

NOTICE OF PREPARATION
PATATA STREET INDUSTRIAL DEVELOPMENT
5037 PATATA STREET
SOUTH GATE, CALIFORNIA 90280



LEAD AGENCY:

CITY OF SOUTH GATE
COMMUNITY DEVELOPMENT DEPARTMENT
8650 CALIFORNIA AVENUE
SOUTH GATE, CALIFORNIA 90280

REPORT PREPARED BY:

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NOVEMBER 4, 2021

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NOTICE OF PREPARATION

This Notice of Preparation (NOP) is a brief notice sent by the City of South Gate, which is the designated lead agency for the Patata Street Industrial Development. The purpose of this NOP is to notify the responsible agencies, trustee agencies, involved public agencies, and the general public that the lead agency intends to prepare an Environmental Impact Report (EIR) to analyze the proposed project's environmental impacts and to identify potential mitigation. An additional purpose of this NOP is to solicit guidance from those agencies as to the scope and content of the environmental information they desire to be included in the EIR.

PROJECT NAME: Patata Street Industrial Development

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

CITY AND COUNTY: South Gate, Los Angeles County.

LEAD AGENCY: City of South Gate, 8650 California Avenue, South Gate, California 90280.

APPLICANT: The project Applicant is South Gate Owner, LP. 19700 S Vermont Avenue #101, Torrance, California 90502.

PROJECT: The City of South Gate, in its capacity as Lead Agency, is overseeing a new development project that involves the construction and subsequent occupancy of a new industrial development that would total 447,420 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 12,000 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 30,000 square feet of 36° cooler storage, and 134,400 square feet of 60° cooler storage. The main building would have two clear heights of 52 feet, 6 inches in the east end and a clear height of 40 feet in the west end. The parapets would vary in height ranging from 45 feet 6 inches to 64 feet above the finished floor elevation. A smaller, 12,000 square foot building would be constructed for use as a truck maintenance workshop. The 27.12-acre project site is located at 5037 Patata Street, within the northeastern portion of the City of South Gate.



Signature
City of South Gate Planning and Development Department

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Date

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1. INTRODUCTION

The City of South Gate, in its capacity as Lead Agency, is overseeing a new development project that would involve the construction and subsequent occupancy of a new industrial development that would total 447,420 square-feet of floor area. The 27.12-acre project site is located at 5037 Patata Street, within the northeastern portion of the City of South Gate. The proposed development would include a new main building consisting of 435,420 square feet and a smaller truck maintenance building consisting of 12,000 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 30,000 square feet of 36° cooler storage, and 134,400 square feet of 60° cooler storage. The main building would have two clear heights of 52 feet, 6 inches in the east end and a clear height of 40 feet in the west end. The parapets would vary in height ranging from 45 feet 6 inches to 64 feet above the finished floor elevation. A smaller, 12,000 square foot building would be constructed for use as a truck maintenance workshop.

The proposed Patata Street Industrial Development is considered to be a project under the California Environmental Quality Act (CEQA).¹ The City of South Gate is the designated *Lead Agency* for the proposed “project” and the City will be responsible for the project’s environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment. The project Applicant is Overton Moore Properties, Inc. 19700 S Vermont Avenue #101, Torrance, California 90502. As part of the proposed project’s environmental review, the City of South Gate authorized the preparation of this Notice of Preparation (NOP).

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this NOP is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, additional purposes of this NOP include the following:

- To provide the City of South Gate with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project’s environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

Although this NOP was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of South Gate, in its capacity as the *Lead Agency*. The City, also determined, as part of this NOP’s preparation, that an Environmental Impact Report (EIR) is the appropriate environmental document for the project’s

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

environmental review pursuant to CEQA. This NOP will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. These agencies may include, but are not limited to, the following:

- The California Department of Toxic Substances Control (DTSC);
- Los Angeles County Flood Control District (LACFCD);
- South Coast Air Quality Management District (SCAQMD);
- Los Angeles County Fire Department (LACFD); and,
- Los Angeles County Metropolitan Transportation Authority (LA-MTA)

In addition, the surrounding cities will also be notified including the City of Cudahy, the City of Huntington Park, the City of Bell, the City of Bell Gardens, the City of Paramount, the City of Downey, the City of Lynwood, and the Los Angeles Department of Regional Planning.

A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this NOP. Questions and/or comments should be submitted to the following contact person:

Ms. Yalini Siva, Senior Planner.
City of South Gate, Planning and Development Department
8650 California Avenue
South Gate, California 90280

2. PROJECT LOCATION & ENVIRONMENTAL SETTING

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 is bounded by the cities of Huntington Park, Cudahy, and Bell Gardens on the north; unincorporated 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 1. A citywide map is provided in Exhibit 2.

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). The applicable Assessor's Parcel Number (APN) 6224-031-003. The project site is located in an area 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 is provided in Exhibit 3.

The project site is generally bounded by the Los Angeles River along the eastern side of the project site, Patata Street and the Union Pacific Railroad (Patata Industrial Lead line) to the south, an industrial property and Wilcox Avenue to the west, and the aforementioned residential neighborhood 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.

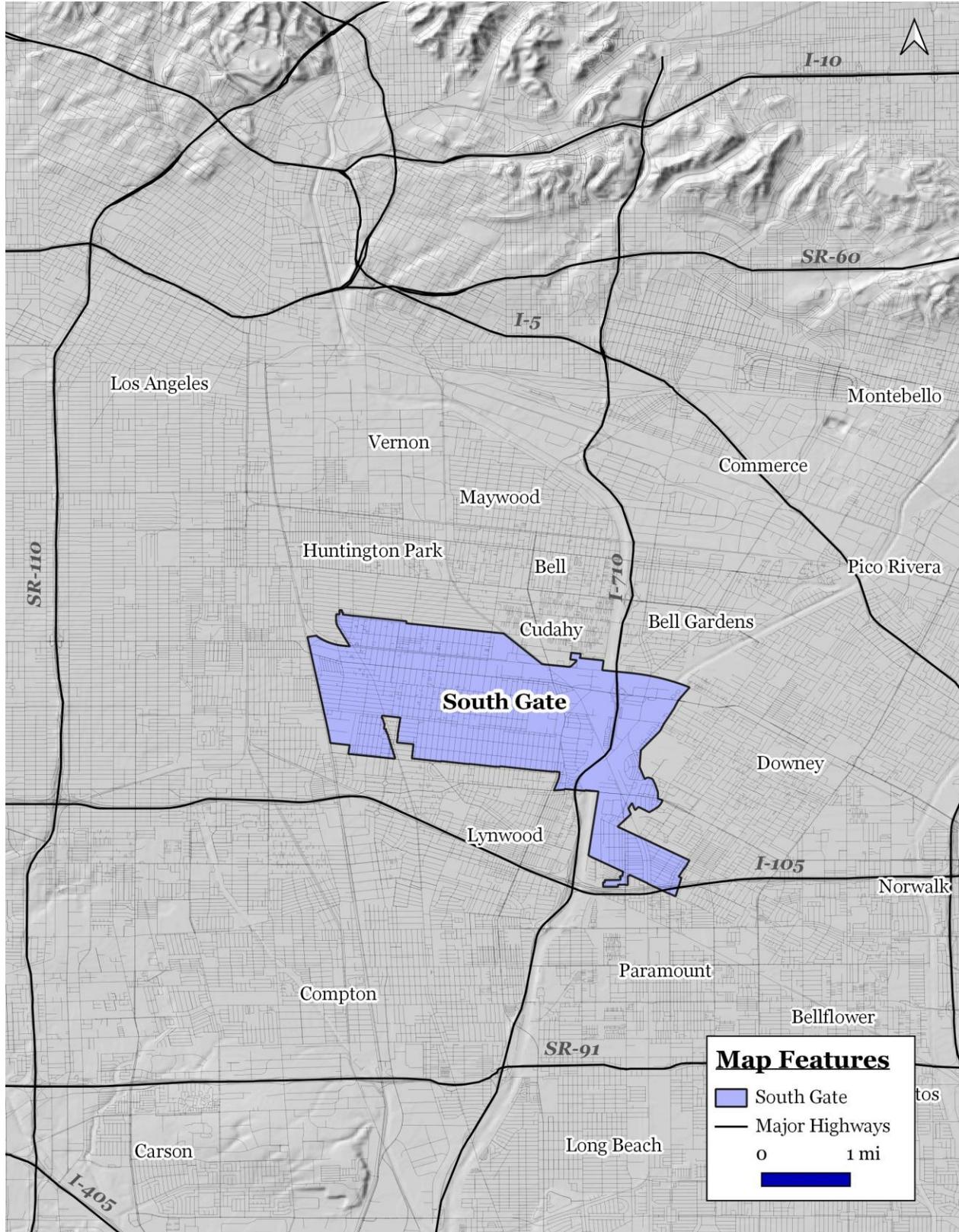


EXHIBIT 1
REGIONAL LOCATION
Source: Blodgett Baylosis Environmental Planning

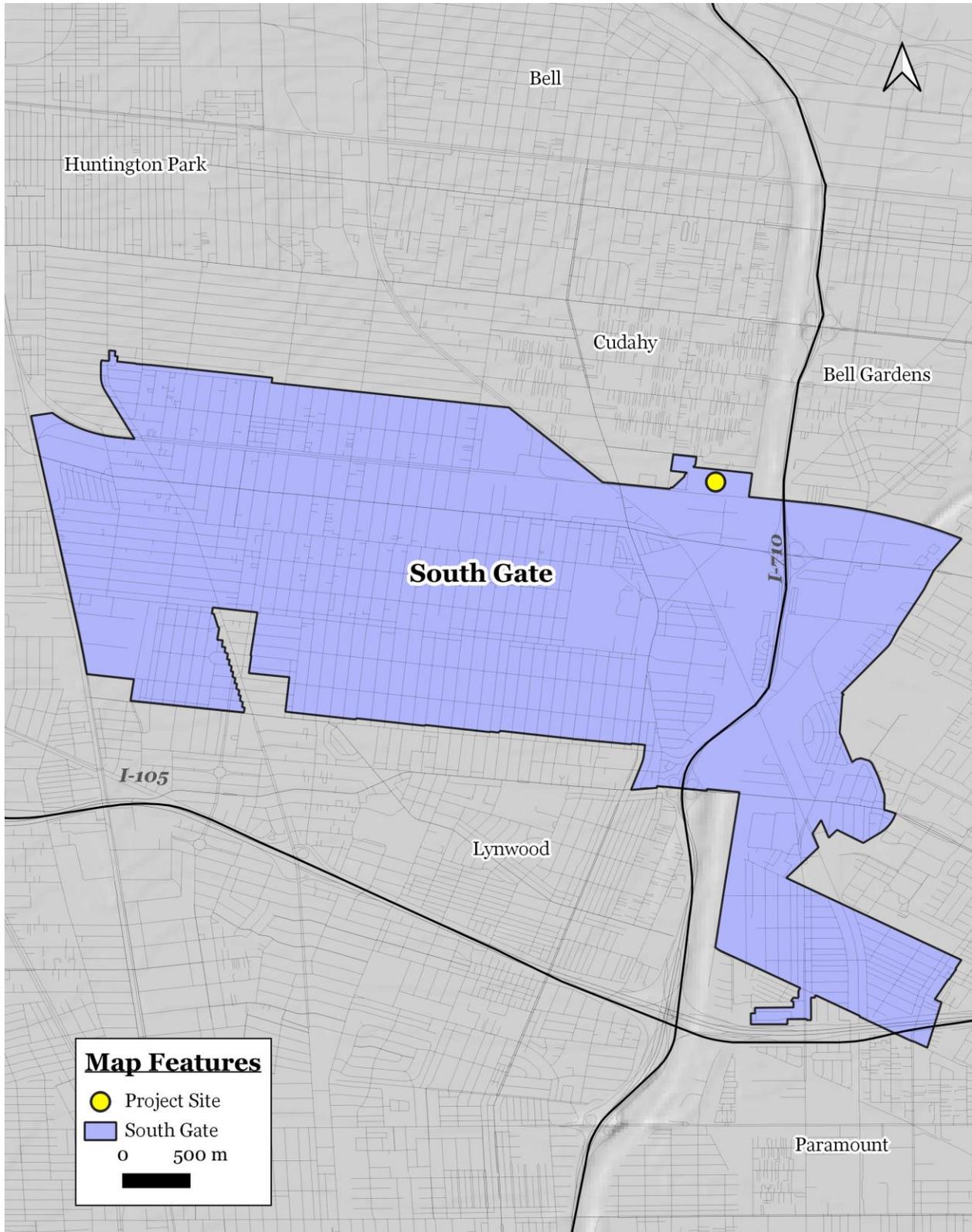


EXHIBIT 2 CITYWIDE MAP

Source: Blodgett Baylosis Environmental Planning



EXHIBIT 2-3 LOCAL MAP

Source: Blodgett Baylosis Environmental Planning

Surrounding land uses in the vicinity of the project site are summarized below:

- *North of the Planning Area.* The project site is bounded on the north by residential units that have frontage along Fostoria Street. These housing units are located within the corporate boundaries of the City of Cudahy.
- *South of the Planning Area.* The south side of the proposed project site is bounded by Patata Street and a Union Pacific Railroad branch line. Industrial uses are located further south.
- *East of the Planning Area.* The Los Angeles River is adjacent to the east of the site. Beyond the Los Angeles River is the Long Beach Freeway (I-710) which extends in a north-south orientation 0.43 miles to the east of the site.
- *West of the Planning Area.* An number of industrial properties are located adjacent to the project site on the west. Further west is Wilcox Avenue and a commercial center, which is situated in the City of Cudahy.

The majority of the project site was previously occupied by the former Armstrong World Industries plant with the former improvements having consisted of approximately 239,200 square feet of manufacturing-related floor area. This plant is now closed and there are no operations being conducted at this time. The western portion of the project site was occupied by manufacturing buildings that have since been demolished. The eastern portion of the project site, located next to the Los Angeles River, is vacant and undeveloped. The previous buildings that occupied the project site included a 5,630-square-foot office building, a 216,600-square-foot concrete building, and a 16,970-square-foot metal building. The only remaining structural improvements include building foundations, broken concrete and asphalt circulation and parking areas, and some unmaintained landscaping. An existing operational cellular tower is located in the east-central portion of the site. Historic aerial photographs show that the project site contained structures on the western half of the project site dating back to 1954.² The project site has no street frontage and has a single point of ingress and egress that is located at the eastern terminus of Patata Street.

3. PROJECT DESCRIPTION

The proposed project would involve the construction of two buildings totaling 447,420 square feet. The primary or main building, located in the center of the project site, would consist of a 435,420-square-foot tilt-up concrete industrial building while the second building would consist of 12,000 square feet. The key elements of the proposed project area outlined below:

- *Site Plan.* The project site consists of 27.12-acres or 1,181,347 square feet. The proposed project would have a lot coverage of 35.7% and a floor area ratio (FAR) of 0.38:1.0.
- *Main Building.* The main building's footprint would be 409,920 square feet and would consist of corporate offices, a warehouse, storage and cooler space, as well as mezzanine space. There would also be a 45,000-square-foot office located in the southwestern corner of the main building. The warehouse portion of the main building would consist of a loading and storage area, a total of 30,000 square feet of 36° cooler storage, and a total of 134,400 square feet of 60° cooler storage.

² Nationwide Environmental Title Research, LLC. 2021. Historic Aerials by NETROnline. Website: <https://www.historicaerials.com/viewer>. Accessed July 28, 2021.

This main building would have two clear heights: 52 feet, 6 inches on the east end and 40 feet on the west end. The parapets vary and would range from 45 feet 6 inches to 64 feet above finish floor.

- *Main Building Loading Docks.* The main building would contain 50 dock-high truck doors, 15 spaces for future dock-high doors (knock-out panels), 11 grade-level truck doors, and nine spaces for future grade-level doors. The loading docks and the truck maneuvering area would be located along the southern and eastern elevations of the main building.
- *Second Building.* The second, smaller building would consist of 12,000-square-feet of floor area. This building would be truck maintenance workshop that would be located at the southeast corner of the project site. The truck maintenance building would be constructed of pre-engineered metal.
- *Design Characteristics.* The design of the proposed main building is intended to accommodate up to one tenant with corporate offices at the building entry. Potential uses could include light assembly, manufacturing, direct to consumer marketing, warehouse/distribution, e-commerce, and possibly other uses permitted within the City's M-2 zone. The 45,000 square-foot 2-story corporate office component would serve as the main public entrance to the building. The corporate office would be recessed and would consist of glazing with horizontal accents and a canopy. The west-facing office would have a punch storefront glazing to provide variety that complements the main entry. Reveals, accent colors, and shortened accent panels would provide an integrated design for the larger building. In addition to a storefront office, the main building would also include a warehouse mezzanine office totaling 3,000 square feet. The entire building would be equivalent to Leadership in Energy and Environmental Design (LEED™) Certified Silver Core and Shell. The proposed industrial building would provide large unobstructed spaces that can accommodate many types of activities and would support changing operations in a changing business landscape.
- *Parking.* Parking would be located within surface parking lots that would surround the proposed main building. The proposed project would accommodate 652 parking stalls, which would exceed the required number of 651 parking stalls. The project would also provide 20 EV charging stations for automobiles, 23 EV charging stations for future zero carbon delivery vehicles; and 30 future EV charging stations for employee or delivery vehicles. At each dock high loading door, an electrical source/pug-in will be installed for EV trucks. Additionally, 22 stalls would be striped for Clean Air Vehicle vanpool/carpool/low-emitting fuel-efficient vehicles. The parking areas would be concentrated on the west side of the project site, with the majority of parking provided near the office and the remainder provided around the perimeter along the north and east property lines. The dock positions and 163 delivery vehicles and trailer stalls would be located on the south side of the main building, providing separation from the residential properties located to the north of the site in the City of Cudahy. The truck court would be screened due to the project site's natural slope to the south. A 28-foot wide drive aisle would be provided the and trucks would be separated prior to entering the site.
- *Open Space and Landscaping.* Setbacks with landscaping would be provided along the property lines consistent with the Zoning Code.³ The front building setback would be 10 feet, and the rear

³ City of South Gate. 2015. City of South Gate Comprehensive Zoning Code, 11.24.060 Light and Heavy Manufacturing (M2 & M3) Zones. March. Website: <https://www.cityofsouthgate.org/DocumentCenter/View/1183>. Accessed July 28, 2021.

and side building setbacks would be 30 feet. The proposed project would provide 122,172 square feet of landscaping, which would be 10 percent of the project site's total land area. Landscaping would be provided around the perimeter of the project site, along the northern and western sides of the main building, and in the parking lots within the western and northern areas of the project site. The proposed landscaping would include varied tree species, shrubs, groundcover, and vines, with drought-tolerant plant species that would be consistent with the surrounding area. A 10-foot screen wall would be provided along the northern property line to create a barrier between the project site and the City of Cudahy residential area. Additionally, the proposed project would include a new bike bath connection to the Los Angeles River Trail via the extension of Patata Street to the east, which is located along the western side of the Los Angeles River.

- *Lighting.* The proposed project would be required to comply with the City's requirements for outdoor lighting. The proposed project's lighting plan would include night lighting for the parking areas, walkways, and driveways. Outdoor lights would be shielded and oriented downward to prevent light trespass and glare. Additionally, no lighting would be directed to the north where residential uses currently exist. The project site lighting would be designed to comply with LEED™, Cal Green and California Title 24 requirements.
- *Access and Circulation.* Two driveways would be provided from the extension of Patata Street and at the end of a proposed cul-de-sac at Patata Street, which currently terminates into the property. The eastern end of Patata Street would be extended approximately 550 feet further to the east into the property with an existing trail connection to the Los Angeles River and the street would end at the proposed cul-de-sac on the southwestern corner of the project site.
- *Grading and Drainage.* Construction of the proposed project would result in approximately 52,173 cubic yards of cut, 52,173 cubic yards of fill, and 41,905 cubic yards of over-excavation. A total of 28,660 cubic yards of contaminated soil would be removed from the site, and approximately 100,000 cubic yards of import would be used to replace the contaminated soil. The proposed project would include the construction of low impact development (LID) stormwater management systems. The project site would include an interconnected WetlandMod system (at-grade with plants) and one underground 60-inch high-performance (HP) system for stormwater detention.
- *Remediation and Building Construction.* The original buildings that previously occupied the project site have been demolished under a separate ministerial demolition permit. The demolition included the existing buildings and all above-ground structures. The remaining surface pavements and foundations on the site will be removed as a part of the soil remediation as a part of the DTSC approved Soil Remediation Work Plan. Soil remediation would consist of exporting asbestos-contaminated soil and importing clean soil and fill to replace the contaminated soil. The demolition and remediation phases of the proposed project are anticipated to take approximately 6 to 7 months. Construction of the proposed project would take approximately 14 months. The existing cell phone tower on the project site would be protected in place as part of the proposed project.
- *Project Employment and Operations.* The proposed project would employ between 250 to 300 employees. Once the facility is open for business, operational times would occur Monday through Friday with 70 percent of the proposed project's operations taking place during the daytime and

afternoon periods and 30 percent occurring during the evening and night. The proposed project would have limited operations on Saturdays and Sundays.

Exhibit 4 includes an illustration of the proposed project's site plan. The elevations of the proposed main building are provided in Exhibit 5.

4. DISCRETIONARY ACTIONS

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 following discretionary approvals:

- The rezoning of the site from Heavy Manufacturing (M-3) to Light Manufacturing (M-2);
- The approval of a Conditional Use Permit;
- The approval of a General Plan Amendment for modifications to the Mobility Element to extend the designated truck routes to the project site;
- The approval General Plan Amendment to change the street designation for Patata Street in order to extend Patata Street at the proposed cul-de-sac on the southwestern corner of the project site;
- The approval of an Overlay Zone to limit the criteria of the proposed project; and,
- The approval of a Development Agreement that would limit the City's consideration to a single user with outlined employment and economic benefits to the community.

Subsequent ministerial actions would also be required for the implementation of the proposed project including issuance of grading, building, and occupancy permits.

5. ENVIRONMENTAL REVIEW

The Draft EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects, which will be evaluated in the relevant EIR sections listed below.

Aesthetics, Light, and Glare;	Mineral Resources;
Agriculture Resources and Forest Resources;	Noise;
Air Quality;	Population and Housing;
Biological Resources;	Public Services;
Cultural and Tribal Cultural Resources;	Transportation;
Energy;	Utilities and Service Systems;
Geology, Soils, and Seismicity;	Wildfire;
Greenhouse Gas Emissions;	Cumulative Impacts;
Hazards and Hazardous Materials;	Effects Found not to be Significant; and
Hydrology and Water Quality;	Project Alternatives.
Land Use and Planning;	

The Draft EIR will evaluate the proposed project's environmental impacts for all of the environmental issues identified above. In addition, the Draft EIR will include Mitigation Measure(s) in the event an impact is identified in the analysis.

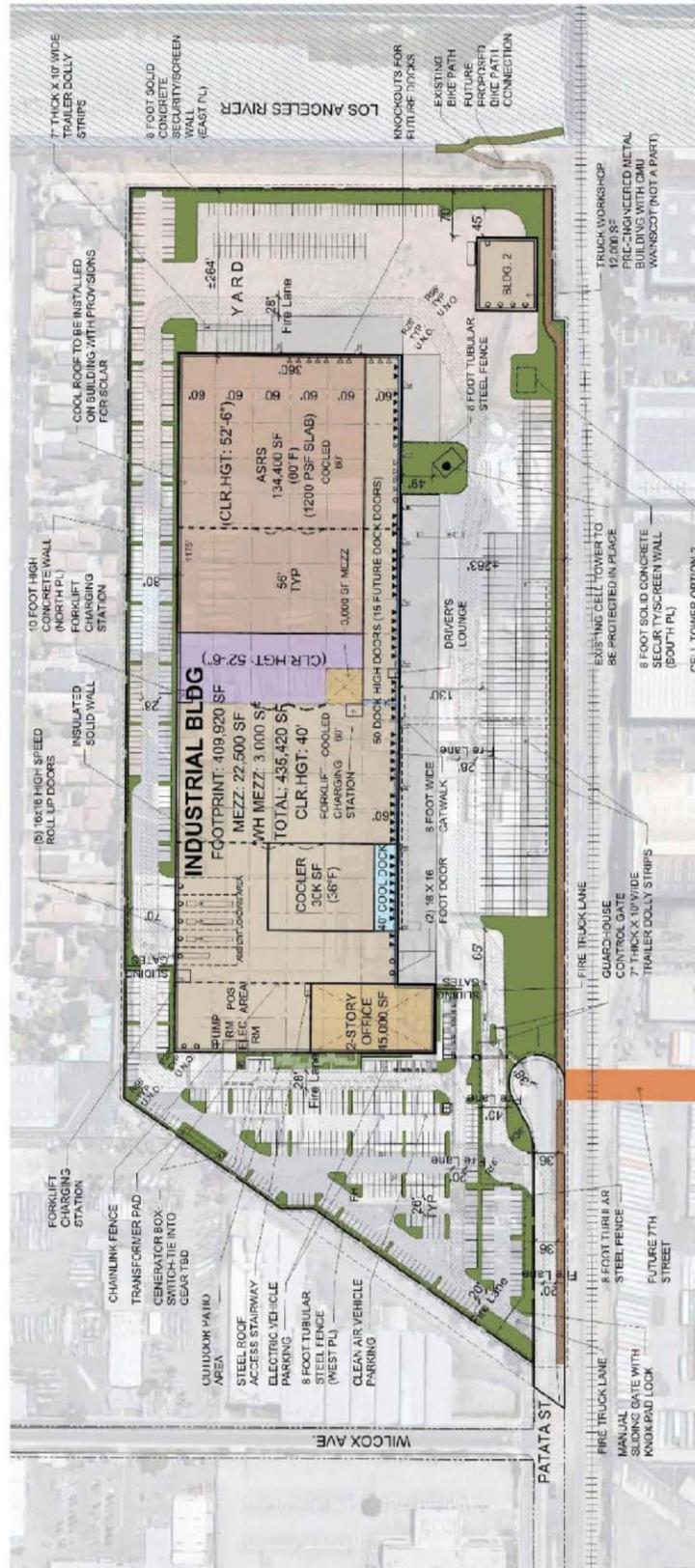
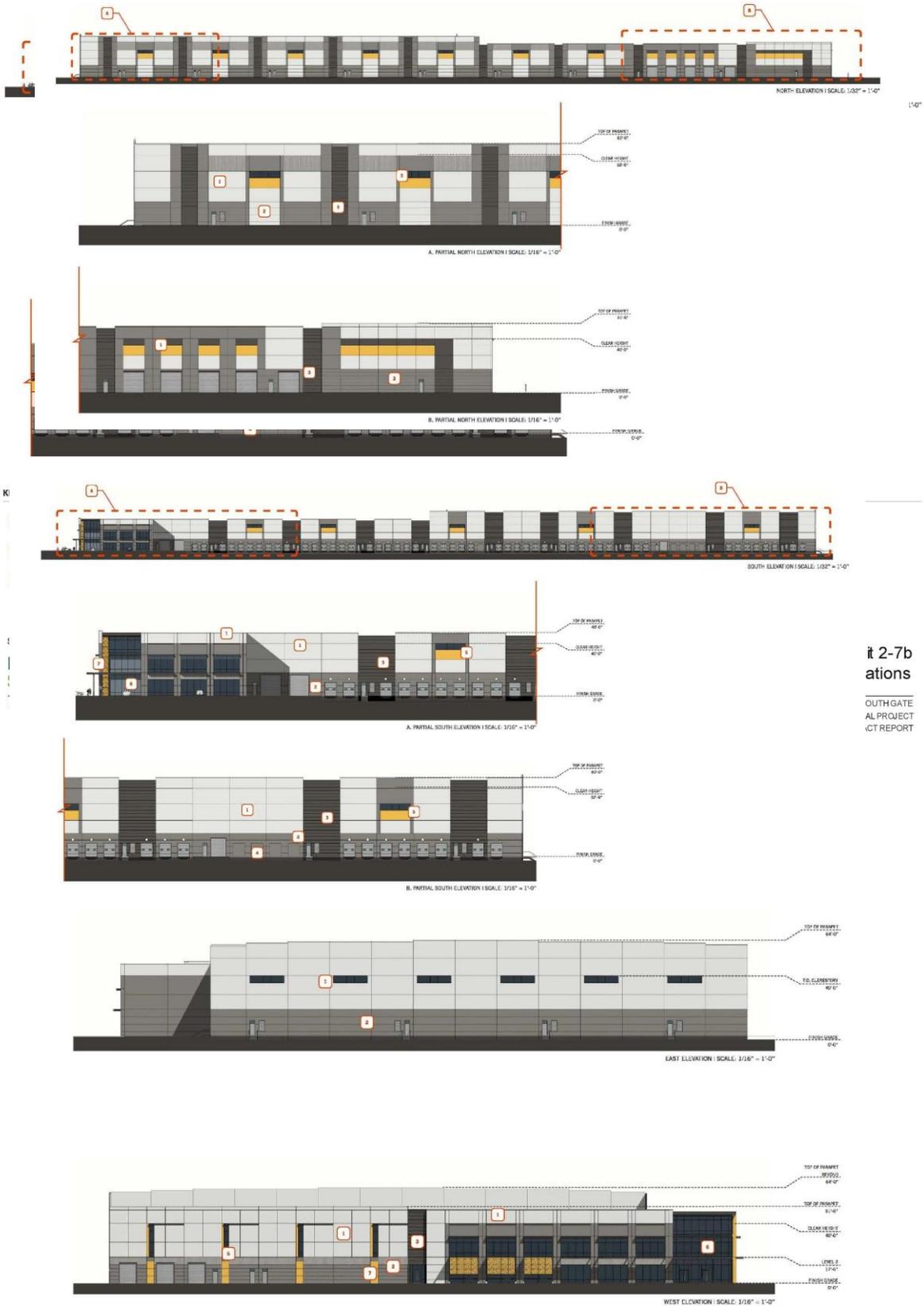


EXHIBIT 4
PROPOSED PROJECT SITE PLAN
 Source: Overton Moore Properties

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 OUTHGATE
 AL PROJECT
 CT REPORT

EXHIBIT 5
PROPOSED PROJECT ELEVATIONS
 Source: Overton Moore Properties

6. SCOPING MEETING

A public scoping meeting will be held on prior to the circulation of the Draft EIR. The meeting time and location will be indicated on the City of South Gate website. At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.

