

BOARD MEETING DATE: February 6, 2026

AGENDA NO. 11

**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 December 1, 2025 and December 31, 2025, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

**COMMITTEE:** Mobile Source, January 23, 2026, Reviewed

**RECOMMENDED ACTION:**

Receive and file.

Wayne Nastri  
Executive Officer

SR:MK:BR:SW:AS

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### **Background**

The California Environmental Quality Act (CEQA) Statute and Guidelines require public agencies, when acting in their lead agency role, to provide an opportunity for other public agencies and members of the public to review and comment on the analysis in environmental documents prepared for proposed projects. A lead agency is when a public agency has the greatest responsibility for supervising or approving a proposed project and is responsible for the preparation of the appropriate CEQA document.

Each month, South Coast AQMD receives environmental documents, which include CEQA documents, for proposed projects that could adversely affect air quality. South Coast AQMD fulfills its intergovernmental review responsibilities, in a manner that is consistent with the Board's 1997 Environmental Justice Guiding Principles and

Environmental Justice Initiative #4, by reviewing and commenting on the adequacy of the air quality analysis in the environmental documents prepared by other lead agencies.

The status of these intergovernmental review activities is provided in this report in two sections: 1) Attachment A lists all of the environmental documents prepared by other public agencies seeking review by South Coast AQMD that were received during the reporting period; and 2) Attachment B lists the active projects for which South Coast AQMD has reviewed or is continuing to conduct a review of the environmental documents prepared by other public agencies. Further, as required by the Board's October 2002 Environmental Justice Program Enhancements for fiscal year (FY) 2002-03, each attachment includes notes for proposed projects which indicate when South Coast AQMD has been contacted regarding potential air quality-related environmental justice concerns. The attachments also identify for each proposed project, as applicable: 1) the dates of the public comment period and the public hearing date; 2) whether staff provided written comments to a lead agency and the location where the comment letter may be accessed on South Coast AQMD's website; and 3) whether staff testified at a hearing.

In addition, the South Coast AQMD will act as lead agency for a proposed project and prepare a CEQA document when: 1) air permits are needed; 2) potentially significant adverse impacts have been identified; and 3) the South Coast AQMD has primary discretionary authority over the approvals. Attachment C lists the proposed air permit projects for which South Coast AQMD is lead agency under CEQA.

**Attachment A – Log of Environmental Documents Prepared by Other Public Agencies and Status of Review, and Attachment B – Log of Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies**

Attachment A contains a list of all environmental documents prepared by other public agencies seeking review by South Coast AQMD that were received pursuant to CEQA or other regulatory requirements. Attachment B provides a list of active projects, which were identified in previous months' reports, and which South Coast AQMD staff is continuing to evaluate or prepare comments relative to the environmental documents prepared by other public agencies. The following table provides statistics on the status of review<sup>1</sup> of environmental documents for the current reporting period for Attachments A and B combined<sup>2</sup>:

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<sup>1</sup> The status of review reflects the date when this Board Letter was prepared. Therefore, Attachments A and B may not reflect the most recent updates.

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

<b>Statistics for Reporting Period from December 1, 2025 to December 31, 2025</b>	
<b>Attachment A:</b> Environmental Documents Prepared by Other Public Agencies and Status of Review	63
<b>Attachment B:</b> Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the October and November 2025 report)	10
<b>Total Environmental Documents Listed in Attachments A &amp; B</b>	<b>73</b>
<i>Comment letters sent</i>	16
<i>Environmental documents reviewed, but no comments were made</i>	55
<i>Environmental documents currently undergoing review</i>	2

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 December 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**  
**December 1, 2025 to December 31, 2025**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>Goods Movement</b>  <b>LAC251230-01</b> Gold Bond Gypsum Wallboard Manufacturing Facility Demolition Project#	<p>The project consists of demolishing an existing facility and associated appurtenances 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.</p> <p>Reference: LAC250924-01</p> <p>Comment Period: 9/24/2025 - 12/24/2025      Public Hearing: 1/12/2026</p>	Other	Port of Long Beach	Document reviewed - No comments sent
<b>Goods Movement</b>  <b>RVC251217-11</b> Meridian D-1 Gateway Aviation Center Project	<p>The project consists of the developing one gateway air freight cargo building (180,800 square feet) on approximately 34 acres with loading docks, aircraft parking, trailer storage, employee parking, and associated taxiway and access improvements. The project is located at North Heacock Street in Riverside.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/april/RVC210401-14.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/april/RVC210401-14.pdf</a></p> <p>References: RVC240710-10; RVC240618-05; RVC240604-07; and RVC210401-14</p> <p>Comment Period: N/A      Public Hearing: 2/4/2026</p>	Other	March Inland Port Airport Authority	Document reviewed - No comments sent
<b>Warehouse &amp; Distribution Centers</b>  <b>LAC251224-01</b> 2555 West 190th Street Industrial Warehouse Project	<p>The project consists of constructing one industrial warehouse building totaling 262,970 square feet on a 13.59-acre site and consolidating three existing parcels into one parcel under Tentative Parcel Map No. 83184 and approval of a Conditional Use Permit. The project is located at 2555 West 190th Street in Torrance.</p> <p>Staff previously provided comments on the Notice of Availability of a Draft Mitigated Negative Declaration for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/march-2025/lac250228-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/march-2025/lac250228-02.pdf</a></p> <p>References: LAC250228-02 and LAC210217-03</p> <p>Comment Period: 12/16/2025 - 1/15/2026      Public Hearing: N/A</p>	Draft Mitigated Negative Declaration	City of Torrance	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**  
**December 1, 2025 to December 31, 2025**

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of constructing a warehouse building (4,800 square feet) with offices and equipment storage on a 1.10-acre parcel, including new landscaping, a trash enclosure, vehicular entry gates, and mechanical/electrical utilities with an open yard. The project is located at Veile Avenue between 4th Street and Luis Estrada Road in Beaumont.	Site Plan	City of Beaumont	Document reviewed - No comments sent
<b>RVC251202-03</b> Viele 4,800-Square-Foot Warehouse Building with Offices	Comment Period: N/A	Public Hearing: N/A		
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of subdividing a 90.89-acre site into five parcels, retaining the existing Walgreens distribution center (692,613 square feet) on Parcel 1, adding trailer parking/storage lots on Parcels 2, 3, and 4, and constructing one warehouse (525,540 square feet) with loading docks and parking on Parcel 5. The project also includes underground bioretention basins, decorative landscaping, and associated onsite infrastructure. The project is located at 17500 Perris Boulevard in Moreno Valley.	Notice of Preparation of a Draft Environmental Impact Report	City of Moreno Valley	Comment letter sent on 12/18/2025
<b>RVC251203-14</b> Perris Blvd. Development (TPM No. 39191)	<a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/rvc251203-14-nop-perris-blvd-development-(tpm-no-39191).pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/rvc251203-14-nop-perris-blvd-development-(tpm-no-39191).pdf</a>	Comment Period: 12/3/2025 - 12/19/2025	Public Hearing: N/A	
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of combining 12 parcels into one parcel and constructing a 573,265-square-foot concrete tilt-up warehouse with a 5,000-square-foot mezzanine for a total building area of 578,265 square feet at a maximum building height of 50 feet. The project also includes 201 automobile parking spaces, 138 trailer stalls, and 104 truck dock positions. The project is located at 745 Placentia Avenue in Perris.	Draft Environmental Impact Report	City of Perris	Comment letter sent on 1/15/2026
<b>RVC251210-02</b> The Cubes at Placentia Industrial Project	Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC231206-04.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/january-2024/RVC231206-04.pdf</a>	Reference: RVC231206-04	<a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/rvc251210-02-deir-the-cubes-at-placentia-industrial-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/rvc251210-02-deir-the-cubes-at-placentia-industrial-project.pdf</a>	Comment Period: 12/5/2025 - 1/16/2026
			Public Hearing: N/A	

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## Project Notes:

1. Project status  
1. Disposition may change prior to Governing Board Meeting  
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**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OR REVIEW**  
**December 1, 2025 to December 31, 2025**

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of constructing two single-story warehouses on 140.04 acres: Building 1 (212,028 square feet) with 5,000 square feet dedicated to ground-level and mezzanine offices; and Building 2 (788,423 square feet) with 10,000 square feet dedicated to ground-level and mezzanine offices, plus parking stalls for 466 vehicles and 391 truck trailers. The project also includes four driveways, offsite street and utility improvements, and a 33.65-acre restoration area for conservation. The project is located at southwest and southeast Baker Street and Pierce Street in Lake Elsinore.	Draft Environmental Impact Report	City of Lake Elsinore	Comment letter sent on 1/20/2026
<b>RVC251211-03</b> Baker Street Warehouse Project	<a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/rvc251211-03-deir-baker-street-warehouse-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/rvc251211-03-deir-baker-street-warehouse-project.pdf</a>			
	Comment Period: 12/5/2025 - 1/20/2026	Public Hearing: N/A		
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of constructing one non-refrigerated industrial warehouse (549,786 square feet) with 10,000 square feet dedicated to office/mezzanine space and 1.1 acres of offsite utility and frontage improvements. The project also includes merging seven parcels into one, constructing separate auto/truck access, and a solar-ready concrete tilt-up building with screening and landscaping. The project is located at the northwest corner of Harley Knox Boulevard and Indian Avenue in Perris.	Draft Environmental Impact Report	City of Perris	Under review, may submit comments
<b>RVC251211-04</b> First Industrial Logistics at Harley Knox and Indian Project				
	Comment Period: 12/5/2025 - 1/27/2026	Public Hearing: N/A		
<b><i>Warehouse &amp; Distribution Centers</i></b>	The project consists of constructing: one distribution warehouse with a footprint of 1,224,487 square feet and up to 1,859,487 square feet of floor area and a truck yard office (2,100 square feet) on a 101-acre site. The project also includes amending the Specific Plan and zoning element to reflect a change in land use, issuing a Conditional Use Permit with a development agreement. The project is located at 20080 East Highland Avenue in Rialto within the designated AB 617 San Bernardino and Muscoy community.	Draft Environmental Impact Report	County of San Bernardino	Comment letter sent on 1/9/2026
<b>SBC251202-04</b> Pepper 210 Commerce Center (PROJ-2022-00182) #	Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/february-2023/SBC230201-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/february-2023/SBC230201-01.pdf</a>			
	Reference: SBC230201-01			
	<a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/sbc251202-04-deir-pepper-210-commerce-center-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/sbc251202-04-deir-pepper-210-commerce-center-project.pdf</a>			
	Comment Period: 11/29/2025 - 1/9/2026	Public Hearing: N/A		

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**December 1, 2025 to December 31, 2025**

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PROJECT TITLE				
<b>Warehouse &amp; Distribution Centers</b> <b>SBC251203-19</b> Ninth and Vineyard Development Project	<p>The project consists of developing three warehouse buildings with office space (13,000 square feet) and warehouse space (969,096 square feet) on a 45.97-acre site, along with landscaping, five driveways, 362 parking stalls, 168 trailer stalls, and rehabilitation of the historic Baker House. The project is located at the southwest corner of Ninth Street and Vineyard Avenue in Rancho Cucamonga.</p> <p>Staff previously provided comments on the Recirculated Draft Environmental Impact Report for the project, which can be accessed at: <a href="http://sfdev.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/sbc240626-04-recirculated-deir-ninth-and-vineyard-development-project.pdf">http://sfdev.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/sbc240626-04-recirculated-deir-ninth-and-vineyard-development-project.pdf</a></p> <p>References: SBC240626-04 and SBC220317-05</p>	Final Environmental Impact Report	City of Rancho Cucamonga	Document reviewed - No comments sent
<b>Warehouse &amp; Distribution Centers</b> <b>SBC251210-06</b> Muscoy Warehouse Project#	<p>Comment Period: N/A</p> <p>Public Hearing: 12/17/2025</p> <p>The project consists of constructing two warehouse buildings totaling 88,174 square feet on a 4.59-acre parcel, which includes: 1) Building 1 (44,751 square feet) with 4,136 square feet dedicated to office space, and 2) Building 2 (35,151 square feet) with 4,136 square feet dedicated to office space. The project also includes four dock-high doors and one ground-level door per building, a variance to allow the reduction of the front yard setback from 25 feet to 15 feet, and a tentative parcel map creating two parcels sized 2.39 acres and 2.2 acres. The project is located at 3962 Cajon Boulevard in San Bernardino within the designated AB 617 San Bernardino and Muscoy community.</p>	Draft Mitigated Negative Declaration	County of San Bernardino	Document reviewed - No comments sent
	<p>Comment Period: 11/26/2025 - 12/30/2025</p> <p>Public Hearing: N/A</p>			

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**December 1, 2025 to December 31, 2025**

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<b><i>Warehouse &amp; Distribution Centers</i></b> <b>SBC251223-01</b> Southeast Corner 5th Street and Victoria Avenue Warehouse Project	<p>The project consists of constructing a one-story warehouse facility (173,976 square feet) including warehouse space (164,066 square feet) and mezzanine/office space (12,000 square feet) on a 7.23-acre site, along with annexation of a 0.56-acre parcel and consolidation of 11 parcels into one parcel. The project is located at 26754 East Third Street in Highland.</p> <p>Staff previously provided comments on the Initial Study/Mitigated Negative Declaration for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/november-2024/sbc241023-09-is-mnd-southeast-corner-5th-and-victoria-warehouse-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/november-2024/sbc241023-09-is-mnd-southeast-corner-5th-and-victoria-warehouse-project.pdf</a></p> <p>Staff previously provided comments on the Site Plan Consultation for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/january-2023/SBC230124-03.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/january-2023/SBC230124-03.pdf</a></p> <p>References: SBC241023-09 and SBC230124-03</p>	Other	City of Highland	Document reviewed - No comments sent
<b><i>Industrial and Commercial</i></b> <b>LAC251216-01</b> Ace Mission Studios (ENV-2022-3226-ND) #	<p>The project consists of merging 12 lots and re-subdividing them into three lots to support existing studio operations without adding new floor area; vacating and merging roadway segments along Willow Street and 6th Street; converting the vacated right-of-way to private access; adding surface parking; and retaining 21 existing trees. The project is located at 516 South Mission Road in Los Angeles within the designated AB 617 East Los Angeles, Boyle Heights, and West Commerce community.</p>	Draft Negative Declaration	City of Los Angeles	Document reviewed - No comments sent
<b><i>Industrial and Commercial</i></b> <b>SBC251217-14</b> Running Springs Event Venue Conditional Use Permit Project (PROJ-2025-00090)	<p>The project consists of issuing a Conditional Use Permit to allow operation of an outdoor venue space for public and private events to be held between 10:00 a.m. and 10:00 p.m. with a maximum capacity of 75 guests. No new constructions proposed. The project is located at 32088 State Highway 18 in Running Springs.</p>	Other	County of San Bernardino	Document reviewed - No comments sent
	Comment Period: 12/11/2025 - 1/26/2026	Public Hearing: N/A		
	Comment Period: 12/10/2025 - 12/30/2025	Public Hearing: N/A		

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**December 1, 2025 to December 31, 2025**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b><i>Waste and Water-related</i></b> <b>LAC251203-02</b> Interim Remedial Action Plan (IRAP) – Former Sargent Industries Property#	The project consists of implementing an Interim Remedial Action Plan to remove volatile organic compounds from the five-acre former Sargent Industries property, which includes buildings, parking areas, and nine operational areas planned for future warehouse redevelopment. The project is located at 2501-2533 East 56th Street in Huntington Park within the designated AB 617 Southeast Los Angeles community.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC251203-03</b> Draft Response Plan – Former ITT Goulds Pumps Site	The project consists of implementing a Draft Response Plan to remove tetrachloroethylene from the 6.6-acre former ITT Goulds Pump Site, which includes three buildings (91,000 square feet total), along with installation of passive vapor intrusion mitigation systems. The project is located at 3951 Capitol Avenue in City of Industry.  Reference: LAC250617-04	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC251203-04</b> Taylor Yard Parcels G1 and G2 Cleanup Activities	The project consists of conducting cleanup activities at Taylor Yard Parcels G1 and G2 which contain multiple contaminants in soil, soil gas, and groundwater by remediating 18 acres with 3.2-acre and 14.8-acre project zones at G1, and 42 acres at G2. The project also includes installing planned caps, vapor intrusion mitigation systems, stormwater treatment features, and making restoration improvements which will extend across both parcels. The project is located along the Los Angeles River between the Glendale Freeway and Figueroa Street in Los Angeles.  Staff previously provided comments on the Draft Removal Action Workplan for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/may-2023/LAC230405-12.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/may-2023/LAC230405-12.pdf</a>  References: LAC241231-02; LAC231201-19; LAC231024-01; and LAC230405-12	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent

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**December 1, 2025 to December 31, 2025**

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<b><i>Waste and Water-related</i></b> <b>LAC251203-17</b> Rho-Chem, LLC – Class 1 Permit Modification	The project consists of a Class 1 permit modification to update primary facility contact information and the list of authorized emergency coordinators for an existing hazardous waste storage and treatment facility. The modification reflects personnel changes and does not alter operations at the site. The project is located at 425 Isis Avenue in Inglewood.	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC251203-18</b> Ecobat Resources California, Inc. – Final Hazardous Waste Facility Operation and Post-Closure Permit Decision	<p>The project consists of issuing final operation and post-closure permits allowing Ecobat Resources California, Inc. to continue operating a hazardous waste treatment and storage facility and maintain post-closure monitoring activities. Draft permits were revised after reviewing public comments submitted during the comment period. The project is located at 720 South 7th Avenue in City of Industry.</p> <p>Staff previously provided comments on the Class 2 Permit Modification for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/november/LAC210907-04.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/november/LAC210907-04.pdf</a></p> <p>References: LAC241115-01; LAC240910-08; LAC240724-05; LAC231101-18; LAC231011-07; LAC230606-03; LAC230418-08; LAC220621-11; LAC220301-09; LAC211001-05; LAC210907-04; LAC210907-03; LAC210427-09; LAC210223-04; LAC210114-07; LAC191115-02; and LAC180726-06</p>	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent

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<b><i>Waste and Water-related</i></b> <b>LAC251217-01</b> Wilmington Greening Infrastructure Projects#	<p>The project consists of making stormwater capture and green infrastructure improvements, which include installing a 5.5-acre-foot underground detention basin, diverting up to 5.4 cubic feet per second of stormwater from a 36-inch storm drain, capturing approximately 22 acre-feet per year of stormwater from a 65-acre drainage area, and constructing approximately 50 street trees, up to 1,500 linear feet of bioswales, permeable pavement, and minor recreational upgrades. The project is located at 325 North Neptune Avenue in Wilmington within the designated AB617 Wilmington, Carson, West Long Beach community.</p> <p>Reference: LAC250311-01</p>	Notice of Preparation of a Draft Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC251217-04</b> Palace Cleaners Interim Removal Action Workplan	<p>The project consists of conducting cleanup activities using soil vapor extraction to remove volatile organic compounds including tetrachloroethylene and trichloroethylene from soil vapor at a former dry-cleaning facility. The project also includes installing and connecting soil vapor extraction wells and shallow piping trenches without impacting the building or causing any business closures. The project is located at 10312 North Mason Avenue in Chatsworth, Los Angeles.</p>	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<b><i>Waste and Water-related</i></b> <b>LAC251224-03</b> Additional Environmental Investigation at the Vanguard Learning Center and Former Alcoa/Weslock Facility#	<p>The project consists of conducting additional environmental investigation activities including installing new soil vapor probes and collecting soil vapor samples to assess vapor plume migration and potential vapor intrusion risk at an offsite school and adjacent industrial site. The project is located at 13305 South San Pedro Street and 13344 South Main Street in Los Angeles within the designated AB 617 South Los Angeles community.</p>	Other	Los Angeles Regional Water Quality Control Board	Document reviewed - No comments sent

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PROJECT TITLE				
<b>Waste and Water-related</b>  <b>RVC251224-05</b> Casa Loma Siphon No. 1 and San Jacinto Pipeline Protection Project	The project consists of reinforcing the concrete encasement of approximately 320-feet of the Casa Loma Siphon No. 1 Pipeline and approximately 295-feet of the San Jacinto Pipeline to protect critical water infrastructure and providing temporary access, staging, and river diversion during construction. The project is located within and adjacent to the San Jacinto River between Soboba Road and State Street in San Jacinto.	Draft Mitigated Negative Declaration	Metropolitan Water District of Southern California	Document reviewed - No comments sent
	Comment Period: 12/22/2025 - 1/20/2026      Public Hearing: N/A			
<b>Waste and Water-related</b>  <b>RVC251230-03</b> Valley Sanitary District Biosolids Conversion Project#	The project consists of constructing and operating a biosolids conversion system at an existing wastewater treatment facility to convert biosolids into pathogen-free liquid fertilizer using thermal hydrolysis technology, including a processing building (2,400 square feet), chemical storage system (5,000 gallons), truck loading station, and a storage tank (2,000,000 gallons) measuring 100 feet in diameter and 40 feet in height, producing 2,665,650 gallons per year of fertilizer. The project is located at 45500 Van Buren Street in Indio within the designated AB 617 Eastern Coachella Valley community.	Draft Negative Declaration	Valley Sanitary District	Document reviewed - No comments sent
	Comment Period: 12/29/2025 - 1/27/2026      Public Hearing: 2/10/2026			
<b>Waste and Water-related</b>  <b>SBC251217-13</b> City of Ontario Water, Recycled Water, Sewer, and Drainage Utility Master Plans Update	The project consists of updating the City of Ontario Water, Recycled Water, Sewer, and Drainage Utility Master Plans to include: pipeline and infrastructure upgrades, replacement of aging facilities, expansion of water storage capacity, drainage and flood protection improvements, and citywide expansion of recycled water distribution to support projected growth and long-term system reliability. The project is located throughout the City of Ontario in Ontario.	Draft Mitigated Negative Declaration	City of Ontario	Document reviewed - No comments sent
	Comment Period: 12/12/2025 - 1/9/2026      Public Hearing: N/A			
<b>Utilities</b>  <b>LAC251217-07</b> Encino Reservoir Floating Solar Pilot Project	The project consists of constructing a five megawatt, 10-acre floating solar panel array on Encino Reservoir, installing a 30-kilowatt ground-mounted photovoltaic system (4,000 square feet), creating an interconnection to an existing 34.5-kilovolt distribution line, and developing a 20-megawatt-hour iron-flow battery energy storage system on a 6,500 square feet, with an estimated annual generation of 10,280 megawatt-hours of renewable energy. The project is located at 4500 Encino Avenue in Los Angeles.	Draft Mitigated Negative Declaration	Los Angeles Department of Water and Power (LADWP)	Document reviewed - No comments sent
	Comment Period: 12/4/2025 - 1/13/2026      Public Hearing: N/A			

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PROJECT TITLE				
<b>Utilities</b>  <b>LAC251224-04</b> Zero Emissions Port Electrification of Operations and Grid Reliability Project#	The project consists of upgrading existing electrical infrastructure to support zero-emission port operations, including installing 16 new 34.5-kilovolt underground distribution circuits, expanding two receiving stations by adding 200 megavolt-amperes of capacity, constructing three new switching stations, and installing a new wet cooling tower. The project is located within the Port of Los Angeles, including the Harbor Generating Station and the neighborhoods of Wilmington and San Pedro in Los Angeles within the designated AB 617 Wilmington, Carson, and West Long Beach community.   Comment Period: 12/18/2025 - 1/27/2026	Draft Mitigated Negative Declaration	Los Angeles Department of Water and Power	Document reviewed - No comments sent
<b>Transportation</b>  <b>ALL251209-01</b> California High-Speed Rail – Los Angeles to Anaheim Project Section#	The project consists of constructing a 30-mile high-speed rail corridor with electrified tracks, grade separations, stations, and a 26th Street maintenance facility for 24 trainsets. The route primarily follows the existing Los Angeles-San Diego-San Luis Obispo Rail Corridor with shared operations. The project is located between Los Angeles Union Station in Los Angeles and Anaheim Regional Transportation Intermodal Center in Anaheim, within the designated AB 617 East Los Angeles, Boyle Heights, and West Commerce community.  Staff previously provided comments on the revised Notice of Preparation of a Draft Environmental Impact Report for this project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/september/lac200825-06.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/september/lac200825-06.pdf</a>  References: ALL251016-01; ALL250207-02; LAC200825-06; and LAC080229-07   Comment Period: 12/5/2025 - 2/3/2026	Draft Environmental Impact Report/ Environmental Impact Statement	California High-Speed Rail Authority	Under review, may submit comments
<b>Transportation</b>  <b>ALL251230-05</b> 2025 Federal Transportation Improvement Program (FTIP) – Proposed Amendment #25-18#	The project consists of a proposed amendment to the 2025 Federal Transportation Improvement Program implementing regional transportation projects for fiscal years 2024-25 through 2029-30, including highway, transit, and local transportation improvements across multiple counties with associated conformity and financial analyses. The project is located at multiple transportation corridors across counties. The project also includes six designated AB 617 communities: 1) East Los Angeles, Boyle Heights, and West Commerce; 2) Eastern Coachella Valley; 3) San Bernardino and Muscogee; 4) Southeast Los Angeles; 5) South Los Angeles; and 6) Wilmington, Carson, and West Long Beach.   Comment Period: 12/30/2025 - 1/9/2026	Other	Southern California Association of Governments (SCAG)	Document reviewed - No comments sent

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PROJECT TITLE				
<b>Institutional (schools, government, etc.)</b>				
<b>LAC251203-08</b> Conditional Use Permit Case No. 857	The project consists of establishing, operating, and maintaining a nonprofit trade school specializing in the tradeshow installation and dismantling of exhibition and convention displays. The project is located at 14930 Marquardt Avenue in Santa Fe Springs.	Other	City of Santa Fe Springs	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 12/5/2025	Public Hearing: 12/8/2025		
<b>Institutional (schools, government, etc.)</b>				
<b>LAC251210-01</b> Millikan High School Aquatic Center Project	The project consists of demolishing Building 700/3000 and adjacent portable classrooms to construct a new Aquatic Center featuring a 51.5-meter by 22.9-meter competition pool with a movable bulkhead, with locker rooms, offices, spectator bleachers for 500, a snack bar/ticket booth, scoreboard, shade structures, LED sports lighting, security upgrades, and support buildings with circulation, landscaping, and stormwater improvements. Construction would last about 18 to 24 months within the existing campus footprint. The project is located at 2800 Snowden Ave in Long Beach.	Notice of Preparation of a Draft Environmental Impact Report	Long Beach Unified School District	Document reviewed - No comments sent
	Comment Period: 12/5/2025 - 1/2/2026	Public Hearing: N/A		
<b>Institutional (schools, government, etc.)</b>				
<b>LAC251217-03</b> South Hills Bike Park	The project consists of developing a formalized bike park and interconnected trail system to include downhill bike-only trails, a multi-directional pedal-up trail, a bi-directional cross-country trail, pump tracks, mountain bike jump trails, trailhead improvements, a restroom facility, regraded access road, and improved parking areas. The project is located at South Hills Park in Glendora.	Draft Mitigated Negative Declaration	City of Glendora	Document reviewed - No comments sent
	Comment Period: 12/11/2025 - 1/9/2026	Public Hearing: N/A		
<b>Institutional (schools, government, etc.)</b>				
<b>ORC251217-08</b> Orange Westside Linear Park Project	The project consists of developing a linear park along the west bank of the Santa Ana River adjacent to the Santa Ana River Trail to include educational and passive-use amenities such as a monument sign, interpretive signage, public art, trash cans, tables and benches, drinking fountains and water bottle stations, shade canopies, a fitness area, and a skate plaza, without providing onsite parking. The project is located south of Chapman Avenue along the west side of the Santa Ana River in Orange.	Draft Mitigated Negative Declaration	City of Orange	Document reviewed - No comments sent
	Comment Period: 12/5/2025 - 1/9/2026	Public Hearing: N/A		

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PROJECT TITLE				
<b>Institutional (schools, government, etc.)</b>				
<b>RVC251210-03</b> Camp Evans Park Master Plan	The project consists of preparing a Master Plan for approximately 100 acres of disturbed public land to support future park development along the Santa Ana River Trail to include planning for recreational facilities, open space, and associated improvements. The project is located at 2979 Dexter Drive in Riverside.	Draft Mitigated Negative Declaration	City of Riverside	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 1/2/2026	Public Hearing: N/A		
<b>Institutional (schools, government, etc.)</b>				
<b>RVC251210-04</b> Martha McLean Anza Narrows Park and Jurupa Avenue Trailhead Park Master Plans, Riverside Gateway Parks	The project consists of preparing a Master Plan for the 39.5-acre Martha McLean Anza Narrows Park and a 7.7-acre Jurupa Avenue Trailhead site to include improvements to existing parkland, undeveloped open space, and trail access along the Santa Ana River Trail. The two project areas are bounded by Jurupa Avenue, the Santa Ana River Trail, the Union Pacific Railroad, State of California open space, commercial uses, and single-family residential. The project is located at 5759 Jurupa Avenue in Riverside.	Draft Mitigated Negative Declaration	City of Riverside	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 1/2/2026	Public Hearing: N/A		
<b>Institutional (schools, government, etc.)</b>				
<b>RVC251210-05</b> Loring Park Master Plan	The project consists of preparing a Master Plan for a 2.5-acre undeveloped park site with dry grass groundcover and dirt pathways to include future improvements to public recreational space within the Mount Rubidoux Historic District. The site is bounded by Indian Hill Road to the west, Mission Inn Avenue to the south, Mount Rubidoux Drive to the east, and Ladera Lane to the north. The project is located at 3787 Buena Vista Avenue in Riverside.	Draft Mitigated Negative Declaration	City of Riverside	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 1/2/2026	Public Hearing: N/A		
<b>Institutional (schools, government, etc.)</b>				
<b>RVC251216-02</b> Tequesquite Sites and Santa Ana River Greenway Park Master Plans, Riverside Gateway Parks	The project consists of preparing and implementing park master plans for approximately 41 acres at the Tequesquite North Extension, 55 acres at the Tequesquite South Extension, and about two miles of the Santa Ana River Greenway, including restoration, recreational trail planning, and park improvements on City-owned land. The project is located at 5198 Tequesquite Avenue in Riverside.	Draft Mitigated Negative Declaration	City of Riverside	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 1/2/2026	Public Hearing: N/A		

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<b>Institutional (schools, government, etc.)</b> <b>RVC251217-10</b> Bubbling Wells Elementary School Modernization Project	The project consists of the modernization of an existing elementary school campus, including replacement of modular and portable classrooms with new permanent one-story buildings, renovation of existing buildings, development of new hardcourt play areas, playgrounds, and athletic fields, and campus-wide landscaping improvements. The project is located at 67501 Camino Campanero in Desert Hot Springs.	Draft Mitigated Negative Declaration	Palm Springs Unified School District	Document reviewed - No comments sent
	Comment Period: 12/10/2025 - 1/9/2026	Public Hearing: N/A		
<b>Medical Facility</b> <b>LAC251203-01</b> Local Coastal Program Amendment No. 23-003, Zoning Map Amendment No. 18-001, Coastal Development Permit No. 18-038, Variance Nos. 21-002/21-002/21-003, Site Plan Review No. 18-044 and CUP No. 1-002	The project consists of changing the land use designation to allow for the construction of a two story residential care facility (1,792 square feet) with a basement (1,194 square feet), a four-car garage (805 square feet), onsite wastewater treatment, retaining walls, landscaping, and associated development including variances for wall height, slope construction, and Environmental Sensitive Habitat Area impacts. The project is located at 22549 Pacific Coast Highway in Malibu.	Other	City of Malibu	Document reviewed - No comments sent
	Comment Period: N/A	Public Hearing: 12/16/2025		
<b>Retail</b> <b>LAC251203-06</b> Amendment to Alcohol Sales Conditional Use Permit Case No. 68	The project consists of amending the previously approved Alcohol Sales Conditional Use Permit Case No. 68 to add ABC license Types 47 and 58 for the Azar Event Center. The project is located at 12215 Slauson Avenue in Santa Fe Springs.	Other	City of Santa Fe Springs	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 12/5/2025	Public Hearing: 12/8/2025		

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PROJECT TITLE					
<b>Retail</b>		The project consists of amending the previously approved Alcohol Sales Conditional Use Permit Case No. 19 to add ABC license Type 21 for Walmart #2948. The project is located at 13310 Telegraph Road in Santa Fe Springs.	Other	City of Santa Fe Springs	Document reviewed - No comments sent
<b>LAC251203-07</b> Amendment to Alcohol Sales Conditional Use Permit Case No. 19		Comment Period: 12/3/2025 - 12/5/2025      Public Hearing: 12/8/2025			
<b>Retail</b>		The project consists of constructing a Farmer Boys restaurant with a drive-through, which will include an interior dining area for approximately 41 guests and delivery activity one to two times per week during non-business hours, consistent with the approved Beaumont Village Master Development plan. The project is located at the northwest corner of Oak Valley Parkway and Beaumont Avenue in Beaumont.	Site Plan	City of Beaumont	Document reviewed - No comments sent
<b>RVC251202-02</b> Farmer Boys Restaurant and Drive-Through (Beaumont Village Shopping Center – CUP)		Comment Period: 11/6/2025 - 12/11/2025      Public Hearing: N/A			
<b>Retail</b>		The project consists of amending the Perris Valley Commerce Specific Plan to allow commercial development on 20.28 acres, which will include a self-storage facility (157,928 square feet), retail/office space (12,000 square feet), drive-thru restaurants (18,400 square feet), convenience stores with fueling stations (10,039 square feet), an automated car wash (5,425 square feet), and up to six drive-thru retail uses with one vehicle fuel station. The project is located north of Ramona Expressway between Interstate 215 and Webster Avenue in Perris.	Other	City of Perris	Document reviewed - No comments sent
<b>RVC251203-13</b> Perris Gateway Project		Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/rvc240807-15-nop-perris-gateway-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/rvc240807-15-nop-perris-gateway-project.pdf</a>  References: RVC250827-06 and RVC240807-15			
		Comment Period: N/A      Public Hearing: 12/3/2025			

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<b>Retail</b> <b>RVC251203-15</b> Kimana Resort and Spa	The project consists of developing a 5.2-acre resort/spa which will include 23 hotel rooms, 20 glamping units made up of airstream trailers and tent units, a reception building with a coffee bar and hotel restaurant, and two spa-therapy buildings. The project is located at 67857 Whitney Court in Desert Hot Springs	Draft Mitigated Negative Declaration	City of Desert Hot Springs	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 1/2/2026	Public Hearing: N/A		
<b>Retail</b> <b>RVC251217-12</b> Case and Goetz Gas Station and Self-Storage Facility Project (CUP 24-05060 / DPR 24-00001)	The project consists of constructing a self-storage facility (89,005 square feet), a convenience store (5,974 square feet) with a vehicle fuel station, a gasoline fuel island canopy (5,013 square feet), a diesel fuel island canopy (966 square feet), and a car wash (1,667 square feet) on a 10.64-acre site. The project is located at East Goetz Road between North Ellis Avenue and North Case Road in Perris.	Draft Mitigated Negative Declaration	City of Perris	Document reviewed - No comments sent
	Comment Period: 12/5/2025 - 1/2/2026	Public Hearing: 1/7/2026		
<b>Retail</b> <b>SBC251210-07</b> Arrowbear Boat Storage	The project consists of developing 3.93 acres of a 5.88-acre parcel into a personal boat-storage facility by constructing with a - a structure approximately 32 feet tall and 10,974 square feet pursuant to a minor use permit. The project is located at 32864 Hilltop Boulevard in Arrowbear Park.	Draft Mitigated Negative Declaration	County of San Bernardino	Document reviewed - No comments sent
	Comment Period: 12/3/2025 - 1/2/2026	Public Hearing: N/A		

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<b>General Land Use (residential, etc.)</b>  <b>LAC251203-05</b> 1501 Del Norte Street Residential Project - General Plan Amendment No. 25-01, Zone Change No. 25-01, Precise Plan No. 25-01, Tentative Tract Map 004618, and Tree Removal Permit No. 20-10	The project consists of constructing 34 single-family homes and 248 attached townhomes and stacked flats on a 13.56-acre site. The project will also include garages, drive aisles, open space, and guest parking, and the removal of one significant tree. The project is located at 1501 North Del Norte Avenue in West Covina.	Other	City of West Covina	Document reviewed - No comments sent
	Comment Period: 10/28/2025 - 12/1/2025	Public Hearing: 12/9/2025		
<b>General Land Use (residential, etc.)</b>  <b>LAC251203-09</b> 701 South Myrtle Avenue Specific Plan and Development Project	The project consists of constructing a five-story mixed-use building with approximately 204 residential units, including 20 affordable units, approximately 2,370 square feet of ground-floor commercial space, and 1.5 levels of subterranean parking with 329 total spaces on 1.61 acres. The project also will include a public plaza, two landscaped courtyards, a rooftop terrace, and a dog park, and will remove existing buildings to consolidate two parcels into one. The project is located at 701 South Myrtle Avenue in Monrovia.  References: LAC251029-02; LAC251009-02; and LAC250709-05	Other	City of Monrovia	Document reviewed - No comments sent
	Comment Period: 10/26/2025 - 11/26/2025	Public Hearing: 12/2/2025		
<b>General Land Use (residential, etc.)</b>  <b>LAC251203-10</b> The Star Project	The project consists of constructing a 29-story mixed-use building with an office (434,581 square feet), a restaurant (40,324 square feet), an entertainment production (22,265 square feet), a theater (8,880 square feet), and outdoor dining areas (21,873 square feet), replacing 72,877 square feet of existing buildings and resulting in 506,050 square feet of total floor area on a two-acre site. The project is located at 6061-6087 Sunset Boulevard and 6056-6090 Harold Way in Los Angeles.  Reference: LAC220614-04  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/lac251203-10-nop-the-star-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/lac251203-10-nop-the-star-project.pdf</a>	Notice of Preparation of a Draft Environmental Impact Report	City of Los Angeles	Comment letter sent on 12/18/2025
	Comment Period: 11/21/2025 - 12/19/2025	Public Hearing: N/A		

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Project Notes:

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

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b>General Land Use (residential, etc.)</b>	<p>The project consists of constructing a mixed-use development across eight acres including 1,589 residential units totaling 1,761,673 square feet, 411,113 square feet of office uses, 145,748 square feet of restaurant/retail uses, two acres of publicly accessible open space, up to 2,318,534 square feet of floor area, with buildings ranging from two to 30 stories at a height of 364 feet, and four levels of subterranean parking with above-grade parking podiums. The project is located at 400 South Central Avenue, 364 - 448 South Central Avenue, 425 - 433 South Central Avenue, 715 East 4th Street, and 730 East 4th Street in Los Angeles.</p> <p>Staff previously provided comments on the Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/november-2023/LAC231012-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/november-2023/LAC231012-02.pdf</a></p> <p>Staff previously provided comments on the Notice of Preparation of an Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/april/LAC220310-03.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/april/LAC220310-03.pdf</a></p> <p>References: LAC241101-02; LAC240312-01; LAC231012-02; and LAC220310-03</p>	Other	City of Los Angeles	Document reviewed - No comments sent
<b>LAC251217-02</b> The Fourth and Central Project	<p>Comment Period: 12/15/2025 - 1/2/2026</p> <p>Public Hearing: N/A</p>			
<b>General Land Use (residential, etc.)</b>	<p>The project consists of reconfiguring existing lots within a 113-lot mobile home park to create three additional lots, which will increase the total number of spaces to 116 without expanding the park boundary. The reconfiguration will occur in the area between Hawaii Street and Washington Plaza and will not require any new off-site improvements or added infrastructure beyond internal lot adjustments. The project is located at 1190 North Palm Avenue in Hemet.</p>	Site Plan	City of Hemet	Document reviewed - No comments sent
<b>RVC251203-16</b> Desert Sky RV Park (PR25-030)	<p>Comment Period: 12/3/2025 - 1/7/2026</p> <p>Public Hearing: 1/8/2026</p>			
<b>General Land Use (residential, etc.)</b>	<p>The project consists of developing up to 490 single-family residential homes on an approximately 120.13-acre site by subdividing the property into up to 487 lots at a gross density of 4.08 dwelling units per acre. The project also includes constructing internal streets, installing utilities and detention basins in an eight-acre park. The project is located at 29199 Hallberg Avenue in Winchester.</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/rvc251217-09-nop-hallberg-ranch-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/rvc251217-09-nop-hallberg-ranch-project.pdf</a></p>	Notice of Preparation of a Draft Environmental Impact Report	County of Riverside	Comment letter sent on 1/14/2026
<b>RVC251217-09</b> Hallberg Ranch Project	<p>Comment Period: 12/15/2025 - 1/14/2026</p> <p>Public Hearing: N/A</p>			

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>General Land Use (residential, etc.)</b>  <b>RVC251224-06</b> General Plan Amendment, Change of Zone, Conditional Use Permit for Planned Unit Development, and Tentative Tract Map No. 37858	<p>The project consists of amending the General Plan from R5 to R10, changing the zoning to RS10, issuing a Conditional Use Permit for a Planned Unit Development with a Tentative Tract Map No. 37858 to subdivide 4.81 acres into 37 single-family lots with two water quality basins and recreational open space. The project is located at Northeast corner of Cactus Avenue and Bradshaw Circle in Moreno Valley.</p> <p>References: RVC251022-11 and RVC221018-10</p>	Other	City of Moreno Valley	Document reviewed - No comments sent
	Comment Period: 10/17/2025 - 11/17/2025	Public Hearing: 1/8/2026		
<b>General Land Use (residential, etc.)</b>  <b>RVC251230-02</b> Tentative Tract Map No. 38294	<p>The project consists of modifying a Tentative Tract Map to subdivide one existing 3.18-acre vacant parcel into 14 residential lots with a General Plan designation of Low Medium Density Residential (3–6.9 dwelling units per acre) and zoning designation of Low-Medium Density Residential. The project is located at 31670 Rancho California Road in Temecula.</p>	Draft Mitigated Negative Declaration	City of Temecula	Document reviewed - No comments sent
	Comment Period: 1/5/2026 - 2/4/2026	Public Hearing: N/A		
<b>General Land Use (residential, etc.)</b>  <b>SBC251202-05</b> Enclave at North Fontana Project	<p>The project consists of constructing a 153-unit residential condominium development on 11.99 gross acres, which will include 69 two-story cluster homes, 84 two-story duplex units, a 0.5-acre neighborhood park, 306 private-garage parking spaces and 132 on-site resident and guest surface-parking spaces along with associated drive aisles, fencing, utilities, and landscaping. The project is located at 6124 Brookhaven Court in Fontana.</p>	Draft Mitigated Negative Declaration	City of Fontana	Document reviewed - No comments sent
	Comment Period: 11/26/2025 - 12/12/2025	Public Hearing: 12/16/2025		

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b>Plans and Regulations</b>  <b>LAC251202-01</b> Oil and Gas Drilling Ordinance (ENV-2025-2885-MND) #	The project consists of adopting a citywide Oil and Gas Drilling Ordinance amending multiple sections of the Los Angeles Municipal Code to prohibit new oil-and-gas extraction, classify existing extraction sites as nonconforming uses, restrict drilling, re-drilling, deepening, and expansion of oil wells, and require termination of nonconforming extraction uses after twenty years. The project is located citywide in Los Angeles. The project also includes six designated AB 617 communities: 1) East Los Angeles, Boyle Heights, and West Commerce; 2) Southeast Los Angeles; 3) South Los Angeles; and 4) Wilmington, Carson, and West Long Beach.  Comment Period: 11/26/2025 - 12/26/2025	Draft Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent
<b>Plans and Regulations</b>  <b>LAC251211-01</b> Goodman Gateway Santa Fe Springs Project	The project consists of adopting a specific plan for 79.65 acres to allow industrial, warehouse, and distribution development up to 1,835,696 square feet, with two development options: a two-building option totaling 684,514 square feet or a five-building option totaling 1,734,191 square feet, along with a tentative parcel map. The project is located at 12801 Excelsior Drive and 14420 Bloomfield Avenue in Santa Fe Springs.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/lac251211-01-nop-goodman-gateway-santa-fe-springs-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/lac251211-01-nop-goodman-gateway-santa-fe-springs-project.pdf</a>  Comment Period: 12/2/2025 - 1/2/2026	Notice of Preparation of a Draft Environmental Impact Report	City of Santa Fe Springs	Comment letter sent on 1/2/2026
<b>Plans and Regulations</b>  <b>LAC251217-05</b> General Plan Amendment GPA-2025-01 and Zoning Ordinance Amendment No. 58	The project consists of amending the General Plan land use map and zoning map for 36.9 acres across two sites, which will include redesignating 20.4 acres from industrial to commercial and 16.5 acres from commercial to industrial, and rezoning from Manufacturing (M-2) to Commercial-Freeway (C-F) and from C-F to M-2 to encourage compatible land uses along Coyote Creek, Knott Avenue, and Artesia Boulevard. The project is located at 13700 La Mirada Boulevard in La Mirada.  References: LAC251113-01 and LAC251022-04  Comment Period: N/A	Other	City of La Mirada	Document reviewed - No comments sent
				Public Hearing: 1/13/2026

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>Plans and Regulations</b> <b>LAC251224-02</b> City of Bell Gardens Climate Action Plan (CAP) #	The project consists of adopting the City of Bell Gardens Climate Action Plan, a citywide plan intended to reduce greenhouse gas emissions through strategies addressing buildings and energy, transportation and mobility, resource conservation, green community, and climate resilience. The project is located citywide within Bell Gardens within the designated AB 617 Southeast Los Angeles community.	Draft Mitigated Negative Declaration	City of Bell Gardens	Document reviewed - No comments sent
	Comment Period: 12/23/2025 - 1/23/2026	Public Hearing: N/A		
<b>Plans and Regulations</b> <b>ORC251203-11</b> Municipal Code Amendment and Zone Text Amendment (ZTA25-0004)	The project consists of amending the municipal code and zone text to update regulations applicable to single family residential duplexes and urban lot splits to ensure consistency with State Senate Bill 9. The project is located citywide in Dana Point.	Other	City of Dana Point	Document reviewed - No comments sent
	Comment Period: N/A	Public Hearing: 12/2/2025		
<b>Plans and Regulations</b> <b>RVC251203-12</b> Harvest Landing Retail Center & Business Park Project	<p>The project consists of amending the Harvest Landing Specific Plan to allow development in two phases. Phase 1 includes constructing seven buildings (1,727,579 square feet) for industrial use on 139.89 acres, a commercial complex (428,507 square feet) on 46.49 acres, and a 12.91-acre water quality basin. Phase 2 includes constructing additional buildings (4,007,955 square feet) for industrial uses on 122.49 acres. The project is located north of Nuevo Road, south of Placentia Avenue, east of Interstate 215 and Frontage Road, and west of North Perris Boulevard in Perris.</p> <p>Staff previously provided comments on the Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/july-2025/rvc250529-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/july-2025/rvc250529-02.pdf</a></p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/rvc240814-04-nop-harvest-landing-retail-center-and-business-park-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/rvc240814-04-nop-harvest-landing-retail-center-and-business-park-project.pdf</a></p> <p>References: RVC250529-02 and RVC240814-04</p>	Other	City of Perris	Document reviewed - No comments sent
	Comment Period: N/A	Public Hearing: 12/5/2025		

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**December 1, 2025 to December 31, 2025**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>Plans and Regulations</b> <b>RVC251209-02</b> MoVal 2040 Project – 2024 General Plan Update, Zoning Amendments, and 2024 Climate Action Plan	<p>The project consists of adopting the MoVal 2040 Project, including the 2024 General Plan Update, amendments to Title 9 (Planning and Zoning), corresponding Zoning Atlas Amendments, and a 2024 Climate Action Plan that establishes greenhouse gas reduction strategies and streamlines CEQA review for qualifying future projects. The project is located citywide in Moreno Valley.</p> <p>Staff previously provided comments on the Revised Draft Program Environmental Impact Report for the project, which can be accessed at: <a href="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">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</a></p> <p>Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/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">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</a></p> <p>Staff previously provided comments on the Draft Program Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/RVC210406-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/may/RVC210406-01.pdf</a></p> <p>Staff previously provided comments on the Notice of Preparation of a Program Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/April/RVC200310-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/April/RVC200310-01.pdf</a></p> <p>References: RVC251112-06; RVC251007-02; RVC250919-01; RVC250708-02; RVC240807-16; RVC210527-01; RVC210406-01; and RVC200310-01</p>	Other	City of Moreno Valley	Document reviewed - No comments sent

Comment Period: N/A

Public Hearing: 12/16/2025

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<b>Plans and Regulations</b>  <b>SBC251230-04</b> CenterPark Specific Plan Project (PSP24-002)	<p>The project consists of adopting a Specific Plan to allow the development of commercial retail and office uses (250,919 square feet), residential uses (4,293 units), and open space (67.26 acres) across a 257.34-acre project site, with associated on-site and off-site infrastructure improvements. The project is located along the western boundary of Ontario.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/july-2025/sbc250616-05.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/july-2025/sbc250616-05.pdf</a></p> <p>Reference: SBC250616-05</p>	Draft Environmental Impact Report	City of Ontario	Document reviewed - No comments sent

Comment Period: 12/29/2025 - 2/12/2026

Public Hearing: N/A

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**ATTACHMENT B**  
**ONGOING ACTIVE PROJECTS FOR WHICH SOUTH COAST AQMD HAS**  
**OR IS CONTINUING TO CONDUCT A CEQA REVIEW**

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b>Industrial and Commercial</b>  <b>LAC251030-01</b> 9000 Airport Boulevard Project	<p>The project consists of developing up to 435,390 square feet of industrial uses including warehouse and ancillary office, with parking, landscaping, and demolition of 37,860 square feet of existing uses on 18 acres. The project is located at 9000 Airport Boulevard in Los Angeles.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/lac240821-07-nop-env-2023-6757-eir-9000-airport-boulevard-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/september-2024/lac240821-07-nop-env-2023-6757-eir-9000-airport-boulevard-project.pdf</a></p> <p>Reference: LAC240821-07 <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/lac251030-01-deir-9000-airport-blvd-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/lac251030-01-deir-9000-airport-blvd-project.pdf</a></p>	Draft Environmental Impact Report	City of Los Angeles	Comment letter sent on 12/12/2025
	Comment Period: 10/30/2025 - 12/15/2025	Public Hearing: N/A		
<b>Industrial and Commercial</b>  <b>SBC251119-08</b> General Plan Amendment No. 148, Zone Change No. 476, Annexation No. 96	<p>The project consists of a General Plan Amendment, zone change, Williamson Act cancellation, and annexation of six agricultural parcels of 47.3 acres for Light Industrial and Commercial/Industrial use. The project is located east of Opal Avenue, north of Redlands Municipal Airport, south of San Bernardino Avenue, and west of the easterly city limits in Mentone.</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/sbc251119-08-nop-general-plan-amendment-no-148-zone-change-no-476-annexation-no-96.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/sbc251119-08-nop-general-plan-amendment-no-148-zone-change-no-476-annexation-no-96.pdf</a></p>	Notice of Preparation of a Draft Environmental Impact Report	City of Redlands	Comment letter sent on 12/16/2025
	Comment Period: 11/18/2025 - 12/18/2025	Public Hearing: N/A		
<b>Plans and Regulations</b>  <b>LAC251105-07</b> Clearwater Specific Plan	<p>The project consists of adopting the Clearwater Specific Plan to guide future development and redevelopment within a north-central planning area bound by Rosecrans Avenue, Paramount Boulevard, Somerset Boulevard, and a Union Pacific Railroad line. The project is located at 7910 All America City Way in Paramount.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/february-2025/lac250106-02-nop-clearwater-specific-plan.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/february-2025/lac250106-02-nop-clearwater-specific-plan.pdf</a></p> <p>Reference: LAC250106-02 <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/lac251105-07-deir-clearwater-specific-plan-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/lac251105-07-deir-clearwater-specific-plan-project.pdf</a></p>	Draft Program Environmental Impact Report	City of Paramount	Comment letter sent on 12/16/2025
	Comment Period: 10/30/2025 - 12/16/2025	Public Hearing: 1/7/2026		

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b>Plans and Regulations</b>  <b>ODP251113-08</b> City of Barstow General Plan Update & Barstow International Gateway (BIG) Specific Plan	<p>The project consists of updating the City of Barstow General Plan and developing the Barstow International Gateway to: 1) construct a 5,000-acre railyard with an intermodal facility, block-swap yard, ancillary rail areas, a transload warehouse center, a private solar farm, off-site rail extensions; and 2) make improvements to off-site stormwater facilities, utilities, and roadways. The project is located in the west side of Barstow, intersected by Interstate 15, Interstate 40, and State Route 247 in Barstow.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/march-2024/ODP240322-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/march-2024/ODP240322-01.pdf</a></p> <p>Reference: ODP240322-01</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/odp251113-08-deir-city-of-barstow-proposed-general-plan-update-and-barstow-international-gateway-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/january-2026/odp251113-08-deir-city-of-barstow-proposed-general-plan-update-and-barstow-international-gateway-project.pdf</a></p>	Draft Environmental Impact Report	City of Barstow	Comment letter sent on 1/9/2026
<b>Plans and Regulations</b>  <b>ORC251030-03</b> Fairview Developmental Center Specific Plan	<p>The project consists of developing a Specific Plan for a mixed-use community with 2,300 – 4,000 dwelling units up to 12 stories, up to 35,000-square-foot of commercial uses, and at least 14 acres of open space with new access improvements on 95 acres. The project is located at 2501 Harbor Boulevard in Costa Mesa.</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/orc251030-03-nop-fairview-developmental-center-specific-plan.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/orc251030-03-nop-fairview-developmental-center-specific-plan.pdf</a></p>	Notice of Preparation of a Draft Environmental Impact Report	City of Costa Mesa	Comment letter sent on 12/12/2025
<b>Plans and Regulations</b>  <b>ORC251119-02</b> Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation	<p>The project consists of updating zoning regulations and implementing Housing Element programs to increase housing capacity, support residential development on Measure K sites, and streamline approvals for new mixed-use and residential projects, with a planned buildout of approximately 21,522 dwelling units and 17,306,003 square feet for commercial uses. The project is located citywide in Costa Mesa.</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/orc251119-02-nop-neighborhoods-where-we-all-belong-zoning-updates-and-housing-element-implementation.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/orc251119-02-nop-neighborhoods-where-we-all-belong-zoning-updates-and-housing-element-implementation.pdf</a></p>	Notice of Preparation of a Draft Environmental Impact Report	City of Costa Mesa	Comment letter sent on 12/16/2025

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### Project Notes:

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**  
**ONGOING ACTIVE PROJECTS FOR WHICH SOUTH COAST AQMD HAS**  
**OR IS CONTINUING TO CONDUCT A CEQA REVIEW**

City of Coachella Specific Plan				
SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>Plans and Regulations</b>				
<b>ORC251119-03</b> UC Irvine 2027 Long Range Development Plan	<p>The project consists of developing a plan for the university which seeks to allow up to 14,650,000 square feet of academic, research, and support uses, up to 32,200 student housing beds, and up to 2,800 faculty and staff housing units. The project is located at University of California, Irvine in Irvine.</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/orc251119-03-nop-uc-irvine-2027-long-range-development-plan.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/orc251119-03-nop-uc-irvine-2027-long-range-development-plan.pdf</a></p>	Notice of Preparation of a Draft Environmental Impact Report	University of California, Irvine	Comment letter sent on 12/15/2025
<b>Plans and Regulations</b>	<p>Comment Period: 11/14/2025 - 12/15/2025</p> <p>Public Hearing: N/A</p>			
<b>RVC251021-03</b> KPC Coachella Specific Plan#	<p>The project consists of developing the KPC Coachella Specific Plan for 2,807 acres, which is comprised of a master-planned mixed-use community with 9,538 dwelling units, 305 acres of commercial uses (including entertainment, hotel, and mixed-use areas), a college/university overlay, 71 acres of schools, 379 acres of parks, 179 acres of roadways, 68 acres of agricultural areas, and 770 acres of natural open space. The project is located north of Interstate 10, approximately three miles northeast of the city center in Coachella, within the designated AB 617 Eastern Coachella Valley community.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/december/RVC221115-11.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/december/RVC221115-11.pdf</a></p> <p>Reference: RVC221115-11</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/rvc251021-03-deir-kpc-coachella-specific-plan-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/rvc251021-03-deir-kpc-coachella-specific-plan-project.pdf</a></p>	Draft Environmental Impact Report	City of Coachella	Comment letter sent on 12/2/2025
	<p>Comment Period: 10/17/2025 - 12/2/2025</p> <p>Public Hearing: N/A</p>			

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## Project Notes:

Project Notes:

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**ATTACHMENT B**  
**ONGOING ACTIVE PROJECTS FOR WHICH SOUTH COAST AQMD HAS  
OR IS CONTINUING TO CONDUCT A CEQA REVIEW**

City of Moreno Valley Specific Plan and Annexation Project				
SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<b>Plans and Regulations</b>  <b>RVC251119-05</b> Rancho Belago Estates Specific Plan and Annexation Project	<p>The project consists of annexing 2,378 acres and adopting the Rancho Belago Estates Specific Plan to allow up to 3,150 homes, 37 acres of mixed-uses including school, hotel, and retail, and approximately 1,143 acres of natural, restored, or recreational open space across three planning areas. The project is located east of Gilman Springs Road, south of State Route 60, west of Beaumont Avenue and State Route 79, and north of Ramona Expressway in Moreno Valley.</p> <p>Staff previously provided comments on the Notice of Preparation of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250801-09-nop-rancho-belago-estates-specific-plan-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/august-2025/rvc250801-09-nop-rancho-belago-estates-specific-plan-project.pdf</a></p> <p>Reference: RVC250801-09</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/rvc251119-05-revised-nop-rancho-belago-estates-specific-plan-and-annexation-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/rvc251119-05-revised-nop-rancho-belago-estates-specific-plan-and-annexation-project.pdf</a></p>	Revised Notice of Preparation of a Draft Environmental Impact Report	City of Moreno Valley	Comment letter sent on 12/17/2025
<b>Plans and Regulations</b>  <b>SBC251030-07</b> Bloomington Business Park Specific Plan Project	<p>Comment Period: 11/14/2025 - 12/22/2025</p> <p>Public Hearing: N/A</p> <p>The project consists of developing a Specific Plan for 213 acres to include: 1) light industrial uses (3,235,836 square feet) comprised of warehouses, business parks, and manufacturing with trailer parking in two planning areas with phased buildout to 2040; and 2) rezoning of 24-acre Upzone Site to accommodate up to 480 dwelling units. The project is located at 11095 Locust Avenue in Bloomington.</p> <p>Staff previously provided comments on the Notice of Preparation of a Recirculated Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/december-2024/sbc241113-12-nop-bloomington-business-park-specific-plan-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/december-2024/sbc241113-12-nop-bloomington-business-park-specific-plan-project.pdf</a></p> <p>Staff previously provided comments on the Draft Environmental Impact Report for the project, which can be accessed at: <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/december/SBC210928-09.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2021/december/SBC210928-09.pdf</a></p> <p>References: SBC241113-12; SBC220916-02; SBC210928-09; and SBC210105-05</p> <p><a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/sbc251030-07-recirculated-deir-bloomington-business-park-specific-plan-project_with-attachments.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/december-2025/sbc251030-07-recirculated-deir-bloomington-business-park-specific-plan-project_with-attachments.pdf</a></p>	Recirculated Draft Environmental Impact Report	County of San Bernardino	Comment letter sent on 12/11/2025

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## Project Notes:

Project Notes:

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

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

PROJECT PROPOSER/PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
<b>Ecobat Resources California Inc. (formerly Quemetco)</b>  <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
<b>Browning-Ferris Industries of California, Inc., doing business as Sunshine Canyon Landfill Republic Services Inc.</b>  <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 Draft SEIR was released for a 45-day public review and comment period from September 30, 2025 to November 14, 2025 and four comment letters were received. Staff is preparing the Final SEIR which will include the comment letters and responses.</p>	Castle Environmental Consulting

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

PROJECT PROPOSER/PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
<b>Southern California Gas Company (SoCalGas)</b>  <u>Honor Rancho Compressor Modernization Project</u>	<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>	Addendum to the November 2019 Final Subsequent Environmental Assessment for Proposed Amended Rule 1110.2 and Proposed Amended Rule 1100, and the March 2017 Final Program Environmental Impact Report for the 2016 Air Quality Management Plan (Addendum)	The Addendum was certified on December 30, 2025.	Dudek

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

PROJECT PROPOSER/PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOCUMENT	STATUS	CONSULTANT
<b>Tesoro Refining &amp; Marketing Company, LLC (Tesoro)</b>	Tesoro is proposing modifications to its Carson Operations and Wilmington Operations at the Marathon Los Angeles Refinery in order to replace aging coke drums, produce asphalt binder, and make more high-octane, low vapor pressure clean-gasoline blendstock by modifying the fluid feed hydrodesulfurization unit, the fluidized catalytic cracking unit, and the alkylation units.	Notice of Preparation of a Draft Environmental Impact Report and Initial Study (NOP/IS)	The NOP/IS was released for a 34-day public review and comment period from November 5, 2025 to December 9, 2025 and six comment letters were received. A CEQA Scoping meeting was held on November 18, 2025.  The consultant is preparing a preliminary Draft EIR, which will include responses to the comment letters received and comments made during the CEQA Scoping meeting.	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. 2025110170			

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