

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway 90650

From:

Public Agency: City of South Gate
Address: 8650 California Avenue
South Gate, CA 90280
Contact: John F. Signo, Planning Manager
Phone: (323) 563-9569

Lead Agency (if different from above):

Address: **ORIGINAL FILED**

Contact: SEP 10 2026

Phone:

LOS ANGELES, COUNTY CLERK

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026071027

Project Title: South Gate Tow Yard Project

Project Applicant: Commercial Development Resources Inc.

Project Location (include county): 9313 Rayo Avenue, South Gate, Los Angeles County, CA 90280

Project Description: The Project consists of an Ordinance, amending the citywide Zoning Map of Title 11 (Zoning) of the SGMC, to change the zoning designation of the rear portion of the property from IF (Industrial Flex) to M3 (Heavy Manufacturing), to match the current M3 zoning designation of the front portion of the property. Pursuant to Table 11.21-4 (Commercial Industrial Zones Allowed Land Uses) of SGMC Section 11.21.030 (Land Use Permission Tables), "vehicle towing/impounding" uses are permitted by-right in the M3 zone. The applicant is seeking to expand the towing business operations that occur on the front (easterly) portion of the Project Site and occupy the entire site; however, the rear portion must be re-zoned to M3 to allow the expansion. The Project includes installation of a new vehicle storage site area (paving and striping), new site lighting, and construction of an approximately 560-square-foot office building. The Project includes operation of the tow yard across the entire property.

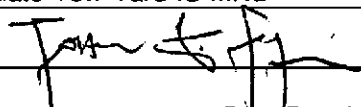
This is to advise that the City of South Gate has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on Sept. 8, 2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://tinyurl.com/South-Gate-Tow-Yard-IS-MND>

Signature (Public Agency):  Title: Planning Manager

Date: Sept. 9, 2026 Date Received for filing at OPR:



State of California—Department of Fish and Wildlife

**2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/10/2026 — 202609101230007

STATE CLEARING HOUSE # (if applicable)

2026071027

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SOUTH GATE	LEAD AGENCY EMAIL	DATE 09/10/2026
COUNTY/STATE AGENCY OF FILING LA	DOCUMENT NUMBER 2026194142	
PROJECT TITLE SOUTH GATE TOW YARD PROJECT		
PROJECT APPLICANT NAME JOHN SIGNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (323)563-9569
PROJECT APPLICANT ADDRESS 8650 CALIFORNIA AVE	CITY SOUTH GATE	STATE CA
		ZIP CODE 90280

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
☒ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
 ☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
 ☐ Water Right Application or Petition Fee (State Water Resources Control Board only)		
☒ County documentary handling fee	\$850.00	\$ 0.00
☐ Other		\$ 25.00
		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 3,068.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA CHEN, ITC
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