

NOTICE OF SCOPING MEETING & PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies/Interested Organizations and Individuals

From: City of South Gate

Subject: Notice of Preparation (“**NOP**”) and Public Scoping Meeting (“**Scoping Meeting**”) Notice for a Draft Environmental Impact Report (“**DEIR**”) for the proposed “J.B. Hunt West Coast Operations Center” Project (“**Project**”).

Scoping Meeting: To be held in-person on **Wednesday, October 29, 2025**, at 6PM.

South Gate Park, Auditorium Building, Banquet Room
4900 Southern Avenue
South Gate, CA 90280

Comment Period: **October 22, 2025** through **November 20, 2025**

Notice of Preparation of a Draft Environmental Impact Report (DEIR):

The City of South Gate (the “**City**”) will serve as the Lead Agency under the California Environmental Quality Act (“**CEQA**”) and will be responsible for the preparation of a DEIR for the Project referenced above. The DEIR will evaluate the potential significant environmental impacts that may result from the Project, which would expand the existing J.B Hunt truck storage yard and terminal across two parcels located in the City of South Gate , California: the “**North Parcel**” located at 5625 Southern Avenue (Assessor Parcel Number 6232-010-008) and the “**South Parcel**” located immediately to the south at 5440 & 5532 Southern Avenue (Assessor Parcel Numbers 6232-015-003 & 6232-015-009) (collectively, the “**Property**”). The nearest cross streets to the Project sites are Garfield Avenue to the east, Frontage Road to the west, Firestone Boulevard to the north, and Miller Way to the south. Please refer to **Exhibit A** for a depiction of the Property.

Existing Conditions:

The **North Parcel** was most recently developed with a hot mix asphalt plant and concrete and asphalt recycling facility operated by Blue Diamond Materials (“**Prior Use**”). The primary

operation at the facility was the production of hot mix asphalt in the asphalt batch plant. Dump trucks arrived throughout daytime hours to deliver material from job sites around the area, and this material was crushed on site, blended with asphaltic oil to produce hot mix asphaltic concrete, and then distributed by truck to job sites where it was used as paving material for highways, roads, and parking lots.

Other operations associated with the Prior Use included vehicle and equipment maintenance and asphalt and concrete recycling. Ancillary improvements and equipment for the Prior Use included an office building, a paved employee parking area, a maintenance shop, a quality control center in a modular building, aggregate stockpiles, aboveground storage tanks, an oil pipeline connected to the adjoining refinery, fueling equipment, piping, drums, and pails. Of these ancillary improvements only the office building and several concrete pads remain. All other improvements, equipment, and materials have been removed and the North Parcel is currently an unpaved lot.

The Prior Use ceased operation on January 30, 2025, and Blue Diamond Materials has fully vacated the North Parcel.

The **South Parcel** is currently developed with a truck storage yard and terminal that has been owned and operated by J.B. Hunt for 40 years. Existing improvements include surface parking for 375 trucks, 138 trailers, and 127 automobiles, a maintenance facility, a two-story office building, a small cross dock, a fuel island, and a storage shed. Approximately 758 employees work at the South Parcel across several daily shifts.

Operations at the South Parcel are 24 hours per day and seven days a week. During the largest shift there are approximately 80 employees on site. There are currently five electric trucks based on the South Parcel. The South Parcel is currently improved with one dual-sided truck EV charging station with two charging ports located adjacent to Southern Avenue.

Project Description:

The Project will be developed in three phases: 1) Phase 1 will include redevelopment of the North Parcel; 2) Phase 2 will include partial redevelopment of the South Parcel as detailed below; and 3) Phase 3 will include final development of the South Parcel as detailed below. Once commenced, work on the Project will be diligently pursued to completion. A Site Plan depicting the Project is attached hereto as **Exhibit B1 and B2**.

Development of North Parcel:

As depicted in **Exhibit B1**, the North Parcel will be redeveloped during Phase I as a trailer yard with parking for 331 trailers. Approximately 8.83 acres, or 88 percent, of the North Parcel will be paved. The North Parcel will also be fenced and screened from public view as required by the South Gate Municipal Code and will feature both on-site and perimeter lighting. Other security improvements will include a controlled access security gate for ingress and egress (controlled with a key pad and key card system) and 24/7 security cameras.

The North Parcel will be designed and striped for a maximum of 331 trailers, but the actual number of spaces utilized will vary from day-to-day based on needs of the operation. While the Property will be open 24 hours per day seven days a week, truck trips and standard activity will be concentrated during what are typically considered off-peak hours: 3:00 AM to 7:00 AM (AM shift) and from 1:00 PM to 5:00 PM (PM shift).

Development of South Parcel:

As shown on **Exhibit B2**, development of the South Parcel during Phase 2 will involve (i) demolition of existing improvements, including an office building, crossdock, guard shack, and shed; (ii) construction of a 9,720 square foot (“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. Additional screening and fencing, as required by the South Gate Municipal Code, will be added along Southern Avenue and Frontage Road East. Parking area security lighting and perimeter lighting will be added.

Finally, Phase 3 of the Project will include updating and expanding the remaining structures on the **South Parcel**. This will involve refurbishment of the existing 35,151 sf two-story truck and trailer maintenance facility and construction of a new 15,500 sf two-story office building to create the West Coast Operations Center headquarters for J.B. Hunt. Additionally, Phase 3 will include construction of a 3,000 sf parts storage building. Renderings of the proposed office building addition to be developed on the South Parcel are attached hereto as **Exhibit C**.

The following entitlement applications are associated with the proposed Project:

- (i) A Conditional Use Permit for the Truck Storage/Terminal and Truck Repair and Overhaul uses, which is required for such uses under the Property’s M3 zoning;
- (ii) Discretionary Plan Review, which is required for the Truck Storage/Terminal use in the M3 zone; and
- (iii) Administrative design review, which is required for the development of any lot greater than 15,000 sf in area (collectively, the “**Project Approvals**”).

Potential Environmental Effects:

The following environmental effects are anticipated to be addressed in the DEIR: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Transportation/Traffic, Tribal Cultural Resources, and Utilities/Service Systems, and Wildfire.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Agency/Public Comments:

This transmittal constitutes the official NOP for the proposed Project DEIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed DEIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency’s statutory responsibilities in connection with the proposed Project.

Draft EIR Public Scoping Meeting:

Notice is hereby given that the City of South Gate, Community Development Department will hold a Scoping Meeting for the general public and any interested agencies regarding the proposed DEIR addressing the proposed Project. The Scoping Meeting will be held on **Wednesday, October 29, 2025 at 6:00 PM**. The Scoping Meeting will be held at:

South Gate Park, Auditorium Building, Banquet Room
4900 Southern Avenue
South Gate, CA 90280

Purpose of the Notice of Preparation:

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that DEIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the Project. Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of South Gate. All comment letters to this NOP will be included in the appendices to the EIR. The content of the responses will help guide the focus and scope of the EIR in accordance with State CEQA Guidelines.

Public Comment Period:

Based on the time limits defined by CEQA, the 30-day public review/comment period on the Notice of Preparation will commence on **October 22, 2025** through **November 20, 2025 at 5:00 p.m.** Materials for the Project may be downloaded from the City's website:

<https://www.cityofsouthgate.org/Government/Departments/Community-Development/Planning>

Materials for the Project are also available for review at:

South Gate City Hall
Community Development Department
8650 California Avenue
South Gate, CA 90280

Any responses must be submitted to the City of South Gate, Community Development Department at the earliest possible date, but no later than the **November 20, 2025**, deadline. Comments must be submitted in writing, or via email, to:

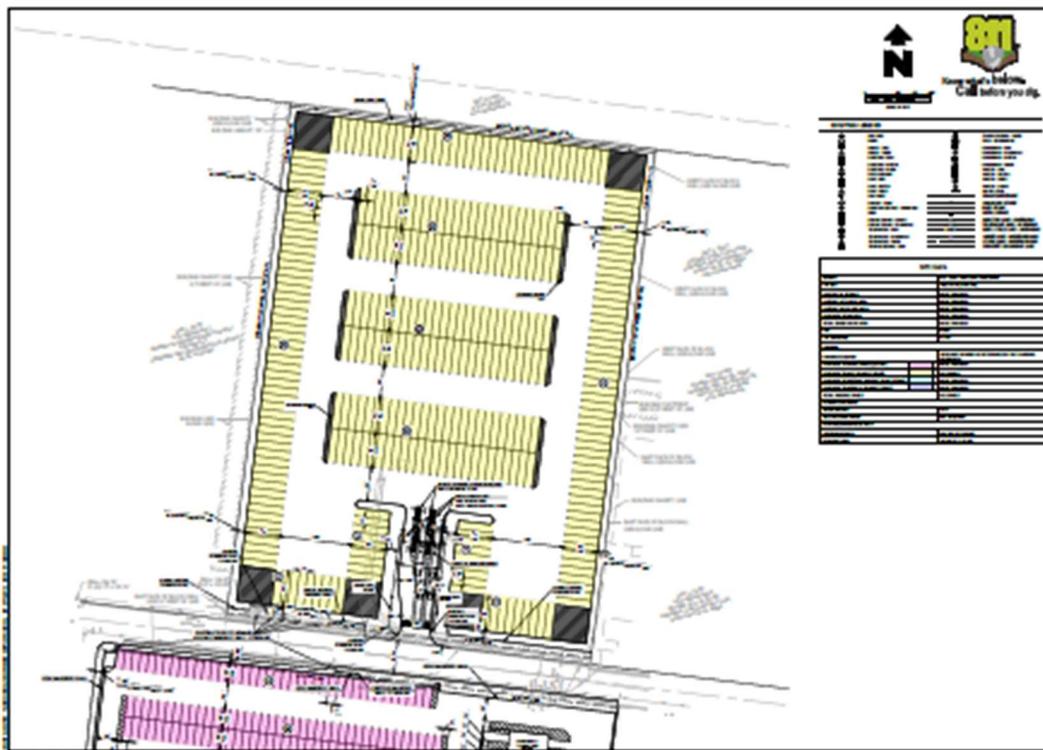
John Signo, AICP, Planning Manager
City of South Gate, Community Development Department
8650 California Avenue
South Gate, CA 90280
(323) 563-9569
jsigno@sogate.org

Exhibit A Local Vicinity Map

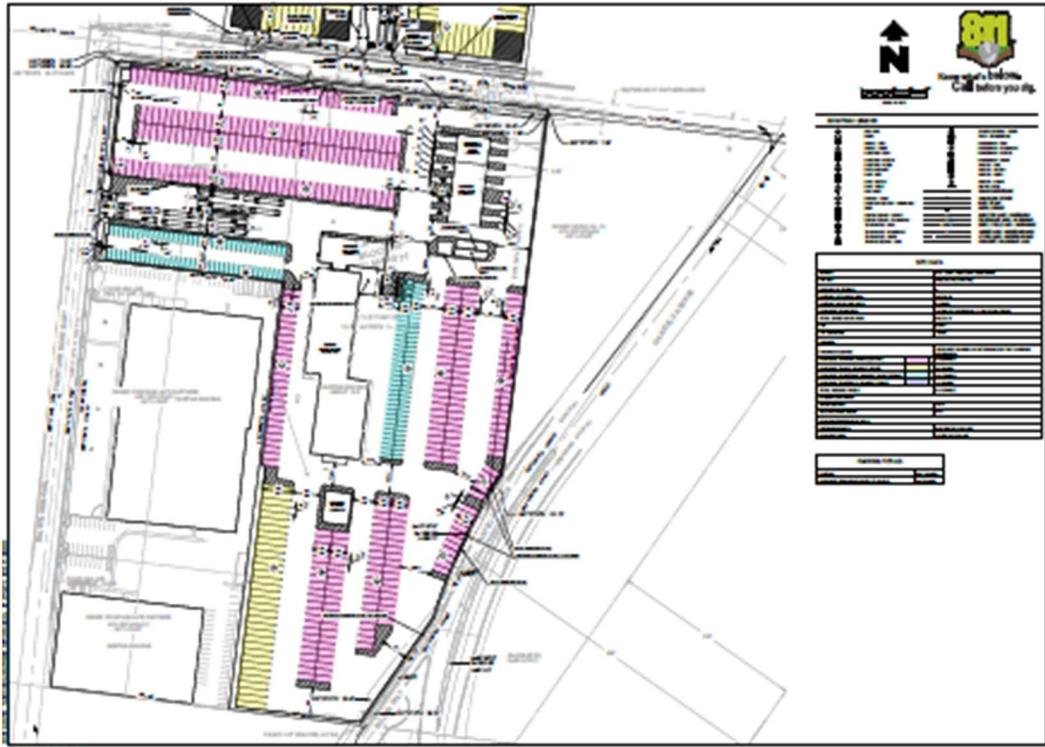


Source: ESRI Community Map, 2025.

Exhibit B1 Site Plan-North Parcel



**Exhibit B2
Site Plan-South Parcel**



**Exhibit C
Office Building Rendering**

