

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles, Business Filings
12400 E. Imperial Hwy., #1201

Norwalk, CA 90650

From: (Public Agency): Los Angeles County Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

(Address)

Project Title: Outdoor Storage (Ministerial Site Plan Review No. RPPL2025003831)

Project Applicant: Santa Fe Development LLC

Project Location - Specific:

18251 South Santa Fe Avenue, Compton CA 90221

Project Location - City: Unincorporated Rancho Dominguez Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

To establish an outdoor storage yard with 141 truck/trailer/container storage spaces, on two vacant lots to be held as one parcel. New construction of a 14-foot-tall concrete tilt-up screening wall along the street frontage with eight-foot-tall tubular steel picket sliding gate, plant new landscaping [24,264 sq. ft.] and twenty-one (21) 15-gallon trees, construct a new trash enclosure, a new office, and a new prefabricated guard shack. Demolish two existing industrial buildings.

Name of Public Agency Approving Project: Los Angeles County Regional Planning

Name of Person or Agency Carrying Out Project: Santa Fe Development LLC

Exempt Status: **(check one):**

- ☒ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is for the establishment of a yard used to store trucks, trailers, containers outdoors in the M-2-IP (Heavy Manufacturing – Industrial Preservation) zone. Pursuant to the Los Angeles County Code, the proposed land use is allowed ministerially in this zone. No modification or variance from the zoning code is proposed, and there is no discretionary component to the project.

Lead Agency

Contact Person: Evan R. Sahagun Area Code/Telephone/Extension: (213) 204-9939

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: December 18, 2025 Title: Acting Supervising Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____