

BOARD MEETING DATE: June 6, 2025

AGENDA NO. 18

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 April 1, 2025 and April 30, 2025, and proposed 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:BR:SW:ET:DC

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### **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>:

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

<b>Statistics for Reporting Period from April 1, 2025 to April 30, 2025</b>	
<b>Attachment A:</b> Environmental Documents Prepared by Other Public Agencies and Status of Review	70
<b>Attachment B:</b> Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the February and March 2025 report)	4
<b>Total Environmental Documents Listed in Attachments A &amp; B</b>	<b>74</b>
<i>Comment letters sent</i>	<i>10</i>
<i>Environmental documents reviewed, but no comments were made</i>	<i>59</i>
<i>Environmental documents currently undergoing review</i>	<i>5</i>

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

If staff provided written comments to a lead agency, 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: <http://www.aqmd.gov/home/regulations/ceqa/commenting-agency>. Interested parties seeking information regarding the comment periods and scheduled public hearings for projects listed in Attachments A and B should contact the lead agencies for further details as these dates are occasionally modified.

In January 2006, the Board approved the Clean Port Initiative Workplan (Workplan). One action item of the Workplan was to prepare a monthly report describing CEQA documents for projects related to goods movement and to make full use of the process to ensure the air quality impacts of such projects are thoroughly mitigated. In accordance with this action item, Attachments A and B organize the environmental documents received according to the following categories: 1) goods movement projects; 2) schools; 3) landfills and wastewater projects; 4) airports; and 5) general land use projects. In response to the action item relative to mitigation, staff maintains a compilation of mitigation measures presented as a series of tables relative to off-road engines; on-road engines; harbor craft; ocean-going vessels; locomotives; fugitive dust; and greenhouse gases which are available on South Coast AQMD’s website at:

<http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>. Staff will continue compiling tables of mitigation measures for other emission sources such as ground support equipment.

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

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

Attachment C of this report summarizes the proposed air permit projects for which South Coast AQMD is lead agency and is currently preparing or has prepared environmental documentation pursuant to CEQA. As noted in Attachment C, South Coast AQMD is lead agency for four air permit projects during April 2025.

### **Attachments**

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

**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OR REVIEW**  
**April 1, 2025 to April 30, 2025**

<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b><i>Goods Movement</i></b>	The project consists of adding one ship-to-shore crane at Berths 136-147. The project is located at the port of Los Angeles in San Pedro within the designated AB 617 Wilmington, Carson, and West Long Beach community.  References: LAC140930-02; LAC131023-03; and LAC130305-08  Comment Period: N/A Public Hearing: 4/24/2025	Other	Port of Los Angeles	Document reviewed - No comments sent
TRAPAC INC#				
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of constructing a 403,003 square foot warehouse on 31.3 acres. The project site is bounded by Madrona/Prairie Avenue to the West, Del Amo Boulevard to the south, and railroad tracks from the northwest to the southwest, forming a triangular shape project site.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250402-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250402-02.pdf</a>  Comment Period: 3/28/2025 - 4/28/2025 Public Hearing: N/A	Notice of Preparation of a Draft Environmental Impact Report	City of Torrance	Comment letter sent on 4/23/2025
<b>LAC250402-02</b> Prologis Del Amo and Prairie Center				
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of constructing and maintaining a 340,298 square foot warehouse, which includes a 25,000 square foot mezzanine and 40,000 square feet for office use. The project is located at 15116-15216 South Vermont Avenue and 747-861 West Redondo Beach Boulevard in Los Angeles. The project is within two designated AB 617 communities: 1) Wilmington, Carson, and West Long Beach, and 2) South Los Angeles.  Comment Period: N/A Public Hearing: 4/24/2025	Final Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent
<b>LAC250402-03</b> Prologis Vermont and Redondo Project#				

**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, SBC = San Bernardino County, ALL = All counties within the South Coast AQMD jurisdiction, and ODP =

Project located outside of South Coast AQMD jurisdiction

**Project Notes:**

1. Disposition may change prior to Governing Board Meeting

2. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OR REVIEW**  
**April 1, 2025 to April 30, 2025**

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b>Warehouse &amp; Distribution Centers</b>	The project consists of constructing a 517,437 square foot warehouse on 26.47 acres, which includes developing 570 parking stalls and 174 trailer loading parking spaces. The project is located at 4000 Via Oro Avenue on the northeast corner of West Carson Street and Via Oro Avenue within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Final Environmental Impact Report	City of Long Beach	Document reviewed - No comments sent
<b>LAC250409-03</b> Intex Corporate Office and Fulfillment Center#	<p>Staff previously provided comments on the Notice of Preparation which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/lac240801-04-draft-eir-intex-corporate-office-and-fulfillment-center-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/lac240801-04-draft-eir-intex-corporate-office-and-fulfillment-center-project.pdf</a>.</p> <p>In addition, staff previously provided comments on the Draft Environmental Impact Report which can be accessed at <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/may-2023/LAC230418-06.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/may-2023/LAC230418-06.pdf</a>.</p> <p>References: LAC240801-04 and LAC230418-06</p> <p>Comment Period: N/A</p> <p>Public Hearing: 5/1/2025</p>			
<b>Warehouse &amp; Distribution Centers</b>	The project consists of constructing two warehouses totaling 1,192,418 square feet (Building 1: 883,080 square feet; Building 2: 309,338 square feet) on 74.88 acres. The project is located on the southeast corner of Warren Road and Simpson Road in Hemet.	Other	City of Hemet	Document reviewed - No comments sent
<b>RVC250402-05</b> Newland Simpson Project	<p>References: RVC241203-04 and RVC240522-11</p> <p>Comment Period: N/A</p> <p>Public Hearing: 4/8/2025</p>			

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PROJECT TITLE				
<i>Industrial and Commercial</i>	The project consists of constructing a new processing facility that would import raw materials by ship and truck, temporarily store and process them to produce a low-carbon binder, and load third-party trucks that would transport the product to local consumers. The project is located at 100 Yacht Street in Wilmington within the designated AB 617 Wilmington, Carson, and West Long Beach community.  References: LAC231012-01 and LAC231012-01  Comment Period: N/A Public Hearing: N/A	Response to Comments	City of Los Angeles Harbor Department	Document reviewed - No comments sent
<b>LAC250401-05</b>				
Berth 191-194 (ECOCER) Low-Carbon Cement Processing Facility Project#				
<i>Industrial and Commercial</i>	The project consists of: 1) Amendments to Title 22 – Planning & Zoning of Los Angeles County Code to prohibit new oil wells and production facilities, designate oil wells and production facilities as nonconforming due to use, and modify standards for oil wells during the amortization period; 2) Amendments to the Baldwin Hills Community Standards District to be consistent with countywide prohibition oil wells and production facilities and standards for oil wells during amortization period; 3) Amendments to Title 12 – Environmental Protection of the Los Angeles County Code to remove noise exemptions for oil wells; and 4) Amendments to the County of Los Angeles General Plan to support sustainability and environmental justice goals by phasing out oil production. The project is located in unincorporated in Los Angeles County within four designated AB 617 communities: 1) Southeast Los Angeles, 2) East Los Angeles, Boyle Heights, and West Commerce, 3) South Los Angeles, and 4) Wilmington, Carson, and West Long Beach.  Comment Period: 3/27/2025 - 4/26/2025 Public Hearing: N/A	Notice of Preparation of an Environmental Impact Report	County of Los Angeles	Document reviewed - No comments sent
<b>LAC250401-07</b>				
Revised Oil Well Ordinance (ROWO)#				
<i>Industrial and Commercial</i>	The project consists of a conditional use permit to allow a trucking facility for tractors, trailers, and tankers. The project is located at 11708 Pike Street in Santa Fe Springs.  Comment Period: N/A Public Hearing: 4/14/2025	Other	City of Santa Fe Springs	Document reviewed - No comments sent
<b>LAC250408-02</b>				
Conditional Use Permit Case No 853				
<i>Industrial and Commercial</i>	The project consists of constructing: 1) an auto, semi-truck and trailer, construction and landscaping equipment rental service; 2) removal of unpermitted structures and construction of a new 900 square foot office building with an Americans with Disabilities Act (ADA) compliant bathroom; and 3) construction of two prefabricated steel canopies for minor service. The project is located on Limonite Avenue in Jurupa Valley.  Comment Period: 4/1/2025 - 4/16/2025 Public Hearing: N/A	Site Plan	City of Jurupa Valley	Document reviewed - No comments sent
<b>RVC250401-08</b>				
MA25030-PAR25008				

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PROJECT TITLE				
<i><b>Industrial and Commercial</b></i>	The project consists of demolishing 20,000 square feet of buildings, a concrete driveway, and underground utility lines, and grading that requires 8,165 cubic yards of fill export. The project site is located on the north side of Vista Murrieta Road, west of Carrigan Street, and east of Interstate 15 corridor and Jackson Avenue in Murrieta.	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Murrieta	Document reviewed - No comments sent
<b>RVC250411-04</b> Viscar Terrace Grading Plan Project				
	Comment Period: 4/11/2025 - 4/12/2025			
<i><b>Industrial and Commercial</b></i>	The project consists of constructing three separate sites. Site 1 includes consolidating eight parcels to construct an 11,700 square foot office/maintenance shop and trailer storage on 5.18 acres. Site 2 includes consolidating two parcels to construct an 11,700 square foot office/maintenance on 1.82 acres. Site 3 includes constructing a trailer storage facility on three parcels on 2.73 acres. All sites are located north and south of Nance Street between Nevada Zone and Webster Avenue in Perris.	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Perris	Document reviewed - No comments sent
<b>RVC250415-05</b> Nance Street Trailer Storage and Maintenance Yards				
	Comment Period: 4/11/2025 - 5/12/2025			
<i><b>Industrial and Commercial</b></i>	The project consists of determining a vested right to mine approximately 365 acres on eight parcels. The project is located north of Lexington Road, south of Cajalco Road, east of Seaton Avenue, and west of Day Street in Riverside County.	Other	County of Riverside	Document reviewed - No comments sent
<b>RVC250423-07</b> Mead Valley Vesting Mine Determination (PAR23004)				
	Comment Period: N/A			
<i><b>Waste and Water-related</b></i>	The project consists of restricting uses of Alpine Village due to the presence of hazardous substances in the subsurface. The property is located at 833 West Torrance Boulevard in Torrance within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b>LAC250408-04</b> Proposed Land Use Restriction for Alpine Village#				
	Comment Period: N/A			

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PROJECT TITLE				
<b><i>Waste and Water-related</i></b> <b>LAC250408-05</b> Community Survey – Harbor City	The project consists of a Removal Action Work Plan to remove volatile organic compounds (VOC) from soil on 4.25 acres. The project is located at 1661 West 240th Street in Harbor City.  Comment Period: 4/8/2025 - 4/28/2025 Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC250414-01</b> San Gabriel Valley Greenway Network Strategic Implementation Plan	The project consists of: 1) developing a transportation and recreational corridor; 2) beautifying the Los Angeles County Flood Control District (LACFCD); and 3) enhancing stormwater management and natural habitats around river channels, stormwater channels, washes, and creeks in the San Gabriel Valley (SGV). The project is located at the LACFCD rights of way and adjacent parcels along 15 washes and creeks in the SGV.  Comment Period: 4/15/2025 - 4/30/2025 Public Hearing: N/A	Notice of Availability of Draft Program Environmental Impact	County of Los Angeles	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC250417-02</b> Crosby & Overton, Inc. Class 2 Permit#	The project consists of a Class 2 Permit Modification Request to add a shaker screen and hopper bin to Unit 9 and replace the bulk transfer trailer to Unit 12 with totes and drums. The project is located at 1610 West 17th Street in Long Beach, within the designated AB 617 Wilmington, Carson, and West Long Beach community.  Comment Period: N/A Public Hearing: N/A	Response to Comments	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC250417-03</b> Crosby & Overton, Inc. Class 2 Permit#	The project consists of approving a Hazardous Waste Facility Class 2 Permit Modification Request for completing modifications to a container unit within Unit 12 and making technological advancements in Unit 9. The project is located at 1630 West 17th Street in Long Beach, within the designated AB 617 Wilmington, Carson, and West Long Beach community.  References: LAC240410-11 and LAC240207-10  Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent

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PROJECT TITLE				
<b>Waste and Water-related</b>	The project consists of a cleanup of tetrachlorethylene (PCE) which has been detected in soil vapor and groundwater at concentrations that exceed applicable screening levels. The Journey Site, which is 37 acres, consists of two parcels of land and is located at 2471 Lincoln Boulevard, in the City of Los Angeles.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b>LAC250422-02</b> Community Survey – Cleanup @ 2471 Lincoln Boulevard				
	Comment Period: 4/22/2025 - 5/2/2025			
<b>Waste and Water-related</b>	The project consists of replacing the turn geo-mat lining along an existing channel with concrete to improve runoff flow conditions and maintenance. The project is located along Cherry Avenue, between Cougar Way and Oak Valley Parkway in Beaumont.	Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration	City of Beaumont	Document reviewed - No comments sent
<b>RVC250411-03</b> Cherry Channel Drainage Project				
	Comment Period: 4/10/2025 - 5/10/2025			
<b>Waste and Water-related</b>	The project consists of constructing 19.6 miles of sewer pipelines, lift stations, and staging areas. The project is located within the Soboba Band of Luiseno Indian's 8,320-acre Reservation and unincorporated area of Riverside County in San Jacinto. <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/may-2025/rvc250414-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/may-2025/rvc250414-02.pdf</a>	Draft Environmental Impact Report	County of Riverside	Comment letter sent on 5/9/2025
<b>RVC250414-02</b> Soboba Band of Luiseno Indians' Septic to Sewer Conversion Project				
	Comment Period: 4/14/2025 - 5/9/2025			

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PROJECT TITLE				
<b><i>Waste and Water-related</i></b>				
<b>RVC250414-03</b> Sunnymead Master Drainage Plan Line F and F-7	The project consists of providing flood protection to support habitat and preserve beneficial uses during a 100-year storm event in the local area. The project improvements would include 4200 feet of storm drain, 10 catch basins, two infiltration facilities, two diversion structures, one weir structure and energy dissipation, a dual-purpose Stormwater Management and Retention Treatment basin south of Sunnymead Boulevard to reduce flows through detention of the peak rate of a 100-year storm. The project is located at the corner of Hemlock Avenue and Graham Street, continuing westerly along Hemlock Avenue, then turning southerly through the Towngate Racquet Club Apartments, continuing southerly of Sunnymead Boulevard and is in the City of Moreno Valley.  Comment Period: 4/12/2025 - 5/12/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Moreno Valley	Document reviewed - No comments sent
<b><i>Transportation</i></b>				
<b>ALL250418-02</b> 2025 Federal Transportation Improvement Program #25-06#	The six projects consist of reaffirming transportation conformity. The six projects are located in the South Coast Air Basin. The project includes six designated AB 617 communities: 1) East Los Angeles, Boyle Heights, West Commerce, 2) Eastern Coachella Valley, 3) San Bernardino, Muscoy, 4) Southeast Los Angeles, 5) South Los Angeles, and 6) Wilmington, Carson, West Long Beach.  Reference: ALL250225-05  Comment Period: 4/18/2025 - 4/28/2025 Public Hearing: N/A	Other	Southern California Association of Governments (SCAG)	Document reviewed - No comments sent
<b><i>Transportation</i></b>				
<b>RVC250423-08</b> Santa Ana River Trail (SART)	The project consists of constructing, operating, and maintaining three segments of the Santa Ana River Trail (SART Project), which covers a 2.79-mile gap. The project is located at the Army Corps-owned property at the Prado Dam Reservoir in Riverside County.  Comment Period: 4/24/2025 - 5/27/2025 Public Hearing: N/A	Draft Environment Assessment	U.S. Army Corps of Engineers	Document reviewed - No comments sent

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PROJECT TITLE				
<i>Institutional (schools, government, etc.)</i> <b>LAC250402-01</b> Middle Ranch Private Recreation Club	The project consists of modifying an existing clubhouse and parking lot to host special events with food and alcohol consumption. The project includes enclosing an existing outdoor patio and re-striping 128 existing and new parking spaces. The project is located at 11700 Little Tujunga Canyon Road in the unincorporated San Fernando Valley Planning Area.  Comment Period: 3/6/2025 - 5/7/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	County of Los Angeles	Document reviewed - No comments sent
<i>Institutional (schools, government, etc.)</i> <b>LAC250402-04</b> Natural Disaster Rebuild - Malibu Minor LCP Amendment No. LCP-4-MAL-25-0012-1	The project consists of modifying the implementation plan (IP) portion of its certified Local Coastal Programs' existing regulations and permit procedures to facilitate the rebuilding of structures damaged or destroyed by natural disaster, including a structure rebuild exemption and Coastal Development Permit (CDP) waiver. The project is located in Malibu.  Comment Period: N/A Public Hearing: 4/10/2025	Other	California Coastal Commission	Document reviewed - No comments sent
<i>Institutional (schools, government, etc.)</i> <b>LAC250409-02</b> Sylmar Charter High School Major Modernization Project	The project consists of modifying the 30.6-acre Sylmar Charter High School Campus, which includes: 1) demolishing four permanent buildings and six portable classroom buildings; 2) constructing one permanent building; 3) utility upgrades; 4) parking reconfiguration; 5) accessibility upgrades; 6) painting exterior buildings; and 7) landscaping and hardscaping outdoor learning areas and interim facilities to allow the school to remain operational. The project is located at 13050 Borden Avenue in Los Angeles.  Comment Period: 4/7/2025 - 5/7/2025 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	Los Angeles County Unified School District	Document reviewed - No comments sent

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PROJECT TITLE				
<i>Institutional (schools, government, etc.)</i> <b>LAC250415-07</b> Azusa Greens Redevelopment Project	The project consists of an industrial site, a residential site, and a golf course site, each with demolition, construction, and renovation activities. The three project sites comprise 92.12 acres located at 919 Sierra Madre Avenue in Azusa.  Reference: LAC231227-04  Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231227-04.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231227-04.pdf</a>  Comment Period: 4/11/2025 - 5/27/2025 Public Hearing: 7/9/2025	Notice of Availability of a Draft Environmental Impact Report	City of Azusa	Under review, may submit comments
<i>Institutional (schools, government, etc.)</i> <b>LAC250423-03</b> ENV-2024-575-MND	The project consists of constructing a 56,466 square foot public charter school with two vacant adjoining lots on approximately 2.5 acres. The project is located at 11600-16602 West Van Owen Street and 16601 West Archwood Street in Los Angeles.  Comment Period: 4/24/2025 - 5/22/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent
<i>Institutional (schools, government, etc.)</i> <b>ORC250401-02</b> Costa Mesa High School Expansion	The project consists of constructing a new building, expanding two existing buildings, installing a new permanent home and away bleachers, implementing a new fire lane, and new landscaping. The project is located at 2650 North Fairview Road Costa Mesa in Orange County.  Comment Period: 3/31/2025 - 4/30/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	Newport-Mesa School District	Document reviewed - No comments sent

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PROJECT TITLE				
<i>Institutional (schools, government, etc.)</i> <b>RVC250402-07</b> Rockport Golf Course Verizon Wireless Facility	The project consists of the development of a new 70-foot-tall mono-eucalyptus wireless unmanned cellular phone site, which includes a 347.5 square foot lease area enclosed by an 8-foot-tall decorative precision block wall with cap, and equipment enclosure. The project site is located at 29875 Menifee Lakes Drive in Menifee, north of Newport Road, east of Menifee Lakes Drive, and west of Menifee Road.  Comment Period: N/A Public Hearing: 4/9/2025	Other	City of Menifee	Document reviewed - No comments sent
<i>Medical Facility</i> <b>RVC250401-04</b> Riverside University Health System	The project consists of: 1) an expansion of the one-story Emergency Department, approximately 65,000 square feet; 2) construction of a new two-story Wellness Center, approximately 150,000 square feet; 3) a new two-story Medical Office Building, approximately 150,000 square feet; 4) constructing parking areas, driveways, and boundaries; 5) addition to a helicopter pad; and 6) four two- to three-story parking structures. The 80-acre project is located is located at 26520 Cactus Avenue in Moreno Valley.  Comment Period: N/A Public Hearing: N/A	Notice of Preparation of a Draft Environmental Impact Report	County of Riverside	Document reviewed - No comments sent
<i>Medical Facility</i> <b>RVC250423-04</b> PLN25-0068	The project consists of constructing a 22,000 square foot medical clinic, 112 parking stalls, landscaping, lighting, and associated improvements on one existing vacant parcel. The project is located on the east side of Bradley Road south of Cherry Hills Boulevard in Menifee.  Comment Period: N/A Public Hearing: N/A	Site Plan	City of Menifee	Document reviewed - No comments sent
<i>Retail</i> <b>LAC250411-01</b> First Citizens Bank -Long Beach Project	The project consists of merging three parcels on vacant, underdeveloped land into one parcel and constructing a 12,469 square-foot two-story office/bank building. The project also includes a 51-foot tower and 44 parking stalls (eight of which will accommodate electric vehicles). The building is located at 3450-3470 Long Beach Boulevard in Long Beach.  References: LAC240813-03 and LAC240716-06  Comment Period: 4/14/2025 - 5/28/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Long Beach	Document reviewed - No comments sent

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PROJECT TITLE				
<b>Retail</b>	The project consists of redeveloping three of six existing commercial buildings, which includes demolishing 24,847 square feet of combined existing buildings and constructing 9,898 square feet of commercial buildings. The project size will be reduced from 52,268 square feet to 37,219 square feet. The project is located along the 3600 block of Peck Road, south of the Sitka Street intersection in El Monte.	Notice of Intent/Initial Study Mitigated Negative Declaration	City of El Monte	Document reviewed - No comments sent
<b>LAC250423-01</b> 3600 Peck Road				
	Comment Period: 4/23/2025 - 5/23/2025 Public Hearing: 6/10/2025			
<b>Retail</b>	The project consists of constructing 1,583 residential units, 1,850,000 square feet of building space, 80,000 square feet of retail space, and 300,000 square feet of office space on 17.2 acres. The project is located on the northeast corner of West Sunflower Avenue and Bear Street, transected by South Plaza Drive in Santa Ana.  Reference: ORC231108-02  Staff previously provided comments on the Notice of Preparation Draft Supplemental Environmental Impact Report which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/december-2023/ORC231108-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/december-2023/ORC231108-02.pdf</a> .	Notice of Availability of a Supplemental Environmental Impact Report	City of Santa Ana	Document reviewed - No comments sent
<b>ORC250416-01</b> The Village Santa Ana Specific Plan				
	Comment Period: 4/17/2025 - 6/2/2025 Public Hearing: N/A			
<b>Retail</b>	The project consists of constructing: 1) a hotel comprised of 500 guest suites with balconies and amenities; 2) an entertainment/pool deck with amenities; and 3) a five-level parking garage with a total of 538 spaces inclusive of spaces available for valet parking. The 3.72-acre project is located at the northwest corner of Harbor Boulevard and Twintree Avenue, along the west and east sides of and on Thackery Drive in Garden Grove.  Reference: ORC220609-04	Notice of Preparation of a Supplemental Environmental Impact Report	City of Garden Grove	Under review, may submit comments
<b>ORC250422-03</b> B-2 Hotel Project				
	Comment Period: 4/18/2025 - 5/19/2025 Public Hearing: N/A			

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PROJECT TITLE				
<b>Retail</b>	The project consists of constructing commercial office/retail professional buildings on a 58,115 square foot vacant lot, with a combined floor area of 13,830 square feet. The project also includes a 34,812 square-foot parking lot with 60 parking spaces, including six electric vehicle charging spaces. The project is located at 1546 and 1548 East 6th Street in Beaumont.	Site Plan	City of Beaumont	Document reviewed - No comments sent
<b>RVC250407-03</b> PP2024-0043 - 1546 and 1548 E 6th Street				
	Comment Period: N/A Public Hearing: N/A			
<b>Retail</b>	The project consists of constructing six commercial buildings totaling 66,130 square feet, which includes a grocery store, a convenience store, a gas station, a carwash, a multi-tenant retail space, and two restaurant buildings with drive-thru. The 20-acre site is located on the northeast corner of Oak Valley Parkway and Desert Lawn Drive and Oak Valley Parkway in the Community Commercial Zone in Beaumont.	Site Plan	City of Beaumont	Document reviewed - No comments sent
<b>RVC250408-07</b> Marketplace at Oak Valley				
	Comment Period: N/A Public Hearing: N/A			
<b>Retail</b>	The project consists of constructing and operating eight commercial and retail buildings on 10.55 acres which includes: 1) a grocery store (59,371 square feet); 2) three quick serve restaurant buildings (7,067 total square feet); 3) three retail buildings (30,113 total square feet); 4) one convenience store with an eight-pump fueling station (4,913 square feet); and 5) 489 parking spaces with 18 accessible spaces. The project is located on the southeast corner of North Perris Boulevard and Placentia Avenue in Perris.	Notice of Availability of a Draft Environmental Impact Report	City of Perris	Under review, may submit comments
<b>RVC250415-04</b> Vallarta Market Place Community Shopping Center				
	Comment Period: 4/11/2025- 5/26/2025 Public Hearing: N/A			
<b>General Land Use (residential, etc.)</b>	The project consists of developing a six-story mixed use podium-style building on a 0.83-acre site with most living units and other elements located two levels of above the parking area. The project is located at 17610- 17618 Pioneer Boulevard in Artesia.	Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration	City of Artesia	Document reviewed - No comments sent
<b>LAC250403-01</b> Pioneer Place Mixed Use Project				
	Comment Period: 3/28/2025- 4/28/2025 Public Hearing: N/A			

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<b>PROJECT TITLE</b>				
<b>General Land Use (residential, etc.)</b> <b>LAC250404-01</b> Bouquet Canyon Residential Project	The project consists of constructing 323 lots in three areas on 328.7 combined acres. The project includes 281 residential lots, 33 Homeowner Association (HOA) lots, four water quality basin lots, three Los Angeles County Flood Control lots, one water tank lot, and one Santa Clarita Valley Water Agency lot. Area 1 is located on the northwest corner of Bouquet Canyon Road and Vasquez Road. Area 2 is located on the northeast corner of Bouquet Canyon Road and Vasquez Road. Lastly, Area 3 is located on the southeast corner of Bouquet Canyon Road and Vasquez Road. All areas are located in Santa Clarita.  Reference: LAC200423-09 <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/may-2025/south-coast-aqmd-comments---nop-deir-bouquet-canyon-residential-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/may-2025/south-coast-aqmd-comments---nop-deir-bouquet-canyon-residential-project.pdf</a>  Comment Period: 4/7/2025 - 5/19/2025 Public Hearing: N/A	Notice of Preparation of Draft Environmental Impact Report	County of Los Angeles	Comment letter sent on 5/14/2025
<b>General Land Use (residential, etc.)</b> <b>LAC250404-02</b> 3822 South Figueroa Project#	The project consists of demolishing eight residential buildings and constructing a seven-story mixed-use building with a total floor area of 252,148 square feet on 1.43 acres. The project includes 209 residential units, 2,705 square feet of ground level retail and restaurant uses, and 23,127 square feet of open space. The project is located at 3822 South Figueroa in Los Angeles within the designated AB 617 South Los Angeles community.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250404-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250404-02.pdf</a>  Comment Period: 4/2/2025 - 5/2/2025 Public Hearing: N/A	Notice of Preparation of Draft Environmental Impact Report	City of Los Angeles	Comment letter sent on 4/23/2025
<b>General Land Use (residential, etc.)</b> <b>LAC250407-01</b> TCE Main Los Angeles Project - Alameda District Specific Plan Addendum No. 2	The project consists of demolishing existing improvements and constructing two mixed-used buildings with a buildable area totaling 193,493 square feet (38,828 square feet for commercial use and 154,665 square feet for 175 residential units). The project is located at 108-1087 North Vignes Street and 124-128 East Augusta Street in Los Angeles.  Comment Period: 4/7/2025 - 4/21/2025 Public Hearing: N/A	Addendum to Draft Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent
<b>General Land Use (residential, etc.)</b> <b>LAC250409-01</b> The SoLa Technology and Entrepreneurship Center#	The project consists of constructing a 10,000 square foot building for 195 residential units and a Tech and Entertainment Center on the ground floor. The project is located in the historic Leimert Park neighborhood in Los Angeles within the designated AB 617 South Los Angeles community.  Comment Period: 4/9/2025 - 4/16/2025 Public Hearing: N/A	Finding of No Significant Impact	City of Los Angeles	Document reviewed - No comments sent

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PROJECT TITLE				
<i>General Land Use (residential, etc.)</i> <b>LAC250410-01</b> 347 Highland Place and New Debris Basin Project	The project consists of demolishing an existing residence, outbuildings, low dam, and retention basin and constructing three residential units on 7.8 acres. The project is located at 347 Highland Place between West Hillcrest Boulevard and Scenic Drive in Monrovia.  Comment Period: 3/31/2025 - 4/30/2025                      Public Hearing: N/A	Recirculated Draft Initial Study/Draft Mitigated Negative Declaration	City of Monrovia	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>LAC250411-02</b> The Locke Lofts – Madison Enlightenment Plaza Project	The project consists of developing four housing projects for the homeless: Montesquieu Manor, Rousseau Residences, Voltaire Villas, and Locke Lofts. The project focuses on Locke Lofts that will provide 148 units with 146 Permanent Supportive Housing. The project is located in the Enlightenment Plaza at 345 North Madison Avenue in Los Angeles.  Reference: LAC140918-07  Comment Period: 4/11/2025 - 4/27/2025                      Public Hearing: N/A	Finding of No Significant Impact	City of Long Beach	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>LAC250415-06</b> Northlake Specific Plan Project	The project consists of constructing 3,150 residential units, 9.2 acres of commercial uses, 13.7 acres of industrial uses, 23 acres for school uses, a 1.4-acre pad for future development of fire station, and 799.5 acres of parks and open space on 1,330 acres. The project is located on the northeast corner of Castaic Road and Lake Hughes Road in Castaic in unincorporated Los Angeles County.  References: LAC180123-02; LAC180822-02; LAC170503-02; and LAC150324-04  Staff previously provided comments on the Notice of Preparation which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2015/march/nopnorthlake.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2015/march/nopnorthlake.pdf</a> .  Comment Period: 4/14/2025 - 5/29/2025                      Public Hearing: N/A	Notice of Completion and Availability of Recirculated Partial Draft Supplemental Environmental Impact Report	County of Los Angeles	Under review, may submit comments

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PROJECT TITLE				
<i>General Land Use (residential, etc.)</i> <b>ORC250401-01</b> Victoria Place Project	The project consists of constructing 36 residential units and four detached units on approximately 1.77 acres. The project is located at 220, 222, 234, and 236 Victoria Street in the southern portion of Costa Mesa.  Comment Period: 4/1/2025 - 4/30/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Costa Mesa	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>ORC250403-02</b> TTMap Number 19361 – Meritage Homes Project	The project consists of combining two existing lots into one lot for future construction of condominiums. The project is located at 13751 and 13841 Red Hill Avenue in Tustin.  Comment Period: 4/3/2025 - 4/14/2025 Public Hearing: N/A	Site Plan	City of Tustin	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>RVC250401-03</b> Park Lane Homes	The project consists of constructing 167 residential units, a community center, a community swimming pool, and 222 parking spaces on 7.54 acres. The project is located on the northeast corner of Palm Drive and Park Lane in Desert Hot Springs.  Comment Period: 3/28/2025 - 4/17/2025 Public Hearing: N/A	Notice of Availability and Intent to Adopt a Mitigated Negative Declaration	City of Desert Hot Springs	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>RVC250402-06</b> Tract 38625 Salt Creek Project (PLN22-2094)	The project consists of: 1) subdividing 325 single family condominium lots on 55.4 acres; 2) constructing a 4.9-acre city park; and 3) constructing 1.4-acre Homeowners Association (HOA) amenities which include walking paths, pool, shower and bathroom, barbeque area with shade structures, and two water quality basins. The project is located on the southwest corner of Simpson Road and Briggs Road in Menifee.  Comment Period: N/A Public Hearing: 4/9/2025	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Menifee	Document reviewed - No comments sent

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PROJECT TITLE				
<i>General Land Use (residential, etc.)</i> <b>RVC250402-08</b> Keller Crossing	<p>The project consists of constructing 694 residential units, an 8.97-acre public park, 3.49 acres of manufactured slopes, 16.06 acres of drainage and water quality features, 61.42 acres designated to Open Space-Conservation Habitat, and 18.65 acres of major roadways. The 196.05-acre project is located on the northwest corner of Keller Road at Winchester Road in unincorporated Riverside County.</p> <p>References: RVC210901-06; RVC210720-10; RVC121121-01; RVC110810-05; and RVC100817-04</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/may-2025/rvc250402-08.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/may-2025/rvc250402-08.pdf</a></p> <p>Comment Period: 4/3/2025 - 5/3/2025                      Public Hearing: N/A</p>	Notice of Preparation of a Draft Environment Impact Report	County of Riverside	Comment letter sent on 5/2/2025
<i>General Land Use (residential, etc.)</i> <b>RVC250409-04</b> Sage Temecula Senior Development	<p>The project consists of constructing 29 residential units on 6.91 acres. The project also includes offices, community lounge, clubhouse, craft room, business center, fitness room, yoga studio, great room private dining, media lounge/theatre, billiards room, and pub/card lounge, a courtyard and swimming pool amenity area, two pickleball courts a dog park, paved parking area, and associated landscaping. The project site is located at 80134 Winchester Road in Temecula.</p> <p>Comment Period: N/A                      Public Hearing: N/A</p>	Initial Project Consultation	County of Riverside	Document reviewed - No comments sent

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PROJECT TITLE				
<i>General Land Use (residential, etc.)</i> <b>RVC250415-01</b> Aster River Oaks – Site Development Review 23-001 and Variance 23-001	The project consists of appealing the decision of the Hemet Planning Commission to approve Site Development Review (SDR) 23-001 and Variance 23-001 (Aster River Oaks). The project also consists of developing 228 residential units, a Variance related to private open space, and a Parcel Merger to combine the two parcels into a single parcel. The project encompasses 10.07 acres and is located at the southeast corner of West Stetson Avenue and South Elk Street in Hemet.  Reference: RVC241224-09  Comment Period: N/A Public Hearing: 4/22/2025	Other	City of Hemet	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>RVC250417-01</b> West Campus Upper Plateau Project	The project consists of a conservation easement and a specific plan under Modified Alternative 2 for developing 60.28 acres of recreational uses, 42.22 acres of commercial and retail uses, 65.32 acres of business park uses, 143.31 acres of industrial uses, 37.91 acres of streets, 2.84 acres of public facilities, 17.72 acres of open space, and 445.43 acres of conservation uses on 817.90 acres. The project also consists of constructing two industrial buildings. Building 1 will be a 1,250,000 square foot distribution warehouse on 59.55 acres located at 20133 Cactus Avenue. Building 2 will be a 587,000 square foot distribution warehouse on 27.58 acres located at 20600 Cactus Avenue. The project is located on the southwest corner of Meridian Parkway and Alessandro Boulevard in Moreno Valley.  References: RVC240605-02; RVC240604-16; RVC231206-08; RVC230111-04; and RVC211123-02  Staff previously provided comments on the project which can be accessed at:  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/RVC231206-08.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/RVC231206-08.pdf</a>  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/march-2023/RVC230111-04.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/march-2023/RVC230111-04.pdf</a>  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/december/RVC211123-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/december/RVC211123-02.pdf</a>  Comment Period: 4/17/2025 - 5/1/2025 Public Hearing: 5/12/2025	Other	March Joint Powers Authority	Document reviewed - No comments sent

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Project Notes:

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2. Documents received by the CEQA Intergovernmental Review program but not requiring review are not included in this report.

**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OR REVIEW**  
**April 1, 2025 to April 30, 2025**

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>PROJECT TITLE</b>				
<b>General Land Use (residential, etc.)</b>	The project consists of constructing 800 residential units, a 105,809 square foot mixed-use commercial and retail center with a 106-room hotel, 20,160 square feet of retail dining space, a 30,000 square foot civic center, and a passive recreation consisting of 4.9 acres of public park area as specified in the Town Center at Moreno Valley Specific Plan. The project is located on the northwest corner of the intersection of Nason Street and Allesandro Boulevard in Moreno Valley.  References: RVC250218-01 and RVC220426-07  Comment Period: N/A Public Hearing: 5/8/2025	Other	City of Moreno Valley	Document reviewed - No comments sent
<b>RVC250422-05</b> Town Center at Moreno Valley				
<b>Plans and Regulations</b>	The project consists of constructing 1,791 residential units and 480,000 square feet of non-residential uses on 134 acres. The project is bounded to the north by Cerritos Avenue, to the east near Walker Street, to the west by Lexington Drive, and to the south by Katella Avenue in Cypress.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250407-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250407-02.pdf</a>  Comment Period: 4/4/2025 - 5/5/2025 Public Hearing: N/A	Notice of Preparation of Draft Environmental Impact Report	City of Cypress	Comment letter sent on 4/23/2025
<b>LAC250407-02</b> Specific Plan 3.0 Buildout Project				
<b>Plans and Regulations</b>	The project consists of five sites in need of General and Zoning amendments under an update to the City Housing and Safety Elements. In addition, the project includes the development of a new Environmental Justice element to accommodate the City's 6th Cycle Regional Housing Needs Allocation (RHNA), which includes housing policies and programs for City guidance and decision-making achievement allocations under the RHNA. The five sites are located in Irwindale.  Staff previously provided comments on the Notice of Preparation of Draft Program Environmental Impact Report which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231219-03.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231219-03.pdf</a> .  Reference: LAC231219-03  Comment Period: 4/4/2025 - 5/19/2025 Public Hearing: N/A	Notice of Availability of a Draft Program Environmental Impact Report	City of Irwindale	Document reviewed - No comments sent
<b>LAC250408-01</b> City of Irwindale Housing Element and General Plan Update				

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<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Plans and Regulations</i>	The project consists of amending the rezoning designation and Official Zoning Map for 337 parcels from the existing RD Residential Zone to High Density Residential (Zone Change). There is no specific development project in connection with the Zone Change. The parcels are located in Covina.  Comment Period: N/A Public Hearing: 4/22/2025	Other	City of Covina	Document reviewed - No comments sent
<b>LAC250408-03</b> Zone Change (25-01)				
<i>Plans and Regulations</i>	The project consists of a Mixed-Use Overlay Zone to implement the City of Artesia 6th Cycle Housing Element of the Artesia General Plan to promote and incentivize new mixed-use infill, residential, retail, commercial development, and to facilitate affordable multifamily housing for very- low and low income classifications. The project is located in Artesia.  Comment Period: 4/18/2025 - 5/22/2025 Public Hearing: N/A	Notice of Availability of a Recirculated Draft Supplemental Environmental Impact Report	City of Artesia	Document reviewed - No comments sent
<b>LAC250423-02</b> Mixed Use Overlay Zone				
<i>Plans and Regulations</i>	The project consists of constructing 73 residential units in nine buildings, two-car garages, and private open space for each unit, 18 guest parking spaces, common open space, landscaping and public on 3.39 acres. The project is located at 13751 and 13841 Red Hill Avenue in Tustin.  Comment Period: N/A Public Hearing: 4/22/2025	Site Plan	City of Tustin	Document reviewed - No comments sent
<b>ORC250415-08</b> RAR 2025-0001, DR 2024-0014, DA 2024-0004, SUB 2024-0005 TTM 19361, TTM 19361, & Density Bonus requests				

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<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Plans and Regulations</i>	The project consists of constructing 91 residential units on one existing parcel with 15 buildings, 180 parking spaces, an amenity area, and landscaping improvements. The project is located in Menifee.	Site Plan	City of Menifee	Document reviewed - No comments sent
<b>ORC250416-02</b> PLN25-0059 and Tentative Tract Map TTM 39203 PLN 25-0058 - Waring Project (SB330)				
	Comment Period: N/A			
<i>Plans and Regulations</i>	The project consists of constructing a 117,200 square foot self-storage facility on 2.87 acres, utilizing one of two designs. Design 1 proposes three buildings totaling 117,200 square feet and Design 2 proposes three buildings totaling 73,440 square feet. The project is located at 5954 Etiwanda Avenue in Jurupa Valley.	Site Plan	City of Jurupa Valley	Document reviewed - No comments sent
<b>RVC250402-09</b> 5954 Etiwanda Ave				
	Comment Period: N/A			
<i>Plans and Regulations</i>	The project consists of constructing 80 residential units and shared amenities on 8.19 gross acres. The project is located east of Pawpaw Court, south of Apple Court, and west of Plumcot Drive in Temescal Canyon.	Site Plan	County of Riverside	Document reviewed - No comments sent
<b>RVC250415-02</b> PAR25-00017				
	Comment Period: N/A			
<i>Plans and Regulations</i>	The project consists of amending the general plan, zone changes, and plot plan for constructing a 264,019 square foot industrial building, including onsite parking and landscape improvements on a 14.85-acre site. The project is located north of Money Lane, west of Patterson Avenue, and south of Walnut Street in the Riverside County.	Site Plan	County of Riverside	Document reviewed - No comments sent
<b>RVC250415-03</b> GPA240082/CZ2400050/PPt2400040				
	Comment Period: N/A			

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PROJECT TITLE				
<i>Plans and Regulations</i>	The project consists of constructing a 1,600 square foot quick service restaurant, adding two pumps and an extension of the gas canopy, and adding parking spaces. The project is located at 690 North State Street in Hemet.	Site Plan	City of Hemet	Document reviewed - No comments sent
<b>RVC250418-01</b> PR25-009 Arco AMPM Expansion				
	Comment Period: 4/18/2025 - 4/29/2025			
	Public Hearing: N/A			
<i>Plans and Regulations</i>	The project consists of constructing a three-phase development on a 52.65 site with: 1) Phase 1 constructing a 33,900 square foot ground mounted solar grid on the eastern half of the parcel; 2) Phase 2 constructing a new 15,000 square foot storage warehouse which includes a 73,200 square foot truck staging area, a 9,900 square foot retention basin in the northern parcel, a new 3,000 square foot research, development and production facility, and two retention basins totaling 65,750 square feet; and 3) Phase 3 constructing a new 15,000 square foot storage warehouse, all located on the southern parcel which includes offsite improvements adjacent to the site, and widening Tyler Street. The project is located at 85901 Avenue 53 in Coachella, within the designated AB 617 Eastern Coachella Valley community.	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Coachella	Under review, may submit comments
<b>RVC250422-04</b> Armtec Expansion Master Plan#				
	Comment Period: 4/22/2025 - 5/22/2025			
	Public Hearing: N/A			
<i>Plans and Regulations</i>	The project consists of re-subdividing 384 single family residential lots into 250 single family residential lots with a proposed minimum lot size of 7,200 square feet. The project is located near the northeast corner of McAllister Parkway and Citrus Heights Drive in Riverside County.	Site Plan	County of Riverside	Document reviewed - No comments sent
<b>RVC250423-05</b> PAR250013				
	Comment Period: 4/24/2025 - 4/30/2025			
	Public Hearing: N/A			

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PROJECT TITLE				
<i>Plans and Regulations</i>	The project consists of subdividing a 7.98-acre site into 43 lots for future construction of 42 residential units and a water quality basin. The project is located south of East Florida Avenue, east of Fore Drive, and north of Acacia Avenue in Riverside County.  Comment Period: 4/23/2025 - 4/30/2025 Public Hearing: N/A	Site Plan	County of Riverside	Document reviewed - No comments sent
<b>RVC250423-06</b> TTM 39202				
<i>Plans and Regulations</i>	The project consists of constructing 65 residential units on 9.16 acres, which include private community facilities and ancillary features, flood control basin, and a .15-acre public park. The project is located south of Upland Hills Country Club near the northeast corner of East 15 <sup>th</sup> Street and Fernando Avenue in Upland.  Reference: SBC241105-06  Comment Period: N/A Public Hearing: 4/23/2025	Other	City of Upland	Document reviewed - No comments sent
<b>SBC250408-06</b> Villa Serena Specific Plan				

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**ATTACHMENT B**  
**ACTIVE PROJECTS WITH CONTINUED REVIEW OF ENVIRONMENTAL DOCUMENTS**  
**PREPARED BY OTHER PUBLIC AGENCIES**

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of constructing a multi-use development comprised of four concrete tilt-up buildings that would encompass a total of 414,778 square feet of building space. The buildings would include 392,488 square feet of warehousing space with 53,549 square feet designated for refrigerated uses, and 22,290 square feet of office and retail space. The project is located in the southern portion of the City of Walnut and is bordered by Paseo Del Prado to the north, existing industrial development to the east, Valley Boulevard to the south, and Lemon Avenue to the west.	Notice of Availability of a Supplemental Environmental Impact Report	City of Walnut	Comment letter sent on 4/3/2025
<b>LAC250219-05</b> Walnut Business Park	Reference: LAC230823-09  Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/september-2023/LAC230823-09.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/september-2023/LAC230823-09.pdf</a>  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250219-05.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250219-05.pdf</a>  Comment Period: 2/17/2025 - 4/3/2025 Public Hearing: N/A			
<b><i>Industrial and Commercial</i></b>	The project consists of constructing a 25,750 square foot building on five acres and a 14,139 square foot building on 10 acres and designating 9.6 acres for the sale and rental of commercial trailers – all on a project site totaling 25.6 gross acres which is comprised of two vacant parcels bisected by E. Frontage Road. The project site is located northeast of Interstate 215 and Placentia Avenue interchange, between Walnut Avenue to the north and Placentia Avenue to the south in Perris.	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Perris	Comment letter sent on 4/18/2025
<b>RVC250319-01</b> The Barker Business Park	References: RVC200825-01; RVC200611-28 and RVC190924-01  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/rvc250319-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/rvc250319-01.pdf</a>  Comment Period: 3/21/2025 - 4/21/2025 Public Hearing: N/A			
<b><i>Utilities</i></b>	The project consists of constructing a utility-scale solar photovoltaic electrical generating and storage facility and associated infrastructure to generate and deliver renewable electricity to the statewide electric transmission grid. The project is located in Riverside County, north of Interstate 10 and approximately 8.5 miles east of the town of Desert Center with regional access to the project site from the Corn Springs exit off I-10.	Notice of Preparation of Draft Environment Impact Report	County of Riverside	Comment letter sent on 4/10/2025
<b>RVC250312-06</b> Savira Solar	<a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/rvc250312-06.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/rvc250312-06.pdf</a>  Comment Period: 3/24/2025 - 4/22/2025 Public Hearing: N/A			

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**ATTACHMENT B**  
**ACTIVE PROJECTS WITH CONTINUED REVIEW OF ENVIRONMENTAL DOCUMENTS**  
**PREPARED BY OTHER PUBLIC AGENCIES**

<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Plans and Regulations</i>				
<b>LAC250318-01</b> Princessa Crossroads Specific Plan Project	<p>The project consists of constructing 300 multifamily dwelling/apartment units and business park units, inclusive of some commercial and light industrial uses, streets, private driveways, parking, other related infrastructure and landscaping and open space areas. The project site is located in Santa Clarita and is surrounded by undeveloped land to the east, residential and Golden Valley Road to the south, the Santa Clarita Sports Complex, business park, recreational, and residential land uses to the north; and business park land uses to the west; Golden Valley High School and La Mesa Junior High School are to the south and east of the site, respectively.</p> <p>Reference: LAC190319-02</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250318-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/april-2025/lac250318-01.pdf</a></p> <p>Comment Period: 3/18/2025 - 4/16/2025                      Public Hearing: N/A</p>	Notice of Preparation of a Draft Environmental Impact Report	City of Santa Clarita	Comment letter sent on 4/10/2025

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**ATTACHMENT C PROPOSED AIR PERMIT PROJECTS FOR  
WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY  
THROUGH APRIL 30, 2025**

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
Quemetco is proposing to modify its 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.	Quemetco	Environmental Impact Report (EIR)	<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>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.</p> <p>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.</p>	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 landfill gas collection system.	Sunshine Canyon Landfill	Subsequent Environmental Impact Report (SEIR)	The consultant has provided an updated Draft SEIR which is being concurrently reviewed by South Coast AQMD staff and the facility.	Castle Environmental Consulting

**ATTACHMENT C PROPOSED AIR PERMIT PROJECTS FOR  
WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY  
THROUGH APRIL 30, 2025**

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
SoCalGas is proposing to modify their Title V permit for the Honor Rancho Natural Gas Storage Field to: 1) replace five compressor engines with four new natural gas-fueled compressor engines (each rated at 5,000 horsepower (hp)), new selective catalytic reduction systems and a new aqueous urea storage tank; 2) install two new electric compressors (each rated at 5,500 hp) with associated ancillary equipment; 3) construct a new building to house the new compressors; 4) install an advanced renewable energy system, which will include hydrogen electrolyzers, hydrogen storage, and fuel blending equipment to mix hydrogen with natural gas which will fuel the compressor engines; 5) install a hydrogen vehicle fueling station; 6) install an electric microgrid with an energy storage system and a natural gas fuel cell system; and 7) install one new electricity transmission line which will connect to Southern California Edison.	Southern California Gas Company (SoCalGas)	Addendum to the Final Subsequent Environmental Assessment for Rule 1110.2 and Rule 1100, and the Final Program EIR for the 2016 Air Quality Management Plan	The consultant has prepared a revised preliminary draft Addendum which South Coast AQMD staff is reviewing.	Dudek
Tesoro is proposing modifications to its Carson Operations and Wilmington Operations at the Marathon Los Angeles Refinery in order to replace aging coke drums, produce asphalt binder, and make more high-octane, low vapor pressure clean-gasoline blendstock by modifying the fluid feed hydrodesulfurization unit, the fluidized catalytic cracking unit, and the alkylation units.	Tesoro Refining & Marketing Company, LLC (Tesoro)	Notice of Preparation of a Draft Environmental Impact Report and Initial Study (NOP/IS)	The consultant has prepared a preliminary draft NOP/IS which South Coast AQMD staff is reviewing.	Environmental Audit, Inc.