

BOARD MEETING DATE: March 7, 2025

AGENDA NO. 8

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

COMMITTEE: Mobile Source, February 21, 2025, Reviewed

RECOMMENDED ACTION:
Receive and file.

Wayne Nastri
Executive Officer

SR:MK:BR:SW:ET:DC

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 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, 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) South Coast AQMD has primary discretionary authority over the approvals. Attachment C lists the proposed air permit projects for which South Coast AQMD is lead agency under CEQA.

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

Attachment A contains a list of all environmental documents prepared by other public agencies seeking review by South Coast AQMD that were received pursuant to CEQA or other regulatory requirements. Attachment B provides a list of active projects, which were identified in previous months' reports, and which South Coast AQMD staff is continuing to evaluate or prepare comments relative to the environmental documents prepared by other public agencies. The following table provides statistics on the status of review¹ of environmental documents for the current reporting period for Attachments A and B combined²:

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

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

Statistics for Reporting Period from January 1, 2025 to January 31, 2025	
Attachment A: Environmental Documents Prepared by Other Public Agencies and Status of Review	52
Attachment B: Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the December 2024 report)	3
Total Environmental Documents Listed in Attachments A & B	55
<i>Comment letters sent</i>	<i>10</i>
<i>Environmental documents reviewed, but no comments were made</i>	<i>43</i>
<i>Environmental documents currently undergoing review</i>	<i>2</i>

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

If staff provided written comments to a lead agency, then a hyperlink to the “South Coast AQMD Letter” is included in the “Project Description” column which corresponds to a notation in the “Comment Status” column. In addition, if staff testified at a hearing for a proposed project, then a notation is included in the “Comment Status” column. Copies of all comment letters sent to lead agencies are available on South Coast AQMD’s website at: <http://www.aqmd.gov/home/regulations/ceqa/commenting-agency>. Interested parties seeking information regarding the comment periods and scheduled public hearings for projects listed in Attachments A and B should contact the lead agencies for further details as these dates are occasionally modified.

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

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

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

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

Attachment C of this report summarizes the proposed air permit projects for which South Coast AQMD is lead agency and is currently preparing or has prepared environmental documentation pursuant to CEQA. As noted in Attachment C, South Coast AQMD is lead agency for three air permit projects during January 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 OF REVIEW
January 1, 2025 to January 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> LAC250114-08 1450 Artesia Specific Plan Project#	The project consists of constructing a 268,000 square-foot warehouse on 6.3 acres. The project is located near the southwest corner of Artesia Boulevard and Normandie Avenue in Gardena, within the designated AB 617 Wilmington, Carson, and West Long Beach community. Reference: LAC230613-08 Comment Period: N/A Public Hearing: 2/4/2025	Other	City of Gardena	Document reviewed - No comments sent
<i>Industrial and Commercial</i> RVC250107-01 Bloomington Truck & Trailer Maintenance Facility PROJ-2021-00021	The project consists of a zoning amendment from single residential to industrial and a conditional use permit to construct and operate a 15,000 square-foot truck and trailer maintenance facility on 2.4 acres. The project is located at 11317 Lilac Avenue on the southeast corner of Lilac Avenue and Jurupa Avenue in Bloomington. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/january-2025/rvc250107-01-mnd-bloomington-truck-amp-trailer-maintenance-facility-project.pdf Comment Period: 12/23/2024- 1/21/2025 Public Hearing: 2/20/2025	Notice of Intent to adopt a Mitigated Declaration	County of San Bernardino	Comment letter sent on 1/21/2025
<i>Industrial and Commercial</i> RVC250114-02 Galway Downs	The project consists of updating Conditional Use Permits and Change of Zone on an existing events facility, which includes construction of buildings and expansion of facility uses on 241.6 acres. The project is located at 38801 Los Corralitos Road in Temecula. Comment Period: 1/14/2025-2/13/2025 Public Hearing: N/A	Notice of Preparation of a Draft Environmental Impact Report	County of Riverside	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, and ODP = Outside District 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.

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January 1, 2025 to January 31, 2025

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> RVC250117-01 Moreno Valley Business Park Building 5	The project consists of constructing a 220,309 square-foot industrial tilt-up building on 9.98 acres. The project is located near the southeast corner of Ironwood Avenue at Heacock Street in Moreno Valley. References: RVC230823-10, RVC210623-06 Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/september-2023/RVC230823-10.pdf . Comment Period: 1/16/2025 - 3/3/2025 Public Hearing: N/A	Draft Environmental Impact Report	City of Moreno Valley	Under review, may submit comments
<i>Industrial and Commercial</i> SBC250117-02 AMKO Recycling Facility Project	The project consists of expanding and operating a recycling facility on 2.73 acres which includes the following: 1) requesting a General Plan Amendment to change the land use designation from General Commercial to Light Industrial; 2) zone changing to bring the facility into conformance with the City’s General Plan and Municipal Code; 3) constructing a 7,670 square-foot warehouse; 4) improving an existing facility located on 340 West Valley Boulevard; 4) constructing a 10,000 square-foot storage space; and 5) rehabilitating and reusing an existing building located at 157 North Pennsylvania Avenue as a warehouse and storage facility. The project is located on the southeast corner of North 4 th Street and West Valley Boulevard in Colton. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/february-2025/SBC250117-02.pdf Comment Period: 1/19/2025 - 2/19/2025 Public Hearing: 3/11/2025	Draft Mitigated Negative Declaration	City of Colton	Comment letter sent on 2/19/2025
<i>Industrial and Commercial</i> SBC250122-02 Kaiser Permanente Medical Center Project	The project consists of constructing a 120,000 square-foot medical building and parking for Kaiser Permanente Redlands. The project is located at 1301 California Street in Redlands, near the northwest corner of California Street to the east and West Lugonia Avenue. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/february-2025/SBC250122-02.pdf Comment Period: 1/22/2025 - 2/21/2025 Public Hearing: N/A	Notice of Preparation of Environmental Impact Report	City of Redlands	Comment letter sent on 2/13/2025

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<i>Waste and Water-related</i> LAC250129-03 Approval of Complete Site Assessment Report for North Posse Site	The project consists of a complete site assessment report for the North Posse Site in Torrance, which includes contaminants of concern above applicable screening levels for risk to human health in commercial and industrial scenario. The project is located at 3041 Del Amo Boulevard. Comment Period: N/A Public Hearing: N/A	Other	California Regional Water Quality Control Board, Los Angeles Region	Document reviewed - No comments sent
<i>Waste and Water-related</i> ODP250122-06 Community Survey - Santa Susana Field Laboratory (SSFL)	The project consists of seeking public input and gaining insight from interested individuals about Department of Toxic Substances Control (DTSC) oversight of cleanup at the Santa Susana Field Laboratory (SSFL). The SSFL is a 2,850-acre site, located on the southeast corner of Service Area Road and Woolsey Canyon Road in Ventura County. References: ODP240201-08, ODP240103-06, ODP230608-01, ODP200724-03, ODP191113-01, ODP181221-07, ODP180904-15, ODP180814-10, ODP170926-03, ODP170915-02, ODP170908-05, ODP170420-07, ODP170405-01, ODP140116-02, ODP131121-02, LAC131018-05, LAC130918-13, LAC110510-12, and ODP100930-02 Comment Period: 1/20/2025 - 3/31/2025 Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Waste and Water-related</i> SBC250128-07 Crestline-Lake Arrowhead Water Agency and San Bernardino Valley Municipal Water District Proposed Multi Year Water Exchange Project	The project consists of implementing a water exchange project, which allows for flexibility in management and use of allocated excess State Water Project (SWP) water by Crestline-Lake Arrowhead Water Agency (CLAWA). The project is located within the San Bernardino County in the San Bernardino Mountains. Comment Period: 1/30/2025 - 2/28/2025 Public Hearing: 4/4/2025	Initial Study/Negative Declaration	Crestline-Lake Arrowhead Water Agency (CLAWA)	Document reviewed - No comments sent

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<i>Utilities</i> LAC250106-03 Glenarm BESS Project	The project consists of installing a 25-megawatt (MW) utility-scale Battery Energy Storage System (BESS) on approximately 0.59 acre. The project is located at 72 East Glenarm Street in Pasadena. Comment Period: 1/6/2025 - 2/4/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Pasadena	Document reviewed - No comments sent
<i>Utilities</i> ODP250114-06 Grace Solar Energy Center	The project consists of requesting a 40-year Conditional Use Permit (CUP), Public Use Permit (PUP), Development Agreement (DA) amendment for construction, operation, and decommissioning of a solar facility on 3,838 acres. The project will include a solar photovoltaic (PV) generating facility that would generate and store up to 500 megawatts (MW) of renewable electricity, battery energy storage systems (BESS), 230-kV generation-tie (gen-tie), access roads, appurtenant facilities, and coordinated efforts with the Bureau of Land Management (BLM). The project is located approximately 2.8 miles north of Interstate 10 and west of Blythe, which includes Riverside County, unincorporated Riverside County, and land administered by the BLM. Comment Period: 1/10/2025 - 2/8/2025 Public Hearing: N/A	Draft Supplemental Environmental Impact Report	County of Riverside	Document reviewed - No comments sent
<i>Utilities</i> SBC250107-02 CSI Revision (PRAA-2023-00021)	The project consists of revising an application to construct a new galvanizing line within an existing structure and an expansion of approximately 9,000 square feet to accommodate new equipment. The project also includes constructing new push pull pickle line wholly within an existing structure at the existing California Steel Industries Site in Fontana. The project is located at 14000 San Bernardino Avenue, in unincorporated San Bernardino County. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/february-2025/sbc250107-02-nd-csi-revision-project.pdf Comment Period: 1/6/2025 - 2/6/2025 Public Hearing: N/A	Notice of Intent to Adopt an Initial Study/Negative Declaration	County of San Bernardino	Comment letter sent on 2/6/2025

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SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Utilities</i> SBC250121-01 Inland Valley Infrastructure Corridor (IVIC)#	The project consists of improving the following infrastructure systems: water; wastewater/sewer; dry utilities, including communications; drainage; roads; and other future utility integration. The project is bounded by San Bernardino International Airport to the north, State Route 210 to the east, and Tippecanoe Avenue to the west. The project is also within the AB 617 San Bernardino, Muscoy community. Reference: SBC231206-03 Comment Period: N/A	Notice of Availability of a Final Environmental Impact Report	Inland Valley Development Agency	Document reviewed - No comments sent
<i>Transportation</i> LAC250123-03 Eastside Transit Corridor Phase 2 Project#	The project consists of seeking federal funding opportunities under the National Environmental Policy Act (NEPA) for the first phase of the 4.7-mile E Line extension to Greenwood Station in Montebello. The project is located within the designated AB 617 Southeast Los Angeles community. References: LAC240501-04, LAC220809-01, LAC140819-04, LAC100518-02, and LAC100305-02 Comment Period: N/A	Other	Los Angeles County Metropolitan Transportation Authority (LACMTA)	Document reviewed - No comments sent
<i>Transportation</i> SBC250107-03 SBD 127 Near Baker Pavement Rehabilitation	The project consists of preserving, repairing, and extending the life of the existing pavement on State Route 127 (SR-127). The limits of work for this project are along SR-127 at post mile L0.0 to 3.0 and post mile 10.5 to 37.7 in San Bernardino County. Comment Period: N/A	Finding of No Significant Impact	California Department of Transportation (Caltrans)	Document reviewed - No comments sent

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<i>Institutional (schools, government, etc.)</i> RVC250128-01 La Sierra High School Track and Field Project	The project consists of renovating an existing track and field; adding field lighting, public address system, scoreboard, bleachers to accommodate 2,800 spectators; constructing a 5,500 square-foot field house that would include restrooms, ticket office, storage, concessions stand, and team room; relocating existing tennis courts; and repaving and restriping a 134,000 square-foot parking lot. The project would reduce the number of parking spaces by 136 parking stalls. The project encompasses 10.52 acres and is located at 4145 La Sierra Avenue, in the La Sierra Neighborhood of Riverside. Reference: RVC241105-07 Comment Period: 2/3/2025- 3/20/2025 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	Alvord Unified School District	Document reviewed - No comments sent
<i>Medical Facility</i> LAC250106-01 Cudahy Seniors Site#	The project consists of requesting a community survey on the clean-up activity at the Cudahy Seniors (Site). Environmental investigations conducted at the 1.33-acre site found contamination in soil vapor, including chloroform, benzene, tetrachloroethene and trichloroethene above regulatory screening levels. The project is located at 4610 Santa Ana Street in Cudahy and is within the designated AB 617 Southeast Los Angeles community. Reference: LAC241016-01 Comment Period: 1/6/2025- 2/10/2025 Public Hearing: N/A	Draft Remediation Plan	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent

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<i>Retail</i> ORC250128-02 Shaffer Plaza	The project consists of seeking public input for the cleanup at Shaffer Plaza, a 2.9-acre site contaminated with elevated concentrations of volatile organic compounds (VOCs), specifically tetrachloroethylene (PCE), in the soil and soil vapor. The project is located at 301-349 East Grove Avenue and 1997 North Orange Olive Road in the City of Orange. Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Retail</i> RVC250109-02 Nexus Hotel and Residential Project	The project consists of redeveloping an existing parking lot and constructing a nine-story resort hotel and residential building consisting of 125 hotel rooms and 132 residential condo units. The project also consists of constructing a 6,040 square-foot stand-alone restaurant. The project is located at the southeast corner of North Calle El Segundo and East Andreas Road in Palm Springs. Comment Period: 1/13/2025 - 2/3/2025 Public Hearing: N/A	Notice of Intent to adopt a Mitigated Negative Declaration	City of Palm Springs	Document reviewed - No comments sent

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<i>Retail</i> RVC250114-01 Sun Community Bank	The project consists of constructing a 2,895 square-foot free standing bank with a drive-through ATM and 19 on-site parking stalls. The project is located on the southeast corner of Ramon Road and Calle Santa Cruz in Palm Springs. Comment Period: 1/14/2025 - 2/3/2025 Public Hearing: 2/26/2025	Notice of Availability of a Draft Mitigated Negative Declaration	City of Palm Springs	Document reviewed - No comments sent
<i>Retail</i> RVC250114-03 Bedford Court Coffee Shop and Car Wash	The project consists of constructing two structures totaling approximately 4,546 square feet. Anticipated uses include a car wash and coffees shop, and a drive-thru. The project is located approximately 160 feet south of the Temecula Parkway and Bedford Court intersection in Temecula. Comment Period: 1/14/2025 - 2/13/2025 Public Hearing: N/A	Mitigated Negative Declaration	City of Temecula	Document reviewed - No comments sent
<i>Retail</i> RVC250123-01 Plot Plan No 26225, Revised Permit No. 1 Akash Winery Project	The project consists of expanding an existing wine tasting and production building by constructing an additional 10,926 square feet indoor and outdoor wine amenities and parking spaces on 19.34 acres. The project is located at 39730 Calle Contento in Temecula. Comment Period: 1/28/2025 - 2/27/2025 Public Hearing: N/A	Draft Initial Study/Mitigated Negative Declaration	County of Riverside	Document reviewed - No comments sent

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Retail RVC250128-05 Ethanac Travel Center Development Project	The project consists of considering an appeal adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program and approving Conditional Use Permit for a 13,980 square-foot travel center and Variance 24-05022 for a Freeway Oriented Sign. The project is located on the northwest corner of Ethanac and Trumble Road. References: RVC241004-02, RVC240926-05, RVC240709-06, and RVC240201-03 Comment Period: N/A Public Hearing: 2/11/2025	Other	City of Perris	Document reviewed - No comments sent
General Land Use (residential, etc.) LAC250123-02 2830 Prewett Project (ENV-2023-5352-MND)	The proposed project consists of constructing a 3,938 square-foot residential unit on 9,536-square-foot project site. The project is located at 2824 - 2830 North Prewett Street in Los Angeles, near the northwest corner of North Thomas Street and Two Tree Avenue. Comment Period: 1/23/2025 - 2/24/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Los Angeles	Document reviewed - No comments sent
General Land Use (residential, etc.) LAC250128-04 1000 North La Brea Avenue Project	The project consists of demolishing existing structures and constructing 514 residential units, 30,000 square feet of retail use, 27,976 square feet of common open space, and 32,420 square feet of private open space on 0.99 acre. The project is located at the northwest corner of La Brea Avenue and Romaine Street at 1000 through 1028 North La Brea Avenue in West Hollywood. Reference: LAC231201-14 Comment Period: 1/23/2025 - 3/10/2025 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of West Hollywood	Document reviewed - No comments sent

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General Land Use (residential, etc.) ODP250115-01 Project No. PM071006	The project consists of constructing three single-family residential lots on 18.04 acres. The project is located near the southeast corner of Listie Avenue and Galloping Way within the Antelope Valley Zoned District. Comment Period: 1/15/2025- 2/13/2025 Public Hearing: N/A	Notice of Intent to adopt a Mitigated Negative Declaration	County of Los Angeles Department of Regional Planning	Document reviewed - No comments sent
General Land Use (residential, etc.) ORC250115-03 Hive Live	The project consists of demolishing the existing Hive Creative Office Campus and the Los Angeles Chargers practice field and constructing a new multi-phased master planned residential development on 14.25 acres. The project includes three multi-family residential structures with up to 1,050 dwelling units, 3,692 square feet of retail uses, and 335,958 square feet of open space. The project is located at 3333 Susan Street in Costa Mesa. Reference: ORC240611-04 Comment Period: 1/21/2025- 3/6/2025 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Costa Mesa	Document reviewed - No comments sent

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

SOUTH COAST AQMD LOG-IN NUMBER	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>General Land Use (residential, etc.)</i> ORC250127-01 2021 – 2029 Housing Element Implementation Project	The project consists of an update to the City’s 2021-2029 6th Cycle Housing Element Update, which includes land use, zoning, and policy changes that would facilitate housing development throughout the City and allow future construction of 318 residential units. The project would include two candidate housing sites: 1) the 17.8-acre Smith Basin and 2) the 1.5-acre Town Centre Site. The Smith Basin project is located at the City’s southeastern boundary, in the north-central portion of the Smith Basin. The Town Centre Site is located in the City’s east- central portion in Villa Park Town Centre at 17855 and 17871 Santiago Boulevard. Comment Period: 1/24/2025 - 2/24/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Villa Park	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> ORC250127-04 385 Nyes Place (DR-2023-0971/CDP-2023-0970) Project	The project consists of constructing a 4,231 square-foot residence on an existing vacant lot and reconstructing the existing curb to allow driveway access to the project site. The project is located at 385 Nyes Place in Laguna Beach. Comment Period: 1/29/2025 - 2/28/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Laguna Beach	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> ORC250128-03 Santa Barbara Towns	The project consists of constructing 26 residential units and associated improvements, including a total of 80 parking spaces and seven entitlements on 3.02 acres. The project is located at 5802 Santa Catalina Avenue in Garden Grove. Comment Period: 1/23/2025 - 2/11/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Garden Grove	Document reviewed - No comments sent

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>General Land Use (residential, etc.)</i> RVC250123-05 Xenia Avenue & 6th Street Apartments (PP2024-0017)	The project consists of constructing 66 residential units, including community amenities, childcare center, and 93 parking spaces on approximately 1.51 acres. The project is located at the northeast corner of Xenia Avenue and Sixth Street. Comment Period: N/A Public Hearing: N/A	Site Plan	City of Beaumont	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> SBC250117-03 Housing Element Program 10 & 11 General Plan Amendment and Rezone	The project consists of rezoning and a General Plan amendment as part of the 2021-2029 General Plan Housing Element Update to accommodate the development of housing needs in the area. One rezoning project parcel is located near the northeast corner of North Mount Vernon Avenue and Interstate 10 in Colton. The second rezoning project parcel is located near the northwest corner of South 8 th Street and West Congress Street in Colton. Comment Period: 1/20/2025 - 2/21/2025 Public Hearing: N/A	Notice of Preparation of Draft Environmental Impact Report	City of Colton	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> SBC250127-02 Foothill and Macy Route 66 Residential Development#	The project consists of requesting a change to the General Plan land use designation from Commercial to Residential Medium and subdividing 15 lots of approximately 15.71 acres into 134 single family lots. The project is located on the northwest corner of West Foothill Boulevard and Macy Street in San Bernardino. The project is also within the AB 617 San Bernardino, Muscoy community. Comment Period: 1/25/2025 - 2/24/2025 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of San Bernardino	Document reviewed - No comments sent

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<u>SOUTH COAST AQMD LOG-IN NUMBER</u> PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Plans and Regulations</i> LAC250114-05 Generation and Handling Fee Requirements	The project consists of authorizing the Department of Toxic Substances Control (DTSC) to adopt emergency regulations for the administration of DTSC’s Generation and Handling Fee. The project has statewide applicability. Comment Period: N/A Public Hearing: N/A	Other	Department of Toxic Substances Control (DTSC)	Document reviewed - No comments sent
<i>Plans and Regulations</i> LAC250115-02 Bicycle Master Plan Project	The project consists of three components which covers an area of approximately 7.86 square miles: 1) the Bicycle Master Plan (BMP) which proposes 30.1 miles of new bikeways and bikeway improvements to build upon the city’s existing 1.3 miles of bicycle routes and 9.2 miles of bicycle lanes; 2) the Vehicle Miles Traveled (VMT) Mitigation Exchange and Banking Program (Program) which would establish a mitigation opportunity for projects exceeding the VMT threshold by allowing a developer or project proponent to purchase VMT reduction credits which could be used to fund the implementation of the bicycle improvements; and 3) a General Plan Amendments to ensure the city’s General Plan is consistent with the BMP. The project would amend the existing General Plan Infrastructure and Community Services Element. The project is located in western Los Angeles County near the southeastern edge of Ventura County in the City of Agoura Hills. Comment Period: 1/13/2025- 2/12/2025 Public Hearing: N/A	Notice of Preparation of a Programmatic Environmental Impact Report	City of Agoura Hills	Document reviewed - No comments sent

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Plans and Regulations</i> RVC250129-04 Site Plan #PA25-0034	The project consists of a developing the Tierra Vista Road Townhouses DP, which is approximately 56,841 square feet. The project is located approximately 120 feet west of the Ynez Road and Tierra Vista Road Intersection in Temecula. Comment Period: N/A Public Hearing: N/A	Site Plan	City of Temecula	Document reviewed - No comments sent
<i>Plans and Regulations</i> ORC250114-04 City of Anaheim General Plan Focused Update	The project consists of updating the City of Anaheim's adopted General Plan to reflect the zoning and land use updates resulting from the 2021-2029 Housing Element, which include: 1)addressing the City's Regional Housing Needs Assessment (RHNA); 2) including a growth allocation of 17,453 housing units; and 3)completing the actions identified in the Center City Corridors Implementation Plan. The project encompasses over 34,000 acres with an additional 2,431 acres and is located in Anaheim. Reference: ORC241224-03 Comment Period: 12/20/2024 - 2/3/2025 Public Hearing: N/A	Notice of Availability of Draft Programmatic Environmental Impact Report	City of Anaheim	Document reviewed - No comments sent

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SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<p><i>Plans and Regulations</i></p> <p>RVC250122-04 Green River Ranch Specific Plan Amendment and Industrial Park Project</p>	<p>The project consists of a General Plan Amendment to change the land use designations of: 1) 5.5 acres north of Green River Road and West of Dominguez Ranch Road from Mixed Use II (Industrial & Commercial) to General Commercial; and 2) the south side of Green River Road and west of Dominguez Ranch Road from General Commercial, Mixed Use II , and Estate Residential to 49.31 acres of Mixed Use II and 103.73 acres of open Space-General. The project also includes constructing five warehouses totaling 746,167 square feet on 49.31 acres, located on the south side of Green River Road, between Fresno Road and Dominguez Ranch Road. The project is bounded by State Route 91 to the north, Dominguez Rand Road to the east, Riverside County to the south, and State Route 91 to the west. References: RVC241016-02; RVC220901-09</p> <p>Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/september/RVC220901-09.pdf.</p> <p style="text-align: center;">Comment Period: N/A Public Hearing: 2/5/2025</p>	Other	City of Corona	Document reviewed - No comments sent
<p><i>Plans and Regulations</i></p> <p>RVC250122-05 Specific Plan Amenment (SPA) 24-0586 and Major Modification 23-05073</p>	<p>The project consists of expanding an existing vehicle fuel station, which includes: 1) a Specific Plan Amendment to change the land use designation of 0.94 acre from Residential to Commercial and to apply a Residential Overlay; 2) constructing three islands to accommodate six compressed natural gas (CNG) and diesel fuel dispensers; 3) constructing two islands to accommodate four hydrogen fuel dispensers; and 4) constructing walled enclosures for CNG, hydrogen, and electrical equipment. The project is located at 4063 North Webster Avenue, north of Chevron Fueling Station, located at 796 Ramona Expressway. Reference: RVC230601-01</p> <p>Staff previously provided comments on the Site Plant for the project, which can be accessed at: http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/june-2023/RVC230601-01.pdf https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/february-2025/RVC250122-05.pdf</p> <p style="text-align: center;">Comment Period: 1/17/2025 - 2/17/2025 Public Hearing: 2/19/2025</p>	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Perris	Comment letter sent on 2/13/2025

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PROJECT TITLE				
<i>Plans and Regulations</i> RVC250123-04 PP2024-52	The project consists of an amendment to Plot Plan No 04-PP-18 to construct a 457,444 square-foot warehouse. The project is located at 1022 Prosperity Way. Reference: RVC241002-09 Comment Period: N/A Public Hearing: N/A	Site Plan	City of Beaumont	Document reviewed - No comments sent
<i>Plans and Regulations</i> RVC250128-06 Planned Development Overlay (PDO) 23-05029 Tentative Parcel Map 38739; Development Plan Review 22-00031 (March Plaza Project)	The project consists of entitlements to facilitate the construction of a business park with three buildings totaling 66,686 square feet on 4.37 acres. The property is located at the northwest corner of Perris Boulevard and Harley Knox Boulevard. Reference: RVC241127-02 Comment Period: N/A Public Hearing: 2/19/2025	Other	City of Perris	Document reviewed - No comments sent
<i>Plans and Regulations</i> SBC250122-01 General Plan and Zoning Map/Code Update	The proposed project consists of updating the General Plan and Zoning Maps to implement the certified Housing Element which includes the following: Land Use, Circulation, Conservation, Parks, Recreation, Open Space, Noise, and Economic Development. The project has a city-wide applicability and is bounded by State Route 60 to the north, Chino to the east, Anaheim Hills to the south, and Diamond Bar and Yorba Linda to the west. Reference: SBC140729-02 Comment Period: 1/13/2025 - 3/3/2025 Public Hearing: N/A	Notice of Availability of a Draft Subsequent Environmental Impact Report	City of Chino Hills	Document reviewed - No comments sent

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PROJECT TITLE				
<i>Plans and Regulations</i> SBC250122-03 Redlands RHNA Rezone Project	The project consists of rezoning 24 sites within the city to allow residential development of 2,436 housing units and implementation of residential development within the project sites through 2035. The project is bounded by Citrus Avenue to the north, Kansas Street to the east, Orange Avenue to the south, and New Jersey Street to the west. Reference: SBC240710-17 Comment Period: 1/22/2025- 3/7/2025 Public Hearing: N/A	Notice of Availability of a Draft Subsequent Environmental Impact Report	City of Redlands	Document reviewed - No comments sent
<i>Plans and Regulations</i> SBC250129-01 Plot Plan No PLN24-0251 (Boulders II/Boulders East)	The project consists of the following: 1) General Plan Amendment to change the project site's land use designation and modifying the dwelling units per acre; 2) Changing the zoning classification of the project site from Low Medium Density Residential (LMDR) to High Density Residential (HDR); and 3) Constructing 240 residential units on 10.14 acres which includes 380 parking spaces, a 795 square-foot maintenance building and recreational amenities, and 5,025 square-foot clubhouse, pool, fitness center, business center, tot lot, barbeque area, dog park, and pickle ball court. The project is located near the northeast corner of Berea Road and Normandy Road. Comment Period: N/A Public Hearing: N/A	Site Plan	City of Menifee	Document reviewed - No comments sent
<i>Plans and Regulations</i> SBC250129-02 Proj-2024-000134	The project consists of constructing a 7,800 square-foot grocery store building to replace an existing 4,941 square-foot grocery store building. The project is located at 31987 Hilltop Boulevard in Running Springs. Comment Period: N/A Public Hearing: N/A	Other	County of San Bernardino	Document reviewed - No comments sent

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

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<p><i>Warehouse & Distribution Centers</i></p> <p>LAC241204-02 Northwest Corner of Telegraph and Santa Fe Springs</p>	<p>The project consists of subdividing an approximately 26.77-acre parcel into two parcels that would be approximately 13.45 acres and 13.09 acres. The project would consist of demolishing an existing building and other structures onsite, ceasing an existing oil well activity and abandoning the existing on-site oil wells to construct two new warehouse buildings. Building 1 would be approximately 298,373 square feet and Building 2 would be approximately 286,305 square feet. Additional improvements include two proposed underground on site infiltration trenches, parking, loading docks, decorative landscaping, associated on-site infrastructure, and construction of a cul-de-sac driveway. The project is located at the northwest corner of Santa Fe Springs Road and Telegraph Road. Reference LAC240522-08</p> <p>Staff previously provided comments on the Notice of Preparation for the project, which can be accessed at: https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/june-2024/lac240522-08-nop-nwc-telegraph-and-santa-fe-springs-project.pdf. https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/january-2025/lac241204-02-draft-eir-for-the-northwest-corner-of-telegraph-and-santa-fe-springs-project.pdf</p> <p style="text-align: center;">Comment Period: 11/27/2024- 1/13/2025 Public Hearing: N/A</p>	Draft Environmental Impact Report	City of Santa Fe Springs	Comment letter sent on 1/10/2025
<p><i>Industrial and Commercial</i></p> <p>SBC241224-07 Lime Avenue Annexation & Quarry Commerce Center</p>	<p>The project consists of annexing 62 acres currently located in the unincorporated area of San Bernardino County into the City of Fontana’s Sphere of Influence. The project also consists of The Quarry Commerce Center, which involves the development of a 59-acre site with an 827,752 square feet industrial commerce center with 202 dock doors. The Lime Avenue Annexation area is located north of the Burlington Northern Santa Fe (BNSF) Railroad, east of Lime Avenue, south of Arrow Boulevard, and approximately 625 feet west of Tokay Avenue. The Quarry Commerce Center is located approximately north of the BNSF Railroad, east of Lime Avenue, 300 feet south of Arrow Boulevard, and west of Tokay Avenue.</p> <p>https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/january-2025/sbc241224-07-nop-lime-avenue-annexation-amp-quarry-commerce-center.pdf</p> <p style="text-align: center;">Comment Period: 1/21/2025 - 1/21/2025 Public Hearing: N/A</p>	Notice of Preparation	City of Fontana	Comment letter sent on 1/21/2025
<p><i>Retail</i></p> <p>RVC241219-03 Beyond Food Mart at Ethanac and Trumble (CUP22-05292)</p>	<p>The project consists of requesting approval for a Condition Use Permit to construct and operate an eight-island passenger car fueling station with a 4,205-square-foot canopy, a 1,673-square-foot drive-thru carwash, and a 7,250-square-foot convenience store with a drive-thru for pick-up of pre-packaged food on 2.54 acres. The project is located at the northeast corner of Trumble Road and Ethanac Road at 27278 Ethanac Road.</p> <p>https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2025/january-2025/rvc241219-03-mnd-beyond-food-mart-at-ethanac-and-trumble-cup22-052.pdf</p> <p style="text-align: center;">Comment Period: 12/20/2024 - 1/21/2025 Public Hearing: N/A</p>	Mitigated Negative Declaration	City of Perris	Comment letter sent on 1/21/2025

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

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<p>Quemetco is proposing to modify its existing South Coast AQMD permits to allow the facility to recycle more batteries and to eliminate the existing daily idle time of the furnaces. The proposed project will increase the rotary feed drying furnace feed rate limit from 600 to 750 tons per day and increase the amount of total coke material allowed to be processed. In addition, the project will allow the use of petroleum coke in lieu of or in addition to calcined coke and remove one existing emergency diesel-fueled internal combustion engine (ICE) and install two new emergency natural gas-fueled ICEs.</p>	<p>Quemetco</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>Sunshine Canyon Landfill is proposing to modify its South Coast AQMD permits for its active landfill gas collection and control system to accommodate the increased collection of landfill gas. The proposed project will: 1) install two new low-emission flares with two additional 300-horsepower electric blowers; and 2) increase the landfill gas flow limit of the existing landfill gas collection system.</p>	<p>Sunshine Canyon Landfill</p>	<p>Subsequent Environmental Impact Report (SEIR)</p>	<p>The consultant is working on a Draft SEIR which South Coast AQMD staff is reviewing.</p>	<p>Castle Environmental Consulting</p>

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

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<p>SoCalGas is proposing to modify their Title V permit for the Honor Rancho Natural Gas Storage Field to: 1) replace five compressor engines with four new natural gas-fueled compressor engines (each rated at 5,000 horsepower (hp)), new selective catalytic reduction systems and a new aqueous urea storage tank; 2) install two new electric compressors (each rated at 5,500 hp) with associated ancillary equipment; 3) construct a new building to house the new compressors; 4) install an advanced renewable energy system, which will include hydrogen electrolyzers, hydrogen storage, and fuel blending equipment to mix hydrogen with natural gas which will fuel the compressor engines; 5) install a hydrogen vehicle fueling station; 6) install an electric microgrid with an energy storage system and a natural gas fuel cell system; and 7) install one new electricity transmission line which will connect to Southern California Edison.</p>	<p>Southern California Gas Company (SoCalGas)</p>	<p>Addendum to the Final Subsequent Environmental Assessment for Rule 1110.2 and Rule 1100, and the Final Program EIR for the 2016 Air Quality Management Plan</p>	<p>South Coast AQMD staff reviewed and provided comments on the preliminary Draft Addendum which are currently being addressed by the consultant.</p>	<p>Dudek</p>