial boatyard on 4.75 acres. The project is located at 2945 Miner Street in San Pedro.	Notice of Preparation	Port of Los Angeles	Under review, may submit comments
	Comment Period: 1/11/2024 - 2/26/2024 Public Hearing: 1/25/2024			
Warehouse & Distribution Centers RVC240104-02 Rider and Patterson Business Center	The project consists of constructing a 591,203 square foot warehouse on 40.88 acres. The project is located on the southwest corner of Rider Street and Patterson Avenue in North Perris. Reference RVC221220-02 and RVC220823-05 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/RVC240104-02.pdf Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/january- 2023/RVC221220-02.pdf.	Draft Environmental Impact Report	County of Riverside	Comment letter sent on 2/9/2024
Warehouse & Distribution Centers RVC240110-07 First Palm Springs Commerce Center	Comment Period:       12/28/2023 - 2/12/2024       Public Hearing:       N/A         The project consists of constructing a 1,516,174 square foot warehouse and a 393,957 square foot warehouse on 91.97 acres. The project is located at the southwest corner of 18th Avenue and North Indian Canyon Drive.       North Indian Canyon Drive.         https://www.aqmd.gov/docs/default-source/cega/comment-letters/2024/february/RVC240110-07.pdf	Notice of Preparation	City of Palm Springs	Comment letter sent or 2/7/2024
Warehouse & Distribution Centers SBC240103-03 Duke Warehouse at Slover and Alder Project	Comment Period:       1/8/2024 - 2/7/2024       Public Hearing:       1/17/2024         The project consists of constructing a 259,481 square foot warehouse on 13.23 acres. The project is located on the southeast corner of Slover Avenue and Alder Avenue in the neighborhood of Bloomington.       Reference SBC230913-05, SBC220701-02 and SBC211223-05	Final Environmental Impact Report	County of San Bernardino	Document reviewed - No comments sent
	Comment Period: 1/3/2024- 1/9/2024 Public Hearing: 1/9/2024			

Key:

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

LAC = Los Angeles County, ORC = Orange County, RVC = Riverside County, and SBC = San Bernardino County, ODP = Outside District Jurisdiction Project Notes:

1. Disposition may change prior to Governing Board Meeting

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Warehouse & Distribution Centers SBC240123-04 Garstin Water Operations Facility Replacement Project	The project consists of demolishing the existing operations building and constructing a 13,600 square foot operation building with solar panels, a 10,000 square foot warehouse, and a 7,200 square foot parking structure with solar panels, liquid chlorine storage, battery backup, generator backup and electrical equipment room. The project is located north of Garstin Drive, south of Fox Farm Road, and west of Big Bear Boulevard.	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Big Bear Lake	Under review, may submit comments
	Comment Period: 1/18/2024 - 2/16/2024 Public Hearing: N/A			
Industrial and Commercial LAC240110-03 New Beatrice West Project	The project consists of demolishing three buildings totaling 30,260 square feet and constructing a 199,500 square foot office and commercial building. The project is located on the northeast corner of West Beatrice Street and South Jandy Place in the neighborhood of Palms-Mar Vista-Del Rey. Reference LAC201208-03 Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: <u>http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/january/LAC201208-03</u>	Draft Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent
	Comment Period: 1/4/2024- 2/20/2024 Public Hearing: N/A			
Industrial and Commercial RVC240116-01 Caliber Collision Paint and Autobody Repair	The project consists of constructing an 18,690 square foot building that includes a spray paint booth and autobody repair shop on 2.39 acres. The project is located north of Keller Road, east of Howard Way, south of Scott Road, and west of Zeiders Road.         https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/RVC240116-01.pdf         Comment Period:       1/11/2024 - 2/8/2024	Site Plan	City of Menifee	Comment letter sent on 2/8/2024
Industrial and Commercial <b>RVC240125-01</b> Pre-Application for Truck and Trailer Sales and Rental MA23317 - PAR23017	The project consists of constructing an office and parking area for a truck and trailer sales and rental business. The project is located at 5477 28th Street.	Site Plan	City of Jurupa Valley	Document reviewed - No comments sent
	Comment Period: 1/23/2024 - 2/6/2024 Public Hearing: N/A			

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Notes:

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Industrial and Commercial	The project consists of constructing a 0.26-acre parking lot, restroom facility, and a connection to	Notice of Intent	City of Big Bear	Document
SBC240110-04 The Castle Rock Trailhead Parking Lot Project	the existing Castle Rock Trail. The project is located next to the existing Castle Rock Trail.	to Adopt a Mitigated Negative Declaration	Lake	reviewed - No comments sent
	Comment Period: 1/4/2024- 2/26/2024 Public Hearing: N/A			
Waste and Water-related	The project consists of an investigation of volatile organic compounds presence in soil vapor and	Other	Department of	Document reviewed -
<b>LAC240103-05</b> Area Y - El Monte	the City's proposal to redevelop the site into a residential and park. The project is located in the northeast corner of Monterey Avenue and Valley Boulevard at 10819 Valley Boulevard in El Monte.		Toxic Substances Control	No comments sent
	Comment Period: N/A Public Hearing: N/A			
Waste and Water-related LAC240104-01 SA Recycling Amendment to Permit No. 750 Project#	The project consists of an amendment to an existing permit to allow 10 years of continued operation for a scrap metal recycling facility. The project is located at 901 New Dock Street on Terminal Island in Los Angeles within the designated AB 617 Wilmington, Carson, West Long Beach community. Reference LAC230329-01 Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: <u>http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/april-2023/LAC230329-01.pdf</u> .	Draft Subsequent Environmental Impact Report	City of Los Angeles Harbor Department	Under review, may submit comments
	Comment Period: 1/4/2024-2/19/2024 Public Hearing: 1/17/2024			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Waste and Water-related LAC240110-09 Oxnard Storage - 18618 West Oxnard Street	The project consists of a response plan to mitigate potential risk to human health and the environment during construction of two buildings. The project is located southwest of Oxnard Street and Baird Avenue at 18618 West Oxnard Street in Tarzana.	Other	Department of Toxic Substances Control	Document reviewed - No comments sent
	Comment Period: 1/4/2024 - 2/5/2024 Public Hearing: N/A			
Waste and Water-related LAC240123-01 Haynes Generating Station Recycled Water Pipeline Project	The project consists of constructing a contiguous recycled water (RW) pipeline. The project is located at the intersection of Atherton Street and Studebaker Road and continues south along Studebaker Frontage Road and east along College Park Drive in Long Beach.	Notice of Intent to Adopt a Mitigated Negative Declaration	Long Beach Utilities Department	Document reviewed - No comments sent
	Comment Period: 1/16/2024 - 2/15/2024 Public Hearing: N/A			
Waste and Water-related LAC240124-02 Garvey Reservoir Rehabilitation Project	The project consists of upgrading, replacing, and improving structures on 142 acres at the Metropolitan facilities at the Garvey Reservoir. Improvements include rehabilitating the inlet/outlet tower, upgrading the facility electrical system and ammonia feed system, repairing existing internal roadways, installing stormwater control improvements, and constructing a new pump station facility. The project is located at 1061 South Orange Avenue in Monterey Park.	Notice of Preparation	Metropolitan Water District of Southern California	Under review, may submit comments
	Comment Period: 1/17/2024-2/16/2024 Public Hearing: N/A			
Waste and Water-related ODP240103-06 Santa Susana Field Laboratory	The project consists of developing cleanup activities to excavate, remove, and dispose contaminated soil with polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, and dioxins on a 450-acre portion of 2,850 acres. The project is located on the southeast corner of Service Area Road and Woolsey Canyon Road in Ventura County. Reference ODP230608-01, ODP200724-03, ODP191113-01, ODP181221-07, ODP180904-15, ODP180814-10, ODP170926-03, ODP170915-02, ODP170908-05, ODP170420-07, ODP170405-01, ODP140116-02, ODP131121-02, LAC131018-05, LAC130918-13, LAC110510-12, and ODP100930-02	Other	Department of Toxic Substances Control	Document reviewed - No comments sent
	Comment Period: N/A Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Waste and Water-related ORC240117-04 Lake Forest Woods Sewer Improvements	The project consists of installing 850 feet of new sewer pipeline, 500 feet of new sewer pipeline, and ungrouted riprap check dams and bank stabilization measures. The project is bounded by Toledo Way to the northeast and Jeronimo Road to the southwest.	Notice of Intent to Adopt a Mitigated Negative Declaration	Irvine Ranch Water District	Document reviewed - No comments sent
	Comment Period: 1/12/2024 - 2/12/2024 Public Hearing: N/A			
Waste and Water-related RVC240110-11 Integrated Vector Management Program	The project consists of a notice given that the Coachella Valley Mosquito and Vector Control District intends to continue to perform larvicide, ultra-low volume adulticide, and barrier adulticide applications. The project is bordered by State Route 62 to the north, State Route 86 to the south, and San Jacinto State Park to the west. Reference RVC210112-02, RVC161223-02, RVC160205-02, RVC131220-02, and RVC111222-02	Other	Coachella Valley Mosquito & Vector Control District	Document reviewed - No comments sent
	Comment Period: N/A Public Hearing: N/A			
Waste and Water-related <b>RVC240117-06</b> Lake Skinner Regional Water Transmission System (formerly EM-11 Transmission Pipeline and Pump Station Project)	The project consists of constructing a turnout treatment facility, a water pump station, and water pipelines. The project is located near the intersection of Auld Road and Leon Road in unincorporated areas of Riverside County, east of the cities of Murrieta and Murrieta. Reference RVC231219-01 and RVC220726-11	Re-Issued Notice of Preparation	Eastern Municipal Water District	Under review, may submit comments
	Comment Period: 1/8/2024 - 2/21/2024 Public Hearing: N/A			
Waste and Water-related	The project consists of installing 13,450 linear feet of 8-inch diameter polyvinyl chloride (PVC)	Notice of Intent	Eastern Municipal	Document
<b>RVC240124-01</b> Mead Valley and Good Hope Water Improvements Project	potable water transmission pipeline. The project is located within portions of Robinson Street, Oakwood Street, Pinewood Street, Carroll Street, Day Street, Main Street, Club Drive, Eucalyptu Avenue, Maple Avenue, Pine Street, Cherry Avenue, and Maguglin Way in Perris.	to Adopt a Mitigated Negative Declaration	Water District	reviewed - No comments sent
	Comment Period: 1/22/2024 - 2/20/2024 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Utilities LAC240103-02 Use Permit (UP-2023-09)/Billboard Relocation Agreement	The project consists of removing an existing billboard and constructing a new digital billboard. The project is located at 106 South Azusa Avenue and 250 East 1st Street.	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Azusa	Document reviewed - No comments sent
Tuguanoutation	Comment Period: 12/26/2023 - 1/10/2024Public Hearing: 1/10/2024The project consists of constructing a 340-foot-long concrete girder bridge. The project is located	Notice of Intent	City of Temecula	Document
Transportation RVC240117-02 Murrieta Creek Bridge at Overland Drive (Avenida Alvarado over Murrieta Creek), CIP No. PW 16-05, Federal Aid Project No. BR-NBIL(543)	over Murrieta Creek and connects Avenida Alvarado with Overland Drive.	to Adopt a Mitigated Negative Declaration	City of Temecula	reviewed - No comments sent
	Comment Period: 1/11/2024-2/12/2024 Public Hearing: N/A			
Institutional (schools, government, etc.) RVC240124-05 The KC-46A Main Operating Base 5 (MOB 5) Environmental Impact Statement (EIS)	The project consists of an update to the relocation and operation of military aircraft (KC-46A tanker aircraft), personnel, and infrastructure on March Air Reserve Base. The project is located near the southeast corner of Cactus Avenue and Heacock Street in Riverside. Reference RVC230712-10 and RVC221201-05	Revised Draft Environmental Impact Statement	Department of Defense, Department of the Air Force	Document reviewed - No comments sent
	Comment Period: 1/19/2024 - 3/11/2024 Public Hearing: N/A			
Medical Facility LAC240103-04 Morningstar of Granada Hills Project	The project consists of constructing a 98-unit eldercare facility, constructing a 112,723 square foot building with 65 assisted living units and 30 memory care units, converting three existing residential structures into three independent living units, and demolishing all other remaining structures. The project is located at the northwest corner of Shoshone Avenue and Rinaldi Street within the Granada Hills. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/LAC240103-04.pdf	Notice of Preparation	City of Los Angeles	Comment letter sent on 2/2/2024
	Comment Period: 1/2/2024- 2/2/2024 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Medical Facility RVC240117-08 Riverside University Healthcare System Mead Valley Wellness Village Project	The project consists of constructing a 99,250 square foot community wellness and education center, a 40,854 square foot building for children and youth services, a 50,989 square foot building for urgent care services, a 192,495 square foot supportive transitional housing building, a 66,773 square foot extended residential care building, 633 surface parking spaces, landscaping, and walkways. The project is located in unincorporated Riverside County and is bounded by Placentia Avenue to the north, Harvill Avenue to the east, Water Street to the south, and a small residential parcel and vacant land to the west.	Notice of Intent to Adopt a Mitigated Negative Declaration	County of Riverside Facilities Management	Document reviewed - No comments sent
	Comment Period: 1/11/2024 - 2/12/2024 Public Hearing: N/A			
Medical Facility <b>RVC240117-10</b> Plot Plan No. PLN24-0003, Variance No. PLN24-0003 for a Medical Office Building north of Newport Road	The project consists of constructing a 9.103 square foot medical office building. The project is located north of Newport Road, east of Brandley Road, south of Calle Ayrton, and west of Camino Delores.	Site Plan	City of Menifee	Document reviewed - No comments sent
	Comment Period: 1/17/2024 - 1/31/2024 Public Hearing: 1/30/2024			
Retail LAC240123-05 6311 Romain Project	The project consists of demolishing 81,646 square feet of existing structures and constructing 342,298 square feet of office space, 98,447 square feet of production space, 8,786 square feet of restaurant space, and 3,216 square feet of retail space. The project is bounded by Santa Monica Boulevard to the north, Cahuenga Boulevard to the east, Willoughby Avenue to the south and Cole Avenue to the west.	Notice of Preparation	City of Los Angeles	Under review, may submit comments
	Comment Period: 1/17/2024 - 2/16/2024 Public Hearing: 2/1/2024			
<b>Retail</b> ORC240117-07 McDonald's at Santa Clara Project	The project consists of demolishing two residential structures and constructing a 3,975 square foot McDonald's drive-thru restaurant and parking lot on 0.82 acre. The project is located northwest of East Santa Clara Avenue and North Tustin Avenue.	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Santa Ana	Document reviewed - No comments sent
	Comment Period: 1/12/2024 - 2/1/2024 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
<b>Retail</b> <b>RVC240116-02</b> Beaumont Village	The project consists of constructing seven commercial buildings totaling 42,897 square feet, 15,066 square feet of restaurant uses, a 3,130 square foot convenience store, a 3,605 square foot car wash facility, a gasoline service station with 12 pumps, and a 3,096 square foot fueling canopy on 12.39 acres. The project is located on the northwest corner of Oak Valley and Beaumont Avenue. Reference RVC230214-10, RVC220607-02, RVC190809-08, RVC190809-07, and RVC190809-06 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC240116-02.pdf Staff previously provided comments on the Site Plan for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/march-2023/RVC230214-10.pdf.	Site Plan	City of Beaumont	Comment letter sent on 1/25/2024
<i>Retail</i> RVC240117-09	Comment Period:       1/12/2024 - 1/25/2024       Public Hearing:       1/25/2024         The project consists of constructing a carwash with vacuum stalls on 1.01 acres. The project is located on the northside of Hemlock Avenue and east of Davis Street.       1/25/2024	Other	City of Moreno Valley	Document reviewed - No
PEN23-0035				comments sent
Retail	Comment Period: N/A     Public Hearing: 1/24/2024	Cita Diar	City of Document	Desument
RVC240124-03 Golden Massage CUP2023-0078	The project consists of a Conditional Use Permit for a massage service business. The project is located northeast of Golf Club Drive and Oak Valley Parkway at 890 West Oak Valley Parkway.	Site Plan	City of Beaumont	Document reviewed - No comments sent
	Comment Period: 1/23/2024 - 2/8/2024 Public Hearing: 2/8/2024			

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<sup># =</sup> Project has potential environmental justice concerns due to the nature and/or location of the project.

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
General Land Use (residential, etc.)	The project consists of demolishing three warehouses and a parking lot and constructing 220	Draft	City of Los Angeles	Document
LAC240110-02 1100 E. 5th Street Project (ENV-2016- 3727-EIR)	live/work units. The project is located at 1100 East 5th Street on the southeast corner of Seaton Street and East 5th Street in the neighborhood of Central City North. Reference LAC180223-05	Environmental Impact Report		reviewed - No comments sent
	Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: <u>http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2018/nop1100e5thstreet-032718.pdf</u> .			
	Comment Period: 1/4/2024-2/20/2024 Public Hearing: N/A			
General Land Use (residential, etc.)	The project consists of adopting the Huntington Village Specific Plan to construct 263 residential	Notice of	City of Arcadia	Under
LAC240123-03 The Huntington Village Specific Plan Project	units and 5,800 square feet of commercial space on 11.53 acres. The project is located near the southeast corner of Sunset Boulevard and South Michillinda Avenue.	Preparation		review, may submit comments
	Comment Period: 1/19/2024 - 2/19/2024 Public Hearing: 1/31/2024			
General Land Use (residential, etc.)	The project consists of constructing two buildings that include 121 residential units, residential	Notice of Intent	North Orange	Document
ORC240110-08 Cypress College Student Housing Project	support spaces, and site amenities. The project is located at 9200 Valley View Street in Cypress.	to Adopt a Mitigated Negative Declaration	County Community College District	reviewed - No comments sent
	Comment Period: 1/5/2024- 2/3/2024 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMEN
PROJECT TITLE		DOC.		STATUS
General Land Use (residential, etc.)	The project consists of changing the General Plan Land Use Designation from Residential 5 to	Notice of Intent	City of Moreno	Document
RVC240110-05 General Plan Amendment (PEN22- 0159), Change of Zone (PEN22-0158), Tentative Tract Map 38458 (PEN22- 0156) and Conditional Use Permit (PEN22-0157)	Residential 10, changing the Zoning District Classification from Residential 5 District to Residential Single-Family 10 District, and subdividing the 9.42-acre site into 78 residential lots. The project is located at the southeast corner of Iris Avenue and Indian Street.	to Adopt a Mitigated Negative Declaration	Valley	reviewed - No comments sent
	Comment Period: 12/29/2023 - 2/8/2024 Public Hearing: 2/8/2024			
General Land Use (residential, etc.)	The project consists of changing the General Plan Land Use Designation from Residential 5 to	Notice of Intent	City of Moreno	Document reviewed -
<b>RVC240110-06</b> General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23- 0069) and Conditional Use Permit (PEN23-0070)	Residential 10, changing the Zoning District Classification from Residential 5 District to Residential Single-Family 10 District, and subdividing the 13.73-acre site into 131 residential lots. The project is located at the southeast corner of Goya Avenue and Indian Street.	to Adopt a Mitigated Negative Declaration	Valley	No comments sent
	Comment Period: 12/29/2023- 1/29/2024 Public Hearing: 2/8/2024			
General Land Use (residential, etc.)	The project consists of constructing 21 residential units on 1.56 acres. The project is located no	rth Site Plan	City of Beaumont	Document
RVC240117-01 Allegheny & 6th Street MFR - PLAN2023-1046	of 6th Street, south of 8th Street, and west of Allegheny Avenue.			reviewed - No comments sent
	Comment Period: 1/17/2024 - 2/1/2024 Public Hearing: 2/1/2024			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
General Land Use (residential, etc.)	The project consists of subdividing 11.7 acres into two lots for construction of 46 residential	Site Plan	City of Beaumont	Document
RVC240124-04 Orchard Heights – Monte Vista Homes – PLAN2024-0003	units. The project is located north of Starlight Elementary School, east of Starlight Avenue, and south of Norman Road.			reviewed - No comments sent
	Comment Period: 1/23/2024 - 2/8/2024 Public Hearing: 2/8/2024			
General Land Use (residential, etc.)	The project consists of constructing 73 residential units on 9.1 acres. The project is located nort of Esther Lane, east of Uppercrest Drive, south of Thornton Avenue, and west of Murrieta Road		City of Menifee	Document reviewed -
RVC240124-06 Coronado Condos – DEV2022-023 Tentative Tract Map (TTM) No. 38577 (PLN22-0232) and Plot Plan No. PLN22-0231	of Estici Earle, east of Oppereiest Errye, south of Thomas Avenue, and west of Multicla Road	Mitigated Negative Declaration	Mitigated Negative	
Diana and Decodedicas	Comment Period: 1/24/2024 - 2/23/2024 Public Hearing: 2/28/2024 The provide the Lond Lie Plan including the Lond Lie provide the		City of Contour	Under
Plans and Regulations	The project consists of amending the Land Use Plan, including the Land Use map, Zoning Cod and Zoning Map, and rescinding the Artesia Corridor Specific Plan (ACSP) to provide adequate		City of Gardena	review, may submit comments
LAC240117-03 City of Gardena General Plan, Zoning Code & Zoning Map Amendment Project#	sites for residential development. The project is located throughout City of Gardena, which is bordered by Hawthorne and Los Angeles County to the north and west, Torrance to the south a west, and Los Angeles to the south and east, and it includes two designated AB 617 communiti 1) Wilmington, Carson, West Long Beach; and 2) South Los Angeles.	Impact Report		
	Comment Period: 1/16/2024-2/29/2024 Public Hearing: N/A			
Plans and Regulations	The project consists of developing vision, goals, and policies to guide future development on 3		California State	Document
LAC240123-02 California State University, Long Beach Master Plan Update	acres for the horizon year 2035 to accommodate an increase of 36,000 students. The project is located at 1250 Bellflower Boulevard on the southeast corner of Bellflower Boulevard and East Atherton Street in the City of Long Beach. Reference LAC230906-09 and LAC220426-04	Comments	University Long Beach	reviewed - No comments sent
	Comment Period: N/A Public Hearing: 1/29/202	1		

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Plans and Regulations ORC240110-10 La Habra 2035 General Plan Amendments	The project consists of amending the La Habra 2035 General Plan that includes the Community Development Element, Community Safety Element, and a new Environmental Justice component The project is located throughout La Habra. Reference ORC231212-07	Other	City of La Habra	Document reviewed - No comments sent
	Comment Period: 1/10/2024 - 1/16/2024 Public Hearing: 1/16/2024			
Plans and Regulations ORC240117-05 Irvine Climate Action and Adaptation Plan (CAAP)	The project consists of laying out pathways for reducing greenhouse gas (GHG) emissions and adapting to current and future climate hazards. The project is located throughout the City of Irvine and is adjacent to the cities of Newport Beach, Lake Forest, Tustin, Santa Ana, Laguna Hills, Laguna Woods, and Laguna Beach.	Notice of Preparation	City of Irvine	Under review, may submit comments
	Comment Period: 1/11/2024 - 2/26/2024 Public Hearing: 2/8/2024			
Plans and Regulations RVC240110-01 March JPA Environmental Justice Element	This project consists of including the Environmental Justice Element as part of the March JPA General Plan. The project is located between the Cities of Moreno Valley, Perris, Riverside and the County of Riverside. Reference RVC231212-05	Other	March Joint Powers Authority	Document reviewed - No comments sent
	Comment Period: 1/10/2024 - 2/15/2024 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Plans and Regulations	The project consists of constructing 466 residential units, 290,110 square feet of commercial uses,	Draft	City of Ontario	Comment
<b>SBC240103-01</b> Euclid Mixed Use Specific Plan Project - PSP22-001	and 1,386,777 square feet of business park uses on 84.1 acres. The project is bounded by Schaefer Avenue to the north, Sultana Avenue to the east, Edison Avenue to the south, and Euclid Avenue to the west. Reference SBC230214-07	Environmental Impact Report		letter sent on 2/1/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/SBC240103-01.pdf			
	Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: <u>http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/march-2023/SBC230214-07.pdf</u> .			
	Comment Period: 12/22/2023 - 2/6/2024 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Industrial and Commercial RVC231206-08 West Campus Upper Plateau Project	The project consists of demolishing 14 military bunkers, and constructing 65.32 acres of business park uses, 143.31 acres of industrial uses, 42.22 acres of commercial and retail uses, 37.91 acres of public streets, 60.28 acres of recreational uses, 17.72 acres of open space, 2.84 acres of public facilities, and 445.43 acres of conservation uses on 817.90 acres. The project is located on the southwest corner of Meridian Parkway and Alessandro Boulevard in Riverside.         Reference RVC230111-04 and RVC211123-02         Staff previously provided comments on the Notice of Availability of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/RVC230111-04.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/RVC230111-04.pdf</a> .         Comment Period:       12/2/2023 - 2/26/2024       Public Hearing: N/A	Recirculated Draft Environmental Impact Report	March Joint Powers Authority	Under review, may submit written comments
	The project consists of constructing 6.59 miles of drinking water pipelines, RO brine minimization, three pump stations, a groundwater recharge system, and four monitoring wells with a capacity of up to 2,210 acre-foot per year on 138 square miles by 2040. The project is bounded by unincorporated areas of San Bernardino County in the north, east, south, and west in Big Bear. Reference SBC221206-04 Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/january- 2023/SBC221206-04.pdf. Comment Period: 12/21/2023- 2/20/2024 Public Hearing: N/A	Draft Program Environmental Impact Report	Big Bear Area Regional Wastewater Agency	Under review, may submit written comments
Goods Movement LAC231201-23 Pier Wind Terminal Development Project#	The project consists of constructing a 400-acre terminal and 30-acre transportation corridor. The project is located in the Southwest Harbor Planning District of the Port of Long Beach just north of the federal breakwater, east of Port of Los Angeles Pier 400, south of the Navy Mole, and west of the Main Channel in San Pedro. The project is also within the designated AB 617 Wilmington, Carson, and West Long Beach community. <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/LAC231201-23.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/LAC231201-23.pdf</a> Comment Period: 11/30/2023 - 2/6/2024 Public Hearing: 12/13/2023	Notice of Preparation	Port of Long Beach	Comment letter sent on 2/6/2024

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Disposition may change prior to Governing Board Meeting 1.

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Goods Movement LAC231212-04	The project consists of constructing a chassis support and container storage facility on 80 acres. The project is located at 740 Terminal Way in San Pedro within the designated AB 617	Notice of Preparation	Port of Los Angeles	Comment letter sent
Terminal Island Maritime Support Facility Project#	Wilmington, Carson, and West Long Beach community. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231212-04.pdf			on 1/22/2024
	Comment Period: 12/7/2023 - 1/22/2024 Public Hearing: 1/9/2024			
Warehouse & Distribution Centers	The project consists of constructing a 578,265 square foot warehouse. The project is located on	Notice of	City of Perris	Comment
RVC231206-04	the northeast corner of Placentia Avenue and Wilson Avenue.	Preparation		letter sent on $1/2/2024$
The Cubes at Placentia Industrial Project	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC231206-04.pdf			1/2/2024
	Comment Period: 12/1/2023 - 1/2/2024 Public Hearing: 12/20/2023			
Warehouse & Distribution Centers	The project consists of constructing a 268,400 square foot building consisting of a medical office,	Draft	City of Banning	Comment
RVC231221-01	professional office, education, recreation, commercial, a travel center with refueling uses, and a hotel on 47.9 acres; and up to 5,545,000 square feet of industrial uses on 392 acres. The project is	Environmental Impact Report		letter sent on
Sunset Crossroads Project	located on the northwest corner of Sunset Avenue and Bobcat Road.			1/30/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC231221-01.pdf			
	Comment Period: 12/15/2023 - 1/30/2024 Public Hearing: N/A			
Warehouse & Distribution Centers	The project consists of constructing an 883,080 square foot warehouse on 45.28 acres and a	Notice of	City of Hemet	Comment
RVC231221-04 Newland Simpson Road Project	309,338 warehouse on 18.73 acres. The project is located on the southwest corner of Warren Road and Simpson Road.	Preparation	letter sent on 1/19/2024	
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC231221-04.pdf			
	Comment Period: 12/18/2023 - 1/19/2024 Public Hearing: 1/3/2024			
	The project consists of constructing a 3,570 square foot drive-through restaurant, a 42,476 square	Notice of Intent	City of Upland	Comment letter sent on
SBC231213-03	foot warehouse with two condominiums, and a 51,959 square foot warehouse with two condominiums. The project is located at 1780 West Foothill Boulevard.	to Adopt a Mitigated		1/2/2024
West Foothill Development Project		Negative Declaration		
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/SBC231213-03.pdf			
	Comment Period: 12/8/2023- 1/2/2024 Public Hearing: 1/24/2024			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF	LEAD AGENCY	COMMENT
PROJECT TITLE		DOC.		STATUS
Industrial and Commercial	The project consists of constructing six industrial buildings and a residential community site and	Notice of	City of Azusa	Comment
LAC231227-04 Azusa Greens Redevelopment Project	reconfiguring an existing golf course. The project is generally bordered by North Sunset Avenue to the east, West 10th Street to the south, and North Todd Avenue to the west.	Preparation		letter sent on 1/22/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231227-04.pdf			-,,,
	Comment Period: 12/22/2023 - 1/22/2024 Public Hearing: 1/11/2024			
Industrial and Commercial	The project consists of a Conditional Use Permit for a spray booth and handling of firearms. The	Site Plan	City of Beaumont	Comment
RVC231213-08	project is located southeast of East 3rd Street and Maple Avenue at 242 Maple Avenue Suite H.			letter sent on $1/4/2024$
Low Drag Inc.				1/4/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC231213-08.pdf			
	Comment Period: 12/13/2023 - 1/4/2024 Public Hearing: 1/4/2024			
Waste and Water-related	The project consists of replacing the 6-million-gallon Smith Reservoir and Pump Station with two	Notice of Intent	Serrano Water	Comment
ORC231213-01 Smith Reservoir Replacement Project	below grade cast-in-place concrete tanks of the same size and a pump station with increased maximum pumping capacity. The project is located at the intersection of Taft Avenue and Cannon Street.	to Adopt a Mitigated Negative Declaration	District	letter sent on 1/9/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/ORC231213-01.pdf			
	Comment Period: 12/12/2023 - 1/10/2024 Public Hearing: 1/23/2024			
Utilities	The project consists of constructing solar panel arrays, battery energy storage, and related	Other	Bureau of Land	Comment
RVC231219-05	facilities on 1,082 acres. The project is located in eastern Riverside County.		Management	letter sent
Sapphire Project CA-CDD-23-34				on 1/25/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC231219-05.pdf			1, 20, 202 .
	Comment Period: 12/19/2023-1/25/2024 Public Hearing: N/A			
Medical Facility	The project consists of constructing a hospital on 29.5 acres and amending Concept Plan No. 1 to	Site Plan	City of Redlands	Comment
SBC231213-02 Planned Development No. 6	add an application processing procedure governing campus development project. The project is located at the northwest corner of California Street and West Lugonia Avenue at 1301 California Street.			letter sent on 1/29/2024
Amendment No. 7 to Concept Plan 1				
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/SBC231213-02.pdf			
	Comment Period: 12/13/2023- 1/29/2024 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Retail	The project consists of demolishing a duplex and constructing an 11,800 square foot auto body	Notice of Intent	City of Los Angeles	
LAC231221-08 ZA-2022-2222-ZV Project	repair with spray-painted booth and office. The project is located southwest of Woodley Avenue and Cantlay Street at 16118 to 16122 West Cantlay Street in Van Nuys.	to Adopt a Mitigated Negative Declaration		letter sent on 1/17/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231221-08.pdf Comment Period: 12/21/2023-1/22/2024 Public Hearing: N/A			
Plans and Regulations LAC231219-03 City of Irwindale Housing Element and General Plan Update	The project consists of updating the Housing and Safety Elements and adding a new Environmental Justice Element into the General Plan. The project is generally bounded by Duarte to the north, Azusa to the east, Baldwin Park to the south, and Monrovia to the west.	Notice of Preparation	City of Irwindale	Comment letter sent on 1/11/2024
	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231219-03.pdf Comment Period: 12/14/2023- 1/13/2024 Public Hearing: N/A			

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#### ATTACHMENT C PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY THROUGH JANUARY 31, 2023

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
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.		Environmental Impact Report (EIR)	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. South Coast AQMD 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. Response to written comments submitted relative to the Draft EIR and oral comments made at the community meetings are currently being prepared by the consultant. After the Draft EIR public comment and review period closed, Quemetco submitted additional applications for other permit modifications. South Coast AQMD staff is evaluating the effect of these new applications on the EIR process.	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 emission flares with two additional 300-horsepower 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, health risk assessment (HRA), and Preliminary Draft SEIR which are currently being addressed by the consultant.	SCS Engineers
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 gasoil.	Tesoro Refining & Marketing Company, LLC (Tesoro)	Addendum to the Final Environmental Impact Report (EIR) for the May 2017 Tesoro Los Angeles Refinery Integration and Compliance Project (LARIC)	South Coast AQMD staff received a revised Preliminary Draft Addendum, which is currently being reviewed.	Environmental Audit, Inc.