

**CITY OF SOUTH GATE
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**



SUBJECT: Notice of Intent to Adopt a Negative Declaration - Environmental Review
(California Environmental Quality Act, CEQA).

LEAD AGENCY: City of South Gate
Community Development Department
8650 California Avenue
South Gate, California 90280

PROJECT NAME: Gateway District Specific Plan.

APPLICANT: City of South Gate, 8650 California Avenue, South Gate, California 90280.

CITY/COUNTY: City of South Gate, Los Angeles County.

LOCATION: The Gateway District Specific Plan applies to a geographic area consisting of approximately 59 acres. This Planning Area is bound by Atlantic Avenue to the west, Patata Street to the north, and Firestone Boulevard to the south, and includes parcels south of Firestone Boulevard extending to Branyon Avenue.

DESCRIPTION: The Gateway District Specific Plan (also referred to herein after as “the Plan”) is a City-initiated comprehensive specific plan intended to provide clear development guidance in anticipation of the future construction of the Los Angeles Metropolitan Transportation Authority Light Rail Transit (LRT) Station and to implement the Transit Village zoning designation and vision for the area as established by the City of South Gate General Plan Gateway District. The LRT Station is proposed within the Gateway District Specific Plan area (District) along the West Santa Ana Branch (WASB) LRT rail corridor that is anticipated to be established within the existing Ports-owned and Union Pacific (UP) Railroad right-of-way operated by San Pedro Subdivision. The Plan is intended as a tool for City staff, decision makers, developers, and property owners, providing policies to guide development. It encourages desired patterns of activity, land uses, and development types, to promote Transit-Oriented Development (TOD).

The Specific Plan outlines the regulatory, design, implementation, financing, and infrastructure framework to leverage transit investment in the District to create a model, mixed-use TOD surrounding the future station. The Plan implements the City’s General Plan and uses the Zoning Code as the regulatory basis; however, additional goals, policies, plans, and regulations contribute context specific concepts to catalyze development projects appropriate for, and supportive of, the larger Transit Village vision.

This site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the Government Code. A discretionary action is a decision taken by a government agency (for this project, the government agency is the City of South Gate) that calls for an exercise of judgment in deciding whether to approve a project. As part of the proposed project’s implementation, the City will consider the adoption of the Gateway District Specific Plan and the adoption of the Negative Declaration (ND).

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FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse un-mitigatable impacts. For this reason, the City of South Gate has determined that a negative declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- The approval and subsequent implementation of the project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

REVIEW: Copies of the Negative Declaration, Initial Study, and the Draft Gateway District Specific Plan will be available for public review at the following locations:

Community Development Department (Planning Counter)
8650 California Avenue
South Gate, California 90280

Copies of the IS/ND and Draft Specific Plan can also be found online at www.cityofsouthgate.org/185/Planning. Please send your comments to the attention of Mr. Steve Masura, Contract Planner, at City of South Gate, Community Development Department, 8650 California Avenue, South Gate, California 90280. Mr. Masura's contact number with the City is (323)-563-9526. **Your responses are requested by July 8, 2019.** The Planning Commission will conduct a public hearing regarding the proposed project in the City Council Chambers. The City Council will then conduct a separate public hearing for the project in the City Council Chambers. The dates for either public hearing are to be determined and public hearing notices for those meetings will be provided as required.



Mr. Joe Perez, Community Development Director

Date: 5-30-19