Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023100743

Project Title: John S Gibson Truck and Chassis Parking Lot Project

Lead Agency: Los Angeles Harbor Department
Contact Person: Nicole Enciso
Mailing Address: 425 Palos Verdes Street
Phone: 310-732-3615
City: San Pedro
Zip: 90731
County: Los Angeles

Project Location: County: Los Angeles
City/Nearest Community: San Pedro
Cross Streets: John S Gibson Boulevard, I-110
Zip Code: 90731
Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ′ 55.4 ″ N / 118 ° 16 ′ 55.6 ″ W
Total Acres: 18.63
Assessor's Parcel No.: 7440-016-001, 7440-016-002, 7440-016-003, and 7412-024- 007.
Section: n/a
Twp.: n/a
Range: n/a
Base: n/a
Within 2 Miles: State Hwy #: I-110, SR-47, SR-213
Waterways: Pacific Ocean
Airports: n/a
Railways: Pacific Harbor Line
Schools: Taper Avenue Elemen., Bandini Street Elemn., Cabrillo A

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☒ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☒ Coastal Permit
- ☒ Other: Port Master Plan Amendment

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
- ☒ Industrial: Sq.ft. 405,602 Acres _____ Employees 6
- ☐ Educational: _____
- ☐ Recreational: _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☐ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☒ Coastal Zone
- ☐ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☐ Population/Housing Balance
- ☐ Public Services/Facilities
- ☐ Recreation/Parks
- ☐ Schools/Universities
- ☐ Septic Systems
- ☐ Sewer Capacity
- ☐ Soil Erosion/Compaction/Grading
- ☐ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☐ Water Quality
- ☐ Water Supply/Groundwater
- ☐ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☒ Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Vacant/ Light Industrial and Heavy Industrial/ General/Bulk Cargo – Non-Hazardous Industrial and Commercial

Project Description: *(please use a separate page if necessary)*

The John S. Gibson Truck & Chassis Parking Lot Project (Proposed Project) would develop the 18.63-acre site with a 405,602 SF short-term truck and loaded/unloaded chassis parking facility and related site improvements. The Project site is anticipated to be utilized for short-term parking, as chassis with or without containers are not anticipated to be parked on site over 24 hours. The Project includes paving of the site and striping of 393 truck and chassis stalls. The Proposed Project would be implemented in one development phase and requires a Port Master Plan Amendment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

S Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
S Caltrans District # 7
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
S Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
S Fish & Game Region # 5
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
S Native American Heritage Commission

___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
S Regional WQCB # 4
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
S State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
S Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other: ___
___ Other: ___

Local Public Review Period (to be filled in by lead agency)

Starting Date November 15, 2024 Ending Date February 4, 2025

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions
Address: 3333 Michelson Drive, Suite 500
City/State/Zip: Irvine, CA 92612
Contact: Konnie Dobreva, JD
Phone: 949-794-1183

Applicant: Howard Industrial Partners
Address: 1944 North Tustin Street, Suite 122
City/State/Zip: Orange, CA 92865
Phone: 714-637-3333

Signature of Lead Agency Representative: ___ **Date:** Jan. 8, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.