

BOARD MEETING DATE: October 3, 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 August 1, 2025 and August 31, 2025, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, September 19, 2025, Reviewed

RECOMMENDED ACTION:
Receive and file.

Wayne Natri
Executive Officer

SR:MK:BR:SW:ET: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 August 1, 2025 to August 31, 2025	
Attachment A: Environmental Documents Prepared by Other Public Agencies and Status of Review	65
Attachment B: Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the June and July 2025 report)	10
Total Environmental Documents Listed in Attachments A & B	75
<i>Comment letters sent</i>	<i>19</i>
<i>Environmental documents reviewed, but no comments were made</i>	<i>54</i>
<i>Environmental documents currently undergoing review</i>	<i>2</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 August 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
August 1, 2025 to August 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Warehouse & Distribution Centers ODP250801-04 Westside Annexation and North Lancaster Industrial Specific Plan	The project consists of annexing a 7,153-acre project site from unincorporated Los Angeles County into the City of Lancaster's jurisdiction, and constructing: 1) 1,837 residential units; 2) 5,793,480 square feet of industrial park uses; 3) 3,620,925 square feet of warehouse uses; 4) 3,620,925 square feet of high-cube parcel hub uses; 5) 1,448,370 square feet of high-cube cold storage uses; and 6) 1,110,780 square feet of business park uses. The project is located near the intersection of 20th Street West and Avenue E in the unincorporated portion of Los Angeles County. Staff previously provided comments during the Draft Environmental Impact Report, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/july-2025/odp250719-01.pdf . Reference: ODP250719-01 Comment Period: N/A Public Hearing: 8/18/2025	Other	City of Lancaster	Document reviewed - No comments sent
Warehouse & Distribution Centers ORC250805-03 DJT4 Parcel Delivery Facility Project (Amazon Parcel Delivery Facility Project)	The project consists of demolishing an existing 637,503 square foot office building, surface parking, and associated landscape areas and constructing a 181,500 square foot industrial warehouse on 31.6 acres. The project is located at 275 Valencia Avenue in Brea. Staff previously provided comments on the Draft Environmental Impact Report, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/december-2024/orc241106-09-deir-djt4-parcel-delivery-facility-project.pdf . References: ORC250506-07; ORC241106-09; and ORC230719-13 Comment Period: N/A Public Hearing: 8/19/2025	Other	City of Brea	Document reviewed - No comments sent
Warehouse & Distribution Centers RVC250801-08 First Palm Springs Commerce Center	The project consists of constructing a 1,516,174 square foot warehouse and a 393,957 square foot warehouse on 91.97 acres. The project is located at the southwest corner of 18th Avenue and North Indian Canyon Drive in Palm Springs. Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report, which can be viewed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/RVC240110-07.pdf . References: RVC250714-02 and RVC240110-07 Comment Period: N/A Public Hearing: N/A	Final Environmental Impact Report	City of Palm Springs	Document reviewed - No comments sent

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
August 1, 2025 to August 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER				
PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Warehouse & Distribution Centers	The project consists of constructing a 1,320,284 square foot warehouse on 131.28 acres. The project site is bounded by vacant lands to the north, California Highway Patrol Banning West Weigh Station to the east, Interstate 10 to the south, and vacant lands to the west. The project is located at the southwest corner of North Hathaway Street and Morongo Road in Banning.	Final Environmental Impact Report	City of Banning	Document reviewed - No comments sent
RVC250808-01				
Banning Commerce Center Project	Staff previously provided comments on the Draft Environmental Impact Report, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/rvc240618-01-deir-banning-commerce-center-project.pdf .			
	Staff also previously provided comments on the Notice of Preparation, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/september/RVC220906-03.pdf .			
	References: RVC240618-01 and RVC220906-03			
	Comment Period: N/A Public Hearing: N/A			
Warehouse & Distribution Centers	The project consists of constructing a 54,330 square foot warehouse and related site improvements on 3.01 acres. The project is located on the northwest corner of Central Avenue and 3rd Street in Highland.	Other	City of Highland	Document reviewed - No comments sent
SBC250805-09				
Patriot/3rd & Cntral Extension of Time Application No. 25-003	Staff previously provided comments on the Draft Subsequent Environment Impact Report, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/july/SBC220715-05.pdf .			
	References: SBC220803-02 and SBC220715-05			
	Comment Period: 8/5/2025 - 8/20/2025 Public Hearing: N/A			
Warehouse & Distribution Centers	The project consists of constructing a 90,532 square foot warehouse project and associated improvements on a 3.01-acre site. The project is located on the East Side of Grape Street, approximately 200 feet south of Cypress Street in Highland.	Other	City of Highland	Document reviewed - No comments sent
SBC250805-10				
Patriot/Grape Street Application No. 25-004	Staff previously provided comments on the Draft Subsequent Environment Impact Report, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/july/SBC220715-05.pdf .			
	Comments received from staff during public hearing are being addressed through the draft response letter.			
	Comment Period: 8/5/2025 - 8/20/2025 Public Hearing: N/A			

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ATTACHMENT A
PREPARED BY OTHER PUBLIC AGENCIES
August 1, 2025 to August 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER				
PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse & Distribution Centers</i>	The project consists of constructing a 187,870 square feet warehouse project and associated improvements on a single parcel. The project is located on the southeast corner of Victoria Avenue and Cypress Street in Highland.	Other	City of Highland	Document reviewed - No comments sent
SBC250805-11 Patriot/Victoria Avenue & Cypress Street Application No 25-005 (Ext 25-005)	Staff previously provided comments on the Draft Subsequent Environment Impact Report, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/july/SBC220715-05.pdf . References: SBC220803-02 and SBC220715-05 Comment Period: 8/5/2025 - 8/20/2025 Public Hearing: N/A			
<i>Industrial and Commercial</i>	The project consists of plugging and abandoning six orphan wells in the Canoga Park Oil Field, which includes: 1) permanently closing and sealing of wells by placing cement and approved materials; 2) removing associated facilities; and 3) staging associated equipment on the well pad or lease roads. The project is located on private land and approximately 300 feet within the Canoga Park Oil Field in Canoga Park.	Initial Study/Draft Mitigated Negative Declaration	California Department of Conservation	Document reviewed - No comments sent
LAC250813-01 Permanent Sealing of Orphan Wells in Canoga Park	Comment Period: 8/12/2025 - 9/15/2025 Public Hearing: N/A			
<i>Industrial and Commercial</i>	The project consists of Orbis Real Estate Partners requesting for a time extension on approvals to subdivide a 7.32-acre parcel into two parcels and construct a 69,500 square foot industrial building on Parcel 1 and a 75,050-square-foot industrial building on Parcel 2. This project is located at 10845 Norwalk Boulevard in Santa Fe Springs.	Other	City of Santa Fe Springs	Document reviewed - No comments sent
LAC250813-05 Time Extension Request for Tentative Parcel Map No. 84116 and Development Plan Approval Case Nos. 1000 & 1001	Comment Period: N/A Public Hearing: 8/18/2025			
<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. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/september-2025/lac250820-06-nop-five-points-union-project.pdf	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	Comment Period: 8/14/2025 - 9/12/2025 Public Hearing: N/A			

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<i>Industrial and Commercial</i> RVC250814-02 Menifee (Pemcor) Business Park Project	The project consists of constructing 11 warehouse buildings ranging in size from 23,100 square feet to 37,840 square feet on 20.03 acres. The project is located at 33521 Zeiders Road in Menifee. Reference: RVC240801-11 Comment Period: 8/12/2025 - 9/25/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Menifee	Document reviewed - No comments sent
<i>Waste and Water-related</i> LAC250805-02 Sunset Complex Project	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. 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	Draft Environmental Impact Report	City of Pasadena	Comment letter sent on 9/11/2025
<i>Waste and Water-related</i> LAC250807-02 Upper Los Cerritos Wetlands Restoration and Mitigation Bank	The project consists of a Coastal Development Permit Application by Los Cerritos Wetlands, LLC, which seeks to expand a previously approved wetlands restoration project and mitigation bank to re-establish an additional 77 acres of tidal wetlands and add public access amenities. The project is located on the former Synergy Oil Field site at 6433 East 2nd Street in Long Beach. References: LAC201027-01, LAC200514-08 and LAC190313-04 Comment Period: N/A Public Hearing: 8/14/2025	Other	City of Long Beach	Document reviewed - No comments sent

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<i>Waste and Water-related</i> LAC250813-02 Rainbow Transport Tank Cleaners#	The project consists of implementing cleanup workplans for a transport tank cleaning facility to remove pesticide and volatile organic compounds, which are at levels greater than the health protective standards, from the soil, soil vapor, and groundwater levels on 10 acres. The project is located at 21119 South Wilmington Avenue in Carson and is within the AB 617 Wilmington, Carson, and West Long Beach community. Staff previously provided comments on the Statement of Basis for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/march/LAC220208-08.pdf . References: LAC220208-08; LAC150721-06; and LAC130814-01 Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Waste and Water-related</i> LAC250813-03 Agritec International Ltd. DBA CleanTech Environmental, Inc.	The project consists of renewing a permit to allow a facility to continue hazardous waste storage and treatment activities for 10 more years on a 0.98-acre site. Hazardous waste includes used oil from gas stations, oil changers, and auto repair shops as well as antifreeze oil/water separation sludge, contaminated soil, and contaminated containers. The project is located at 5820 Martin Road in Irwindale. References: LAC181023-10; LAC180627-03; and LAC130103-04 Comment Period: 8/11/2025 - 9/25/2025 Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Waste and Water-related</i> LAC250813-04 Former Hernan Norge Cleaners	The project consists of a Removal Action Workplan to clean up and reduce tetrachloroethylene levels at the former Hernan Norge Cleaners site. The project includes removing volatile organic compounds from impacted soil, soil vapor, and groundwater. The project is located at 11905 Wilshire Boulevard on the northwest corner of Westgate Avenue and Wilshire Boulevard in Los Angeles. Reference: LAC200409-15 Comment Period: 8/12/2025 - 9/12/2025 Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Waste and Water-related</i> LAC250820-05 Former Welch's Uniform Facility Cleanup	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 Comment Period: 8/25/2025 - 9/25/2025 Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Under review, may submit comments

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<i>Waste and Water-related</i> LAC250821-01 US Ecology Vernon, Inc.	The project consists of renewing a hazardous waste storage and treatment facility permit, originally started in 1981, for an additional 10 years. The facility manages a variety of liquid, sludge, and solid waste by removing or destroying hazardous components or transferring the waste off-site for recycling or disposal. The project is located at 5375 South Boyle Avenue in Los Angeles. References: LAC250417-04; LAC210218-03; LAC200204-13; LAC190521-05; LAC190102-05; LAC180913-02; LAC170907-07; LAC170623-01; LAC170314-07; and LAC160811-01 Comment Period: 8/21/2025 - 9/23/2025 Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Waste and Water-related</i> LAC250827-01 Phillips 66 Los Angeles Refinery – Wilmington Plant RCRA Hazardous Waste Facility Post-Closure Permit (Class 1 Modification)	The project consists of a Class 1 Permit Modification for the Hazardous Waste Facility Post-Closure Permit of the existing Storm Water Holding Basin 2, which includes groundwater monitoring, site inspections, and necessary maintenance and repair of storm water pump, sump level instruments, and other associated structures. The project is located at 1660 West Anaheim Street in Wilmington. References: LAC210629-05; LAC180911-07; and LAC170801-09 Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Waste and Water-related</i> ORC250813-06 Santa Ana Zoo Stormwater	The project consists of constructing a large subsurface stormwater infiltration system in the primary parking lot and a smaller subsurface stormwater infiltration system in the overflow parking lot at the Santa Ana Zoo to reduce pollutant loading into Newport Bay. The project also includes constructing a 0.25-acre pocket park at the Santa Ana Zoo parking lots to capture and infiltrate 4.5 acre-feet of stormwater runoff per storm event from two drainage areas, covering a total of 165 acres. The project is located at 1801 East Chestnut Avenue in Santa Ana. Comment Period: 8/7/2025 - 9/5/2025 Public Hearing: 12/2/2025	Draft Mitigated Negative Declaration	City of Santa Ana	Document reviewed - No comments sent
<i>Waste and Water-related</i> ORC250820-03 Kinsbursky Brothers Supply, Inc.	The project consists of modifying a permit for a hazardous waste facility to include: 1) reclamation of batteries; 2) recovery of precious metals from metal bearing solution; 3) handling of universal waste; and 4) treatment and storage of hazardous waste. The project is located at 1314 North Anaheim Boulevard in Anaheim. References: ORC250711-01; ORC240515-03; and ORC230816-05 Comment Period: N/A Public Hearing: N/A	Permit Modification	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent

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ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OR REVIEW
August 1, 2025 to August 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Waste and Water-related</i> RVC250805-07 Water Reclamation Plant No. 4 Non-Potable Water Improvements Project#	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 62 nd 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
<i>Waste and Water-related</i> RVC250814-01 Mead Valley Booster Pump Station Project	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 at proposed site 317-050-025 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
<i>Waste and Water-related</i> RVC250815-03 Former Wyle Laboratories (MW-33 Area)	The project consists of conducting a five-year review of the cleanup remedy at the Former Wyle Laboratories MW-33 area, which covers 4,950 square feet. In-situ thermal desorption reduced trichloroethene contamination, and additional testing will also be conducted to address some groundwater migration. The project is located at 1841 Hillside Avenue in Norco. Reference: RVC121130-01 Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Waste and Water-related</i> SBC250814-03 San Antonio Water Company Headquarters Project	The project consists of constructing a 3,698 square foot San Antonio Water Company headquarters building and a 4,066-square-foot maintenance building, as well as 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 20th 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

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Waste and Water-related</i> SBC250820-01 Community Survey: Euclid Villas	The project consists of investigating and cleaning up a former manufacturing plant site, soil contaminated with lead and multiple volatile organic compounds. The project is located at 120 South Euclid Avenue and 297 East Stowell Street in Upland. Reference: SBC250820-02 Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Utilities</i> LAC250801-01 Conditional Use Permit Case No 852	The project consists of constructing, operating, and maintaining an unmanned 58-foot-high mono-pine wireless telecommunication facility and related equipment. The project site is located at 12545 Florence Avenue in Santa Fe Springs. Comment Period: N/A Public Hearing: 7/14/2025	Other	City of Santa Fe Springs	Document reviewed - No comments sent
<i>Utilities</i> LAC250801-02 Pier S Battery Energy Storage System (BESS) Project#	The project consists of constructing and operating a 70-megawatt battery energy storage system (BESS) on approximately 2.9 acres of an existing, privately-owned 18.03-acre power generation site. The project also consists of installing up to approximately 100 to 200 individual metal containers, each containing lithium-ion battery cells consolidated into racks, a direct current collection system, an alternating current distribution for auxiliary power, a communications network, a fire suppression system, a power conversion system to connect the BESS, and a new 66 kilovolt (kv) substation. The existing 66 kv Southern California Edison Long Beach Bus Substation located adjacent to the site to the north would also be upgraded. To accommodate the BESS facility, a former warehouse/receiving building, locker building, fabrication/machine shop, and sections of abandoned concrete saltwater intake pipes would be demolished. The project is located at 2665 Pier S Lane in Long Beach, within the designated AB 617 Wilmington, Carson, and West Long Beach community. Reference: LAC241217-01 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/lac250801-02-nop-pier-s-battery-energy-storage-system-(bess)-project.pdf Comment Period: 7/30/2025 - 8/29/2025 Public Hearing: N/A	Notice of Preparation of a Draft Environmental Impact Report	Port of Long Beach	Comment letter sent on 8/21/2025
<i>Utilities</i> SBC250805-01 Overnight Solar Project	The project consists of constructing and operating a 150-megawatt (MW) photovoltaic solar facility, a 150-MW Battery Energy Storage System and installing a 1.1-mile-long generation interconnect (gen-tie) corridor to connect the proposed facility to the existing Alpha Substation owned and operated by Mojave Solar, LLC on approximately 596 acres. The project is located approximately seven miles northwest of State Highway 58 at Harper Lake Road and Lockhart Ranch Road in San Bernardino County. Comment Period: N/A Public Hearing: N/A	Errata to the Final Environmental Impact Report	County of San Bernardino	Document reviewed - No comments sent

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<i>Institutional (schools, government, etc.)</i> LAC250801-03 Santa Monica College 2024 Main Campus Master Plan Update	The project consists of demolishing existing temporary and permanent buildings, totaling approximately 360,100 gross square feet (gsf) of building area, and constructing new buildings consisting of 265,216 gsf of new floor area in five main new buildings on 43.98 acres. The project also includes approximately 207,073 gsf of building renovations to two existing buildings (the Physical and Life Science Complex and the Library and Media Center). The project is located at 1900 Pico Boulevard in Santa Monica. References: LAC250109-03 and LAC100422-02 Comment Period: 7/24/2025 - 9/8/2025 Public Hearing: N/A	Draft Environmental Impact Report	Santa Monica Community College District	Document reviewed - No comments sent
<i>Institutional (schools, government, etc.)</i> LAC250815-01 Sylmar Charter High School Major Modernization Project	The project consists of modernizing the 30.6-acre Sylmar Charter High School campus, including demolishing up to four permanent buildings and six portable classroom buildings and six portable classroom buildings, and construction of one permanent building for performing arts, library/media center, career center, special education, and 10 new classrooms. Other improvements include utility upgrades, parking reconfiguration, accessibility upgrades, exterior painting, landscaping, hardscaping with outdoor learning areas, and installation of interim facilities during construction. The project is located at 13050 Borden Avenue in Los Angeles. Reference: LAC250409-02 Comment Period: 8/14/2025 - 9/29/2025 Public Hearing: N/A	Draft Environmental Impact Report	Los Angeles Unified School District	Document reviewed - No comments sent
<i>Institutional (schools, government, etc.)</i> LAC250819-01 Hungry Valley State Vehicular Recreation Area General Plan Update	The project consists of a General Plan Update to guide long-range management and recreation at the Hungry Valley State Vehicular Recreation Area and establish goals to balance recreation activities with the protection of natural, cultural, and physical resources. The project is located at 46001 Orwin Way in Gorman. Reference: LAC231108-07 Comment Period: 8/18/2025 - 10/2/2025 Public Hearing: N/A	Draft Environmental Impact Report	California Department of Parks and Recreation	Document reviewed - No comments sent

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PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Institutional (schools, government, etc.)	The project consists of a new, 9,000-square foot pocket park with a tower-like play structure, swing set, five shade structures, a 500-square foot restroom building, walking paths, 2,500 square feet of landscaping, perimeter walls, benches, lighting, and security features. The project requires a Zone Change and General Plan Amendment to Open Space. The project is located at the northwest corner of Maine Avenue and Joanbridge Street in Baldwin Park. Reference: LAC231108-07 Comment Period: 8/21/2025 - 9/10/2025 Public Hearing: 9/24/2025	Draft Mitigated Negative Declaration	City of Baldwin Park	Document reviewed - No comments sent
LAC250827-03 Ana Montenegro Park Project				
Institutional (schools, government, etc.)	The project consists of constructing: 1) a cemetery; 2) an 8,983 square foot mortuary; 3) a 6,978 square foot chapel; 4) a 1,340 square foot equipment shed; and 5) a 1,366 square foot caretaker manager residence. The 25-acre gravesite is comprised of 21 parcels on 84.99 gross acres located north of Maurico Street, east of Robert Street, south of River Road and accessed from Garfield Road in unincorporated Riverside. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250801-10.pdf Comment Period: 8/5/2025 - 9/4/2025 Public Hearing: N/A	Draft Mitigated Negative Declaration	County of Riverside	Comment letter sent on 8/14/2025
RVC250801-10 Crescent Gardens Cemetery				
Institutional (schools, government, etc.)	The project consists of constructing a 6,042 square foot hall and classroom and a 240 square foot covered entry at an existing church on 4.47 acres. The project is located at 11000 Cedar Avenue in Bloomington. Comment Period: 8/8/2025 - 8/20/2025 Public Hearing: N/A	Other	County of San Bernardino	Document reviewed - No comments sent
SBC250827-10 Major Revision to an Approved Project (PRAA-2022-00018)				
Retail	The project consists of constructing: 1) a 5,111 square foot automated car wash facility with standard car wash equipment; 2) a 1,178 square foot shade structure for a pay station; 3) a 988 square foot, two-story trash enclosure; and 4) 32 vehicle vacuum stalls and four bicycle parking spaces. The project is located at 9119 North De Soto Avenue in Chatsworth. Comment Period: 8/8/2025 - 9/8/2025 Public Hearing: N/A	Draft Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent
LAC250812-01 De Soto Express Car Wash Project				

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
Retail	<p>The project consists of constructing 1,583 residential units, 80,000 square feet of retail space, 300,000 square feet of office space, and 13.5 acres of public and private outdoor space on 17.2 acres. The project is located on the northeast corner of West Sunflower Avenue and Bear Street, in Santa Ana.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Supplemental Environmental Impact Report public review period, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/december-2023/ORC231108-02.pdf.</p> <p>References: ORC250416-01 and ORC231108-02</p> <p>Comment Period: N/A</p> <p>Public Hearing: 8/11/2025</p>	Other	City of Santa Ana	Document reviewed - No comments sent
ORC250801-05				
The Village Santa Ana Specific Plan				
Retail	<p>The project consists of: 1) demolishing the Dana Point Marina Inn, two boater service buildings, and parking areas; and 2) constructing two hotels and improving associated infrastructures located on 13 acres. The project site is located at 24800 Dana Point Harbor Drive in Dana Point.</p> <p>Staff previously provided comments on the Notice of Preparation, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/October/ORC201001-04.pdf.</p> <p>References: ORC250612-02; ORC250610-01; ORC240719-03; ORC210429-03; and ORC201001-04</p> <p>Comment Period: N/A</p> <p>Public Hearing: 8/12/2025</p>	Other	City of Dana Point	Document reviewed - No comments sent
ORC250801-06				
Dana Point Harbor Hotels/Coastal Development Permit CDP19-0017				
Retail	<p>The project consists of a two-phased commercial development which includes an 80,478 square foot self-storage facility, two sit-down restaurants totaling 12,000 square feet, six drive-thru fast-food restaurants totaling 18,400 square feet, two convenience stores totaling 10,039 square feet with vehicle fuel stations, and a 5,425 square foot automated car wash. A Specific Plan Amendment, Tentative Parcel Maps, Conditional Use Permits, and Development Plan Reviews are required. The project is located north of Ramona Expressway between the Interstate 215 Freeway and Webster Avenue in Perris.</p> <p>References: RVC240807-15</p> <p>Comment Period: N/A</p> <p>Public Hearing: 9/17/2025</p>	Other	City of Perris	Document reviewed - No comments sent
RVC250827-06				
Perris Gateway Project				

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Retail SBC250807-03 Devore Gas Station, Convenience Store, and Drive-Thru Restaurant	The project consists of a conditional use permit for constructing: 1) a gas station with six automobile fueling stations with canopy; 2) six truck fueling stations with canopy; 3) 2,000-square-foot convenience store; and 4) 1,000-square-foot drive-thru restaurant, on 1.40 acres. The project is located at 18545 Cajon Boulevard, near the southeast corner of Cajon Boulevard and Devore Road in Devore. Reference: SBC230516-08 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/sbc250807-03-mnd-devore-gas-station-convenience-store-and-drive-thru-restaurant-project.pdf Comment Period: 8/7/2025 - 8/26/2025 Public Hearing: N/A	Initial Study/Draft Mitigated Negative Declaration	County of San Bernardino	Comment letter sent on 8/21/2025
Retail SBC250827-09 Devore Gas Station, Convenience Store, and Drive-Thru Restaurant (PROJ-2022-00213)	The project consists of a conditional use permit for constructing: 1) a gas station with six automobile fueling stations; 2) six truck fueling stations; 3) 1,848-square-foot convenience store; and 4) 1,057-square-foot drive-thru restaurant on 1.40-acres. The project is located at 18545 Cajon Boulevard, near the southeast corner of Cajon Boulevard and Devore Road in Devore. References: SBC250807-03 and SBC230516-08 Comment Period: 8/23/2025 - 9/12/2025 Public Hearing: 9/18/2025	Other	County of San Bernardino	Document reviewed - No comments sent
General Land Use (residential, etc.) LAC250805-01 Canyon Hills Project	The project consists of constructing 221 residential units on the north side of Interstate 210 on 300 acres. Initially, the project proposed 280 residential units on 900 acres, but the number of residential units was reduced as part of a conservation easement to permanently preserve all remaining 600 acres and to prohibit the taking of a candidate wildlife species, Crotch's Bumble Bee. The project is located at 7000 La Tuna Canyon Road in Los Angeles. Comment Period: 8/5/2025 - 9/2/2025 Public Hearing: N/A	Notice of Preparation of a Draft Environmental Impact Report	California Department of Fish and Wildlife	Document reviewed - No comments sent
General Land Use (residential, etc.) LAC250807-01 Alabama Court	The project consists of repairing and upgrading 42 residential units to keep the properties habitable and functional. The project is located at 7440-7452 North Alabama Avenue in Los Angeles. Comment Period: 8/7/2025 - 8/14/2025 Public Hearing: N/A	Other	City of Los Angeles	Document reviewed - No comments sent

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General Land Use (residential, etc.)	The project consists of rehabilitating eight residential units, comprised of six studios and two one-bedroom units, for affordable housing. The project includes updates to comply with Housing and Urban Development, Housing Authority of the City of Los Angeles, as well as the Americans with Disabilities Act mobility and communication requirements. The project is located at 4215-4221 ½ North Maycrest Avenue in Los Angeles. Comment Period: 8/20/2025 - 8/27/2025 Public Hearing: N/A	Other	Los Angeles Housing Department (LAHD)	Document reviewed - No comments sent
LAC250819-02 4215-4221 ½ Maycrest Ave Project				
General Land Use (residential, etc.)	The project consists of demolishing and adaptively reusing a cold storage facility to construct: 1) 1,521 residential units; 2) 411,113 square feet of office uses; 3) 101,088 square feet of restaurant uses; and 4) a hotel on 7.6 acres. The project is located at 400 South Central Avenue on the southeast corner of Central Avenue and Fourth Street. 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/november-2023/LAC231012-02.pdf References: LAC231012-02 and LAC220310-03 Comment Period: N/A Public Hearing: N/A	Other	City of Los Angeles	Document reviewed - No comments sent
LAC250820-08 Fourth and Central				
General Land Use (residential, etc.)	The project consists of subdividing 233.49 acres into 37 lots, including 10 multi-family residential lots with 510 units, 16 open space lots, two recreation center lots, seven debris basin lots, one water tank lot, and one water purveyor lot, with grading of 2.85 million cubic yards and impacts to 232 oak trees. The project is located west of The Old Road, south of Sagecrest Circle, and north of Calgrove Boulevard in Los Angeles. References: LAC250702-02; LAC241211-01; and LAC220616-04 Comment Period: N/A Public Hearing: 9/23/2025	Other	Los Angeles County Department of Regional Planning	Document reviewed - No comments sent
LAC250827-02 Project No. PRJ2021-001195-(5) Vesting Tentative Tract Map No. 83301				

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General Land Use (residential, etc.)	The project consists of developing the Entrada South Planning Area with 1,574 residential units, 730,000 square feet of non-residential uses, a 27.2-acre preserve, and other community facilities, and continuing development of the Valencia Commerce Center with 3.4 million square feet of non-residential space. The project is located to the west of Interstate 5 and north of State Route 126, within the northwest portion of Los Angeles County, west of Santa Clarita. References: LAC241224-04; LAC211102-01; LAC161201-01; LAC150430-08; LAC100810-01; and LAC100618-02 Comment Period: 8/28/2025 9/30/2025 Public Hearing: 10/1/2025	Final Supplemental Environmental Impact Report	County of Los Angeles	Document reviewed - No comments sent
LAC250828-01 Entrada South and Valencia Commerce Center (VCC) Project				
General Land Use (residential, etc.)	The project consists of redeveloping an 8.5-acre business park site with 145 for-sale residential units, including 62 single-family detached cluster units and 83 single-family attached townhome units resulting in a net density of 17.06 dwelling units per acre. The site, currently developed with approximately 193,000 square feet of office space across five buildings, will be reconfigured to include one driveway from Prospect Avenue, an internal access drive aisle, one recreational common space, and onsite stormwater and utility improvements. The project is located at 3000 Centennial Way in Tustin. Reference: ORC250604-04 Comment Period: 8/15/2025 - 9/29/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Tustin	Document reviewed - No comments sent
ORC250815-02 Cypress Grove Residential Project				
General Land Use (residential, etc.)	The project consists of subdividing an existing lot and constructing four residential units on 0.20 acre. The project is located at 1052 Bonita Street in Tustin. Comment Period: 8/22/2025 - 9/6/2025 Public Hearing: 9/9/2025	Site Plan	City of Tustin	Document reviewed - No comments sent
ORC250827-05 Tentative Parcel Map No. 2023-189 – Bonita Condominium Townhomes				
General Land Use (residential, etc.)	The project consists of constructing 175 residential units on 2.1 acres following a cleanup project by the Department of Toxic Substances Control. The project is located on the corner of Second Street and Stowell Street in Upland. Reference: SBC250820-01 Comment Period: N/A Public Hearing: N/A	Other	City of Upland	Document reviewed - No comments sent
SBC250820-02 Euclid Housing and Stowell Villas				

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General Land Use (residential, etc.) SBC250827-08 Design Review Application No. 25-006 and Tentative Tract Map No. 25-004	The project consists of constructing 217 residential units within 42 two-story buildings, and also includes landscaping, active and passive recreation amenities, and parking, as part of Greenspot Village and Marketplace Specific Plan. The project also involves the review of a tract map, site design, architectural elevations, grading, landscaping, and development standards. The project is located north of Greenspot Road, between State Route 210 and Webster Street in Highland. Reference: SBC130305-03 Comment Period: 8/27/2025 - 9/11/2025 Public Hearing: N/A	Site Plan	City of Highland	Document reviewed - No comments sent
Plans and Regulations LAC250820-07 Broadway Avenue Apartments	The project consists of a General Plan Amendment and Zone Change for constructing 60 residential units on 0.85 acre, which includes a density bonus of 17 affordable units in addition to the base 43 units. The project is located at 7914 Broadway Avenue in unincorporated Whittier. Comment Period: 9/12/2025 - 10/28/2025 Public Hearing: N/A	Initial Study	Los Angeles County Department of Regional Planning	Document reviewed - No comments sent
Plans and Regulations LAC250827-04 Diamond Bar Town Center Specific Plan	The project consists of redeveloping 45 acres into a Town Center, which includes 2,055 residential units, 200 hotel rooms, 40,000 square feet of open space, and 446,000 square feet of commercial space. The project requires a General Plan Amendment and zoning changes to allow higher density. The project is bounded by the Pomona Freeway to the north, single-family homes to the east, Lorbeer Middle School and Mount Cavalry Lutheran Church and School to the south, and the Fall Creek Condominium to the west in Diamond Bar. Reference: LAC230606-10 Comment Period: 8/25/2025 - 10/9/2025 Public Hearing: N/A	Draft Supplemental Environmental Impact Report	City of Diamond Bar	Document reviewed - No comments sent
Plans and Regulations ORC250805-04 Lake Elsinore General Plan Update General Plan Update, Zoning Code and Map Amendment, and Climate Action and Adaptation Plan	The project consists of updates to the Lake Elsinore General Plan from 2025 through 2045 by considering goals, policies and programs related to fundamental updates related to: Land Use, Mobility and Infrastructure, the Housing Element (2021-2029), Conservation, Open Space and Parks, Public Safety, noise, Air quality, Historical and Cultural Resources, Environmental Justice Element, Zoning and Map Amendments, Climate Action and an Adaptation Plan. The project is located in the City of Lake Elsinore, which is approximately 41.69 square miles, and is bounded unincorporated portions of Riverside County to the north and west, Menifee to the east, and Wildomar to the south. Comment Period: 7/24/2025 - 9/2/2025 Public Hearing: N/A	Notice of Preparation of a Draft Environmental Impact Report	City of Lake Elsinore	Document reviewed - No comments sent

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Plans and Regulations	The project consists of updating the City's Density Bonus rules through a Municipal Code Amendment, Zone Text Amendment, and Local Coastal Program Amendment to ensure consistency with the State Density Bonus Law. The project is applicable citywide in Dana Point and is bounded by Laguna Nigel to the north, San Juan Capistrano to the east, San Clemente to the south, and the Pacific Ocean to the west. Comment Period: N/A Public Hearing: 8/25/2025	Other	City of Dana Point	Document reviewed - No comments sent
ORC250806-01 Municipal Code Amendment, Zone Text Amendment (ZTA25-0001) and Local Coastal Program Amendment (LCPA25-0001)				
Plans and Regulations	The project consists of a specific plan for implementing and addressing general provisions, permitted uses, development and design standards, mobility and infrastructure improvements, and design guidelines to stay consistent with the city's General Plan. The project also includes constructing: 1) 306 residential units; 2) 112,000 square feet of mix-uses; 3) 120,00 square feet of commercial uses; 4) 9,990 square feet of open space; and 5) 254 planned unit developments on 120.4 acres. The project is located between Placentia Avenue and the Civic Center and Cinnamon Tree Condos just beyond the intersection of Chapman Avenue and Kraemer Boulevard in Placentia. Comment Period: 7/28/2025 - 9/11/2025 Public Hearing: N/A	Other	City of Placentia	Document reviewed - No comments sent
ORC250820-04 Chapman Corridor Revitalization Plan				
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. Comment Period: 8/25/2025 - 9/24/2025 Public Hearing: N/A	Notice of Preparation of a Draft Program Environmental Impact	City of Brea	Under review, may submit comments
ORC250826-01 Brea 2050: Focused General Plan Update and Brea Core Specific Plan				
Plans and Regulations	The project consists of constructing three planning areas: Planning Area 1 (northern), Planning Area 2 (central) and Planning Area 3 (southern), totaling approximately 1,820 acres. Upon approval, the project areas will be annexed as part of the City of Moreno Valley. The project is located along Gilman Springs Road, south of McGehee Drive, north of Olive Avenue, Bridge Street and Knoch Road, and West of Kennedy Hill Road. Jack Rabbit Trail runs north-south through the center of the project site in Moreno Valley. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250801-09-nop-rancho-belago-estates-specific-plan-project.pdf Comment Period: 7/28/2025 - 8/27/2025 Public Hearing: N/A	Notice of Preparation of a Draft Environmental Impact	City of Moreno Valley	Comment letter sent on 8/26/2025
RVC250801-09 Rancho Belago Estates Specific Plan Project				

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Project Notes:

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ATTACHMENT A
ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OR REVIEW
August 1, 2025 to August 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER				
PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Plans and Regulations	The project consists of constructing a master-planned employment and hospitality campus consisting of: 1) a 150.9-acre business park campus; 2) a 15.4-acre hospitality district; 3) 240.9 acres of open space; 4) a 1.2-acre water reservoir; and 5) various roadways and trails with 1.175 million square feet of development on 429.3 acres across 10 parcels. The project is bounded by residential and open space uses to the north, residential properties to the south, Hidden Valley Golf Club to the east, and Norco High School and surrounding residential uses to the west in Norco. The site was the former location of Wyle Laboratories surrounding the Canyon Creek area, where cleanup is underway by the Department of Toxic Substances Control.	Notice of Preparation of a Draft Environmental Impact	City of Norco	Document reviewed - No comments sent
RVC250805-05 Hidden Valley Tech Campus Specific Plan	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250801-09-nop-rancho-belago-estates-specific-plan-project.pdf Reference: RVC121130-01 Comment Period: 8/5/2025 - 9/5/2025 Public Hearing: N/A			
Plans and Regulations	The project consists of a General Plan Amendment to change the land use designation from Open Space – Parks and Recreation to Very Low Density Residential for the future construction of 85 residential units on 35.31 acres. The project is located at 1001 Cielo Road in Palm Springs.	Draft Mitigated Negative Declaration	City of Palm Springs	Document reviewed - No comments sent
RVC250805-06 Bel Air Greens General Plan Amendment	Comment Period: 8/4/2025 - 8/25/2025 Public Hearing: 9/30/2025			
Plans and Regulations	The project consists of subdividing 140.8 acres into 231 residential lots ranging from 10,890 to 14,520 square feet. The project also includes 23.75 acres of open space, 5.39 acres of water quality basins, 0.55 acre of trailhead with parking, 22.29 acres of roads, and 0.48 acre of dedication on Chicago Avenue. The project is located north of Iris Avenue, south of Twin Lake Drive, east of Golden Star Avenue, and west of Chicago Avenue in Riverside County.	Other	Riverside County Planning Department	Document reviewed - No comments sent
RVC250815-04 Arroya Vista/General Plan Amendment No. 220009, Change of Zone No. 2200031, and Tentative Tract Map No. 38510	Reference: RVC250311-02 Comment Period: N/A Public Hearing: 9/3/2025			
Plans and Regulations	The project consists of constructing a master-planned golf course community on 174 acres, which includes 85 residential units, a multi-use community center, a private nine-hole golf course, a short-game practice area, private access roads, and a 2.5-acre substation site. The project is located at 174-acre site in Vista Santa Rosa in La Quinta.	Notice of Preparation of a Draft Environmental Impact Report	Riverside County Planning Department	Document reviewed - No comments sent
RVC250819-03 The Ranch at Madison Specific Plan	Comment Period: 8/18/2025 - 9/17/2025 Public Hearing: N/A			

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ATTACHMENT A
ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OR REVIEW
August 1, 2025 to August 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
Plans and Regulations	The project consists of updating the General Plan to incorporate strategies to address multi-modal mobility, environmental justice, climate vulnerability, and emergency evacuation. Key components include: 1) preserving and enhancing local heritage and "small town" character; 2) growing the local economy in ways that improve quality of life for local residents; 3) revitalizing older commercial centers with new uses that serve community needs and creating inviting gateways that help build a distinctive sense of place and enhance local pride; 4) modernizing the transportation system, improving connectivity within the City, and fostering safe routes to schools; and 5) establishing a framework for a sustainable, healthy, and resilient community. The project, which encompasses approximately 32.5 square miles, , is located in Chino and is bordered by Pomona to the northwest, Ontario to the northeast, Eastvale and Chino Hills to the southwest.	Other	City of Chino	Document reviewed - No comments sent
SBC250801-11 Chino 2045 General Plan	Staff previously provided comments on the Draft Program Environmental Impact Report, which can be accessed at https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/july-2025/sbc250617-08-deir-2045-chino-general-plan-update.pdf . Reference: SBC240924-01 Comment Period: N/A Public Hearing: 8/20/2025			
Plans and Regulations	The project consists of an amendment to the Revised Final Subsequent Environmental Impact Report to make minor corrections and clarifications. The project is located on the southeast corner of Interstate 10 and Live Oak Canyon Road in Yucaipa.	Revised Final Subsequent Environmental Impact Report	City of Yucaipa	Document reviewed - No comments sent
SBC250805-08 Freeway Corridor Specific Plan	Staff previously provided comments on the Draft Subsequent Environmental Impact Report, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/march-2024/SBC240213-02.pdf . References: SBC240604-09; SBC240213-02; and SBC221118-03 Comment Period: N/A Public Hearing: N/A			
Plans and Regulations	The project consists of updating the General Plan covering approximately 20,626 acres to guide future development, mobility, climate resilience, and environmental justice. The update includes zoning map amendments and a General Plan Amendment to align land uses with projected growth and market potential. The project is located northwest of Pomona, northwest of Ontario, and southwest of Eastvale and Chino Hills in Chino.	Other	City of Chino	Document reviewed - No comments sent
SBC250827-07 City of Chino 2045 General Plan	References: SBC250801-11 and SBC240924-01 Comment Period: N/A Public Hearing: N/A			

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Through August 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Warehouse & Distribution Centers</i> ORC250711-02 IPT Enterprise Business Center LLC Project#	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. 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-ipr-enterprise-business-center-llc-project.pdf Comment Period: 7/10/2025 - 9/15/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Lake Forest	Comment letter sent on 9/11/2025
<i>Warehouse & Distribution Centers</i> RVC250722-01 Coachella Airport Business Park#	The project consists of constructing a 624,500 square foot business park development for industrial uses with the following features: 1) one large and one 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 fueling station; 7) associated landscaping; 8) parking, lighting, and signage; and 9) an electrical substation facility. The 47.96-acre site is located at the northwest corner of State Route 86 and Airport Boulevard in Coachella, within the designated AB 617 Eastern Coachella Valley community. 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	Draft Environmental Impact Report	City of Coachella	Comment letter sent on 9/3/2025

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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 TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
Goods Movement	The project consists of reconsidering mitigation and lease measures related to air quality and greenhouse gases, and updating the air emissions impact analysis in order to comply with the San Diego County Superior Court Peremptory Writ of Mandate. The project is located at the Port of Los Angeles on the northeast corner of State Route 47 and Interstate 110 in the communities of San Pedro and Wilmington, within the designated AB 617 Wilmington, Carson, and West Long Beach community. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/lac250701-01-dseir-berths-97-109-china-shipping-container-terminal-project.pdf Comment Period: 6/26/2025 - 8/11/2025 Public Hearing: N/A	Draft Revised Supplemental Environmental Impact Report	City of Los Angeles Harbor Department	Comment letter sent on 8/11/2025
LAC250701-01 Berths 97-109 [China Shipping] Container Terminal Project#				
Warehouse & Distribution Centers	The project consists of demolishing multiple existing 99,850-square-foot structures and constructing two industrial buildings with: 1) a 99,900-square-foot building with 93,900 square feet of warehouse space and 6,000 square feet of office space; and 2) a 99,950-square-foot building with 97,700 square feet of warehouse space and 6,000 square feet of office space and 2,250 square feet of mezzanine space. Additional site improvements include landscaping, sidewalks, utility connections, implementation of stormwater facilities, construction of a cul-de-sac driveway, and paving parking areas and drive aisles. The 21-acre site is located at 2626 Kansas Avenue and 2069 Massachusetts Avenue in Riverside. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250625-03.pdf Comment Period: 6/26/2025 - 8/11/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Riverside	Comment letter sent on 8/7/2025
RVC250625-03 Massachusetts Point Project				
Waste and Water-related	The project consists of ongoing environmental investigations and cleanup activities conducted from 2022 to 2025 and implementation of the Final Remedial Action Plan which proposes conducting soil vapor extraction (SVE) to address areas of environmental impact and installing a vapor intrusion mitigation system at the residential construction site. The project is located at 3147 West 147th Street in Gardena. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/lac250624-01.pdf Comment Period: N/A Public Hearing: N/A	Other	California Regional Water Quality Control Board, Los Angeles Region 4 (RWQCB)	Comment letter sent on 8/13/2025
LAC250624-01 147th Street Auto Parking & Storage				
Waste and Water-related	The project consists of planned offsite environmental assessment activities at two locations: 1) 13344 South Main Street; 2) east of the Vanguard Learning Center, a school in the Compton Unified School District, located at 13305 San Pedro Street in Los Angeles. Both sites are located within the AB 617 South Los Angeles community. Reference: LAC250312-03 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/lac250624-03.pdf Comment Period: N/A Public Hearing: N/A	Other	California Regional Water Quality Control Board, Los Angeles Region 4 (RWQCB)	Comment letter sent on 8/13/2025
LAC250624-03 Former Alcoa/TRE Westlock Facility#				

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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				
<i>General Land Use (residential, etc.)</i>	The project consists of: 1) reallocating 16.2 acres within the existing boundaries of the Anaheim Hills Festival Specific Plan; 2) demolishing a 62,676 square foot theater; and 3) constructing 447 residential units. The project is located at the southeast corner of East Santa Ana Canyon Road and South Festival Drive in Anaheim.	Draft Environmental Impact Report	City of Anaheim	Comment letter sent on 8/1/2025
ORC250624-04 Festival Anaheim Hills Project	Reference: ORC240201-06 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/orc250624-04.pdf Comment Period: 6/20/2025 - 8/4/2025 Public Hearing: N/A			
<i>Plans and Regulations</i>	The project consists of revising the originally adopted 2021 General Plan and 2021 Climate Action Plan (CAP) based on a 2024 baseline, air quality climate changes, and energy use. The project also includes readopting Zoning Text Amendments to Title 9 (Planning & Zoning) and Zoning Atlas Amendments, approved in 2021, since the Court denied the Petition on the environmental topic area of land use. The project encompasses 51.47 square miles and is bounded by unincorporated areas of Riverside County to the north, east, and south and Interstate 215 to the west in Moreno Valley.	Revised Draft Program Environmental Impact Report	City of Moreno Valley	Comment letter sent on 8/20/2025
RVC250708-02 MoVal 2040: The Moreno Valley Comprehensive General Plan Update, Municipal Code and Zoning (including Zoning Atlas) Amendments, and Climate Action Plan	Staff previously provided comments on the Notice of Preparation and Notice of Availability of Draft Program Environmental Impact Report, which can be accessed 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 , and at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/RVC210406-01.pdf , respectively. References: RVC240807-16, RVC210527-01 and RVC210406-01 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 Comment Period: 7/7/2025 - 8/21/2025 Public Hearing: N/A			

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

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Plans and Regulations</i>	The project consists of constructing 3,462 medium to medium-high density residential units on 716.1 acres, which includes development for commercial uses, school uses, open space for recreational land uses, open space for water conservation and major backbone roadways. The proposed General Plan Amendment (GPA250001) would amend the General Plan, Sun City/Menifee Valley Area Plan (SCMVAP), and Harvest Valley/Winchester Area Plan (HVWAP) to reflect the Holland Ranch Specific Plan. The project is located west of Leon Road, north of Craig Avenue, east of Briggs Road, and south and north of Holland Road, within the SCMVAP and HVWAP portions of unincorporated Riverside County.	Notice of Preparation of a Draft Environmental Impact Report	County of Riverside	Comment letter sent on 8/13/2025
RVC250715-04 Specific Plan No. 406 "Holland Ranch"	https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250715-04-nop-specific-plan-no-406-holland-ranch-project.pdf Comment Period: 7/14/2025 - 8/13/2025 Public Hearing: N/A			
<i>Plans and Regulations</i>	The project consists of constructing 14,152 new residential units and 11,732,858 square feet of non-residential space on 621 acres. The project is located in downtown San Bernardino east of Interstate 215 until Sierra Way and from 8th Street to the railroad tracks south of Rialto Avenue, within the designated AB 617 San Bernardino and Muscoy community.	Notice of Preparation of a Draft Environmental Impact Report	City of San Bernardino	Comment letter sent on 8/19/2025
SBC250718-04 City of San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan#	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/july/SBC220712-04.pdf Reference: SBC220712-04 https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/sbc250718-04-nop-city-of-san-bernardino-general-plan-update-development-code-update-and-downtown-specific-plan.pdf Comment Period: 7/21/2025 - 8/19/2025 Public Hearing: N/A			

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ATTACHMENT C
PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY
Through August 31, 2025

PROJECT PROPONENT/ PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
Ecobat Resources California Inc. (formerly Quemetco) <u>Quemetco Capacity Upgrade Project</u>	<p>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.</p> <p>The project is located in Los Angeles County at 720 South 7th Avenue in the City of Industry.</p> <p>Reference: State Clearinghouse No. 2018081096</p>	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
Browning-Ferris Industries of California, Inc., doing business as Sunshine Canyon Landfill Republic Services Inc. <u>Sunshine Canyon Landfill Flare Capacity Expansion Project</u>	<p>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.</p> <p>The project is located in Los Angeles County at 14747 San Fernando Road in Sylmar.</p> <p>Reference: State Clearinghouse No. 1992041053</p>	Subsequent Environmental Impact Report (SEIR)	<p>The consultant has provided an updated Draft SEIR which is being concurrently reviewed by South Coast AQMD staff and the facility.</p>	Castle Environmental Consulting

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ATTACHMENT C
PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY
Through August 31, 2025

PROJECT PROPONENT/ PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
Southern California Gas Company (SoCalGas)	<p>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.</p> <p>The project is located in Los Angeles County at 28300 Brady Parkway in Santa Clarita.</p> <p>Reference: State Clearinghouse No. 2016071006</p>	<p>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</p>	<p>The consultant has prepared a revised preliminary draft Addendum which South Coast AQMD staff is reviewing.</p>	<p>Dudek</p>
<u>Honor Rancho Compressor Modernization Project</u>				

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ATTACHMENT C
PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY
Through August 31, 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)			

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