

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: Truck Trailer Storage Yard

Lead Agency: Los Angeles County Department of Regional Planning

Contact Person: Evan R. Sahagun

Mailing Address: 320 W Temple St 13th Floor

Phone: (213) 204 - 9939

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Unincorporated West Rancho Dominguez-Victoria

Cross Streets: South Avalon Boulevard & East Rosecrans Avenue

Zip Code: 90248

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 00.2 " N / 118 ° 15 ' 50.4 " W Total Acres: 2

Assessor's Parcel No.: 6137005032

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-110, I-105, CA-91

Waterways: Compton Creek Flood Control Channel

Airports: Compton/Woodley Airport

Railways: Metro C (Green) Line

Schools: McKinley Elem., Avalon Gardens Elem., Enterprise Midd

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 ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Commercial: Sq.ft. Acres Employees ☐ Power: Type MW
☒ Industrial: Sq.ft. 5,547 Acres 0.13 Employees 6 ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☐ Other:
☐ Water Facilities: Type MGD

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: Cultural Resources, Tribal Cultural Resource

Present Land Use/Zoning/General Plan Designation:

IL (Light Industrial)

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

A conditional use permit request to authorize the outdoor storage of up to 58 trucks, screened by a new eight-foot-tall CMU block wall and landscaping along the rear lot line, and to construct a new 5,547-square-foot garage and office building.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>4</u>
☐ 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	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>South Coast Air Quality Management District</u>
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date September 10, 2026 Ending Date October 12, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u>	Applicant: <u>Nathan Battle, Architect, Cataldo & Associates</u>
Address: <u>2211 S Hacienda Blvd, Ste 107</u>	Address: <u>835 Mission St</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>South Pasadena, CA 91030</u>
Contact: <u>Marc Blodgett <blodgett.marc@gmail.com></u>	Phone: <u>(626) 799-4400</u>
Phone: <u>(626) 336-0033</u>	

Signature of Lead Agency Representative:  Date: September 10, 2026

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