

BOARD MEETING DATE: March 6, 2026

AGENDA NO. 12

REPORT: Intergovernmental Review of Environmental Documents and CEQA Lead Agency Projects

SYNOPSIS: This report provides a listing of environmental documents prepared by other public agencies seeking review by South Coast AQMD between January 1, 2026 and January 31, 2026, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: No Committee Review

RECOMMENDED ACTION:  
Receive and file.

Wayne Natri  
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 January 1, 2026 to January 31, 2026</b>	
<b>Attachment A:</b> Environmental Documents Prepared by Other Public Agencies and Status of Review	53
<b>Attachment B:</b> Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the November and December 2025 report)	7
<b>Total Environmental Documents Listed in Attachments A &amp; B</b>	<b>60</b>
<i>Comment letters sent</i>	12
<i>Environmental documents reviewed, but no comments were made</i>	46
<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 three air permit projects during January 2026.

### **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**  
**January 1, 2026 to January 31, 2026**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>Industrial and Commercial</b>  <b>RVC260108-03</b> Renaissance Ranch Commerce Center – Specific Plan No. 333 Amendment No. 1, General Plan Amendment No. 200004, and Change of Zone No. 2000016	The project consists of a Specific Plan No. 333 Amendment No. 1, General Plan Amendment No. 200004, and Change of Zone No. 2000016 to redesignate Medium Density Residential to Light Industrial (65.33 acres), Business Park (18.11 acres), Open Space: Conservation (11.31 acres), and Open Space: Conservation Habitat (58.88 acres), allowing a total planned building area of 1,820,808 square feet with 1,428,768 square feet of Light Industrial and 392,040 square feet of Business Park. The project is located east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, and north of Palomino Creek Drive in Riverside.  References: RVC251105-12; RVC220609-08; and RVC210310-01  Comment Period: 1/8/2026 - 1/23/2026  Public Hearing: N/A	Other	Riverside County Planning Department	Document reviewed - No comments sent
<b>Industrial and Commercial</b>  <b>RVC260114-03</b> Menifee (Pemcor) Business Park Project, Plot Plan PLN23-0245	The project consists of developing 337,770 square feet of building area across 11 industrial buildings on 20.03 acres which will include 22 truck docks with building heights ranging from 38 feet to 40 feet and full site grading with parking, landscaping, and loading areas. The project is located at 33521 Zeiders Road in Menifee.  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/october-2025/rvc250902-03-deir-menifee-(pemcor)-business-park-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/october-2025/rvc250902-03-deir-menifee-(pemcor)-business-park-project.pdf</a>  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/august-2024/rvc240724-03-nop-menifee-business-park-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/rvc240724-03-nop-menifee-business-park-project.pdf</a>  References: RVC251104-06; RVC250902-03; RVC250814-02; RVC240801-11: and RVC240724-03  Comment Period: N/A  Public Hearing: 1/21/2026	Other	City of Menifee	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**  
**January 1, 2026 to January 31, 2026**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> <b>RVC260114-07</b> City of Perris Truck Parking Facility Project (SPA-25-00007)	The project consists of constructing a truck parking facility on 10.77 acres which will include a summary street vacation of Johnson Street, within the Light Industrial zone of the Perris Valley Commerce Center Specific Plan. The project is located south of Harley Knox Boulevard and east of Perris Boulevard in Perris.  Comment Period: 1/7/2026 - 2/6/2026 Public Hearing: N/A	Site Plan	City of Perris	Document reviewed - No comments sent
<i>Industrial and Commercial</i> <b>RVC260121-03</b> Coachella Vault Project#	The project consists of developing a storage facility and industrial lease space on 11 acres, which will include nine storage buildings (225,230 square feet), a two-story office/clubhouse (3,970 square feet), an industrial lease space (3,140 square feet), 272 parking spaces, rooftop solar panels, and associated electrical equipment. The project is located at 48490 Harrison Street in Coachella within the designated AB 617 Eastern Coachella Valley community.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/february-2026/rvc260121-03-mnd-coachella-vault-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/february-2026/rvc260121-03-mnd-coachella-vault-project.pdf</a>  Comment Period: 1/20/2026 - 2/9/2026 Public Hearing: N/A	Draft Mitigated Negative Declaration	City of Coachella	Comment letter sent on 2/4/2026
<i>Industrial and Commercial</i> <b>RVC260127-04</b> Ideal Electronics – Lithium Battery Assembly Facility	The project consists of developing a lithium-ion battery assembly facility involving storage, technician testing and assembly, export logistics, and light manufacturing related to consumer battery products and electric vehicle components. The project is located at 445 East Menlo Avenue in Hemet.  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/february-2026/rvc260127-04-site-plan-ideal-electronics-lithium-battery-assembly-facility.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2026/february-2026/rvc260127-04-site-plan-ideal-electronics-lithium-battery-assembly-facility.pdf</a>  Comment Period: 1/22/2026 - 2/4/2026 Public Hearing: N/A	Site Plan	City of Hemet	Comment letter sent on 2/4/2026
<i>Industrial and Commercial</i> <b>RVC260129-04</b> Crunch Fitness – Health and Fitness Center Use (PR26-002)	The project consists of converting and redeveloping a former movie theater into a health and fitness center within an existing structure (35,020 square feet) by remodeling the exterior remodel, changing the exterior color, and installing a new permanent sign. The project is located at 2369 West Florida Avenue in Hemet.  Comment Period: N/A Public Hearing: N/A	Site Plan	City of Hemet	Document reviewed - No comments sent

Key:

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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**  
**January 1, 2026 to January 31, 2026**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> <b>SBC260107-05</b> Glen Helen Truck Terminal (PROJ-2025-00107)	The project consists of a Minor Use Permit to allow continued operation of an existing truck terminal on 19.24 acres with 353 truck trailer spaces, six automobile spaces, two guard houses (each at 277 square feet), one break room building (1,200 square feet), one restroom building (194 square feet), and one fire pump building (400 square feet). The project is located at 1850 West Glen Helen Road in San Bernardino.  Comment Period: 1/7/2026 - 1/9/2026 Public Hearing: N/A	Other	County of San Bernardino	Document reviewed - No comments sent
<i>Industrial and Commercial</i> <b>SBC260107-06</b> Glen Helen Truck Terminal (PROJ-2025-00108)	The project consists of a Minor Use Permit to allow continued operation of an existing truck terminal on 31.31 acres with 540 truck trailer spaces, four automobile spaces, one guard house (277 square feet), one breakroom building (1,200 square feet), one restroom building (194 square feet), and one fire pump building (400 square feet). The project is located at 1924 Glen Helen Road in San Bernardino.  Comment Period: 1/7/2026 - 1/9/2026 Public Hearing: N/A	Other	County of San Bernardino	Document reviewed - No comments sent
<i>Waste and Water-related</i> <b>ALL260129-01</b> Pure Water Southern California#	The project consists of implementing a regional potable reuse and water recycling program that would treat wastewater to produce up to 150 million gallons per day (155,000 acre-feet per year) of purified water in two phases with Phase 1 producing 115 million gallons per day and Phase 2 producing an additional 35 million gallons per day. The project will include phased construction of treatment facilities, conveyance pipelines, and recharge infrastructure. The project is located at facilities and pipeline alignments located throughout Los Angeles County. The project is also located within the designated AB 617 Wilmington, Carson, and West Long Beach community.  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/lac250515-01.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/july-2025/lac250515-01.pdf</a>  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/2022/november/LAC221004-04.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/november/LAC221004-04.pdf</a>  References: ALL251105-01; LAC250515-01; LAC250501-03; and LAC221004-04  Comment Period: N/A Public Hearing: 2/10/2026	Final Environmental Impact Report	Metropolitan Water District of Southern California	Document reviewed - No comments sent

Key:

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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 C**  
**PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY**  
**Through January 31, 2026**

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

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

**ATTACHMENT C**  
**PROPOSED AIR PERMIT PROJECTS FOR WHICH SOUTH COAST AQMD IS CEQA LEAD AGENCY**  
**Through January 31, 2026**

PROJECT PROPONENT/ 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.	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		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.	

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