

BOARD MEETING DATE: November 7, 2025

AGENDA NO. 24

REPORT: Mobile Source Committee

SYNOPSIS: The Mobile Source Committee held a hybrid meeting on Friday, October 17, 2025. The following is a summary of the meeting.

RECOMMENDED ACTION:
Receive and file.

Chair Vanessa Delgado, Committee Chair
Mobile Source Committee

SLR:ja

Call to Order

Chair Delgado called the meeting to order at 8:59 a.m.

ROLL CALL

Committee Members

Present: Chair Vanessa Delgado, Committee Chair
Supervisor Holly J. Mitchell, Committee Vice Chair
Supervisor V. Manuel Perez
Councilmember Nithya Raman

Absent: Mayor Pro Tem Larry McCallon
Mayor Pro Tem Carlos Rodriguez

For additional details, please refer to the [Webcast](#).

Informational Item (Item 1):

- 1. Presentations from Southern California Edison (SCE), Los Angeles Department of Water and Power (LADWP), and the Southern California Association of Governments (SCAG) on Zero Emissions Charging and Fueling Infrastructure**

Chanel Parson from SCE, Jason Hills from LADWP, and Jonathan Raspa from SCAG provided presentations discussing their recent efforts on developing charging

and fueling infrastructure for zero emissions vehicles. For additional details, please refer to the [Webcast](#) beginning at 00:03:50.

Councilmember Raman asked the SCAG representative how the study data can be made available for the utilities and how the Olympics will impact timelines for LADWP.

Mr. Raspa responded that the utilities have representatives on their Technical Advisory Committee and they are working together to provide this information to these and other partner agencies to eliminate research redundancy. For additional details, please refer to the [Webcast](#) beginning at 01:03:20.

Mr. Hills responded that LADWP is working on contracting resources to mitigate delays in goals and will communicate any delays to the city. For additional details, please refer to the [Webcast](#) beginning at 01:06:30.

Supervisor Mitchell asked if there are potential policy changes that could be implemented to avoid delays in infrastructure deployments and asked who is responsible for educating end users on future capacity needs and planning.

Ms. Parson stated that infrastructure equipment supply chains had in the past been their biggest bottleneck but today they are more comfortable with equipment provision timelines, and that the various jurisdictions' permitting processes are taken into consideration.

Mr. Raspa commented that SCAG has learned that the scale of communication challenges changes city by city in terms of approach to infrastructure development and readiness to understand the challenges involved. Mr. Raspa also noted that permit streamlining legislation has been adopted by the state but communication on the changes authorized by the legislation is still ongoing.

Supervisor Mitchell presented a follow-up question on the need for coordination between the Port of LA and LADWP and how this can be improved.

Mr. Hills expressed comfort with how the communication process has improved over the past two years. For additional details, please refer to the [Webcast](#) beginning at 01:08:00.

Supervisor Perez asked for ongoing discussion with the utilities, and for agencies not included in today's discussion that affect the district's authority area, such as Imperial Irrigation District to be considered in planning. For additional details, please refer to the [Webcast](#) beginning at 01:14:15.

Chair Delgado expressed a desire to have this information presented and discussed during the Board retreat. For additional details, please refer to the [Webcast](#) beginning at 01:17:00.

Al Sattler, public member, commented about the possibility of in-Basin solar power generation and the role of the Clean Power Alliance.

At the Chair's request, Executive Officer Wayne Nastri responded that staff would reach out to Mr. Sattler offline. For additional details, please refer to the [Webcast](#) beginning at 01:17:43.

WRITTEN REPORTS (Items 2-4):

2. Rule 2305 Implementation Status Report: Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program

This item was received and filed.

3. Rule 2202 Activity Report: Rule 2202 Summary Status Report

This item was received and filed.

4. Intergovernmental Review of Environmental Documents and CEQA Lead Agency Projects

This item was received and filed.

OTHER MATTERS:

5. Other Business

There was no other business to report.

6. Public Comment Period

There were seven public comments related to the Draft Cooperative Agreement between South Coast AQMD and the Ports of Long Beach and Los Angeles, including six who were opposed and one who supported the agreement. For additional details, please refer to the [webcast](#) beginning at 01:22:07.

Commenters who opposed the Potential Cooperative Agreement:

Fernando Gaytan, Earthjustice

Antonio Torres, UC Riverside

Marlin Vargas, Long Beach Alliance for Children with Asthma

Theral Golden, West Long Beach Association

Al Sattler, Public Member

Fernando Duarte, People's Collective for Environmental Justice

Commenter in support of the Potential Cooperative Agreement:
Thomas Jelenic, PMSA

7. Next Meeting Date

The next regular Mobile Source Committee meeting is scheduled for Friday, November 21, 2025 at 9:00 a.m.

Adjournment

The meeting adjourned at 10:34 a.m.

Attachments

1. Attendance Record
2. Rule 2305 Implementation Status Report: Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program
3. Rule 2202 Activity Report: Rule 2202 Summary Status Report – Written Report
4. Intergovernmental Review of Environmental Documents and CEQA Lead Agency Projects – Written Report

ATTACHMENT 1

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT MOBILE SOURCE COMMITTEE MEETING

Attendance – October 17, 2025

Senator (Ret.) Vanessa Delgado	South Coast AQMD Board Member
Supervisor Holly J. Mitchell	South Coast AQMD Board Member
Supervisor V. Manuel Perez	South Coast AQMD Board Member
Councilmember Nithya Raman	South Coast AQMD Board Member
Charles Hahn	Board Consultant (Nguyen)
Sandra Hernandez	Board Consultant (Delgado)
Guillermo Gonzalez	Board Consultant (Perez)
Jackson Guze	Board Consultant (Raman)
Loraine Lundquist	Board Consultant (Mitchell)
Debra Mendelsohn	Board Consultant (McCallon/Rodriguez)
Emil Abdelshehid	LADWP
Luis Alandette	City of Los Angeles
Ari Altman	SCE
Whitney Amaya	EYCEJ
Jan Victor Andasan	EYCEJ
Sylvia Betancourt	LBACA
Jennifer Cardenas	Sierra Club
Dori Chandler	Coalition for Clean Air
Chris Chavez	Coalition for Clean Air
Curtis Coleman	Southern CA Air Quality Alliance
Ramine Cromartie	WSPA
Muhammad Dayhim	SCE
Marlin Dawoodjee Vargas	LBACA
Kiera Dixon	Ramboll
Alexis Gaxiola	Public Member
Fernando Gaytan	Earthjustice
Theral Golden	West Long Beach Association
Jason Hills	LADWP
Justin Hwang	CARB
Thomas Jelenic	PMSA
Bill LaMarr	CSBA
Artie Mandel	POLA
Fernando Marquez Duarte	PCEJ
Erick Martell	City of Los Angeles
Eman Nazir	Coachella Valley Assoc. of Governments
Hadley Nolan	SoCalGas
Marven Norman	CCAEJ
Chanel Parson	SCE
Bethmarie Quiambao	SCE
Bill Quinn	CCEEB

Jonathan Raspa	SCAG
Nicole Rice	CRTA
David Rothbart	LACSD
Al Sattler	Public Member
Patty Senecal	WSPA
Heather Tomley	POLB
Antonio Torres	UC Riverside
Paola Vargas	EYCEJ
Peter Whittingham	Whittingham Public Affairs Advisors

Jacob Allen	South Coast AQMD Staff
Debra Ashby	South Coast AQMD Staff
Jason Aspell	South Coast AQMD Staff
Cesar Ayala	South Coast AQMD Staff
Barbara Baird	South Coast AQMD Staff
Cathy Bartels	South Coast AQMD Staff
Cindy Bustillos	South Coast AQMD Staff
Philip Crabbe III	South Coast AQMD Staff
Scott Gallegos	South Coast AQMD Staff
Bayron Gilchrist	South Coast AQMD Staff
Carlos Gonzalez	South Coast AQMD Staff
Alex Han	South Coast AQMD Staff
Dillon Harris	South Coast AQMD Staff
Anissa Heard-Johnson	South Coast AQMD Staff
Aaron Katzenstein	South Coast AQMD Staff
Brandee Keith	South Coast AQMD Staff
Angela Kim	South Coast AQMD Staff
Ricky Lai	South Coast AQMD Staff
Howard Lee	South Coast AQMD Staff
Hay Lo	South Coast AQMD Staff
Jason Low	South Coast AQMD Staff
Paul Macias	South Coast AQMD Staff
Ian MacMillan	South Coast AQMD Staff
Terrence Mann	South Coast AQMD Staff
Victoria Moaveni	South Coast AQMD Staff
Ron Moskowitz	South Coast AQMD Staff
Ghislain Muberwa	South Coast AQMD Staff
Susan Nakamura	South Coast AQMD Staff
Wayne Nastri	South Coast AQMD Staff
Robert Paud	South Coast AQMD Staff
Sarah Rees	South Coast AQMD Staff
Aisha Reyes	South Coast AQMD Staff
Penny Shaw Cedillo	South Coast AQMD Staff
Melanie Soriano	South Coast AQMD Staff
Lisa Tanaka	South Coast AQMD Staff
Brian Tomasovic	South Coast AQMD Staff
Carolina Vargas	South Coast AQMD Staff
Mei Wang	South Coast AQMD Staff

Victor Yip South Coast AQMD Staff



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765
(909) 396-2000, www.aqmd.gov

Rule 2305 Implementation Status Report:
Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program

September 1, 2025 to September 30, 2025

1. Implementation and Outreach Activities:

Activity	Since Last Report	Since Rule Adoption
Calls and Emails to WAIRE Program Hotline (909-396-3140) and Helpdesk (waire-program@aqmd.gov)	246	18,495
Views of Compliance Training Videos (outside of webinars)	54	7,817
Notices Sent to Email Subscribers with Information About WAIRE Program Resources	0	117,098
Visits to www.aqmd.gov/waire	1,397	105,737
Warehouse Locations Visited In-Person	38	4,829
Presentations to Stakeholders*	0	151

2. Highlights of Recent Implementation and Enforcement Activities

- **WAIRE Reports.** A total of 3,172 Annual WAIRE Reports (AWRs) were submitted by warehouse operators for the 2022, 2023, and 2024 compliance periods as of September 30, 2025. To date, a total of about 1,208,337 WAIRE Points have been earned in AWRs and Early Action AWRs for the 2021, 2022, 2023, and 2024 compliance periods, far exceeding the total WAIRE Points Compliance Obligation (WPCO) of about 384,390 points reported by these entities. The excess points may be banked by the warehouse operators for future compliance. For more details, please see the AWR Reporting Rate Summary table below.
- **Estimated Emission Reductions.** The most recent Annual Report, published in October 2024, found that a cumulative total of 714,590 WAIRE Points had been earned through compliance year 2023. This resulted in an estimated 613 tons of total NO_x reductions to date for compliance years 2021 through 2024. If the same ratio of WAIRE Points to NO_x reductions has held steady since the most recent Annual Report, the total number of WAIRE Points reflected in this monthly report would translate to an estimated 1,370 tons of NO_x reductions since rule adoption. These estimated emission reductions are consistent with what was anticipated during rulemaking.
- **Mitigation Fees:** As of September 30, 2025, warehouse operators reported approximately \$56.5 million in mitigation fees (approximately 56,461 mitigation fee points earned). Mitigation fee points represent about 4.8% of all WAIRE points earned.

- **Enforcement:** Since December 2023, over 725 notices of violations (NOVs) have been issued to warehouse operators for failure to submit required reports by the due date. Approximately 360 warehouses have contacted South Coast AQMD directly in response to the NOVs issued, 377 facilities have subsequently filed the required reports, and 149 of those NOVs have been resolved so far. Staff is available to provide compliance assistance to all facilities, including the remaining 365 facilities who have not yet responded to their NOVs.

3. Summary of Reporting Rates

The table below provides estimated reporting rates for the AWRs received by warehouse operator in the first three compliance years of rule implementation.¹ It also includes the estimated number of warehouse operators expected to earn points, based on reported Rule 2305 information and CoStar data through August 2024.²

Current estimates suggest that approximately 81 percent of entities with at least 100,000 square feet of indoor floor space need to earn WAIRE Points and submit an AWR, with the remaining 19 percent only required to submit limited information in an Initial Site Information Report.

Additionally, the table below also shows the total WPCO, total points earned through WAIRE Menu actions, and total mitigation points purchased by each phase for each compliance period.

AWR Reporting Rate Summary ^a

Phase	Phase 1			Phase 2		Phase 3
Compliance Year	2022	2023	2024	2023	2024	2024
AWRs Received ^b	671	663	648	415	425	350
Anticipated AWRs	1,408	1,408	1,408	1,287	1,287	1,661
Reporting Rate ^c	48%	47%	46%	32%	33%	21%
Total WPCO	54,017	107,484	169,890	13,547	29,472	9,980
Total Earned Points	232,610	340,232	413,873	30,790	61,353	48,105
Total Mitigation Points	13,474	14,978	17,625	3,533	5,286	1,564

a – Reporting rates as of September 30, 2025.

b – These numbers exclude those from operators that were not required to earn WAIRE Points. The total number of reports received does not include the following: operators not subject to AWR reporting, voluntary AWRs submitted by warehouse facility owners, warehouse operators who submitted an Early Action AWR prior to their first AWR due date, and a small number of AWRs submitted in error.

c – Initial reporting rates following the first reporting deadlines for Phases 1, 2, and 3 were approximately 18%, 12%, and 16%, respectively.

¹ Subject to auditing by South Coast AQMD.

² These numbers exclude those from operators that were not required to earn WAIRE Points.



South Coast Air Quality Management District

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Rule 2202 Summary Status Report

Activity for January 1, 2025 – September 30, 2025

Employee Commute Reduction Program (ECRP)	
# of Submittals:	251

Emission Reduction Strategies (ERS)	
# of Submittals:	103

Air Quality Investment Program (AQIP) Exclusively		
County	# of Facilities	\$ Amount
Los Angeles	53	\$ 296,050
Orange	5	\$ 24,054
Riverside	0	\$ 0
San Bernardino	6	\$ 83,413
TOTAL:	64	\$ 403,517

ECRP w/AQIP Combination		
County	# of Facilities	\$ Amount
Los Angeles	0	\$ 0
Orange	0	\$ 0
Riverside	0	\$ 0
San Bernardino	0	\$ 0
TOTAL:	0	\$ 0

Total Active Sites as of September 30, 2025

ECRP (AVR Surveys)			TOTAL Submittals w/Surveys	AQIP	ERS	TOTAL
ECRP ¹	AQIP ²	ERS ³				
471	6	10	487	99	689	1,275
36.9%	0.5%	0.8%	38.2%	7.7%	54.1%	100% ⁴

Total Peak Window Employees as of September 30, 2025

ECRP (AVR Surveys)			TOTAL Submittals w/Surveys	AQIP	ERS	TOTAL
ECRP ¹	AQIP ²	ERS ³				
382,450	1,635	3,456	387,541	14,656	284,586	686,783
55.7%	0.2%	0.5%	56.4%	2.1%	41.5%	100% ⁴

- Notes:**
1. ECRP Compliance Option.
 2. ECRP Offset (combines ECRP w/AQIP). AQIP funds are used to supplement the ECRP AVR survey shortfall.
 3. ERS with Employee Survey to get Trip Reduction credits. Emission/Trip Reduction Strategies are used to supplement the ECRP AVR survey shortfall.
 4. Totals may vary slightly due to rounding.

DRAFT VERSION

BOARD MEETING DATE: November 7, 2025

AGENDA NO.

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 September 1, 2025 and September 30, 2025, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, October 17, 2025, Reviewed

RECOMMENDED ACTION:
Receive and file.

Wayne Natri
Executive Officer

SR:MK:BR:SW:AS

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 review¹ of environmental documents for the current reporting period for Attachments A and B combined²:

¹ 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.

² 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>.

Statistics for Reporting Period from September 1, 2025 to September 30, 2025	
Attachment A: Environmental Documents Prepared by Other Public Agencies and Status of Review	61
Attachment B: Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the July and August 2025 report)	9
Total Environmental Documents Listed in Attachments A & B	70
<i>Comment letters sent</i>	<i>10</i>
<i>Environmental documents reviewed, but no comments were made</i>	<i>46</i>
<i>Environmental documents currently undergoing review</i>	<i>14</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 September 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
September 1, 2025 to September 30, 2025

<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
Goods Movement	The project consists of modifications to the Pier B On-Dock Rail Support Facility including demolition, sewer and utility relocations, rail signal conduit installation, street closures, and temporary construction staging. Operations remain the same as analyzed in the 2018 EIR. The project is located between west of Dominguez Channel, east of Interstate 710, south of Ocean Boulevard and Pier E, and north of West 15th Street within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Draft Supplemental Environmental Impact Report	Port of Long Beach	Under review, may submit comments
LAC250903-03 Pier B On-Dock Rail Support Facility Project#	Reference: LAC250325-01 Comment Period: 9/5/2025 - 10/20/2025 Public Hearing: N/A			
Goods Movement	The project consists of developing an 89-acre chassis support facility with office trailers, maintenance buildings, chassis stalls, utilities, and a refurbished office building for up to 25 years of operations by one or more operators. The project is located at 750 Eldridge Street in San Pedro within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Draft Environmental Impact Report	Port of Los Angeles	Under review, may submit comments
LAC250916-01 Terminal Island Maritime Support Facility Project#	Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/LAC231212-04.pdf Reference: LAC231212-04 Comment Period: 9/15/2025 - 10/30/2025 Public Hearing: N/A			
Goods Movement	The project consists of demolishing and removing improvements on a 17-acre site, including multiple buildings, conveyor systems, access roads, parking, and electrical components, while retaining the rail spur and an SCE electrical panel. Built in 1964, the facility ended operations in 2024, and no future development is proposed. The project is located at 1850 Pier B Street in Long Beach within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Draft Mitigated Negative Declaration	Port of Long Beach	Under review, may submit comments
LAC250924-01 Gold Bond Gypsum Wallboard Manufacturing Facility Demolition Project#	Comment Period: 9/24/2025 - 10/24/2025 Public Hearing: N/A			

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:

- Disposition may change prior to Governing Board Meeting
- 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
September 1, 2025 to September 30, 2025

<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Warehouse & Distribution Centers</i>	The project consists of a mixed-use development on 16.1 acres which will include the following: 1) 181,000-square-foot self-storage facility on 5.4 acres, 2) two freestanding restaurants totaling 9,000-square-feet, 3) four-story 107-room hotel on 4.31 acres, and 4) a 204-unit multi-family residential development on 7.13 acres. The project is located on the south side of Ramona Expressway between Perris Boulevard and Redlands Avenue in Perris.	Other	City of Perris	Document reviewed - No comments sent
RVC250904-02 Mixed-Use Development Ramona Expressway	References: RVC250616-04; RVC240801-14; RVC240501-08; and RVC231122-03 Comment Period: N/A Public Hearing: 9/30/2025			
<i>Industrial and Commercial</i>	The project consists of a 221,815-square-foot warehouse with 27 dock doors and 277 parking stalls on 10.5-acres, and a 10.7-acre City park with athletic fields, parking, and restrooms, along with flood storage basin improvements. The project is located at 825 Lexington-Gallatin Road in South El Monte.	Draft Environmental Impact Report	City of South El Monte	Under review, may submit comments
LAC250903-02 South El Monte Athletic Fields and Business Park Project	Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/lac240710-16-nop-south-el-monte-athletic-fields-and-business-park.pdf Reference: LAC240710-16 Comment Period: 8/28/2025 - 10/13/2025 Public Hearing: N/A			
<i>Industrial and Commercial</i>	The project consists of demolishing two warehouses totaling 89,870 square feet and building a 138,972-square-foot industrial warehouse with 132,227 square feet of warehouse space, 3,715 square feet of office space, 3,030 square feet of mezzanine space, parking landscaping, and infrastructure on a 7.03-acre site. The project is located at 14830 Carmenita Road in Norwalk.	Recirculated Draft Mitigated Negative Declaration	City of Norwalk	Document reviewed - No comments sent
LAC250917-03 Rexford Industrial Project	References: LAC241204-04 and LAC241101-15 Comment Period: 9/12/2025 - 10/1/2025 Public Hearing: 10/8/2025			

Key:

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

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Project Notes:

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

<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Industrial and Commercial</i>	The project consists of developing a 20.03-acre business park with 337,770 square feet of building area across 11 buildings ranging from 23,100-37,840 square feet with a total of 22 truck docks and building heights of 80-40 feet. The site will include grading, hardscaping, landscaping, and parking areas, with buildings massed into five groupings oriented toward internal truck circulation. The project is located at 33521 Zeiders Road in Menifee.	Recirculated Draft Environmental Impact Report	City of Menifee	Under review, may submit comments
RVC250902-03 Menifee (Pemcor) Business Park Project, Plot Plan PLN23-0245	References: RVC250814-02 and RVC240801-11 Comment Period: 9/2/2025 - 10/16/2025 Public Hearing: N/A			
<i>Industrial and Commercial</i>	The project consists of constructing two commercial manufacturing buildings totaling 92,760 square feet on a 6.77-acre site. 1) Phase 1 will be a 46,276-square-foot building with two 60-foot long loading docks, and 2) Phase 2 will be a 46,484-square-foot warehouse. The buildings will include mezzanines and office space, with landscaping along Grand Avenue. The project is located at 18290 Grand Avenue in Lake Elsinore.	Initial Study/Draft Mitigated Negative Declaration	City of Lake Elsinore	Document reviewed - No comments sent
RVC250909-06 Rome Hill Commercial Project	Comment Period: 9/5/2025 - 10/6/2025 Public Hearing: N/A			
<i>Industrial and Commercial</i>	The project consists of a new Public Works Corporate Yard with nine buildings and eight non-building structures on 53.94-acres, including offices, fleet maintenance, a 20,000-square-foot warehouse storage, a waste transfer station, fueling facilities, and 1,215 parking spaces. The project is located at 2200 East Philadelphia Street in Ontario.	Notice of Preparation of a Draft Environmental Impact Report	City of Ontario	Under review, may submit comments
SBC250903-09 Public Works Corporate Yard Project (PGPA25-003, PZC-25-004)	Comment Period: 9/2/2025 - 10/2/2025 Public Hearing: N/A			
<i>Industrial and Commercial</i>	The project consists of constructing a mixed-use development on a 7.35-acre site, including a 158,548-square-foot industrial warehouse building and a 3,540-square-foot restaurant with outdoor dining. The project is located at the southwest corner of Schaefer Avenue and Oaks Avenue in Chino.	Other	City of Chino	Document reviewed - No comments sent
SBC250910-11 Chino Gateway Terminal Project	Reference: SBC250709-10 Comment Period: 9/10/2025 - 9/15/2025 Public Hearing: 9/16/2025			

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PROJECT TITLE				
<i>Industrial and Commercial</i>	The project consists of developing a 54,144-squarefoot industrial food processing building with paving, screen walls, lighting, landscaping, and utility improvements on 3.73 acres. The project is located at 1545 West Casmalia Street in Rialto.	Draft Mitigated Negative Declaration	City of Rialto	Under review, may submit comments
SBC250925-03 Adesa Rialto Food Processing Facility	Comment Period: 9/29/2025 - 10/28/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of constructing a stormwater capture, diversion, and treatment facility with a capacity of 5,400 gallons per minute on eight acres. The project is located on the southwest corner of West Sixth Street and South Alvarado Street in Westlake.	Final Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent
LAC250903-01 MacArthur Lake Stormwater Capture Project	Reference: LAC240529-07 and LAC220414-01 Comment Period: N/A Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of a Class 3 Permit Modification to the Hazardous Waste Facility Post-Closure Permit at the Tesoro Carson Refinery to improve the West Retention Basin by constructing a new concrete floor above the existing floor, sealed with a primer and epoxy topcoat liner to prevent leaks, and enhancing leak detection measures. The project is located at 1801 East Sepulveda Boulevard in Carson within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
LAC250904-01 Tesoro Carson Refinery – Class 3 Permit Modification#	References: LAC241106-06; LAC240501-14; and LAC240410-05 Comment Period: 8/29/2025 - 10/28/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of restoring 2,210 linear feet of Reach 123 by removing 37,560 cubic yards of sediment and vegetation, backfilling 1,444 cubic yards, and repairing slopes as needed within a 10.86-acre footprint. The project is located at 28502 Old Spanish Trail in Santa Clarita.	Initial Study/Draft Mitigated Negative Declaration	Los Angeles County Department of Public Works (LACDPW)	Document reviewed - No comments sent
LAC250909-02 Reach 123 - Haskell Canyon Channel Restoration Project #2469-01	Comment Period: 8/22/2025 - 9/22/2025 Public Hearing: N/A			

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PROJECT TITLE				
<i>Waste and Water-related</i>	The project consists of soil and groundwater sampling within a one-mile radius to evaluate contamination from the former Alco Pacific lead-acid battery recycling facility from 1950-1990 for cleanup planning. The project is located at 16908, 16916, 16920, and 16928 South Broadway Street in Carson within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
LAC250910-01 Alco Pacific, Incorporated#	Comment Period: 9/11/2025 - 12/10/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of: 1) conducting ongoing environmental investigations and cleanup activities conducted from 2022 to 2025; 2) implementing the Final Remedial Action Plan which proposes a full-scale soil vapor extraction (SVE) system to address areas of environmental impacts; and 3) installing a vapor intrusion mitigation system at the residential construction site which began in May 2025. A full-scale SVE is scheduled to start two months after construction begins. The project located at 3147 West 147th Street in Gardena.	Other	California Regional Water Quality Control Board, Los Angeles Region 4 (RWQCB)	Document reviewed - No comments sent
LAC250911-01 147th Street Auto Parking & Storage	Staff previously provided comments on the Community Update for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/lac250624-01.pdf Reference: LAC250624-01 Comment Period: N/A Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of replacing once-through-cooling pumps at AES Alamitos with a new system to maintain water circulation between Alamitos Bay and the San Gabriel River Estuary, protecting water quality. Construction will last about 2-2.5 years and include fish-protection screens and new pumps. The project is located at 690 North Studebaker Road in Long Beach.	Draft Environmental Impact Report	City of Long Beach	Under review, may submit comments
LAC250917-01 Alamitos Bay Water Quality Enhancement Project	Reference: LAC240604-12 Comment Period: 9/17/2025 - 11/17/2025 Public Hearing: N/A			

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PROJECT TITLE				
<i>Waste and Water-related</i>	The project consists of building a stormwater capture, treatment, and infiltration facility beneath Furman Park baseball fields to improve flood control, water quality, and groundwater supply. Work includes diverting water from a 96-inch drainpipe, replacing baseball facilities, and adding fencing, lighting, bleachers, a walking path, and a habitat garden. The project is located at 10419 Rives Avenue in Downey.	Draft Mitigated Negative Declaration	City of Downey	Under review, may submit comments
LAC250917-02 Furman Park Stormwater Capture and Infiltration Project (CIP 22-14)	Comment Period: 9/15/2025 - 10/14/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of removing volatile organic compounds from the Van Nuys Airport Industrial Center Operable Unit 3 area, where past aircraft repair, parts manufacturing, and chemical use caused contamination. The project is located at 7877 Woodley Avenue and 16139 Stagg Street in Van Nuys.	Draft Interim Removal Action Work Plan	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
LAC250918-01 Van Nuys Airport Industrial Center Interim Removal Action Workplan (OU-3)	Reference: LAC250325-02 Comment Period: 9/17/2025 - 10/16/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of continued post-closure care for the former 1.5-acre TP Industrial solvent facility, which closed in 1993 and is now a commercial painting business, to ensure long-term environmental safety. The project is located at 525 and 535 East Alondra Boulevard in Gardena within the designated AB 617 Wilmington, Carson, West Long Beach community.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
LAC250923-04 TP Industrial Inc. Draft Post-Closure Permit#	References: LAC210914-05 and LAC210304-02 Comment Period: 9/22/2025 - 11/10/2025 Public Hearing: N/A			

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PROJECT TITLE				
Waste and Water-related	The project consists of remediating contaminated soil and vapor in Boeing's Areas I, III, and Subarea 10 at the 2,850-acre Santa Susana Field Laboratory, including removing caps and excavating five surface impoundments to bedrock with ongoing groundwater monitoring. The project is located at 5800 Woolsey Canyon Road in Canoga Park.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
ODP250910-07 Santa Susana Field Laboratory (SSFL)	Staff previously provided comments on the Draft Program Environmental Impact Report for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2017/dpeir-santasusana-112817.pdf Staff previously provided comments on the Draft Environmental Impact Statement for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2017/deis-santasusana-041217.pdf References: ODP250220-02; ODP250122-06; ODP241101-10; ODP240201-08; ODP240103-06; 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 Comment Period: 9/15/2025 - 10/30/2025 Public Hearing: N/A			
Waste and Water-related	The project consists of the construction and operation of the Bowerman Power Renewable Natural Gas Plant at the Frank R. Bowerman Landfill to convert landfill gas into pipeline-quality renewable natural gas for distribution. The project includes improvements to gas collection, processing, and delivery systems with mitigation measures incorporated to reduce environmental impacts. The project is located at 11006 Bee Canyon Access Road in Irvine.	Recirculated Focused Draft Initial Study/Mitigated Negative Declaration	Orange County Waste and Recycling (OCWR)	Document reviewed - No comments sent
ORC250903-05 Bowerman Power Renewable Natural Gas Plant Project	Reference: ORC241016-15 Comment Period: 9/2/2025 - 10/1/2025 Public Hearing: 12/2/2025			

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PROJECT TITLE				
<i>Waste and Water-related</i>	The project consists of removing arsenic and volatile organic compounds from a 0.96-acre site to allow redevelopment as a mixed-use commercial and residential building under a Removal Action Workplan with an EIR Addendum. The project is located at 8041 Ellis Avenue in Huntington Beach.	Other	Department of Toxic Substances Control (DTSC)	Under review, may submit comments
ORC250917-04 Ellis Avenue Condos Removal Action Workplan	Reference: ORC250220-03 Comment Period: 9/15/2025 - 10/15/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of cleanup at the 38-acre Ascon Landfill, including excavation, consolidating waste, adding 28,000 cubic yards of clean soil for an engineered cap, installing gas monitoring, drainage, groundwater wells, fencing, and ongoing 24/7 air monitoring. The project is located at 21641 Magnolia Street in Huntington Beach.	Other	Department of Toxic Substances Control (DTSC)	Under review, may submit comments
ORC250924-03 Ascon Landfill Site Cleanup Progress	Staff previously provided comments on the Community Update for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/august-2023/ORC230516-03.pdf References: ORC240918-06; ORC230823-12; ORC230516-03; ORC220901-08; ORC210112-09; LAC160818-07; LAC150630-21; ORC150506-01; ORC140610-08; ORC130903-07; LAC130402-01; ORC120302-01; ORC111209-07; and ORC100219-06 18-07; LAC150630-21; ORC150506-01; ORC140610-08; ORC130903-07; LAC130402-01; ORC120302-01; ORC111209-07; and ORC100219-06 http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/august-2023/ORC230516-03.pdf Comment Period: N/A Public Hearing: 10/14/2025			
<i>Waste and Water-related</i>	The project consists of building a wastewater collection system in Quail Valley Subarea 4 with 10 miles of sewer lines, 1.1 miles of force mains, 247 manholes, 37 connector pipes, one regional lift station, and four smaller lift stations, constructed in eight phases over 20 years. The project is located at 23736 Kennedy Lane in Menifee.	Notice of Preparation of a Draft Environmental Impact Report	Eastern Municipal Water District (EMWD)	Under review, may submit comments
RVC250902-04 Quail Valley Subarea 4 Project	Comment Period: 9/3/2025 - 10/3/2025 Public Hearing: N/A			

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PROJECT TITLE				
<i>Waste and Water-related</i>	The project consists of replacing 14.5 miles of 16-inch and 18-inch water mains with 15.4 miles of 24-inch DIP mains to improve water service. The project is located along Highway 86, 84th Avenue, Lesser Drive, and Golden Avenue in Riverside County within the designated AB 617 Eastern Coachella Valley community.	Initial Study/Draft Mitigated Negative Declaration	Coachella Valley Water District (CVWD)	Document reviewed - No comments sent
RVC250909-04 Highway 86 Water Transmission Main Phase 3 and 4 Project#	Comment Period: 5/9/2025 - 6/9/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of paving 1.08 miles (5,700 linear feet) of dirt roads along 19th Avenue, Little Morongo Road, and 20th Avenue around the Nancy Wright Regional Wastewater Reclamation Facility to reduce dust, improve access, and support future development. The project is located at 17295 Little Morongo Road in Desert Hot Springs.	Draft Mitigated Negative Declaration	Mission Springs Water District	Document reviewed - No comments sent
RVC250917-06 Mission Springs Water District Street Improvements for the Regional Wastewater Reclamation Facility Project	Comment Period: 9/12/2025 - 10/14/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of annexing 3.6 acres into the Beaumont-Cherry Valley Water District to provide water service. The project is located south of Cherry Valley Boulevard, east of Interstate 10 Freeway, west of Hannon Road, and north of Brookside Avenue in Cherry Valley.	Site Plan	Riverside Local Agency Formation Commission	Document reviewed - No comments sent
RVC250925-02 LAFCO 2025-09-5-Annexion to Beaumont-Cherry Valley Water District (Gutierrez/Aldama)	Comment Period: 9/24/2025 - 10/22/2025 Public Hearing: N/A			
<i>Utilities</i>	The project consists of permanently sealing one orphan well by placing cement and inert mud in the well, cutting the casing 5-10 feet below ground, and restoring approximately 0.5-acre site disturbance. The project is located at 1153 Brea Canyon Road in Brea.	Initial Study/Draft Mitigated Negative Declaration	California Department of Conservation, Geologic Energy Management Division (CalGEM)	Document reviewed - No comments sent
ORC250909-03 Permanent Sealing of Orphan Well in Orange County Project	Comment Period: 9/8/2025 - 10/7/2025 Public Hearing: N/A			

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Transportation	The project consists of a 4.5-mile light rail extension from Redondo Beach (Marine) Station to the Mary K. Giordano Regional Transit Center in Torrance, including two new stations and a fully grad-separated alignment. The project is located from Redondo Beach (Marine) Station to Mary K. Giordano Transit Center in Torrance.	Final Environmental Impact Report	Los Angeles County Metropolitan Transportation Authority	Document reviewed - No comments sent
LAC250924-02 C Line Extension to Torrance Project	Staff previously provided comments on the Revised Notice of Preparation for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/march/LAC210216-02.pdf References: LAC230207-01 and LAC210216-02 Comment Period: 8/12/2025 - 9/11/2025 Public Hearing: N/A			
Institutional (schools, government, etc.)	The project consists of a dual-faced 97-foot digital LED billboard on a 100-square-foot base within a 6.08-acre parcel, including electrical trenching, tree removal with replacement planting, and minor landscape upgrades. Approval includes a Development Agreement, Conditional Use Permit, and Development Review. The project is located at 880 South Lemon Avenue in Diamond Bar.	Draft Mitigated Negative Declaration	City of Diamond Bar	Document reviewed - No comments sent
LAC250923-03 Walnut Valley Unified School District (WUSD) Electronic Billboard Project (Planning Case No. PL2024-40)	Comment Period: 9/22/2025 - 10/21/2025 Public Hearing: N/A			
Institutional (schools, government, etc.)	The project consists of: 1) renovating Mira Costa High School fields, 2) installing new field lights, 3) adding two e-bike parking areas, and 4) implementing Facilities Master Plan improvements including demolition and building upgrades. The project is located at 1401 Artesia Boulevard in Manhattan Beach.	Notice of Preparation of a Draft Environmental Impact Report	Manhattan Beach Unified School District (MBUSD)	Document reviewed - No comments sent
LAC250923-05 Mira Costa High School Field Renovation, Lighting Improvements, and Facilities Master Plan Project	Reference: LAC170920-04 Comment Period: 9/22/2025 - 10/21/2025 Public Hearing: N/A			

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PROJECT TITLE				
<i>Institutional (schools, government, etc.)</i>	The project consists of the Hungry Valley State Vehicular Recreation Area General Plan Update for the 19,625-acre park, setting long-range goals for recreation and resource management. Planned improvements include a new access road, loop trail, visitor center, RV campground with hookups, community event area, and expanded practice tracks. The project is located at Hungry Valley State Park Vehicular Recreation Area in Gorman.	Draft Environmental Impact Report	California Department of Parks and Recreation	Document reviewed - No comments sent
LAC250925-01 Hungry Valley State Vehicular Recreation Area General Plan Update	References: LAC250819-01 and LAC231108-07 Comment Period: 8/18/2025 - 10/2/2025 Public Hearing: N/A			
<i>Institutional (schools, government, etc.)</i>	The project consists of developing an 8.27-acre site in two phases, with Phase 1 including a 69,618-square-foot fitness center, multipurpose center, and museum, and Phase 2 including a 16,616-square-foot two-story office building. The project provides a total of 468 parking spaces, including ADA and electric vehicle stalls, along with drainage, landscaping, and utility improvements. The project is located south of Garbani Road, east of Haun Road, and west of Interstate 215 in Menifee.	Initial Study/Draft Mitigated Negative Declaration	City of Menifee	Document reviewed - No comments sent
RVC250903-07 Fitwell Health Project (Major Plot Plan PLN23-0150, CUP PLN23-0151)	Reference: RVC230926-03 Comment Period: 9/2/2025 - 9/22/2025 Public Hearing: 10/8/2025			
<i>Medical Facility</i>	The project consists of developing a 3-story parking structure, with associated site improvements, minor deviations, and variances for height, setbacks, and parking. The project is located at 801 and 803 Pepper Avenue in Colton.	Initial Study/Draft Mitigated Negative Declaration	City of Colton	Document reviewed - No comments sent
SBC250903-08 Pepper Clinic Development Project (DAP24-0029)	Comment Period: 8/30/2025 - 9/19/2025 Public Hearing: 10/28/2025			

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PROJECT TITLE				
Retail	The project consists of rezoning from Community Commercial to Commercial Visitor Serving-1 and converting a motel, gym, and pool into a 17-room bed and breakfast inn with a 300-square-foot gym, 600-square-foot pool, onsite alcohol sales, and a lot tie for joint operation. The project is located at 22752 and 22762 Pacific Coast Highway in Malibu.	Other	City of Malibu	Document reviewed - No comments sent
LAC250923-02 Ryokan Bed and Breakfast Inn (The Ryokan Project)	Reference: LAC211207-01 Comment Period: 9/23/2025 - 10/12/2025 Public Hearing: 10/13/2025			
Retail	The project consists of a 15,431-square-foot retail plaza with ten tenant spaces, parking, pedestrian access, and landscaping with sustainable design features. The project is located at 4055 Riverview Drive in Jurupa Valley.	Site Plan	City of Jurupa Valley	Document reviewed - No comments sent
RVC250903-06 Jurupa Valley Commercial Retail Plaza	Comment Period: N/A Public Hearing: N/A			
Retail	The project consists of demolishing two buildings and constructing a 7,030-square-foot retail plaza with five units and 41 parking stalls. The project is located at 1060 East 6th Street in Beaumont.	Other	City of Beaumont	Document reviewed - No comments sent
RVC250909-05 PLAN2025-0267 - Former Square D Company Facility	Reference: RVC250723-03 Comment Period: N/A Public Hearing: 9/18/2025			
Retail	The project consists of a 136,035-square-foot two-story self-storage building with 670-square-foot office space and 77 RV storage stalls on 14.27 acres, while preserving 72.5 acres of open space. Access is via a 2,000-foot private road from 68th Street east of I-15. The project is located south of 68th Street, east of Interstate 15, north of the Santa Ana River in Jurupa Valley.	Recirculated Draft Mitigated Negative Declaration	City of Jurupa Valley	Document reviewed - No comments sent
RVC250910-09 MA20269 - I-15 Self Storage Project	Reference: RVC250318-04 Comment Period: 9/4/2025 - 10/3/2025 Public Hearing: N/A			

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PROJECT TITLE				
Retail	The project consists of constructing a 950-square-foot Dutch Bros. Coffee building with a drive-through, parking, and landscape improvements on a 0.51-acre site. The project is located at 25040 Alessandro Boulevard in Moreno Valley.	Other	City of Moreno Valley	Document reviewed - No comments sent
RVC250910-10 Dutch Bros. Coffee – Conditional Use Permit Appeal	Reference: RVC250709-07 Comment Period: N/A Public Hearing: 8/19/2025			
General Land Use (residential, etc.)	The project consists of adaptively reusing an existing seven-story 120,000-square-foot office building into a private dormitory with 149 suites (593 beds), including a 728-square-foot pavilion, 364 parking stalls (vehicular), 150 bicycle spaces, and 22,523-square-feet of open space. The project is located at 5150 Pacific Coast Highway in Long Beach.	Response to Comments	City of Long Beach	Document reviewed - No comments sent
LAC250902-01 Park Tower Student Housing Project	References: LAC241203-03 and LAC240813-02 Comment Period: N/A Public Hearing: N/A			
General Land Use (residential, etc.)	The project consists of the Housing Authority of the City of Los Angeles acquiring and renovating an existing two-bedroom single-family home and converting the garage into an accessory dwelling unit (ADU), including roofing, window, appliance, flooring, fixture, utility, pavement, landscaping, fire safety, and Americans with Disabilities Act upgrades. The project is located east of North Eastern Avenue at 3223 Sheffield Avenue in Los Angeles.	Other	Los Angeles Housing Department (LAHD)	Document reviewed - No comments sent
LAC250902-02 HACLA 3223 Sheffield Project	Comment Period: 9/3/2025 - 9/10/2025 Public Hearing: N/A			
General Land Use (residential, etc.)	The project consists of the adaptive reuse of a seven-story office building into a private dormitory with 593 beds, a 728-square-foot pavilion, 22,523 square-feet of open space, and 364 parking spaces within an existing parking structure. The project is located at 5150 East Pacific Coast Highway in Long Beach.	Other	City of Long Beach	Document reviewed - No comments sent
LAC250903-04 Milan Park Tower Dormitory Project	References: LAC241203-03 and LAC240813-02 Comment Period: N/A Public Hearing: 9/18/2025			

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Project Notes:

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

<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>General Land Use (residential, etc.)</i> LAC250909-01 New Clark Residence	The project consists of rehabilitating a five-story historic building into 107 studio apartments, including one 2-bedroom manager unit and one 1-bedroom maintenance unit, with 12 parking spaces. 53 studio units will use RAD Section 8 PBVs for 20 years. The project is located at 306 South Loma Drive in Los Angeles. Comment Period: 9/8/2025 - 9/23/2025 Public Hearing: N/A	Other	Los Angeles Housing Department (LAHD)	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> LAC250910-02 Buena Vista Project	The project consists of removal of existing structures and construction of a mixed-use development on an existing 8.8-acre site with construction on the north and south parcels consisting of 1) 986 residential units; 2) 15,000 square feet of retail; 3) 23,800 square feet of restaurant; 4) 116,610 square feet of outdoor trellis/overhand; and 5) parking. The Site would include up to 1,245,536 square feet of floor area and approximately one acre of publicly accessible open space. The project is located at 1251 North Spring Street and 1030-1380 North Broadway in Los Angeles. Staff provided previous comments during the Notice of Preparation comment period which can be viewed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/august/LAC210803-05.pdf ENV-2016-4064-EIR References: LAC250710-02 and LAC210803-05 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/lac250910-02-deir-buena-vista-project.pdf Comment Period: 7/10/2025 - 9/25/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Los Angeles	Comment letter sent on 9/25/2025
<i>General Land Use (residential, etc.)</i> LAC250910-03 Tentative Parcel Map No. 84900 – Subdivide One Parcel into Two	The project consists of subdividing one (1) parcel into two (2) parcels under Tentative Parcel Map No. 84900 within the Imperial Highway Specific Plan Zoning District. The project is located at 14861 Imperial Highway in La Mirada. Reference: LAC240301-13 Comment Period: 9/4/2025 - 9/17/2025 Public Hearing: 9/18/2025	Site Plan	City of Mirada	Document reviewed - No comments sent

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PROJECT TITLE				
<i>General Land Use (residential, etc.)</i>	The project consists of demolishing existing structures and building 11 two-story, three-bedroom townhomes in five buildings (1,341-1,594 square feet each, 31 feet, seven inches tall) with attached two-car garages, private patios, a 26-foot driveway approach, 24-26-foot interior driveways, and six extra parking spaces while preserving two mature Coast Live Oak trees. The project is located at 1404 and 1414 Royal Oaks Drive in Duarte.	Draft Mitigated Negative Declaration	City of Duarte	Document reviewed - No comments sent
LAC250916-02 1404 Royal Oaks Project	Comment Period: 9/17/2025 - 10/15/2025 Public Hearing: 10/16/2025			
<i>General Land Use (residential, etc.)</i>	The project consists of redeveloping eight acres with 1,589 residential units, 411,113 square feet of office, 145,748 square feet of retail/restaurant, and 90,113 square feet of open space in buildings up to 30 stories and 364 feet tall with subterranean and podium parking. The project is located at 400 South Central Avenue in Los Angeles.	Other	City of Los Angeles	Document reviewed - No comments sent
LAC250916-03 Fourth and Central Project	Staff previously provided comments on the Draft Environmental Impact Report for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/november-2023/LAC231012-02.pdf Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/april/LAC220310-03.pdf References: LAC231012-02 and LAC220310-03 Comment Period: N/A Public Hearing: 10/9/2025			

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<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE General Land Use (residential, etc.) ORC250910-04 The Village Santa Ana Specific Plan	The project consists of redeveloping a 17.2-acre site into a mixed-use urban village with up to 1,583 residential units, 80,000-square-foot commercial/retail space, 300,000-square-foot office space, and 13.8 acres of outdoor and recreation space. The project is located at 1561 West Sunflower Avenue in Santa Ana. Staff provided comments during the Notice of Preparation Draft Supplemental Environmental Impact Report public review period on 12/01/23. The comment letter can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/december-2023/ORC231108-02.pdf Staff previously provided comments on the Notice of Preparation of a Program Environmental Impact Report for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/March/ORC200303-03.pdf References: ORC250801-05; ORC250416-01; ORC231108-02; ORC230712-06; ORC210810-08; ORC200806-02; and ORC200303-03 Comment Period: 8/11/2025 - 9/15/2025 Public Hearing: 9/16/2025	Final Supplemental Environmental Impact Report	City of Santa Ana	Document reviewed - No comments sent
General Land Use (residential, etc.) ORC250910-05 Gateway Village Project	The project consists of a 105-acre residential village with 1,360 two and three-story homes on 65.5 acres, including 340 affordable units, five parks that are 7.2 acres, a 1.2-acre frontage, and a 9.5-acre Jeffrey Open Space Trail extension with a pedestrian/bicycle bridge and new public access to Gateway Preserve. Utilities will be extended. The project is located at 11911 Jeffrey Road in Irvine. Reference: ORC241023-03 Comment Period: 9/5/2025 - 10/20/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Irvine	Under review, may submit comments
General Land Use (residential, etc.) ORC250911-02 Tentative Parcel Map No. 2025-151-Clearwater Living	The project consists of subdividing one lot on a 6.14-acre site to construct a senior living development with two buildings including 168 active adult units, 74 assisted living units, and 28 memory care units. The project is located at the southeast corner of Warner Avenue and Armstrong Avenue in Tustin. Comment Period: 9/9/2025 - 9/23/2025 Public Hearing: N/A	Other	City of Tustin	Document reviewed - No comments sent

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PROJECT TITLE				
<i>General Land Use (residential, etc.)</i> ORC250917-05 Beith Residence Historic Exterior Modification (HEMA No. 2025-03)	The project consists of approving Historic Exterior Modification Application No. 2025-03 for a second-story rear addition to: 1) a single-family residence, 2) new and replacement wood-sash windows, and 3) legalization of unpermitted additions, pergolas, a deck, and a fixed pane window. The project is located at 1804 North Greenleaf Street in Santa Ana. Comment Period: N/A Public Hearing: 9/23/2025	Other	City of Santa Ana	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> RVC250910-08 Menifee Valley Business Park – Buildings 5 & 6 (Phase 2)	The project consists of two warehouse/distribution buildings: 1) Building 5 at 1,204,313 square feet on 68.73 acres with 429 passenger and 569 trailer stalls, and 2) Building 6 at 773,157 square feet on 47 acres with 285 passenger and 340 trailer stalls. Access is from McLaughlin Road, and it implements Planning Area 10 of the Menifee Valley Specific Plan. The project is located south of McLaughlin Road, east of Menifee Road, and west of Briggs Road in Menifee. 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/2022/march/RVC220308-07.pdf Staff previously provided comments on the Draft Environmental Impact Report for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/december-2023/RVC231025-01.pdf References: RVC241101-03; RVC240201-04; RVC231227-01; RVC231025-01; RVC220308-07; RVC211015-01; RVC190821-04; and RVC180823-02 Comment Period: 9/10/2025 - 10/2/2025 Public Hearing: N/A	Other	City of Menifee	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> RVC250911-03 Canyon Springs Business Park Specific Plan	The project consists of amending the General Plan, Zoning Map, and Specific Plan, and approving a Tentative Tract Map and Design Review to construct a 156-unit multi-family residential development on a 9.13-acre site of four vacant parcels. The project is located at the northwest corner of Gateway Drive and Canyon Park Drive in Riverside. Comment Period: N/A Public Hearing: N/A	Site Plan	City of Riverside	Document reviewed - No comments sent

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<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
General Land Use (residential, etc.)	The project consists of building a 111.25-acre community with 457 homes, 98 accessory dwelling units, parks, open space, trails, and a water quality/detention basin. The project is located east of Nason Street, west of Moreno Beach Drive, and north of Ironwood Avenue in Moreno Valley.	Notice of Preparation of a Draft Program Environmental Impact	City of Moreno Valley	Under review, may submit comments
RVC250918-02 Moreno Meadows	Comment Period: 9/12/2025 - 10/12/2025 Public Hearing: N/A			
Plans and Regulations	The project consists of rezoning a ±5.34-acre site through a new zoning designation, Area Development Plan Twenty (ADP-20), to allow commercial uses and residential development up to 21 dwelling units per acre – up to 107 units. The project is located at 19011 Bloomfield Avenue in Cerritos.	Draft Mitigated Negative Declaration	City of Cerritos	Document reviewed - No comments sent
LAC250923-01 Development Code Amendment 2025-2, Development Map Amendment 2025-2, and General Plan Amendment 2025-2	Comment Period: 9/12/2025 - 10/3/2025 Public Hearing: 11/5/2025			
Plans and Regulations	The project consists of updating Laguna Niguel's 14.7-square-mile/9,464-acre General Plan to guide land use, mobility, resources, public facilities, safety, noise, and economic development over 20 years. It revises the land use map, designates three Opportunity Areas (Marketplace at Laguna Niguel, Chet Holifed Federal Building, Town Center) for redevelopment, and sets goals for housing, economic growth, infrastructure, parks, and transportation. The project is located at 24171 La Hermosa Ave in Laguna Niguel.	Recirculated Draft Program Environmental Impact Report	City of Laguna Niguel	Document reviewed - No comments sent
ORC250910-06 Laguna Niguel General Plan Update	Reference: ORC250512-03 Comment Period: 8/25/2025 - 10/8/2025 Public Hearing: N/A			
Plans and Regulations	The project consists of updating the Circulation, Economic Development, and Public Safety Elements of the General Plan with an Addendum to the 1991 EIR (SCH No. 1991021054). The project is located citywide in Dana Point.	Other	City of Dana Point	Document reviewed - No comments sent
ORC250924-04 General Plan Update to Circulation, Economic Development, and Public Safety Elements (GPA22-0001 and GPA22-0002)	References: ORC250924-05 and ORC250806-01 Comment Period: N/A Public Hearing: 10/7/2025			

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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 amendments to the City’s Density Bonus regulations through Zone Text Amendment ZTA25-0001 and Local Coastal Program Amendment LCPA25-0001 to comply with State law, qualifying as CEQA exempt. The project is located citywide in Dana Point.	Other	City of Dana Point	Document reviewed - No comments sent
ORC250924-05 Zone Text Amendment ZTA25-0001 and Local Coastal Program Amendment LCPA25-0001	References: ORC250924-04 and ORC250806-01 Comment Period: N/A Public Hearing: 10/7/2025			
<i>Plans and Regulations</i>	The project consists of amending the Canyon Springs Healthcare Campus and Canyon Springs Business Park Specific Plans to swap 3.9 acres between the two plans with no construction proposed. The project is located between Gateway Drive and Campus Parkway on the west and east side of Canyon Park Drive in Riverside.	Other	City of Riverside	Document reviewed - No comments sent
RVC250916-04 Canyon Springs Specific Plan Amendment – Parcel Swap	Comment Period: 9/16/2025 - 9/30/2025 Public Hearing: N/A			

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PROJECT TITLE				
<i>Plans and Regulations</i>				
RVC250919-01 MoVal 2040: The Moreno Valley Comprehensive General Plan Update, Municipal Code and Zoning (including Zoning Atlas) Amendments, and Climate Action Plan	The project consists of updating Moreno Valley’s long-term General Plan for citywide physical development, adopting zoning text and atlas amendment, and approving a 2024 Climate Action plan to reduce greenhouse gas emissions and streamline CEQA analysis for future projects. The project is located citywide in Moreno Valley. Staff previously provided comments on the Revised Draft Program Environmental Impact Report for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250708-02-rdpeir-moval-2040-moreno-valley-general-plan-update-associated-zoning-text-amendments-to-title-9-and-zoning-atlas-amendments-and-2024-climate-action-plan-project.pdf Staff provided comments during the Notice of Preparation of a Revised Draft Program Environmental Impact Report comment period which can be viewed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/rvc240807-16-nop-moval-2040-the-moreno-valley-comprehensive-general-plan-update-municipal-coding-and-zoning-amendments-and-climate-action-plan.pdf Staff previously provided comments on the Draft Program Environmental Impact Report for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/RVC210406-01.pdf Staff previously provided comments on the Notice of Preparation of a Program Environmental Impact Report for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/April/RVC200310-01.pdf References: RVC250708-02; RVC240807-16; RVC210527-01; RVC210406-01; and RVC200310-01 Comment Period: 9/19/2025 - 10/8/2025 Public Hearing: 10/9/2025	Revised Final Program Environmental Impact Report	City of Moreno Valley	Document reviewed - No comments sent

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ATTACHMENT B

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Warehouse & Distribution Centers	The project consists of demolishing a 144,906 square foot building and constructing and operating a 165,803 square foot warehouse on 8.83 acres. The project is located at 26200 Enterprise Way. Off-site improvements are located at five intersections to enhance public safety and address concerns related to large truck turning movements: 1) Bake Parkway and Commercentre Drive; 2) Bake Parkway and Dimension Drive; 3) Dimension Drive, Commercentre Drive, and Enterprise Way; 4) Lake Forest Drive and Dimension Drive; and 5) Lake Forest Drive and Rancho Parkway. The project is located within all AB617 designated Wilmington/Carson/West Long Beach.	Draft Environmental Impact Report	City of Lake Forest	Comment letter sent on 9/11/2025
ORC250711-02 IPT Enterprise Business Center LLC Project#	Staff previously provided comments on the Notice of Preparation, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/april-2024/ORC240326-05.pdf Reference: ORC240326-05 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/orc250711-02-deir-ipt-enterprise-business-center-llc-project.pdf Comment Period: 7/10/2025 - 9/15/2025 Public Hearing: N/A			
Warehouse & Distribution Centers	The project consists of constructing a 624,500 square foot business park development for industrial uses, which comprises the following: 1) a large and small warehouse; 2) personal vehicle storage and self-storage units; 3) small business spaces; 4) small retail and restaurant development; 5) a 44 foot tall electronic billboard sign; 6) a fuel station; 7) associated landscaping; 8) parking, lighting, and signage, and 9) an electrical substation facility. The 47.96-acre project site is located on the northwest corner of State Route 86 and Airport Boulevard within the designated AB 617 Eastern Coachella Valley community.	Draft Environmental Impact Report	City of Coachella	Comment letter sent on 9/3/2025
RVC250722-01 Coachella Airport Business Park#	Staff previously provided comments on the Notice of Preparation, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/september-2023/rvc230901-09-nop-coachella-airport-business-park.pdf References: RVC230901-09 and RVC230412-06 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/rvc250722-01-deir-coachella-airport-business-project.pdf Comment Period: 7/21/2025 - 9/3/2025 Public Hearing: N/A			

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Industrial and Commercial</i>	The project consists of redeveloping a 444-acre site into a Town Center, which includes: 1) 402,500 square feet of commercial and retail uses; 2) indoor sports facility; 3) community spaces; 4) 27 acres of outdoor recreational areas; 5) an Industrial Center with up to 6,166,100 square feet of industrial and office uses; and 6) 24 to 52 acres of outdoor storage. The project is located at 1480-1660 West Anaheim Street, 2110-3500 North Gaffey Street, 1501 West John S Gibson Boulevard, and three parcels without formal addresses in Los Angeles. The project is also within the designated AB 617 Wilmington, Carson, and West Long Beach community.	Notice of Preparation of a Draft Environmental Impact Report	City of Los Angeles	Comment letter sent on 9/12/2025
LAC250820-06 Five Points Union Project#	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/lac250820-06-nop-five-points-union-project.pdf Comment Period: 8/14/2025 - 9/12/2025 Public Hearing: N/A			
<i>Waste and Water-related</i>	The project consists of constructing two new reservoirs on 7.17 acres. Proposed Reservoir 1 would have an inside diameter of approximately 210 feet, a total footprint of 36,530 square feet, and a capacity of 4.9 million gallons (MG) while Proposed Reservoir 2 would have an inside diameter of approximately 234 feet, a total footprint of 45,180 square feet, and a capacity of 6.1 MG. The project also includes removing the Sunset Well Building and Electrical Transformer Area, and demolishing and replacing the Disinfection Facility. The project is located at 201 West Mountain Street, on northwest corner of the intersection of Sunset Avenue and Mountain in Pasadena.	Draft Environmental Impact Report	City of Pasadena	Comment letter sent on 9/11/2025
LAC250805-02 Sunset Complex Project	Staff previously provided comments on the Notice of Preparation, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/may/LAC220407-06.pdf Reference: LAC220407-06 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/lac250805-02-deir-sunset-complex-project.pdf Comment Period: 7/31/2025 - 9/15/2025 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>Waste and Water-related</i>	The project consists of cleanup at the former Welch's Uniform Facility, which includes: 1) excavation and off-site disposal of lead and soil contaminated with volatile organic compounds; and 2) installation of a soil vapor extraction system to capture off-site vapor. The project is located at 3505 Pasadena Avenue in Los Angeles. Reference: LAC240717-04 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/lac250820-05-dtsc-community-update-former-welchs-uniform-facility-cleanup.pdf Comment Period: 8/25/2025 - 9/25/2025 Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Comment letter sent on 9/23/2025
LAC250820-05				
Former Welch's Uniform Facility Cleanup				
<i>Waste and Water-related</i>	The project consists of constructing tertiary treatment facilities spanning three phases within the existing Water Reclamation Plant No. 4 site to produce up to 10 million gallons (MGD) of non-potable recycled water for irrigation. Phase 1 would produce 1 MGD, Phase 2 would produce an additional 1.5 MGD for a total of 2.5 MGD, and Phase 3 would produce up to 10 MGD. The project is located at the southeast corner of 62nd Street and Filmore Street in Thermal, within the AB 617 Eastern Coachella Valley community. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/rvc250805-07-deir-water-reclamation-plant-no-4-non-potable-water-improvements-project.pdf Comment Period: 7/30/2025 - 9/15/2025 Public Hearing: N/A	Draft Environmental Impact Report	Coachella Valley Water District (CVWD)	Comment letter sent on 9/4/2025
RVC250805-07				
Water Reclamation Plant No. 4 Non-Potable Water Improvements Project#				
<i>Waste and Water-related</i>	The project consists of constructing a new booster pump station (BPS) to replace an existing BPS, which would increase pumping capacity and provide system capacity and reliability. The BPS includes three pumps and provisions for a fourth pump and additional construction includes on-site piping, paving access roads and sidewalks, and an enclosed masonry block building, electrical equipment, and an emergency generator. The project also includes installation of approximately 2,200 feet of potable water transmission pipeline and 640 feet of suction piping to connect to the existing Cajalco Water Tank, followed by removal of the existing pump station. This project is located within an unincorporated area of the County of Riverside, west of the City of Perris and within the Water District's service area in Mead Valley. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/rvc250814-01-draft-mnd-for-mead-valley-booster-pump-station-project.pdf Comment Period: 8/14/2025 - 9/15/2025 Public Hearing: N/A	Draft Mitigated Negative Declaration	Eastern Municipal Water District (EMWD)	Comment letter sent on 9/11/2025
RVC250814-01				
Mead Valley Booster Pump Station 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, and SBC = San Bernardino County

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 B

<u>SOUTH COAST AQMD LOG-IN NUMBER</u>	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Waste and Water-related	The project consists of constructing a 3,698-square-foot San Antonio Water Company headquarters building and a 4,066-square-foot maintenance building, along with a maintenance yard, driveway, parking, solar cover, landscaping, citrus grove, and utility improvements, while retaining the existing water storage tank, pump station, and signal buildings, The project is located at 400 East Twentieth Street in Upland. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/sbc250814-03-mnd-san-antonio-water-company-headquarters.pdf Comment Period: 8/14/2025 - 9/15/2025 Public Hearing: 10/22/2025	Draft Mitigated Negative Declaration	City of Upland	Comment letter sent on 9/11/2025
SBC250814-03				
San Antonio Water Company Headquarters Project				
Plans and Regulations	The project consists of updating the 2003 Brea General Plan and creating the Brea Core Specific Plan, which emphasizes land use, circulation, economic development, community resources, and public safety. The Brea Core Specific Plan would allow development of 4,752 residential units and 6,379,588 square feet of non-residential uses, with mobility improvements, infrastructure upgrades, and streetscape enhancements. The project is located within the planning area surrounding Imperial Highway, State Route 90, and State Route 57 in Brea. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/orc250826-01-nop-brea-2050--focused-general-plan-update-and-brea-core-specific-plan.pdf Comment Period: 8/25/2025 - 9/24/2025 Public Hearing: N/A	Notice of Preparation of a Draft Program Environmental Impact	City of Brea	Comment letter sent on 9/24/2025
ORC250826-01				
Brea 2050: Focused General Plan Update and Brea Core Specific Plan				

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

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 C
PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY
Through September 30, 2025

PROJECT PROPONENT/ PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
Ecobat Resources California Inc. (formerly Quemetco) <u>Quemetco Capacity Upgrade Project</u>	Ecobat Resources California Inc. (formerly Quemetco) is proposing to modify its South Coast AQMD permits (Facility ID: 8547) 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. The project is located in Los Angeles County at 720 South 7th Avenue in the City of Industry. Reference: State Clearinghouse No. 2018081096	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
Browning-Ferris Industries of California, Inc., doing business as Sunshine Canyon Landfill Republic Services Inc. <u>Sunshine Canyon Landfill Flare Capacity Expansion Project</u>	Sunshine Canyon Landfill Republic Services Inc. is proposing to modify its South Coast AQMD permits (Facility ID: 49111) 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. The project is located in Los Angeles County at 14747 San Fernando Road in Sylmar. Reference: State Clearinghouse No. 1992041053	Subsequent Environmental Impact Report (SEIR)	The Draft SEIR was released on September 30, 2025 for a 45-day public review and comment period which ends on 5:00 p.m. on November 14, 2025.	Castle Environmental Consulting

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ATTACHMENT C
PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY
Through September 30, 2025

PROJECT PROPONENT/ PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
Southern California Gas Company (SoCalGas)	SoCalGas is proposing to modify their South Coast AQMD permit (Facility ID: 5973) 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. The project is located in Los Angeles County at 28300 Brady Parkway in Santa Clarita. Reference: State Clearinghouse No. 2016071006	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
<u>Honor Rancho Compressor Modernization Project</u>				

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

ATTACHMENT C
PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY
Through September 30, 2025

PROJECT PROPONENT/ PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
Tesoro Refining & Marketing Company, LLC (Tesoro)	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 hydrosulfurization unit, the fluidized catalytic cracking unit, and the alkylation units.	Notice of Preparation of a Draft Environmental Impact Report and Initial Study (NOP/IS)	The consultant has prepared a revised preliminary draft NOP/IS which South Coast AQMD staff is reviewing.	Environmental Audit, Inc.
<u>Marathon Los Angeles Refinery Modernization Projects#</u>	The projects are located at two facilities in Los Angeles County: 1) Marathon Carson Operations, Facility ID 174655, 2350 East 223rd Street in Carson; and 2) Marathon Wilmington Operations, Facility ID 800436, 2101 East Pacific Coast Highway in Wilmington. Both of these facilities are located in the AB 617 Wilmington, Carson, and West Long Beach community. Reference: State Clearinghouse No. (TBD)			

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