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 #

Project Title: J.B. Hunt West Coast Operations Center

Lead Agency: City of South Gate | Contact Person: John Signo

Mailing Address: 8650 California Avenue | Phone: 323-563-9569

City: South Gate | Zip: 90280 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: South Gate

Cross Streets: Garfield Avenue, Frontage Road, Firestone Blvd, and Miller Way | Zip Code: 90280

Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ′ 41.69 ″ N / 118 ° 10 ′ 05.35 ″ W Total Acres: 23.63

Assessor's Parcel No.: 6232-010-008, 6232-015-003 & 6232-015-009 | Section: 40 | Twp.: 3 South | Range: 12 West | Base:

Within 2 Miles: State Hwy #: I-710 freeway | Waterways: Los Angeles River

Airports: N/A | Railways: UPRR | Schools: Old River Elementary, Tweedy Elementary, Bell Gardens Elementary

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

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

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☒ Industrial: Sq.ft. 9,720 Acres 22.07 Employees
☐ 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	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☐ Agricultural Land	☒ Flood Plain/Flooding	☐ Schools/Universities	☒ Water Quality
☒ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☐ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Growth Inducement
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other:

Present Land Use/Zoning/General Plan Designation:

The Property is designated as the "Manufacturing/Distribution" PlaceType under the South Gate General Plan Land Use Element and is zoned M3 (Heavy Manufacturing).

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

The North Parcel will be redeveloped as a trailer yard with parking for 331 trailers. Approximately 8.83 acres, or 88 percent, of the North Parcel will be paved. Development of the South Parcel will involve (i) demolition of existing improvements, including an office building, crossdock, guard shack, and shed; (ii) construction of a 9,720 sf covered awning with four dock spaces for fueling and transloading and two trans load docks, (iii) addition of a truck scale, dumpster, and diesel exhaust fluid tank, (iv) repaving and restriping of the South Parcel for 144 automobiles, 370 tractors and 33 trailers, and (v) relocation of the main point of ingress/egress from Southern Avenue to Frontage Road East. Approximately 13.24 acres, or 98 percent, of the South Parcel shall be paved.

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**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
S	Caltrans District # 7	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	S	Regional WQCB # 4
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	S	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
S	Fish & Game Region # 5	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	S	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
S	Native American Heritage Commission		

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

Starting Date October 22, 2025 Ending Date November 20, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn and Associates
Address: 3801 University Avenue, Suite 300
City/State/Zip: Riverside, CA 92501
Contact: Kari Cano
Phone: 951-543-9869

Applicant: Lindsay Tabaian, Allen Matkins
Address: 865 South Figueroa Street, Suite 2800
City/State/Zip: Los Angeles, CA 90017
Phone: 213-955-5597

Signature of Lead Agency Representative: _____ **Date:** 10/21/25

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