

BOARD MEETING DATE: September 6, 2024

AGENDA NO. 14

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 July 1, 2024 and July 31, 2024, and proposed projects for which South Coast AQMD is acting as lead agency pursuant to CEQA.

COMMITTEE: Mobile Source, August 16, 2024, Reviewed

RECOMMENDED ACTION:  
Receive and file.

Wayne Natri  
Executive Officer

SR:MK:BR:SW:ET

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### **Background**

The 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) 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 July 1, 2024 to July 31, 2024</b>	
<b>Attachment A:</b> Environmental Documents Prepared by Other Public Agencies and Status of Review	76
<b>Attachment B:</b> Active Projects with Continued Review of Environmental Documents Prepared by Other Public Agencies (which were previously identified in the April, May, and June 2024 report)	10
<b>Total Environmental Documents Listed in Attachments A &amp; B</b>	<b>86</b>
<i>Comment letters sent</i>	<i>13</i>
<i>Environmental documents reviewed, but no comments were made</i>	<i>65</i>
<i>Environmental documents currently undergoing review</i>	<i>8</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 July 2024.

#### **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**  
**July 1, 2024 to July 31, 2024**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>Industrial and Commercial</i> <b>RVC240702-02</b> PR24-017 Storage Yard	The project consists of establishing a Contractor’s Storage Yard for equipment and materials on 9.08 acres. The project is located at the southeast corner of Buena Vista Avenue and Oakwood Street.  Comment Period: N/A Public Hearing: 7/11/2024	Other	City of Hemet	Document reviewed - No comments sent
<i>Industrial and Commercial</i> <b>RVC240716-04</b> Baker Street Warehouse Project	The project consists of constructing an approximately 212,028-square-foot warehouse (Building 1) with a 5,000-square-foot ground-level office space and 5,000-square-foot office mezzanine and a 788,423-square-foot warehouse (Building 2) with a 10,000-square-foot ground-level office space and 10,000-square-foot office mezzanine with employee/visitor and trailer parking on 125.22 acres. The project also includes improvement of off-site utilities and public roadways, a restoration area to be used for future conservation and restoration activities, and a construction buffer between Baker Street and the restoration area. The project is located on the southeast and southwest intersection of Baker Street and Pierce Street.  Comment Period: 7/19/2024- 8/19/2024 Public Hearing: 8/1/2024	Notice of Preparation of a Draft Environmental Impact Report	City of Lake Elsinore	Under review, may submit comments
<i>Industrial and Commercial</i> <b>RVC240719-01</b> Cannabis Cultivation Facility (CUP-2023-0017 & DP-2023-002)	The project consists of a Conditional Use Permit (CUP) for cannabis cultivation and distribution uses and a Minor Development Permit (DP) for the construction of an 11,691-square-foot building on two adjacent parcels that total 0.74 acres (APN 666-402-003 & 666-402-005). The project is located on the east side of Ruppert Street between 19th Avenue and Orr Way at 19070 Ruppert Street in the City of Palm Springs.  Comment Period: 7/18/2024- 8/6/2024 Public Hearing: 9/11/2024	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Palm Springs	Document reviewed - No comments sent

Key:

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

LAC = Los Angeles County, ORC = Orange County, RVC = Riverside County, SBC = San Bernardino County, ALL = All counties within the South Coast AQMD jurisdiction, and ODP = 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.













**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW**  
**July 1, 2024 to July 31, 2024**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b>Waste and Water-related</b> <b>SBC240717-05</b> Big Bear Municipal Water District Special Use Boat Launch & Deepening Project	The project consists of dredging approximately 14,000 cubic yards of material from Big Bear Lake, as well as constructing and operating a special use (restricted) boat launch facility on 2.6 acres. Implementing the proposed project would deepen the West Navigation Channel and improve District and first responder access through the proposed boat launch facility and into the Lake. The project is located on the south shore of Big Bear Lake in the Big Bear Valley within the San Bernardino Mountains.  Comment Period: 7/11/2024 - 8/10/2024 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	Big Bear Municipal Water District	Document reviewed - No comments sent
<b>Utilities</b> <b>ODP240710-13</b> McCullough-Victorville Transmission Lines 1 and 2 Upgrade Project	The project consists of upgrading, modifying, and/or replacing insulators and hardware on 1,740 existing transmission towers that span 162 miles from the McCullough Switching Station, in Nevada to the Victorville Switching Station in Victorville, California. The project is in Clark County, Nevada and San Bernardino County, California - the McCullough-Victorville Transmission Lines 1 and 2 run northeast/southwest, parallel to each other, for 162 miles from Boulder City, Nevada to Victorville, California. Reference ODP240403-07  Comment Period: 6/27/2024 - 8/12/2024 Public Hearing: 7/8/2024	Notice of Availability of a Draft Environmental Impact Report	Los Angeles Department of Water and Power	Document reviewed - No comments sent
<b>Transportation</b> <b>ALL240716-03</b> Draft 2025 Federal Transportation Improvement Program (FTIP) / Draft Connect SoCal 2024 Amendment 1#	The project consists of addressing transportation and land use challenges, leveraging opportunities to support the attainment of applicable federal air quality standards, and achieving emissions reduction targets. The project is located within six counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The project is also located within six designated AB 617 communities: 1) East Los Angeles, Boyle Heights, and West Commerce; 2) Eastern Coachella Valley; 3) San Bernardino and Muscoy; 4) Southeast Los Angeles; 5) South Los Angeles; and 6) Wilmington, Carson, and West Long Beach. Reference ALL240416-07, ALL231109-01, ALL231107-01 and ODP231107-01  Comment Period: 7/12/2024 - 8/12/2024 Public Hearing: 7/23/2024	Notice of Availability / Other	Southern California Association of Governments (SCAG)	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
<b>Transportation</b> <b>RVC240702-07</b> Overland Drive Widening Project	The project consists of widening Overland Drive to include a twelve-foot travel lane and an eleven-foot travel lane in both directions with a single ten-foot center turn lane, along with six-foot Class II bike lanes and an additional ten feet of ROW on either side of the roadway with contiguous sidewalks. The project also includes improvements and modifications to the existing traffic signals; removal of concrete cross gutters, block retaining walls, driveway aprons, sidewalk pavement, existing lighting, and landscaping; replacement of 18 ornamental street trees; construction of 20 tree wells; removal of one existing street light; relocation of four existing street lights; installation of 16 street lights; modifications to existing underground drainage infrastructure; construction of three catch basins; and, modifications to an existing concrete culvert. The project is located along Overland Drive, northeast of Commerce Center Drive, east of Murrieta Creek and Enterprise Circle, south of Winchester Road and Jefferson Avenue, and southwest of Interstate 15. The project also includes a short segment of Commerce Center Drive, located approximately 375 feet southeast of its intersection with Overland Drive.  Comment Period: 7/3/2024- 8/2/2024 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Temecula	Document reviewed - No comments sent
<b>Transportation</b> <b>SBC240705-01</b> Lytle Creek Bridge Seismic Retrofit	The project consists of retrofitting or replacing Lytle Creek Bridge (Bridge No. 54-0422). The project is located on State Route 210U (SR-210U), east of Highland Avenue, at post mile (PM) 20.8 in the City of San Bernardino.  Comment Period: 7/5/2024- 8/5/2024 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	California Department of Transportation (Caltrans)	Document reviewed - No comments sent
<b>Institutional (schools, government, etc.)</b> <b>RVC240709-02</b> Beaumont Library Expansion PP2024-0032	The project consists of expanding and renovating the Beaumont Library. The site currently consists of a 10,991-square-foot building with 49 parking spaces. The expansion consists of an additional 9,114-square-foot building and 75 proposed parking spaces. The project is located at 125 East 8th Street, near the southeast corner of California Avenue and Eighth Street.  Comment Period: N/A Public Hearing: 7/18/2024	Site Plan	City of Beaumont	Document reviewed - No comments sent

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**July 1, 2024 to July 31, 2024**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<b><i>Institutional (schools, government, etc.)</i></b> <b>RVC240717-03</b> PR24-021 Church Expansion	The project consists of expanding an existing 5,009 square feet church with 4,863 square feet addition. The project is located at 1707 West Latham Avenue.  Comment Period: N/A Public Hearing: N/A	Other	City of Hemet	Document reviewed - No comments sent
<b><i>Medical Facility</i></b> <b>RVC240718-03</b> General Plan Amendment No. 210003, Change of Zone No. 2100010, Tentative Parcel Map No. 38113 and Plot Plan No. 210015 (Bermuda Dunes Project)	The project consists of requesting: 1) General Plan Amendment No. 210003 to change the property's Land Use Designation to Community Development: Mixed Use (CD:MU); 2) Change of Zone No. 2100010 to change the zone for the property to Mixed Use (MU); 3) Tentative Parcel Map No. 38113 to subdivide one lot into two lots; and 4) Plot Plan No. 210015 to allow the construction of an approximately 9,990 square feet daycare center with maximum enrollment of 180 children on 2.44 acres. The project is located north of Hidden River Road, east of Washington Street, south of 42nd Avenue, and west of Calico Glen Drive in the City of La Quinta.  Comment Period: N/A Public Hearing: 8/15/2024	Notice of Intent to Adopt a Mitigated Negative Declaration	County of Riverside	Document reviewed - No comments sent
<b><i>Retail</i></b> <b>LAC240710-15</b> Hilton Universal City Project	The project consists of constructing an approximately 300,000-square-foot, 18-story hotel expansion building on 7.26 acres. The project is located on the southwest corner of Universal Hollywood Drive and Hotel Drive at 555 East Universal Hollywood Drive. Reference LAC231122-02 and LAC201006-02  Comment Period: N/A Public Hearing: 7/24/2024	Notice of Availability of a Final Environmental Impact Report	City of Los Angeles	Document reviewed - No comments sent

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Project Notes:

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**ATTACHMENT A**  
**ENVIRONMENTAL DOCUMENTS PREPARED BY OTHER PUBLIC AGENCIES AND STATUS OF REVIEW**  
**July 1, 2024 to July 31, 2024**

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>LAC240717-08</b> 3003 North Runyon Canyon Road (APN: 5572024006)	The project consists of constructing a 5,500-square-foot, two-story, single-family dwelling, a 600-square-foot attached two-car garage, and a fully underground 3,000-square-foot basement on 4.53 acres. The project involves the conversion of an existing 2018 single-family dwelling on-site to an Accessory Living Quarter. The project is located on the northwest corner of Runyon Canyon Road Hiking Path and Runyon Canyon Road in the community of Hollywood Hills. Reference LAC220322-03, LAC190823-03 and LAC180405-01  Comment Period: N/A Public Hearing: 8/8/2024	Other	City of Los Angeles	Document reviewed - No comments sent
<b>General Land Use (residential, etc.)</b> <b>LAC240717-09</b> 1100 East 5th Street Project (ENV-2016-3727-EIR)	The project consists of the demolishing three warehouses and a parking lot and constructing an eight-story mixed-use building comprised of 220 live/work units on 1.2 acres. The project is located at 1100 East 5th Street and 506-530 South Seaton Street on the southeast corner of Seaton Street and East 5th Street in the neighborhood of Central City North. Reference LAC240110-02 and LAC180223-05  Comment Period: N/A Public Hearing: 8/7/2024	Other	City of Los Angeles	Document reviewed - No comments sent
<b>General Land Use (residential, etc.)</b> <b>LAC240724-08</b> Brandywine Homes – Route 66 Townhome Project	The project consists of demolishing a commercial building and constructing 39 townhomes on 1.85 acres. The project also consists of requesting approval for: A) Specific Plan Amendment/Zone Change to rezone the Project Site from Route 66 Service Commercial (RT66-RSC) to Route 66 Residential (RT66-CRR); B) Development Plan Review to construct and landscape; and C) Vesting Tentative Tract Map No. 84292 to consolidate two existing parcels into one lot. The project is bounded by the Metro A (Gold Line) light rail and the Burlington Northern Santa Fe (BNSF) Railway to the north and Route 66 to the south. The project is located at 723-731 East Route 66 (AINs: 8646-029-009 & 8646-029-014).  Comment Period: 7/19/2024 - 8/19/2024 Public Hearing: N/A	Notice of Intent to Adopt a Mitigated Negative Declaration	City of Glendora	Document reviewed - No comments sent

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Project Notes:

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**ATTACHMENT A**  
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**July 1, 2024 to July 31, 2024**

SOUTH COAST AQMD LOG-IN NUMBER PROJECT TITLE	PROJECT DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
<i>General Land Use (residential, etc.)</i> <b>RVC240709-07</b> Menifee Innovation District Specific Plan	The project consists of proposing a Specific Plan for mixed use on approximately 299 acres. The project is located at the City's southern gateway area, north of Keller Road, east of Howard Road, south of Scott Road, and west of the Interstate 215 Freeway. Reference RVC240612-01  Comment Period: N/A Public Hearing: 7/11/2024	Other	City of Menifee	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>RVC240717-02</b> Sunset Crossings (North), General Plan Amendment (PEN22-0133), Change of Zone (PEN22-0134), Conditional Use Permit (PEN22-0136), Tentative Tract Map No. 38443 (PEN22-0130)	The project consists of subdividing the 28.2-acre project site into 135 residential lots for a Planned-Unit Development with associated land use designation and zoning changes. The project is located north of Bay Avenue, east of Nason Street, and south of Cottonwood Avenue. Reference RVC240605-05  Comment Period: N/A Public Hearing: 7/25/2024	Other	City of Moreno Valley	Document reviewed - No comments sent
<i>General Land Use (residential, etc.)</i> <b>RVC240717-07</b> Oak Valley North Project	The project consists of constructing 223 residential units, a church, and 982,232 square feet of business park uses on 110.2 acres. The project is located northeast of Interstate 10 and Calimesa Boulevard, southeast of Singleton Road, and south of Beckwith Avenue. Reference RVC240328-01 and RVC230817-02  Staff previously provided comments on the Notice of Availability of a Draft Environmental Impact Report for the project, which can be accessed at: <a href="http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/may-2024/RVC240328-01.pdf">http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/may-2024/RVC240328-01.pdf</a> .  Comment Period: N/A Public Hearing: 7/22/2024	Other	City of Calimesa	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 DESCRIPTION	TYPE OF DOC.	LEAD AGENCY	COMMENT STATUS
PROJECT TITLE				
<i>Warehouse &amp; Distribution Centers</i> <b>RVC240611-03</b> First Hathaway Logistics Project	The project consists of constructing a 1,420,722-square-foot warehouse on 94.86 acres. The project is located on the southeast corner of Hathaway Street and Wilson Street. Reference RVC220421-05  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/2022/may/RVC220421-05.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/may/RVC220421-05.pdf</a> .  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/rvc240611-03-deir-first-hathaway-logistics-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/rvc240611-03-deir-first-hathaway-logistics-project.pdf</a>  Comment Period: 6/7/2024- 7/22/2024 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Banning	Comment letter sent on 7/19/2024
<i>Warehouse &amp; Distribution Centers</i> <b>RVC240612-05</b> Northern Gateway Logistics Center	The project consists of constructing two concrete tilt-up warehouses totaling 398,252 square feet on 20.17 acres. Building 1 is proposed to be 105,537 square feet consisting of 6,000 square feet of office space and 99,537 square feet of warehouse space and is located on the north side of the site. Building 2 is on the southern end of the site and is proposed to be 292,715 square feet consisting of 8,000 square feet of office space, 7,000 square feet of mezzanine, and 277,715 square feet of warehouse area. The project is located near the northeast corner of McLaughlin Road and Evans Road. Reference RVC230628-05  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/2023/july-2023/RVC230628-05.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2023/july-2023/RVC230628-05.pdf</a> .  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/rvc240612-05-deir-northern-gateway-logistics-center-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/rvc240612-05-deir-northern-gateway-logistics-center-project.pdf</a>  Comment Period: 6/6/2024- 7/22/2024 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Menifee	Comment letter sent on 7/18/2024
<i>Warehouse &amp; Distribution Centers</i> <b>RVC240618-01</b> Banning Commerce Center Project	The project consists of constructing a 1,320,284-square-foot warehouse on 131.28 acres. The project site is bounded by vacant lands to the north, California Highway Patrol Banning West Weigh Station to the east, Interstate 10 to the south, and vacant lands to the west. The project is located at the southwest corner of North Hathaway Street and Morongo Road. Reference RVC220906-03  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/2022/september/RVC220906-03.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2022/september/RVC220906-03.pdf</a> .  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/rvc240618-01-deir-banning-commerce-center-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/rvc240618-01-deir-banning-commerce-center-project.pdf</a>  Comment Period: 6/17/2024- 8/2/2024 Public Hearing: N/A	Notice of Availability of a Draft Environmental Impact Report	City of Banning	Comment letter sent on 8/1/2024

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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
<b>Warehouse &amp; Distribution Centers</b> <b>SBC240626-04</b> Ninth and Vineyard Development Project	The project consists of constructing three warehouses totaling 982,096 square feet on 45.97 acres. The project is located near the southeast corner of East Ninth Street and Vineyard Avenue. Reference SBC220317-05  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/sbc240626-04-recirculated-deir-ninth-and-vineyard-development-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/august-2024/sbc240626-04-recirculated-deir-ninth-and-vineyard-development-project.pdf</a>  Comment Period: 6/20/2024 - 8/5/2024	Notice of Availability of a Recirculated Draft Environmental Impact Report	City of Rancho Cucamonga	Comment letter sent on 8/1/2024
<b>Industrial and Commercial</b> <b>RVC240618-02</b> Hemet Logistics West Project	The project consists of constructing four warehouse buildings totaling approximately 1,101,894 square feet on 60.86 acres. The project is located southwest of the intersection of West Acacia Avenue and Cawston Avenue. Reference RVC240605-13  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/rvc240618-02-nop-hemet-logistics-west-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/rvc240618-02-nop-hemet-logistics-west-project.pdf</a>  Comment Period: 5/29/2024 - 7/12/2024	Revised Notice of Preparation of a Draft Environmental Impact Report/Other	City of Hemet	Comment letter sent on 7/11/2024
<b>Waste and Water-related</b> <b>LAC240613-02</b> Garvey Reservoir Rehabilitation Project	The project consists of upgrading, replacing, and improving structures on 142 acres at the Metropolitan facilities at the Garvey Reservoir. Improvements include rehabilitating the inlet/outlet tower, upgrading the facility electrical system and ammonia feed system, repairing existing internal roadways, installing stormwater control improvements, and constructing a new pump station facility. The project is located at 1061 South Orange Avenue in Monterey Park. Reference LAC240124-02  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/february/LAC240124-02.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/february/LAC240124-02.pdf</a> .  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/lac240613-02-deir-garvey-reservoir-rehabilitation-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/lac240613-02-deir-garvey-reservoir-rehabilitation-project.pdf</a>  Comment Period: 6/12/2024 - 7/29/2024	Draft Environmental Impact Report	Metropolitan Water District of Southern California	Comment letter sent on 7/26/2024
<b>Transportation</b> <b>LAC240416-04</b> Vincent Thomas Bridge Deck Replacement Project#	The project consists of replacing the entire bridge deck, seismic sensors, the median concrete barriers, and the bridge railing of the Vincent Thomas Bridge. The project is located on State Route 47 (Bridge #53-1471) in Los Angeles, within the designated AB 617 Wilmington, Carson, and West Long Beach community. Reference LAC230606-09, and LAC230418-09  <a href="https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/lac240416-04-vincent-thomas-bridge-deck-replacement-project.pdf">https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2024/july-2024/lac240416-04-vincent-thomas-bridge-deck-replacement-project.pdf</a>  Comment Period: 4/16/2024 - 7/15/2024	Notice of Availability of a Draft Environmental Impact Report	California Department of Transportation (Caltrans)	Comment letter sent on 7/11/2024

Key:

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

LAC = Los Angeles County, ORC = Orange County, RVC = Riverside County, and SBC = San Bernardino County

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 JULY 31, 2024**

PROJECT DESCRIPTION	PROPONENT	TYPE OF DOCUMENT	STATUS	CONSULTANT
<p>Quemetco is proposing to modify 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 will be reviewing.</p>	<p>Castle Environmental Consulting</p>
<p>Tesoro is proposing to modify its Title V permit to: 1) add gas oil as a commodity that can be stored in three of the six new crude oil storage tanks at the Carson Crude Terminal (previously assessed in the May 2017 Final EIR); and 2) drain, clean and decommission Reservoir 502, a 1.5-million-barrel concrete-lined, wooden-roof topped reservoir used to store gas oil.</p>	<p>Tesoro Refining &amp; Marketing Company, LLC (Tesoro)</p>	<p>Addendum to the Final Environmental Impact Report (EIR) for the May 2017 Tesoro Los Angeles Refinery Integration and Compliance Project (LARIC)</p>	<p>South Coast AQMD staff review of the revised Draft Addendum is complete. South Coast AQMD staff is preparing the Draft Title V Permit Revision for review by the United States Environmental Protection Agency.</p>	<p>Environmental Audit, Inc.</p>