



Department of Community Development

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**NOTICE OF AVAILABILITY/NOTICE OF PUBLIC COMMENT PERIOD
FOR THE DRAFT EIR FOR THE 5037 PATATA STREET INDUSTRIAL DEVELOPMENT**

December 1, 2022

To: California State Clearinghouse

From: City of South Gate

Lead Agency: City of South Gate – Community Development Department
8650 California Street
South Gate, CA 90280

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Pursuant to the State of California Public Resources Code (PRC) 21091 (a) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines), the City of South Gate has released for public review a Draft EIR for the 5037 Patata Street Industrial Development (project).

Project Title: 5037 Patata Street Industrial Development

Draft EIR Review Period: November 17, 2022 to January 16, 2023

Project Location: The proposed project site is located within the corporate boundaries of the City of South Gate. The City of South Gate is located approximately ten miles southeast of downtown Los Angeles and 13.5 miles north of the port of Long Beach. The City of South Gate is bounded by the cities of Huntington Park, Cudahy, and Bell Gardens on the north; unincorporated Los Angeles County areas to the west; Lynwood and Paramount on the south; and Downey to the east. The location of South Gate in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2. The site's latitude and longitude are 33°95'56.75" N, -118° 76'66'29" W.5 The 27.12-acre project site is located at 5037 Patata Street, within the northeastern portion of the City of South Gate (refer to Exhibit 2-2). The applicable Assessor's Parcel Number (APN) 6224-031-003. A local map is provided in Exhibit 2-3.

The project site is located in the northeastern corner of the City of South Gate that consists of manufacturing and distribution uses. Residential development extends along the northern boundary of the project site within the corporate boundaries of the City of Cudahy. A vicinity map of the project site is

provided in Exhibit 2-3. The project site is generally bounded by the Los Angeles River along the eastern side, Patata Street and the Union Pacific Railroad (Patata Industrial Leadline) is located to the south, an industrial property and Wilcox Avenue is located to the west, and the aforementioned residential neighborhood is located to the north. Local access to the project site is provided by Patata Street, which connects to Atlantic Avenue, located approximately 0.30 mile to the west of the project site. Atlantic Avenue provides access to I-710 via Firestone Boulevard.

Project Description: The proposed project would involve the construction and subsequent occupancy of a new industrial and warehouse development that would total 451,593 square-feet of floor area. The proposed development would include a new main building consisting of 435,420 square feet and a smaller truck maintenance building consisting of 16,173 square feet. The new tilt-up main building would consist of corporate offices, a warehouse, and cooler space, as well as mezzanine space. The main building would include 45,000-square-feet of office space located in the southwestern corner of the main building. The warehouse portion of the main building would include a loading and storage area, a total of 22,000 square feet of 36° cooler storage, and 134,400 square feet of 60° cooler storage.

The 27.12-acre project site is located at 5037 Patata Street, within the northeastern portion of the City of South Gate.

Document Availability: The Draft EIR is available for review online at:
<https://www.cityofsouthgate.org/Government/Departments/Community-Development/Planning/Environmental-Documents>

Public Review and Comment Period: A 45-day public review period for the Draft EIR begins on November 17, 2022 and ends on January 18, 2023 at 5:00 p.m. Please send your written comments via letter or email, with appropriate contact information, to:

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Public Meeting: The City of South Gate will host a public meeting on Thursday, January 5, 2023 at 6:00 p.m. to inform interested parties about the project, provide a summary of the environmental impact conclusions from the Draft EIR, and provide agencies and the public with an opportunity to provide comments on the EIR. The public meeting will be held via webinar and at City Council Chambers, located at 8650 California Avenue, South Gate, CA 90280. Notices with further information will be posted at City Hall and online at <https://www.cityofsouthgate.org/Government/Departments/Community-Development/Planning/Environmental-Documents>.

Anticipated Significant Environmental Effects: Based on the environmental analyses completed for City of South Gate 5037 Patata Street Industrial Development Project Draft EIR, implementation of the project would result in significant environmental effects, which would be mitigated to less than significant, except for the following two resource topics that would have significant and unavoidable impacts:

1. The short-term and long-term air quality impacts would be less than significant.

Mitigation Measures: The analysis determined that the short-term and long-term air quality impacts would be below thresholds that are less than significant. While no specific mitigation is required, there are a number of SCAQMD regulations that were identified in Section 3.3.2.1 that would be adhered to that would further reduce the level of emissions.

2. Construction activities will occur during the raptor or migratory bird nesting season (February 15–August 15), the project contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before construction activities.

3. Archaeologists will be required to monitor the site during the initial removal of asphalt, grubbing, and prior to grading and trenching of the site to check for the inadvertent exposure of cultural materials.

4. Mitigation will be required to continue completing investigations and monitoring activities requested by DTSC. Any remaining asbestos contamination must be remediated by excavation and off-site disposal.

5. Mitigation measures focused on ways to further reduce construction noise levels at the nearest sensitive receptors so that the impacts would be less than significant.