

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION (MND)
FOR THE TRUCK TRAILER STORAGE YARD PROJECT**

The Los Angeles County Department of Regional Planning ("LA County Planning"), acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, prepared a Draft Initial Study-Mitigated Negative Declaration (IS-MND) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, section 21000 et seq.; and the "Guidelines for Implementation of the California Environmental Quality Act" (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 et seq., (including section 15072).

PROJECT INFORMATION

Project Title:	Truck Trailer Storage Yard
Public Review Period:	Thursday, September 10, 2026, to Monday, October 12, 2026
Project Site:	14500 South Avalon Boulevard, Gardena, CA 90248 APN: 6137-005-032
Project Number:	PRJ2021-002515-(2)
Entitlement Numbers:	Conditional Use Permit No. RPPL2021008074 Environmental Assessment No. RPPL2024001806
General Plan Land Use Category:	IL (Light Industrial)
Zoning:	M-1-IP (Light Manufacturing – Industrial Preservation) and B-1-IP (Buffer Strip – Industrial Preservation)
Applicant:	Nathan Battle; John Cataldo Associates, Inc.

SITE DESCRIPTION

The project site is located at 14500 South Avalon Boulevard, Gardena, CA 90248, at the east side of South Avalon Boulevard to the south of East Rosecrans Avenue, in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site"). West Rancho Dominguez-Victoria is an unincorporated community in the southwest region of Los Angeles County, located to the west of the City of Compton and to the east of the City of Los Angeles, Harbor Gateway area, and the City of Gardena. The Project Site is situated in an industrial area surrounded by similar industrial uses to the north, south, and east across South Avalon Boulevard, however to the east it is immediately adjacent to a school and single-family residential uses. The Project Site is currently occupied by a parking area that was formerly

used for truck and trailer parking. The existing project site is a “flag lot” access provided by a driveway connection with the east side of South Avalon Boulevard. This existing driveway has a width of 26 feet. The Project Site is paved in asphalt/concrete (A/C).

Vicinity and Aerial Maps





PROJECT DESCRIPTION

The proposed project would involve the construction and subsequent operation of a truck trailer parking facility along with an ancillary two-story office. The existing site access would

remain. Site operations will remain similar to existing conditions, with the addition of the new office building. Project features include the following:

- New Garage and Office Building
- Truck Trailer Storage Area
- Drive Aisles and Circulation Areas
- Vehicle Parking Areas
- Bicycle Parking Areas
- Exterior lighting fixtures
- New walls and fencing
- New landscaping
- New tree planting
- New water and sewer connections

New Garage and Office Building

A new two-story office and warehouse building, consisting of 5,547 square feet of new floor area, would be constructed in the northern portion of the site. The first floor would consist of 2,832 square feet and would include 1,197 square feet of office and 1,635 square feet of storage. The second floor would consist of 2,715 square feet of office. The new building would include offices, storage rooms, and restrooms. The storage area on the first floor would be accessible to vehicles by a new roll-up door. The building's footprint would be 2,965 square feet. The proposed building's maximum height would be 28 feet. The new building would consist of Type III-B construction and would be fully sprinkled.

Truck Trailer Storage Area

A new resurfaced parking area would be improved for the proposed truck trailer storage yard. A total of 58 designated parking spaces would be provided for truck trailers. The dimensions of these trailer stalls would be 10 feet by 53 feet. Eighteen (18) outdoor storage spaces are in the center portion, 24 spaces are along the west side, and 16 spaces are along the south side of the Project Site.

Drive Aisles and Circulation Areas

The proposed project site is a "flag lot" with access provided by a driveway connection with the east side of South Avalon Boulevard. This driveway has a width of 26 feet and is paved in A/C. The driveway is set back from South Avalon Boulevard for a distance of 288 feet and six inches from the South Avalon Boulevard right-of-way. A manual swinging gate would be located 55 feet from the Avalon Boulevard entrance, which would remain open during business hours. Two existing power poles are located along the driveway's north side. A fire apparatus access road surrounds the truck storage spaces in the center portion of the Project Site. It has a uniform width of 26 feet and has a minimum turning radius of 32 feet at all corners.

Vehicle and Bicycle Parking Areas

A total of five (5) parking stalls would be located to the west of the new office/warehouse building. Two of the spaces would be van accessible and one space would be Americans with Disabilities Act ("ADA") parking. Four (4) of the stalls would be equipped for electric vehicle

(“EV”) charging or EV ready. An additional ADA stall would be located near the building’s main entry on the east side. A bicycle rack, for short-term storage of up to two (2) bicycles, and a bicycle locker, for long-term storage of up to two (2) bicycles, would also be provided.

Other Exterior Site Improvements

A total of nine (9) new light poles would be installed around the perimeter of the Project Site, with two (2) poles located along the site’s north side, two (2) poles located along the east side, three (3) poles located along the site’s south side, and two (2) poles located along the site’s west side. The new poles would have a maximum height of 30 feet.

The proposed project would involve the construction/installation of new perimeter walls and fencing. A new six-foot-tall chain-link fence would be installed along the site’s west side. An existing eight-foot-tall concrete masonry unit (“CMU”) wall that extends along the project site’s north side, would be retained. A new eight-foot-tall CMU wall would be installed along the site’s east side. Finally, a new six-foot-tall wrought iron fence would be installed along the site’s south side.

The proposed project would provide 6,748 square feet of new landscaping to be installed around the perimeter of the Project Site, which will also include 26 new 15-gallon Celtis Australis trees. Four (4) trees will be planted along the north side, three (3) along the west side, four (4) along the south side, and 15 along the east side. The 15 trees to be planted along the eastern side, which abuts a school in a residential zone, are spaced 20 feet apart within a 10-foot-wide landscaping buffer.

ENTITLEMENT REQUESTED

A Conditional Use Permit is requested to authorize an outdoor storage yard for trucks in the M-1-IP (Light Manufacturing – Industrial Preservation) Zone on a property abutting a residential zone in the West Rancho Dominguez-Victoria Community Standards District.

SUMMARY OF ANTICIPATED ENVIRONMENTAL IMPACTS

The Project is anticipated to result in less than significant impacts with mitigation incorporated related to the following environmental factors: Cultural and Paleontological Resources, Public Services, and Tribal Cultural Resources. The Project is anticipated to result in less than significant impacts related to all other environmental factors: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, Transportation, Utilities and Service Systems, and Wildfire.

PUBLIC HEARING

A public hearing on the proposed project and the IS-MND will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined.

Hazardous Waste and Substances Statement

The proposed project site is not on any lists enumerated under Government Code section 65962.5 including but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

PUBLIC REVIEW PERIOD & DOCUMENT AVAILABILITY

The IS-MND can be viewed or downloaded at the following website:

bit.ly/RPPL2024001806



Additionally, physical copies of the document are available for review at the following locations during regular business hours:

- [LA County Public Library, A C Bilbrew Library Branch](#), at 150 East El Segundo Boulevard, Los Angeles, CA 90061
- [LA County Planning, Southwest LA Field Office](#), at 1320 West Imperial Highway, Los Angeles, CA 90044

Written comments can be received or postmarked on or before Monday, October 12, 2026, via email or by mail to:

Attn: Foothills Development Services Section (Evan R. Sahagun)
LA County Planning, Headquarters Office
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Via email to ESahagun@planning.lacounty.gov **[preferred method]**.

Should you have any questions, please call (213) 204-9939.

Para asistencia en español, por favor de contactar el Departamento de Planning y comunicarse con Evan R. Sahagun al ESahagun@planning.lacounty.gov.